



**DEVELOPMENT CONSENT AUTHORITY**

**PALMERSTON DIVISION**

**MINUTES**

**MEETING No 122 - WEDNESDAY 20 OCTOBER 2010**

**PALMERSTON ROOM  
PALMERSTON SPORTS CLUB  
3 MALUKA STREET, PALMERSTON**

**MEMBERS PRESENT:** Peter McQueen (Chairman, Steve Ward, Susan McKinnon and Ian Abbott

**APOLOGIES:** Jeffrey Porter and Graeme Chin

**OFFICERS PRESENT:** Margaret Macintyre (Secretary), George Maly and Gemma Lotha (Development Assessment Services)

**COUNCIL REPRESENTATIVE:** Robert McLeod (Mayor) Ted Vivian (A/Director Technical Services) and Peter Lindwall (Planner)

**Meeting opened at 9:30 am and closed at 11.45 am**

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

**ITEM 1**                      **DEMOUNTABLE STRUCTURE**  
**PA2010/1053**                **LOT 274 (16) NOLTENIUS COURT, TOWN OF PALMERSTON**  
**APPLICANT**                **SOFIQR TONY RAHMAN**

Mr Sofiqur Tony Rahman attended.

**RESOLVED**  
**135/10**

Pursuant to Section 53(a) of the *Planning Act*, the Development Consent Authority consent to the application to develop Lot 274 (16) Noltenius Court, Town of Palmerston, for the purpose of a demountable structure, subject to the following conditions:

1. The works carried out under this permit shall be in accordance with drawings 2010/1053-01 through to 2010/1053-01 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 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 electricity to the land shown on the endorsed plans in accordance with the authorities' requirements and relevant legislation at the time.
4. Before the use of the development starts the landscaping works shown on the endorsed plans must be carried out and completed to the requirements of City of Palmerston Council to the satisfaction of the consent authority.
5. 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.
6. All air conditioning condensers 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.

**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](mailto:landdevelopmentnorth@powerwater.com.au)) and Power Network Engineering Section ([powerconnections@powerwater.com.au](mailto: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 onsite and/or surrounding infrastructure.

#### REASON FOR THE DECISION

1. The structure's Bondor Panel walls will be painted to match the existing dwelling and additional landscaping is proposed in front of the proposed demountable. The proposal is therefore considered unlikely to have a significant adverse impact on the streetscape or on the amenity of the neighbouring properties, and as such is compliant with the relevant clauses of the NT Planning Scheme.
2. Approval of the landscaping plan by City of Palmerston Council is required to ensure that proposed species will not adversely impact on the Council's assets and infrastructure located in the road corridor adjoining the site.

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

**ITEM 2**  
**PA2010/0993**  
**APPLICANT**

**CHANGE OF USE TO A SHOP AND FRESH PRODUCE MARKET**  
**LOT 5853 (1) CALVIN STREET, TOWN OF PALMERSTON**  
**PATRICK BELLOT**

Mr George Savas and Mr Patrick Bellot attended.

**RESOLVED**  
**136/10**

That pursuant to section 53(b) of the *Planning Act* the Development Consent Authority alter the proposed development and consent to the proposed development as altered to develop Lot 6366, (1) Calvin Street, Town of Palmerston for the purpose of change of use to shop, office and fresh produce market in 2 stages with 11 car parks for the shop and office and 9 car parks for the market subject to the following conditions:

#### CONDITION PRECEDENT

1. Prior to the endorsement of plans, 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) That the existing fence located within the parking area is removed; and
- (b) Staging of the proposed development showing the shop and associated parking as part of stage 1 and the remainder of the site including the market and its parking as part of stage 2.

