

## **DEVELOPMENT CONSENT AUTHORITY**

### **DARWIN DIVISION**

### **MINUTES**

**MEETING No. 249 – FRIDAY 6 MARCH 2015**

**BROLGA ROOM  
NOVOTEL DARWIN ATRIUM  
100 THE ESPLANADE  
DARWIN**

**MEMBERS PRESENT:** Denis Burke (Chairman), Grant Tambling, Ross Baynes, Garry Lambert and Bob Elix

**APOLOGIES:** Nil

**OFFICERS PRESENT:** Margaret Macintyre (Secretary), Hanna Stevenson, Sally Cunningham, Joe Sheridan and Stephanie Breuer (Development Assessment Services)

**COUNCIL REPRESENTATIVE:** Nil

**Meeting opened at 9.45 am and closed at 12 noon**

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

**ITEM 1** 36 X 2 AND 18 X 3 BEDROOM MULTIPLE DWELLINGS IN 3 X 3 STOREY  
**PA2014/0956** BUILDINGS PLUS 1 LEVEL OF BASEMENT CAR PARKING  
**APPLICANT** LOT 4888 (335) STUART HIGHWAY, TOWN OF DARWIN  
ASHFORD GROUP PTY LTD

Mr Randal Ashford (Ashford Group Pty Ltd), Mr Brad Cunnington (Northern Planning Consultants), Mr Tony Tomazos and Mr John Tomazos (owners), Mr Paul Andonaros and Mr Gordon Tyrell (AGD Engineers) attended.

Submitters in attendance:- Mr Scott Baily, Ms Frances Baily, Mr Shane Watson, Mr Bob White, City of Darwin (represented by Cindy Robson, Strategic Town Planner).

**RESOLVED** That, pursuant to section 46(4)(b) of the *Planning Act*, the Development Consent  
**61/15** Authority defer consideration of the application to develop Lot 4888 (335) Stuart Highway, Town of Darwin for the purpose of 36 x 2 and 18 x 3 bedroom multiple dwellings in 3 x 3 storey buildings plus 1 level of basement car parking, 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:

1. confirmation from a suitably qualified person that the parking layout proposed complies with Australian Standard 'AS2890.1:2004 Parking Facilities - Part 1: Off-street car parking' including that all bays impacted by a column intrusion are still of acceptable dimensions, or amended plans that demonstrate full compliance with the requirements of clause 6.5.3 (Parking Layout) of the NT Planning Scheme;
2. confirmation of the extent of site excavation required (including any plan amendments required) for the proposed basement level noting the sloping nature of the site;
3. details of the shade structures referred to in notations on drawing number DA-101 revision A located over the pool and BBQ area;
4. details of screening to the rear of the building (including stairs and walkways) to prevent overlooking opportunities to the residential properties to the rear. This should be achieved in a way so as to avoid adding additional visual bulk to the appearance of the building from the north;
5. additional information to demonstrate the special circumstances that are individually or collectively sufficient to justify the relevant variations to the NT Planning Scheme;
6. additional information and/or plan amendments to achieve greater compliance with Clause 7.3.1. Additional information must address as a minimum Sub-Clause 5 of Clause 7.3.1. Plan amendments may include an increased building

setback to the northern boundary;

7. plan amendments to provide a 3m landscaped area along the northern boundary in accordance with Sub-Clause 4 of Clause 7.4; and
8. further information or amended plans that address on site pedestrian circulation and safety with particular attention given to general principles of crime prevention through environmental design.

#### REASONS FOR DECISION

1. Pursuant to section 46(4)(b) of the NT *Planning Act*, the consent authority may defer consideration of an application to enable to applicant to provide additional information that the consent authority considers necessary. Additional information is considered necessary to justify the variations sought to the requirements of the NT Planning Scheme.

**ACTION:** Advice to applicant

**ITEM 2**  
**PA2014/0836**  
**APPLICANT**

**4 X 3 BEDROOM MULTIPLE DWELLINGS IN A 2 STOREY BUILDING**  
**LOT 2899 (16) CHRISTIE STREET, TOWN OF DARWIN**  
**ELTON CONSULTING**

Ms Wendy Smith and Mr Alex Lawton (Elton Consulting), Mr Hugh Murray and Mr Tom Spence (owners) attended.

Ms Smith tabled a coloured perspective showing the front of the development.

