

**DEVELOPMENT CONSENT AUTHORITY
PALMERSTON DIVISION**

NORTHERN TERRITORY PLANNING SCHEME 2020

AGENDA ITEM: **1** MEETING DATE: 14 August 2026 FILE: PA2026/0138

APPLICATION PURPOSE: 21 x 3 bedroom dwellings-group in 12 single storey buildings

SUBJECT SITE: Lot 13502 (6) Tuckeroo Boulevard, Zuccoli, Town of Palmerston

ZONE: MR (Medium Density Residential)

SITE AREA: 6180m²

APPLICANT: One Planning Consult (Mr Israel-Tshepo Kgosiemang)

PERSONS ON WHOSE BEHALF THE APPLICATION IS MADE: Landowner

LANDOWNERS ½ share

- Savcon D&C Pty Ltd (Director: George Savvas)

½ share jointly

- Andrea Savvas as trustee for the Bunda Property Trust
- George Savvas as trustee for the Bunda Property Trust

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

1. PROPOSAL

The application seeks consent for the development of 21 x 3 bedroom dwellings-group within 12 single-storey buildings on a vacant parcel of land zoned Zone MR (Medium Density Residential) under the NTPS2020. A locality plan is provided at **Bookmark A**.

The NTPS2020 defines "dwelling-group" as - *a dwelling that is one of a group of two or more dwellings on the same site such that no dwelling is placed wholly or partly vertically above another, except where special conditions of landscape or topography dictate otherwise, and includes a dwelling on a unit title with common property;*

The application as publicly exhibited is provided at **Bookmark B** and includes:

- land owner authorisation;
- Statement of Effect;
- dimensioned development plans;
- swept-path diagram for a waste collection vehicle;
- covenant approval letter issued by *Territory Life*;
- Record of Administrative Interests and Information (Land Titles Office search).

Key aspects of the proposed development include:

- one vehicle access (kerb crossover) from Tuckeroo Boulevard;
- two car parking spaces for each dwelling, provided within carports integrated into the dwelling design and accessed directly from the common driveway;
- private open space for each dwelling, accessed at ground level;
- single-storey buildings of a form generally consistent with dwelling-single developments constructed on the southern side of Tuckeroo Boulevard;
- stormwater proposed to discharge to the City of Palmerston's underground drainage network;
- fencing to site boundaries;
- Colorbond® or similar non-reflective external finishes;
- two bathrooms per dwelling and living areas with direct access to private open space;
- landscaping comprising the stated proportion and area required by the NTPS2020; and
- carports, porches and verandahs proposed as elements of building articulation.

The application emphasises that dwelling-group is a contemplated Impact Assessable use within Zone MR. However, the Impact Assessable status of the use does not remove the requirement for the consent authority to consider the relevant provisions of the NTPS2020, including the Strategic Framework, zone purpose and outcomes, and the purposes of applicable Part 5 requirements.

Following initial assessment against the NTPS2020, the application was deferred under a 'standing delegation' of the consent authority to enable the applicant to provide further information demonstrating:

- compliance with minimum NTPS2020 requirements, or identification and justification of any variations sought;
- servicing arrangements for the development;
- additional drawings showing site levels, including site sections illustrating the relationship between the proposed development and adjoining land.

The applicant's response to the deferral is provided at **Bookmark C**. A DAS summary of how the applicant has responded to the matters listed in the information request is provided at **Bookmark C4**.

During 2026, site preparation earthworks, including excavation and fill "benching", commenced on the site. The works may relate to the development authorised by previous development permit DP22/0121; however, their status and compliance with the conditions of that permit, including the Conditions Precedent relating to stormwater drainage and the kerb crossover, are relevant matters considered further under the Background section of this report.

2. REASONS FOR APPLICATION AND LEVEL OF ASSESSMENT

Pursuant to section 44(a) of the *Planning Act 1999* and sub-clause 1(c)(i) of Clause 1.8 of the Northern Territory Planning Scheme 2020 (NTPS2020), a development application is required because the subject land is zoned Zone MR (Medium Density Residential) and dwelling-group is identified as an Impact Assessable use in the relevant zone assessment table.

The proposed development also involves a number of departures from the requirements of Part 5 of the NTPS2020. The applicable Part 5 requirements and the level of compliance are summarised

below:

Zoning	Part 3 Overlays	Part 5 – General and Specific Development Requirements	Summary of Compliance
Zone MR (Medium-Density Residential)	None applicable	5.2.1 General Height Control	Complies with numerical requirement; does not fully achieve the purpose of the requirement
		5.2.4.1 Car Parking Spaces	Complies with numerical requirement; concerns regarding purpose and Clause 5.2.4.4 dimensions
		5.2.4.4 Layout of Car Parking Areas	Does not comply
		5.2.6.1 Landscaping in Zones Other Than Zone CB	Does not comply
		5.4.1 Residential Density	Complies with numerical requirement; does not fully achieve the purpose of the requirement
		5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures)	Does not comply
		5.4.3.2 (Distance Between Residential Buildings on one Site)	Does not comply
		5.4.6.1 (Private Open Space for Dwellings-single, Dwellings-independent and Dwellings-group)	Does not comply
		5.4.8.1 (Building Design for Dwelling-group, Rooming Accommodation and Residential Care Facility)	Does not comply
		5.4.17 Building Articulation	Does not comply
		5.4.18.1 Fencing in Zones MR and HR	Does not comply

The Impact Assessable status of the proposed use under sub-clause 1(c)(i) of Clause 1.8 requires the consent authority to exercise judgement as to whether the proposed use and development is appropriate having regard to the relevant statutory and planning considerations. This includes consideration of the suitability of the development having regard to the location of the site, potential impacts on surrounding uses and the relevant components of the Strategic Framework of the NTPS2020.

Importantly, where a proposal satisfies a numerical requirement in Part 5, the consent authority is also required to take into account the purpose of the relevant requirement. Accordingly, numerical compliance does not, of itself, establish that the purpose of the requirement has been achieved.

Pursuant to sections 51(1)(a) and 52(2) of the *Planning Act 1999*, the consent authority must take into account the matters specified in sub-clauses 4, 5 and 6 of Clause 1.10 of the NTPS2020 when considering the development application. These matters, including the relevant requirements and purposes in Part 5, the relevant zone purpose and outcomes, and the relevant components of the Strategic Framework, are addressed under the corresponding headings of this report.

3. ASSESSMENT SYNOPSIS

Under the *Planning Act 1999*, the consent authority has the following options in determining the development application:

- Defer the application under section 46(4)(b), requiring the applicant to provide further information or address matters considered necessary to enable the application to be properly considered;
- Reject the application under section 46(4)(a), where the application does not contain sufficient information to enable it to be properly considered;

- Consent to the development as proposed (including as amended) under section 53(a), subject to appropriate conditions;
- Alter and approve the application under section 53(a), including by requiring alterations to the design or layout of the proposed development; or
- Refuse consent to the proposed development under section 53(c).

The amended application continues to present numerous non-compliances with the NTPS2020, together with unresolved matters relating to the site's strategic context, servicing, physical constraints and potential impacts on adjoining land. Despite the further information submitted, the proposal does not demonstrate that it appropriately responds to the Strategic Framework or the planning outcomes expected for Zone MR. In particular, the application has not shown that stormwater can be lawfully discharged without affecting adjoining land, that building setbacks, private open space, landscaping and car parking arrangements can comply with minimum Part 5 requirements, or that the development form is suitable given the site's location within a compact neighbourhood.

The proposal also does not adequately demonstrate that unreasonable impacts on adjoining land can be avoided, including stormwater discharge towards Lot 12087, interface impacts with Zone CP land to the west, potential overlooking between dwellings, light spill and headlight glare from adjoining public areas, and noise impacts associated with Zuccoli Parade. Several justifications advanced for non-compliances—such as reliance on single-storey built form, alternative street frontage interpretations, or comparisons to LMR standards—do not address whether the development is appropriate having regard to the actual zoning, site characteristics and planning framework. Landscaping, private open space, building design and internal access arrangements also remain unresolved and do not demonstrate compliance with the relevant clause purposes.

Taken collectively, the outstanding matters are substantive rather than technical, and the information provided does not demonstrate that the development, in its current form, is an appropriate outcome for the site. While further information could potentially resolve some issues, a further deferral would only be suitable if the consent authority is satisfied that the deficiencies can be addressed without fundamentally altering the proposal. On the information available, the amended application has not shown that it can appropriately respond to the NTPS2020, the Strategic Framework, site constraints or potential impacts on adjoining land.

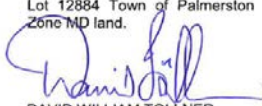
Accordingly, it is recommended the consent authority should consider either:

- (a) deferring the application under section 46(4)(b) to enable the applicant to address the identified matters, including by providing further information and, where necessary, revised drawings demonstrating that the development can appropriately respond to the NTPS2020 minimum "Part 5" development requirements, the Strategic Framework, site constraints and potential impacts on adjoining land; or
- (b) refusing consent to the application under section 53(c) of the *Planning Act 1999* (with reasons to be determined by the Development Consent Authority).

4. BACKGROUND

The subject site, Lot 13502 (6) Tuckeroo Boulevard, Zuccoli, is a vacant freehold parcel of land with an area of 6180m². The site has frontage to both Tuckeroo Boulevard and Zuccoli Parade, which are public roads under the care and control of the City of Palmerston.

Lot 13502 was created in 2015 as part of Development Permit DP15/0024, which approved the subdivision of Lot 12087 into 398 residential lots and four public open space lots. The endorsed subdivision plans identified the future use of Lot 13502 as "Multiple Dwellings". Concurrently, the land was rezoned to Zone MR (Medium Density Residential) under Amendment 421 to the Northern Territory Planning Scheme 2007. The rezoning documentation identified the purpose of the amendment as facilitating multi-residential development of up to four storeys in height.

 Extract from endorsed drawing for DP15/0024 (Development Permit for subdivision)	NORTHERN TERRITORY OF AUSTRALIA Planning Act Section 29 Reasons for Decision NORTHERN TERRITORY PLANNING SCHEME AMENDMENT No. 421 Part Lot 12087 Town of Palmerston (Zuccoli) is suitable for rezoning from Zone FD (Future Development) to Zone MR (Medium Density Residential) as it is consistent with the <i>Palmerston Eastern Suburbs Area Plan 2 of 3</i> of the NT Planning Scheme and in accordance with the Development Permit DP15/0024, which indicate the subject site as multiple dwellings in a four storey building. Lot 12884 Town of Palmerston remains Zone MD because it adjoins Zone MD land.  DAVID WILLIAM TOLLNER Minister for Lands and Planning 1 / 12 / 2015 Minister's reasons for deciding to rezone the subject site to MR (Amendment no. 421 to the NT Planning Scheme 2007)
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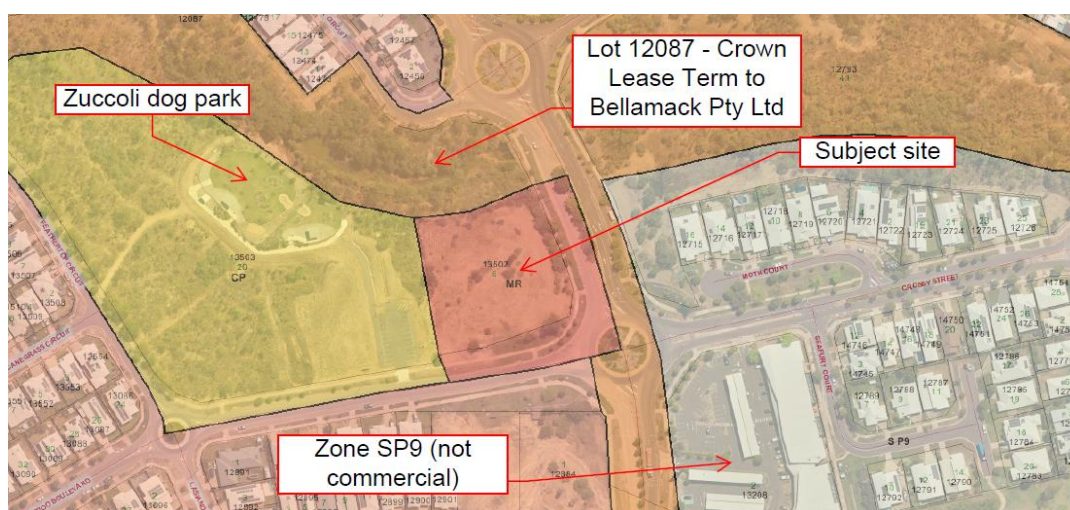
The following planning approvals have previously been issued in relation to the site:

Permit Number	Approved Purpose	Date Signed	Status	Comments
DP17/0230 Bookmark D2	72 x 2 bedroom multiple dwellings in 5 x 4 storey buildings	21/06/2017	Lapsed	- Lodged and assessed when NTPS2007 was in force over the land. - No drawings endorsed (as forming part of permit) and works not commenced.
DP22/0121 Bookmark D3	Dwellings-group (1 x 2 bedroom and 19 x 3 bedroom) in 12 single storey buildings	11/05/2022	Potentially active	- Similar dwelling-group development to that proposed in the current application, albeit with one fewer dwelling and a higher level of compliance with the applicable NTPS2020 requirements. The application was assessed and determined prior to the commencement of Amendment 67 to the NTPS2020 and therefore was not obliged to comply with the planning scheme provisions introduced by that amendment. - The assessment report and permit conditions do not appear to have fully addressed the site's gradient and associated stormwater drainage constraints. In particular, there is no detailed discussion regarding the potential implications of stormwater discharge towards adjoining Lot 12087, which is held under a Crown Lease Term. - Conditions Precedent (on the permit) required the developer/permit holder to obtain approval (from City of Palmerston) for the stormwater drainage design and kerb crossovers, prior to works (including site

				preparation) commencing. DAS DLPE has no record on its file that these conditions have been "cleared" by Council.
DP22/0121A Bookmark D4	Extension of Time permit (to extend base period of DP22/0121 for a period of two years)	20/03/2024	Potentially active	Extended the "base period" of DP22/0121 until 11 May 2026 with a possible "automatic" extension until 2028 (earthworks have started on site, although it is not known if City of Palmerston have approved the storm water drainage design).
DP2025/0309 Bookmark D5	Child care centre in a single storey building and dwelling-group (11 x 3 bedroom) in seven single storey buildings	28/06/2026	Active	- No drawings endorsed. - Conditions Precedent on permit still to be "cleared" (relating to vehicle access, storm water drainage, waste collection etc) - Relates to a subdivision application that is currently being processed.

During 2026, earthworks commenced on the site. The apparent "benching" arrangement, set-out and site levels are generally consistent with the layout proposed in the current development application. Recent photographs of the subject site are located at **Bookmark A2**.

The subject site is currently the only parcel of land zoned MR within the suburb of Zuccoli. The site is bounded by land zoned CP (Community Purposes) to the west, FD (Future Development) land to the north and west, LMR (Low-Medium Density Residential) land to the south, and Specific Use (Zone SP9 – NTPS2007) land to the east.



The site is located adjacent to the Zuccoli Community Hub precinct (Lot 13503), which currently contains the Zuccoli Dog Park and associated car parking and is subject to ongoing community infrastructure investment by the City of Palmerston. The site is also located diagonally opposite Zuccoli Plaza and within convenient walking distance of public transport, parks, open space, educational facilities and other community infrastructure.

The planning history, surrounding land uses and strategic context of the site are relevant to the assessment of the current application and are discussed further under the relevant headings of this report.

5. PUBLIC EXHIBITION

Pursuant to section 47 of the *Planning Act 1999* and sections 6 and 6A of the *Planning Regulations 2000*, the development application was publicly exhibited for a period of two weeks, commencing

1 May 2026 and concluding 15 May 2026. Public notice was provided by advertisement on the NT Planning Notices Online website and by the display of two pink signs on the subject site.

One public submission was received pursuant to section 49 of the *Planning Act 1999*. The matters raised in the submission are considered under section 51(1)(e) below.

The City of Palmerston, as the local government council, also provided technical comments in relation to the application. These comments are considered under section 51(1)(m) below. The City of Palmerston did not make a submission for the purposes of section 49 of the *Planning Act 1999*.

6. 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 NTPS2020, the proposed development is ‘*Impact 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 MR (Medium Density Residential). The detailed Technical Assessment of the application (amended) undertaken by DAS is located at **Bookmark E**, and should be read in conjunction with this section of the report.

Pursuant to sub-clause 1(c)(i) of Clause 1.8 of the NTPS2020, the development of “dwelling-group” is listed as ‘Impact Assessable’ on the Zone MR assessment table. Impact Assessable means - *use and development that requires the exercise of discretion by the consent authority to determine if it is appropriate given the location of the site and the potential impacts on surrounding uses, and if it accords with the Strategic Framework.*

Therefore, pursuant to sub-clause 1 of Clause 1.7 and sub-clause 4 of Clause 1.10 (Exercise of Discretion by the Consent Authority), the following components of the NTPS2020 needs to be considered by the consent authority.

(a) any relevant requirements, including the purpose of the requirements, as set out in Parts 5 or 6;

The relevant ‘Part 5’ requirements are set out in:

- Clause 5.2.1 (General Height control)
- Clause 5.2.4.1 (Car Parking Spaces)
- Clause 5.2.4.4 (Layout of Car Parking Areas)
- Clause 5.2.6.1 (Landscaping in Zones Other Than Zone CB)
- Clause 5.4.1 (Residential Density)
- Clause 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures)
- Clause 5.4.3.2 (Distance Between Residential Buildings on one Site)
- Clause 5.4.6. (Private Open Space for Dwellings-Single, Dwellings-Independent and

- Dwellings-Group)
 - Clause 5.4.8.1 (Building Design for Dwelling-group, Rooming Accommodation and Residential Care Facility)
 - Clause 5.4.17 (Building Articulation)
 - Clause 5.4.18 (Fencing)
- 'Part 6' of the NTPS2020 is not applicable (as the application does not propose subdivision or consolidation)

(b) any Overlays and associated requirements in Part 3 that apply to the land

No Overlays apply to the subject site or type of development proposed

(c) the guidance provided by the relevant zone purpose and outcomes in Part 4, or Schedule 4.1 Specific Use Zones; and

The subject site is Zoned MR (Medium Density Residential). No Specific Use zones apply to the site.

(d) any component of the Strategic Framework relevant to the land as set out in Part 2.

In the case of this development application, the following components of Part 2 of the NTPS2020 are relevant to the proposed use and development of the subject land:

- Compact Urban Growth Policy – Clauses 2.3.1 and 2.2.2;
- Darwin Regional Land Use Plan – Clauses 2.4.1 and 2.2.3(a); and
- Palmerston Eastern Suburbs Planning Principles and Area Plans – Clauses 2.4.1 and 2.2.3(c).

The Technical Assessment (Bookmark E) identified that the application (as amended) does not fully comply with the Part 5 requirements (and clause purposes) and has not demonstrated compliance with Zone MR and the Strategic Framework, detailed discussion on relevant clauses is provided below.

Part 5 – Development Requirements

Pursuant to sections 51(3) and 52 of the *Planning Act 1999* and sub-clause 4(a) of Clause 1.10 of the NTPS2020, in considering an application for a use or development identified as Impact Assessable, the consent authority must take into account any relevant requirements set out in Part 5 of the NTPS2020, including the purpose of those requirements. In applying Part 5, the relevant requirements are to be read and interpreted in conjunction with sub-clause 1 of Clause 1.7.

As outlined in sub-clause 5 of Clause 1.10 of the NTPS2020 - *the consent authority may consent to a proposed use or development that 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(4).*

Accordingly, the assessment of a variation to a Part 5 requirement is not limited to determining whether a numerical standard has been met. The consent authority must also consider whether the proposed development achieves the purpose of the relevant requirement and whether the

variation is appropriate having regard to the matters specified in Clause 1.10(4), including the Strategic Framework, the relevant zone purpose and outcomes, and any potential impacts arising from the development.

Clause 5.2.1 (General Height Control)

The development proposed in the application comprises of single-storey residential buildings and therefore complies with the numerical height requirement of Clause 5.2.1. However, pursuant to sub-clause 4(a) of Clause 1.10 of the NTPS2020, the consent authority is also required to take into account the purpose of the relevant requirement.

