DEVELOPMENT CONSENT AUTHORITY

PALMERSTON DIVISION

MINUTES

MEETING No 177 – WEDNESDAY 19 JUNE 2015

BOULEVARD ROOM
QUEST PALMERSTON
18 THE BOULEVARD
PALMERSTON

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

APOLOGIES: Steve Ward

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

COUNCIL REPRESENTATIVE: Gerard Rosse

Meeting opened at 10.15 am and closed at 3.45 pm
ITEM 1
PA2015/0242

SHED ADDITION TO AN EXISTING SINGLE DWELLING WITH REDUCED SIDE AND REAR SETBACKS
LOT 4028 (19) FLOCKHART DRIVE, TOWN OF PALMERSTON
APPLICANT BUILDING ONE PTY LTD

Mr Ian Izod (Building One Pty Ltd) attended.

Submitter:- Mrs Peta Pollock attended and tabled three photos showing newly laid concrete and the location of the slab proposed for the shed to their property.

RESOLVED 85/15

That, pursuant to section 53(c) of the Planning Act, the Development Consent Authority refuse to consent to the application to develop Lot 4028 (19) Flockhart Drive, Town of Palmerston for the purpose of a shed addition to an existing single dwelling with reduced side and rear setbacks for the following reasons:

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 application does not comply with Clause 6.11 (Garages and Sheds) of the Northern Territory Planning Scheme as the proposed shed will setback 2.5m to the rear boundary where 5m is required and setback 3m to the northern side boundary where a 5m setback is required.

Clause 2.5(3) (Exercise of Discretion by the Consent Authority) allows the authority to vary the provisions of Parts 4 or 5 only if it is satisfied that special circumstances justify the giving of consent.

In consideration of a variation to Clause 6.11 (Garages and Sheds) of the Northern Territory Planning Scheme it is considered that:

- the shed’s relatively large footprint and height of 5m will result in building massing when viewed from neighbouring lots;
- the proposed location of the shed detracts from the amenity of the adjoining land and dwelling;
- there appears to be adequate room on site to accommodate either the proposed shed or a smaller shed without impacting on the required setbacks or impacting on the use or amenity of the property;
- the site is not constrained by easements or irregularities of parcel boundaries;
- a public submission was received; and
- no special circumstances pertaining to the characteristics of the land have been demonstrated.
Furthermore, the City of Palmerston does not support the proposed development as no special circumstances have been provided which preclude compliance with the requirements of the NTPS.

It is therefore considered that the applicant has not adequately demonstrated circumstances that are unusual, exceptional, out of the ordinary and unexpected in the context of a rural residential site. The characteristics of the site did not give rise to the non-compliance expressed in the design and as such a variation to Clause 6.11 (Garages and Sheds) of the Northern Territory Planning Scheme is not supported.

2. Pursuant to Section 51(j) of the Planning Act, the consent authority must take into consideration the capability of the land to which the proposed development relates to support the proposed development and the effect of the development on the land and on other land, the physical characteristics of which may be affected by the development.

There is no evidence to suggest the land is not capable of supporting a shed, however there does not appear to be any constraints on the site which preclude the shed being constructed in accordance with the requirements of the NTPS.

3. Pursuant to Section 51(n) of the Planning Act, the consent authority must take into consideration the potential impact on the existing and future amenity of the area in which the land is situated.

It is considered that the proposed location of the shed detracts from the amenity of the adjoining land as it is not considered to be compatible with surrounding development.

**ACTION:**

Notice of Refusal

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**ITEM 2**  
PA2015/0317  
SHED ADDITION TO AN EXISTING SINGLE DWELLING WITH REDUCED SIDE AND REAR SETBACKS  
LOT 9631 (25) LATRAM COURT, TOWN OF PALMERSTON  
APPLICANT  
NAC PTY LTD  

Mr Michael Kuhn (NAC Pty Ltd) attended.

**RESOLVED**  
86/15  
That, the Development Consent Authority vary the requirements of Clause 6.11 (Garages and Sheds) of the Northern Territory Planning Scheme, and pursuant to section 53(b) of the Planning Act, alter the proposed development and consent to the proposed development as altered to develop Lot 9631 (25) Latram Court, Town of Palmerston for the purpose of a shed addition to an existing single dwelling with a reduced rear setback, subject to the following conditions:
CONDITIONS PRECEDENT

1. Prior to the endorsement of plans and prior to commencement of works (including site preparation), amended plans to the satisfaction of the consent authority must be submitted to and approved by the consent authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and two copies must be provided. The plans must be generally in accordance with the plans submitted with the application but modified to show:

(a) a 1.5m setback from the shed to the side boundary; and
(b) a landscaping plan detailing the existing vegetation along the side boundary.

2. Prior to the endorsement of plans and prior to the commencement of works (including site preparation), a schematic plan demonstrating the on-site collection of stormwater and its discharge into the City of Palmerston stormwater drainage system shall be submitted to and approved by the City of Palmerston, to the satisfaction of the consent authority. The plan shall include details of site levels and Council's stormwater drain connection point/s. The plan shall also indicate how stormwater will be collected on the site and connected underground to Council's system.

GENERAL CONDITIONS

3. The works carried out under this permit shall be in accordance with the drawings numbered endorsed as forming part of this permit.

4. 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.

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, gas and telecommunication networks to the development shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.

6. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to City of Palmerston to the satisfaction of the consent authority.

7. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the consent authority, including that any dead, diseased or damaged plants are to be replaced.

NOTES:

1. This permit will expire if one of the following circumstances applies:
   (a) the development is not started within two years of the date of this permit; or
   (b) the development is not completed within four years of the date of this permit.

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These minutes record persons in attendance at the meeting and the resolutions of the Development Consent Authority on applications before it. Reliance on these minutes should be limited to exclude uses of an evidentiary nature.
The consent authority may extend the periods referred to if a request is made in writing before the permit expires.

2. The Power and Water Corporation advises that the Water and Sewer Services Development Section (landdevelopmentnorth@powerwater.com.au) and Power Network Engineering Section (powerconnections@powerwater.com.au) should be contacted via email a minimum of 1 month prior to construction works commencing in order to determine the Corporation's servicing requirements, and the need for upgrading of on-site and/or surrounding infrastructure.

3. The Northern Territory Environment Protection Authority advises that construction work should be conducted in accordance with the Authority's Noise Guidelines for Development Sites in the Northern Territory. The guidelines specify that on-site construction activities are restricted to between 7am and 7pm Monday to Saturday and 9am to 6pm Sunday and Public Holidays. For construction activities outside these hours refer to the guidelines for further information.

4. This development permit does not grant "building approval" for the proposed structure. The Building Code of Australia requires that certain structures within 900mm of a boundary meets minimum fire resistance level requirements and you are advised to contact a registered private Building Certifier to ensure that you have attained all necessary approvals before commencing demolition or construction works.

**REASONS FOR THE DECISION**

1. Pursuant to section 51(a) of the Planning Act, the consent authority must take into account any planning scheme that applies to the land to which the application relates.

   The shed is considered an ancillary structure to be utilised by the existing single dwelling and will comply with the purpose of the zone.

2. A variation to Clause 6.11 (Garages and Sheds) of the Scheme to allow a reduced rear setback of 0.5m where 1.5m is required by the Scheme is granted as the rear of the site abuts undeveloped bush land (Lot 9785 (30) Latram Court, Town of Palmerston) and as such it is considered that no adverse effects of building massing are anticipated when the shed is viewed from Lot 9785.

3. A variation to Clause 6.11 (Garages and Sheds) of the Scheme to allow a reduced side setback of 0.5m where 1.5m is required by the Scheme is not supported and amended plans are required to demonstrate a 1.5m side setback complemented with landscaping as:

   - there appears to be adequate room on site to accommodate either the proposed shed without the need for a reduced side setback;

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it appears that dwellings in the immediate area are in compliance with the Northern Territory Planning Scheme and blanket setback plan and as such no further variations have been granted for reduced side setbacks in the immediate area;

- the site is not constrained by easement or irregularities of parcel boundaries; and

- no special circumstances pertaining to the characteristics of the land have been demonstrated.

It is therefore considered that the applicant has not adequately demonstrated circumstances that area unusual, exceptional, out of the ordinary and unexpected in the context of a single dwelling site. The characteristics of the site did not give rise to the non-compliant side setback and as such a variation to Clause 6.11 (Garages and Sheds) of the Northern Territory Planning Scheme to allow a reduced side setback is not granted.