**RESOLVED**  
**62/15**

That, the Development Consent Authority vary the requirements of Clauses 6.5.3 (Parking Layout), 7.1.1 (Residential Density Limitations) and 7.3.1 (Additional Setback Requirements for Residential Buildings longer than 18m and for Residential Buildings over 4 storeys in height) 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 2899 (16) Christie Street, Town of Darwin for the purpose of 4 x 3 bedroom multiple dwellings in a 2 storey building, 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 show:
  - (a) The strip of landscaping in the driveway reduced in width where adjacent to Unit 2 to accommodate vehicle manoeuvring; and

- (b) The strip of landscaping in the driveway extended towards Unit 4 along the side boundary in locations not required for vehicle manoeuvring.
2. Prior to the commencement of works, a schematic plan demonstrating the on-site collection of stormwater and its discharge into the City of Darwin stormwater drainage system shall be submitted to and approved by the City of Darwin, to the satisfaction of the consent authority.
3. Prior to the commencement of works (including site preparation), the applicant is to prepare a dilapidation report covering infrastructure within the road reserve to the requirements of the City of Darwin, to the satisfaction of the consent authority.

#### **GENERAL CONDITIONS**

4. The works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.
5. All existing and proposed easements and sites for existing and required utility services must be vested in the relevant authority for which the easement or site is to be created.
6. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage and electricity facilities to the development shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
7. 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; 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. Before 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.
9. 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.

10. The kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of the City of Darwin, to the satisfaction of the consent authority.
11. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to City of Darwin, to the satisfaction of the consent authority.
12. Storage for waste disposal bins is to be provided to the requirements of the City of Darwin to the satisfaction of the consent authority.
13. 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.
14. 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.
15. 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.

**NOTES:**

1. 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 on-site and/or surrounding infrastructure.
2. 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.
3. You are advised to contact NBN Co prior to commencing construction to determine if your development is in an NBN-eligible area. This will help identify the relevant telecommunication network servicing requirements for the development.

To register, please complete the pre-qualification forms located at [www.nbnco.com.au/newdevelopments](http://www.nbnco.com.au/newdevelopments). For more information, please contact the NBN Co New Developments Team on 1800 687 626 or email [newdevelopments@nbnco.com.au](mailto:newdevelopments@nbnco.com.au)

4. 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. Lot 2899 (16) Christie Street, Town of Darwin is located within Zone MD (Multiple Dwelling Residential) of the NT Planning Scheme. The primary purpose of Zone MD is to provide for a range of housing options to a maximum height of 2 storeys above ground level. The scale, character and architectural style of infill development should be compatible with the streetscape and surrounding development. The proposal is for 4 x 3 bedroom multiple dwellings in a 2 storey building which is generally considered to be reflective of the scale, character and architectural style of development in the suburb and development reasonably anticipated given the zoning of the land.
2. A variation to the requirements of clause 6.5.3 (Parking Layout) to allow the car parking area to be located less than 3m from the road is considered acceptable as:
  - a. A fully compliant car parking layout could easily be achieved through loss of one of the surplus visitor bays, though inclusion of additional onsite parking is considered to demonstrate greater merit in this particular instance than requiring full compliance with the clause;
  - b. A 1.8m high aluminium slat screen fence is provided along the Christie Street frontage which is likely to provide a higher level of visual screening than if compliant landscaping were provided. A 1m wide landscaping strip is provided along the opposite side of the driveway which softens the appearance of the driveway and parking area when viewed from the street. Inclusion of the fencing and additional landscaping is considered to achieve the purpose of the landscaping requirement which is to lessen the visual impact of the parking area when viewed from the street.
3. A variation to the requirements of Clause 7.1.1 (Residential Density Limitations) of the Scheme to allow a dwelling density of 1 per 275m<sup>2</sup> of site area instead of the permitted 1 per 300m<sup>2</sup> is considered acceptable in this instance as:
  - a. The development generally achieves a high level of compliance with the performance criteria of the NT Planning Scheme including most building setbacks, car parking numbers (including 2 surplus bays), overall site landscaping and provision of quality private open space and building design. The level of compliance achieved, together with the lack of any identified significant land constraints is considered to demonstrate that the land is suitable for the built form proposed and capable of accommodating the proposed development; and
  - b. The relatively minor degree of non-compliance with the requirement of the clause is considered to represent special circumstances to warrant the giving of consent given that development of the site with just 3 dwellings

(which would comply) might instead represent underutilisation of the land that is serviced and assessed as capable of accommodating the proposed development.