The purpose of Clause 5.2.1 is to *"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."*

DAS considers that, while the proposed building height complies with the numerical requirement, the resulting development form does not fully achieve the purpose of Clause 5.2.1 having regard to the strategic context of the site.

As discussed under Part 2 – Strategic Framework, the subject land is zoned MR and is located within a compact neighbourhood in close proximity to a neighbourhood centre, public transport, open space, community facilities and existing and planned infrastructure. The strategic planning framework anticipates more compact residential development in such locations. Zone MR also permits development of up to four storeys, providing an opportunity for greater residential intensity and housing diversity.

The proposed single-storey built form does not take advantage of the additional building height available under Zone MR and contributes to the relatively low-density outcome proposed for the site. While there is no requirement to utilise the maximum permissible building height, the height and resulting development intensity are relevant to whether the development is appropriate to the strategic context of the location. In this case, DAS considers that a more intensive built form could better utilise the subject site's strategic location, existing and planned infrastructure and proximity to services and facilities.

The proposed height and development form are also relevant having regard to the adjoining Zone CP land and the planned Zuccoli Community Hub. The City of Palmerston is progressively delivering community and recreational infrastructure within the Zuccoli Community Hub, including existing and proposed facilities and buildings. The increasing level of community infrastructure and amenity in the immediate locality further reinforces the strategic suitability of the surrounding land for appropriately located higher-density residential development.

Accordingly, DAS considers that, although the proposal complies with the numerical height control in Clause 5.2.1, the single-storey development form does not fully respond to the purpose of the clause or the strategic context of the site

Clause 5.2.4.1 (Car Parking Spaces)

The application (as amended) proposes two car parking spaces for each dwelling, provided within carports accessed directly from the common driveway. The proposal therefore complies with, and

marginally exceeds, the minimum number of car parking spaces required by Table B to Clause 5.2.4.1 of the NTPS2020.

However, pursuant to sections 51(3) and 52 of the *Planning Act 1999* and sub-clause 4(a) of Clause 1.10 of the NTPS2020, the consent authority is also required to consider the purpose of the requirement.

The purpose of Clause 5.2.4.1 is to:

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

While the proposal provides the required number of parking spaces, DAS is not satisfied that the parking arrangements fully achieve the purpose of the clause.

The NTPS2020 defines a "car parking area", and the phrase "*constructed to a standard*" is considered to include compliance with the applicable design and layout requirements of Clause 5.2.4.4. Detailed discussion regarding the dimensions and functionality of the proposed car parking spaces is provided under that clause below.

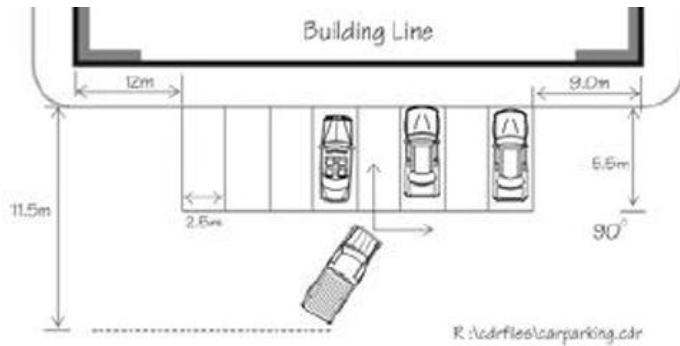
In addition, DAS has concerns regarding the convenience and functionality of the proposed parking arrangement. In particular:

- air-conditioning condenser units are proposed within the carport areas associated with each dwelling, which may reduce the practical functionality and usability of the parking spaces;
- pedestrian access between the car parking spaces and the dwelling entrances is indirect, with the primary entry doors located away from the carports. While this arrangement is not prohibited by the NTPS2020, it is not considered to provide the most convenient access between parked vehicles and the dwellings; and
- the development does not provide any dedicated visitor parking spaces. While the NTPS2020 does not require visitor parking for a dwelling-group development of this nature, the proposed use (21 x 3 bedroom dwellings) will generate parking demand from visitors, tradespersons, service providers and delivery vehicles in addition to residents. The absence of any designated visitor parking reduces the flexibility of the site to accommodate these users and is a relevant consideration when assessing whether sufficient off-street parking has been provided to service the proposed use.

Accordingly, while the proposed development satisfies the numerical parking requirements of Clause 5.2.4.1, DAS considers that it does not fully achieve the purpose of the clause in relation to parking spaces being constructed to an appropriate standard and conveniently located to service the proposed use of the site.

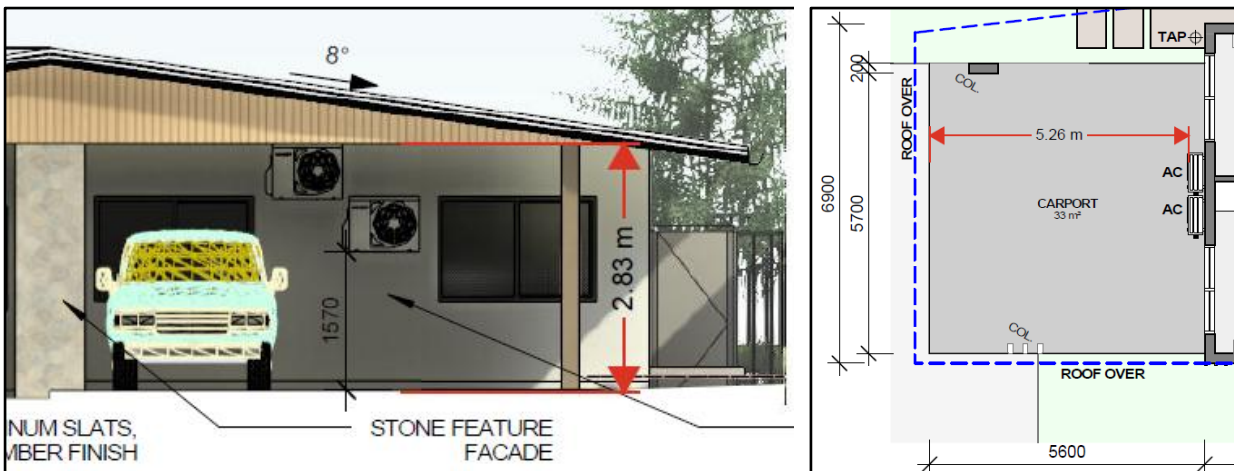
Clause 5.2.4.4 (Layout of Car Parking Areas)

Pursuant to sub-clause 8(c) of Clause 5.2.4.4, the layout of a car parking area is to "*be in accordance with the dimensions set out in the diagram to this clause*". For a 90° parking arrangement, the diagram requires parking spaces to be a minimum of 2.5m wide and 5.5m deep.



Extract from Diagram to Clause 5.2.4.4.

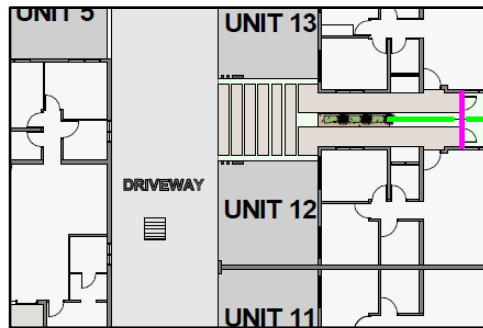
The application (as amended) indicates that the nominated dimensions of the car parking spaces within the proposed carports comply with these requirements. However, the drawings do not adequately demonstrate that the proposed air-conditioning condenser units, including their location, associated wall heights and required clearances, will not reduce the effective dimensions or functionality of the parking spaces. The location of these units also raises separate concerns regarding compliance with sub-clauses 5 and 6 of Clause 5.4.8.1 (Building Design for Dwelling-group, Rooming Accommodation and Residential Care Facility), discussed below.



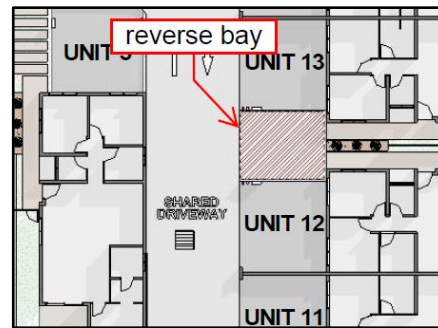
Nominated (proposed) locations of air conditioning units within carports

Sub-clause 8(a) of Clause 5.2.4.4 requires a car parking area to *"be functional and provide separate access to every car parking space"*.

DAS notes that, prior to the further information request, there were concerns regarding the functionality of the parking and driveway arrangement serving Units 11–13, including the absence of an adequate area for vehicles to turn and exit in a forward direction. The amended design addresses this by converting part of the pedestrian circulation area associated with Units 12 and 13 into a reversing bay. While this provides additional vehicle manoeuvring space, DAS considers that it creates a less satisfactory outcome for pedestrian movement and access for maintenance.



Application as exhibited



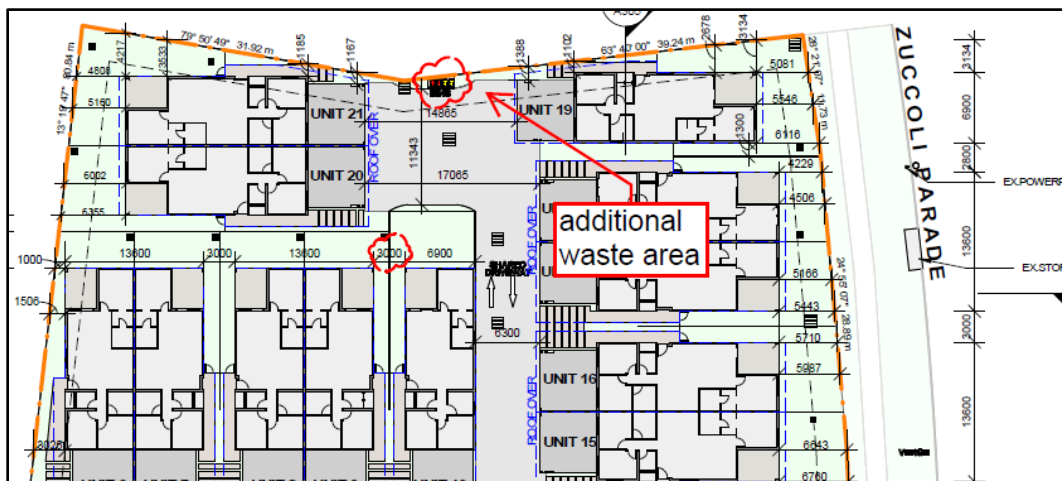
Application as amended

Each parking space is accessed directly from the proposed common driveway, which is generally approximately 6m wide. The requirement for separate access to each parking space is therefore satisfied. However, DAS considers that the requirement for the car parking area to be functional has not been adequately demonstrated.

In particular, the amended design raises concerns regarding:

- the potential impact of air-conditioning condenser units on the effective dimensions and usability of the carports;
- the use of a reversing area within an otherwise pedestrian circulation area;
- restricted sightlines for vehicles reversing from adjoining parking spaces, particularly where solid walls or partitions separate parking spaces;
- the potential for simultaneous vehicle movements to create vehicle-to-vehicle or vehicle-to-pedestrian conflicts;
- pedestrian access to and from individual dwellings, including Units 12, 13, 19 and 21;
- the relationship between parking areas, landscaping and dwelling entrances; and
- the interaction between waste collection vehicles and the internal driveway and parking arrangement.

It is also not adequately demonstrated that waste collection vehicles can access the northernmost waste storage area identified on the amended plans, or that waste collection movements can occur without adversely affecting the functionality or safety of the internal driveway and parking areas.



The purpose of Clause 5.2.4.4 is to:

"Ensure that a car parking area is appropriately designed, constructed and maintained for its intended purpose."

Sub-clause 4 provides that the consent authority *may consent to a car parking area that does not comply with sub-clause 8 where it is satisfied that the design and construction is safe and functional having regard to the location of the development.*

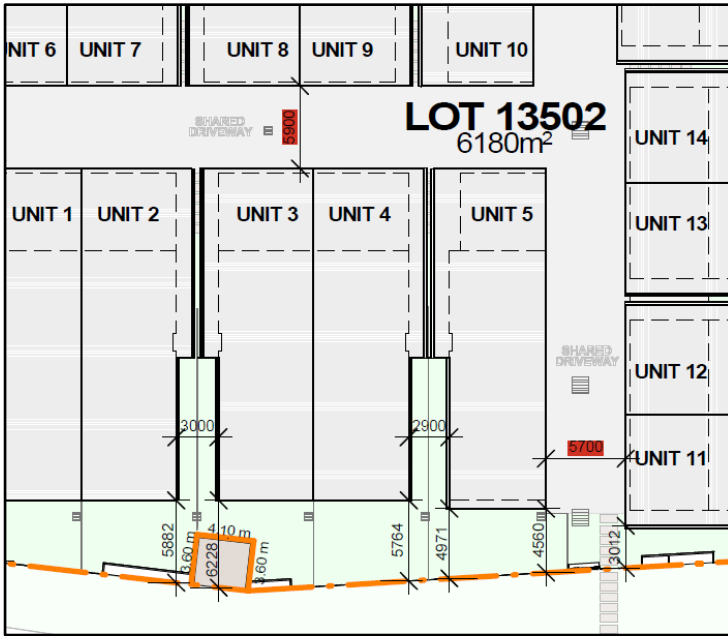
Having regard to the above, DAS is not satisfied that the application adequately demonstrates that the proposed car parking area is safe and functional for its intended purpose. This is not merely a matter of numerical compliance with the dimensions of individual parking spaces; the overall arrangement must function as an integrated parking, vehicle circulation and pedestrian access system.

Sub-clause 9(a) further requires access points to car parking areas to have driveways with a minimum width of 6m for two-way traffic flow or 3.5m for one-way traffic flow, while sub-clause 9(b) requires access points to *"maximise sight lines for drivers entering or exiting the car parking area"*. These requirements are to be considered together with the functional requirements of sub-clause 8 and the dimensions shown in the diagram to Clause 5.2.4.4.

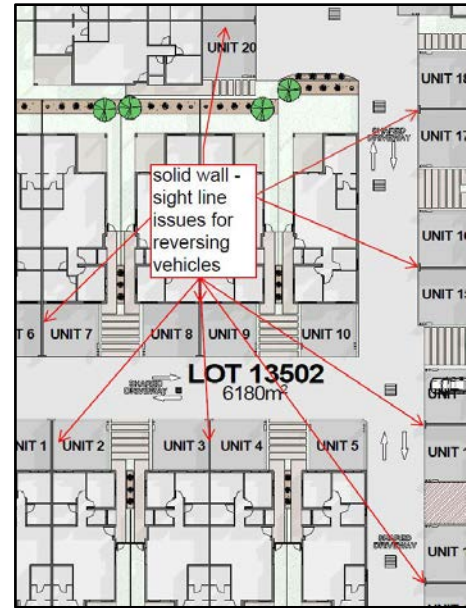
In its written response dated 27 July 2026, the applicant states:

"The revised plans provided at APPENDIX A1 show functional parking areas consistent with the requirement of Sub-clauses 8 & 9 of Clause 5.2.4.4 (Layout of Car Parking Areas). The layout allows a vehicle to enter from and exit to a road in a forward gear. The proposed carports have minimum 5.4m entry access and 5.6m depth adequate to accommodate two cars."

DAS notes that the amended drawings indicate (see image below) driveway widths of approximately 5.9m and 5.7m between roof structures. More importantly, the drawings continue to raise sightline and pedestrian safety concerns within the parking areas. In particular, solid partitions between adjoining parking spaces has potential to restrict visibility between vehicles reversing from adjacent spaces. Where two vehicles reverse simultaneously, the restricted sightlines may increase the potential for vehicle-to-vehicle or vehicle-to-pedestrian conflicts.

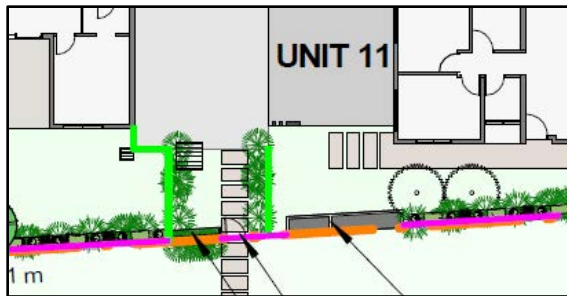


Non-compliant driveway widths

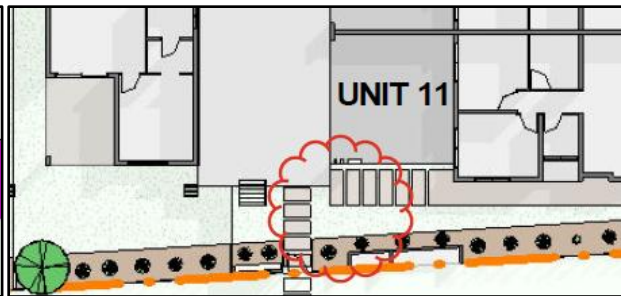


Non-compliant driver sightlines

DAS also notes that earlier sightline concerns between Unit 11 and the pedestrian access resulted in the removal of landscaping from that location. This has consequently contributed to a further non-compliance with the landscaping requirements.

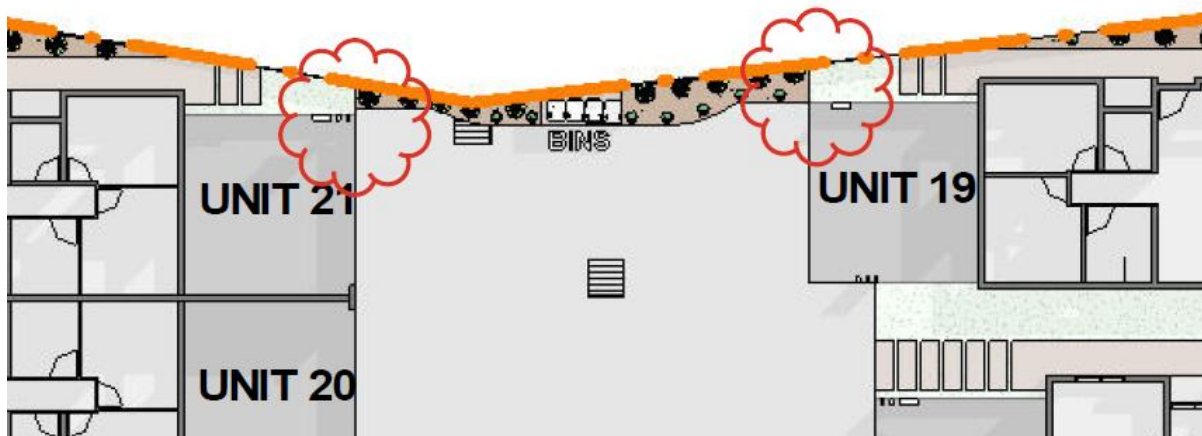


Application as exhibited

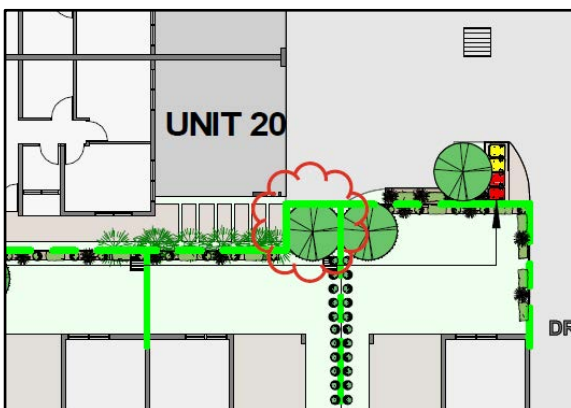


Application as amended

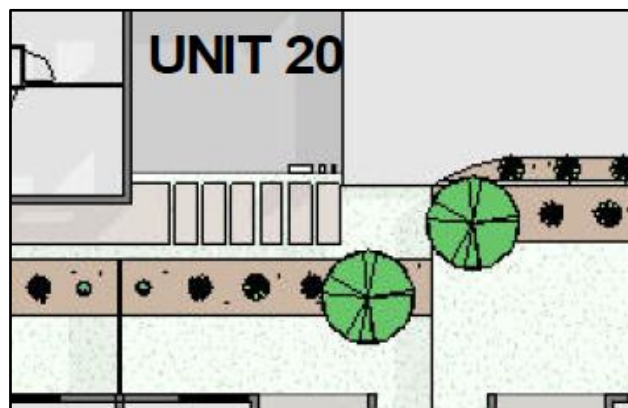
The scale, gradient and configuration of the proposed development also warrant consideration. Although the application is for a dwelling-group development rather than a subdivision, 21 dwellings arranged around a common internal driveway effectively create a small residential community and may subsequently be capable of being established as a unit title scheme. The internal design therefore needs to provide an appropriate level of pedestrian circulation and common infrastructure. The current drawings do not adequately demonstrate provision for pedestrian pathways, lighting and other measures necessary to safely distinguish pedestrian and vehicle movements throughout the site.



