

**DEVELOPMENT CONSENT AUTHORITY
PALMERSTON DIVISION**

NORTHERN TERRITORY PLANNING SCHEME 2020

AGENDA ITEM: **1** **MEETING DATE:** 11 April 2025 **FILE:** PA2025/0061

APPLICATION PURPOSE: Outbuilding (shed) addition to dwelling-single with reduced building setbacks to side boundary.

SUBJECT SITE: Lot 4085 (17) Brumby Court, Marlow Lagoon, Town of Palmerston

ZONE: RR (Rural Residential)

SITE AREA: 5990m²

APPLICANT Moonbeam Design (Mr Chris Renehan)

PERSONS ON WHOSE BEHALF THE APPLICATION IS MADE Landowners

LANDOWNER Mr Martin Gregory Stone
Mrs Helgi Ann Stone

ANY PERSON WITH AN AGREEMENT TO ACQUIRE AN INTEREST IN THE LAND None

1. PROPOSAL

The application seeks consent to construct an outbuilding (shed) in the rear private open space area of the site. Design features of the shed are:

- single storey with a floor area of ~283m² (open plan)
- dimensions of 28.6m (l) x 10m (w) with an apex height of 5.5m (skillion roof design sloping to the east).
- 5 roller doors (3 on east side and 1 on north and south ends) and one standard (pedestrian access) door.
- awning to eastern side of building
- Colorbond® steel with natural colours used.

The statement of effect indicates that the shed is for the purpose of storing a caravan, two classic cars and the family car.

The outbuilding will have building setbacks of:

- 0.8m from the side (western) boundary (Lot 4086, 18 Brumby Court) where 5m is required.
- 49m from the side (eastern) boundary (Lot 4084, 16 Brumby Court)) where 5m is required
- 24m from the rear (southern) boundary (Lot 4094, 10 Catalina Road) where 5m is required.
- 46m from the primary street frontage, where 7.5m is required.

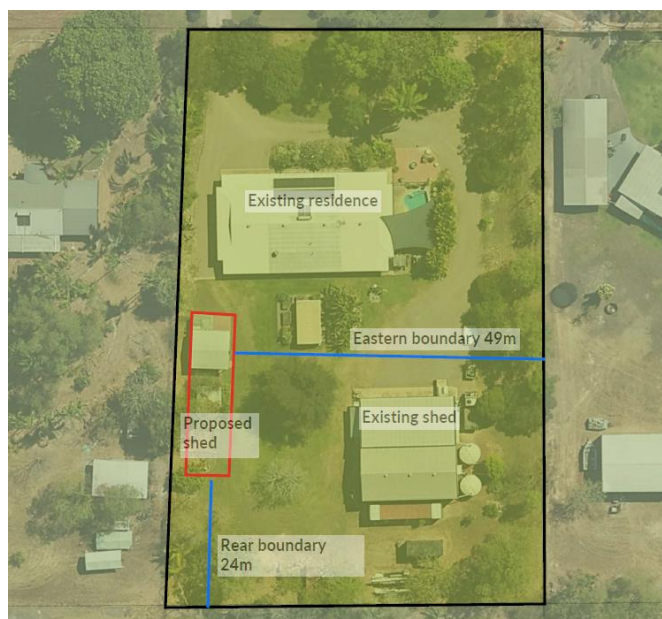


Image 1 – approximate location of proposed shed on Lot 4085

A copy of the application as lodged and referred to service authorities is at **Bookmark B1** a response to a further information request is at **Bookmark B2**.

2. REASON FOR APPLICATION AND LEVEL OF ASSESSMENT

The application is merit assessable under sub-clause 1(b)(ii)(2) of Clause 1.8 of the NT Planning Scheme 2020 (NTPS2020) as while the dwelling-single and (ancillary) outbuilding is usually a permitted land use in Zone RR, a variation is sought to Clause 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures).

In considering an application for consent for a use or development that has become Merit Assessable under Clause 1.8(1)(b)(ii)(2), the consent authority must consider the requirements in Part 5 that are not complied with and whether the proposal meets the purpose of the requirements.

3. ASSESSMENT SYNOPSIS

This report concludes that the Authority should alter the application to increase the building side setback distance from 0.8m to 4m and vary the requirements of Clause 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures) of the NT Planning Scheme 2020 and approve the application (as altered) subject to conditions on the development permit.

4. BACKGROUND

The site is within an established rural residential subdivision (titles issued in 1985), all adjacent land is zoned RR (Rural Residential). The property is rectangular shape, vehicle access is via a kerb crossover in the north west corner of the property. A 10m wide storm water drainage easement is located along the east boundary.

The dwelling-single was constructed privately circa 1987. Subsequent owners extended the dwelling footprint to 4 bedrooms, two bathrooms and a carport under main roof.

Circa 2005, an outbuilding (shed/garage) with a floor area of $\sim 144\text{m}^2$ (16m (l) x 9m (w) x 5.07m (h)) was constructed in the rear yard of the site. In 2014, a $\sim 128\text{m}^2$ verandah was added to the north side of this shed.

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The current owners purchased the property in February 2008. No previous planning applications have been submitted for the site.

Part of the proposed location for the new shed on the site is currently developed with a smaller shed, which will be demolished (**Image 2**).



Image 2 – Smaller shed to be demolished (photo November 2015)

<https://www.realestate.com.au/property/17-brumby-ct-marlow-lagoon-nt-0830/>

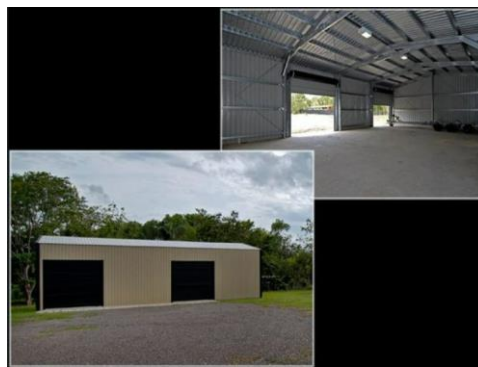
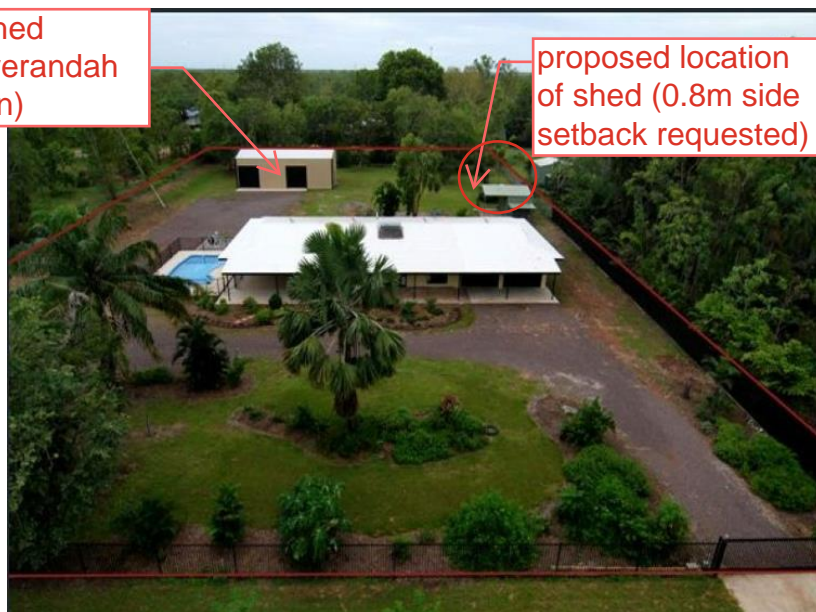


Image 3 – Existing lawfully constructed shed (November 2015 – prior to shade structure addition)

144m² shed
(128m² verandah
not shown)



proposed location
of shed (0.8m side
setback requested)

Image 4 – Photo of site (circa November 2015)

<https://www.realestate.com.au/property/17-brumby-ct-marlow-lagoon-nt-0830/>

5. PUBLIC EXHIBITION

Pursuant to section 47B(1)(b) of the *Planning Act 1999* and section 8A(1)(a)(ii) of the *Planning Regulations 2000*, the application was referred via Australia Post to the owners of affected adjoining property (Lot 4086 (18) Brumby Court), for a two week comment period. No public or local government council submissions were received under section 49 of the *Planning Act 1999*.

6. SECTION 117 - THIRD PARTY RIGHTS OF REVIEW

There is no right of appeal by a third party under section 117 of the *Planning Act 1999* and clause 14(3) of the *Planning Regulations 2000*, in respect of this determination, as no

submissions were received and the determination relates to building setbacks of a structure ancillary to a dwelling-single.

7. MATTERS TO BE TAKEN INTO ACCOUNT (SECTION 51 OF THE PLANNING ACT 1999)

Pursuant to Section 51(1) of the Act, a consent authority must, in considering a development application, take into account relevant matters listed under that section. However under section 51(3) when considering a development application under subsection 51(1), the consent authority must apply the relevant considerations to only those components of the development that triggered the requirement for consent under the planning scheme.

In this instance, the requirement for consent is that under the NTPS 2020, the proposed development/use has become ‘Merit Assessable’. This is discussed further in the report.

(a) *any planning scheme that applies to the land to which the application relates*

The NT Planning Scheme 2020 (NTPS2020) applies to the land which is zoned RR (Rural Residential), a Technical Assessment of the proposal is at **Bookmark C**. the proposal is found to be compliant with the NTPS2020 except for Clause 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures), to which a variation is sought in the application.

Approval is sought approval to construct an outbuilding (shed/garage) that will have a reduced building setback to the eastern side boundary of the site (0.8m setback for the wall and associated roof / eaves, no guttering is shown on the drawings).

Sub-clause 2 of Clause 1.10 of the NTPS2020 specifies that *in considering an application for consent for a use or development that has become Merit Assessable under Clause 1.8(1)(b)(ii)(2), the consent authority must consider the requirements in Part 5 that are not complied with and whether the proposal meets the purpose of the requirements.*

Table D to Clause 5.4.3 requires that, in Zone RR, the external walls of an outbuilding or residential building are setback a minimum of 5m to side and rear boundaries (4.1m building setback for roof eaves and gutters).

The assessment notes that the proposed outbuilding will have a reduced building setback to the eastern side boundary of the site (0.8m setback for the wall and associated roof / eaves, no guttering is shown on the drawings).

Therefore, in this instance, the relevant requirements, including the purpose of the requirements, as set out in Clause 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures) have been considered by the Authority as follows:

Clause 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures)

The purpose of Clause 5.4.3 is to: *Ensure that residential buildings and ancillary structures are located in a manner that:*

- (a) is compatible with the streetscape and surrounding development including residential buildings on the same site;*
- (b) minimises adverse effects of building massing when viewed from adjoining land and the street;*
- (c) avoids undue overlooking of adjoining properties; and*
- (d) facilitates breeze penetration through and between buildings.*

Pursuant to sub-clause 3 of Clause 5.4.3 of the NTPS2020, the Development Consent Authority - *may consent to a development that is not in accordance with sub-clauses 6-8 (of Clause 5.4.3) only if it is satisfied that the reduced setback is consistent with the purpose of Clause 5.4.3*

and it is appropriate to the site having regard to such matters as its location, scale and impact on adjoining and nearby property.

Having regard to the purpose of the clause, the 0.8m building setback (being applied for) is not considered to be appropriate in this instance because:

(a) Compatibility of the proposal with streetscape and surrounding development including residential buildings on the same site

Brumby Court and adjacent lots have a mixed character of dwelling densities, dwelling/outbuilding designs, floor areas, building footprints and vegetation coverage for each lot. However, all properties in Brumby Court have building setbacks that are either fully compliant with Clause 5.4.3 of the NTPS2020, or the Development Consent Authority has not consented to variations. The location of the shed on Lot 4092, 14 Catalina Road (diagonally to the south west of the subject site) is setback 4m from the eastern (Lot 4091) boundary – approved by DP23/0224 (as varied).

The height, building materials, architectural style and floor area of the structure is consistent with other buildings on nearby properties. However, the proposed (requested) building setback is 84% less than the NTPS2020 minimum requirement

Altering the application (as lodged) to increase the building setback (to eastern side boundary) to 4m will ensure the built form (setback) is consistent with similar sized structures in the locality and complies with minimum firebreak requirements (listed in the *Fire and Emergency Regulations 1996*).

(b) minimises adverse effects of building massing when viewed from adjoining land and the street

The proposed building length (28.6m) facing the neighbouring property is 29.08% of (the length of) the site boundary (98.335m) and wall height of ~5.5m which are quite significant compared to other properties in the locality.

Mature landscaping on Lot 4086 (if retained by that land owner) will provide some screening (of the proposed shed on Lot 4085, when viewed from the dwelling on Lot 4086). Existing landscaping will be retained on Lot 4085 where possible. The Statement of Effect suggests Indian Mast trees could be planted within the 0.8m setback area (to provide screening), however, this would further conflict with NTFRS firebreak requirements and may be difficult to access and maintain.

Brumby Court streetscape – mature landscaping is established within the front yard of the subject site, the colour of the shed (Colorbond® Pale Eucalypt) is intended to blend in with the dwelling and existing shed.

(c) avoids undue overlooking of adjoining properties

No windows face towards the east boundary (Lot 4086). There are no habitable rooms (on Lot 4086) in the vicinity of the structure on Lot 4085. The development is single storey

Altering the application and approving a 4m building setback to the east boundary is considered to be more consistent with the purpose of Clause 5.4.3, with regards to the “location, scale, impact on adjoining and nearby property” as:

- the outbuilding will be constructed:
 - in the east side of the subject site (a 5990m² RR zoned property), abutting an undeveloped area on Lot 4086 (adjacent site);
 - in a location in line with the existing driveway access and so as not to interfere with established landscaping (centre of site) associated with the dwelling-single
- the scale of the building (with a 4m setback):

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- will be consistent with the floor areas, height, building materials and building setbacks of other outbuildings in the Marlow Lagoon locality
- allow for adequate dimensions for the parking and manoeuvring of vehicles (within shed)
- the impact on the adjoining and nearby property (with a 4m setback) is expected to be minimal as:
 - no public submissions were received during the notification period
 - fencing and some landscaping (on Lot 4086) provides visual privacy to side and rear neighbours
 - colours and building materials will match the existing outbuilding
- the amended design will be able to comply with section 3 of the *Fire and Emergency Act 1996*

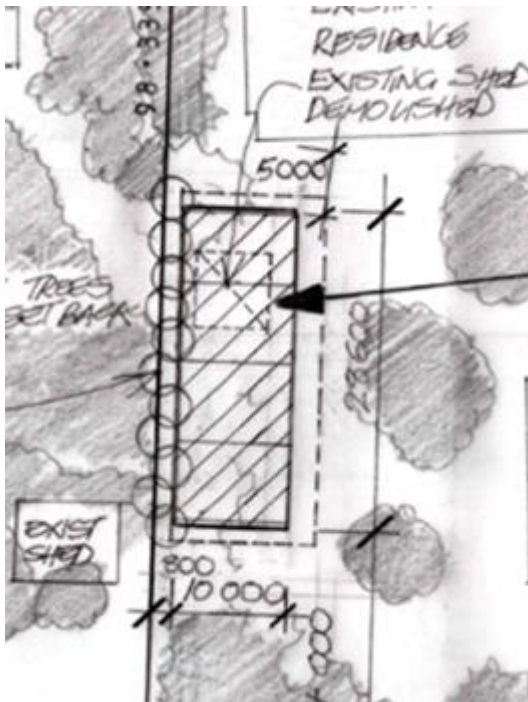
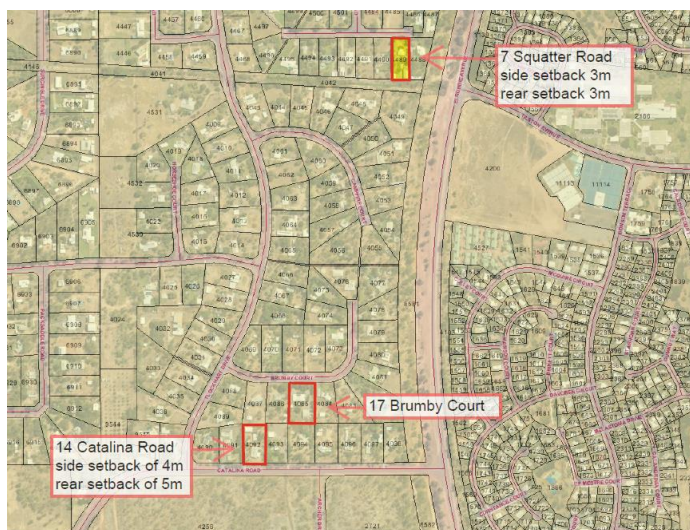


Image 3. Plan of proposed shed



Image 4. Aerial photo of site

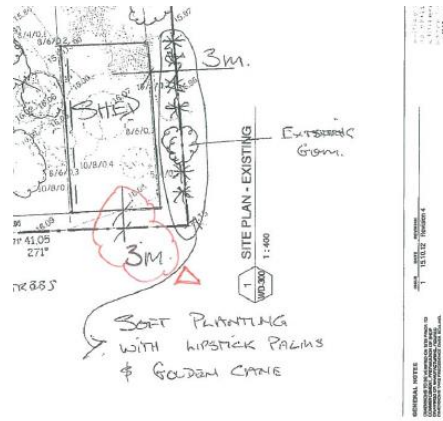
Examples of approved outbuildings with reduced building setbacks in the locality:



7 Squatter Road, Marlow Lagoon – Bookmark F



Google Earth image of 7 Squatter Road

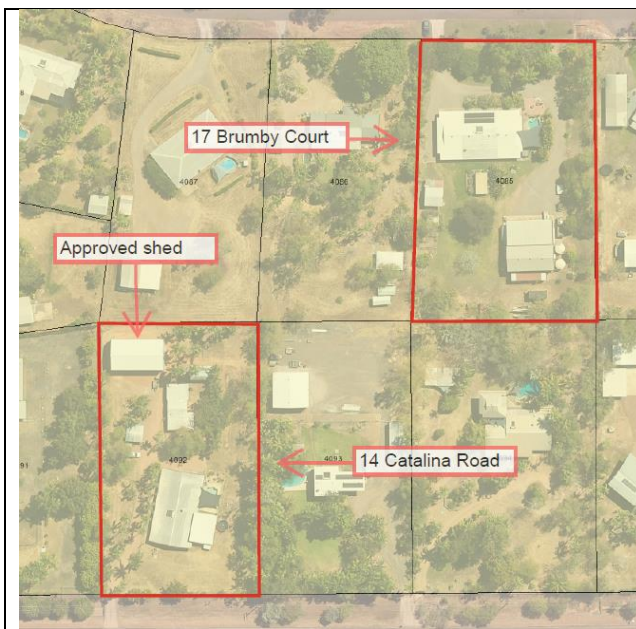


Δ = Setback changed
From 2m to 3m.