3. Pursuant to Section 51(j) of the Planning Act, the consent authority must take into consideration the capability of the land to which the proposed development relates to support the proposed development and the effect of the development on the land and on other land, the physical characteristics of which may be affected by the development.

Located within the suburb of Gunn the subject site has an area of 824m², is generally rectangular in shape with a primary street frontage to Latram Court. The site is currently improved by a single residential dwelling. The Department of Land Resource Management has not identified any issues with the capability of the land to support the development. Provided that stormwater is appropriately managed, no adverse impacts on the surrounding land are anticipated.

**ACTION:** Notice of Consent and Development Permit

**ITEM 3**

**VERANDAH ADDITION TO AN EXISTING SINGLE DWELLING WITH A REDUCED SIDE SETBACK**

**LOT 6533 (2) PINANGA COURT, TOWN OF PALMERSTON**

**APPLICANT**

NOW RESOURCES

Mr Sam Hedger (Now Resources) attended.

**RESOLVED**

87/15 That, pursuant to section 46(4)(b) of the Planning Act, the Development Consent Authority defer consideration of the application to develop Lot 6533 (2) Pinanga Court, Town of Palmerston for the purpose of a verandah 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:
Amended plans showing:

- 1 metre setback when measure from the post and no eave overhang; and
- Dense landscaping to the affected boundary.

RESOLVED 88/15

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 6533 (2) Pinanga Court, Town of Palmerston for the purpose of a verandah addition to an existing single dwelling with a reduced side setback subject to the receipt of amended plans showing:

- 1 metre setback when measure from the post and no eave overhang; and
- Dense landscaping to the affected boundary.

And conditions as determined by the delegate.

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 verandah area covers a significant expanse of the side boundary and as such will impact on the amenity of the neighbouring property. Amended plans showing:

- a side setback of 1m when measured to the post and no eave overhang; and
- a dense landscaping buffer

are necessary to ensure that the consent authority can fully consider and assess any potential impact of the development on the adjacent site.

ACTION: Advice to Applicant

ITEM 4
PA2015/0292
CARPORT ADDITION TO AN EXISTING SINGLE DWELLING WITH A REDUCED FRONT SETBACK
LOT 5219 (26) LANDSBOROUGH STREET, TOWN OF PALMERSTON
APPLICANT NOW RESOURCES PTY LTD

Mr Sam Hedger (Now Resources) attended.

RESOLVED 89/15

That, pursuant to section 46(4)(b) of the Planning Act, the Development Consent Authority defer consideration of the application to develop Lot 5219 (26) Landsborough Street, Town of Palmerston for the purpose of a carport addition to an existing single dwelling with a reduced front 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:

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Amended plans showing:

- a 3.5m setback when measured from the post and no overhang; and
- dense screening landscaping to the affected boundary.

**RESOLVED**

**90/15**

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 5219 (26) Landsborough Street, Town of Palmerston for the purpose of a carport addition to an existing single dwelling with a reduced front setback subject to the receipt of

Amended plans showing:

- a 3.5m setback when measured from the post and no overhang; and
- dense screening landscaping to the affected boundary.

And further subject to conditions as determined by the delegate.

**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 carport area covers a significant expanse of the front boundary and as such will impact on the amenity of the streetscape. Amended plans showing:

   - a side setback of 1m when measured from the post and no eave overhang; and
   - a landscaping buffer

   are necessary to ensure that the consent authority can fully consider and assess any potential impact of the development on the streetscape.

**ACTION:** Advice to Applicant

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**ITEM 5**

**PA2014/0792**

**APPLICANT** RAW DESIGN

**4 X 3 BEDROOM MULTIPLE DWELLINGS IN 3 SINGLE STOREY BUILDINGS**

**LOT 11311 (5) DAVIES COURT, TOWN OF PALMERSTON**

Mr Israel Kgosiemang (One Planning Consult) attended on behalf of the applicant.

**RESOLVED**

**91/15**

That, the Development Consent Authority vary the requirements of Clause 7.3 (Building Setbacks of Residential Buildings) of the NT Planning Scheme, and pursuant to section 53(b) of the *Planning Act*, alter the proposed development and consent to the proposed development as altered to develop Lot 11311 (5) Davies Court, Town of Palmerston.
of Palmerston for the purpose of 3 x 3 bedroom multiple dwellings in a single storey building, subject to the following conditions:

CONDITIONS PRECEDENT

1. Prior to the endorsement of plans and prior to commencement of works (including site preparation), amended plans to the satisfaction of the consent authority must be submitted to and approved by the consent authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and two copies must be provided. The plans must be generally in accordance with the plans submitted with the application but modified to show:

(a) private open space areas for each unit in accordance with Clause 6.5 (Private Open Space) of the Scheme;
(b) the interface of levels between the adjoining SD site, the subject site and the CN zoned land;
(c) the finished levels across the site, cut and fill depths and details of any wing walls or batters; and
(d) solid screen fencing from the carport of unit 3 to the rear boundary between Lot 11310 (3) Davies Court and Lot 1311 (5) Davies Court, Town of Palmerston and permeable fencing between the front boundary and the start of unit 3.

2. Prior to the endorsement of plans and prior to the commencement of works (including site preparation), a schematic plan demonstrating the on-site collection of stormwater and its discharge into the City of Palmerston stormwater drainage system shall be submitted to and approved by the City of Palmerston, to the satisfaction of the consent authority. The plan shall include details of site levels and Council’s stormwater drain connection point/s. The plan shall also indicate how stormwater will be collected on the site and connected underground to Council’s system.

3. Prior to the commencement of works (including site preparation), an Erosion and Sediment Control Plan (ESCP), is to be submitted to and approved by the consent authority on the advice of the Department of Land Resource Management. The ESCP is to be developed by a suitably qualified and experienced professional in erosion and sediment control planning and the IECA Best Practice Erosion and Sediment Control Guidelines 2008 may be referenced as a guide to the type of information, detail and data that should be included in the ESCP. Information regarding erosion and sediment control and ESCP content is available at www.austieca.com.au and the Department’s website: http://lrm.nt.gov.au/soil/management.

4. Prior to commencement of works (including site preparation) a 1.8m high temporary fence must be erected around the perimeter of the site. The fence is to remain in place until such time as the retaining walls and permanent fencing are constructed to the satisfaction of the consent authority.
GENERAL CONDITIONS

5. The works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.

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. Before the occupation of the development starts, the area(s) 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.

8. No fence, hedge, tree or other obstruction exceeding a height of 0.6m is to be planted or erected so that it would obscure sight lines at the junction of the driveway and the public street.

9. Before the occupation of the development starts the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the consent authority.

10. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the consent authority, including that any dead, diseased or damaged plants are to be replaced.

11. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage and electricity facilities, gas and telecommunication networks to the development shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.

12. The kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of the City of Palmerston, to the satisfaction of the consent authority.

13. Any gate over an access to a public road shall be placed on the subject site at least 4.5m from the face of the kerb line of the adjoining public road.
14. 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 Palmerston, to
the satisfaction of the consent authority.

15. Stormwater is to be collected and discharged into the drainage network to the
technical standards of and at no cost to City of Palmerston to the satisfaction of
the consent authority.

16. Storage for waste disposal bins is to be provided to the requirements of the City
of Palmerston to the satisfaction of the consent authority.

17. All air conditioning condensers (including any condenser units required to be
added or replaced in the future) are to be appropriately screened from public
view, located so as to minimise thermal and acoustic impacts on neighbouring
properties and condensate disposed of to ground level in a controlled manner
to the satisfaction of the consent authority.

18. All works relating to this permit are to be undertaken in accordance with the
endorsed ESCP to the requirements of the consent authority, upon the advice
of the Department of Land Resource Management’.

19. The owner of the land must enter into agreements with the relevant authorities
for the provision of water supply, drainage, sewerage and electricity facilities,
gas and telecommunication services to the development shown on the
endorsed plan in accordance with the authorities’ requirements and relevant
legislation at the time.

20. Dumping of materials and heavy storage is not permitted outside of the
property boundaries, particularly not within the adjoining conservation areas or
within the verge.

NOTES:

1. This permit will expire if one of the following circumstances applies:
(a) the development is not started within two years of the date of this permit; or
(b) the development is not completed within four years of the date of this permit.
The consent authority may extend the periods referred to if a request is made
in writing before the permit expires.

2. A “Permit to Work Within a Road Reserve” may be required from the City of
Palmerston before commencement of any work within the road reserve.