DAS has particular concerns regarding pedestrian access to Units 12, 13, 19 and 21, where the relationship between car parking, landscaping, retaining structures and dwelling entrances appears constrained. Similar concerns previously existed in relation to Unit 20, where a retaining wall affected access. The subsequent amendment reducing the retaining wall has also reduced the private open space associated with Unit 9 and increased the extent of non-compliance with the NTPS2020.



Plans as exhibited



Amended plans

Sub-clause 5 provides that - *the consent authority may consent to a car parking area that is not in accordance with sub-clause 9 where it is satisfied that the non-compliance will not result in adverse impacts on the local road network or the internal functionality of the car parking area.*

Summary (of Clause 5.2.4.4)

Given the number and interrelationship of the outstanding matters, DAS considers that the application has not adequately demonstrated that the proposed car parking and internal access arrangement will be safe and functional. If the consent authority determines to approve the application, it is recommended that a condition be imposed requiring amended plans that:

- provide appropriate pedestrian pathways and lighting throughout the site;
- provide safe and unobstructed pedestrian access to all dwellings, particularly Units 12, 13, 19 and 21;
- resolve conflicts between pedestrian areas, parking spaces, landscaping and retaining structures;

- demonstrate compliant parking dimensions having regard to the location and clearances of air-conditioning units;
- demonstrate adequate sightlines for vehicles and pedestrians throughout the parking and circulation areas; and
- demonstrate that waste collection vehicles can safely and efficiently access all waste storage areas without compromising vehicle or pedestrian circulation.

It is further recommended that the applicant provide written confirmation from a suitably qualified and experienced traffic/transport professional that the amended parking and internal circulation layout is safe and functional, including consideration of forward vehicle movements, manoeuvring and turning areas, vehicle-to-vehicle and vehicle-to-pedestrian conflicts, sightlines, pedestrian circulation and waste collection vehicle movements.

Clause 5.2.6.1 (Landscaping in Zones Other Than Zone CB)

Sub-clause 7 of Clause 5.2.6.1 requires that in Zone MR and Zone HR, the side and rear setbacks must include landscaping to the length of the setback of no less than 2m deep, except for areas used as private open space. The intent is to ensure a consistent vegetated interface that contributes to amenity, shade, privacy, and the landscaped character expected in medium-density residential zones.

The subject site is zoned MR. The amended plans do not comply with Sub-clause 7. Large portions of the north and west boundaries provide less than the required 2m landscaping depth, including sections where no landscaping (0.0m) is proposed. These areas are not identified as private open space and therefore do not qualify for the exception.

The Editor's Note to Clause 5.2.6.1 directs applicants to the NTG Species Guide for Landscaping in the NTPS2020, which provides minimum planting areas and species suitability. Several proposed planting areas appear too narrow to accommodate the nominated species, raising concerns about the ability to satisfy Sub-clause 3(a) (screening and surface treatment of private open space) and Sub-clause 4 (maintenance of landscaping for the life of the development).



The Statement of Effect (included with the application) provides the following justification / design response:

The development includes setbacks ranging from 1.0m to 6.36m along the rear and side boundaries. A reduction in the required 2m depth of landscaping is requested under subclause 2, as this adjustment is not expected to negatively impact the amenity of adjoining land, which encompasses the creek at the rear and community purpose land along the western boundary of the property. Proposed solid fencing, combined with vegetation where feasible, will provide effective screening along most sections of the impacted boundaries.

This justification is not supported. Sub-clause 2 allows the consent authority to vary Sub-clauses 5, 6 and 7 only if the landscaping remains consistent with:

- the purpose of Clause 5.2.6.1;
- the zone purpose and outcomes;
- the amenity of the streetscape; and
- the potential impact on adjoining property.

The proposed reduction does not satisfy these criteria.

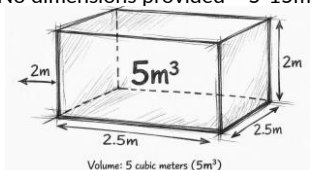
Outcome 5 of Zone MR anticipates development that contributes to a landscaped residential environment with appropriate interface treatment. The proposed 0–1m landscaping strips along two boundaries do not achieve this outcome.

The purpose of Clause 5.2.6.1 is to encourage landscaping that:

- contributes to safe and attractive public spaces;
- responds to local climate;
- supports cooler internal and outdoor areas; and
- recognises the value of retaining existing plants and trees.

The proposal does not align with these objectives. The non-compliant portions occur adjacent to driveway areas, where the absence of landscaping and shading may contribute to heat-island effects, contrary to Sub-clause 1(c). The proposed solid fencing along the northern and western boundaries does not provide an attractive interface to public open space nor support passive surveillance.

Additionally, sub-clause 4 of Clause 5.2.6.1 requires that “*The quality and extent of the landscaping consented to must be maintained for the life of the development*”. A standard ongoing condition can be included on any development permit (if issued) requiring landscaping consented to, to be maintained (and/ or updated drawings showing greater detail/notations on drawings regarding maintenance etc). Despite this, it is noted that the drawings show areas of landscaping that may not be large enough to accommodate the proposed plants (see table below) – if the plants cannot be planted / maintained in these locations then it might impact of su-clause 3(a) and NTPS2020 screening and surface treatment requirements for private open space.

Nominated Plant Species	Minimum planting area (as per NTG Species Guide)	minimum width of landscaping proposed in area where these species are located
Syzygium Australe	1.5 m W x 0.3 m D	Unclear on plans – width of landscaping that includes a mixture of these plants varies between 0.6m to 1.5m.
Summerscent	2 m W x 0.3 m D	
Beach Naupaka	2 m W x 0.3 m D	
Red beach Hibiscus	No dimensions provided – 5-15m ³ 	1.5m

Sub-clause 3(c) requires landscaping to take into account the existing streetscape. Both Zuccoli Parade and Tuckeroo Boulevard include established street trees planted at subdivision stage. The covenants registered on the land title also provide guidance on landscaping, and City of Palmerston has requirements for planting within road reserves.



Before clearing / earthworks commenced

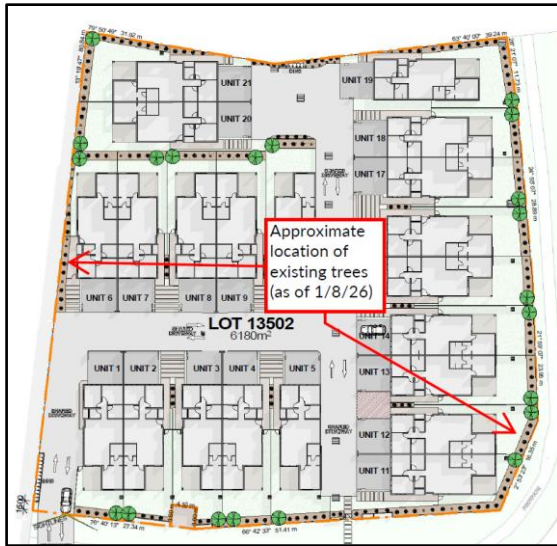


After clearing / earthworks commenced



Sub-clause 3(d) requires retention of significant trees and vegetation that contribute to site and streetscape amenity. Earthworks appear to have commenced in 2026 and significant trees (established since 2015) appear to have been removed.

It is noted that some trees have been retained as of August 2026 (images below) however the applicant has not indicated whether these will be retained as part of the dwelling-group development.



Administratively, sub-clause 2 of Clause 5.2.6.1 provides that- 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. Sub-clause 5 of Clause 1.10 provides the criteria for assessment of variation(s) to sub-clause 3 of Clause 5.2.6.1.

The Zone MR purpose is silent on landscaping requirements however Outcome 5 is relevant and discussed above. In short, the application did not appear to align with Outcome 5 of Zone MR.

The purpose of Clause 5.2.6.1 is to “Encourage landscaping that enhances local amenity by:

- (a) contributing to safe and attractive public spaces and places;
- (b) responding to the local climate and soil characteristics;
- (c) supporting cooler internal and outdoor areas; and
- (d) recognising the value of retaining existing plants and trees.

The application (as amended) which proposes a solid fence along the northern and western boundaries is not considered to provide an attractive interface to the public open space or allow passive surveillance. The non-compliant portions (in relation to sub-clause 7) is around driveway areas which without landscaping or shading may contribute to heat island effects thus not supporting cooler outdoor areas.

DAS considers that the application (as amended) does not adequately meet the relevant Zone MR Outcomes, the purpose of Clause 5.2.6.1, the administration provisions for variations, or the requirements of Sub-clauses 3, 4 and 7. The proposed landscaping does not achieve the 2m depth required along the north and west boundaries, does not demonstrate consistency with the NTG Species Guide, and does not adequately respond to the existing streetscape or the retention of

established vegetation as required by Sub-clauses 3(c) and 3(d).

If the consent authority determines to consent to the application, it is recommended that amended drawings be provided prior to the issue of a development permit. These drawings should:

- demonstrate full compliance with the landscaping requirements of Clause 5.2.6.1, including the 2m depth requirement in Sub-clause 7;
- show planting areas that are dimensioned and sized to accommodate the species nominated in accordance with the NTG Species Guide for Landscaping in the NTPS2020;
- clearly identify the species, location, and number of proposed plants;
- clearly identify existing trees to be retained; and
- include sufficient detail to demonstrate compliance with Sub-clauses 3(a), 3(c), 3(d) and 4.

A standard ongoing condition requiring landscaping to be maintained for the life of the development would also be appropriate.

Clause 5.4.1 (Residential Density)

The application proposes 21 x 3 bedroom dwelling-group in 12 single storey buildings on a 6180m² site (dwelling density of 1 dwelling per 294.28m²). Whereas, Table B to Clause 5.4.1 of the NTPS2020 allows (for 3 bedroom, single storey dwellings) a density of 1 dwelling per 180m².

Whilst the application is less than the “maximum number” of dwellings listed in sub-clause 2 of Clause 5.4.1, pursuant to sub-clause 4(a) of Clause 1.10 of the NTPS2020, in considering an application for a use or development identified as Impact Assessable the consent authority must take into account.... any relevant requirements, including the purpose of the requirements, as set out in Part 5 (of the NTPS2020).

The purpose statement of Clause 5.4.1 is to “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”.

Purpose statements (a) & (b) – Compatibility with Existing/Anticipated Development and Reticulated Services

- Reticulated electricity, water and sewerage can be provided to the site, subject to compliance with Power and Water Corporation technical and monetary requirements.
- Stormwater drainage must be engineered to discharge into City of Palmerston road reserves, as the Crown Lease Term holder for Lot 12087 prohibits discharge onto that land.
- The subject site is presently the only Zone MR parcel within Zuccoli.
- The site does not abut residential-zoned land. Adjoining and nearby parcels comprise:
 - o Lot 12087 (north): Crown Lease Term, zoned FD, containing a natural drainage line;
 - o Zuccoli Parade (east): local road with four-lane carriageway, bus stops and high-quality footpaths;
 - o Tuckeroo Boulevard (south): wide local road reserve with two-lane carriageway and high-quality footpaths;

- o Lot 13503 (west): Crown Land, zoned CP, leased by City of Palmerston and partially developed with the Zuccoli Dog Park, with further development proposed under the Zuccoli Community Hub project.
- Land south of Tuckeroo Boulevard is zoned LMR, with two vacant parcels (3060 m² and 2550 m²) and several dwelling-single developments.

Taken together, the surrounding context comprises community purpose land, drainage reserve, and substantial road reserves, rather than established residential development. The density proposed is lower than what is reasonably anticipated for Zone MR land in a Compact Neighbourhood, but it is not incompatible with the existing built form in the immediate locality.

Purpose Statement (c) – Land Capability

- No declared heritage places exist on the subject or adjoining land.
- Stormwater discharge constraints require engineered solutions to direct flows into City of Palmerston underground drainage systems.
- Site preparation works (cut, fill and levelling) have commenced, indicating the land can be made capable of supporting residential development.

However, concerns remain regarding:

- Stormwater discharge and the need to avoid unlawful discharge onto Lot 12087;
- Fill impacts on adjacent land, including potential redirection of overland flow paths.

These matters are addressed elsewhere in the report under land capability and stormwater management.

The proposed density is lower than the NTPS2020 benchmark for Zone MR and does not fully align with the strategic intent for medium-density development in a Compact Neighbourhood. While the density is not incompatible with nearby existing development, the site is strategically positioned—and serviced—to support more intense residential development.

The consent authority therefore notes:

- The proposed design is under-developed relative to the density anticipated by Clause 5.4.1 and the Strategic Framework.
- The site's servicing context supports higher density than proposed.
- Drainage and fill impacts require careful management and are addressed through conditions precedent and engineering requirements.

Subject to resolution of stormwater and fill matters, the land is capable of supporting residential development; however, the density outcome does not reflect the NPS2020 policy intent for Zone MR land in Zuccoli.

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

Sub-clause 6(a) requires residential buildings and ancillary structures to be set back from lot boundaries in accordance with the relevant table to this clause. No building setback plan applies to the site and Clause 5.2.7 is not relevant. The applicable table is Table B.

Table B to Clauses 5.4.3: Minimum building setbacks for residential buildings, ancillary structures and balconies in Zones MR and HR			
Lot Boundary	Minimum Setback for first four storeys above ground level	Minimum Setback above first four storeys above ground level	Minimum setback for roofline
Primary street frontage	6m for <i>residential buildings</i> and <i>ancillary structures</i> 3m for balconies	9m for <i>residential buildings</i> 6m for balconies	2.1m - provided that no supporting member is located within 6m of the boundary
Secondary street frontage	4.5 m for <i>residential buildings</i> and <i>ancillary structures</i> 1.5m for balconies	7.5m for <i>residential buildings</i> 4.5m for balconies	2.1m - provided that no supporting member is located within 4.5m of the boundary
Side and rear lot boundaries	3m for <i>residential buildings, ancillary structures</i> and balconies	6m for <i>residential buildings</i> 4.5m for balconies	2.1m

Under administrative clause 2(b), Zuccoli Parade is to be treated as a side/rear boundary because vehicular access is restricted. In accordance with the definitions of *primary street* and *secondary street*, Tuckeroo Boulevard is the primary street.

The applicant has described the verandahs as “balconies”. As the NTPS2020 does not define *balcony*, the Macquarie Dictionary definition is relied upon. A balcony is a raised, balustraded platform projecting from a wall. The proposed verandahs do not meet this definition and are therefore treated as verandahs, not balconies, for the purposes of Clause 5.4.3.

The application (as amended) proposes numerous building setback non-compliances (variations to sub-clause 6(a) of Clause 5.4.3) which are shown in the table below (DAS calculations):

Lot Boundary	Minimum Building Setbacks	Building Setback(s) Proposed within			Roof structure setback	
		Development Application			Setback proposed	Complies?
		Building containing:	Minimum Setback proposed	Complies?		
Primary Street frontage (Tuckeroo Boulevard)	6m for residential buildings, and ancillary structures And 2.1m for roof structures - provided that no supporting member is located within 6m of the boundary	Units 1 & 2	4.26m	No	N/A supporting members within 6m of boundary	
		Units 3 & 4	5.72m	No		
		Unit 5	5.09m	No		
		Units 11 & 12	2.87m	No		
Side boundary (corner truncation boundary – Tuckeroo Boulevard and Zuccoli Parade)	3m for residential buildings, and ancillary structures with external walls And 2.1m for roof structures	Units 11 & 12	1.46m	No	1.57m	No
Side boundary (Zuccoli Parade)		Units 11 & 12	6.85	yes	6.84m	Yes
		Units 13 & 14	6.22m	yes	5.51m	Yes
		Units 15 & 16	5.65m	yes	4.95	Yes
		Units 17 & 18	4.14m	yes	3.51m	Yes
		Unit 19	5.05m	yes	4.27m	Yes
Side Boundary (North / Lot 12087)		Unit 19	1.15m	no	0.6m	No
		Units 20 & 21	1.09m	no	0.6m	No
Side (West / Lot 13503)		Units 20 & 21	4.82m	Yes	4.07m	Yes
	Units 6 & 7	0.95	no	0.74m	No	

Summary of Non-Compliances (Sub-clause 6(a))

- Primary street (Tuckeroo Boulevard): Units 1–5 and Units 11–12 do not meet the required 6m setback.
- Corner truncation (Tuckeroo Boulevard / Zuccoli Parade): Units 11–12 do not meet the required 3m setback for external walls or the 2.1m roof structure setback.
- Side boundary (north / Lot 12087): Unit 19 and Units 20–21 do not meet the required 3m setback.
- Side boundary (west / Lot 13503): Units 6–7 do not meet the required 3m setback.

These variations represent multiple departures from the minimum standards in Table B.

The applicant suggests that, because the proposed buildings are single-storey, reduced building setbacks should apply to the site. This reasoning is not supported. The land is zoned Zone MR, which allows—and strategically promotes—development of greater height and intensity, including multi-storey dwelling-group and dwelling-multiple developments. The site also abuts two public roads and land zoned Zone CP (partly used as a dog park) and Zone FD (Crown Lease Term containing a natural drainage line), all of which increase the importance of appropriate setbacks to ensure amenity, interface quality and safe separation.

The applicant further argues that, because the proposal is for a dwelling-group, “it is reasonable to apply setbacks of 1.5m to the side and rear boundaries, 2.5m to the secondary frontage, and 6m to the primary frontage”, being the setback requirements applicable to Zone LMR. This reasoning is incorrect. The land is zoned MR, not LMR, and the proposal is required to comply with Zone MR setback requirements. The NTPS2020 does not provide discretion to substitute LMR setbacks for MR setbacks simply because the applicant has elected to construct single-storey dwellings. The strategic intent of Zone MR—including higher density, mid-rise development and stronger interface outcomes—remains applicable regardless of the number of storeys proposed.

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.”

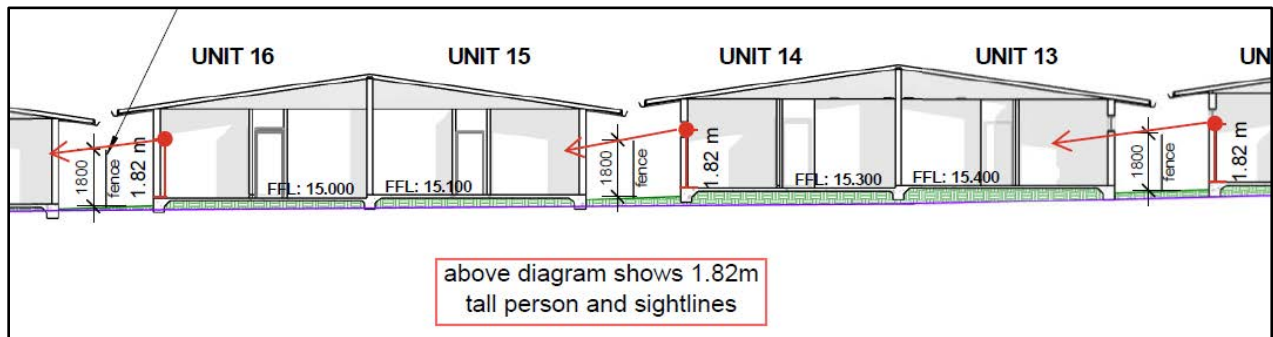
Sub-clause 3 allows the consent authority to “consent to a development that is not in accordance with sub-clause 6-8 only if it is satisfied that the reduced setback is consistent with the purpose of this clause and it is appropriate to the site having regard to such matters as its location, scale and impact on adjoining and nearby property”.