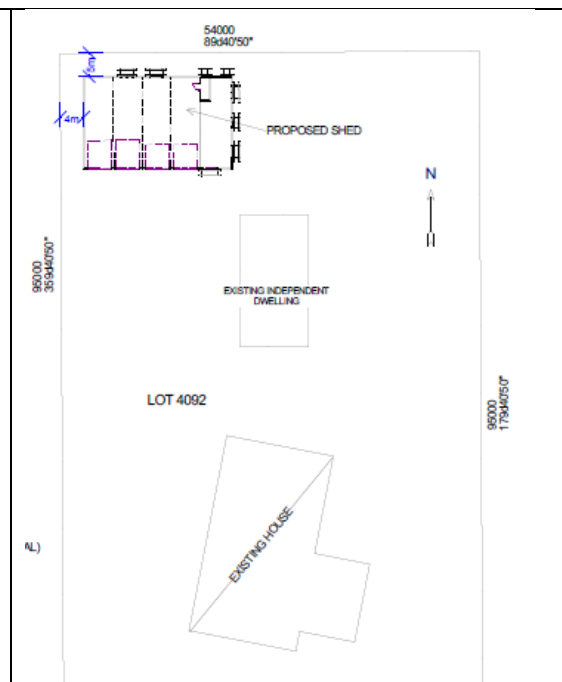
Extract from endorsed plan (7 Squatter Road)

The development application (for 7 Squatter Road) initially proposed a side building setback of 2m (wall of shed) and a rear setback of 2m. Landscaping was proposed along the affected boundaries to screen the shed from view. The application was later amended to be a 3m setback at the side and rear boundary. A 3m building setback was considered sufficient space to allow landscaping to be maintained and allow service vehicles to access the boundary. Development Permit DP12/0691 was granted on 6th December 2012 (copy at **Bookmark F**).

14 Catalina Road, Marlow Lagoon – Bookmark G



Aerial image of 14 Catalina Road



Extract from endorsed plan

The application for 14 Catalina Road initially proposed a side setback of 3m and a rear setback of 3m. Existing landscaping would remain along the affected boundaries to screen the shed from view.

Comments were received from the Northern Territory Fire and Rescue Service (NTFRS) stating “As per the *Fire and Emergency Act 1996*, there is a requirement for firebreaks in Emergency Response Areas (of which Marlow Lagoon is) to be at least 4m wide and as such we could not support the application as it would contravene the Act”. The applicant was advised by DAS that it was unlikely to obtain consent based on the comment from NTFRS. The application was later amended to be a 5m setback at the rear boundary and 4m setback at the side boundary to meet the fire break requirement. Development Permit DP23/0224 was granted on 22nd September 2023 (copy at **Bookmark G**).

- (b) any proposed amendments to such a planning scheme:**
- (i) that have been or are on exhibition under Part 2, Division 3;**
 - (ii) in respect of which a decision has not been made under Part 2, Division 5; and**
 - (iii) that are relevant to the development proposed in the development application**

There are no proposed amendments to the Northern Territory Planning Scheme 2020 which affect the subject site or type of development proposed.

- (c) an interim development control order, if any, in respect of the land to which the application relates**

There are no interim development control orders relevant to the site.

- (d) an environment protection objective within the meaning of the *Waste Management and Pollution Control Act 1998* that is relevant to the land to which the application relates**

Under the *Waste Management and Pollution Control Act 1998*, the declared environment protection objectives are:

- as set out in section 18 of the *Waste Management and Pollution Control Act 1998* - a beneficial use, quality standard, criteria or objective declared under section 73 of the *Water Act 1992* and in force - this is relevant to the subject site and discussed further under section 51(1)(s) below.
- Sites listed on the National Pollutant Inventory - no declared sites are relevant to the subject development application: <https://ntepa.nt.gov.au/your-environment/national-pollutant-inventory>

The Department of Lands, Planning and Environment did not provide comment in response to the application.

- (e) any submissions made under section 49, and any evidence or information received under section 50, in relation to the development application**

No public or local government council submissions were received during the exhibition period under Section 49 of the *Planning Act 1999* with respect to the proposal.

- (f) a matter that the Minister has, under section 85, directed it to consider in relation to development applications generally**

The Minister has made no direction in relation to the application.

- (h) the merits of the proposed development as demonstrated in the application**

The application submits that the proposal has the following merits:

“The purpose of the shed is to store a caravan, two classic cars and the family car out of the weather in an enclosed space. The shed will only be used as a storage area. There are minimal views from the neighbouring house that would see the proposed shed”.

- (j) ***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 subject site is within a established rural residential subdivision. The location of the proposed shed on the site is reasonably level, unconstrained by underground services or easements and is considered capable of supporting the proposed construction of a shed of some form.

It is however noted that the proposed 0.8m building setback to the side boundary would conflict with section 3 of the *Fire and Emergency Regulations 1996* which states there needs to be a 4m firebreak around the entire boundary of the property. The existing shed that will be demolished as part of the development currently has a ~3m setback.

3 Firebreaks

- (1) The occupier or, if there is no occupier, the owner of land in an emergency response area must ensure a firebreak that complies with this regulation is created and maintained along the entire boundary of the land.

Maximum penalty: 100 penalty units.

- (2) The firebreak must:

- (a) be at least 4 m wide; and

- (b) consist of one or more of the following:

- (i) bare earth;
- (ii) grass not exceeding 50 mm high;
- (iii) lawn or cultivated garden.

- (3) However, the firebreak may contain trees if they do not:

- (a) restrict fire-fighting vehicles being driven along the firebreak; or
- (b) otherwise pose a direct or indirect danger by fire or other emergency to life or property.

(2)(a)

Setback proposed is 0.8m

(2)(b)(ii)

Indian Mast trees proposed within setback.

(3)(a)

Fire-fighting vehicles cannot be driven along firebreak with proposed (0.8m) setback.

Extract from *Fire and Emergency Regulations 1996*

DAS DLPE comment

- (k) ***the public facilities or public open space available in the area in which the land is situated and the requirement, if any, for the facilities, or land suitable for public recreation, to be provided by the developer***

There is no requirement for the provision of public facilities or open space as part of the proposed application.

- (m) ***the public utilities or infrastructure provided in the area in which the land is situated, the requirement for public facilities and services to be connected to the land and the requirement, if any, for those facilities, infrastructure or land to be provided by the developer for that purpose***

The proposal was circulated to the following authorities for comment:

Local Government Council:

City of Palmerston – Bookmark D

Council has requested standard conditions and advisory notes regarding storm water drainage and works within the road reserve be included on any permit issued.

Service Authority:

Power Networks Network Engineering – Power & Water Registry – Bookmark E

Standard comments and advisory notes were recommended to be added to the permit. It is likely that electricity will be connected to the proposed shed (light fittings, power points, ceiling fans etc).

Water Services Land Development – Power & Water Corp.

No were comments received. The site is connected to the PAWC reticulated water supply. No plumbing fixtures are shown on the submitted drawings.

NT Fire and Rescue Service (NTFRS)

At the time of writing this report, no comments have been received. DAS DLPE have contacted NTFRS on three occasions seeking feedback on the application (specific to firebreak considerations outlined in the *Fire and Emergency Regulations 1996*).

(n) *the potential impact on the existing and future amenity of the area in which the land is situated*

Outbuildings (sheds / garages) with larger floor areas are a common form of development on rural residential properties. The proposed building will be visible from the road reserve and nearby properties, however the reduced building setback is only likely to have an adverse impact (visual bulk etc and firebreaks) on the owners of Lot

and is unlikely to prevent breeze penetration or create overlooking of other properties and as such is unlikely to have a negative impact on the existing and future amenity of the area.

(p) *the public interest, including (if relevant) how the following matters are provided for in the application:*

- (i) *community safety through crime prevention principles in design;***
- (ii) *water safety;***
- (iii) *access for persons with disabilities***

The development does not affect community safety or make changes to the barrier (fence) of the swimming pool. No information is provided on the accessibility (mobility impaired persons etc) of the outbuilding. If applicable under the Building Code, this may be scrutinised by a private building certifier as part of any building approval process (if relevant to the classification of the building).

(pa) *for a proposed subdivision or consolidation of land in a Restricted Water Extraction Area – whether the subdivision or consolidation complies with the restrictions of sections 14A and 14B of the Water Act 1992 and the requirements of section 14C(1) of that Act;*

Not applicable to this application (no subdivision proposed).

(q) *for a proposed subdivision of land on which a building is, or will be, situated – whether the building complies, or will comply, with any requirements prescribed by regulation in relation to the building (including, for example, requirements about the structural integrity and fire safety of the building)*

Not applicable to this application (no subdivision proposed).

(r) *any potential impact on natural, social, cultural or heritage values, including, for example, the heritage significance of a heritage place or object under the Heritage Act 2011*

There are no known natural, social, cultural or heritage values on the site or in the immediate surrounding area.

(s) any beneficial uses, quality standards, criteria, or objectives, that are declared under section 73 of the Water Act 1992

The subject site is located within the Darwin Rural Adelaide River Water Control District, and beneficial uses have been declared with respect to Section 73 of the *Water Act 1992*. It is the responsibility of the land owner to ensure that land use does not result in a contravention of the *Water Act 1992*. The proposed shed not expected to conflict with these requirements (no change in approved land use and site connected to reticulated water supply).

(t) other matters it thinks fit

Home Based Business

There is an existing outbuilding (shed/garage) with a floor area of ~144m² (16m (l) x 9m (w) x 5.07m (h)) constructed in the rear yard of the site (south east of the dwelling). In 2014, a ~128m² verandah was added to the north side of this shed.

The 2025 development application indicates that the landowner utilises all or part of the existing shed for “home based business” (self-employed plumber).

As the land is zoned RR (Rural Residential), sub-clause 5(c) of Clause 5.4.10.1 specifies:

- the total area of the site that is used (including areas used temporarily) for storage of materials and vehicles to not exceed 30m²
- not more than one vehicle kept on the site is associated with the home based business.

The “floor area” of the existing shed is 144m². If the “home based business” (existing or proposed) on the site does not comply with the NTPS2020 requirements, consent will be required or the use modified to comply.

Sub-clause 1(c) of Clause 1.10 specifies - *in considering an application for consent for a use or development, the consent authority must consider the use or development in its entirety except in relation to - a Merit Assessable application under Clause 1.8(1)(b)(ii)(2)* The submitted application only seeks consent to allow construction of a new outbuilding (shed) with a reduced side setback (variation to Clause 5.4.3).

Section 51(2) of the Planning Act 1999

If a development proposal is required to be referred to the NT EPA under Part 4, Division 3 of the Environment Protection Act 2019, the consent authority must not make a decision under this Division in relation to a development application for the proposal unless:

- (a) the NT EPA has determined that an environmental impact assessment is not required under that Act for that proposal; or***
(b) if the NT EPA has determined that an environmental impact assessment is required - an environmental approval has been granted under that Act for the proposal and the decision is consistent with that approval; or
(c) the Environment Protection Act 2019 otherwise permits the making of the decision.

The application material and comments received from service authorities indicates the proposed development does not require the preparation of any environmental reports or impact statements under the *Environment Protection Act 2019*.

8. RECOMMENDATION

That, the Development Consent Authority vary the requirements of Clause 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures)) of the Northern Territory Planning

Scheme 2020, and pursuant to section 53(b) of the *Planning Act 1999*, alter the proposed development and consent to the proposed development as altered to develop Lot 4085 (17) Brumby Court, Marlow Lagoon, Town of Palmerston for the purpose of outbuilding (shed) addition to dwelling-single with reduced building setbacks to the side boundary, subject to the following conditions:

CONDITIONS PRECEDENT

1. Prior to the endorsement of drawings and prior to commencement of works, amended drawings to the satisfaction of the consent authority must be submitted to and approved by the consent authority. When approved, the drawings will be endorsed and will then form part of the permit. The drawings must be drawn to scale with dimensions and must be generally in accordance with the drawings submitted with the application but modified to show:
 - (a) 'building setback' of the 'outbuilding' a minimum of 4m from the eastern side boundary of the site; and
 - (b) locations of firebreaks (section 3 of the *NT Fire and Emergency Regulations 1996*) on the site.
2. Prior to the commencement of works, a stormwater management plan prepared by a suitably qualified professional is to be approved by City of Palmerston, to the satisfaction of the consent authority. The stormwater management plan shall include site contours/levels and demonstrate how stormwater is to be collected and discharged to the external stormwater network, to the satisfaction of the consent authority.

GENERAL CONDITIONS

3. The works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.
4. The owner of the land must enter into agreements with the relevant authorities for the provision of electricity services to the development shown on the endorsed drawings in accordance with the authorities' requirements and relevant legislation at the time. Please refer to notation 1 for further information.
5. Stormwater is to be collected on site and discharged in accordance with the approved stormwater management plan, to the technical standards of and at no cost to the City of Palmerston, to the satisfaction of the consent authority. Please refer to notation 2 for further information.
6. Before the use commences/occupation of the development, firebreaks along boundaries or at appropriate locations shall be provided to the satisfaction of the consent authority on advice from the NT Fire and Rescue Service.

NOTES:

1. The Power and Water Corporation advises that the Water and Sewer Services Development Section (waterdevelopment@powerwater.com.au) and Power Network Engineering Section (powerdevelopment@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. Any proposed work (including the provision or connection of services) within or impacting upon the Brumby Court Road reserve shall be in accordance with the standards and specifications of the City of Palmerston and no works (in the road reserve) are to commence prior to approval and receipt of a "Permit to Work Within a Road Reserve".
3. This development permit is not an approval to undertake building work. You are advised to contact a Northern Territory registered building certifier to seek a building permit as required by the Northern Territory *Building Act 1993* before commencing any demolition or construction works.
4. The Aboriginal Areas Protection Authority recommends that the permit holder obtain an Authority Certificate to indemnify against prosecution under the *Northern Territory Aboriginal Sacred Sites Act 1989*. For advice on how to obtain a certificate please contact the Aboriginal Areas Protection Authority.

9. REASONS FOR THE RECOMMENDATION

1. Pursuant to section 51(1)(a) of the *Planning Act 1999*, the consent authority must take into consideration the planning scheme that applies to the land to which the application relates.

The development application sought approval to construct an outbuilding (shed/garage) that will have a reduced building setback to the eastern side boundary of the site (0.8m setback for the wall and associated roof / eaves, no guttering is shown on the drawings).

The NT Planning Scheme 2020 applies to the land, which is zoned RR (Rural Residential), an ancillary outbuilding (shed/garage) to a dwelling-single requires consent under Clause 1.8 (When development consent is required) as it has become Merit Assessable under Clause 1.8(1)(b)(ii)(2).

Sub-clause 2 of Clause 1.10 of the NTPS2020 specifies that *in considering an application for consent for a use or development that has become Merit Assessable under Clause 1.8(1)(b)(ii)(2), the consent authority must consider the requirements in Part 5 that are not complied with and whether the proposal meets the purpose of the requirements.*

Furthermore, section 51(3) of the *Planning Act 1999* specifies that - *when considering a development application under subsection (1) of section 51, the consent authority must apply the relevant considerations to only those components of the development that triggered the requirement for consent under the planning scheme.*

The assessment carried out by the Development Assessment Services concludes that the proposed outbuilding (shed/garage) complies with the relevant Part 5 (Development Requirements) of the NTPS2020, except for Clause 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures).

Table D to Clause 5.4.3 requires that, in Zone RR, the external walls of an outbuilding or residential building are setback a minimum of 5m to side and rear boundaries (4.1m building setback for roof eaves and gutters).

The assessment notes that the proposed outbuilding will have a reduced building setback to the eastern side boundary of the site (0.8m setback for the wall and associated roof / eaves, no guttering is shown on the drawings).

2. Pursuant to Clause 1.10 (Exercise of Discretion by the Consent Authority), subclause 2 of the NTPS 2020, the consent authority In considering an application for consent for a use

or development that has become Merit Assessable under Clause 1.8(1)(b)(ii)(2), the consent authority must consider the requirements in Part 5 that are not complied with and whether the proposal meets the purpose of the requirements. Therefore, in this instance, the relevant requirements, including the purpose of the requirements, as set out in Clause 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures) have been considered by the Authority as follows:

Clause 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures)

The purpose of Clause 5.4.3 is to: *Ensure that residential buildings and ancillary structures are located in a manner that:*

- (a) is compatible with the streetscape and surrounding development including residential buildings on the same site;*
- (b) minimises adverse effects of building massing when viewed from adjoining land and the street;*
- (c) avoids undue overlooking of adjoining properties; and*
- (d) facilitates breeze penetration through and between buildings.*

Pursuant to sub-clause 3 of Clause 5.4.3 of the NTPS2020, the Development Consent Authority - *may consent to a development that is not in accordance with sub-clauses 6-8 (of Clause 5.4.3) only if it is satisfied that the reduced setback is consistent with the purpose of Clause 5.4.3 and it is appropriate to the site having regard to such matters as its location, scale and impact on adjoining and nearby property.*

Having regard to the purposes of the clause, the Authority determined that the 0.8m building setback proposed is not appropriate in this instance because:

(a) Compatibility of the proposal with streetscape and surrounding development including residential buildings on the same site

Brumby Court and adjacent lots have a mixed character of dwelling densities, dwelling/outbuilding designs, floor areas, building footprints and vegetation coverage for each lot. However, all properties in Brumby Court have building setbacks that are either fully compliant with Clause 5.4.3 of the NTPS2020, or the Development Consent Authority has not consented to variations. The location of the shed on Lot 4092, 14 Catalina Road (diagonally to the south west of the subject site) is setback 4m from the eastern (Lot 4091) boundary – approved by DP23/0224 (as varied).