3. The Power and Water Corporation advises that the Water and Sewer Services
Development Section (landdevelopmentnorth@powerwater.com.au) and
Power Network Engineering Section (powerconnections@powerwater.com.au)
should be contacted via email a minimum of 1 month prior to construction
works commencing in order to determine the Corporation's servicing requirements, and the need for upgrading of on-site and/or surrounding infrastructure.

4. The Northern Territory Environment Protection Authority advises that construction work should be conducted in accordance with the Authority's Noise Guidelines for Development Sites in the Northern Territory. The guidelines specify that on-site construction activities are restricted to between 7am and 7pm Monday to Saturday and 9am to 6pm Sunday and Public Holidays. For construction activities outside these hours refer to the guidelines for further information.

5. Any proposed works which fall within the scope of the Construction Industry Long Service Leave and Benefits Act must be notified to NT Build by lodgement of the required Project Notification Form. Payment of any levy must be made prior to the commencement of any construction activity. NT Build should be contacted via email (info@ntbuild.com.au) or by phone on 08 89364070 to determine if the proposed works are subject to the Act.

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 proposal is for 3 x 3 bedroom multiple dwellings in a single storey building, located on Davies Court, Johnston. Johnston is characterised by a mixture of parcels zoned SD (Single Dwelling Residential) and MD (Multiple Dwelling Residential) of the Scheme. It is therefore considered that the proposed development is consistent with the purpose of Zone MD as it will provide a variety in the housing options for potential residents of Johnston.

2. The proposal does not comply with Clause 7.3.1 (Additional Setback Requirements for Residential Buildings Longer Than 18 metres) as the length of the building (areas under a common roof) is 29.88m requiring an additional setback to both side boundaries of 2m and the width of the building is 19.99m requiring an additional front and rear setback of 0.5m. A variation to Clause 7.3 (Building Setbacks of Residential Buildings) of the NT Planning Scheme to allow:

- a front setback of 6.0 where 6.5m is required
- 4.8m where 5m is required for structures without external walls
- 1.5m to the eastern boundary where 3.5m is required

is granted as:

- the development will appear as a single unit from Davies Court which is compatible with the other SD (Single Dwelling) lots in the street;
• the proposed amendments to the roof form of Unit 2 are expected to minimise building massing when viewed from adjoining properties on Polglase Circuit and Davies Court;
• the building is setback from adjoining properties and is separated by the shared driveway to ensure undue overlooking is avoided; and
• the placement of verandahs and unenclosed carports is expected to encourage breeze penetration though and between buildings.

3. The development does not comply with Clause 7.5 (Private Open Space) of the Scheme as the plans show that the corridor of Unit 2 has been included within the area calculated as private open space and that the 5m x 5m area for Unit 2 encroaches into the private open space and into the building of adjoining Unit 1; and

Further, the fencing proposed to the side boundary, adjacent to the CN (Conservation) zoned land, is to be chainwire fencing. Ordinarily, fencing around private open space areas, of this nature, is to also provide landscaping to ensure privacy is protected and overlooking is minimised. Landscaping has not been proposed in this instance.

In consideration of a variation to the requirement of 5m x 5m and minimum areas of private open space as required by Clause 7.5 (Private Open Space) of the Scheme it is noted that:

• the private open space areas are appropriately sited to take advantage of the outlook to the CN (Conservation) zoned land;
• the private open space areas are adjacent to CN (Conservation) zoned land which does not have formal walking trails or pedestrian access;
• the previous development application for four (4) multiple dwellings demonstrated that an appropriate design accommodate private open space areas of sufficient dimensions and therefore are not of an adequate size to provide for domestic purposes;
• the remainder of the private open space area for Unit 2 is wedged between Unit 1 and 2 and will be roofed and is encumbered by landscaping and a clothesline therefore it is considered that the private open space areas of Unit 2 are not appropriately sited; and
• the corridor is not considered to be of an adequate size for domestic purposes.

In consideration of a variation to the requirement of fencing and/or a combination of fencing and landscaping as required by Clause 7.5 (Private Open Space) of the Scheme it is noted that despite the vegetated landscape of the CN (Conservation) zone it is considered that the firebreak impacts on, and reduces the amenity provided by such an area so much so that it cannot provide sufficient privacy for residents.

It is therefore considered that amended plans requiring the private open space area of Unit 2 to meet the minimum dimensions and area and appropriate fencing and landscaping be provided as required in Clause
7.5 (Private Open Space) of the Scheme will ensure the amenity of future residence of the dwelling.

4. Pursuant to section 51(j) of the Planning Act, the consent authority must take into consideration the capability of the land to which the proposed development relates to support the proposed development and the effect of the development on the land and on other land, the physical characteristics of which may be affected by the development.

The subject site is generally rectangular with a skewed front boundary. The vacant site lies at the end of Davies Court and shares a boundary with the CN (Conservation) zoned land. The site slopes from the rear left to the front right and it is anticipated that cut and fill will be required.

Provided that cut and fill on the site is restricted to that which is necessary and not excessive so as to impede amenity, it is anticipated that the site will be capable of supporting the development. Further, stormwater is to be appropriately managed onsite without impacting on surrounding residential areas and an ESCP is submitted and adhered to, no adverse impact on the surrounding land is anticipated.

5. Pursuant to section 51(n) of the Planning Act, the consent authority must take into consideration the potential impact on the existing and future amenity of the area in which the land is situated.

The requirements for solid screen fencing from the carport of unit 3 to the rear boundary between Lot 11310 (3) Davies Court and Lot 1311 (5) Davies Court, Town of Palmerston and permeable fencing between the front boundary and the start of unit 3 will ensure that the amenity of the adjoining single dwelling lot is not negatively impact as a result of the location of the driveway and carparks.

**ACTION:** Notice of Consent and Development Permit

ITEM 6  
PA2015/0231  
APPLICANT  
GL TOWN PLANNING

The applicant sent his apologies.

RESOLVED  
92/15  

That, pursuant to section 46(4)(b) of the Planning Act, the Development Consent Authority defer consideration of the application to develop Lot 11295 (23) Polglase Circuit, Town of Palmerston for the purpose of 2 x 3 bedroom multiple dwellings in a single storey building, 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:

- Demonstration as to why the height of the proposed retaining walls cannot be reduced to enable greater compliance with the requirements of Clause 7.8

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Reliance on these minutes should be limited to exclude uses of an evidentiary nature.
(Building Design for Multiple Dwellings, Hostels and Supporting Accommodation) of the NTPS to ensure the proposal does not unreasonably affect the use and enjoyment of adjacent land. Further justification for any continued non-compliances should also be provided and presented in the context of special circumstances which justify the giving of consent;

- Elevation plans from the north-east showing the natural ground level, finished ground level, and finished floor level of the development on the subject site, as well as the finished floor level and building height of the dwelling on adjacent Lot 11296 (19) Polglase Street;
- Elevation plans from the north-west showing the natural ground level, finished ground level, and finished floor level of the development on the subject site, as well as the finished floor level and building height of the dwelling on adjacent Lot 11294 (25) Polglase Street; and
- Any amendments to the application that arise as a result of the above information request.

REASONS FOR THE DECISION

1. The request for additional information demonstrating why the height of the proposed retaining walls cannot be reduced to enable greater compliance with the requirements of Clause 7.8 (Building Design for Multiple Dwellings, Hostels and Supporting Accommodation) of the NTPS is necessary as the application does not adequately demonstrate that the proposed retaining walls do not unreasonably affect the use and enjoyment of adjacent land.

2. The request for elevation plans showing the natural ground level, finished ground level, and finished floor level of the development on the subject site, as well as the finished floor level and building height of the dwellings on adjacent sites is necessary to ensure that the consent authority can fully consider and assess any potential impact of the development on the adjacent sites.

ACTION: Advice to Applicant

ITEM 7 ALTERATIONS AND ADDITIONS TO EXISTING RESTAURANT
PA2015/0275 LOT 4534 (1) FRANCES DRIVE, TOWN OF PALMERSTON
APPLICANT MASTERPLAN NT

Mr Jack Priestly (Masterplan NT) attended.

RESOLVED 93/15
That, pursuant to section 53(a) of the Planning Act, the Development Consent Authority consent to the application to develop Lot 4534 (1) Frances Drive, Town of Palmerston for the purpose of alterations and additions to an existing restaurant, subject to the following conditions:

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GENERAL CONDITIONS

1. The works carried out under this permit shall be in accordance with the drawings numbered 2015/0275/01 to 2013/0275/06 endorsed as forming part of this permit.