The applicant’s justification (response to the deferral) states that –

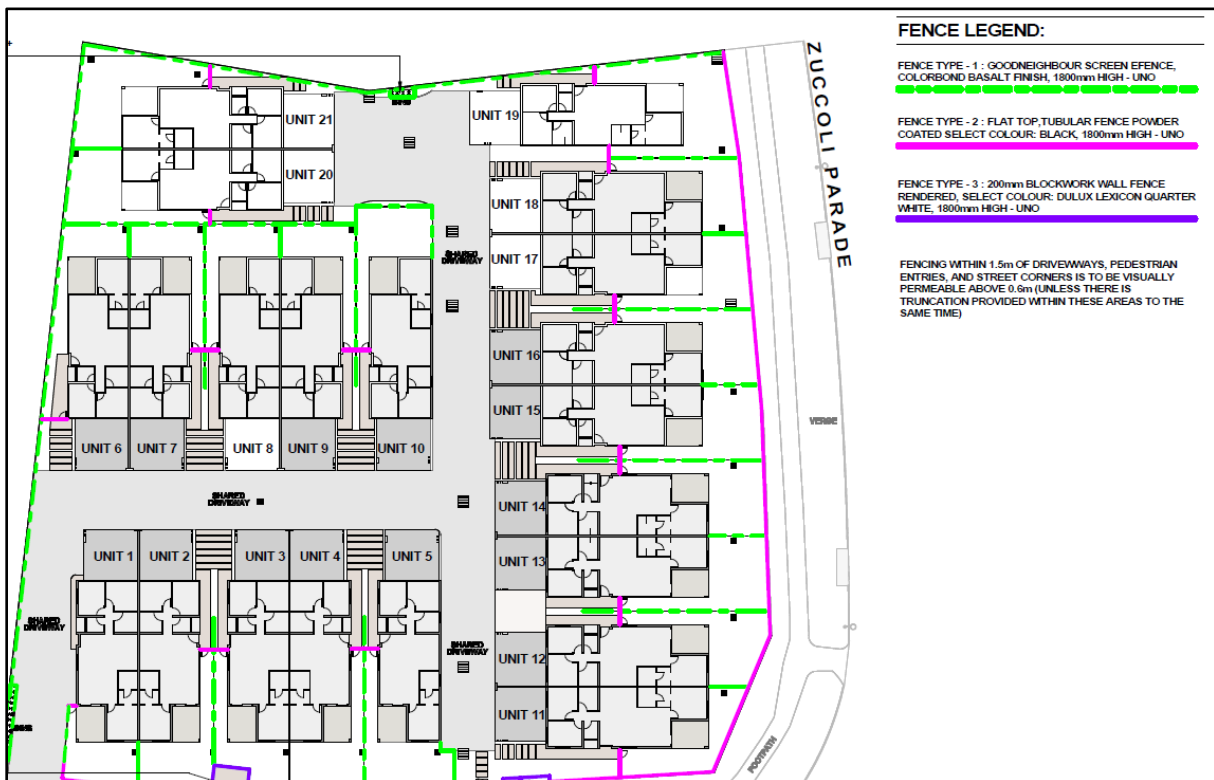
The revised plans, APPENDIX A1, show the proposed roofline for each dwelling and the building setbacks from lot boundaries, consistent with the relevant table to this clause. As the site is zoned MR, the required setbacks are 3m from side and rear boundaries, 4.5m from the secondary street frontage, and 6m from the primary street frontage. The plans identify the extent of proposed encroachment into these required setbacks. The variation is sought because the development is a typical single-storey dwelling-group development, rather than a two- to

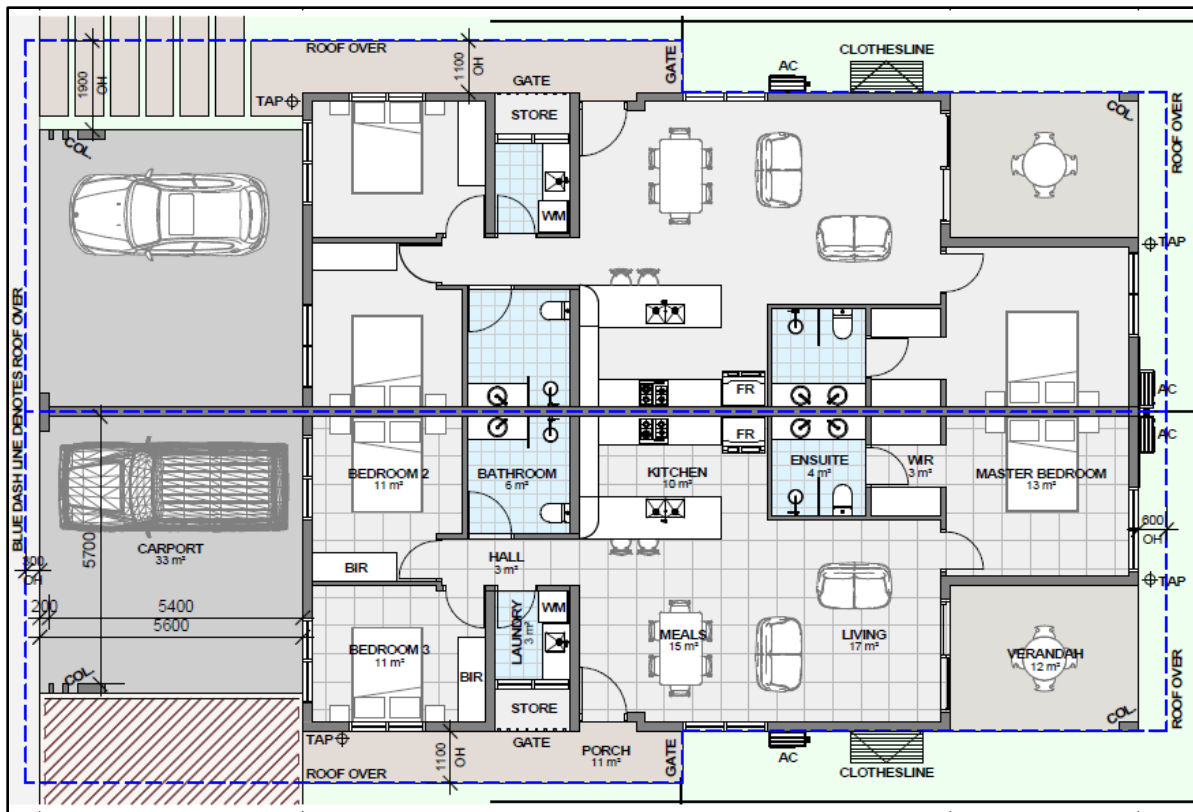
four-storey dwelling-multiple building. In this context, it is reasonable to apply setbacks of 1.5m to the side and rear boundaries, 2.5m to the secondary frontage, and 6m to the primary frontage. The reasons for the proposed variations are addressed in the statement of effect. The increased setback to Zuccoli Parade will improve amenity by positioning the building farther from the busier road and reducing potential noise impacts.

Additional drawings provided by the applicant (after a further information request) show the section of Units 11 through to 19, and their interaction between each other which shows that the stepping of the land has potential result in overlooking of adjacent private open space areas (image below).



The amended drawings from the applicant also shows solid fencing along the north and west boundaries and between units (image below). It is unclear how this design, along with the unit orientation and layout facilitates breeze penetration.





DAS notes that:

Compatibility with Streetscape

While the single-storey built form is broadly compatible with nearby single-storey dwellings on the south side of Tuckeroo Boulevard, several contextual factors raise concern:

- The Zuccoli Parade footpath is located close to the boundary of the subject site.
- The corner truncation (Tuckeroo Boulevard / Zuccoli Parade) is sensitive due to traffic movements and headlight glare.
- The building containing Units 11-12 is positioned closest to the roundabout and proposes non-compliant setbacks.
- Landscaping shown at the truncation is only 1.5m deep, unlikely to support the proposed species or retain existing trees.
- The adjacent Zuccoli Dog Park and planned Zuccoli Community Hub upgrades will intensify activity along the western interface.

These factors suggest that the reduced setbacks and associated building design do not achieve a sympathetic interface with the streetscape.

Building Massing

Given the single-storey form, massing impacts are unlikely to be significant. This is the strongest aspect of the applicant's reasoning. However, massing alone does not justify reduced setbacks under Clause 5.4.3.

Overlooking

Additional section drawings provided by the applicant show that the stepping of the land between Units 11-19 has potential to result in overlooking of adjacent private open space areas. This is a

direct conflict with the purpose of the clause.

Breeze Penetration

The amended plans show solid fencing along the north and west boundaries and between units. Combined with the orientation and layout of the dwellings, it is unclear how the design facilitates breeze penetration through and between buildings. This is a key purpose of the clause and is not achieved.

Summary (of Clause 5.4.3)

The application proposes multiple non-compliant building setbacks under Clause 5.4.3. The applicant's justification relies on incorrect application of LMR standards and does not demonstrate how the reduced setbacks satisfy the purpose of the clause. Key concerns remain regarding:

- Streetscape compatibility at the Zuccoli Parade truncation;
- Privacy and overlooking between units due to stepped land levels;
- Interface impacts with Lot 13503 (Zuccoli Dog Park);
- Lack of evidence that the design facilitates breeze penetration;
- Insufficient landscaping depth to mitigate impacts at the corner truncation.

It is therefore recommended that the design be updated to better respond to the NTPS2020, particularly regarding:

- Building setbacks to Zuccoli Parade and the truncation;
- Interface with Lot 13503;
- Privacy and overlooking between units;
- Landscaping depth and species selection;
- Breeze penetration outcomes.

Clause 5.4.3.2 (Distance Between Residential Buildings on one Site)

Sub-clause 2 requires that where more than one building comprising one- or two-storey residential buildings is located on a site, the distance between buildings is to be calculated in accordance with Table A to Clause 5.4.3, as if a lot boundary existed between the buildings. Twelve residential buildings are proposed. As Table A does not specify MR-zoned land, the applicable setback between residential buildings (wall-to-wall) is 3m.

The application, as amended, does not fully comply with sub-clause 2 of Clause 5.4.3.2. The separation between the buildings containing Units 4 and 5 is 2.9m, and the separation between the buildings containing Units 18 and 19 is 2.8m, where 3m is required.

The applicant's justification states that the - revised plans show predominantly 3m separations, consistent with single-storey dwelling-group development, and that although multi-storey development on MR-zoned land typically requires greater separation, the single-storey design achieves outcomes comparable to LMR-zoned dwelling-group development. The applicant further asserts that the proposed separations minimise building massing and avoid unreasonable overlooking.

The purpose of Clause 5.4.3.2 is to ensure residential buildings provide a sympathetic interface with the streetscape and surrounding development, minimise adverse effects of building massing, and avoid undue overlooking of adjoining residential buildings and private open space. Sub-clause 1 allows the consent authority to approve a non-compliant development only where satisfied that

it is consistent with the purpose of the clause and that the design adequately mitigates massing, privacy and overlooking impacts arising from non-conformity.

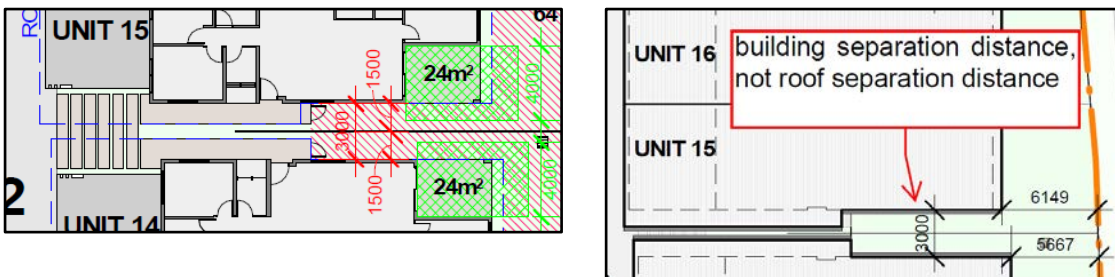
Consistent with the discussion under Clause 5.4.3, the single-storey built form and landscaped interfaces are unlikely to contribute to adverse building massing impacts when viewed from the street or within the site. However, the application does not adequately address overlooking concerns, including window-to-window relationships and potential impacts on private open space. No architectural or design merit has been demonstrated to justify reduced separations, and the applicant's reliance on LMR standards does not provide a valid basis for variation under Zone MR.

Accordingly, the reduced building separations are not considered to satisfy the purpose of Clause 5.4.3.2, and the design does not adequately mitigate privacy and overlooking impacts arising from the non-compliance.

Clause 5.4.6.1 (Private Open Space for Dwellings-Single, Dwellings-Independent, and Dwellings-Group)

Sub-clause 2(a) of Clause 5.4.6.1 requires private open space to satisfy the minimum area, dimensions and "open to the sky" requirements specified in the table to the clause.

The application (as amended) does not fully comply with this requirement. DAS calculates that Units 1–3, 6–9 and 16–18 do not provide the minimum required 45m² of Area A private open space. In addition, portions of the areas identified by the applicant as Area A include verandahs and other roofed structures, notwithstanding that Area A is required to be open to the sky (see images below).



The application (as amended) proposes the following approximate (calculated by DAS) Private Open Space 'area A' for the dwellings:

Unit	Required	Area A	Complies?
Unit 1	45m ²	36m ²	No
Unit 2	45m ²	40m ²	No
Unit 3	45m ²	35m ²	No
Unit 4	45m ²	48m ²	Yes
Unit 5	45m ²	46m ²	Yes
Unit 6	45m ²	40m ²	No
Unit 7	45m ²	29m ²	No
Unit 8	45m ²	29m ²	No
Unit 9	45m ²	29m ²	No
Unit 10	45m ²	46m ²	Yes
Unit 11	45m ²	48m ²	Yes
Unit 12	45m ²	51m ²	Yes
Unit 13	45m ²	51m ²	Yes
Unit 14	45m ²	47m ²	Yes

Unit 15	45m ²	50m ²	Yes
Unit 16	45m ²	44m ²	No
Unit 17	45m ²	38m ²	No
Unit 18	45m ²	32m ²	No
Unit 19	45m ²	82m ²	Yes
Unit 20	45m ²	84m ²	Yes
Unit 21	45m ²	46m ²	Yes

All other dwellings appear to satisfy the minimum Area A requirement.

Sub-clause 3 further requires that *ground-level private open space be screened from adjoining residences and public areas by either:*

- (a) *screen fencing to a height of at least 1.8m; or*
- (b) *fencing and dense vegetation capable of providing an effective visual barrier at maturity.*

In response to the request for further information, the applicant amended the plans to include additional fencing along the northern and western boundaries. While this assists in addressing the screening requirements of Clause 5.4.6.1, it raises potential inconsistencies with other NTPS2020 provisions, including:

- sub-clause 2(c), which seeks private open space that provides outlook from the dwelling; and
- Clause 5.4.18.1, which limits the extent of visually impermeable fencing.

The purpose of Clause 5.4.6.1 is to:

"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."*

DAS accepts that the overall private open space areas are generally capable of supporting normal domestic activities and are directly accessible from the primary living areas of each dwelling. However, the proposal does not fully achieve the purpose of the clause because:

- several dwellings do not provide the minimum required Area A;
- portions of Area A are not open to the sky;
- proposed fencing arrangements may limit outlook from dwellings and create an unsympathetic interface with adjoining land;
- The private open space areas associated with Units 11–19 are located adjacent to Zuccoli Parade and may be subject to traffic noise and vehicle headlight glare. These impacts have the potential to diminish the visual and acoustic privacy, residential amenity and usability of those areas.
- drainage infrastructure is proposed within private open space areas and may constrain future use, landscaping and tree planting; and
- concerns remain regarding overlooking between private open space areas and from adjoining public areas.

Administratively, sub-clause 1 allows the consent authority to - *consent to private open space that does not comply with sub-clauses 2 and 3 where it is satisfied that the variation remains consistent with the purpose of the clause, the zone purpose and outcomes, and is appropriate having regard to the location, scale and impacts of the development.*

In DAS's opinion, the application (as amended) only partially satisfies the purpose of Clause 5.4.6.1. Should the consent authority determine to approve the application, amended plans should be required demonstrating:

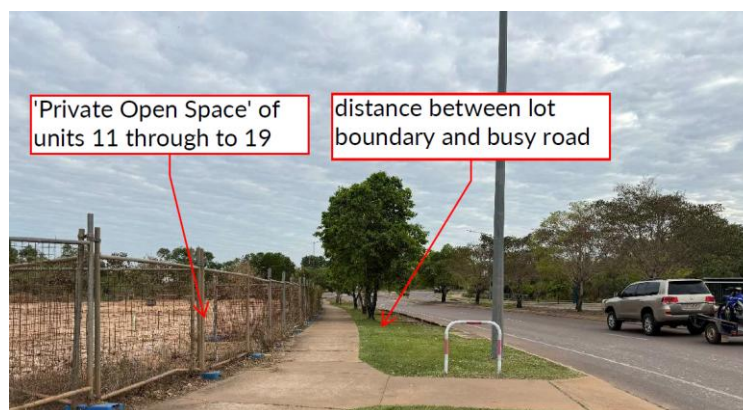
- compliant private open space areas;
- fencing that appropriately balances privacy, outlook and compliance with Clause 5.4.18.1;
- design measures that mitigate the impacts of traffic noise and vehicle headlight glare from Zuccoli Parade on the private open space areas associated with Units 11–19, so as to maintain their visual and acoustic amenity and usability;
- that drainage infrastructure will not unreasonably constrain the function of private open space areas; and
- that the design minimises overlooking between dwellings and adjoining public areas.

Clause 5.4.8.1 (Building Design for Dwelling-group, Rooming Accommodation and Residential Care Facility)

The application (as amended) does not fully comply with Clause 5.4.8.1.

Air-conditioning condenser units are proposed in locations that may not be readily accessible for maintenance, particularly adjacent to the car parking, reverse-bay and pedestrian access arrangements serving Units 12, 13, 19 and 21. In addition, several units contain air-conditioning units that are either unscreened from view, located adjacent to bedroom windows, or positioned within private open space areas. These aspects are not considered to satisfactorily address the requirements of sub-clauses 5, 6 and 8.

There are also concerns that the proposed site layout, fencing and differences in finished site levels has potential to result in overlooking between private open space areas and adjoining dwellings. This matter is discussed further under Clauses 5.4.3 and 5.4.6.1 and is relevant to sub-clause 7.



Zuccoli Parade frontage of site

Sub-clause 10 of Clause 5.4.8.1 provides that, where development is located close to significant noise sources, the consent authority should take into account whether the building design incorporates appropriate acoustic design and construction measures.

The subject site fronts Zuccoli Parade, an arterial road containing four traffic lanes. While the proposed dwellings are generally constructed of masonry materials, the application does not adequately demonstrate how traffic noise will be mitigated through the detailed design of the buildings. No information has been provided regarding the acoustic performance of windows, doors, glazing systems, insulation, ventilation arrangements or other noise attenuation measures. Accordingly, DAS is not satisfied that the proposal has adequately addressed the acoustic design considerations contemplated by sub-clause 10.

Further, it has not been adequately demonstrated how the building orientation, fencing and site layout respond to sub-clause 12, which seeks to facilitate breeze penetration and natural ventilation. The extensive use of solid fencing and the arrangement of dwellings may limit airflow through parts of the development.

There are no administrative provisions within Clause 5.4.8.1 that provide specific discretion for variations to these requirements.

The purpose of Clause 5.4.8.1 is to:

"Promote site-responsive designs for dwelling-group, rooming accommodation and residential care facility, which provide a pleasant living environment for the occupants and a sympathetic interface with adjoining lots, to minimise unreasonable impacts on the privacy and amenity of surrounding residents."

In addition, the consent authority is required to consider the matters identified in sub-clause 5 of Clause 1.10 of the NTPS2020.

DAS considers that the application only partially achieves the purpose of the clause. Should the consent authority determine to approve the application, amended plans and supporting information should be required demonstrating:

- air-conditioning units are located in accessible positions that do not unreasonably affect carport functionality, pedestrian access, private open space or bedroom amenity;
- air-conditioning units and associated services are appropriately screened from public and private views;
- the layout and design prevent unreasonable overlooking between dwellings and private open space areas;
- appropriate acoustic design measures are incorporated to mitigate traffic noise impacts from Zuccoli Parade and maintain residential amenity; and
- the building layout, fencing and landscaping arrangements facilitate breeze penetration and natural ventilation throughout the development.

Clause 5.4.17 (Building Articulation)

The application (as amended) does not fully comply with sub-clause 4 of Clause 5.4.17. Units 5, 10 and 19 each contain a building elevation with a continuous wall length of approximately 17.8m that does not incorporate the required 1m × 1m step or recess in the building line.