The height, building materials, architectural style and floor area of the structure is consistent with other buildings on nearby properties. However, the proposed (requested) building setback is 84% less than the NTPS2020 minimum requirement

Altering the application (as lodged) to increase the building setback (to eastern side boundary) to 4m will ensure the built form (setback) is consistent with similar sized structures in the locality and complies with minimum firebreak requirements (listed in the *Fire and Emergency Regulations 1996*).

(b) minimises adverse effects of building massing when viewed from adjoining land and the street

The proposed building length (28.6m) facing the neighbouring property is 29.08% of (the length of) the site boundary (98.335m) and wall height of ~5.5m which are quite significant compared to other properties in the locality.

Mature landscaping on Lot 4086 (if retained by that land owner) will provide some screening (of the proposed shed on Lot 4085, when viewed from the dwelling on Lot 4086). Existing landscaping will be retained on Lot 4085 where possible.

Brumby Court streetscape – mature landscaping is established within the front yard of the subject site, the colour of the shed is intended to blend in with the dwelling and existing shed.

(c) avoids undue overlooking of adjoining properties

No windows face towards the east boundary (Lot 4086). There are no habitable rooms (on Lot 4086) in the vicinity of the structure on Lot 4085. The development is single storey

Altering the application and approving a 4m building setback to the east boundary is considered to be more consistent with the purpose of Clause 5.4.3, with regards to the “location, scale, impact on adjoining and nearby property” as:

- the outbuilding will be constructed:
 - in the east side of the subject site (a 5990m² RR zoned property), abutting an undeveloped area on Lot 4086 (adjacent site);
 - in a location in line with the existing driveway access and so as not to interfere with established landscaping (centre of site) associated with the dwelling-single
- the scale of the building (with a 4m setback):
 - will be consistent with the floor areas, height, building materials and building setbacks of other outbuildings in the Marlow Lagoon locality
 - allow for adequate dimensions for the parking and manoeuvring of vehicles (within shed)
- the impact on the adjoining and nearby property (with a 4m setback) is expected to be minimal as:
 - no public submissions were received during the notification period
 - fencing and some landscaping (on Lot 4086) provides visual privacy to side and rear neighbours
 - colours and building materials will match the existing outbuilding
- the amended design will be able to comply with section 3 of the *Fire and Emergency Act 1996*

3. Pursuant to section 51(1)(j) of the *Planning Act 1999*, 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 proposed 0.8m building setback (as requested in the application as lodged) will conflict section 3 of the *Fire and Emergency Act 1996*, which states there needs to be a 4m firebreak along the entire boundary of the land. Altering the application (to require an increased building setback) will ensure the approved development will comply with the firebreak requirements listed in the *Fire and Emergency Regulations 1996*.

Otherwise, the land is considered capable of supporting the development as it has been identified for Zone RR (Rural Residential) purposes and the primary (dwelling-single) land use was lawfully established. The shed will provide shelter and storage for items ancillary to the dwelling-single. Service authority requirements can be addressed by the inclusion of conditions and notes on the development permit.

4. Pursuant to section 51(1)(m) of the *Planning Act 1999*, the Development Consent Authority must, in considering a development application, take into account the public utilities or infrastructure provided in the area in which the land is situated, services to be connected to the

land and the requirement, if any, for those facilities or infrastructure to be provided by the developer:

The location of the shed will avoid conflict with the 10m wide storm water drainage easement registered on the land title (eastern boundary of site).

The conditions of approval and advisory notes are intended to assist in ensuring:

- Service authority interests are duly recognised in terms of storm water drainage, works within the road reserve, connections to and upgrading of electricity, services that apply to the development of a shed ancillary to the dwelling-single and the associated disposal of storm water and electrical fixtures; and
 - The NTPS2020 objectives and development performance criteria relating to the provision of services/infrastructure will be complied with.
5. Notification of the application was undertaken in accordance with the requirements of the *Planning Act 1999* and the *Planning Regulations 2000* that were in force at the time of lodgement. No public or local government council submissions were received.



AUTHORISED:

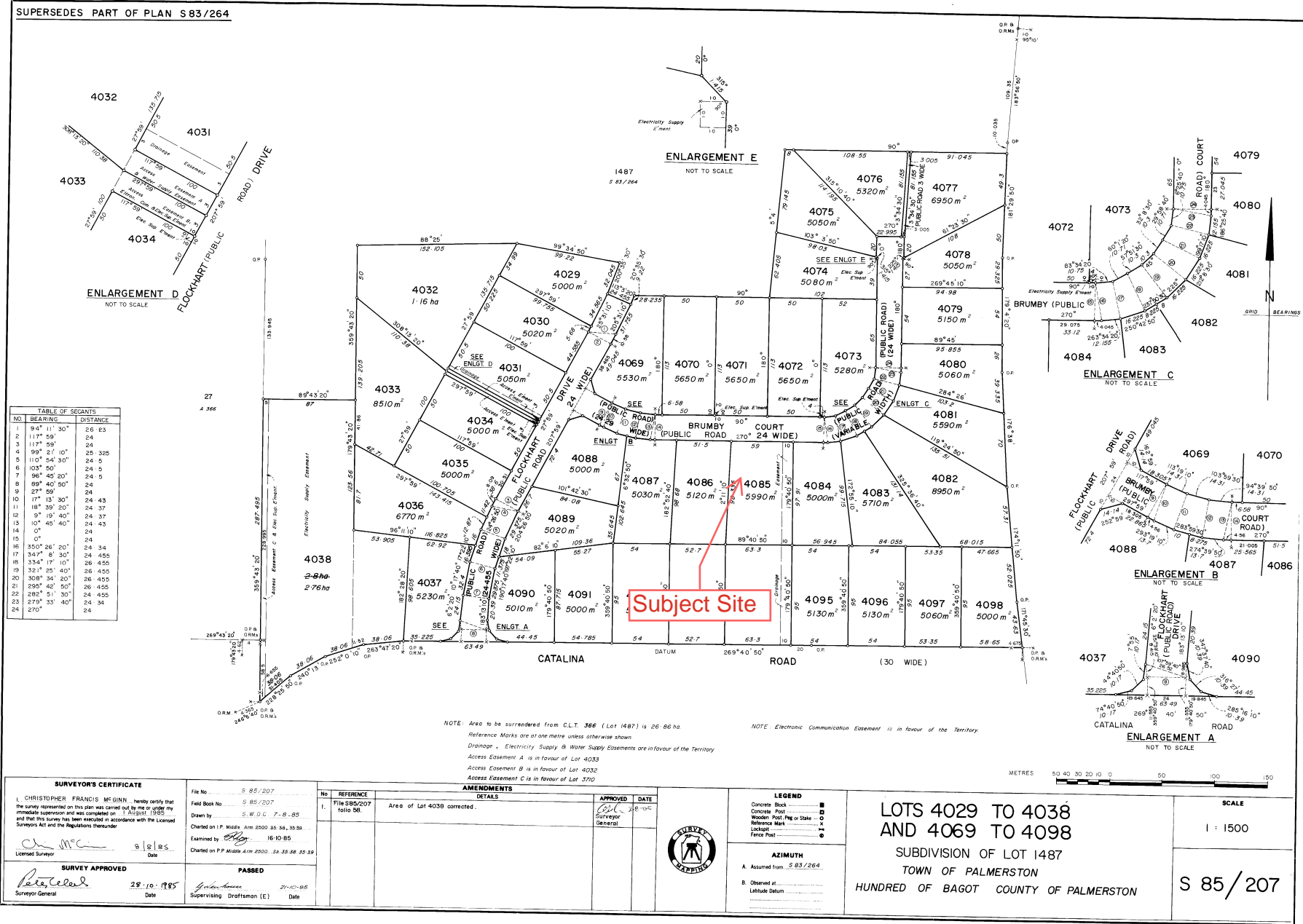
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**PLANNING AND DEVELOPMENT OFFICER
DEVELOPMENT ASSESSMENT SERVICES**

zoning map - 04/04/2025

Legend



- Placenames**
- Recorded
 - Historical
 - Registered
 - Assigned
 - Revoked
 - Registered - Historical
- Aboriginal Communities**
- Family Outstation
 - Major
 - Minor
 - Town Camp
- General Text**
- General Text
- Railways**
- General Lines
 - Gas Pipelines
 - Lot Boundaries
- Notations**
- Active
 - Proposed
- ANEF Katherine 1997**
- 1997
- Area Plans**
- Town Planning Zones
- Town Planning Zones**
- A - Agriculture
 - CV - Caravan Park
 - CB - Central Business
 - C - Commercial
 - CL - Community Living
 - CP - Community Purpose
 - CN - Conservation
 - DR - Development
 - RR - Rural Residential
 - GI - General Industry
 - HT - Heritage
 - HR - High Density Residential
 - H - Horticulture
 - LI - Light Industry
 - M - Main Road
 - MR - Medium Density Residential
 - LMR - Low-Medium Density Residential
 - CA - No Planning Scheme Controls
 - OR - Organised Recreation
 - PM - Proposed Main Road
 - PS - Public Open Space
 - RW - Railway
 - RD - Restricted Development
 - R - Rural
 - RL - Rural Living
 - SC - Service Commercial
 - LR - Low Density Residential
 - S - Specific Use
 - TC - Tourist Commercial
 - U - Utilities
 - WM - Water Management
 - FD - Future Development
 - RJ - Residential Jabiru
 - PSJ - Public Open Space Jabiru
 - ORJ - Organised Recreation Jabiru
 - CJ - Commercial Jabiru
 - TCJ - Tourist Commercial Jabiru
- Created by Public User**
- Bottom Left: 130° 57' 58.3" E, 12° 30' 12" S**
- Top Right: 130° 57' 58.3" E, 12° 30' 12" S**
- Approximate Scale: 1:7,900**
- Date: 04/04/2025**
- Data for information purposes only**
- Not a legal document**
- Not a legal document**
- Copyright Northern Territory of Australia**
- Other Road**





Brumby Court

Flockhart Drive

City Gate - Western Road Gas Pipeline

Subject Site

Catalina Road



11-02-25

Development Consent Authority
GPO Box 1680
DARWIN NT 0801

The Chairperson

Proposed Ancillary shed requiring side setback waiver

**#17 LOT 4085, Brumby Court, Marlow Lagoon
TOWN OF PALMERSTON**

Dear Chairperson,

My client would like to apply for a setback waiver to build his new shed closer to the boundary than the minimum allowed in the NT Planning Scheme.

My client is a self employed plumber, and operates his business from the other shed on the property.

The object of this shed is to store his caravan, his two classic cars, and his family car, out of the weather in an enclosed space. These vehicles currently take up room in his other shed, and he needs to reclaim the space.

The proposed use of the new shed is a passive use, meaning that he wont be doing any work on the vehicles, just storing them. So there is no intention to create any noise nuisance. His other shed remains the work space.

He wants to position the shed closer to the side boundary than the minimum, as he doesn't want to impede the green view into his back yard from the existing residence, He also wants to maintain a reasonable distance between the new shed and the existing shed to once again to retain his green vista.

He is conscious of not wanting to impede the neighbours amenity. To this end it is to be noted that both his block, and the neighbours block has reasonably heavy existing landscaping as shown on the site plan attached. So views across either block are currently limited by the landscape barriers.

There are minimal views from the neighbouring house that would see the proposed shed. My client wishes to clad the shed in Colorbond 'Pale Eucalypt' coloured cladding. This colour is the best of the colorbond colours at making a built structure disappear into the landscape.

My client would also like to plant Indian mast trees along the 800mm setback, which are obviously fast growing, and will obscure any remnant views the neighbour may have of the shed, maintaining a preferable green vista.

MATTERS TO BE ADDRESSED IN APPLICATION

46(3)(a) HOW THE PROPOSED DEVELOPMENT WILL COMPLY WITH THE NT PLANNING SCHEME

Address:- #17 Lot 4085 Brumby Court, Marlow Lagoon Town of Palmerston

Land Area:- 5990m2

Zone :- RR Rural Residential

Proposed Use:- Single dwelling (Ancillary shed)

OVERLAYS

3.4 Coastal Reclamation	CR
Not applicable	
3.6 Land Subject to Flooding	LSF
Not applicable	
3.7 Land subject to storm surge	LSSS
Not applicable	
3.8 Land adjacent to a Designated Road	LADR
Not applicable	
3.14 Land in proximity to Helicopter landing sites Land adjacent to a Designated	HHLSI
Not applicable	

5.2.1 GENERAL HEIGHT CONTROLS

Not more than 8.5 metres

Complies

5.2.4 CAR PARKING

2 carparks

Complies

5.2.6 LANDSCAPING

Complies

5.4.1 RESIDENTIAL DENSITY

Complies

5.4.3 BUILDING SETBACKS OF RESID. BLDGS & ANCILLARY STRUCTURES

Primary Street 46.035mm (7.5 metres required)

Complies

Side setback 800mm (5 metres required)

Does not comply

Rear setback 24 000mm (5 metres required)

Complies

5.4.6 PRIVATE OPEN SPACE

Complies

46(3)(b) INTERIM DEVELOPMENT CONTROL ORDER.,

There is no Interim development control order applying to the subject land.

46(3)(c) ENVIRONMENTAL IMPACT STATEMENT

There is no Environmental Impact statement applying to the subject land.

46(3)(d) MERITS OF THE PROPOSED DEVELOPMENT,

The development is in keeping with the uses you would expect in any Rural Residential zoned subdivision. There is an existing residence on the block which is permitted. There is an existing shed on the block from which the owner runs his Plumbing business, which is permitted, and he proposes to construct this shed in order to house his caravan, and two old classic cars in his possession .

With the size of the block at 5990m², it is not an overuse of the available land. There is substantial existing landscaping on his block, as well as the next door neighbours block adjacent to the proposed shed. There will be minimal impact to the neighbour because of the landscape cover, and the landscape cover also ensures that the shed cant be viewed from the street.

46(3)(e) PHYSICAL CHARACTERISTICS OF THE DEVELOPMENT AND THE SUITABILITY OF THE DEVELOPMENT.

The land is basically flat and featureless. With heavy landscape cover. The development is comparable to what you would expect in a Rural Residential area.

46(3)(f) PUBLIC FACILITIES OR PUBLIC OPEN SPACE**46(3)(g) PUBLIC UTILITIES AND INFRASTRUCTURE**

The blocks are fully serviced by the necessary PAWA services.

**46(3)(h) POTENTIAL IMPACT ON EXISTING AND FUTURE AMENITY
46(3)(j) HOW THE PUBLIC INTEREST WILL BE AFFECTED.**

Due to the fact that the shed is obscured by landscaping, and all steps to minimize its visual impact have been addressed, it will have minimal visual impact, either to the side neighbour or from the street.

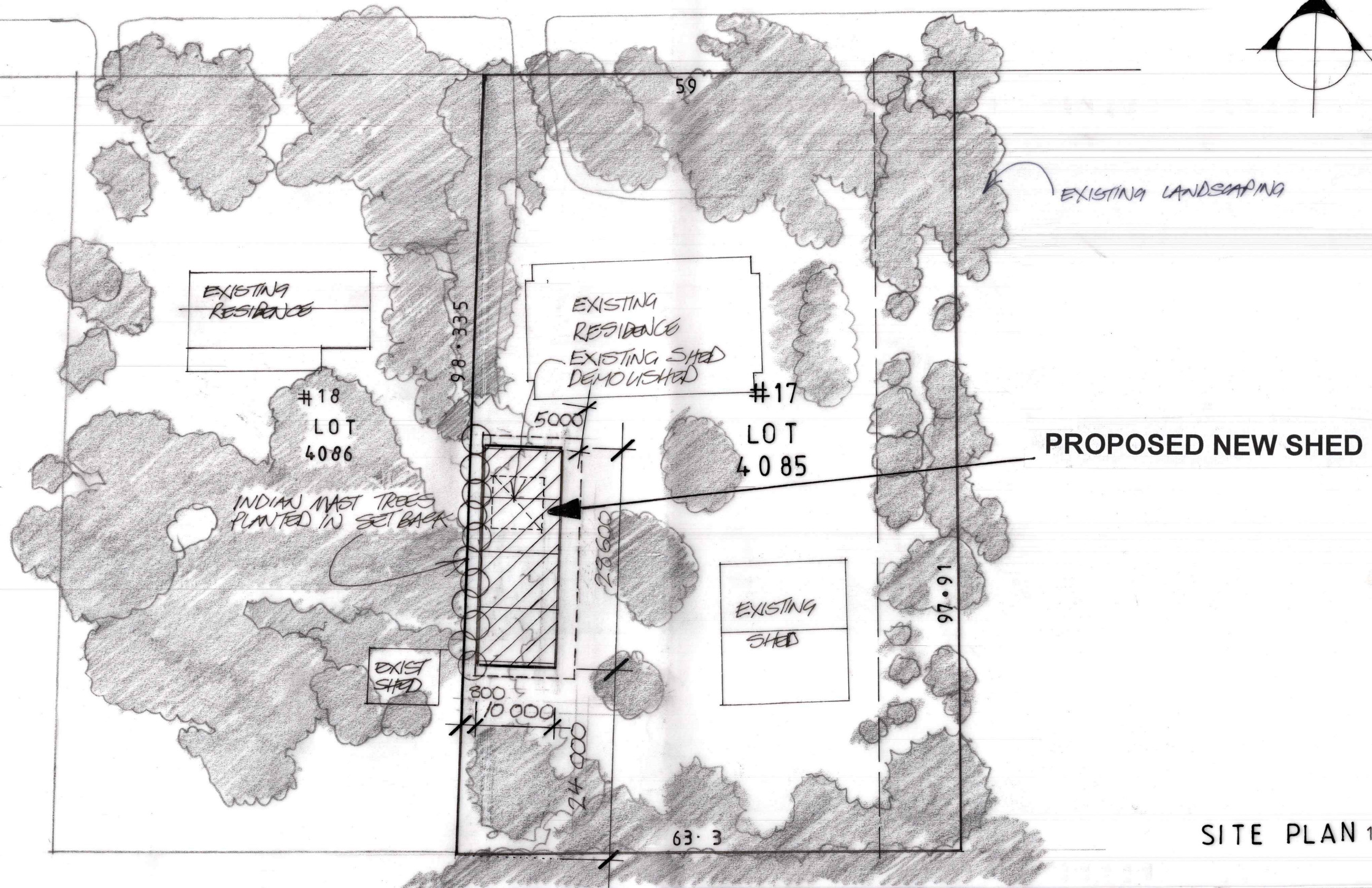
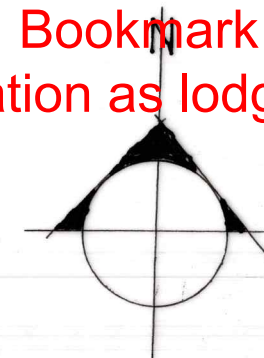
Its proposed use will not create any noise pollution. It will not increase traffic in the area or vehicle movement to and from the block as all the vehicle assets already exist on the block.

