



DEVELOPMENT CONSENT AUTHORITY

PALMERSTON DIVISION

MINUTES

MEETING No. 201 – WEDNESDAY 16 AUGUST 2017

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

MEMBERS PRESENT: Suzanne Philip (Chair), Steve Ward, Bob Flanagan, Paul Bunker and Andrew Byrne

APOLOGIES: Nil

OFFICERS PRESENT: Margaret Macintyre (Secretary), Joseph Sheridan, Alexandra Tobin and Ayla McGavin (Development Assessment Services)

COUNCIL REPRESENTATIVE: Nil

Meeting opened at 9.15 am and closed at 10.00 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 **SINGLE DWELLING WITH REDUCED SIDE AND REAR SETBACKS**
PA2017/0305 **LOT 13302 (15) BANKSIA STREET, TOWN OF PALMERSTON**
APPLICANT **RAW DESIGNS**

Mr Robert Watt (Raw Designs) and Mr Ian Izod (Building Certifier) attended.

RESOLVED
48/17

That, pursuant to section 46(4)(b) of the *Planning Act*, the Development Consent Authority defer consideration of the application to develop Lot 13302 (15) Banksia Street, Town of Palmerston, for the purpose of a single dwelling with reduced side and rear setbacks, 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:

- Clarification from the responsible party that issued covenant approval for a dwelling design not in accordance with the relevant setback plan and Northern Territory Planning Scheme provisions;
- Further justification demonstrating why the Authority should consider approving such an application.

REASONS FOR THE DECISION

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

The built form is a departure from the expected dwelling design for the locality with regard to the reduced side and rear setbacks. In order to maintain the existing and future amenity of the area, the consent authority considers it necessary to clarify how covenant approval was issued by the responsible party despite noticeable non-compliances with the approved setback plan and relevant Northern Territory Planning Scheme provisions.

ACTION: Advice to Applicant

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



SUZANNE PHILIP
Chair

17/8/17