The applicant's Statement of Effect provides the following justification:

Incorporating recesses at the building line by adapting verandahs to the facades reduces the continuous wall length to less than 15m for the units, thereby alleviating concerns regarding perceived building mass and bulk when viewed from neighbouring properties and the street. In instances where the continuous building wall exceeds 15m, specifically in Units 5, 10 and 19, the walls measure approximately 17.8m as a result of design solutions addressing privacy concerns, as outlined in Clause 5.4.3.2 (Distance Between Residential Buildings on One Site). The proposed variation in building length for these three dwellings is minimal and is not expected to contribute significantly to massing or bulk when observed from adjacent sites.

Administratively, sub-clause 2 of Clause 5.4.17 provides that the consent authority may consent to a development that is not in accordance with sub-clause 4 only if it is satisfied that the proposal remains consistent with the purpose of the clause.

The purpose of Clause 5.4.17 is to:

"Ensure that residential buildings mitigate the perception of building mass and bulk when viewed from adjoining properties and the street, and provide opportunities for cross-ventilation within building design."

DAS accepts that the identified non-compliances are unlikely to materially increase the perception of building mass or bulk when viewed from adjoining roads or neighbouring land, having regard to the single-storey scale of the development and the relatively minor extent of the variation.

However, the application does not adequately demonstrate how the building design provides opportunities for cross-ventilation. As discussed under Clause 5.4.8.1, the layout of the dwellings, fencing arrangements and overall site design may limit breeze penetration through parts of the development.

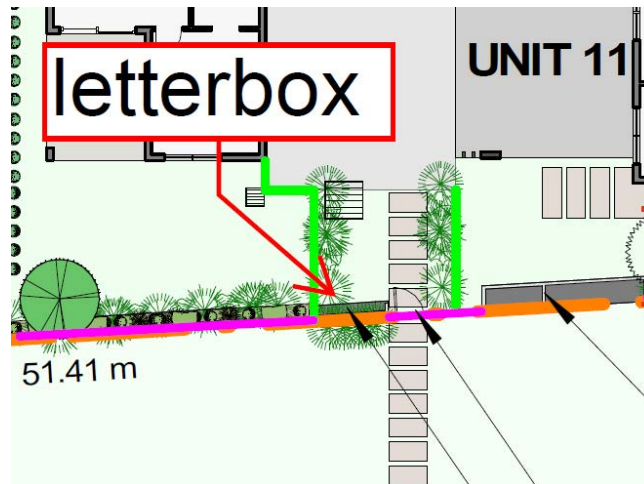
DAS also notes that the application and supporting justification do not address the design objectives and guidance contained within the Northern Territory Government's *Guidance Note – Building Articulation*, which identifies a range of design responses that can reduce building bulk and improve climatic responsiveness, including opportunities for natural ventilation.

Accordingly, while DAS considers the variation is unlikely to result in unacceptable building massing or visual bulk, it is not satisfied that the application has adequately demonstrated consistency with the cross-ventilation component of the clause purpose. Should the consent authority determine to approve the application, additional information should be provided demonstrating how the building design and site layout facilitates natural ventilation and breeze penetration throughout the development.

Clause 5.4.18.1 (Fencing)

The (application (as amended) does not fully comply with sub-clauses 4 and 5 of Clause 5.4.18.1. The amended plans show that the entire fenceline along the north and west boundaries comprises non-permeable solid fencing directly abutting public open space, including Lot 13503 (Zuccoli Dog Park) and land zoned FD containing natural features. This fencing treatment does not provide passive surveillance to the public domain, does not offer sightlines to natural features, and does not achieve a positive interface with adjoining public land.

A solid letterbox structure forming part of the fenceline is also located adjacent to the pedestrian access point. While this element is unlikely to obstruct sightlines due to the width of the verge, it nonetheless contributes to a visually impermeable boundary condition that is inconsistent with the intent of the clause.



The applicant's justification relies on providing a mixture of fence types and reducing fence height from 2.0 m to 1.8 m on the basis that the development is "low-key" and consistent with similar dwelling-group developments. This reasoning is not supported. The land is zoned MR, and the NTPS2020 requires fencing to respond to the expectations of medium-density residential environments, including permeability, passive surveillance, and high-quality public interfaces. The NTPS2020 does not provide discretion to substitute lower-order fencing outcomes simply because the applicant has elected to construct single-storey dwellings.

The purpose of Clause 5.4.18.1 is to promote fencing in medium and high-density areas that provides a positive interface with the public domain while allowing necessary privacy for residents and neighbouring properties. The proposed solid fencing along the north and west boundaries does not achieve this purpose. It creates a visually impermeable edge, limits passive surveillance opportunities, and does not respond to the adjoining public open space or natural features.

Sub-clauses 1 and 2 allow the consent authority to approve non-compliant fencing only where satisfied that the fencing enhances the streetscape, allows passive surveillance, and provides sufficient sightlines for pedestrian and cyclist safety. The proposed fencing does not meet these tests. The design does not enhance the streetscape, does not allow passive surveillance, and does not provide a positive interface with the public domain.

The proposal also does not demonstrate consideration of the NT Government's Guidance Notes – Fencing in Zones MR and HR, which reinforce the need for permeable fencing, passive surveillance, and high-quality public interfaces. The fencing design is inconsistent with this guidance.

Having regard to the purpose of the clause, the adjoining public open space, the expected interface quality in Zone MR, and the matters under Clause 1.10(5), the consent authority cannot be satisfied that the proposed fencing is appropriate to the site or consistent with the NTPS2020.

The proposed fencing design is therefore considered inconsistent with Clause 5.4.18.1 and warrants redesign on this basis. If the consent authority determines to approve the application, it is recommended that amended plans be required demonstrating compliance with sub-clause 4(b), including permeable fencing along the north and west boundaries to provide passive surveillance and a positive interface with the public domain.

Clause 4.4 – Zone MR (Medium Density Residential) purpose and outcomes

Pursuant to sections 51(3) and 52 of the *Planning Act 1999* and sub-clause 4(c) of Clause 1.10 of the NTPS2020, in considering an application for a use or development identified as Impact Assessable, the consent authority must take into account the guidance provided by the relevant zone purpose and Outcomes in Part 4.

Section 46(3)(a) of the *Planning Act 1999* specifies that a development application is to contain an assessment demonstrating how the proposed development will comply with any planning scheme that applies to the land. The Statement of Effect and the applicant's further response dated 27 July 2026 contain commentary regarding how the applicant considers the proposal aligns with Zone MR.

The purpose of Zone MR is to "Provide for a range of mid-rise housing options close to community facilities, commercial uses, public transport or open space, where reticulated services can support medium density residential development."

The proposed development is consistent with aspects of the zone purpose. The site is capable of connection to reticulated water, sewer, electricity and telecommunications services, subject to service authority requirements; is within approximately 400m walking distance of a neighbourhood centre and public transport; and is in close proximity to parks, open space and community facilities.

However, DAS considers that the proposed development does not fully achieve the purpose of Zone MR. All 21 proposed dwellings are single-storey, three-bedroom dwellings of broadly similar form, rather than providing a range of mid-rise housing options. The proposal also provides limited housing diversity and a relatively low-intensity residential outcome of approximately 34 dwellings per hectare (1 dwelling per 294.28m²). This is substantially below the approximately 60 dwellings per hectare identified by the Compact Urban Growth Policy as indicative of medium density. The MR zoning permits development up to four storeys and provides opportunities for more intensive forms of residential development, including dwelling-multiple development.

The existing site gradient also falls towards adjoining land to the north (Lot 12087, subject to a Crown Lease Term pursuant to the *Crown Lands Act 1992*). Stormwater drainage arrangements will therefore need to be appropriately resolved.

Zone Outcomes

Outcome 1 (sub-clause 1 of Clause 4.4) is *"Predominantly medium density residential developments generally not exceeding four storeys."*

The proposed density of approximately 34 dwellings per hectare is substantially below the CUGP's indicative 'medium-density' benchmark of approximately 60 dwellings per hectare and represents a relatively low-intensity outcome for Zone MR. Accordingly, DAS considers that the proposal

does not fully respond to the intent of Outcome 1. It is acknowledged that the proposed single-storey, three-bedroom dwelling-group development satisfies the applicable density requirements of Clause 5.4.1. However, compliance with those numerical requirements does not, of itself, establish consistency with the broader zone purpose or Outcome 1.

Outcome 5 (sub-clause 5 of Clause 4.4) is *"Building design, site layout and landscaping provide a sympathetic interface to the adjoining public spaces and to adjoining lots, and provides privacy and attractive outdoor spaces."*

The proposal does not fully comply with applicable Part 5 requirements relating to building design, setbacks, private open space, landscaping and car parking layout, and the arrangement of private open space raises concerns regarding potential overlooking. The proposed Good Neighbour® (or similar) fencing along the boundary adjoining Zone CP land, together with the potential requirement for a retaining wall arising from the site levels, also requires consideration to ensure a sympathetic interface with adjoining land. Stormwater management must likewise be resolved having regard to the site's existing gradient.

Outcome 6 (sub-clause 6 of Clause 4.4) is *"An efficient pattern of land use with all lots connected to reticulated services, integrated with existing transport networks and with convenient access to open space, community and educational facilities."*

The site can be connected to reticulated services, subject to relevant service authority requirements, and is integrated with existing transport networks and conveniently located in relation to open space, community, commercial and educational facilities. These aspects are consistent with Outcome 6.

However, the requirement for an "efficient pattern of land use" is also relevant to the intensity of development proposed. As discussed under the Strategic Framework, the relatively low-density, single-storey development does not fully realise the opportunity presented by a strategically located MR site with access to existing and planned infrastructure, services and community facilities. Accordingly, DAS considers that the application only partially achieves Outcome 6.

Strategic Framework (Part 2 of NTPS2020)

Section 2A(a) and section 2A(b) of the *Planning Act 1999* identify, amongst other matters, the orderly use and development of land and the strategic planning of land use and development as fundamental objectives of the Act. These objectives are implemented through the planning framework established by the *Planning Act 1999* and the Northern Territory Planning Scheme 2020 (NTPS2020).

Section 51(3) of the *Planning Act 1999* and sub-clause 4(d) of Clause 1.10 of the NTPS2020 specify that, in considering an application for a use or development identified as Impact Assessable, the consent authority must take into account any component of the Strategic Framework relevant to the land, as set out in Part 2 of the NTPS2020. The purpose of the Strategic Framework is outlined in sub-clause 2.1.1 of the NTPS2020.

Section 52(4) of the *Planning Act 1999* further requires the consent authority, in considering a development application, to take into account the Strategic Framework that forms part of the planning scheme. This requirement is reinforced by Clause 1.7.1 of the NTPS2020, which provides

for the Strategic Framework to be considered in the assessment of development applications and to guide the interpretation and application of the NTPS2020.

In the case of this development application, the following components of Part 2 of the NTPS2020 are relevant to the proposed use and development of the subject land:

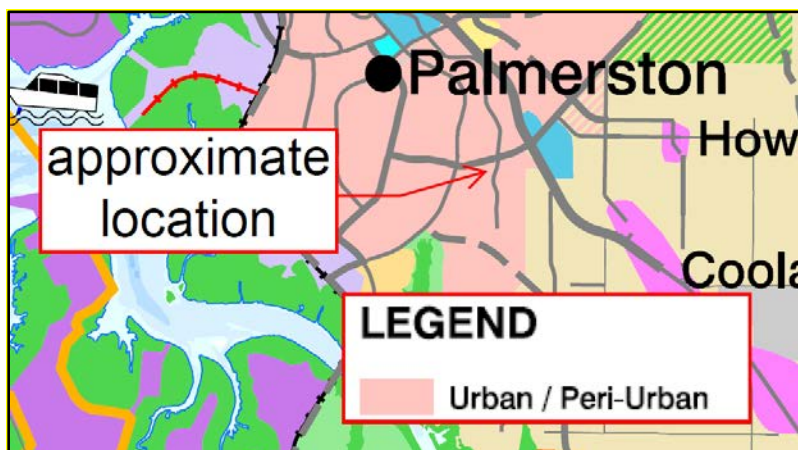
- Compact Urban Growth Policy – Clauses 2.3.1 and 2.2.2;
- Darwin Regional Land Use Plan – Clauses 2.4.1 and 2.2.3(a); and
- Palmerston Eastern Suburbs Planning Principles and Area Plans – Clauses 2.4.1 and 2.2.3(c).

These planning documents provide the broader strategic town planning context within which the application is to be assessed. In particular, they identify the intended pattern of urban growth, housing density and diversity, accessibility to services and infrastructure, and the appropriate relationship between residential development, neighbourhood centres, public transport, open space and community facilities.

The assessment of the application against these components of the Strategic Framework is therefore necessary to determine whether the proposed development appropriately responds to the strategic planning objectives for the subject land and the surrounding locality.

Darwin Regional Land Use Plan (DRLUP):

The Darwin Regional Land Use Plan 2015 (DRLUP) provides the regional strategic planning context for the proposed development. The Land Use Structure plan identifies the subject land as being within an Urban/Peri-Urban area.



Section 46(3)(a) of the *Planning Act 1999* specifies that a development application is to contain an assessment demonstrating how the proposed development will comply with any planning scheme that applies to the land. The Statement of Effect submitted with the development application, together with the applicant's further response provided by email dated 27 July 2026, contains commentary regarding how the applicant considers the proposed development aligns with the Palmerston Eastern Suburbs Planning Principles and Area Plans. However, neither submission provides any substantive assessment of the DRLUP, notwithstanding that it forms part of the Strategic Framework in Part 2 of the NTPS2020.

This omission is particularly relevant given that the application is Impact Assessable and section 51(3) of the *Planning Act 1999*, together with sub-clause 4(d) of Clause 1.10 of the NTPS2020, requires the consent authority to take into account any relevant component of the Strategic Framework. DAS has therefore undertaken its own assessment of the proposed development against the relevant provisions and strategic objectives of the DRLUP.

The DRLUP's Key Urban and Peri-Urban Residential Objectives include providing sufficient opportunities for residential development, encouraging a diverse range of dwelling types, focusing future urban development close to established areas, and ensuring development is appropriately designed having regard to environmental and climatic considerations.

The application responds positively to some of these objectives. It provides additional residential accommodation within an area identified for urban development and contributes to the ongoing supply of housing. The site is located within a rapidly developing urban locality and is proximate to residential, commercial, community, recreation and public transport infrastructure. Dwelling-group is also a residential form contemplated within an Urban/Peri-Urban area.

However, the proposed development's site specific design contribution to housing diversity and compact development is more limited. The development comprises 21 single-storey, three-bedroom dwellings of substantially similar form, achieving dwelling density of approximately 34 dwellings per hectare (1 dwelling per 294.28m²). While the proposed density is compliant with the applicable maximum permitted density requirements for dwelling-group development under Part 5 of the NTPS2020, the subject land is zoned MR and provides opportunities for more intensive residential forms, including dwelling-multiple development and greater building height.

The DRLUP's "Development Related Constraints and Opportunities" identifies a number of Key Development Structure Objectives directly relevant to the application, including to:

- enhance the economic viability of infrastructure and services by creating sustainable local communities;
- create more compact development;
- encourage consolidated and compact development that facilitates land use and infrastructure efficiencies and increases choice;
- encourage mixed-use development focused in and around activity centres and public transport nodes; and
- provide a range of housing options that facilitate housing choice and affordability.

The DRLUP also identifies the importance of maximising the potential population capacity of infill sites, including to make efficient use of infrastructure capacity and local services, contribute to viable communities, reduce the need to travel and improve access to services. More compact residential development is further recognised as providing opportunities for greater integration with education, health and other community uses and contributing to stronger and more active communities.

These objectives are particularly relevant to the subject site. The land is zoned MR, is capable of being serviced by reticulated infrastructure and is located close to a neighbourhood centre, public transport, parks, open space, education and community facilities. It is therefore strategically well located to accommodate a greater concentration of residential population without requiring expansion of the urban footprint or substantial extension of existing infrastructure.

Accordingly, while the proposed development is a permissible form of development in Zone MR through the Impact Assessable pathway, and is under with the applicable density requirements of Part 5, compliance with those numerical (density) requirements does not, of itself, demonstrate consistency with the Strategic Framework. The consent authority is required to consider whether the development appropriately responds to the broader strategic objectives of the DRLUP.

In this case, DAS considers that the proposed 21-dwelling, single-storey development represents a relatively low-intensity outcome for a strategically located MR site. A higher-density development, while remaining within the development parameters established by the NTPS2020, would more closely respond to the DRLUP objectives of maximising population capacity, making efficient use of existing infrastructure and services, increasing housing choice, improving access to services and facilities, reducing travel and supporting more compact communities.

The proposed design also provides relatively limited housing diversity. All 21 dwellings are three-bedroom, single-storey dwellings of broadly similar form. While this provides additional housing supply, it does not introduce a substantially different housing form to that prevalent in the locality. This is notable given the MR zoning provides an opportunity for a broader range of housing forms, including townhouses and apartments, capable of accommodating different household types.

DAS does not consider that the DRLUP establishes a mandatory minimum dwelling yield for the subject land. Rather, it provides the strategic context against which the appropriateness of the proposed development is to be considered. Having regard to the site's zoning, strategic location, proximity to services and infrastructure, and the DRLUP's emphasis on compact development and maximising population capacity, DAS considers that the proposal does not fully realise the strategic opportunity presented by the site.

DAS considers that the proposed development is generally consistent with the broad regional land use designation and residential role of the site, but is only partially consistent with the strategic objectives of the DRLUP.

In particular, the proposal:

- contributes to the supply of residential accommodation within an identified Urban/Peri-Urban area;
- is located in proximity to established residential, commercial, community, recreation and public transport infrastructure;
- provides a permissible residential use within Zone MR; but
- does not fully maximise the population capacity of a strategically located MR site;
- provides relatively limited housing diversity;
- does not fully realise the DRLUP objective of consolidated and compact development that facilitates land use and infrastructure efficiencies; and
- does not take full advantage of the opportunity to concentrate additional population in close proximity to existing and planned services, facilities, activity centres and public transport.

Accordingly, while the development of dwellings-group on a services site responds positively to the DRLUP's broad objective of providing residential development within an identified Urban/Peri-Urban locality, DAS considers that the proposed development does not fully respond to the DRLUP's strategic objectives for compact development, housing choice, infrastructure efficiency and maximising the population capacity of appropriately located sites.

Palmerston Eastern Suburbs Planning Principles and Area Plans (PESAP):

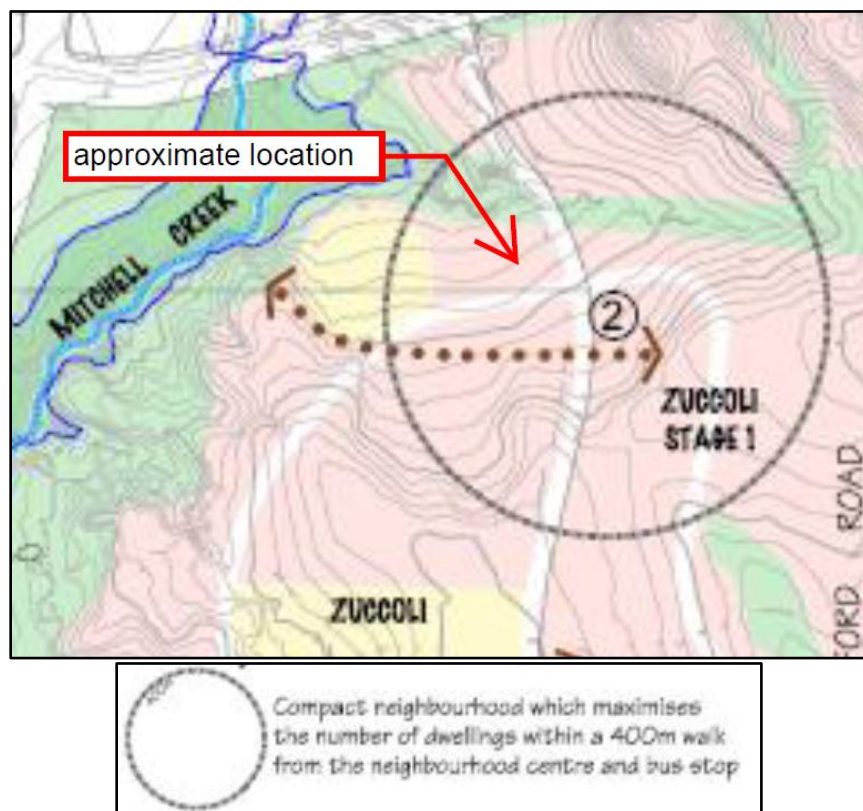
The Palmerston East Suburbs Planning Principles and Area Plans (PESAP) identifies the subject land as being within a "compact neighbourhood", a planning construct intended to support increased residential density, housing diversity, walkability and strong integration with neighbourhood centres, public transport and areas of high amenity. The PESAP expressly seeks to maximise dwelling opportunities within these locations in order to support a more compact and efficient urban form.