I trust this application meets with your approval, and look forward to answering any queries.

Yours sincerely

Chris Renehan.

B R U M B Y C O U R T



SITE PLAN 1:500 A3

ANYTHING BUT AVERAGE

MEMBER OF



PROPOSED NEW SHED
#17, LOT 4085, BRUMBY COURT, MARLOW LAGOON
MARTIN AND HELGI STONE

A PO BOX 37445 WINNELLIE NT 0821
P 08 8947 5411 | M 0409 893 873 | F 08 8947 5422
E CHRIS@MOONBEAMDESIGN.COM.AU
W MOONBEAMDESIGN.COM.AU | ABN 91 102 682 55

moonbeam
BUILDING DESIGN

ELEV. A 1:100

6° PITCH

4000

250

ELEV. B 1:100

ELEV. C 1:100

TRIMDEK ROOF CLADDING FIXED AS PER
DTC M/324/01-02 (PALE EUCALYPT)
ROLLER DOOR DESIGNED MANUFACTURED
& INSTALLED FOR CYCLONIC CONDITIONS

CLADDING TO STOP SHORT OF ROOF TO
CREATE 250mm GAP

TRIMDEK WALL CLADDING FIXED AS PER
DTC M/355/1-2 (PALE EUCALYPT)
PRESSED METAL COLORBOND FASCIA

11-03-25 (revised)

Development Consent Authority
GPO Box 1680
DARWIN NT 0801

The Chairperson

Proposed Ancillary shed requiring side setback waiver

#17 LOT 4085, Brumby Court, Marlow Lagoon TOWN OF PALMERSTON

Dear Chairperson,

My client would like to apply for a setback waiver to build his new shed closer to the boundary than the minimum allowed in the NT Planning Scheme.

My client is a self employed plumber, and operates his business from the other shed on the property.

The object of this shed is to store his caravan, his two classic cars, and his family car, out of the weather in an enclosed space. These vehicles currently take up room in his other shed, and he needs to reclaim the space.

The proposed use of the new shed is a passive use, meaning that he wont be doing any work on the vehicles, just storing them. So there is no intention to create any noise nuisance. His other shed remains the work space.

He wants to position the shed closer to the side boundary than the minimum, as he doesn't want to impede the green view into his back yard from the existing residence or block the breeze path through the yard, which runs through the house. He also wants to maintain a reasonable distance between the new shed and the existing shed to once again to retain his green vista and maintain the breezepath.

He is conscious of not wanting to impede the neighbours amenity. To this end it is to be noted that both his block, and the neighbours block has reasonably heavy, existing landscaping as shown on the site plan attached. So views across either block are currently limited by the landscape barriers.

There are minimal views from the neighbouring house that would see the proposed shed. A narrow viewpath can be seen on the site plan. My client wishes to clad the shed in Colorbond 'Pale Eucalypt' coloured cladding. This colour is the best of the colorbond colours at making a built structure disappear into the landscape.

My client would also like to plant Indian mast trees along the 800mm setback, which are obviously fast growing, and will obscure any remnant views the neighbour may have of the shed, maintaining a preferable, green vista.

MATTERS TO BE ADDRESSED IN APPLICATION

46(3)(a) HOW THE PROPOSED DEVELOPMENT WILL COMPLY WITH THE NT PLANNING SCHEME

Address:- #17 Lot 4085 Brumby Court, Marlow Lagoon Town of Palmerston

Land Area:- 5990m2

Zone :- RR Rural Residential

Proposed Use:- Single dwelling (Ancillary shed)

OVERLAYS

3.4 Coastal Reclamation	CR
Not applicable	
3.6 Land Subject to Flooding	LSF
Not applicable	
3.7 Land subject to storm surge	LSSS
Not applicable	
3.8 Land adjacent to a Designated Road	LADR
Not applicable	
3.14 Land in proximity to Helicopter landing sites	HHLSI
Land adjacent to a Designated	
Not applicable	

5.2.1 GENERAL HEIGHT CONTROLS

Not more than 8.5 metres

Complies

5.2.4 CAR PARKING

2 carparks

Complies

5.2.6 LANDSCAPING

Complies

5.4.1 RESIDENTIAL DENSITY

Complies

5.4.3 BUILDING SETBACKS OF RESID. BLDGS & ANCILLARY STRUCTURES

Primary Street 46.035mm (7.5 metres required)

Complies

Side setback 800mm (5 metres required)

Does not comply

Rear setback 24 000mm (5 metres required)

Complies

5.4.3 EXPLANATION

Purpose

Ensure that residential buildings and ancillary structures are located in a manner that:

(a) Is compatible with the streetscape and surrounding development including residential buildings on the same site

The proposed shed is single storey and has the same form and proportions as the existing shed on the site. At 4 metres high, the new shed is around the same height as the existing shed, and the same height as the house ridge.

The extensive landscaping of the clients block, and the one affected neighbours block is much higher than four metres and provides a great amount of visual cover.

These lack of impediments, and the sympathetic scale of this shed development ensures compatibility with the streetscape and the surrounding residential buildings.

(b) Minimizes adverse effects of building massing when viewed from adjoining land and the street

The extensive landscaping of the clients block, and the one effected neighbours block, along with the position of the clients house, means that the proposed development cannot be viewed from the street, and has no adverse effects in that sense.

The extensive landscaping on the neighbours block covers any adverse effect of the building massing of the proposed shed development with the exception of a small strip of exposed view to the shed as shown on the attached site plan.

To minimize the adverse effects, the new shed will use colorbond 'pale eucalypt' cladding, which is the best of the colorbond colours to make a development disappear into a natural landscape.

The client also wishes to plant a row of Indian mast trees in the 800mm setback. They are fast growing, with a narrow diameter root structure and with a thick, narrow diameter foliage. Planted closely spaced together, they form a green natural wall which ensures the neighbour wont see any built structure, and experience any adverse effect.

These sorts of trees have been used as a solution in such situations for several decades, and have been accepted in previous development applications to the Development Consent Authority.

(c) Avoids undue overlooking of adjoining properties

The proposed development is ground level only, has no mezzanine level, has no windows or openings on the boundary side, and along with the Indian mast trees ensures that there is no possibility of overlooking the neighbours property.

(d) Facilitates breeze penetration through and between buildings

The primary reason this set back waiver is being requested, is so that the shed can be positioned to maintain the view and breeze penetration that the clients existing residence currently enjoys.

There is a large gap of 21 metres between the existing residences on both sides of the fence. The new shed development has a minimal encroachment into this distance, maintaining the breeze paths that both currently enjoy.

The shed has been positioned 5 metres from the existing house to allow both dry season directional breezes, and wet season directional breezes to pass through between all three buildings on site. 5 metres is the limit that the client wanted to space the shed from the house, as they did not want to remove any more of the existing landscaping from the Southern end of the shed.

5.4.6 PRIVATE OPEN SPACE**Complies****46(3)(b) INTERIM DEVELOPMENT CONTROL ORDER.,**

There is no Interim development control order applying to the subject land.

46(3)(c) ENVIRONMENTAL IMPACT STATEMENT

There is no Environmental Impact statement applying to the subject land.

46(3)(d) MERITS OF THE PROPOSED DEVELOPMENT,

The development is in keeping with the uses you would expect in any Rural Residential zoned subdivision. There is an existing residence on the block which is permitted. There is an existing shed on the block from which the owner runs his Plumbing business, which is permitted, and he proposes to construct this shed in order to house his caravan, and two old classic cars in his possession, for a wholly passive use.

With the size of the block at 5990m², it is not an overuse of the available land. There is substantial existing landscaping on his block, as well as the next door neighbours block adjacent to the proposed shed. There will be minimal impact to the neighbour because of the landscape cover, and the landscape cover also ensures that the shed cant be viewed from the street.

46(3)(e) PHYSICAL CHARACTERISTICS OF THE DEVELOPMENT AND THE SUITABILITY OF THE DEVELOPMENT.

The land is basically flat and featureless. With heavy landscape cover. The development is comparable to what you would expect in a Rural Residential area.

46(3)(f) PUBLIC FACILITIES OR PUBLIC OPEN SPACE**46(3)(g) PUBLIC UTILITIES AND INFRASTRUCTURE**

The blocks are fully serviced by the necessary PAWA services.

46(3)(h) POTENTIAL IMPACT ON EXISTING AND FUTURE AMENITY**46(3)(j) HOW THE PUBLIC INTEREST WILL BE AFFECTED.**

Due to the fact that the shed is obscured by landscaping, and all steps to minimize its visual impact have been addressed, it will have minimal visual impact, either to the side neighbour or from the street.

Its proposed use will not create any noise pollution. It will not increase traffic in the area or vehicle movement to and from the block as all the vehicle assets already exist on the block.

I trust this application meets with your approval, and look forward to answering any queries.

X

Yours sincerely

Chris Renehan.

Bookmark B2 updated Statement of Effect

MEMBER OF



A PO BOX 37445 WINNELLIE NT 0821 | P 08 8947 5411 | M 0409 893 873 | F 08 8947 5422
E CHRIS@MOONBEAMDESIGN.COM.AU | W MOONBEAMDESIGN.COM.AU
ABN 91 102 682 55


Technical Assessment PA2025/0061

TECHNICAL ASSESSMENT OF PROPOSED DEVELOPMENT AGAINST RELEVANT PROVISIONS OF THE NORTHERN TERRITORY PLANNING SCHEME 2020

Application No:	PA2025/0061
Lot number:	Lot 4085, 17 Brumby Court, Marlow Lagoon
Town/Hundred:	Town of Palmerston
Zone:	Zone RR (Rural Residential)
Site Area:	5990m ²
Proposal:	Outbuilding (shed) addition to dwelling-single with reduced building setbacks to side boundary
Plans used for assessment:	MBD-1330-1 to MBD-1330-3 dated February 2025
Date assessment finalised:	25 February 2025

The proposed development requires consent under the Northern Territory Planning Scheme 2020, as it is in Zone RR (Rural Residential) and has become *Merit Assessable* under Clause 1.8(1)(b)(ii)(2) of the Planning Scheme.

NTPS2020 definition	DAS DLPE comment	
"dwelling-single" means a building containing one dwelling only;	There is a "dwelling-single" (floor area of ~436m ²) at the front of the site.	
"primary use" means a dominant use of land or premises that serves its own purpose;	The approved primary use of the site is a dwelling-single.	
"outbuilding" means a non-habitable structure that is ancillary to the primary use of the land including a shed, garage, carport, pergola or shade sail;	<p>The existing "outbuilding" (shed) on the site has a floor area of ~144m². The shed is used as a home based business. The vaerandah / shade structure attached to the front of the shed is ~131m²</p> <p>This development application proposes to construct a new "outbuilding" (shed) with a floor area of 283m²</p>	
"ancillary" means associated with, but auxiliary and subordinate to, the primary land use;	The application indicates that the new (283m ² -floor area) shed will be ancillary to the dwelling-single (proposed shed used for storage of a caravan and cars).	

<p>home based business means use of a dwelling or the site of a dwelling by a person who resides in the dwelling for a business activity which is subordinate to the primary residential use including;</p> <p>(a) family day care for no more than 7 children;</p> <p>(b) storage of materials and vehicles;</p> <p>(c) carrying out of an occupation or profession; and</p> <p>(d) provision of temporary accommodation on a commercial basis within the dwelling;</p>	<p>The development application indicates the landowner is a self-employed plumber who operates the (plumbing) business from the existing shed on the site.</p> <p>sub-clause 1(c) of Clause 1.10 specifies - In considering an application for consent for a use or development, the consent authority must consider the use or development in its entirety except in relation to - a Merit Assessable application under Clause 1.8(1)(b)(ii)(2)</p> <p>The submitted application only seeks consent to allow construction of a new outbuilding with a reduced side setback (variation to Clause 5.4.3).</p>	 <p>As the land is zoned RR (Rural Residential), sub-clause 5(c) of Clause 5.4.10.1 specifies:</p> <ul style="list-style-type: none"> the total area of the site that is used (including areas used temporarily) for storage of materials and vehicles to not exceed 30m² ; not more than one vehicle kept on the site is associated with the home based business
--	--	--

The relevant clauses are assessed in the summary below with any identified non-compliances addressed overleaf, pursuant to Assessment Table – Zone RR – Rural Residential.

Clause (General Requirements)	Compliance	
	Yes	No
5.2.1 (General Height Control)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5.2.4.1 (Car Parking Spaces)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5.2.6.1 (Landscaping in Zones other than Zone CB)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5.2.7 (Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Clause (Specific Development Requirements)	Compliance	
	Yes	No
5.4.1 (Residential Density)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.4.6.1 (Private Open Space for Dwellings-Single, Dwellings-Independent and Dwellings-Group)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Clause (Overlays)	Applies	
	Yes	No
3.2 (CNV – Clearing of Native Vegetation)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.3 (RCNV Restricted Clearing of Native Vegetation)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.4 (CR – Coastal Reclamation)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.6 (LSF – Land Subject to Flooding)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.7 (LSSS – Land Subject to Storm Surge)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.8 (LAAR – Land Adjacent to a designated Road)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.14 (HHLIS- Land in proximity to Helicopter Landing Sites of Strategic Importance)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

This is a technical assessment of the proposal against the requirements of the Northern Territory Planning Scheme 2020 and is no indication of whether or not approval will be given by the consent authority.

It is noted that:

- sub-clause 1(c) of Clause 1.10 specifies - *In considering an application for consent for a use or development, the consent authority must consider the use or development in its entirety **except in relation to** - a Merit Assessable application under Clause 1.8(1)(b)(ii)(2)*
- sub-clause 2 of Clause 1.10 specifies - *In considering an application for consent for a use or development that has become Merit Assessable under Clause 1.8(1)(b)(ii)(2), the consent authority must consider the **requirements in Part 5 that are not complied** with and whether the proposal meets the purpose of the requirements.*

3.2 CNV – CLEARING OF NATIVE VEGETATION

3.2 CNV – Clearing of Native Vegetation

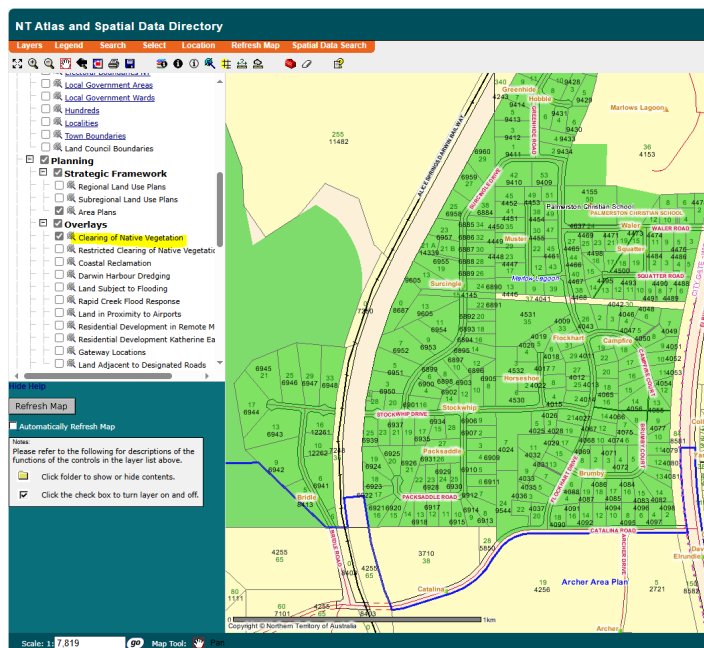
Purpose

Identify areas with limits to the **clearing of native vegetation** and ensure that clearing in these areas does not:

- impact on the conservation values of land within Zone CN; or
- unreasonably contribute to environmental degradation of the locality.

Administration

- The **clearing of native vegetation** of more than one hectare in aggregate of land (including any area already cleared of native vegetation) within the area subject to the *Clearing of Native Vegetation Overlay* requires **consent**. This Overlay applies to land within Zones RR, RL, R, H, A, CP, CN, RD, WM and Unzoned land.



The Clearing of Native Vegetation overlay applies to the site.

The area of Lot 4085 is 5990m², an existing shade structure / smaller shed will be demolished and a new shed (~283m²) will be built. It is considered that no “clearing of native vegetation” (as defined in the NTPS2020) will occur on the site

COMPLIES

5.2.1 GENERAL HEIGHT CONTROL

5.2.1 General Height Control

Purpose

Ensure that the heights of buildings and structures are appropriate to the strategic and local context of the location and meet community expectations for development in the zone.