4. A variation to the requirements of Clause 7.3.1 (Additional Setback Requirements for Residential Buildings longer than 18m and for Residential Buildings over 4 storeys in height) to allow part of the building to be located 1.5m from the side boundary instead of the required 3.5m is considered acceptable as:
  - a. The non-complying part of the building covers just 6m of the 36.5m long side boundary and is considered a relatively minor non-compliance as a result. All other parts of the building are setback appropriately and in most cases, in excess of the setback requirement to the affected boundary;
  - b. The proposal complies with the base setback requirements which, if not for the 18m overall length of the building, would be 1.5m from the side boundary. The presence of this projection toward the side boundary is considered to provide greater benefit in terms of breaking up the visual bulk of the building that would otherwise present a an 18m long building without articulation or varied setback distances;
  - c. Windows are limited in the non-complying part of the building with just one window to an upper level bathroom which is not considered to present any overlooking or privacy concerns as a result; and
  - d. The level of compliance achieved with other base and additional building setback requirements is considered to suggest that the building is generally suitable for the site without resulting in undue amenity impacts for neighbouring properties. The variation to the side boundary for a 6m long section of the building is considered to minimise any adverse effects of building massing and visual bulk when viewed from adjoining land and as a result, is considered to be consistent with the purpose of Clause 7.3.1.
5. Pursuant to section 51(n) of the *Planning Act* the consent authority must give consideration to the potential impact on the existing and future amenity of the area in which the land is situated. The application is assessed as consistent with the primary purpose of Zone MD being a 2 storey residential development. It is acknowledged that the predominant housing type in Christie Street is elevated single dwellings on single allotments and as a result the development is likely to impact on the existing amenity of these dwellings given that the development increases the density of the existing Zone MD land from 1 dwelling to 4 dwellings. Despite this, the proposal complies with most basic standards of the NT Planning Scheme and through submission of additional information, the proponents have been able to demonstrate that the land is capable of accommodating the development in such a way so that any potential adverse impact on the area will be minimised and of an acceptable level.

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

ITEM 3  
PA2015/0029  
APPLICANT

COMMERCIAL DEVELOPMENT COMPRISING SHOWROOM, OFFICE,  
WAREHOUSE, RESTAURANT AND SHOP IN A SINGLE STOREY BUILDING  
SECTION 4921(20) BERRIMAH ROAD, HUNDRED OF BAGOT  
ROSS KOUROUNIS T/A ROSSI ARCHITECTS

Ms Irma Lamaya (Rossi Architects) and Mr Wayne Maslin (developer) attended.

RESOLVED  
63/15

That, the Development Consent Authority vary the requirements of Clauses 6.5.3 (Parking Layout) and 9.1.1 (Industrial Setbacks) 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 Section 4921 (20) Berrimah Road, Hundred of Bagot for the purpose of a commercial development comprising showroom, office, warehouse, restaurant and shop 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:
  - (c) driveway access arrangements in accordance with the requirements of the Department of Transport and City of Darwin; and
  - (d) the location of a substation to service the development or otherwise confirmation that no substation is required, to the requirements of the Power Networks division of the Power and Water Corporation.
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 Darwin and/or Department of Transport stormwater drainage system shall be submitted to and approved by the City of Darwin and Department of Transport, to the satisfaction of the consent authority. The plan shall include details of site levels and stormwater drain connection point/s. The plan shall also indicate how stormwater will be collected on the site and connected to the underground 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 to the requirements of the City of Darwin and the Department of Health, to the satisfaction of the consent authority.
4. Prior to the commencement of works (including site preparation), the applicant is to prepare a dilapidation report covering infrastructure within the road reserve to the requirements of the City of Darwin, to the satisfaction of the consent authority.



5. Prior to the commencement of works (including site preparation), the applicant is to prepare an Environmental Construction Management Plan (ECMP) to the requirements of the City of Darwin, to the satisfaction of the consent authority. The ECMP is to address how construction will be managed on the site, and is to include details of waste management, traffic control and haulage routes, stormwater drainage and the use of City of Darwin land.

## GENERAL CONDITIONS

6. The works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.
7. The owner of land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage, and electricity services to the development shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
8. 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.
9. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to the City of Darwin and the Department of Transport to the satisfaction of the consent authority.
10. All kerb crossovers and driveways are to meet the technical standards of the City of Darwin and/or the Department of Transport as required, to the satisfaction of the consent authority.
11. The owner shall:
  - remove disused vehicle and/or pedestrian crossovers;
  - provide footpaths/cycleways;
  - collect stormwater and discharge it to the drainage network; and
  - undertake reinstatement works;all to the technical requirements of and at no cost to the relevant authority, to the satisfaction of the consent authority.
12. Storage for waste disposal bins is to be provided to the requirements of the City of Darwin to the satisfaction of the consent authority.
13. Before the use of the development starts, the areas set aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:
  - constructed;
  - properly formed to such levels that they can be used in accordance with the plans;
  - surfaced with an all-weather-seal coat;
  - drained;
  - line marked to indicate each car space and all access lanes; and
  - 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.

14. 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.
15. 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.
16. 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.
17. Soil erosion and dust control measures must be employed throughout the construction stage of the development to the satisfaction of the consent authority.