Principle 4(b) reinforces this strategic direction by seeking:

"a range of both lot sizes and housing choice ... by associating medium density housing including townhouses and apartments and accommodation for aged persons and people requiring assistance with neighbourhood centres or areas of high amenity."

The site is located within one of the most highly serviced and accessible parts of Zuccoli. It is within convenient walking distance of Zuccoli Plaza, public bus stops, multiple neighbourhood parks, educational facilities, childcare centres and the Mitchell Creek open space corridor. This locational context is the type of environment contemplated by the PESAP for the concentration of medium-density housing forms.

The subject site is located in an area that has been identified by the Palmerston Eastern Suburbs Plan as being a 'compact neighbourhood'. The intention of the 'compact neighbourhood' is to maximise the number of dwellings within a 400m walk from the neighbourhood centre (image below).



The site's proximity to the following established facilities demonstrates its high level of amenity:

- Zuccoli Plaza shopping centre (2 Crosby Street)
- William Kirby Jones Park (14 Follington Street)
- Public bus stops on Zuccoli Parade
- Mitchell Creek open space corridor
- Dat Bing-Gwa Park (2 Turkeybush Way)
- Neighbourhood park at 29 Paperpark Crescent
- Neighbourhood park at 20 Hawker Street
- Mother Teresa Catholic Primary School, Zuccoli Primary School, Zuccoli Village Early Learners

In addition to the existing neighbourhood facilities, the site is located adjacent to the emerging Zuccoli Community Hub (20 Tuckeroo Boulevard) centred around Tuckeroo Boulevard and Zuccoli Parade. The Community Hub is a significant public infrastructure project being delivered by the City of Palmerston through a staged program of works. Completed and committed elements include the Zuccoli Dog Park, pump track, walking trails and recreation facilities, while future stages are planned to deliver a community hall, community program spaces, library-style learning spaces, playground, event spaces, community gardens and associated public infrastructure. The project is intended to serve the rapidly growing Zuccoli community and the broader Palmerston municipality. As these facilities are progressively delivered, the amenity and accessibility of the locality will continue to increase, further reinforcing the strategic role of the surrounding residential land for compact urban growth and higher-density housing outcomes.

The planned and ongoing investment in community infrastructure is consistent with the objectives of the Palmerston East Suburb Area Plan and the Compact Urban Growth Policy, both of which seek to concentrate housing opportunities in locations that provide convenient access to services, recreation facilities, community infrastructure and active transport networks. The development application (and proposed dwelling density) therefore represents a missed opportunity to more fully utilise a strategically located Zone MR site that is expected to benefit from substantial public investment over time.

While the NTPS2020 does not define "medium density" development, the Compact Urban Growth Policy identifies medium-density neighbourhoods as typically achieving approximately 60 dwellings per hectare. The policy recognises that concentrating higher densities near centres, services and open space provides a range of broader community benefits including improved housing choice, greater support for local businesses and services, increased walkability, improved public transport utilisation, enhanced passive surveillance and more efficient use of existing infrastructure.

The application proposes 21 x 3 bedroom dwellings on a 6180m² site, equating to approximately 34 dwellings per hectare (one dwelling per 294m²). While the design is less than the maximum permitted density requirements of Clause 5.4.1 and is therefore compliant with the clause (maximum permitted density), the resulting density is substantially lower than that generally anticipated for compact neighbourhoods and does not fully realise the strategic intent of the PESAP.

The proposed development also relies exclusively on single-storey dwelling-group housing (and seeking variations to minimum Part 5 NTPS2020 requirements such as building setbacks, private open space) despite the site's MR zoning and its proximity to a neighbourhood centre, public transport and community facilities. The PESAP specifically contemplates medium-density housing

forms such as townhouses and apartments (in a multi storey built form) in these locations. Consequently, the proposed development represents a relatively low-intensity development outcome for a site identified for more compact urban growth.

DAS acknowledges the applicant's submission that the development provides additional housing supply, contributes to housing choice and achieves use of serviced urban land. These outcomes are positive and align with the general purpose of Zone MR. However, the development does not take full advantage of the strategic opportunities presented by the site's zoning and location, nor does it substantially advance the PESAP objective of maximising dwelling opportunities within compact neighbourhoods.

Accordingly, while the development proposed in the application contributes additional housing supply and is generally consistent with the land use anticipated by Zone MR, DAS considers that the development only partially achieves the strategic objectives of the Palmerston East Suburb Area Plan and represents an underutilisation of a strategically significant medium-density site.

- (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* currently on exhibition or awaiting decision that affect the subject site or the design, land use or development type proposed in this application. Accordingly, section 51(1)(b) does not raise any matters relevant to the assessment of the proposal.

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

The subject land is affected by Interim Development Control Order No. 33 (IDCO 33) and Interim Development Control Order No. 34 (IDCO 34).

Interim Development Control Order No. 33 regulates the display of business signs and promotion signs on zoned land within the Northern Territory. The current application seeks consent for the construction of dwellings-group on land only and does not propose, or rely upon, any business or promotion signage. Accordingly, while IDCO 33 applies to the land, it is not relevant to the assessment of the proposed dwellings. It is further noted that any temporary or permanent signage associated with the construction will be subject to the relevant requirements of the City of Palmerston and other applicable legislation (eg: placenames, street numbering etc).

Interim Development Control Order No. 34 regulates the keeping of domestic livestock on specified land. The application does not propose the keeping of domestic livestock or any development associated with animal husbandry. Accordingly, while IDCO 34 applies to the land, it is not relevant to the assessment of the proposed development.

Accordingly, although IDCO 33 and IDCO 34 apply to the subject land, neither Interim Development Control Order has any bearing on the assessment or determination of the proposed development.

(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; any beneficial use, quality standard, criteria or objective declared under section 73 of the *Water Act 1992* and sites listed on the National Pollutant Inventory – no declared sites are relevant to the subject development application.

Beneficial uses have been declared under section 73 of the *Water Act 1992*. These beneficial uses are identified under section 51(1)(s) below.

No other declared environment protection objective has been identified. Additionally, the Land Resources Division of the Department of Lands, Planning and Environment did not provide comment on the application.

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

The technical comments provided by the City of Palmerston (dated 18 May 2026) are not considered a submission for the purposes of section 49 and are addressed under section 51(1)(m) of this report.

One public submission was received during the exhibition period under section 49 of the *Planning Act 1999*. The submission from Ian Lunney (**Bookmark F**) is summarised as follows:

- appears to support the use of Colourbond® fencing along the boundaries;
- does not believe an adequate number of car parking spaces have been provided for each dwelling;
- considers that an additional four car parking spaces would be sufficient.

Development Assessment Services notes that fencing and car parking matters are addressed under Clause 5.4.18 (Fencing) and Clause 5.2.4 (Car Parking) of the NTPS2020. While the number of car parking spaces complies with Clause 5.2.4.1, concerns have been raised regarding the functionality of the car parking layout. The application proposes mostly permeable fencing along boundaries to support passive surveillance of adjoining public areas. There is no NTPS2020 requirement for designated visitor parking spaces for dwelling-group developments; however, under Clause 1.10(6), the consent authority may require a higher standard where justified.

Overall, the matters raised in the submission are considered to have been adequately addressed within this report.

(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 applicant's Statement of Effect (submitted under section 46(3)) identifies the following merits: "The provision of dwellings-group residential accommodation within the area is consistent with the

zoning for the land and promotes best practice urban planning by creating mixed-use neighborhoods and vibrant land economic management through sustainable development. The proximity of the development to public transport, the pedestrian/cycleway network, community services, and the commercial activity zone provides a high degree of anticipated amenity for the future residents. The proposed dwellings (single storey) are of a size and scale expected of this type of development within the area."

Development Assessment Services notes the following matters relevant to merit and the details within the amended application:

- the identical (or similar) floor plans and single-storey design may be more cost-effective and quicker to construct, with reduced NT WorkSafe requirements (e.g., no scaffolding), faster progression to roof stage (reducing wet-season risk), and simplified set-out and project management.
- the application asserts that Zone MR does not mandate dwellings-multiple and that the consent authority may exercise discretion under section 52 of the *Planning Act 1999* and Clause 1.10 of the NTPS2020 to approve a lower-density outcome.
- similar floor layouts and building designs by the same designer have been utilised elsewhere in the Darwin region and have been accepted by the market.
- the dwelling designs include store rooms that exceed the minimum NTPS2020 requirements (ie: NTPS2020 does not require domestic storage to be included in dwelling design).
- the internal layouts appear to provide relatively large and generous living areas.
- Zone MR and the NTPS2020 Strategic Framework promote higher dwelling densities for this site than what is proposed.
- the application seeks variations to numerous Part 5 clauses without demonstrating broader merit outcomes such as increased dwelling yield, diversity of floor plans, functional site layout, or climatically responsive design features.
- earthworks have already commenced on the site.
- stormwater drainage arrangements remain unresolved and may affect the final design and layout.

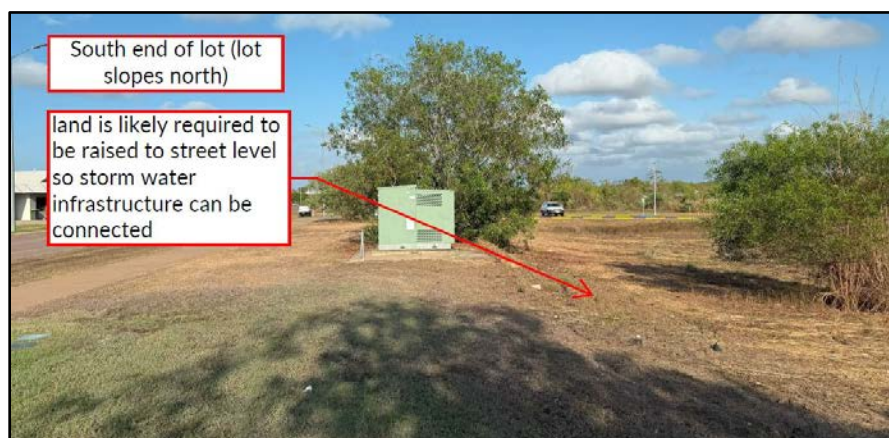
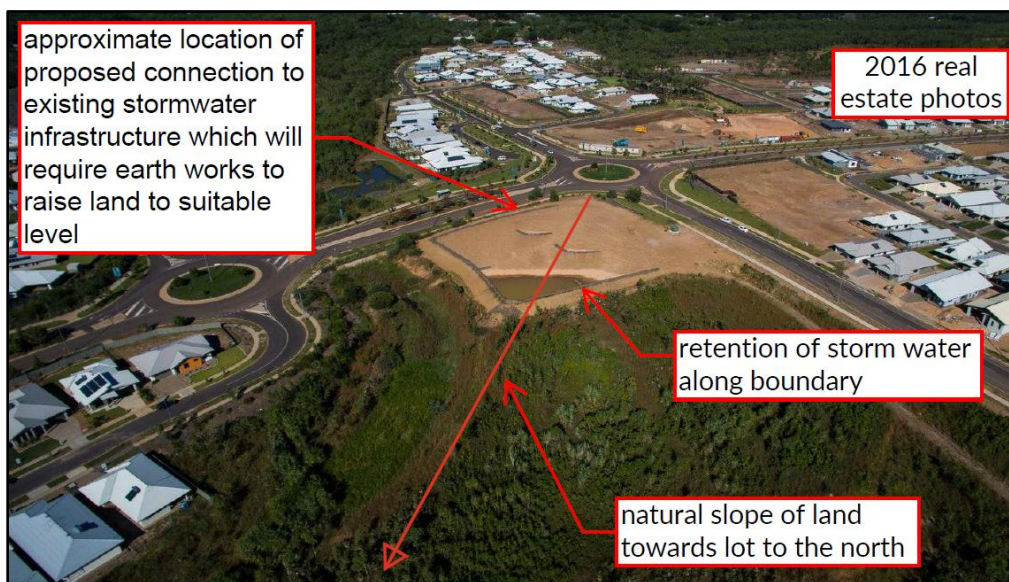
Overall, while the development provides additional housing stock and includes some positive internal design elements, the broader merits are limited. The proposal does not align with the strategic intent for Zone MR, does not maximise density within a compact neighbourhood, and relies on multiple variations to minimum NTPS2020 standards without clear compensatory benefits.

(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 a greenfield parcel within a subdivision that had titles issued in 2015. The land is zoned Zone MR (Medium-Density Residential), having been rezoned in 2015, and is capable of supporting more intense residential development—including 2–4 storey buildings—consistent with the strategic intent for the zone and the efficient use of existing and planned public infrastructure. High-level land capability matters may have been considered at the strategic planning stage when the land was rezoned and the parent parcel created.

Development Assessment Services notes the following matters relevant to land capability, servicing requirements and physical characteristics (photos of land provided after dot points):

- The discharge of stormwater from the subject site to the abutting Lot 12087 (north boundary) is not supported by the owner/lessee of that land, which is subject to a Crown Lease Term under the *Crown Lands Act 1992*. To address this constraint, site levels will need to be modified from the “ground level” approved when titles were issued in 2015. As at August 2026, site preparation works (cut and fill) have commenced, but limited detail has been provided in the application or the applicant’s response to the deferral.
- Any permit issued will require conditions ensuring stormwater is designed and constructed to the requirements of relevant authorities, including the City of Palmerston, to ensure discharge occurs to a lawful point (e.g., road reserve drainage network) and does not adversely impact adjoining land.
- Suitable retaining walls, compliant with the *Building Act 1993*, will be required to ensure adjacent land is not impacted by fill or altered levels.
- Additional information is required to confirm whether the current stormwater layout is appropriate or whether further major works will be necessary.
- No technical comments have been provided by the NT EPA or the DLPE Land Resources Division. These agencies may have requirements relating to erosion and sediment control, weed prevention, construction site management and general environmental duty (e.g., NT EPA guideline: *Preventing Pollution from Building Sites*).



In addition to the above, while the land is capable of supporting dwelling-group development— and capable of supporting higher density residential development— the proposed design appears to represent an overdevelopment of the site. This is evident from the number and extent of non-compliances with Part 5 NTPS2020 minimum standards, which indicate that the physical characteristics of the land are being stretched beyond what the proposed design can accommodate without adverse impacts.

(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*

The NTPS2020 includes a definition for public open space. There is no requirement under the NTPS2020 for a dwelling-group development to provide additional public open space. The subject site is located immediately adjacent to Crown land (Lot 13503) zoned Zone CP (Community Purposes), held under licence/lease by the City of Palmerston and used as a neighbourhood park and the Zuccoli Dog Park. Council has indicated an intention to construct a community centre and additional community infrastructure on this land, meaning the locality is already well-served by public open space and community facilities.

The purpose of Clause 5.4.18.1 (Fencing in Zones MR and HR) is to “Promote fencing in medium and high-density areas that provides a positive interface with the public domain, while allowing necessary privacy for residents and neighbouring properties.” The application proposes Good Neighbour® fencing along the boundary abutting Zone CP land to the west (Lot 13503) and along the northern boundary adjoining natural features. This fencing treatment is not considered to provide a positive interface with the public domain and may detract from the amenity and activation of the adjoining public open space. This matter is discussed further under section (a) of this report.

(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 application was circulated to the following authorities for comment:

- The City of Palmerston
- Crown Land Estate (DLPE)
- Land Development Unit (DLPE)
- PowerWater (power services)
- PowerWater (water services)
- Land Resource Division (DLPE)
- NBN Co

The following authorities provided comments:

The City of Palmerston – Bookmark G1

The City of Palmerston does not object to the proposal and considers the land use generally consistent with expectations for the locality. The City recommends a suite of conditions relating to stormwater management, traffic impact assessment, waste management, driveway construction, sightlines at vehicle access points, and bin storage. These matters can be addressed

through permit conditions. It is noted (by DAS) that earthworks have already commenced, and the applicant will need to demonstrate compliance with stormwater requirements at the detailed design stage.

PowerWater (power services) – Bookmark G2

PowerWater does not object to the proposal. Requirements for connection to the electricity network have been provided, and upgrade works may be required. An existing electricity easement and substation must remain unobstructed. These matters can be addressed through permit conditions requiring confirmation of infrastructure size and location and amended plans where necessary.

PowerWater (water services) – Bookmark G3

PowerWater does not object to the proposal. Upgrade works may be required. Requirements for water connection and metering have been provided. PowerWater notes that full lot fire coverage cannot be achieved, and the developer must confirm internal firefighting requirements with a hydraulic consultant. All works are at the developer's expense. These matters can be addressed through permit conditions.

Land Resource Division (DLPE) – Bookmark G4

No objection was raised. Fire separation requirements from the Building Advisory Service have been provided and can be addressed through advisory notes on a permit.

Crown Land Estate (CLE) / Land Development Unit (LDU)

CLE has not provided comments at the time of preparing this report. However, LDU comments for the previous application over the site (PA2017/0126) indicate that stormwater discharge into Lot 12087 (Crown Lease Term land to the north) is not supported. The amended plans for the current application show drainage infrastructure and overland flow paths adjacent to the northern boundary, with water travelling upslope. This raises concern that stormwater may be directed toward Crown land, contrary to previous advice and inconsistent with Crown land (lease) interface requirements.

Summary

The proposed development can be serviced by existing public utilities and infrastructure, subject to upgrades required by PowerWater. The City of Palmerston's recommended conditions are standard for developments of this nature and can be included on any permit issued.

However, the stormwater interface with Lot 12087 remains unresolved. Previous advice from DLPE LDU clearly states that stormwater discharge onto Crown land is not supported. The current plans do not demonstrate how stormwater will be directed away from Lot 12087 and into the City of Palmerston drainage network. This is a critical matter under section 51(1)(m).

If the consent authority determines to consent to the application, conditions should require:

- Confirmation from PowerWater of the size and location of required power and water infrastructure, with amended plans where necessary.
- Demonstration that stormwater is discharged to the City of Palmerston drainage network or, if applicable, written approval from the owner of Lot 12087.
- Amended plans showing the direction of internal stormwater flows and compliance with relevant agency requirements.

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

The *Planning Act 1999* as well as Schedule 2 of the NTPS2020 defines amenity as “in relation to a locality or building, means any quality, condition or factor that makes or contributes to making the locality or building harmonious, pleasant or enjoyable”

The proposed single-storey dwelling-group development is broadly consistent with the scale and form of established residential development to the south and is unlikely to significantly impact the existing amenity of the area, provided construction activities comply with relevant NT EPA and NT WorkSafe environmental requirements.

However, there are concerns regarding the future amenity of the locality.

The site is zoned Zone MR and is located within a designated Compact Neighbourhood, where higher residential densities are encouraged and supported by the Strategic Framework. As discussed throughout this report, the location of the lot allows—and in policy terms promotes—a significantly higher density outcome than the approximately 35 dwellings per hectare proposed (low-to-medium density under the *Compact Urban Growth Policy*). The policy identifies numerous benefits of compact urban growth, including improved access to services, increased viability of local facilities, enhanced passive surveillance, greater walkability, improved health outcomes, and stronger community resilience. These benefits are unlikely to be fully realised if the site is developed at a density substantially below the medium-density benchmark of approximately 60 dwellings per hectare.

The site also has capacity for development up to four storeys, which would likely improve passive surveillance over adjoining community purpose land and nearby commercial uses. The proposed single-storey form does not take advantage of this strategic opportunity.

In addition, the application is non-compliant with numerous Part 5 NTPS2020 minimum design requirements. These non-compliances have implications for future amenity, including:

- limited passive surveillance of adjoining public open space (dog park) and land to the north;
- unresolved stormwater drainage arrangements, including the need to avoid unlawful discharge to Crown Lease Term land to the north and to comply with City of Palmerston technical requirements;
- internal design concerns, including limited breeze penetration, inadequate screening of services, potential overlooking between dwellings, and a car parking layout that is not considered functional or safe.