Administration

1. This clause does not apply if:
 - (a) The development is for the purpose of:
 - i. a **telecommunications facility**;
 - ii. a chimney, flag pole, aerial, antenna or lightning rod; or
 - iii. the housing of equipment relating to the operation of a lift; or
 - (b) an alternative height control is specified in clause 5.9 (Location specific development requirements).
2. The consent authority must not **consent** to a development in Alice Springs that is not in accordance with sub-clause 5.
3. The consent authority must not **consent** to a development on land in Zone MR abutting land in Zone LR that is not in accordance with sub-clause 6.
4. Except as set out in sub-clause 3, the consent authority may **consent** to a development that is not in accordance with sub-clause 6 if it is satisfied the **building height** is consistent with the intended character and **amenity** of the area, having regard to:
 - (a) the heights of other buildings in the immediate vicinity; and
 - (b) measures taken to mitigate potential impacts (such as unreasonable overshadowing, or overlooking of dwellings and private open space) on abutting properties.

Requirements

5. The **building height** of a development in the Municipality of Alice Springs is not to exceed:
 - (a) the maximum **building height** for the zone and use as specified in table A to this clause; or
 - (b) two **storeys** to a maximum of 8.5m if the zone and use is not included in table A to this clause.
6. The **building height** in all other areas is not to exceed:
 - (a) the maximum **building height** for the zone and use as specified in table B to this clause; or
 - (b) two **storeys** to a maximum of 8.5m if the zone and use is not included in table B to this clause.

The proposed shed has a height of approximately 5.5m, which aligns with the requirements of subclause 6(b) of Clause 5.2.1.

COMPLIES

5.2.4 CAR PARKING

5.2.4 Car Parking

5.2.4.1 Car Parking Spaces

Purpose

Ensure that sufficient off-street car parking, constructed to a standard and conveniently located, are provided to service the proposed use of a **site**.

Administration

1. This clause does not apply where alternative car parking space requirements are established under clause 5.9 (Location specific development requirements).
2. The consent authority may **consent** to a use or development that is not in accordance with sub-clause 4 if it is satisfied a reduction of the number of **car parking spaces** is appropriate with regard to:
 - (a) the zoning of the land, the use or development or proposed use or development of the land, and the possible future use or development of the land;
 - (b) the provision of **car parking spaces** in the vicinity of the land;
 - (c) the availability of public transport in the vicinity of the land; and
 - (d) the potential impact on the surrounding road network and the **amenity** of the locality and adjoining property;or if the use or development relates to a **heritage place** and the Minister responsible for the administration of the *Heritage Act 2011* supports the reduced provision of **car parking spaces** in the interest of preserving the significance of the **heritage place**.
3. The consent authority may require the provision of **car parking spaces** for any **ancillary** use or development in addition to that specified for the **primary use** or development in the table to this clause.

Requirements

4. Use and development is to include the minimum number of **car parking spaces** specified in the table to this clause (rounded up to the next whole number).

Dwelling-single	2
-----------------	---

The existing dwelling-single has sufficient car parking spaces. No further car parking is being proposed as part of this application.

COMPLIES

5.2.6.1 LANDSCAPING IN ZONES OTHER THAN ZONE CB

5.2.6.1 Landscaping in Zones other than Zone CB

Purpose

Ensure appropriate landscaping that is attractive, water efficient and contributes to a safe environment, is provided to development to enhance the streetscape and overall **amenity** of the locality.

Administration

1. Landscaping may include provision of paved areas and areas for entertainment and recreational activities.
2. The consent authority may **consent** to landscaping that is not in accordance with sub-clauses 5, 6 and 7 only if it is satisfied it is consistent with the purpose of this clause and the zone purpose and outcomes, and is appropriate to the **site** having regard to the **amenity** of the streetscape, and the potential impact on the **amenity** of the locality and adjoining property.

Requirements

3. Where landscaping is required by this Scheme it should be designed so that:
 - (a) planting is focused on the area within the street frontage setbacks side setbacks, communal open space areas and uncovered **car parking areas**;
 - (b) it maximises efficient use of water and is appropriate to the local climate;
 - (c) it takes into account the existing streetscape, or any landscape strategy in relation to the area;
 - (d) significant trees and vegetation that contribute to the character and **amenity** of the **site** and the streetscape are retained;
 - (e) energy conservation of a building is assisted having regard to the need for shade and sunlight at varying times of the year;
 - (f) the layout and choice of plants permits surveillance of public and communal areas; and
 - (g) it facilitates on-site infiltration of stormwater run-off.
4. The quality and extent of the landscaping consented to must be maintained for the life of the development.
5. Other than in Zones CB, C and TC, not less than 30% (which may include communal open space) of a **site** that is used for **rooming accommodation, dwellings-group, dwellings-multiple** and **residential care facility** is to be landscaped.
6. In Zones LI, GI and DV all street frontages, except **access** driveways or footpaths, are to be landscaped to a minimum depth of 3m.
7. In Zones MR and HR, side and rear setbacks are to include planting to the length of the setback of no less than 2m deep, except for areas that are used for private open space.

The site has significant landscaping existing to the property. The applicant has proposed to plant Indian Mast trees in the setback to the adjoining neighbour.

COMPLIES

5.2.7 SETBACKS FOR DEVELOPMENT ADJACENT TO LAND IN ZONES LR, LMR, MR OR HR

NOT APPLICABLE

5.4.1 RESIDENTIAL DENSITY

5.4.1 Residential Density

- Purpose
Ensure that the development of **residential buildings**:
- (a) is of a density compatible with adjoining or nearby existing development or development reasonably anticipated;
 - (b) is of a density compatible with the existing or planned provision of reticulated services and community facilities which will service the area; and
 - (c) is consistent with land capability having regard to relevant characteristics including but not limited to the drainage, slope, seasonal inundation, landforms or soil characteristics, heritage constraints or noise from aircraft operations.

- Administration
- 1. The consent authority may **consent** to a development that is not in accordance with sub-clause 2 only if it is satisfied it is consistent with the purpose of this clause and the zone purpose and outcomes, and it is appropriate to the **site** having regard to such matters as its location, scale and impact on adjoining and nearby property.

- Requirements
- 2. The maximum number of **dwelling**s that may be constructed on a **site** is to be determined in accordance with Table A, B, C or D (as the case requires) to this clause.

Table A to Clause 5.4.1: Dwelling Density in Certain Zones	
Zone	Dwelling Density
LR, RR, RL, R and for a dwelling-single in CL, CV and T	1 dwelling-single per lot
LMR and for dwelling s-group in CL and T and dwelling s-multiple in T	1 per 300m ²
A and H	2 per lot

- the site is zoned RR (Rural Residential)
- there is one “dwelling” (dwelling-single) on the site
- the proposed new building is a shed / garage with an open floor plan (NTPS2020 definition of outbuilding)

COMPLIES

5.4.3 BUILDING SETBACKS OF RESIDENTIAL BUILDINGS AND ANCILLARY STRUCTURES

Purpose		DAS DLPE comment
Ensure that residential buildings and ancillary structures are located in a manner that:		
(a)	is compatible with the streetscape and surrounding development including residential buildings on the same site;	
(b)	minimises adverse effects of building massing when viewed from adjoining land and the street;	
(c)	avoids undue overlooking of adjoining properties; and	
(d)	facilitates breeze penetration through and between buildings.	
Administration		
1.	This clause does not apply in Zones CB, C, LI, GI and DV.	Subject site is Zoned RR
2.	In this clause:	
(a)	an ancillary structure includes an outbuilding (excluding shade sails), balcony, portico and the like, which may or may not include external walls; and	The proposed development is an ancillary structure (shed / garage)
(b)	for all developments except dwellings-multiple in Zone MR or HR, where a lot has a boundary with a public street from which vehicular access to the lot is restricted by the controlling Agency or local government council, this boundary shall be considered a side or rear lot boundary for the purpose of calculation of the building setback.	Not Applicable (only one street frontage)
3.	The consent authority may consent to a development that is not in accordance with sub-clause 6-8 only if it is satisfied that the reduced setback is consistent with the purpose of this clause and it is appropriate to the site having regard to such matters as its location, scale and impact on adjoining and nearby property.	To be determined by Development Consent Authority (sections 51, 52, 53 of Planning Act 1999).
4.	If a building setback plan in Schedule 9 does not establish a specific setback to a nominated boundary, residential buildings and ancillary structures are to be set back from that boundary in accordance with subclause 6(a) or clause 5.4.3.3 as appropriate.	Not Applicable
5.	Despite sub-clause 6, sheds in Zones other than H, A, RR, RL and R may have a nil setback to the side and rear boundaries provided it is:	Not Applicable
(a)	6m or more from the primary street and 2.5m or more from a secondary street when measured to the wall of the shed or where there is no wall, the outer face of any column;	
(b)	has a cumulative floor area of 15m ² or less;	
(c)	is 2.5m or less in height;	
(d)	has no openings in walls that are less than 1.5m from a lot or unit title; and	
(e)	does not discharge rainwater on an adjacent lot or unit title	
Requirements		
6.	Subject to clause 5.2.7, building setbacks of residential buildings and ancillary structures are to be set back from lot boundaries in accordance with:	Clause 5.2.7 is not relevant to the subject site / proposed development.
(a)	the relevant table to this clause; or	The table below addresses building setbacks
(b)	any setbacks established in a building setback plan that is included in Schedule 9.	Not Applicable to site / proposed development
7.	Where a zero or 300mm setback is identified on a building setback plan in Schedule 9, a zero or 300mm setback can only be established to the boundary nominated on the setback plan.	Not Applicable to site / proposed development
8.	Unless detailed in a table to this clause or within a building setback plan in Schedule 9, no part of the roof structure, including gutters and eaves, is to encroach more than 0.9m into the minimum building setbacks (subject to the Building Code of Australia) from the lot boundaries.	The table below addresses roof eave building setbacks

building setback means the distance from any lot boundary to a building or structure and shall be measured from all boundaries to:

Northern Territory Planning Scheme 2020

Schedule 2-9

- the wall of a building or structure;
- the outer surface of the railings of a balcony or verandah;
- the outer surface of any support column of a **ground level** verandah; and
- the outer surface of any support column for structures without external walls except that the setback of a shade sail is measured to the outer extremity of the fabric.

In the event of a **site** having frontage to more than one street, the **building setback** through the corner truncation is measured from the intersecting point of the **primary street** setback and the **secondary street** setback;

The proposed development will not comply with sub-clause 6 as summarised in the table below:

TABLE D to clause 5.4.3 (Minimum Building Setbacks for Residential Buildings and Ancillary Structures in Zones RR, RL, R, H and A)

Lot Boundary	Minimum Building Setbacks (area of Lot 4085 is less than 1ha)	Building Setback(s) Proposed		Complies?
Primary Street frontage (Brumby Court)	7.5m - external walls / support columns	Wall of outbuilding	~46.5m	Yes
	6.6m - for roof eaves / gutters	Roof eaves and gutters	~44.5	Yes
Side (west / Lot 4086)	5m - external walls / support / columns	Wall of outbuilding	0.8m	No
	4.1m - for roof eaves / gutters	Roof eaves and gutters	None shown on drawings	No
Side (east / Lot 4084)	5m - external walls / support / columns	Wall of outbuilding	50m	Yes
	4.1m - for roof eaves / gutters	Roof eaves and gutters	~48m	Yes
Rear (south / Lot 4094)	5m - external walls / support / columns	Wall of outbuilding	24m	Yes
	4.1m - for roof eaves / gutters	Roof eaves and gutters	~23.5m	Yes

DOES NOT COMPLY

5.4.6 PRIVATE OPEN SPACE

5.4.6 Private Open Space

5.4.6.1 Private Open Space for Dwellings-single, Dwellings-independent and Dwellings-group

Purpose

Extend the function of a **dwelling** and enhance the residential environment by ensuring that each **dwelling** has private open space that is:

- (a) of an adequate size to provide for domestic purposes;
- (b) appropriately sited to provide outlook for the **dwelling**;
- (c) open to the sky and sufficiently permeable to allow stormwater infiltration and lessen runoff from the **site**; and
- (d) inclusive of areas for landscaping and tree planting.

Administration

1. The consent authority may **consent** to private open space that is not in accordance with sub-clauses 2 and 3 only if it is satisfied it is consistent with the purpose of this clause and the zone purpose and outcomes, and it is appropriate to the **site** having regard to such matters as its location, scale and impact on adjoining and nearby property.

Requirements

2. Private open space should:
 - (a) satisfy the minimum area, dimensions and open to the sky requirements contained in the table to this clause;
 - (b) be directly accessible from the **dwelling** and enable an extension of the function of the **dwelling**; and
 - (c) be located to provide views from the **dwelling** to open space and natural features of the **site** or locality, and to reduce overlooking from neighbouring open space and **dwellings**;
 - (d) ensure that at least half of the private open space is permeable to allow stormwater infiltration and lessen stormwater runoff from the **site**;
 - (e) include at least one area of at least 5m², with no dimension less than 1.5m, for the deep soil planting of trees and vegetation for shade or screening; and
 - (f) allow for landscaping at the property frontage to complement the visual **amenity** of the streetscape.
3. Where the private open space for a **dwelling-group** is at **ground level**, it should be:
 - (a) screen fenced to a height of at least 1.8m providing a visual barrier to adjoining residences and public areas; or
 - (b) fenced to a height of at least 1.8m and planted with dense vegetation which will provide a visual barrier within two years of planting.

Table to Clause 5.4.6.1: Minimum Areas of Private Open Space for Dwellings-single, Dwellings-independent and Dwellings-group	
For clarity, in this table: Area A is the minimum area, for each dwelling , that must be open vertically to the sky and have no dimension less than 1.5m. A least half of Area A must be permeable, and may include the 5m ² required for deep soil planting. Area B is the minimum dimensioned space that extends the function of the dwelling and may be covered or open to the sky. Any part of Area B that is open to the sky may form part of Area A .	
Type of Dwelling	Private Open Space Area
Dwelling-group	A. 45m ² , open vertically to the sky, with no dimension less than 1.5m; and B. 24m ² , all or partly covered, with no dimension less than 4m.
Dwelling-single on a lot less than 450m ²	
Dwelling-independent in addition to the private open space requirement for the dwelling - single	A. 50m ² , open vertically to the sky, with no dimension less than 1.5m; and B. 36m ² , all or any part covered, with no dimension less than 6m.
Dwelling-single on a lot not less than 450m ²	

The site has more than 50m² of private open space with no dimension being less than 6m.

COMPLIES

ID: 627918 : CT

13 March 2025

Development Assessment Services
Department of

By email: das.NTG@nt.gov.au

Dear Sir/Madam

Re: Development application PA2025/0061 – Proposed outbuilding (shed) addition to a dwelling-single with a reduced building setback to side boundary for Lot 4085 Town of Palmerston (17 Brumby Ct, Marlow Lagoon NT)

I refer to the above development application that was sent to City of Palmerston on 26 February 2025. The following comments about the application are provided pursuant to Section 49 (6) of the *Northern Territory Planning Act 1999 (the Act)*.

Should the consent authority approve the application, the following approval conditions and notes are recommended for inclusion in the decision notice. City of Palmerston would respectfully request it be notified of any changes to the conditions ahead of any approval being issued.

Condition Precedents

Prior to the commencement of works, a stormwater management plan prepared by a suitably qualified professional is to be approved by City of Palmerston, to the satisfaction of the consent authority. The stormwater management plan shall include site contours/levels and demonstrate how stormwater is to be collected and discharged to the external stormwater network, to the satisfaction of the consent authority.

General Conditions:

Stormwater is to be collected on site and discharged in accordance with the approved stormwater management plan, to the technical standards of and at no cost to the City of Palmerston, to the satisfaction of the consent authority.

Note:

- Any reinstatement works required to Council infrastructure or landscaping must be undertaken by the applicant, to the technical standards of and at no cost to the City of Palmerston. This includes grassing the verge between the property boundary and the kerb.
- All approved works must be completed to the satisfaction and technical requirements of City of Palmerston and constructed at the developer's expense.
- A work in public place permit for any work carried out on City of Palmerston owned land.



(08) 8935 9922



Civic Plaza, 1 Chung Wah Terrace, Palmerston NT 0830

ABN 42 050 176 900



palmerston@palmerston.nt.gov.au


PO Box 1, Palmerston NT 0831

PALMERSTON.NT.GOV.AU



Should you wish to discuss the above, please contact me by email:
christopher.tickner@palmerston.nt.gov.au or phone 0476 815 594.

Yours sincerely

A handwritten signature in black ink, appearing to read 'CTW', with a large, sweeping flourish extending to the right.

Christopher Tickner
Planning & Development Manager

Phone 1800 245 092

Web powerwater.com.au

Record No: D2025/86626

Container No: NE590/4085

Your Ref: PA2025/0061

Jeannette Oakley
Development Assessment Services
GPO Box 1680
Darwin NT 0801

Dear Jeannette

Re: Lot 4085 (17) Brumby Court Marlow Lagoon Town of Palmerston

In response to your letter of the above Exceptional Development application for the purpose of outbuilding (shed) addition to an existing dwelling-single with a reduced building setback to side boundary, Power and Water Corporation (PWC) advises the following with reference to electricity enquiries:

1. The landowner shall engage a licensed electrician to install any applicable electrical installations for the proposed shed in accordance with PWC's current NP018-Service and Installation Rules 2024 and NP010-Meter Manual.

If you have any further queries, please contact Andrew Venhuizen, Senior Customer Connections Officer on 8924 5700.

Yours sincerely



Thanh Tang
Manager Distribution Development

28 February 2025

Development Consent Authority

Northern Territory

Bookmark Road
7 Squatter Road



GPO BOX 1680
DARWIN NT 0801

Telephone No: (08) 8999 6044
Facsimile No: (08) 8999 6055

In reply please quote: PA2012/0810
DC:FJS

Mr Bryce Peterson
GPO Box 35891
WINNELLIE NT 0825
bryce@murrayrivernorth.com.au

Dear Mr Peterson

NOTICE OF CONSENT (SECTION 53B OF THE *PLANNING ACT*) LOT 4489 (7) SQUATTER ROAD, MARLOW LAGOON

The Development Consent Authority has determined, in accordance with section 53(a) of the *Planning Act*, to grant consent to the proposal to use and develop the abovementioned land for the purpose of a shed addition with a reduced side and rear setback, subject to the conditions specified on the attached Development Permit DP12/0691.