#### **GENERAL CONDITIONS**

- 2. The works carried out under this permit shall be in accordance with the drawings numbers endorsed as forming part of this permit.
- 3. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, 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. 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 kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of Palmerston City Council, to the satisfaction of the consent authority.
- 6. 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 Palmerston City Council to the satisfaction of the consent authority.
- 7. 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;  
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. 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.
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. Storage for waste disposal bins is to be provided to the requirements of Palmerston City Council to the satisfaction of the consent authority.
12. Loading and unloading of goods from vehicles must only be carried out on the land.
13. The use of the markets may operate only on Saturday and Sundays.
14. The use of the weekend markets within stage 2 is to cease two years from the date of issue of this permit.
15. The owner of the land must obtain an Occupancy Permit under the *Building Act* for the proposed change of use.

**NOTES:**

1. All food businesses in the Northern Territory must be registered with the Department of Health and Families, Environmental Health Unit and must comply with the *NT Food Act 2004* and the *National Food Safety Standards: Standard 3.1.1. Interpretation and Application, Standard 3.2.2 Food Safety Practices and General Requirements and Standard 3.2.3. Food Premises and Equipment*. Each individual Food Stall will need to apply to the Department of Health and Families Environmental Health Unit for approval to operate.
2. The Power and Water Corporation advises that the Water and Sewer Services Development Section ([landdevelopmentnorth@powerwater.com.au](mailto:landdevelopmentnorth@powerwater.com.au)) and Power Network Engineering Section ([powerconnections@powerwater.com.au](mailto: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. The proposed development is consistent with the objective of Zone SC which is to provide for commercial activities which, because of the nature of their business or size of the population catchments, require large sites.
2. The proposal would provide a practical use of the site and should improve the appearance of the site and enhance the safety of the public realm.

3. It is considered that the proposed markets would be beneficial to Yarrowonga as it would bring more people into the estate during the weekend. A 2 year limit will enable the local government authority to determine if the local street network in the immediate area is capable of supporting the car parking demand generated by the market.

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

**ITEM 3**  
**PA2010/1061**  
**APPLICANT**

**2 X 3 BEDROOM MULTIPLE DWELLINGS IN A SINGLE STOREY BUILDING**  
**LOT 9937 (28) DEANE CRESCENT, TOWN OF PALMERSTON**  
**STEVE & LEANNE DRIVER**

Mr Steve & Mrs Leanne Driver and Mr Michael Hatton (Building Certifier) attended.

Submitter Mr Mohamed Ibrahim Ferozkhan attended.

**RESOLVED**  
**137/10**

That the Development Consent Authority vary the requirements of Clause 6.5.3 (Parking Layout) 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 9937 (28) Deane Crescent, Town of Palmerston, for the purpose of 2 x 3 bedroom multiple dwellings in a single storey building subject to the following conditions:

**CONDITION PRECEDENT**

1. Prior to the endorsement of plans and prior to the commencement of works (including site preparation works), 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 consistent with the requirements of City of Palmerston, 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 appropriate engineering detail of current and proposed site levels in relation to the proposal, particularly:
  - a) Design detail of all retaining walls proposed to be located along the rear and side boundaries demonstrating that drainage is to be contained wholly within the site and that all proposed weep holes will be removed;
  - b) A site profile clearly indicating the grade of access driveways from the road to the proposed garages;
  - c) The on-site collection of stormwater and its discharge into the City of Palmerston's underground stormwater drainage system including Council's stormwater drain connection point/s;
  - d) Sediment and erosion control measures to be implemented on the site prior to and during construction; and
  - e) Landscaping plans showing an increased landscaped area to comply with Clause 7.7 (Landscaping for Multiple Dwellings, Hostels and Supporting Accommodation) of the NT Planning Scheme, and a planting schedule of all proposed trees, shrubs and ground covers

## GENERAL CONDITIONS

2. The works carried out under this permit shall be in accordance with drawings endorsed as forming part of this permit.
3. 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.
4. Storage for waste disposal bins is to be provided to the requirements of City of Palmerston to the satisfaction of the consent authority.
5. All air conditioning condensers 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.
6. 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.  
and  
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.
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 driveways and the public street.
8. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, sewerage facilities and electricity to the land shown on the endorsed plans in accordance with the authorities' requirements and relevant legislation at the time.
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. Soil erosion control measures must be employed throughout the construction stage of the development to the satisfaction of the consent authority.

