

# Development Consent Authority (Palmerston Division)

Northern Territory

## Practice Direction No. 1

Date: 21 October 2015

Subject: **Application of clause 7.3.3 (Side Setbacks for Single Dwellings on Lots less than 600m<sup>2</sup> in Zone MD) of the Northern Territory Planning Scheme within the Palmerston Division Area.**

I direct that the following guidelines be used when applying clause 7.3.3 (Side Setbacks for Single Dwellings on Lots less than 600m<sup>2</sup> in Zone MD) of the Northern Territory Planning Scheme within the Palmerston Division Area:

1. Allow a 300mm gap to be considered as complying with clause 7.3.3 where the site is located within the boundaries of Zuccoli Stage 2A and 2B (figure 1).
2. This **does not** apply in instances where an adjoining site has been issued a building permit utilising a zero building setback with its external wall built to the boundary with no gap.

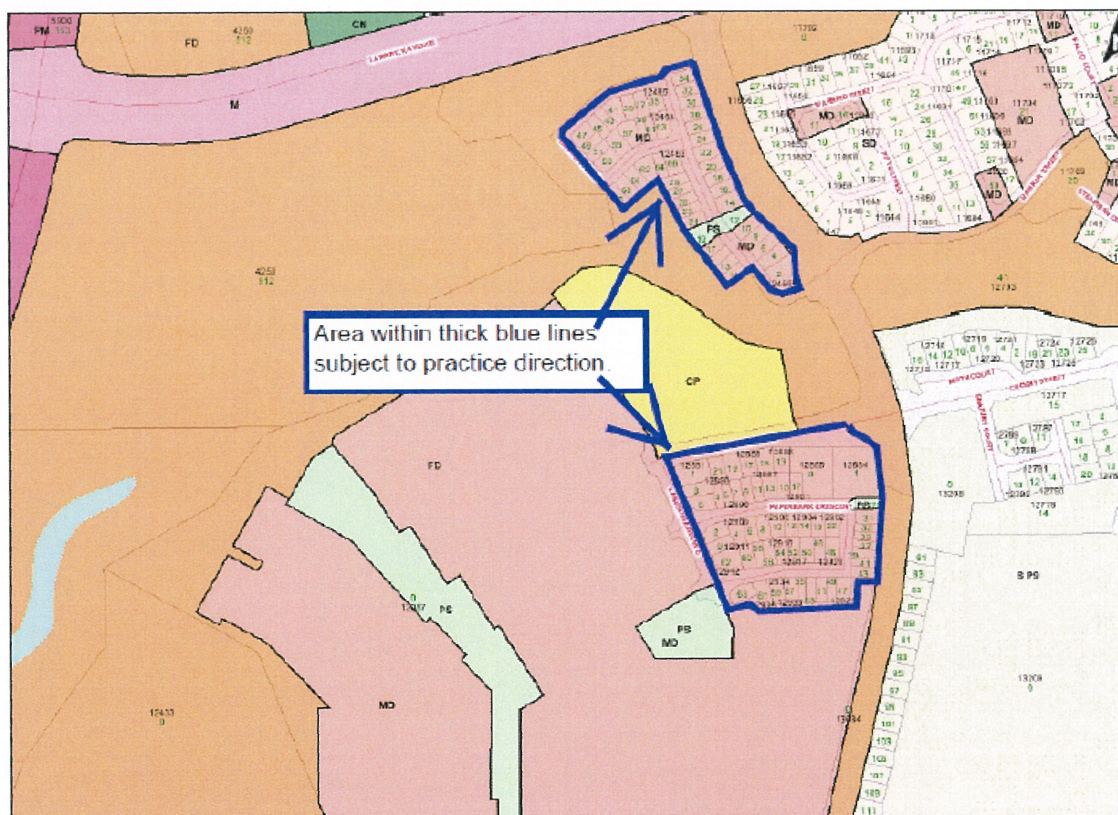
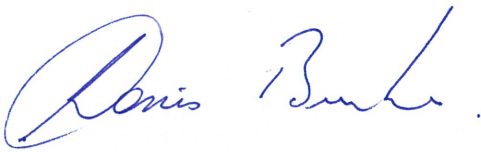


Figure 1: Areas subject to practice direction

## Reasons for Practice Direction No. 1

Based on the advice of termite control and building industry professionals, the Palmerston Division of the Development Consent Authority considers that the requirement for a dwelling to have its external wall built to the boundary with no gap may result in inadequate or impractical termite protection, inadequate or impractical weather proofing, and uncertainty for homeowners to adequately insure properties built to the boundary with no gap. For these reasons, the Development Consent Authority considers that a 300mm gap complies with clause 7.3.3.

Practice Direction No. 1 is limited to Zuccoli Stage 2A and 2B as these stages do not have integrated blanket setback plans endorsed to guide development to a common building boundary. All future subdivisions will be encouraged to be accompanied by a corresponding integrated blanket setback plan to predetermine appropriate setbacks to common boundaries between dwellings.

A handwritten signature in blue ink that reads "Denis Burke". The signature is fluid and cursive, with a large initial 'D' and 'B'.

DENIS BURKE  
Chairman, Development Consent Authority

21/10/2015