Reasons for the Determination

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.

A variation to Clause 6.11 (Garages and Shed) of the Northern Territory Planning Scheme for a reduced side (north-eastern) setback of 3.0m and rear setback of 3.0m is granted as:

- the shed will be located at the rear of the site behind the existing dwelling, and as such will not have any adverse impact on the streetscape;
- a landscaping plan has been provided which will screen the proposed shed from view of the neighbouring properties so as to minimise any effects of building massing;
- a 3m setback is considered sufficient space to allow landscaping to be maintained;
- a side setback of 3m will allow service vehicles to access the boundary; and
- no objections were received from the owners of Lot 4488 (6) Squatter Road, Town of Palmerston.

2. 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 site has an area of 4100m² and is regular in shape with street frontage to Squatter Road. The site is relatively flat and is currently developed for purposes of a single dwelling.

Provided that stormwater will be appropriately managed on site without impacting on surrounding residential areas and disposed of into Councils stormwater drainage system within Squatter Road, no adverse impact on the surrounding land is anticipated.

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

Landscaping will be provided along the affected boundaries which will screen the shed from view. It is therefore considered that no adverse impact upon the existing and future amenity of the adjoining lots is anticipated.

Right of Appeal

Applicants are advised that a right of appeal to the Appeals Tribunal exists under Part 9 of the *Planning Act*. An appeal under section 114 against a determination of a development application must be made within 28 days of the service of this notice.

The Registrar of the Appeals Tribunal can provide information regarding the Notice of Appeal form and fees payable. The address for lodgement of a Notice of Appeal is: The Registrar, Appeals Tribunal, GPO Box 1281, DARWIN NT 0801 or Department of Justice, Level 3 Office of the Coroner, Nichols Place, Corner of Bennett and Cavenagh Street DARWIN NT 0801 (Telephone: 08 8999 5001 or Facsimile 08 8999 5005).

There is no right of appeal by a third party under section 117 of the *Planning Act* in respect of this determination as there were no submissions received under section 49 of the Act.

If you have any queries in relation to this Notice of Consent or the attached Development Permit, please contact Development Assessment Services on telephone (08) 8999 8934.

Yours faithfully



PETER MCQUEEN

Delegate

6 / 12 / 2012

Attachment

Cc City of Palmerston

NORTHERN TERRITORY OF AUSTRALIA

Planning Act - sections 54 and 55

DEVELOPMENT PERMIT

DP12/0691

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Lot 04489
Town of Palmerston
7 SQUATTER RD, MARLOW LAGOON

APPROVED PURPOSE

To use and develop the land for the purpose of shed addition with a reduced side and rear setback, in accordance with the attached schedule of conditions and the endorsed plans.

VARIATIONS GRANTED

Clause 6.11 (Garages and Shed) of the Northern Territory Planning Scheme

BASE PERIOD OF THE PERMIT

Subject to the provisions of sections 58, 59 and 59A of the Planning Act, this permit will lapse two years from the date of issue.



PETER McQUEEN
Delegate
Development Consent Authority

6 11/21 2012

DEVELOPMENT PERMIT
DP12/0691

SCHEDULE OF CONDITIONS

CONDITIONS PRECEDENT

1. Prior to the commencement of works, a schematic plan demonstrating the on-site collection of stormwater and its discharge into the City of Palmerston's underground stormwater drainage system shall be submitted to and approved by the City of Palmerston, 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. 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 and approval to carry out works shall be obtained prior to the commencement of construction, to the satisfaction of the consent authority.
4. Stormwater is to be collected and discharged into drainage network to the technical standards of and at no cost to the City of Palmerston to the satisfaction of the consent authority.

NOTES


1. 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.

2. 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.

7 Squatter Road



DELEGATE OF AUTHORITY



GENERAL NOTES

DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO COMMENCEMENT. PREPARATION OF SHOP DRAWINGS OR MANUFACTURING. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALING.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, BUILDING ACT 1975 AS AMENDED, STANDARD BUILDING BY-LAWS AND RELEVANT AUSTRALIAN STANDARDS.

ISSUE	DATE	REVISION
1	15.10.12	Revision 4

williams greenhalgh architects

26 Chermide Street
Newstead Qld 4006
ABN 42 098 752 384

p 07 3216 0555
f 07 3216 0557
www.wgarchitects.com.au

CLIENT
B & L PETERSON

PROJECT

SQUATTER HOUSE

LOCATION
7 SQUATTER ROAD, MARLOW LAGOON

EXISTING SITE PLAN

SCALE DATE DRAWN BY
1:4000A3 JULY'12 IN

JOB No.	DRAWING No.	REVISION
120049	WD-001	1

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THIS DRAWING AND RELEVANT AUSTRALIAN STANDARDS OR IN WHOLE
WITHOUT WRITTEN PERMISSION OF WILLIS GREENHALGH ARCHITECTS.

Drawing # 2012/0810/1

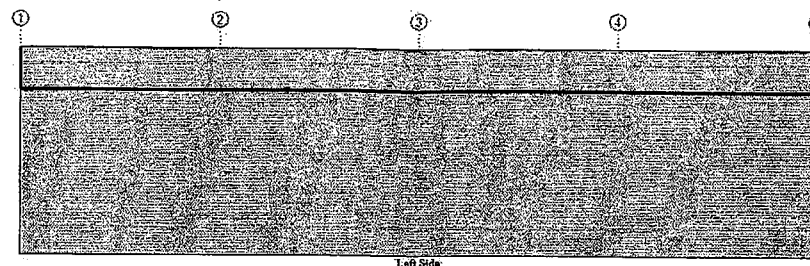
Bookmark F

7 Squatter Road

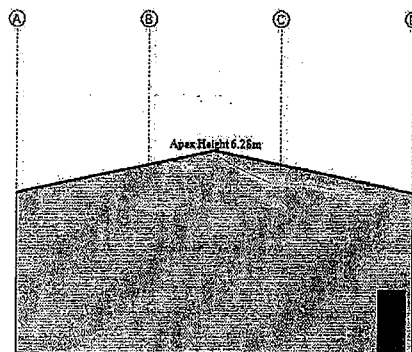
This is the drawing referred to in
Development Permit No: DP12/0691
issued by the Development Consent
Authority on 6/12/12

[Signature]

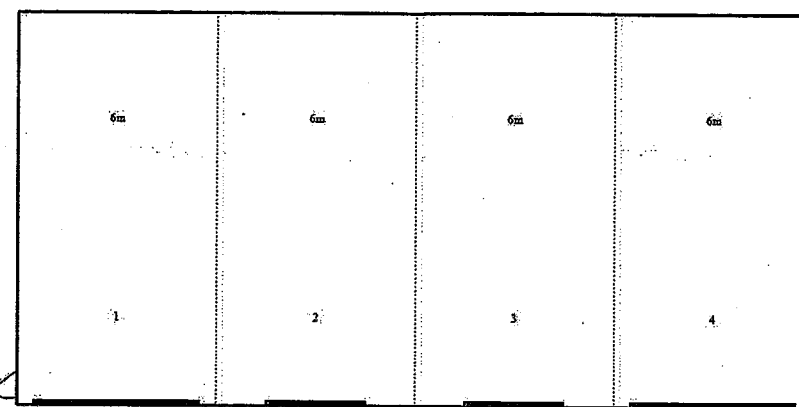
DELEGATE OF AUTHORITY



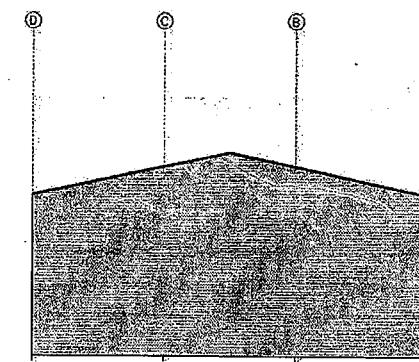
Left Side



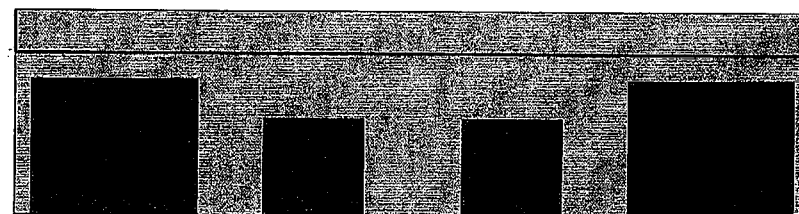
Left End



24m



12m
Right End



Right Side

Purchaser Name: Malandot Pty Ltd

Site Address: 7 Squatter Road MARLOW LAGOON NT Australia 830

Drawing # Job 122966 - 3

Print Date: 28/09/12

Layout

Wide Span Sheds

Steelx Pty Ltd

Phone: 07 5657 8888

Fax: 07 5657 8899

Email: admin@sheds.com.au

SHOWERS ENGINEERING PTY LTD

ACN: 075 007 144

MIE Aust. CP Eng. (Registered NPER Structural & Civil) 321787

QLD: RPEQ No. 1547; VIC: EC24162; TAS: CC4600H; N.T.: 46926ES

Practising Professional Structural & Civil Engineer

Signature: *[Signature]*

R.J. Showers

Date: 28/09/12

Drawing # 2012/0830/2

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999 - Section 57(3)

VARIATION OF CONDITIONS

DP23/0224A

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Lot 04092
Town of Palmerston
14 CATALINA RD, MARLOW LAGOON

VARIATION

Consent is granted to vary Condition 2 of Development Permit DP23/0224 for the purpose of minor changes to the shed, including reducing the overall length, in accordance with the drawing/s numbered 2023/0202/01A through to 2023/0202/03A, endorsed as forming part of this permit.

In all other respects Development Permit DP23/0224 remains unchanged.

BASE PERIOD OF THE PERMIT

This permit does not extend the base period of the original permit.



Sally Graetz
2023.11.30
16:04:07
+09'30'

SALLY GRAETZ
Delegate
Development Consent Authority

30 November 2023

SCHEDULE OF CONDITIONS

DEVELOPMENT PERMIT

DP23/0224A

CONDITIONS PRECEDENT

1. Prior to the commencement of works, a schematic plan demonstrating the on-site collection of stormwater and its discharge into the City of Palmerston underground stormwater drainage system, must be submitted to, and approved by the City of Palmerston, to the satisfaction of the consent authority. The plan shall include details of site levels, and Council's stormwater drain connection point/s and connection details.

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. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to City of Palmerston 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 electricity to the development shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.

Notes

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

- (a) the development and use is/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 (waterdevelopment@powerwater.com.au) and Power Network Engineering Section (powerdevelopment@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.
3. This development permit is not an approval to undertake building work. You are advised to contact a Northern Territory registered building certifier to seek a building permit as required by the Northern Territory *Building Act 1993* before commencing any demolition or construction works.



Drawing number 2023/0202/01
Referred to in Permit No: DP23/0224A

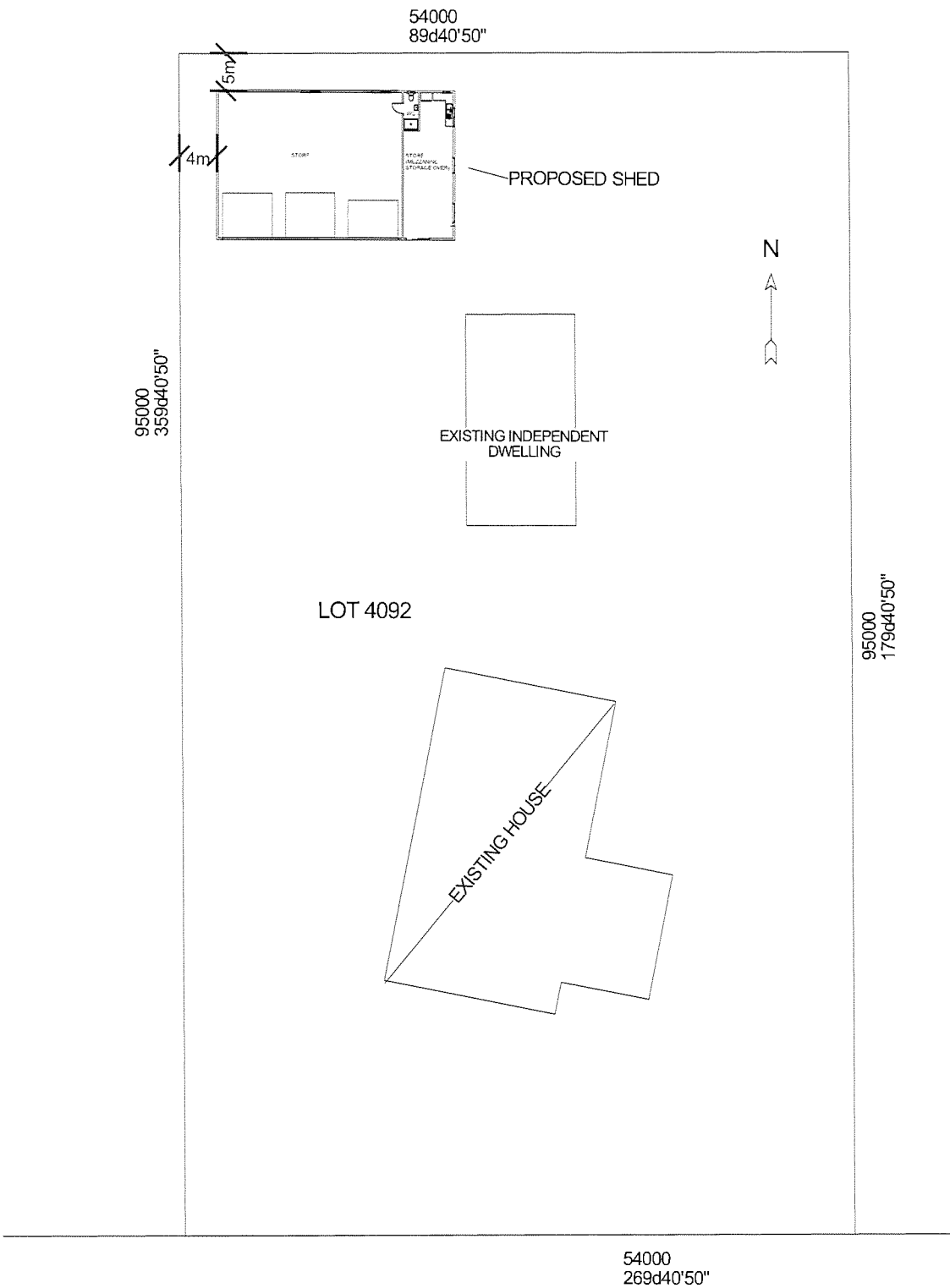
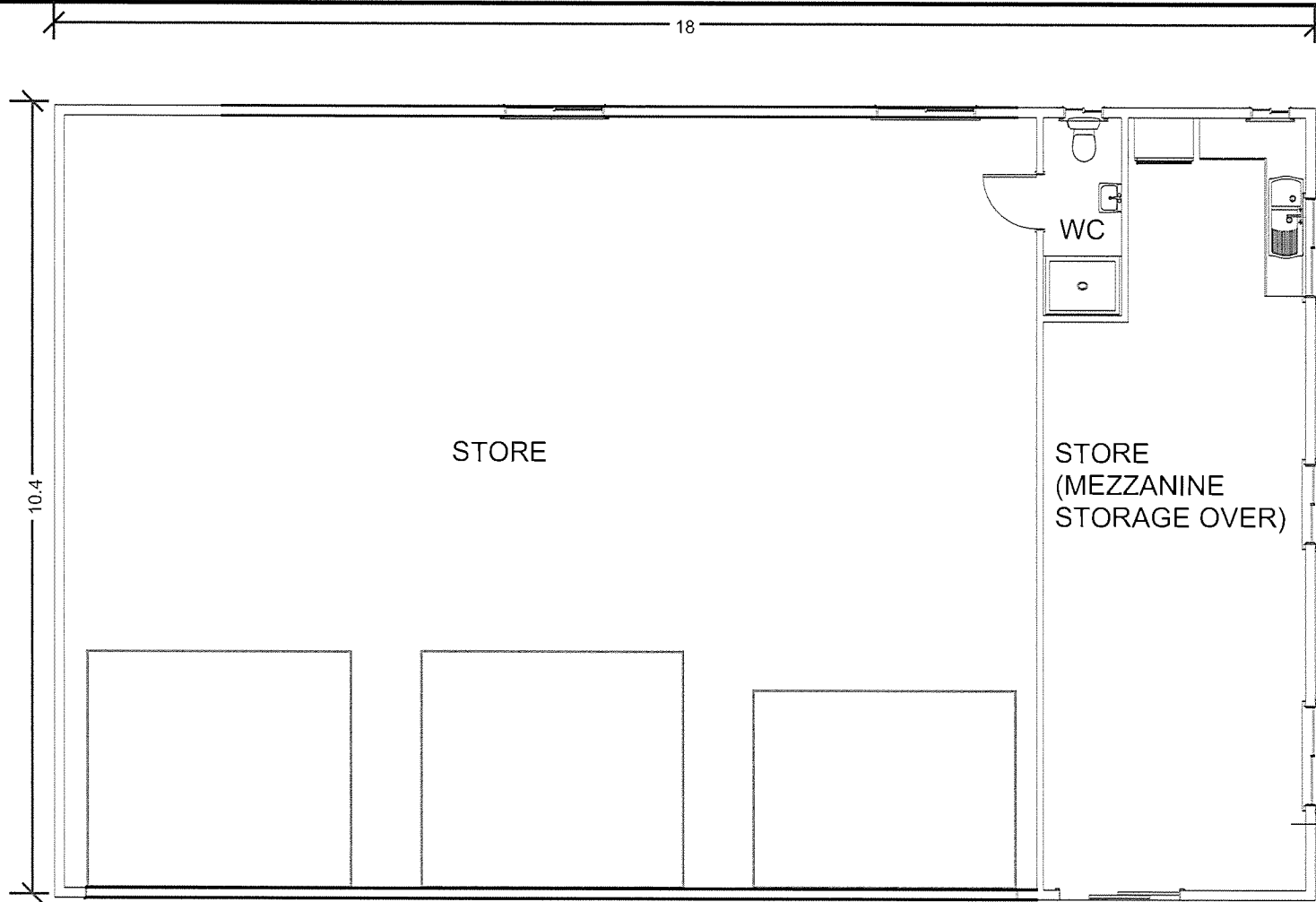
This document contains drawing numbers:
2023/0202/01 - 2023/0202/03
Referred to in Permit No: DP23/0224A
Issued by the consent authority on: 30 November 2023

All drawings contained within this document have been authorised by the delegate of the consent authority.