2. Any developments on or adjacent to any easements on site shall be carried out to the requirements of the relevant service authority and approval to carry out works shall be obtained prior to the commencement of construction, to the satisfaction of the consent authority.

3. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities and electricity services to the land shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.

4. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to City of Palmerston to the satisfaction of the consent authority.

5. The kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of City of Palmerston, to the satisfaction of the consent authority.

6. Before the use/occupation of the development starts, the area(s) 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.

7. No fence, hedge, tree or other obstruction exceeding a height of 0.6m is to be planted or erected so that it would obscure sight lines at the junction of the driveway and the public street.

8. Storage for waste disposal bins is to be provided to the requirements of City of Palmerston to the satisfaction of the consent authority.

9. Any proposed works impacting on the University Avenue road reserve are to be designed, supervised and certified on completion by a practicing and registered civil engineer, and shall be in accordance with the standards and specifications of the Department of Transport. Drawings must be submitted to the Transport

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Infrastructure Planning Division for Road Agency approval and no works are to commence prior to approval and receipt of a "Permit to Work Within a Road Reserve".

10. The loads of all trucks entering and leaving the site of works are to be constrained in such a manner as to prevent the dropping or tracking of materials onto streets. This includes ensuring that all wheels, tracks and body surfaces are free of mud and other contaminants before entering onto the sealed road network.

11. Upon completion of any works within or impacting upon the University Avenue road reserve, the road reserve shall be rehabilitated to the standards and requirements of the Department of Transport.

NOTES:

1. This permit will expire if one of the following circumstances applies:
   a) the development and use are not started within two years of the date of this permit; or
   b) the development is not completed within four years of the date of this permit.
      The consent authority may extend the periods referred to if a request is made in writing before the permit expires.

2. A "Permit to Work Within a Road Reserve" may be required from the Department of Transport before commencement of any work within the road reserve.

3. Any proposed works which fall within the scope of the Construction Industry Long Service Leave and Benefits Act must be notified to NT Build by lodgement of the required Project Notification Form. Payment of any levy must be made prior to the commencement of any construction activity. NT Build should be contacted via email (info@ntbuild.com.au) or by phone on 08 89364070 to determine if the proposed works are subject to the Act.

4. The Power and Water Corporation advises that the Water and Sewer Services Development Section (landdevelopmentnorth@powerwater.com.au) and Power Network Engineering Section (powerconnections@powerwater.com.au) should be contacted via email a minimum of 1 month prior to construction works commencing to determine the Corporation's servicing requirements, and the need for upgrading of on-site and/or surrounding infrastructure.

5. The finish of any Prime Identification sign, if erected, shall be such that, if illuminated, day and night readability is the same and is of constant display (i.e. not flashing or variable message). The sign shall be positioned:
   a) so as not to create sun or headlight reflection to motorists; and
   b) be located entirely (including foundations and aerially) within the subject lot.

   Advertising signage, either permanent or temporary, e.g ‘A’ frame, vehicle or trailer mounted shall not be erected or locate within NT Government controlled road reserves.
6. Any floodlighting or security lighting provided on site should be shielded in a manner to prevent the lighting being noticeable or causing nuisance to road traffic.

7. 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.

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 proposal is consistent with the primary purpose of zone CB (Central Business) as the restaurant use is existing and the proposed additions are considered compatible with the existing diversity of activities in the location and therefore consistent with the purpose of the zone.

Furthermore, the proposal complies with all the relevant provisions of the Northern Territory Planning Scheme.

2. Pursuant to Section 51(n) of the Planning Act, the consent authority must take into consideration the potential impact on the existing and future amenity of the area in which the land is situated.

There is considered to be minimal impact as the additions are consistent with the existing approved restaurant.

ACTION: Notice of Consent and Development Permit

ITEM 8
PA2015/0319
COMMERCIAL CENTRE WITH SHOPS, RESTAURANTS AND MEDICAL CLINIC
IN THREE SINGLE STOREY BUILDINGS
LOT 13078 ZUCCOLI PARADE, TOWN OF PALMERSTON
APPLICANT
NORTHERN PLANNING CONSULTANTS

DAS tabled an addendum – LED (DLPE) comments.

Mr Brad Cunnington (Northern Planning Consultants) attended.

RESOLVED
94/15
That, the Development Consent Authority grant a reduction to the parking requirements of clause 6.5.1 (Parking Requirements) under clause 6.5.2 (Reduction in Parking Requirements) from 201 parking spaces to 180 (a reduction of 21), and pursuant to section 53(a) of the Planning Act, consent to the application to develop Lot 13078 Zuccoli Parade, Town of Palmerston for the purpose of a commercial Centre with shops, restaurants and medical clinic in three single storey buildings, subject to the following conditions:
CONDITION PRECEDENT

1. Prior to the endorsement of plans and prior to commencement of works (including site preparation), amended plans to the satisfaction of the consent authority must be submitted to and approved by the consent authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and two copies must be provided. The plans must be generally in accordance with the plans submitted with the application but modified to include:
   - An additional bicycle rack with a minimum of 7 spaces to be located in the village plaza area; and
   - Identification of the electricity easement for the package substation with dimensions of 4m x 3.5m.

2. Prior to the endorsement of plans and 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 Palmerston and Department of Lands, Planning and the Environment as the case may be, to the satisfaction of the consent authority. The plan shall include details of Council’s and the Department of Lands, Planning and the Environments drain connection points. The plan shall also indicate how stormwater will be collected on the site and discharged to Council’s or the Department of Lands, Planning and the Environment’s system.

3. Prior to the endorsement of plans and prior to the commencement of works (including site preparation) the applicant is to prepare a waste management plan in accordance with City of Palmerston’s Waste Management Policy, to the requirements of the City of Palmerston, to the satisfaction of the consent authority.

4. Prior to the endorsement of plans and prior to the commencement of works (including site preparation), written confirmation is required from the Land and Economic Development Division, Department of Lands, Planning and the Environment, advising that proposed access points to the site from Zuccoli Parade have been granted approval.

5. Prior to the commencement of works, an Erosion and Sediment Control Plan (ESCP) is to be submitted to and approved by the consent authority on the advice of the Department of Land Resource Management, and an endorsed copy of the Plan will form part of this permit. All works relating to this permit are to be undertaken in accordance with the endorsed ESCP to the satisfaction of the consent authority. The plan should detail methods and treatments for minimising erosion and sediment loss from the site during both the construction and operational phases. The IECA Best Practice Erosion and Sediment Control Guidelines 2008 may be referenced as a guide to the type of information, detail and data that should be included in an ESCP. Information regarding erosion and sediment control and ESCP content is available at www.austieca.com.au and the DLRM website: http://lrm.nt.gov.au/soil/management.
GENERAL CONDITIONS

6. Works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.

7. 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.

8. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities and electricity services to the land shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.

9. The kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of the City of Palmerston and the Department of Lands, Planning and the Environment as the case may be, to the satisfaction of the consent authority.

10. The developer 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 City of Palmerston and the Department of Lands, Planning and the Environment as the case may be, to the satisfaction of the consent authority.

11. 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.

12. The car parking shown on the endorsed plans must be available at all times for the exclusive use of the occupants of the development and their visitors.

13. No entry/no exit signs and arrows directing the internal traffic movement on site shall be provided to the requirements and satisfaction of the consent authority.
14. Engineering design and specifications for the affected roads, street lighting, stormwater drainage, vehicular access, pedestrian/cycle corridors and streetscaping including kerb crossovers and driveways to the site approved by this permit are to be to the technical requirements of the City of Palmerston and the Department of Lands, Planning and the Environment as the case may be, to the satisfaction of the consent authority and all approved works are to be constructed at the developer’s expense.

15. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to City of Palmerston and the Department of Lands, Planning and the Environment as the case may be, to the satisfaction of the consent authority.

16. No polluted and/or sediment laden run-off is to be discharged directly or indirectly into the Department of Lands Planning and the Environment’s or City of Palmerston’s drains or to any watercourse.

17. All air conditioning condensers (including any condenser units required to be added or replaced in the future) are to be appropriately screened from public view to the satisfaction of the consent authority.

18. Before the use/occupation of the development starts, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the consent authority.

19. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the consent authority, including that any dead, diseased or damaged plants are to be replaced.

20. No fence, hedge, tree or other obstruction exceeding a height of 0.6 m is to be planted or erected so that it would obscure sight lines at the junction of the driveway and the public street.

21. Storage for waste disposal bins is to be provided to the requirements of the City of Palmerston to the satisfaction of the consent authority.

22. Soil erosion control measures must be employed throughout the construction stage of the development to the satisfaction of the consent authority.