Despite these concerns, the individual dwellings are generally consistent in size and layout with other small dwellings in the locality.

If the consent authority is of a view to approve the application, it is recommended that the design be amended to better comply with the minimum requirements of Part 5 of the NTPS2020 to ensure that the future amenity of the area is not compromised.

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

It may be in the broader public interest to provide additional housing choice to the Palmerston community; however, it is also in the public interest to ensure that land zoned MR is utilised

efficiently and in a manner consistent with the NTPS2020, including promoting higher density outcomes and designs that comply with minimum development standards.

(i) community safety through crime prevention principles in design;

The *Community Safety Design Guide* is a reference document under the NTPS2020. The proposal demonstrates some aspects of compliance, including:

- developing a vacant parcel of land
- visually permeable fencing to boundaries fronting public roads, with robust materials;
- verandahs and living areas of some dwellings overlooking Zuccoli Parade, providing some passive surveillance of the public realm.

However, several aspects of non-compliance or poor CPTED outcomes are identified:

- no gate proposed at the driveway entry to deter unauthorised pedestrian access;
- no or limited detail regarding lighting within common property areas;
- limited passive surveillance opportunities from dwellings to internal common property areas (shared driveways);
- no permeable fencing or passive surveillance opportunities along boundaries adjoining public open space (eg: dog park);
- building heights not maximised, reducing opportunities for broader public surveillance;
- the design and location of PAWC electrical substation, letterboxes, utility meters and fencing may create “natural ladders”;
- concealment and poor wayfinding to the pedestrian entry of each dwelling, creating potential entrapment areas;
- solid boundary fencing facing poorly lit or low-use public areas may attract vandalism;
- no visitor parking or clear wayfinding within the site;
- minimal secure storage opportunities (approx. ~1 m² store room per dwelling), limiting safe storage of bicycles, gardening equipment, tools and other domestic items.

(ii) water safety;

No swimming pools, spas or water features are shown on the drawings.

(iii) access for persons with disabilities

All buildings are single storey. The building certification process will ensure the design and construction of the buildings will comply with contemporary building standards for persons with disabilities, relevant to the National Construction Code classification for the dwellings (eg: step free access, doorway widths, bathroom design, circulation spaces etc).

(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;

Subdivision is not proposed as part of this application.

(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)

Subdivision is not proposed as part of this application.

(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

While “high level” due diligence may have been undertaken when the land was rezoned to Zone MR and when the parent parcel was created, no specific assessment has been provided with this application. As a precautionary measure, **it is recommended that advisory notes be included on any permit issued directing the developer to consider obligations under the *Heritage Act 2011* and to engage with the Aboriginal Areas Protection Authority, including obtaining an Authority Certificate where required, to ensure that no sacred sites or heritage values are inadvertently impacted.**

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

Declared beneficial uses for the Darwin Harbour Region apply to the subject land. It is the responsibility of the developer and land owner to ensure that the proposed land use and development do not result in a contravention of the *Water Act 1992*. The site will be connected to reticulated water supply and sewerage services, and stormwater will need to be designed so that it is lawfully discharged into the City of Palmerston’s stormwater drainage network. The owner of the adjacent land to the north (held under a Crown Lease Term) does not support any stormwater discharge into their land, and stormwater arrangements must therefore be resolved within the road reserve drainage network or other lawful point of discharge. Additionally, the Department of Lands, Planning and Environment did not comment on the application.

(t) other matters it thinks fit

Pursuant to section 51(1)(t) of the *Planning Act 1999*, the consent authority, in considering the application, may take into account other matters it thinks fit.

Staging of Development

There is no indication within the application that approval is being sought to stage the proposed works. Section 56 of the *Planning Act 1999* provides a mechanism for development permits to include conditions that allow for staging. If the landowner or developer later proposes to stage any approved development, an application under section 57 of the *Planning Act 1999* would be required to vary the development permit to allow staging.

NT Housing Strategy 2026-2030 (<https://dhlgcd.nt.gov.au/news/2026/nt-housing-strategy-2026-2030>)

The NT Housing Strategy 2026-2030 (published in August 2026) identifies support for infill and medium-density housing development in well-located urban areas. Pillar 3.2 of the Strategy states that the Northern Territory Government will support more mixed-use and medium-density housing in well-located areas close to jobs, services and transport, with a key action being to support infill and medium-density development in well-located areas.

The subject site is zoned MR (Medium Density Residential), is connected to reticulated electricity, water and sewerage infrastructure, and is located in proximity to neighbourhood parks, commercial services, public transport routes, schools and the surrounding arterial road network. Development of the land for additional housing is therefore generally consistent with the strategic intent of the Housing Strategy.

The Housing Strategy weighs in favour of residential development of the site and the provision of additional housing within Palmerston. However, the Strategy:

- is not part of the NTPS2020
- is not a Ministerial direction under Section 85 of the *Planning Act 1999*
- does not remove the requirement for the consent authority to consider the NTPS2020 and the merits of the particular development application (design).

The identified (elsewhere in this report) issues relating to site design, amenity, servicing, access, stormwater management and compliance with the NTPS2020 remain relevant considerations in the assessment of the application.

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 states that the “*The development does not require the preparation of any environmental reports or impact statements under the Environment Protection Act*”.

At the time of writing this report, the Department of Lands, Planning and Environment had not commented on the application in relation to the *Environment Protection Act 2019*.

7. RECOMMENDATION

That, pursuant to section 46(4)(b) of the *Planning Act 1999*, the Development Consent Authority defer consideration of the application to develop Lot 13502 (6) Tuckeroo Boulevard, Zuccoli, Town of Palmerston for the purpose of 21 x 3 bedroom dwellings-group in 12 single storey buildings to require the applicant to provide the following additional information that the Authority considers necessary in order to enable the proper consideration of the application:

1. Revised drawings and (where relevant) other documentation addressing all NTPS2020 Part 5 non-compliances including but not limited to:

Clause 5.2.4.4 (Layout of Car Parking Areas)

Further information (updated drawings and Statement of Effect) demonstrating that the proposed car parking and internal access arrangement will be safe and functional including:

- provide appropriate pedestrian pathways and lighting throughout the site;
- provide safe and unobstructed pedestrian access to all dwellings, particularly Units 12, 13, 19 and 21;
- resolve conflicts between pedestrian areas, parking spaces, landscaping and retaining structures;
- demonstrate compliant parking dimensions having regard to the location and clearances of air-conditioning units;
- demonstrate adequate sightlines for vehicles and pedestrians throughout the parking and circulation areas; and
- demonstrate that waste collection vehicles can safely and efficiently access all waste storage areas without compromising vehicle or pedestrian circulation.
- Clarification / amended drawings showing a better design response to pedestrian access to and within the site (including unhindered access to the main entrance of each dwelling(unit) and height / clearance details of air-conditioning units) and internal pedestrian circulation arrangements within common property and driveway areas, including evidence that the internal driveway and footpath arrangement will not result in unsafe and inefficient function of the internal driveway and footpath network, including that caused by waste removal (garbage and recycling collection) trucks and service vehicles. Consideration should also be given to City of Palmerston's technical requirements (access, dimensions and screening of bin enclosure).
- Demonstrate how empirical visitor car parking requirements for the development will be addressed noting the development does not provide any dedicated visitor parking spaces. While the NTPS2020 does not require visitor parking for a dwelling-group development of this nature, the proposed use (21 x 3 bedroom dwellings) will generate parking demand from visitors, tradespersons, service providers and delivery vehicles in addition to residents. The absence of any designated visitor parking reduces the flexibility of the site to accommodate these users and is a relevant consideration when assessing whether sufficient off-street parking has been provided to service the proposed use.

The applicant is to provide written confirmation from a suitably qualified and experienced traffic/transport professional that the amended parking and internal circulation layout is safe and functional, including consideration of forward vehicle movements, manoeuvring and turning areas, vehicle-to-vehicle and vehicle-to-pedestrian conflicts, sightlines, pedestrian circulation and waste collection vehicle movements.

Clause 5.2.6.1 (Landscaping in Zones Other Than Zone CB)

Amended drawings landscaping design and drawings that:

- demonstrate full compliance with the landscaping requirements of Clause 5.2.6.1, including the 2m depth requirement in Sub-clause 7;
- Demonstration that landscaping can be achieved within the constrained areas.
- Revised species list and planting depths, particularly at the Zuccoli Parade truncation.
- Confirmation that landscaping will not obstruct sightlines or conflict with services.
- show planting areas that are dimensioned and sized to accommodate the species nominated in accordance with the NTG Species Guide for Landscaping in the

NTPS2020;

- clearly identify the species, location, and number of proposed plants;
- clearly identify existing trees to be retained; and
- include sufficient detail to demonstrate compliance with Sub-clauses 3(a), 3(c), 3(d) and 4.

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

Updated design (building setbacks, design and layout) to better respond to the Clause 5.4.3 minimum requirements, particularly regarding:

- Building setbacks to Zuccoli Parade and the truncation;
- Interface with Lot 13503;
- Privacy and overlooking between units;
- Landscaping depth and species selection;
- Breeze penetration outcomes.
- Roof eave and gutter details (dimensions) and proposed setback distances of building roof lines from other building roof structures and lot boundaries (to demonstrate compliance with sub-clauses 6(a) and 8 of Clause 5.4.3).

Clause 5.4.3.2 (Distance Between Residential Buildings on one Site)

Design improvements to adequately mitigate privacy and overlooking impacts arising from any requested non-compliances.

Clause 5.4.6.1 (Private Open Space for Dwellings-Single, Dwellings-Independent, and Dwellings-Group)

Amended drawings should be required demonstrating:

- compliant private open space areas for all dwellings;
- fencing that appropriately balances privacy, outlook and compliance with Clause 5.4.18.1;
- design measures that mitigate the impacts of traffic noise and vehicle headlight glare from Zuccoli Parade on the private open space areas associated with Units 11–19, so as to maintain their visual and acoustic amenity and usability;
- that drainage infrastructure will not unreasonably constrain the function of private open space areas; and
- that the design minimises overlooking between dwellings and adjoining public areas.

Clause 5.4.8.1 (Building Design for Dwelling-group, Rooming Accommodation and Residential Care Facility)

Amended drawings and supporting information demonstrating:

- (a) air-conditioning units are located in accessible positions that do not unreasonably affect carport functionality, pedestrian access, private open space or bedroom amenity;
- (b) air-conditioning units and associated services are appropriately screened from public and private views;
- (c) the layout and design prevent unreasonable overlooking between dwellings and private open space areas;

- (d) Demonstration of appropriate acoustic amenity for future residents given proximity to Zuccoli Parade and community-purpose land.
- (e) appropriate acoustic building design measures are incorporated to mitigate traffic noise impacts from Zuccoli Parade and maintain residential amenity; and
- (f) the building layout, fencing and landscaping arrangements facilitate breeze penetration and natural ventilation throughout the development.
- (g) Site sections showing, finished floor levels of the buildings, “ground level” (NTPS2020 definition” of the site, finished ground levels of the site including driveways and private open space areas and overall building heights, and interactions (including boundary details, ie fencelines/retaining walls) between each building on the site and neighbouring lots (Lots 13502 & 13503, Town of Palmerston). This is to include details of how potential negative impacts from the adjacent car parking area and lighting infrastructure (existing works and works proposed by Council) on Lot 13503 is to be mitigated to a reasonable level.
- (h) All elevations of buildings and fencing, indicating finished floor levels, existing and finished ground levels, overall building/fence height, location of services (including air-conditioning units, service ducts, pipes, etc) and external finishes, and interactions between all neighbouring buildings.

Clause 5.4.17 (Building Articulation)

Additional information demonstrating how the building design and site layout facilitates natural ventilation and breeze penetration throughout the development.

Clause 5.4.18.1 (Fencing)

Amended drawings demonstrating compliance with sub-clause 4(b), including permeable fencing along the north and west boundaries to provide passive surveillance and a positive interface with the public domain.

2. Clarification is required regarding the extent of works proposed adjacent to the existing electricity supply easement/s and any electrical upgrades necessary to service the development. In particular, the consent authority requires verification as to whether a larger or additional PAWC electricity substation is required, including any associated easements, clearance distances, fencing constraints and impacts on the proposed site layout. The applicant has not demonstrated that Power and Water Corporation has reviewed the most recent site plan, fencing details and landscaping plan, nor confirmed that it supports the issuing of a development permit with standard servicing conditions.

Written advice is required from Power and Water Corporation and/or suitably qualified servicing consultants identifying:

- PAWC substations – including dimensions, clearance distances and any implications for building placement or private open space;
- required easements – electricity easement/s and any amendments needed to the site layout;
- common-property metering – including water supply and electricity metering arrangements for a dwelling-group development;

- layout amendments — identifying whether any changes to the site layout are required to accommodate servicing infrastructure.

In the absence of this information, the consent authority is not satisfied that the servicing requirements of relevant authorities have been met or that the development can be appropriately serviced without material redesign.

3. Receipt of comment from Crown Land Estate (Department of Lands, Planning and Environment) on the development application and details of any conditions required on any development permit issued to protect its interests in terms of the:
 - *Crown Lands Act 1992* and associated legislation.
 - NT legislative requirements to prevent unauthorised discharge of stormwater (from the dwelling-group development on the subject site), to Lot 12087, Town of Palmerston (a Crown Lease Term).

REASONS

1. The amended application continues to present numerous non-compliances with the NTPS2020, together with unresolved matters relating to the site's strategic context, servicing, physical constraints and potential impacts on adjoining land. Despite the further information submitted, the proposal does not demonstrate that it appropriately responds to the Strategic Framework or the planning outcomes expected for Zone MR. In particular, the application has not shown that stormwater can be lawfully discharged without affecting adjoining land, that building setbacks, private open space, landscaping and car parking arrangements can comply with minimum Part 5 requirements, or that the development form is suitable given the site's location within a compact neighbourhood.

The proposal also does not adequately demonstrate that unreasonable impacts on adjoining land can be avoided, including stormwater discharge towards Lot 12087, interface impacts with Zone CP land to the west, potential overlooking between dwellings, light spill and headlight glare from adjoining public areas, and noise impacts associated with Zuccoli Parade. Several justifications advanced for non-compliances—such as reliance on single-storey built form, alternative street frontage interpretations, or comparisons to LMR standards—do not address whether the development is appropriate having regard to the actual zoning, site characteristics and planning framework. Landscaping, private open space, building design and internal access arrangements also remain unresolved and do not demonstrate compliance with the relevant clause purposes.

Taken collectively, the outstanding matters are substantive rather than technical, and the information provided does not demonstrate that the development, in its current form, is an appropriate outcome for the site. While further information could potentially resolve some issues, a further deferral would only be suitable if the consent authority is satisfied that the deficiencies can be addressed without fundamentally altering the proposal. On the information available, the amended application has not shown that it can appropriately respond to the NTPS2020, the Strategic Framework, site constraints or potential impacts on adjoining land.

2. Clarification on the extent of works proposed adjacent to the electricity supply easements and any required electrical upgrades for the site (including verification whether a larger (new) substation, associated easement/s is required), and verification from the Power and Water

Corporation that it has reviewed the most recent version of the site plan, fencing details and landscaping plan for the site and supports the issuing a development permit with standard general conditions. Written advice from Power and Water Corporation and/or suitably qualified servicing consultants identifying:

- any required PAWC electricity substations (dimensions and associated clearance distances);
- easements;
- common-property metering requirements (eg: water supply and electricity meters);
- sewer, water and electrical infrastructure upgrades; and
- whether any amendments to the site layout are required to accommodate servicing infrastructure.

3. The application has not adequately demonstrated:

- lawful stormwater disposal;
- the effect of filling and drainage on adjoining land;
- servicing requirements and infrastructure provision; and

that the development can be constructed and serviced in the form proposed without significant amendments to the design.

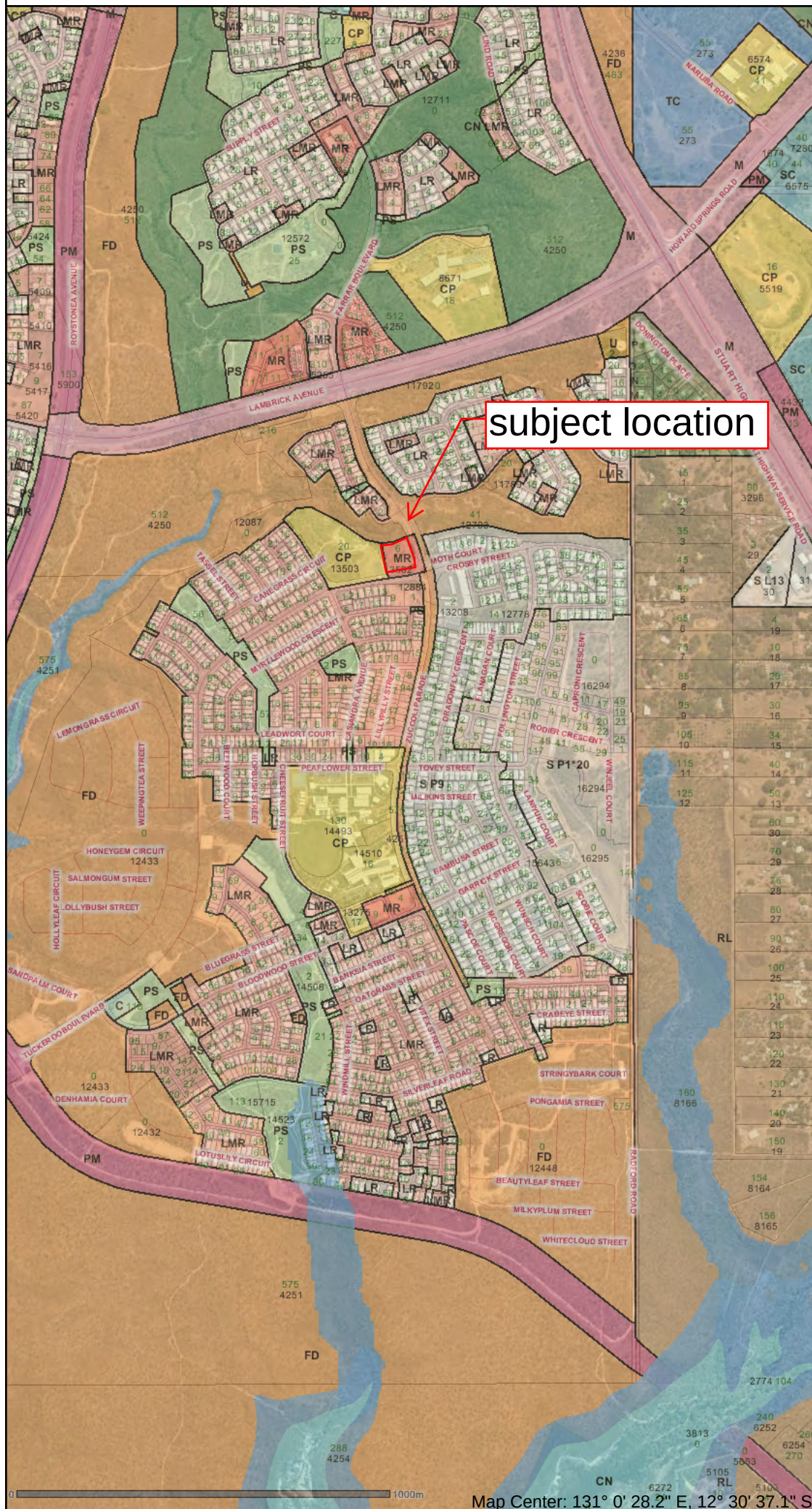
4. The consent authority is not satisfied that the proposed development provides a safe and functional internal layout, including:

- vehicle circulation;
- pedestrian circulation;
- waste collection arrangements;
- landscaping;
- privacy outcomes; and
- interface treatment with adjoining public land.