Sally Graetz
2023.11.30
16:06:26
+09'30'

Delegate

DESCRIPTION STORAGE SHED		
SHEET CONTENTS SITE PLAN		
ADDRESS 14 CATALINA RD, MARLOW LAGOON	SHEET NUMBER S01	JOB NUMBER



Drawing number 2023/0202/02
Referred to in Permit No: DP23/0224A

SITE PLAN
Scale 1:500

CATALINA ROAD

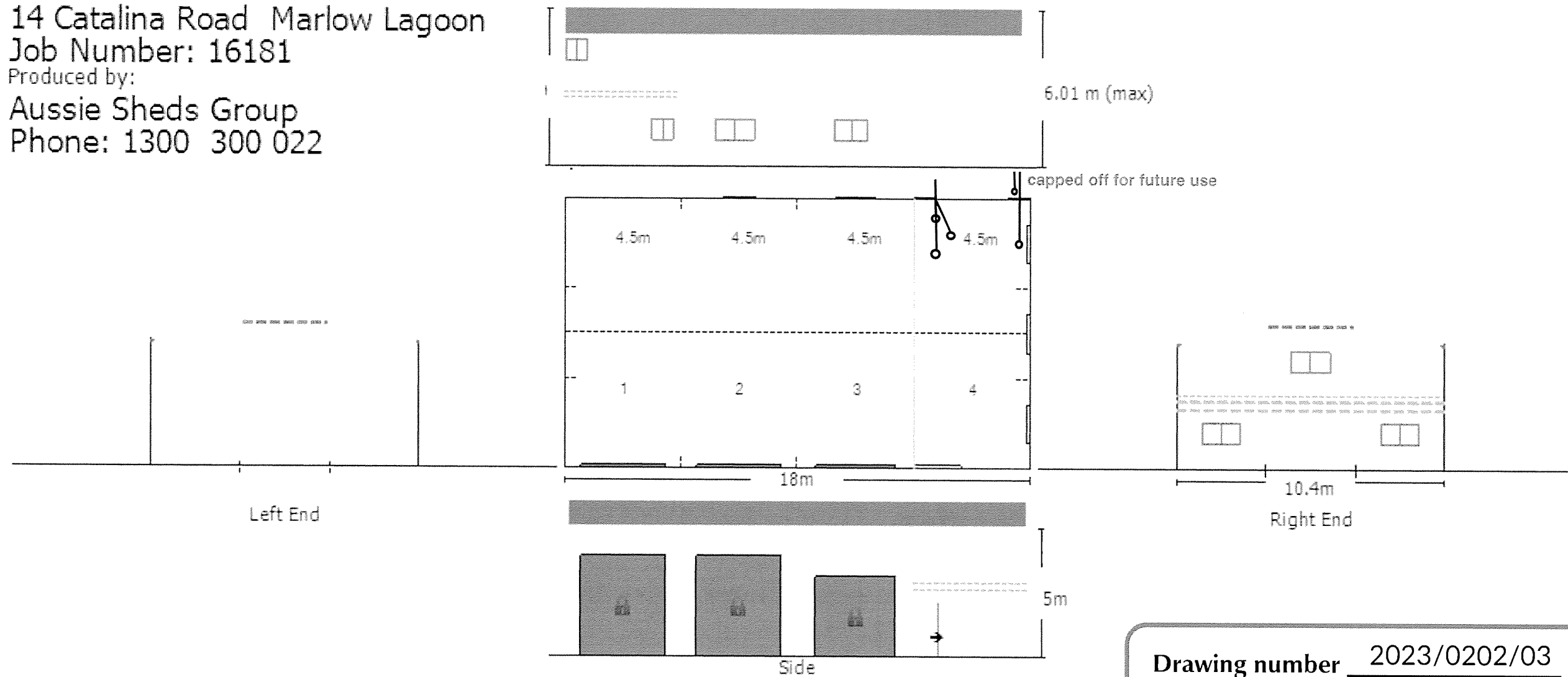


A	PRELIMINARY	08/06/2023
Issue	Revision Description	Date

J. NOWLAND DRAFTING
Building Design & Drafting

DRAWN J. NOWLAND	DESIGN COPYRIGHT 2021	PROJECT NAME PROPOSED AWNINGS TO SHED WINDOWS			
PROPERTY ADDRESS LOT 4092 (No 14) CATALINA RD MARLOWS LAGOON		DRAWING TITLE AWNING FRAME DETAILS		CLIENT NAME D. NOWLAND	
Do not scale this drawing. All dimensions are to be verified on site and any discrepancies reported before commencement of any work		PROJECT NUMBER 23022	SCALE As Shown @A3	SHEET 1	DATE 08/06/23
				REVISION A	

Building For:
Darren Nowland
14 Catalina Road Marlow Lagoon
Job Number: 16181
Produced by:
Aussie Sheds Group
Phone: 1300 300 022



Drawing number 2023/0202/03
Referred to in Permit No. DP23/0224A



Development Consent Authority

Northern Territory

GPO BOX 1680
DARWIN NT 0801

Telephone No: (08) 8999 6046
Facsimile No: (08) 8980 0700

In reply please quote: PA2023/0174

Mr Tom Williamson
Swift Approvals Pty Ltd
PO BOX 741
GOOLWA SA 5214

Dear Mr Williamson

NOTICE OF CONSENT (SECTION 53B OF THE *PLANNING ACT 1999*) LOT 4092 (14) CATALINA ROAD, MARLOW LAGOON, TOWN OF PALMERSTON

The Development Consent Authority has determined, to vary the requirements of Clause 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures of the Northern Territory Planning Scheme 2020, and, pursuant to section 53(a) of the Planning Act 1999, grant consent to the proposal to use and develop the abovementioned land for the purpose of outbuilding (shed) addition to an existing dwelling-single with a reduced building setback to the side and rear boundary, subject to the conditions specified on the attached Development Permit DP23/0224.

Reasons for the Determination

1. Pursuant to section 51(1)(a) of the *Planning Act 1999*, the consent authority must take into consideration the planning scheme that applies to the land to which the application relates.

The Northern Territory Planning Scheme 2020 applies to the land and outbuilding (shed) addition to an existing dwelling-single with a reduced building setback to the side and rear boundary requires consent under Clause 1.8 (When development consent is required). It is identified as Merit Assessable under Clause 1.8(1)(b)(ii)(2); therefore, Clause 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures) needs to be considered.

The proposal has been assessed against the Northern Territory Planning Scheme 2020 (NTPS 2020) and complies with all applicable clauses with the exception to Clause 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures).

2. Pursuant to Clause 1.10 (Exercise of Discretion by the Consent Authority), sub-clause 5, of the Northern Territory Planning Scheme 2020, the consent authority may consent to a proposed development which is not in accordance with a requirement set out in Parts 3, 5 or 6 only if it is satisfied that the variation is appropriate having regard to:
 - (a) The purpose and administration clauses of the requirement; and
 - (b) The considerations listed under Clause 1.10(3) or 1.10(4).

The proposal has been found not to be in accordance with Clause 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures), because the proposal will result in setback to the side boundary of 4m and to the rear boundary of 4.1m, where the NTPS 2020 requires 5m.

It is considered that a variation to this clause is appropriate in this instance because:

- (a) The proposal is consistent with the purpose of Clause 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures) as the proposed shed is an expected form of development within rural residential areas and is considered compatible with residential streetscapes and surrounding developments. The 4m side setback meets the requirement for firebreaks in Emergency Response Areas as per the Fire and Emergency Act 1996. No undue overlook of adjoining properties will result from the proposed development. The scale and layout of the proposal allows for sufficient spacing between buildings and structures, and does not block breeze penetration through and between buildings.
 - (b) The considerations listed under Clause 1.10(3) or 1.10(4) do not apply to this application because the application became Merit Assessable under Clause 1.8(1)(b)(ii)(2), and under Clause 1.10(2), the consent authority only must consider the requirements in Part 5 that are not complied with for such applications.
3. Pursuant to section 51(1)(j) of the Planning Act 1999, 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 land has been identified and developed for rural residential purposes and is capable of supporting the proposed development of an outbuilding (shed) addition to existing dwelling-single.

4. Pursuant to section 51(1)(n) of the Planning Act 1999, the consent authority must take into consideration the potential impact on the existing and future amenity of the area in which the land is situated.

The proposed shed is an expected form of development in a rural residential zone and is unlikely to have a negative impact on the existing and future amenity of the area.

Right of Appeal

Applicants are advised that a right of appeal to the Northern Territory Civil and Administrative Tribunal exists under Part 9 of the *Planning Act 1999*. An appeal under section 114 against a determination of a development application must be made within 28 days of the service of this notice.

The Northern Territory Civil and Administrative Tribunal can provide information regarding the Notice of Appeal form and fees payable. The address for lodgement of a Notice of Appeal is: Northern Territory Civil and Administrative Tribunal, PO Box 41860 CASUARINA NT 0810 or Level 1, The Met Building, 13 Scaturchio Street, CASUARINA NT 0810 (Telephone: 08 8944 8720 or Facsimile 08 8922 7201 or email AGD.ntcat@nt.gov.au).

There is no right of appeal by a third party under section 117 of the *Planning Act 1999* in respect of this determination as section 117(4) of the Act and regulation 14 of the Planning Regulations 2000 apply to the application.

If you have any queries in relation to this Notice of Consent or the attached Development Permit, please contact Development Assessment Services on telephone (08) 8999 6046.

Yours faithfully



Digitally signed
by Adelle Godfrey
Date: 2023.09.22
15:07:10 +09'30'

Adelle Godfrey
Delegate
22 September 2023

Attachment

cc City of Palmerston

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999 - sections 54 and 55

DEVELOPMENT PERMIT

DP23/0224

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Lot 04092
Town of Palmerston
14 CATALINA RD, MARLOW LAGOON

APPROVED PURPOSE


To use and develop the land for the purpose of outbuilding (shed) addition to an existing dwelling-single with a reduced building setback to the side and rear boundary, in accordance with the attached schedule of conditions and the endorsed plans.

VARIATIONS GRANTED

Clause 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures) of the Northern Territory Planning Scheme 2020.

BASE PERIOD OF THE PERMIT

Subject to the provisions of sections 58, 59 and 59A of the *Planning Act 1999*, this permit will lapse two years from the date of issue.

 Digitally signed
by Adelle
Godfrey
Date: 2023.09.22
15:09:40 +09'30'

ADELLE GODFREY

Delegate
Development Consent Authority
22 September 2023

DEVELOPMENT PERMIT

DP23/0224

SCHEDULE OF CONDITIONS

CONDITIONS PRECEDENT

1. Prior to the commencement of works, a schematic plan demonstrating the on-site collection of stormwater and its discharge into the City of Palmerston underground stormwater drainage system, must be submitted to, and approved by the City of Palmerston, to the satisfaction of the consent authority. The plan shall include details of site levels, and Council's stormwater drain connection point/s and connection details.

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. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to City of Palmerston 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 electricity to the development shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.

Notes

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3. This development permit is not an approval to undertake building work. You are advised to contact a Northern Territory registered building certifier to seek a building permit as required by the Northern Territory Building Act 1993 before commencing any demolition or construction works.

EXISTING LANDSCAPING TO REMAIN



This document contains drawing numbers
2023/0202/01 through to 2023/0202/04

Referred to in Permit No: DP23/0224

Issued by the consent authority on: 22 September 2023

*All drawings contained within this document have been authorised
by the delegate of the consent authority.*

agodfrey
Digitally signed
by Adelle Godfrey
Date: 2023.09.22
15:08:08 +09'30'
Delegate

Drawing number 2023/0202/01

Referred to in Permit No: DP23/0224

DESCRIPTION

STORAGE SHED

SHEET CONTENTS

SITE PLAN

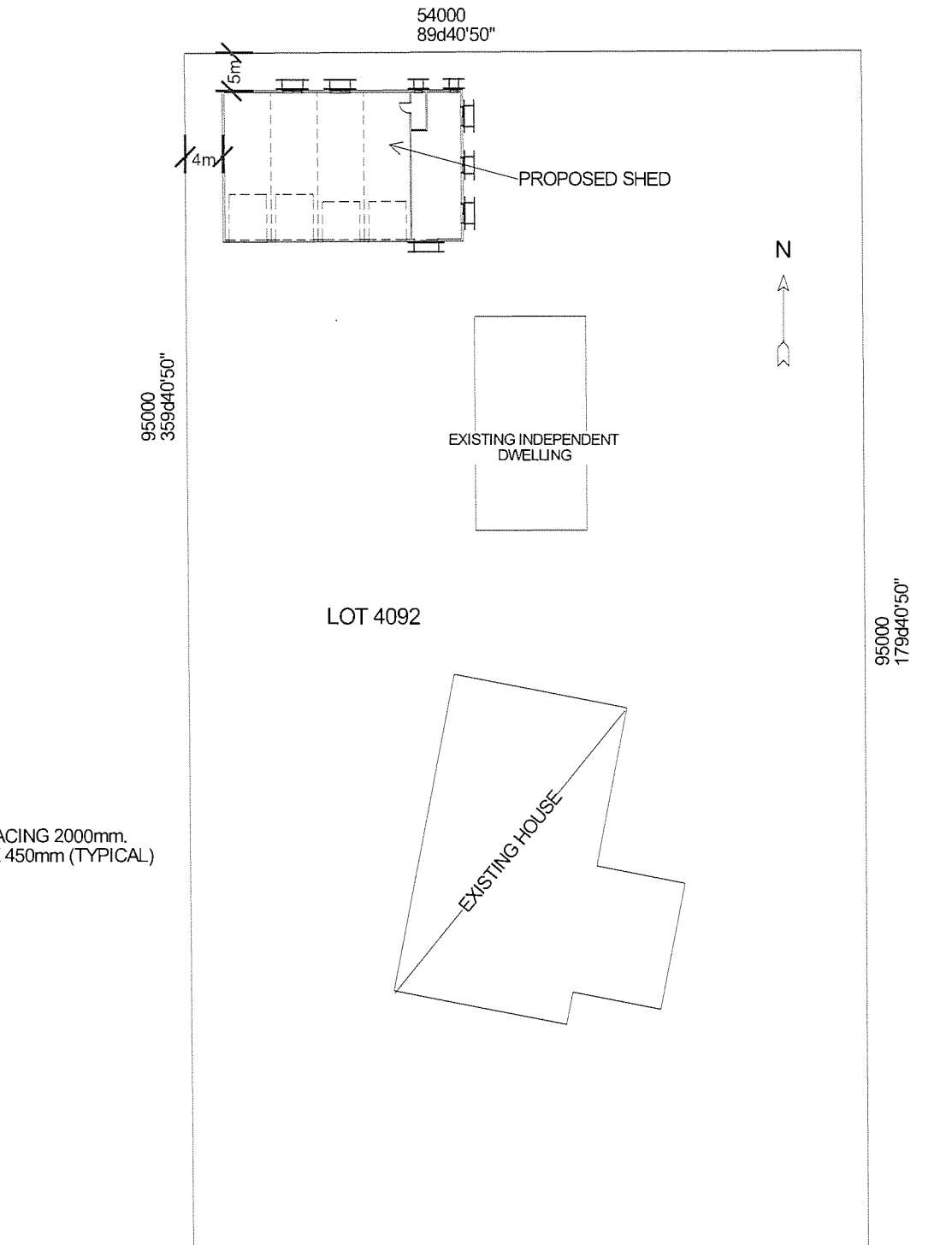
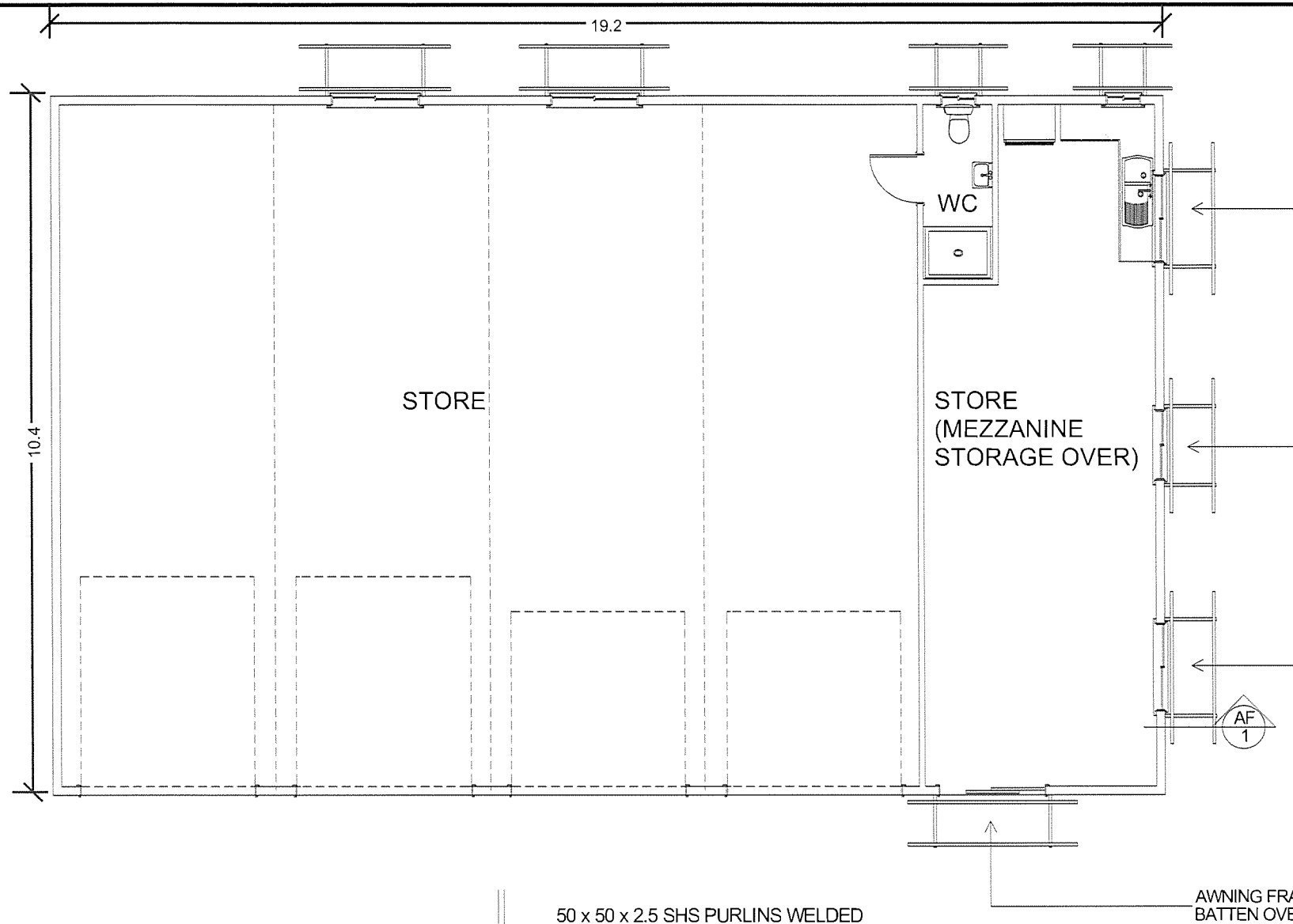
ADDRESS