23. The developer is to ensure that all development work is undertaken in a manner that prevents the creation of a public health nuisance from dust or other particulate matter.

24. All external plant and equipment must be acoustically treated or placed in sound proof housing to reduce noise to a level satisfactory to the consent authority.

NOTES:

1. This permit will expire if one of the following circumstances applies:
development work is not started within two years of the date of this permit;

(b) Development work is not completed within four years of the date of this permit.
The consent authority may extend the periods referred to if a request is made in writing before the permit expires.

2. Any proposed works which fall within the scope of the Construction Industry Long Service Leave and Benefits Act must be notified to NT Build by lodgement of the required Project Notification Form. Payment of any levy must be made prior to the commencement of any construction activity. NT Build should be contacted via email (info@ntbuild.com.au) or by phone on 08 8936 4070 to determine if the proposed works are subject to the Act.

3. The Power and Water Corporation advises that the Water and Sewer Services Development Section (landdevelopmentnorth@powerwater.com.au) and Power Network Engineering Section (powerconnections@powerwater.com.au) should be contacted via email a minimum of 1 month prior to construction works commencing to determine the Corporation's servicing requirements, and the need for upgrading of on-site and/or surrounding infrastructure.

4. 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.

5. Notwithstanding the approved plans, all signage is subject to the requirements of City of Palmerston

6. The finish of any Prime Identification sign, if erected, shall be such that, if illuminated, day and night readability is the same and is of constant display (i.e. not flashing or variable message). The sign shall be positioned:

(a) so as not to create sun or headlight reflection to motorists; and
(b) be located entirely (including foundations and aerially) within the subject lot.

7. Any floodlighting or security lighting provided on site should be shielded in a manner to prevent the lighting being noticeable or causing nuisance to Zuccoli Parade, Crosby Street or Seafury Street traffic.

**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 Palmerston Eastern Suburbs Planning Principles and Area Plan identify the site as a secondary neighbourhood centre with local shop and community uses. The site has been previously subdivided under the provisions of Zone SP9 (Specific Use Palmerston 9), and as the proposal provides for a commercial shopping centre with shops, restaurants and
medical clinic uses it is considered to be consistent with the purpose of the zone.

2. A reduction in the parking required by Clause 6.5.1 (Parking Requirements) of the NT Planning Scheme through provisions of Clause 6.5.2 (Reduction in Parking Requirements) from 201 parking bays to 180 parking bays is granted as:
   • There is a large pool of common parking spaces available within the shopping centre complex and it is reasonable to make an allowance for dual and complementary usage of the common off-street parking area as the parking generation rates are lower than the cumulative generation rates of its individual components;
   • Based on shopping centre parking demand in both Darwin and Palmerston, as well as parking demand surveys undertaken by Murray F Young and Associates for Australian shopping centres over the past 15 years, it is considered that the parking demand for the site will not exceed 5 spaces per 100m² for the retail component and therefore the 180 spaces provided is considered sufficient to accommodate the proposed uses.
   • The development incorporates motorcycle parking spaces which can legitimately account for a portion of car parking spaces.

3. Pursuant to section 51(j) of the Planning Act, the consent authority must also take into account the capability of the land to which the proposed development relates to support the proposed development and the effect of the development on the land and on other land, the physical characteristics of which may be affected by the development.

The site has been created for the purpose of a secondary neighbourhood centre with local shop and community uses. Precedent and general conditions on the development permit require: an erosion and sediment control plan; a schematic stormwater plan; and a waste management plan. It is anticipated that these measures, combined with standard conditions relating to the connection and upgrade of utility services, are expected to ensure that the land is developed in accordance with physical capabilities; address concerns raised by service authorities; and, ensure utility and infrastructure requirements are appropriately addressed.

4. Pursuant to Section 51(n) of the Planning Act, the consent authority must take into consideration the potential impact on the existing and future amenity of the area in which the land is situated.

The submitted plans show that the development has been broken up into three buildings with a variety of heights, colours and appearance complemented by landscaping along each frontage as well as within the parking and plaza area. Potential for building massing when viewed from adjoining land has been minimised as far as practicable particularly as the buildings are all single storey, and the building walls facing Seafury Street are broken up by 3 separate services zones screened with light weight
perforated metal which provides visual relief and helps articulate the long façade.

The carparking area has been positioned away from the adjoining residential lots which helps ensure that the retail buildings act as an acoustic screen to insulate carpark noise from the adjoining residences. This also allows access directly from Zuccoli Parade and Crosby Street, thus minimising traffic demand on Seafury Street. Overall, the design achieves an appropriate and balanced outcome in terms of providing convenient access for vehicular traffic, and good pedestrian activation with the adjoining park and established pedestrian network.

**ACTION:** Notice of Consent and Development Permit

**ITEM 9**  
PA2015/0295  
APPLICANT  
LOT 11320 (19) CURRIE CRESCENT, TOWN OF PALMERSTON  
RM & JW CONSTRUCTIONS PTY LTD

Mr Adam Calder (Overlander Homes) attended on behalf of the applicant.

**RESOLVED 95/15**

That, the Development Consent Authority vary the requirements of Clause 7.3 (Building Setbacks of Residential Buildings) of the Northern Territory Planning Scheme, and pursuant to section 53(a) of the Planning Act, consent to the application to develop Lot 11320 (19) Currie Crescent, Town of Palmerston for the purpose of a single dwelling with a reduced front setback, subject to the following conditions:

**GENERAL CONDITIONS**

1. The works carried out under this permit shall be in accordance with the drawings numbered 2015/0295/01 to 2013/0295/03 endorsed as forming part of this permit.

2. Any developments on or adjacent to any easements on site shall be carried out to the requirements of the relevant service authority and approval to carry out works shall be obtained prior to the commencement of construction, to the satisfaction of the consent authority.

3. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities and electricity services to the land shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.

4. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to City of Palmerston to the satisfaction of the consent authority.

5. The kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of City of Palmerston, to the satisfaction of the consent authority.

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These minutes record persons in attendance at the meeting and the resolutions of the Development Consent Authority on applications before it. Reliance on these minutes should be limited to exclude uses of an evidentiary nature.
6. No fence, hedge, tree or other obstruction exceeding a height of 0.6m is to be planted or erected so that it would obscure sight lines at the junction of the driveway and the public street.

NOTES:

1. This permit will expire if one of the following circumstances applies:
   (a) the development and use are not started within two years of the date of this permit; or
   (b) the development is not completed within four years of the date of this permit.
   The consent authority may extend the periods referred to if a request is made in writing before the permit expires.

2. The Power and Water Corporation advises that the Water and Sewer Services Development Section (landdevelopmentnorth@powerwater.com.au) and Power Network Engineering Section (powerconnections@powerwater.com.au) should be contacted via email a minimum of 1 month prior to construction works commencing to determine the Corporation’s servicing requirements, and the need for upgrading of on-site and/or surrounding infrastructure.

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 development of a single dwelling is consistent with the primary purpose of zone SD (Single Dwelling Residential), which is “to provide for single dwellings on individual lots”.

2. A variation to the requirements of Clause 7.3 (Building Setbacks of Residential Buildings) is granted as:
   
   - The proposal provides an increased secondary street setback equivalent to that required for a primary street setback;
   - The building is sufficiently articulated and includes varied rooflines such that there will be minimal impacts in terms building massing when viewed form the street or adjoining land;
   - There are sufficient setbacks to encourage breeze penetration through and between buildings; and
   - No submissions were received.

3. Pursuant to Section 51(n) of the Planning Act, the consent authority must take into consideration the potential impact on the existing and future amenity of the area in which the land is situated.
There is considered to be minimal impact as the proposal is consistent with the purpose of the Northern Territory Planning Scheme and it is considered that the development will not adversely impact on the amenity of the surrounding area.

**ACTION:** Notice of Consent and Development Permit

**ITEM 10**

**PA2015/0230**

50 X 1, 121 X 2 AND 17 X 3 BEDROOM MULTIPLE DWELLINGS (INCLUDING 22 SERVICED APARTMENTS), 168 MOTEL SUITES, SHOPS AND OFFICES IN A 17 STOREY BUILDING COMPRISING 3 TOWERS IN 3 STAGES, PLUS ONE BASEMENT LEVEL

LOT 9635 (15) THE BOULEVARD & LOT 10026 (1) PALMERSTON CIRCUIT, TOWN OF PALMERSTON

**APPLICANT**

NORTHERN PLANNING CONSULTANTS

Mr Brad Cunnington (Northern Planning Consultants), Mr Carlo Randazzo and Mr Peter La Pira (developers), Mr Colin Browne and Mr Moses Johan (Jackman Gooden Architect) attended.