12. Before the 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.

**NOTE:**

This permit will expire if one of the following circumstances applies:

- (a) the use 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.

**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 proposed development is consistent with the primary purpose of Zone MD (Multiple Dwelling Residential) to provide for a range of housing options.

2. 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.

A variation to Clause 6.5.3 (Parking Layout) of the NT Planning Scheme, for not providing a turning space for vehicles, is granted as the subject site is located on a low-order, local road and the driveways enable direct, separate access to Deane Crescent from each multiple dwelling. Compliance with clause would require the construction of a retaining wall, which would impact on the amenity of the area.

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.



The provision of plans demonstrating more engineering detail are required to address to ensure a stable building pad for development to address concerns raised by City of Palmerston Council and the adjoining resident.

**ACTION:** Notice of Determination

**ITEM 4**                    **2 X 4 BEDROOM MULTIPLE DWELLINGS IN A SINGLE STOREY BUILDING**  
**PA2010/1085**           **LOT 10039, TOWN OF PALMERSTON**  
**APPLICANT**           **RANDAL ASHFORD**

Mr Randal Ashford and Mr Tony Tomazis attended.

**RESOLVED**  
**138/10**

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(a) of the *Planning Act*, consent to the application to develop Part Lot 10039 Johnston, Town of Palmerston, for the purpose of 2 x 4 bedroom multiple dwellings in a single storey building subject to the following conditions:

1. The works carried out under this permit shall be in accordance with drawings numbered 2010/1085 - 01 through to 2010/1085 - 06 inclusive 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 to the satisfaction of the consent authority.
3. An Occupancy Permit under the *Building Act* must not be granted until title to the lot has been issued.
4. Storage for waste disposal bins is to be provided to the requirements of City of Palmerston to the satisfaction of the consent authority.
5. All air conditioning condensers 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.
6. 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  
and  
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.

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 driveways and the public street.
8. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, sewerage facilities and electricity to the land shown on the endorsed plans in accordance with the authorities' requirements and relevant legislation at the time.
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. Soil erosion control measures must be employed throughout the construction stage of the development to the satisfaction of the consent authority.
12. Before the 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.

**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](mailto:landdevelopmentnorth@powerwater.com.au)) and Power Network Engineering Section ([powerconnections@powerwater.com.au](mailto: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 onsite 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 proposed development is consistent with the primary purpose of Zone MD (Multiple Dwelling Residential) to provide for a range of housing options.

2. 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.

A variation to Clause 7.3 (Building Setbacks of Residential Buildings) of the NT Planning Scheme for a minimum setback distance of 3.4m, between the verandah of Unit 1 and the primary street boundary, where 4.5m is normally required by the Scheme, is granted as it is anticipated that the proposal will be compatible with the surrounding area, which is currently being developed for residential use, and there will be no adverse impact on adjacent buildings, the streetscape or surrounding development.

3. Pursuant to Section 51(h) of the *Planning Act*, the consent authority must take into consideration the merits of the proposed development as demonstrated in the application.

The proposed development will provide two attached dwellings with private open space, front and rear verandah's, a double car port, concrete driveway and large rooms with plenty of ventilation. The yards are large and well-landscaped without compromising privacy and security. The site is located within walking distance of proposed areas of communal parkland and is adjacent to Mitchell Creek.

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

**ITEM 5** 1 X 3 BEDROOM & 2 X 2 BEDROOM MULTIPLE DWELLINGS IN 2 SINGLE  
**PA2010/1095** STOREY BUILDINGS  
**APPLICANT** PART LOT 10038, TOWN OF PALMERSTON  
KILLARNEY HOMES

Mr Damien Moriarty (Killarney Homes) attended.