#### NOTES:

1. 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.
2. The Environment Protection Agency of the Department of Lands, Planning and the Environment advises that construction work should be conducted in accordance with the Agency's Noise Guidelines for Development Sites. 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.
3. The applicant is advised to engage a building certifier, within the meaning of the *Building Act*, as to whether the building complies with the *Building Act* and associated Regulations.
4. You are advised to contact NBN Co prior to commencing construction to determine if your development is in an NBN-eligible area. This will help identify the relevant telecommunication network servicing requirements for the development. To register, please complete the pre-qualification forms located at [www.nbnco.com.au/newdevelopments](http://www.nbnco.com.au/newdevelopments). For more information, please contact the NBN Co New Developments Team on 1800 687 626 or email [newdevelopments@nbnco.com.au](mailto:newdevelopments@nbnco.com.au).
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.

6. Notwithstanding the approved plans, all signage is subject to City of Darwin approval, at no cost to Council.
7. A "Permit to Work Within a Road Reserve" may be required from City of Darwin or Department of Transport as the case may be before commencement of any work within the road reserve including landscaping.

#### 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 generally consistent with the primary purpose of Zone LI (Light Industry) which is to provide for light industry uses or development activities that will not by the nature of their operations, detrimentally affect adjoining or nearby land. The office and shop components comprise a small portion of the total floor area, and the location along Berrimah Road will assist these components in providing a service to the light industry in the broader locality.
2. A reduction in the minimum depth of landscaping proposed to Berrimah Road required by Clauses 6.5.3 (Parking Layout) and 9.1.1 (Industrial Setbacks) is considered acceptable in this instance as the plans nominate the location of 2m wide landscape islands within the car parking area incorporating trees at regular intervals, which will achieve softened views of the car parking area and built form, and assist in creating visual interest. The landscaping proposed is expected to contribute towards the achievement of an appropriate level of visual amenity in this location.
3. Pursuant to section 51(m) of the *Planning Act*, the consent authority must take into consideration the public utilities and infrastructure provided in the area and the requirement for services and infrastructure to be provided by the developer. The City of Darwin and the Department of Transport have requested changes to the proposed access arrangements to the site and a condition is included to require approval from each of these agencies prior to the endorsement of plans to ensure that safe and functional access can be achieved for the development. The Power and Water Corporation have advised that a substation may be required depending on the maximum electricity demands which may alter the proposed layout of the development.

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

ITEM 4  
PA2015/0034  
  
APPLICANT

INDEPENDENT UNIT ADDITION TO AN EXISTING SINGLE DWELLING WITH A  
REDUCED SETBACK BETWEEN RESIDENTIAL BUILDINGS ON ONE SITE  
LOT 8986 (51) ELLENGOWAN DRIVE, TOWN OF NIGHTCLIFF  
GL TOWN PLANNING

Mr Israel Kgosiemang attended on behalf of the applicant.

RESOLVED  
64/15

That, pursuant to section 53(a) of the *Planning Act*, the Development Consent Authority consent to the application to develop Lot 8986 (51) Ellengowan Drive, Town of Nightcliff for the purpose of an independent unit addition to an existing single dwelling with a reduced setback between residential buildings on one site, subject to the following conditions:

#### CONDITIONS PRECEDENT

1. Prior to the endorsement of plans and prior to the commencement of works, a schematic plan demonstrating the on-site collection of stormwater and its discharge into the City of Darwin stormwater drainage system shall be submitted to and approved by the City of Darwin, 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

2. The works carried out under this permit shall be in accordance with the 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. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage and electricity facilities, and telecommunication networks to the development shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.

#### NOTES:

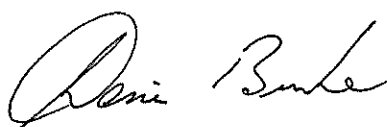
1. The Power and Water Corporation advises that the Water and Sewer Services Development Section ([landdevelopmentnorth@powerwater.com.au](mailto:landdevelopmentnorth@powerwater.com.au)) and Power Network Engineering Section ([powerconnections@powerwater.com.au](mailto:powerconnections@powerwater.com.au)) 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. 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 is consistent with the purpose of Zone SD (Single Dwelling Residential) which is "to provide for single dwellings on individual lots". The development is ancillary to the existing single dwelling.
2. A variation to Clause 7.3.2 (Distance between Residential Buildings on One Site) of the Northern Territory Planning Scheme is supported as the proposed independent unit is considered to achieve the objectives of Clause 7.3. In particular it is unlikely to result in undue amenity to the neighbouring properties or the broader locality

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

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



**DENIS BURKE**  
Chairman

13 /3/15