14 CATALINA RD, MARLOW LAGOON

SHEET NUMBER

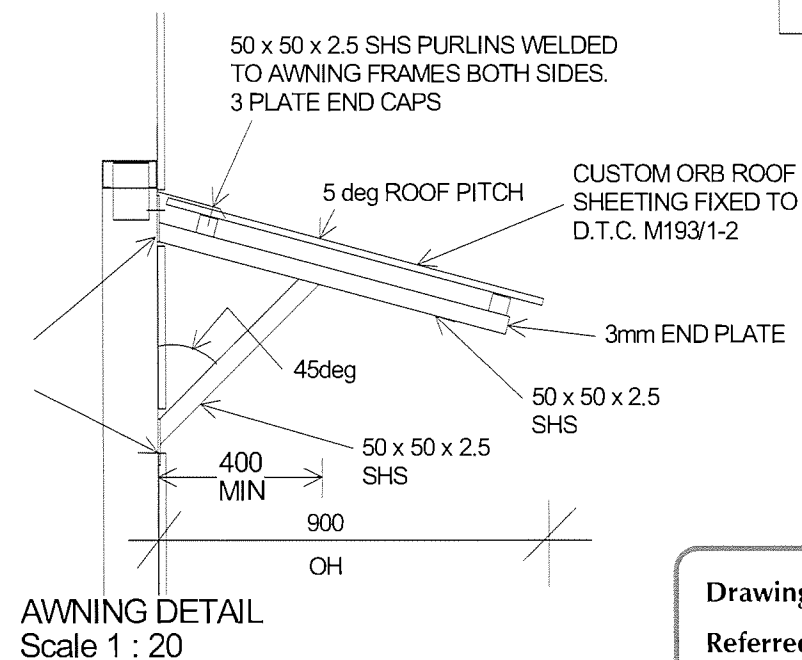
S01

JOB NUMBER



SHED FLOOR PLAN
Scale 1:100

75 X 6 PL CLEAT FULLY
WELDED TO AWNING FRAME,
2 No14 TEKS TO C150 DOOR/
WINDOW JAMB

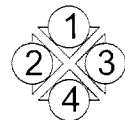


AWNING DETAIL
Scale 1 : 20

Drawing number 2023/0202/02
Referred to in Permit No: DP23/0224

SITE PLAN
Scale 1:500

54000
269d40'50"
CATALINA ROAD



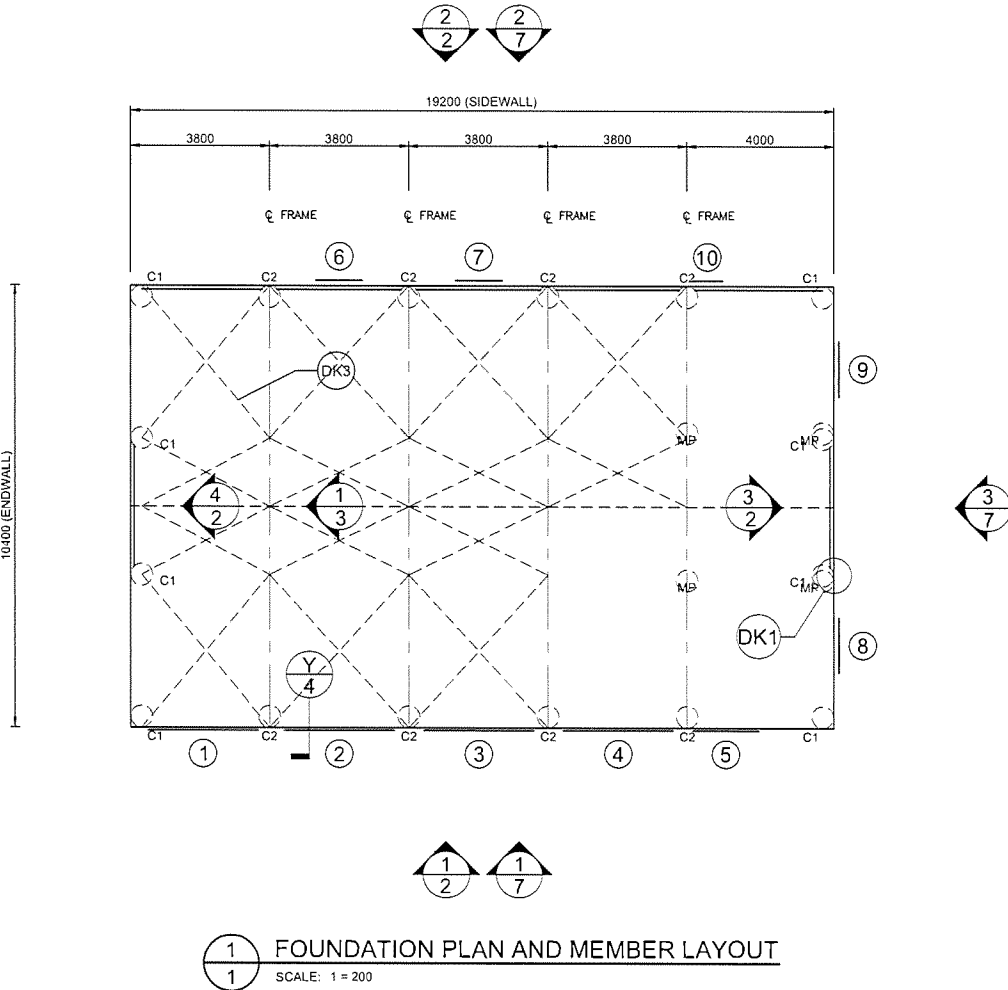
A	PRELIMINARY	08/06/2023
Issue	Revision Description	Date

J. NOWLAND DRAFTING
Building Design & Drafting

DRAWN
J. NOWLAND
DESIGN COPYRIGHT 2021
PROPERTY ADDRESS
LOT 4092 (No 14) CATALINA RD
MARLOWS LAGOON
Do not scale this drawing. All dimensions are to be verified on site
and any discrepancies reported before commencement of any work

PROJECT NAME PROPOSED AWNINGS TO SHED WINDOWS				
DRAWING TITLE AWNING FRAME DETAILS			CLIENT NAME D. NOWLAND	
PROJECT NUMBER 23022	SCALE As Shown @A3	SHEET 1	DATE 08/06/23	REVISION A

IF IN DOUBT, ASK.

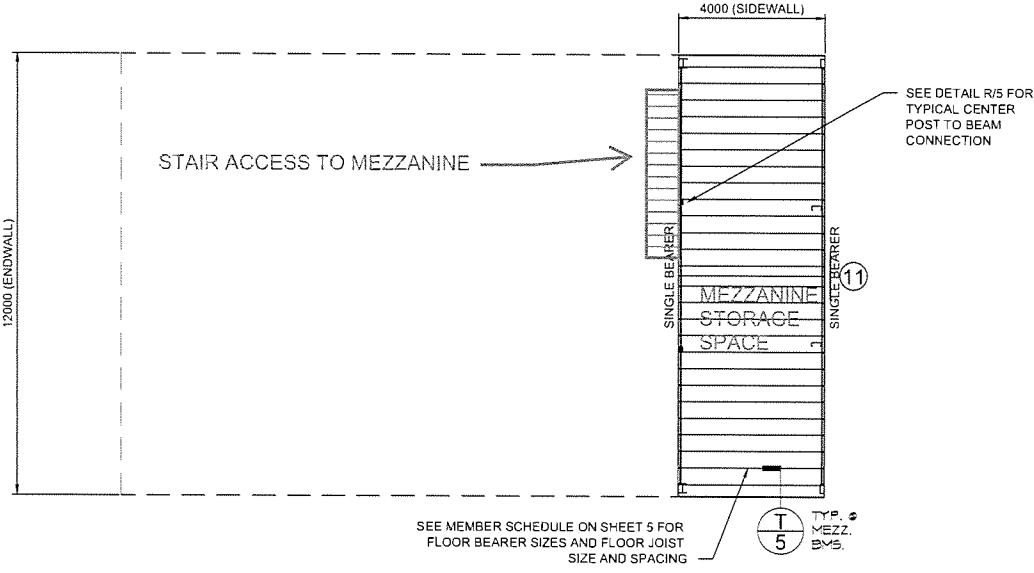


OCCUPANCY	STANDARD	BUILDING ELEMENT	BALUSTRADE DESIGN LOADS			
			BALUSTRADE TOP EDGE		BALUSTRADE INFILL	
			HORIZONTAL	VERTICAL	HORIZONTAL	VERTICAL
DOMESTIC/RESIDENTIAL	AS1170	INTERNAL MEZZANINE / STAIR BALUSTRADE	0.35kN/m	0.35kN/m	0.6kPa	0.25kN
DOMESTIC/RESIDENTIAL	AS1170	EXTERNAL MEZZANINE / STAIR BALUSTRADE	0.75kN/m	0.75kN/m	1kPa	0.5kN
STORAGE	AS1170	MEZZANINE / STAIR BALUSTRADE	0.75kN/m	0.75kN/m	1kPa	0.5kN
FARM BUILDINGS/ SHEDS	AS1657	INTERNAL MEZZANINE / STAIR BALUSTRADE	0.33kN/m	0.33kN/m	0.5kPa	0.25kN

NOTE:

- BALUSTRADE STRUCTURE AND DIMENSIONS ARE TO BE IN ACCORDANCE WITH NCC 2019
- ALL LOADS ARE CONSIDERED 'LIVE LOADS' AND ARE TO HAVE APPLICABLE SAFETY FACTORS APPLIED TO STRENGTH CALCULATIONS
- DESIGNER TO ALSO CONSIDER WIND LOADS IN CALCULATIONS. SPECIFIED VALUE DENOTES MINIMUM LIVE LOAD ONLY.
- STAIR DESIGN, MATERIALS, AND INSTALLATION TO BE IN ACCORDANCE WITH THE BCA (Building Code of Australia).
- DESIGN, MATERIALS, AND INSTALLATION OF ALL GUARDRAILS OR WALLS AT EXPOSED EDGES OF MEZZANINE FLOOR TO BE PROVIDED BY OTHERS.

NOTE: PARTICLE BOARD AT MEZZANINE FLOOR, ATTACH TO STEEL FRAMING WITH SCREWS @ 150 c/c AT PANEL EDGES, 300 c/c IN FIELD. FLOORING TO BE GLUED TO JOISTS USING CONSTRUCTION ADHESIVE.



ROOF STRAP BRACING TO BE CONNECTED TO THE PURLIN CLOSEST TO THE LINE OF THE END WALL MULLION
ROOF STRAP BRACING CAN BE PLACED FROM EITHER END OF THE BUILDING PROVIDING THE STRAP PATTERN REMAINS AS PER PLANS

Drawing number 2023/0202/03
Referred to in Permit No: DP23/0224

MEMBER LEGEND	
C1	C30024
C2	2C30024
MP	C15024

1 OF 8

SHEET

JOB NO.
DARW16055

NCC
2022

DATE

29/5/2023

CHECKED

TM

DRAWN

FDS

STEEL BUILDING BY

(CONTACT)

AUSSIE SHEDS GROUP

1300 300 022

DARREN NOWLAND

14 CATALINA ROAD

MARLOW LAGOON

FOR

AT

SHED SAFE

ACCREDITED

fairdinkum

SHEDS

NORTHERN CONSULTING engineers

Civil & Structural Engineers
50 Punari Street
Currajong, Qld 4812
Fax: 07 4725 5850
Email: design@nceng.com.au
ABN 341 008 173 56

Registered Chartered Professional Engineer
Registered Professional Engineer (Civil & Structural) QLD
Registered Certifying Engineer (Structural) N.T.
Registered Engineer - (Civil) VIC
Registered Engineer - (Civil) TAS

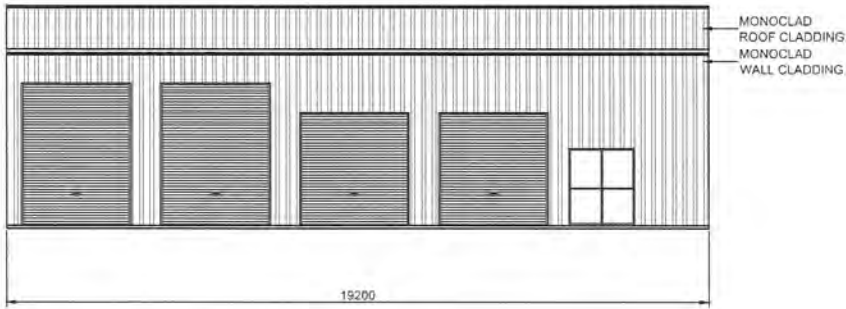
Regn. No. 2558980
Regn. No. 9985
Regn. No. 116373ES
Regn. No. PE0002216
Regn. No. CC5648M

Mr Timothy Roy Messer BE MIEAust RPEQ

Signature

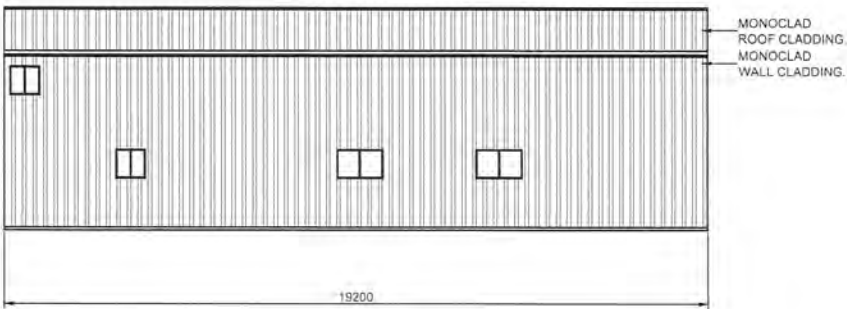
Date

Registered in the NPER in the areas of practice of Civil & Structural National Professional Engineers Register



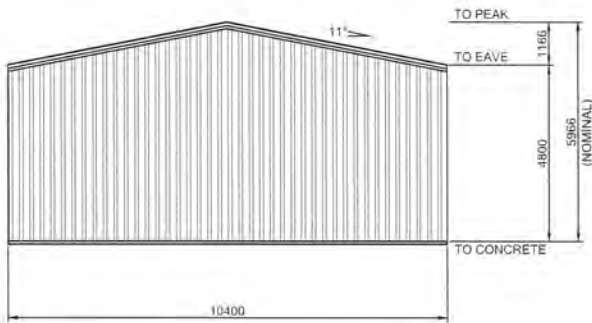
1
7 SIDEWALL EXTERIOR ELEVATION
SCALE: 1 = 200

AWNINGS NOT SHOWN FOR CLARITY

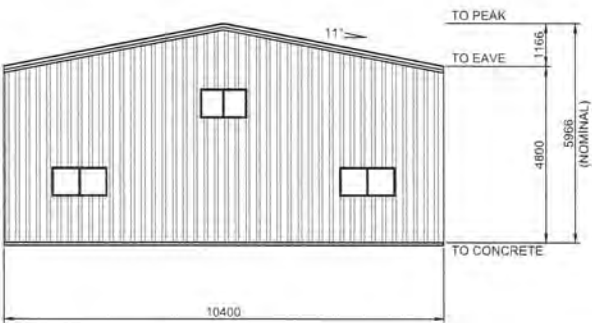


2
7 SIDEWALL EXTERIOR ELEVATION
SCALE: 1 = 200

AWNINGS NOT SHOWN FOR CLARITY



4
7 ENDWALL EXTERIOR ELEVATION
SCALE: 1 = 200



3
7 ENDWALL EXTERIOR ELEVATION
SCALE: 1 = 200

Drawing number 2023/0202/04
Referred to in Permit No: DP23/0224

AWNINGS NOT SHOWN FOR CLARITY

BUILDING COLOURS	
WALL	CLASSIC CREAM
ROOF	IRONSTONE
ROLLER DOOR	IRONSTONE
WINDOW	IRONSTONE
GLASS SLIDING DOOR	IRONSTONE
DOWNPIPE	N/A - downpipes by others
CORNER FLASHING	CLASSIC CREAM
BARGE FLASHING	CLASSIC CREAM
OPENING FLASHING	CLASSIC CREAM