**RESOLVED** That, pursuant to section 46(4)(b) of the *Planning Act*, the Development Consent  
**139/10** Authority defer consideration of the application to develop Part Lot 10038 Johnston,  
Town of Palmerston, for the purpose of 1 x 3 bedroom and 2 x 2 bedroom multiple  
dwellings in two single storey buildings to require the applicant to provide the

following additional information that the Authority considers necessary in order to enable the proper consideration of the application:

- Amended plans demonstrating correct unit types with corresponding number of bedrooms;
- Scaled plans demonstrating rooms of sufficient dimensions to support the safe, comfortable and convenient use of and movement around furniture, facilities and fittings needed by householders; and
- Confirmation from Power and Water Corporation that proposed increase in density can be accommodated within the capacity of power, water and sewer services provided to the site and to the locality.

**ACTION:** Advice to Applicant

**ITEM 6**                    **1 X 3 BEDROOM & 2 X 2 BEDROOM MULTIPLE DWELLINGS IN 2 SINGLE**  
**PA2010/1096**           **STOREY BUILDINGS**  
**APPLICANT**           **PART LOT 10038, TOWN OF PALMERSTON**  
                                 **KILLARNEY HOMES**

Mr Damien Moriarty (Killarney Homes) attended.

**RESOLVED**  
**140/10**

That, pursuant to section 46(4)(b) of the *Planning Act*, the Development Consent Authority defer consideration of the application to develop Part Lot 10038 Johnston, Town of Palmerston, for the purpose of 1 x 3 bedroom and 2 x 2 bedroom multiple dwellings in two single storey buildings to require the applicant to provide the following additional information that the Authority considers necessary in order to enable the proper consideration of the application:

- Amended plans demonstrating correct unit types with corresponding number of bedrooms;
- Scaled plans demonstrating rooms of sufficient dimensions to support the safe, comfortable and convenient use of and movement around furniture, facilities and fittings needed by householders; and
- Confirmation from Power and Water Corporation that proposed increase in density can be accommodated within the capacity of power, water and sewer services provided to the site and to the locality.

**ACTION:** Advice to Applicant

**ITEM 7  
PA2010/1097  
APPLICANT**

**4 X 3 BEDROOM MULTIPLE DWELLINGS IN 2 SINGLE STOREY BUILDINGS  
PART LOT 10038, TOWN OF PALMERSTON  
KILLARNEY HOMES**

Mr Damien Moriarty (Killarney Homes) attended.

**RESOLVED  
141/10**

That, pursuant to section 46(4)(b) of the *Planning Act*, the Development Consent Authority defer consideration of the application to develop Part Lot 10038 Johnston, Town of Palmerston, for the purpose of 4 x 3 bedroom multiple dwellings in four single storey buildings to require the applicant to provide the following additional information that the Authority considers necessary in order to enable the proper consideration of the application:

- Amended plans demonstrating correct unit types with corresponding number of bedrooms;
- Scaled plans demonstrating rooms of sufficient dimensions to support the safe, comfortable and convenient use of and movement around furniture, facilities and fittings needed by householders; and
- Confirmation from Power and Water Corporation that proposed increase in density can be accommodated within the capacity of power, water and sewer services provided to the site and to the locality.

**ACTION:** Advice to Applicant

**ITEM 8  
PA2010/1098  
APPLICANT**

**2 X 2 BEDROOM & 1 X 3 BEDROOM MULTIPLE DWELLINGS IN 2 SINGLE  
STOREY BUILDINGS  
PART LOT 10038, TOWN OF PALMERSTON  
KILLARNEY HOMES**

Mr Damien Moriarty (Killarney Homes) attended.

**RESOLVED  
142/10**

That, pursuant to section 46(4)(b) of the *Planning Act*, the Development Consent Authority defer consideration of the application to develop Part Lot 10038 Johnston, Town of Palmerston, for the purpose of 2 x 2 bedroom and 1 x 3 bedroom multiple dwellings in two single storey 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 demonstrating correct unit types with corresponding number of bedrooms;
- Scaled plans demonstrating rooms of sufficient dimensions to support the safe, comfortable and convenient use of and movement around furniture, facilities and fittings needed by householders; and

- Confirmation from Power and Water Corporation that proposed increase in density can be accommodated within the capacity of power, water and sewer services provided to the site and to the locality.