Submitters in attendance:- Mr Israel Kgosiemang (Representing Randazzo Investments) and Mr Gerard Rosse (Representing City of Palmerston).

Mr Cunnington tabled a document showing comparative parking in Palmerston.

**RESOLVED**

96/15

That, the Development Consent Authority grant a reduction to the parking requirements of clause 6.5.1 (Parking Requirements) under clause 6.5.2 (Reduction in Parking Requirements) from 1009 parking spaces to 825 (a reduction of 184), and vary the requirements of Clause 6.5.3 (Parking Layout) and 7.5 (Private Open Space) of the Scheme and pursuant to section 53(a) of the Planning Act, consent to the application to develop Lots 9635 (15) the Boulevard and 10026 (1) Palmerton Circuit, Town of Palmerston for the purpose of 50 x 1, 121 x 2 and 17 x 3 bedroom multiple dwellings (including 22 serviced apartments), 168 motel suites, shops and offices in a 17 storey building comprising 3 towers in 3 stages, plus one basement level, subject to the following conditions:

**CONDITIONS PRECEDENT**

1. Prior to endorsement of plans and prior to the commencement of works (including site preparation), the applicant is to prepare a schematic plan demonstrating all stormwater to be collected on the site and discharged underground to Council's stormwater drainage system, to the requirements of City of Palmerston, to the satisfaction of the consent authority.

2. Prior to endorsement of plans and prior to the commencement of works (including site preparation), the applicant is to prepare and submit a Road Safety Audit on all entry and exit points to the site, including the porte-cochere, and for any road upgrade works within NT Government road reserves to the requirements of City of Palmerston and/or the Department of Transport as the case may be, to the satisfaction of the consent authority.
3. Prior to endorsement of plans and prior to the commencement of works (including site preparation), a revised Traffic Impact Assessment be completed by a suitably qualified traffic engineer that addresses the impacts on the traffic network including vehicles, cycling and pedestrian activity, to the satisfaction of the City of Palmerston and/or Department of Transport. The recommendations and outcomes of this assessment must be implemented by the developer at no cost to Council or the Department of Transport.

4. Prior to the endorsement of plans and prior to the commencement of works (including site preparation), a landscape plan to the satisfaction of the consent authority must be submitted to and approved by the consent authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and two copies must be provided. The landscaping plan must be generally in accordance with the landscaping shown on the application plans, except that the plan must show:
   (a) details of surface finishes of pathways and driveways;
   (b) a planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant;
   (c) provision of an irrigation system to all landscaped areas.
   All species selected must be to the satisfaction of the consent authority.

5. Prior to the endorsement of plans and prior to commencement of works (including site preparation), a written agreement from the City of Palmerston in regards to the use of their land for the purpose of a porte-cochere and awning must be enter into to the requirements of the City of Palmerston and to the satisfaction of the consent authority.

6. Prior to the commencement of works, a Construction Traffic Management Plan (CTMP) detailing all appropriate site management measures, including construction access, proposed haulage routes, vehicle types, protection of existing assets, protection of public access and a risk assessment, shall be submitted to the Department of Transport and/or to the City of Palmerston, to the satisfaction of the consent authority.

7. Prior to the commencement of use, a Parking Management Plan detailing the proposed allocation of car parking bays across the various uses is to be submitted to the satisfaction of the consent authority. The Parking Management Plan is also required to provide details as to the apportionment of payment of the 253 shortfall across the 3 stages with the options being 3 equal payments for the 253 bay shortfall or as agreed by the City of Palmerston to reflect the demand generated by each stage to the satisfaction of the consent authority.

GENERAL CONDITIONS

8. The works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.

9. The development must proceed in the order of stages as shown on the endorsed plan unless otherwise agreed in writing by the consent authority.
10. 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.

11. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage and electricity facilities, gas and telecommunication networks to the development/each lot shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.

12. Before the use or occupation of the development starts, the area(s) 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;
(f) spaces for use for 'small cars' are to be appropriately line marked and signed accordingly; and
(g) 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.

13. Before the use commences the owner/developer must, in accordance with section 70(3) of the Planning Act, provide 253 car parking bays. In accordance with section 70(5) of the Planning Act, 253 of the required parking bays may be provided through the payment of a monetary contribution to the City of Palmerston. The contribution is to be calculated in accordance with the requirements of section 70(6) of the Planning Act.

14. No fence, hedge, tree or other obstruction exceeding a height of 0.6m is to be planted or erected so that it would obscure sight lines at the junction of the driveway and the public street.

15. The car parking shown on the endorsed plan(s) must be available at all times for the exclusive use of the occupants of the development and their visitors/clients.

16. "No entry/no exit" signs and arrows directing the internal traffic movement on site shall be provided at completion of building to the requirements and satisfaction of the consent authority.

17. The loading and unloading of goods from vehicles must only be carried out on the land within the designated loading areas, and must not disrupt the circulation and parking of vehicles on the land.
18. Before the use/occupation of the development starts the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the consent authority.

19. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the consent authority, including that any dead, diseased or damaged plants are to be replaced.

20. Designs and specifications for landscaping of the road verges adjacent to the property shall be submitted for approval by the Director of Technical Services, City of Palmerston, and all approved works constructed to Council's requirements at the applicant's expense.

21. The kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of City of Palmerston, to the satisfaction of the consent authority.

22. 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 Palmerston, to the satisfaction of the consent authority.

23. Any gate over an access to a public road shall be placed on the subject site at least 6m from the face of the kerb line of the adjoining public road.

24. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to City of Palmerston to the satisfaction of the consent authority.

25. Storage for waste disposal bins is to be provided to the requirements of City of Palmerston to the satisfaction of the consent authority.

26. All air conditioning condensers (including any condenser units required to be added or replaced in the future) are to be appropriately screened from public view and from view of neighbouring or nearby developments (or developments reasonably anticipated), located so as to minimise thermal and acoustic impacts on neighbouring properties and condensate disposed of to ground level in a controlled manner to the satisfaction of the consent authority. The use of angled louvered slats for screening purposes is acceptable, however the slat screening must be designed with a panel to gap ratio, such that the condenser units are not readily visible from any angle.

27. All roof top plant equipment, equipment relating to the operation of the lift and any other equipment (such as any vents and ducting associated with requirements for stairwell pressurisation or other such ventilation purposes or similar) that will placed on the rooftop of the development shall be appropriately screened, or designed to soften the visual impact of such
equipment from view from neighbouring or nearby developments (or developments reasonably anticipated).

28. All balconies are to be internally drained and discharge is to be disposed of at ground level and in a manner consistent with stormwater disposal arrangements for the site to the satisfaction of the consent authority.

29. All pipes, fixtures, fittings and vents servicing any building on the site must be concealed in service ducts or otherwise hidden from view to the satisfaction of the consent authority.

30. No plant, equipment, services or architectural features other than those shown on the endorsed plans are permitted above the roof level of the building(s).

31. All substation, fire booster and water meter arrangements are to be appropriately screened to soften the visual impact of such infrastructure on the streetscape, to ensure that the infrastructure is sympathetic to and blends in with the design of the building. Details will need to be resolved to the satisfaction of the consent authority in consultation with the Power and Water Corporation, and NT Fire and Emergency Services.

32. Soil erosion control and dust control measures must be employed throughout the construction stage of the development to the satisfaction of the consent authority.

33. No polluted and/or sediment laden run-off is to be discharged directly or indirectly into City of Palmerston’s drains or to any watercourse.

34. All deliveries, storage of goods and materials and vehicular parking to be wholly contained within the subject site or alternate sites.

35. An Occupancy Permit for Stage 2 or 3, under the Building Act must not be issued until Lots Lot 9635 and Lot 10026, Town of Palmerston have been consolidated and a new title issued for the consolidated lot.

NOTES:

1. This permit will expire if one of the following circumstances applies:
(a) the development and use are not started within two years of the date of this permit; or
(b) the development is not completed within four years of the date of this permit. The consent authority may extend the periods referred to if a request is made in writing before the permit expires.

2. A “Permit to Work Within a Road Reserve” may be required from the City of Palmerston and/or the Department of Transport before commencement of any work within the road reserve.

3. The development and use hereby permitted should be designed, constructed, registered and operate in accordance with the National Construction Code of
4. Notwithstanding the approved plans, all signage is subject to City of Palmerston approval, at no cost to Council.

