

DEVELOPMENT CONSENT AUTHORITY

PALMERSTON DIVISION

MINUTES

MEETING No. 199 – WEDNESDAY 21 JUNE 2017

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

MEMBERS PRESENT: Denis Burke (Chairman), Steve Ward, Bob Flanagan, Paul Bunker and Seranna Shutt

APOLOGIES: Andrew Byrne

OFFICERS PRESENT: Margaret Macintyre (Secretary), Anthony Brennan and Joseph Sheridan (Development Assessment Services)

Meeting opened at 10.00 am and closed at 10.30 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 **SUBDIVISION TO CREATE 3 LOTS**
PA2017/0196 **LOT 10288 (3) TARAKAN COURT, TOWN OF PALMERSTON**
APPLICANT **FYFE PTY LTD**

Ms Eavan Coyne (Zest Projects Pty Ltd) and Mr David Anthony (Landowner) attended.

RESOLVED That, pursuant to section 46(4) (b) of the *Planning Act*, the Development Consent
36/17 Authority defer consideration of the application to develop Lot 10288 (3) Tarakan Court, Town of Palmerston for the purpose of subdivision to create three lots to require the applicant to provide the following additional information that the authority considers necessary in order to enable the proper consideration of the application:

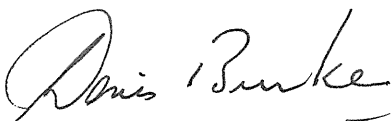
- An amended subdivision plan with internal boundaries that allows the existing residential development over proposed Lot 1 to demonstrate a higher degree of compliance with Clause 7.1.1 (Residential Density Limitations) of the Northern Territory Planning Scheme.

REASON FOR THE DECISION

1. The authority considers that the additional information is necessary to ensure that the proposed subdivision does not result in a situation where proposed Lot 1 has a significant non-compliance with Clause 7.1.1 (Residential Density Limitations) of the Northern Territory Planning Scheme. The Authority also noted that the Minister previously refused an application to rezone part of the land to Zone MR (Medium Density Residential). Should the subdivision application be approved as proposed, it would result in a residential density similar to Zone MR as opposed to the existing Zone MD (Multiple Dwelling) Density of one dwelling per 300m².

ACTION: Advice to Applicant

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



DENIS BURKE
Chairman

23/6/17