**ACTION:** Advice to applicant

**ITEM 9  
PA2010/1099  
APPLICANT**

**4 X 3 BEDROOM MULTIPLE DWELLINGS IN 2 SINGLE STOREY BUILDINGS  
PART LOT 10038, TOWN OF PALMERSTON  
KILLARNEY HOMES**

Mr Damien Moriarty (Killarney Homes) attended.

**RESOLVED  
143/10**

That, pursuant to section 46(4)(b) of the *Planning Act*, the Development Consent Authority defer consideration of the application to develop Part Lot 10038 Johnston, Town of Palmerston, for the purpose of 4 x 3 bedroom multiple dwellings in four single storey buildings to require the applicant to provide the following additional information that the Authority considers necessary in order to enable the proper consideration of the application:

- Amended plans demonstrating correct unit types with corresponding number of bedrooms;
- Scaled plans demonstrating rooms of sufficient dimensions to support the safe, comfortable and convenient use of and movement around furniture, facilities and fittings needed by householders; and
- Confirmation from Power and Water Corporation that proposed increase in density can be accommodated within the capacity of power, water and sewer services provided to the site and to the locality.

**ACTION:** Advice to Applicant

**ITEM 10  
PA2010/1100  
APPLICANT**

**1 X 2 BEDROOM & 2 X 3 BEDROOM MULTIPLE DWELLINGS IN 2 SINGLE  
STOREY BUILDINGS  
PART LOT 10038, TOWN OF PALMERSTON  
KILLARNEY HOMES**

Mr Damien Moriarty (Killarney Homes) attended.

**RESOLVED  
144/10**

That, pursuant to section 46(4)(b) of the *Planning Act*, the Development Consent Authority defer consideration of the application to develop Part Lot 10038 Johnston, Town of Palmerston, for the purpose of 1 x 2 bedroom and 2 x 3 bedroom multiple dwellings in two single storey buildings to require the applicant to provide the following additional information that the Authority considers necessary in order to enable the proper consideration of the application:

- Amended plans demonstrating correct unit types with corresponding number of bedrooms;

- Scaled plans demonstrating rooms of sufficient dimensions to support the safe, comfortable and convenient use of and movement around furniture, facilities and fittings needed by householders; and
- Confirmation from Power and Water Corporation that proposed increase in density can be accommodated within the capacity of power, water and sewer services provided to the site and to the locality.

**ACTION:** Advice to Applicant

**ITEM 11  
PA2010/1101**

**1 X 2 BEDROOM & 2 X 3 BEDROOM MULTIPLE DWELLINGS IN 2 SINGLE STOREY BUILDINGS**

**PART LOT 10038, TOWN OF PALMERSTON**

**APPLICANT**

**KILLARNEY HOMES**

Mr Damien Moriarty (Killarney Homes) attended.

**RESOLVED  
145/10**

That, pursuant to section 46(4)(b) of the *Planning Act*, the Development Consent Authority defer consideration of the application to develop Part Lot 10038 Johnston, Town of Palmerston, for the purpose of 1 x 2 bedroom and 2 x 3 bedroom multiple dwellings in two single storey 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 demonstrating correct unit types with corresponding number of bedrooms;
- Scaled plans demonstrating rooms of sufficient dimensions to support the safe, comfortable and convenient use of and movement around furniture, facilities and fittings needed by householders; and
- Confirmation from Power and Water Corporation that proposed increase in density can be accommodated within the capacity of power, water and sewer services provided to the site and to the locality.

**ACTION:** Advice to Applicant

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



**PETER MCQUEEN  
Chairman**

**25/10/10**