5. The Power and Water Corporation advises that the Water and Sewer Services Development Section (landdevelopmentnorth@powerwater.com.au) and Power Network Engineering Section (powerconnections@powerwater.com.au) should be contacted via email a minimum of 1 month prior to construction works commencing in order to determine the Corporation’s servicing requirements, and the need for upgrading of on-site and/or surrounding infrastructure.

6. The Northern Territory Environment Protection Authority advises that construction work should be conducted in accordance with the Authority’s Noise Guidelines for Development Sites in the Northern Territory. The guidelines specify that on-site construction activities are restricted to between 7am and 7pm Monday to Saturday and 9am to 6pm Sunday and Public Holidays. For construction activities outside these hours refer to the guidelines for further information.

7. Any proposed works which fall within the scope of the Construction Industry Long Service Leave and Benefits Act must be notified to NT Build by lodgement of the required Project Notification Form. Payment of any levy must be made prior to the commencement of any construction activity. NT Build should be contacted via email (info@ntbuild.com.au) or by phone on 08 89364070 to determine if the proposed works are subject to the Act.

8. Approval must be submitted to the Department of Defence for any cranes used during construction that will infringe on either the Obstacle Limitation Surfaces (OLS) or Procedures for Air Navigation – Operations (PAN-OPS) surfaces for Darwin Airport.

9. Separate approval may be required from the Department of Defence under the Defence (Areas Control) Regulations (DACR). Until such time as an approval is obtained the applicant is not to construct any structure on the site that exceeds 90 metres above ground level. Please refer to regulation 8 of the DACR, which outlines the application process and the information required.

10. This development as approved by the Development Consent Authority (DCA) achieves a level of active interface deemed by the authority to provide 85% of the length of the site boundary at ground level as active street frontage. Retaining this level of active frontage is considered by the DCA to be essential to this development achieving the purpose of clause 14.5.3 (Palmerston City Centre Planning Principles and Area Plan). Any reduction in the percentage of active street frontage is unlikely to be supported, and will require full consideration by the DCA at a meeting of the authority. Refer to “Design guidance to achieve active frontages and provide for services” for advice to active street frontages in relation to service authority requirements.
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.

As the development is for a diversity of uses including offices, retail, short-term accommodation and residences and the spread of the uses across a number of floors with separation provided by the car parking floors and the communal open space ensures incompatible activities are separated it is considered that the development is consistent with the purpose of zone CB (Central Business) of the Northern Territory Planning Scheme.

2. A variation to the on-site provision of parking spaces required under clause 6.5.1 (Parking Requirements) of the Northern Territory Planning Scheme is supported as a payment in lieu to the City of Palmerston for 253 spaces in three stages will ensure that parking will be made available in the locality in the long term, and as the provision of parking for commercial uses in a publicly accessible centralised pool promotes land use efficiency and improves availability of parking to the full community.

3. Having considered the relevant criteria under clause 6.5.2 (Reduction in Parking Requirements) of the Northern Territory Planning Scheme the Consent Authority has considered the following:

a) The use of stackers will allow two vehicles to be stacked vertically, and will be limited to pool cars and motel staff cars.

The development proposes to make use of vehicle stackers which do not comply with the technical requirements of subclause (c) of Clause 6.5.3 (Parking Layout) of the Scheme which requires separate access to every car parking space.

As the car stackers are to be utilised and managed for pool cars and motel staff parking (to ensure a single entity controlling both vehicles on any given stacker) access to each of the stacked spaces will not be hindered by the single access. Therefore, the Authority supports a variation to Clause 6.5.3 (Parking Layout) of the Scheme to allow the 10 car parking space to be included within the car parking calculations.

b) The provision of 12 small car parking spaces.

The development proposes to make use of parking areas constrained by servicing ducts to provide 12 additional spaces. These 12 car parking spaces do not comply with the technical requirements of subclause (h) of Clause 6.5.3 (Parking Layout) of the Scheme which requires car parking bays to have minimum dimensions of 2.5m x 5.5m.

The 12 car parking spaces will be signed for ‘small cars’ and will have structural components encroaching within the length of the parking space reducing the
usable length of the space. As the small car parking bays are limited, functional and will be appropriately signed the Authority supports a variation to Clause 6.5.3 (Parking Layout) of the Scheme to allow the 12 car parking spaces to be included within the car parking calculations.

c) Development within the Palmerston CBD is likely to generate a demand for car parking closely aligned with that of the Darwin CBD.

Whilst the Authority notes that the Palmerston CBD possesses some of the characteristics as the Darwin CBD, in the absence of data in support of the use of Darwin CBD rates, the Authority does not support the direct application of Darwin CBD rates. While the Palmerston CBD does have rates more akin to those in the Darwin CBD than elsewhere in the Northern Territory the Authority was not convinced that adequate evidence was provided to be able to apply the Darwin CBD rates directly.

A reduction in car parking based on the Palmerston CBD sharing some of the characteristics of the Darwin CBD is taken into account in the reduction granted in point (o).

d) The development is mixed use and allows for the cross utilisation of uses.

The Authority considered that the experience of similar mixed use developments within Central Business Districts has shown that there is a propensity to visit multiple uses with only one vehicle trip and therefore it is reasonable to make an allowance for dual and complementary usage of the common off-street parking area as the parking generation rates are lower than the cumulative generation rates of its individual components.

Whilst multi “one vehicle” trips have not been taken into consideration under the current provision of the Scheme as they apply to the Palmerston CBD it is noted that the parking generation rates for the Darwin CBD have taken into consideration multi user trips.

Although the Authority supports a reduction in car parking generation based on cross utilisation there has however been no adequate data provided by the applicant to support a reduction to the level of the Darwin CBD rates. In this regards a reduction in car parking based on the Palmerston CBD sharing some of the same characteristics of the Darwin CBD is taken into account through the reduction granted at point (o).

e) A reduction of 10% in the parking demand for all retail floor space, due to tenancy fitout is appropriate.

As the plans do not include details of areas such as individual tenancy ablution facilities, cleaner’s cupboards and tearoom these areas have not been excluded from the net floor area calculations as allowed by the Scheme.

Based on previous decision of the Authority to grant a reduction to allow for the provisions of staff amenities within large retail developments, the Authority
supports a 10% reduction in floor area of the retail component of the
development. A 10% reduction in floor area of the retail uses has been adopted
to estimate the fitout of the retail tenancies and indicated in the likely net floor
area.

f) Provision has been made for motorcycle parking in lieu of car parking.

A total of 39 motorcycle parking spaces have been provided to service the
development. The Authority has previously granted reductions in car parking
spaces at a ratio of 1 less vehicle car space for every 3 motorcycle spaces
provided (at a maximum rate of 1 motorcycle space per 25 car parking spaces
required for the development as per the Planning Scheme).

Therefore, the Authority supports a reduction of 13 car parking spaces as it is
considered that the development provides legitimate parking opportunities in
appropriate sized bays which will reduce demand for full sized car parking
spaces to be used.

g) The provision of 10 pool cars, with 5 available for residents and 5 available for
motel guests will increase the availability of vehicles for shorter trips and reduce
the demand for private motor vehicles and/or hire cars.

Whilst it is acknowledged that the use of pool cars may reduce the demand for
car parking this has not been conclusively demonstrated. Without data or strong
evidence in support of a reduction, the Authority does not support a reduction based
on the use of pool cars. Should pool cars be considered as a substitute for
the provision of traditional car parking spaces, it is considered by the
Authority that this is a policy issue and should be address through an
amendment to the Northern Territory Planning Scheme rather than on an ad-
hoc basis.

h) The location of the uses in a relatively compact and walkable locality further
increases opportunity for alternative transport and decreases reliance on private
motor vehicles.

As the development is located approximately 80m from the Palmerston Bus
interchange the Authority supports a reduction in car parking generation based
on the availability and close proximity of public transport. However, it is
acknowledged that in the absence of data the number of car parking spaces has
not been specifically quantified by the Authority. In this regards a reduction in
car parking based on the Palmerston CBD sharing some of the same
characteristics of the Darwin CBD is taken into account through the reduction
granted at point (o).

i) The Palmerston CBD is already home to a large workforce accommodated
within government and private sector offices, including the Goyder Centre,
Highway House and the City of Palmerston Civic Centre. The large retail and
commercial workforce ensures a permanent ‘presence’ of persons able to walk
to access additional commercial, retail and hospitality uses.
As stated in (c),(d) and (h) the Authority supports the overall principle of cross utilisation noting the absence of data in support of the use of Darwin CBD rates the Authority.

Again a reduction in car parking based on the Palmerston CBD sharing some of the same characteristics of the Darwin CBD is taken into account through the reduction granted at point (o).

j) The City of Palmerston’s November 2014 draft Palmerston City Centre Parking Strategy that details proposed amendments to Clause 6.5.1 of the Planning Scheme to introduce new car parking rates for the Palmerston CBD.

The Authority notes that the City of Palmerston has developed a draft Palmerston City Parking Strategy. However, pursuant to section 51(b) of the Planning Act the Palmerston City Parking Strategy is not a planning scheme amendment that has been on exhibition under Part 2, Division 3 of the Planning Act and as such the Authority does not support the application of the Plan in support of a parking reduction.

k) According to the applicant the motel component of the development generates an over provision of car parking in accordance with AAA 4 star accommodation ratings. According to the AAA 4 star accommodation ratings, a motel has a generation rate of 0.7 car parking spaces per room where it is located within the CBD and in close proximity to transport.

The Star Ratings are internationally recognised symbols for quality accommodation. The ratings are based on three key areas of assessment: quality and condition, cleanliness, facilities and services. Under the AAA rating guidelines, guests place greater and lesser value on things that make up their experience and this includes the provision of onsite parking.

Whilst this may be the case, no evidence has been provided as to how the motel component of the development will achieve a 4 star accommodation rating and therefore the Authority does not support a reduction on this basis or even if it were to achieve a 4 star accommodation rate, how this conclusively demonstrates that less car parking will in fact be required.

l) Net floor area not within a Serviced Apartment should not be included in the car parking generation calculations as the Serviced Apartment portion of the development only represents a small portion of the overall development.

The net floor area not within a Serviced Apartment has been identified as generating a demand for car parking pursuant to clause 6.5.1 (Parking Requirements) of the Northern Territory Planning Scheme. The Authority considers that in the absence of data supporting the reduction based on the Serviced Apartment component of the development representing only a small portion of the development the Authority does not support a reduction.

m) The multiple dwelling component of the development generates an over provision of car parking in accordance with the RTA provisions where metro
subregional areas require 0.6 car parking spaces per 1 bedroom dwellings and 0.9 car parking spaces for 2 bedroom dwellings. Applying the guidelines and adapting them to the Palmerston CBD, a parking generation rate of 1.3 car parking space would be generated by 1 bedroom dwellings. It is expected that 1 car parking space would be allocated to each 1 bedroom dwelling with the balance being provided in a collective pool.

The RTA sets out polices and issues concerning all kinds of traffic generating developments in NSW. It also outlines the relevant government legislation and planning instruments that determine policies for traffic generating developments with NSW. The RTA recommends for metropolitan sub-regional centre the following car parking generations: 0.6 spaces per 1 bedroom unit, 0.9 spaces per 2 bedroom unit and 1.4 spaces per unit. The RTA also recommends one space for every 5 to 7 dwellings for visitors car parking.

While these rates may apply in NSW, as these generation rates are based on metropolitan regional centres in NSW which provide high levels of local employment as well as access to rail and bus services in some instances. Therefore, the Authority does not support a reduction in car parking based on NSW planning policy as the applicant has not provided data as it relates specifically to the Palmerston CBD.

n) Where a motel and serviced apartment are accessed via a single air-lock which occurs on 5 occasions on levels 5, 6 and 7 the provision of one car parking space per dual-key should be applied.

Whilst it is acknowledged that a number of motel rooms and service apartments can be accessed via a single air-lock, the Authority does not support a reduction as the motel rooms and service apartments have the capacity to function and be rented out separately.

o) In summary in the absence of data or supporting evidence in relation to what reduction would be justified, taking into consideration the cumulative factors of the locality (i.e. proximity of the bus interchange, cross utilisation, the mixed use nature of the CBD) the Authority supports a reduction of 161 car parking bays which it is noted is in line with the reduction that would apply if the Authority were to apply the Darwin CBD rates for just the retail component of the development.

The Authority also supports the reduction:

- of 13 car parking spaces based on a 1 car reduction for every 3 motorcycle bays provided;
- 10 car parking bays which do not meet the parking layout requirements in clause 6.5.3 as they are provided in a vehicle stacker arrangement; and
- 12 small car spaces.

Therefore based on the above considerations the Authorities decision effectively serves to reduce the total parking generation of the development to

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825 bays, therefore representing a total need for payment in lieu to Council for a shortfall of 253 bays.

4. A variation to the on-site provision of parking spaces required under clause 6.5.1 (Parking Requirements) of the Northern Territory Planning Scheme is supported as a payment in lieu to the Palmerston City Council for 253 parking bays in 3 stages to be paid prior to the commencement of use of each stage will ensure that parking will be made available in the locality in the long term, and as the provision of parking for commercial uses in a publicly accessible centralised pool promotes land use efficiency and improves availability of parking to the full community.

5. A variation to clause 6.6 (Loading Bays) of the Northern Territory Planning Scheme to allow for 3 formal loading bays and the provision of informal loading bays where 8 are required is granted as:
   - Appropriate conditioning is included within the recommendation to ensure usage by appropriate vehicles;
   - A range of loading bay sizes and locations are proposed to service a variety of commercial, retail and accommodation uses;
   - The loading bays are located so as to not interfere with the safe manoeuvring of traffic and provides for good utilisation of space; and
   - The office component on the site will impose an infrequent demand on the proposed loading bay, and the related nature of the restaurants and retails spaces will enable the loading facilities to be adequately shared.

6. A variation to clause 7.5 (Private Open Space) of the Northern Territory Planning Scheme to vary the minimum area and dimensions for private open space is granted as:

Several serviced apartments and multiple dwellings are proposed to utilise reduced dimensions. In this instance it is considered acceptable as the balconies to these serviced apartments and multiple dwellings are an extension of the internal living areas and still provide sufficient space to achieve compliance with the purpose of the clause in that private open space areas are an adequate size to provide for domestic purposes.

Further, several one bedroom dwellings and serviced apartments are provided with reduced areas within the minimum proposed being 9.3m². In this instance, the aforementioned reasons should be considered in conjunction with the location of the site, as Goyder Square and the Palmerston Recreation Centre are in immediate proximity to the development. The development also provides for the communal open space area which incorporates a range of recreational areas for users including barbecues, gardens, pools and views to of the Palmerston CBD. Therefore, it is considered that the cumulative outcome of the design of private open space as an extension to the internal areas, the self-limiting size of the units, inclusion of communal open space and the location of the development in proximity to recreational areas lends itself to variation to the dimensions and prescribed areas of the clause while maintaining compliance with the purpose of the clause.
7. Pursuant to Section 51(n) of the Planning Act, the consent authority must take into consideration the potential impact on the existing and future amenity of the area in which the land is situated.

Although the development will be considerably higher than adjoining premises, it will be constructed with a variety of building materials and will comprise a variety of uses to achieve a mixed use format. The development is expected to be consistent with the intent for built form in the Palmerston CBD and will provide a positive impact on the streetscape as the first mixed use development providing residential uses within the Palmerston CBD.

The development is expected to contribute towards the achievement of an appropriate level of visual amenity in this location, particularly due to the Level 05 communal open space, the pedestrian mall and the awnings over each frontage.

The requirement for a landscaping plan is necessary to enhance the visual amenity of the development when viewed from the street and adjoining properties.

8. A Traffic Impact Assessment Report and Road Safety Audit to the requirements of the City of Palmerston and the Department of Transport are required in order to demonstrate that the development can be supported without undue impact on the site and locality.

9. A Schematic Stormwater Plan to the requirements of the City of Palmerston is required in order for the development to demonstrate that it is technically feasible to collect stormwater on the site and dispose of it into the local underground stormwater systems, to the appropriate standards, and to ensure that no stormwater will sheet-flow into the road reserve or onto adjoining properties.

10. The requirement for a Parking Management Plan to the satisfaction of the consent authority will ensure that sufficient car parking is allocated to the approved uses on site.

11. Written confirmation from the City of Palmerston stating that they give permission for the porte-cochere and awning to be on Council’s land is required to ensure that the development can lawfully be established on Council’s land.
12. In accordance with the requirements of section 51(m) of the Planning Act, consideration has been given to all comments received from service authorities, with all relevant matters addressed through conditions or notes on the development permit, thereby ensuring that an appropriate level of service is maintained for the site and surrounding locality.

ACTIONS: Notice of Consent and Development Permit

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

[Signature]
GRANT TAMBLING
Delegate

25/6/15