AUTHORISED:



SENIOR PLANNER
DEVELOPMENT ASSESSMENT SERVICES



- Storm Surge 2100 Primary
 Storm Surge 2100 Secondary
 General Lines
 Land Subject to Flooding
 Town Planning Zones
- A - Agriculture
 CV - Caravan Park
 CB - Central Business
 C - Commercial
 CL - Community Living
 CP - Community Purpose
 CN - Conservation
 DV - 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
 SCJ - Service Commercial Jabiru
 TCJ - Tourist Commercial Jabiru
 CPJ - Community Purpose Jabiru
 FDJ - Future Development Jabiru
 IJ - Industrial Jabiru
 MJ - Main Road Jabiru
 UJ - Utilities Jabiru
- Road Labels
 Road Centrelines
 Highway
 Other Road
 Street Numbers
 Parcel Numbers
 Cadastre
 Coastline

Created by DAHER

Bottom Left: 130° 59' 52", -12° 30' 57"

Top Right: 131° 01' 04", -12° 30' 16"

Approximate Scale: 1:15,000

Datum: GDA 1994

Data for information purposes only
 - accuracy not guaranteed

N.T. Land Information System

Copyright Northern Territory of Australia

Map Center: 131° 0' 28.2" E, 12° 30' 37.1" S



































































DEVELOPMENT APPLICATION

SECTION 46 *PLANNING ACT*

**21 x 3 BEDROOM DWELLINGS-GROUP IN 12
SINGLE STOREY BUILDINGS**

**LOT 13502 (6) TUCKEROO BOULEVARD
TOWN OF PALMERSTON**

CONTENTS

PAGE

1.0	PRELIMINARY	3
1.1	Introduction Summary.....	3
1.2	Landowner(s).....	3
1.3	Nature of Application	3
1.4	Overlays.....	4
1.5	Property and Easements.....	4
2.0	LOCATION, ZONING AND SITE DESCRIPTION.....	4
3.0	PROPOSAL.....	6
4.0	STRATEGIC PLANNING & REFERENCE GUIDELINES.....	6
4.1	NT Planning Scheme 2020.....	6
4.2	Palmerston Eastern Suburb Area Plan	6
4.3	Community Safety Design Guide.....	7
5.0	STATUTORY PLANNING & CONSIDERATION, SECTION 46(3) OF THE PANNING ACT.....	8
	46(3)(a) – Compliance with the NT Planning Scheme 2007 and 2020.....	8
	46(3)(b) – Interim Development Control Order.....	18
	46(3)(c) – Environmental Reports.....	18
	46(3)(d) – Merits of Proposed Development.....	18
	46(3)(e) – Land Capability.....	18
	46(3)(f) – Public Facilities/Open Space	18
	46(3)(g) – Public Utilities and Infrastructure.....	18
	46(3)(h) – Impact on Amenity	18
	46(3)(j) – Public Interest.....	19
	46(3)(k) – Compliance with <i>Building Act 1993</i>	19
6.0	CONCLUSION.....	19

APPENDICES

APPENDIX A - Drawings

APPENDIX B - Title Search Certificate

APPENDIX C – Covenant Approval

APPENDIX D – Swept Path Analysis

1.0 Preliminary

1.1 Introduction Summary

One Planning Consult has been engaged on behalf of the proponent to prepare and lodge a development application for the purpose of 21 x 3 dwellings-group in twelve (12) single storey buildings. The subject land is zoned MR (Medium Density Residential) under the NT Planning Scheme 2020 (*the Scheme*). The covenant approval administered on behalf of Territory Life is provided at **APPENDIX C**.

The development is largely aligned with the intent of relevant strategic policy documents, including the Darwin Regional Land Use Plan, Compact Urban Growth Policy, and the Palmerston Eastern Suburbs Planning Principles and Area Plans. The most relevant strategic planning document addressed in this report is the Palmerston Eastern Suburbs Planning Principles and Area Plans.

This report focuses on the nature of the application, the location, and the assessment against the relevant parts of the Scheme and the Planning Act. The plans attached at **APPENDIX A** give an overall layout of *the proposed development* over the site.

The most relevant historical planning approvals for the site at Table 1 entail the following:

Table 1: Historical Planning Approvals, 6 Tuckeroo Boulevard

Purpose	Instrument
72 x 2-bedroom multiple dwellings in 5 x 4 storey buildings	DP17/0230 issued in 2017
Dwellings-group (1 x 2 bedroom and 19 x 3-bedroom) in 12 single storey buildings	DP22/0121 issued in 2022
Extension of Time to DP22/0121	DP22/0121A issued in 2024

1.2 Landowner(s) – Section 46 (aa)

Applicant: One Planning Consult

Landowner: A & B Properties (NT) Pty. Ltd. (ACN 629 007 585) as trustee for Tuckeroo Unit Trust

Third Party: Concept Designs (ACN 160 185 688)

Refer to the Search Certificate at **APPENDIX B** obtained at the time of preparing this application report.

1.3 Nature of Application

Pursuant to section 46 (1) of *the Planning Act* the application seeks planning approval for the purpose of 21 x 3 dwellings-group in twelve (12) single storey buildings.

Dwelling-group on land zoned MR is impact assessable under clause 1.8 (1)(c)(i) of the NT Planning Scheme 2020. Impact Assessable use and development require the exercise of discretion by the consent authority to determine if it is appropriate given the location of the site and the potential impacts on surrounding uses, and if it accords with the Strategic Framework.

The purpose of zone MR (Medium Density Residential) is to provide for a range of mid-rise housing options close to community facilities, commercial uses, public transport, or open space, where

reticulated services can support medium-density residential development. The subject site offers a development consistent with the purpose of the zoning, as it entails building designs that present positively towards the street frontages.

Amongst other zoning outcomes, the proposal is aligned with the following outcome of the zoning for dwelling-group land uses:

Outcome 1, *Predominantly medium-density residential developments generally not exceeding four stories.*

The proposed development is in an area characterized by a mixture of developments that are predominantly single storey in height. The proposed residential development comprises single storey buildings consistent with the built form in the area. The overall development responds to changing community needs.

Outcome 5, *Building design, site layout and landscaping provide a sympathetic interface to the adjoining public spaces and to adjoining lots, and provides privacy and attractive outdoor spaces.*

The design uses open verandahs facing the street for passive surveillance where possible. Varied materials and window designs break up the building's mass. Private open spaces serve each dwelling's domestic needs. Landscaping along boundaries and within the site creates a streetscape-friendly interface and provides screening.

1.4 Overlays

There are no overlays applicable to the subject site.

1.5 Property and Easements

Lot 13502 (6) Tuckeroo Boulevard, Town of Palmerston. The site has an existing electricity supply easement to Power and Water Corporation.

2.0 The Location, Zoning and Site Description

The subject site is 6180 m² in area, vacant, and located in Zuccoli suburb. The site is nominated as an MR (Medium Density Residential) land zoning. It is a corner lot and takes frontages to Zuccoli Parade (variable at approximately 40 m wide) and Tuckeroo Boulevard (variable at approximately 30 m to 55 m wide).

To the eastern boundary of the site is Zuccoli Parade, nominated as the primary street front boundary, and to the south is Tuckeroo Boulevard, nominated as the secondary street front boundary. The development proposes driveway entrances to the site from Tuckeroo Boulevard. It is evident from the road configuration of this section of the subdivision that access from Zuccoli Parade would be very limited.

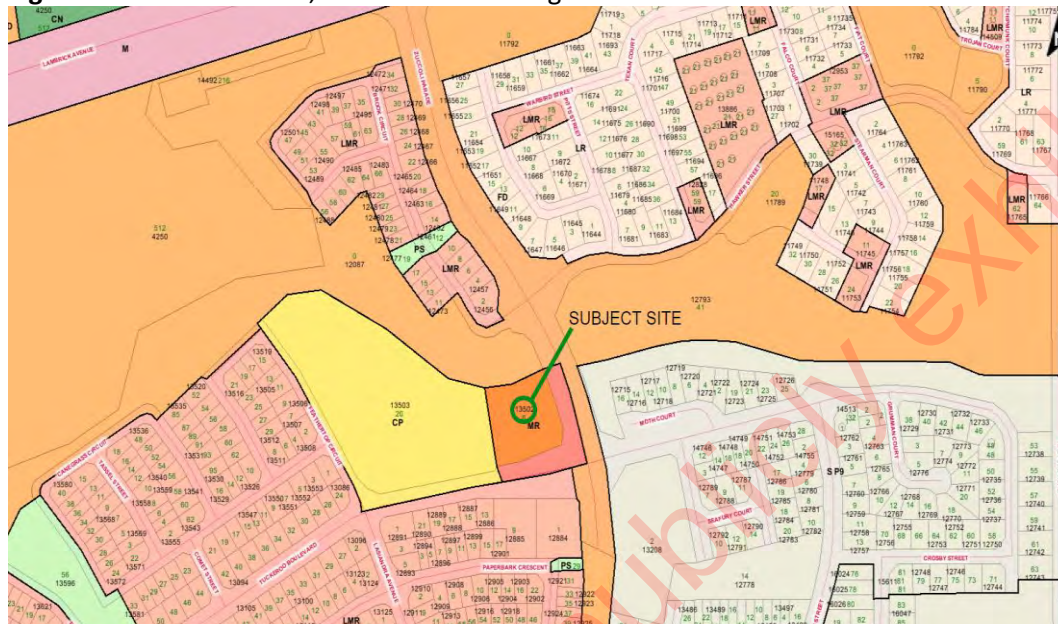
The following land zonings are located close and adjacent to the site:

- To the north is land zoned FD (Future Development).
- To the east and across Zuccoli Parade is land zoned SP 9 (Specific Uses Palmerston).

- To the west is land zoned CP (Community Purpose).
- To the south and across Tuckeroo Boulevard is land zoned LMR (Low-Medium Density Residential).

The surrounding and immediate land comprises a mixture of land zoned LMR (Low-Medium Density Residential), LR (Low Density Residential), CP (Community Purpose), and C (Commercial). The built form within the locality is characterized by a mixture of single- to two storey buildings.

Figure 1: NT Atlas extract, Location and zoning of land



The land is zoned MR (Medium Density Residential) and therefore is subject to all the relevant clauses of the Planning Scheme that apply to the land within Zone MR. The proposed development is consistent with the primary purpose of this zoning, which is "... to provide for a range of mid-rise housing options close to community facilities, commercial uses, public transport, or open space, where reticulated services can support medium-density residential development."

3.0 Proposal

The proposed development comprises the following:

- 21 x 3-bedroom dwellings
- Twelve (12) single storey buildings
- Minimum 6m wide access driveway
- Living, kitchen, 3 bedrooms, verandah and dining areas for each of the new dwellings.
- 30.6% of landscaping throughout the site
- Private Open Space areas that extend the function of each dwelling.
- Carport parking for 2 cars per dwelling.

The proposed development provides the inclusion and adaptation of verandahs and balconies as outdoor living spaces and for articulation to the building façades. The proposed access driveway from Giles Street provides incidental buffer from the neighbouring property. Fence selection is made based on providing maximum privacy to residents whilst facilitating breeze penetration through pool/slatted fencing where appropriate.

The proposed residential development provides the inclusion and adaptation of verandahs, carports, and porches for outdoor spaces and articulation to the building façades. The proposed private open space areas identified as areas A and B meet the prescribed requirements under clause 5.4.6 (Private Open Space) of the Scheme for all units except unit 1. Fence selection is made based on providing maximum privacy to residents while facilitating breeze penetration through pool/slatted fencing where appropriate.

A swept path analysis (**APPENDIX D**) has been included with the application, demonstrating the routes taken by vehicles entering and exiting the property.

4.0 Strategic Planning & Reference Guidelines

4.1 NT Planning Scheme 2020

Clause 2.1 of the NT Planning Scheme 2020 provides purpose of the Strategic Framework. The Strategic Framework:

- (a) promotes the Objectives of the Planning Act 1999 through the establishment of **strategic policy** and **strategic land use plans** to guide development;*
- (b) establishes a strategic direction for the Northern Territory and its regions that facilitates long term management of development to achieve coordinated and efficient planning outcomes;*
- (c) provides guidance on strategic planning priorities and intended outcomes of future development;*
- (d) balances the following considerations to inform strategic planning and decision making for development:*
 - i. the sustainable use of resources and the protection of the natural environment and ecological processes;*
 - ii. the integration of land use planning with transport and physical infrastructure planning to provide for the equitable, accessible, logical and efficient provision of such services;*
 - iii. the facilitation of industrial, business and other employment and wealth generating activities to promote, support and engender economic development;*
 - iv. the promotion of diverse housing options and the integration of planning for community facilities and services to foster a more connected, resilient and supported society;*
 - v. the recognition of the unique characteristics, challenges and aspirations in different areas and communities within the scheme area; and*
 - vi. the protection of places and buildings, which are of heritage or cultural value.*

The most relevant strategic framework and reference guidelines to this development application is the Palmerston Eastern Suburb Area Plan.

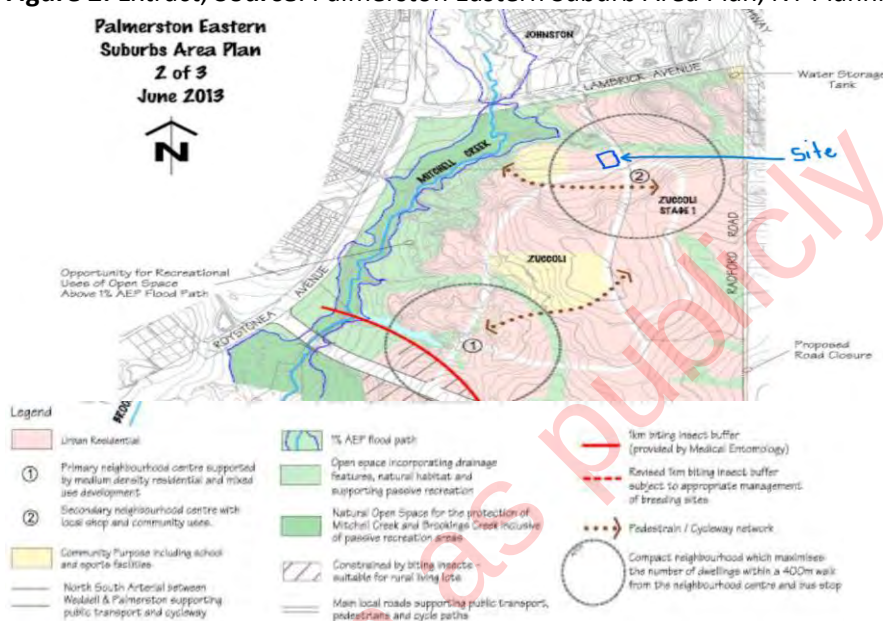
4.2 Palmerston Eastern Suburb Area Plan

The area plan encompasses planning principles that encourage the following:

1. The provision of a range of both lot sizes and housing choice to cater for diverse household types by:
 - (a) creating a mix of lot sizes for dwellings-single, dwellings-group and / or dwellings-multiple ;
 - (b) associating medium density housing including, townhouses and apartments and accommodation for aged persons and people requiring assistance with neighbourhood centres or areas of high amenity; and
 - (c) providing rural residential lots as a further choice and to serve as buffers between urban residential areas and existing rural living or potential biting insect areas

The proposed residential development (dwellings-group) provides housing choice to cater for diverse household types within the immediate locality. The site is zoned MR, supports compact urban growth, and sits within a mixed-use neighborhood node (see Figure 2). The development is within 400m walking distance of both the neighborhood center and bus stop.

Figure 2: Extract, Source: Palmerston Eastern Suburb Area Plan, NT Planning Scheme



4.3 Community Safety Design Guide

This Community Safety Design Guide advocates and encourages urban environments in the Northern Territory that are safe and feel safe. It is intended to be a guide that can be used by applicants as part of the design process, and as an assessment tool when the Consent Authority considers development applications. The Guide sets out recommended solutions as to how development applications can comply with the key principles. Some guidelines may be more or less relevant to particular circumstances.

The subject site is located close to mixed-use types of developments in the immediate locality. The locational attribute of the development enables one of the key objectives of this guide under the residential areas, which is to design and develop safe, connected, legible and vibrant spaces and places. The proposed development will rejuvenate the development site and encourage ongoing activity in the area to facilitate opportunity for casual surveillance of the public realm. The development delineates vehicular and pedestrian access points to the site.

5.0 Statutory Planning Consideration

46(3)(a) Relevant Clauses of the NT Planning Scheme applicable to the land.

5.2.1 General Height Controls

The purpose of this clause is to ensure that the height of buildings in a zone is consistent with development provided for by that zone.

The height of any part of a building is not to exceed 8.5m above the ground level, unless it is:

- (a) a flag pole, aerial or antenna; or*
- (b) for the housing of equipment relating to the operation of a lift; or*
- (c) a telecommunications facility.*

The proposed residential buildings will have a maximum height of 3.8 m, which is within the permitted limit of 8.5 m.

5.2.4.1 Parking Requirements

The purpose of this clause is to ensure that sufficient off-street car parking, constructed to a standard and conveniently located, is provided to service the proposed use of a site.

Dwelling-group residential requires 2 car parking bays per dwelling.

The proposal is for 21 new dwellings.

The proposed car parking spaces are summarized as follows:

Table 2 - Parking Requirements

Use	Dwellings	Parking generated
Dwellings	21	42
Total Required		42

The proposal provides two (2) car spaces for each dwelling on site. Complies

5.2.4.4 Parking Layout

*The purpose of this clause is to ensure that a **car parking area** is appropriately designed, constructed and maintained for its intended purpose. The NT Planning Scheme defines “**car parking area**” as an area set aside or designated for the parking of three or more motor vehicles.*

The proposed development includes a 6-metre-wide access crossover driveway. The swept path analysis, provided in APPENDIX D, verifies the suitability and functionality of the proposed driveway. Final approval for the access crossover will be obtained from the City of Palmerston who have indicated in principle support of the proposed access arrangement to the site.

5.2.6 Landscaping

The purpose of this clause is to 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 (sub-clause 3-7)

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;*

The proposed planting is focused on street frontages, private open space areas, shared areas and areas along property boundaries where practicable.

- (b) it maximises efficient use of water and is appropriate to the local climate;*

The landscaping plan will primarily feature native vegetation chosen for its adaptability to the local climate. Additionally, a regulated irrigation system will be implemented across the development to support efficient and responsible water use during periods of low rainfall.

- (c) it takes into account the existing streetscape, or any landscape strategy in relation to the area;*

The proposed development includes landscaping along the front boundaries to enhance the site's visual appeal as viewed from the street.

- (d) significant trees and vegetation that contribute to the character and amenity of the site and the streetscape are retained;*

The selected plant species, which include medium-size shade trees, contribute towards the character and amenity of the site.

- (e) energy conservation of a building is assisted by having regard to the need for shade and sunlight at varying times of the year;*

The adaptation of verandahs, open carports, and porches to the buildings' facades and the planting of shade trees contribute towards passive cooling.

- (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.

The spacing of vegetation along street frontage will encourage clear view of the public domain, while parts of grassed areas, ground cover shrubs and planters will facilitate on-site infiltration of stormwater runoff.

4. *The quality and extent of the landscaping consented to must be maintained for the life of the development.*

The proposed landscaping will 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.*

The proposed landscaping constitutes 30.8% of the site, with planting focused on the shared areas, boundaries, and private open space areas.

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. N/A*
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 development includes setbacks ranging from 1.0m to 6.36m along the rear and side boundaries. A reduction in the required 2m depth of landscaping is requested under subclause 2, as this adjustment is not expected to negatively impact the amenity of adjoining land, which encompasses the creek at the rear and community purpose land along the western boundary of the property. Proposed solid fencing, combined with vegetation where feasible, will provide effective screening along most sections of the impacted boundaries.

5.4.1 Residential Density Limitations

The purpose of this clause is to ensure that residential development is:

- (a) *of a density compatible with adjoining or nearby existing development or development reasonably anticipated*
- (b) *of a density compatible with the existing or planned provision of reticulated services and community facilities which will service the area; and*
- (c) *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 dwellings that may be constructed on a site is to be determined in accordance with tables A, B, C, D and E (as the case requires) to this clause.

The dwelling density applicable for dwelling-group on MR land zones under the table to this clause is 1 per 180 m² for 3 bedrooms in a single-storey building.

Table 3: Density Calculation under Table A over Site Area of 6180 m²

Proposed dwellings on site	Height	Density yield requirement (m ²)	Number of Dwellings
3-bedroom dwellings	Single storeys	3780	21
TOTAL		3780m2	21

The proposed 21 dwellings generate a density yield requirement of 3780 m². The site is 6180 m² in area, and therefore the development is within the allowable density yield requirement.

5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures

The purpose of this clause 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.

The required and proposed setbacks are as follows:

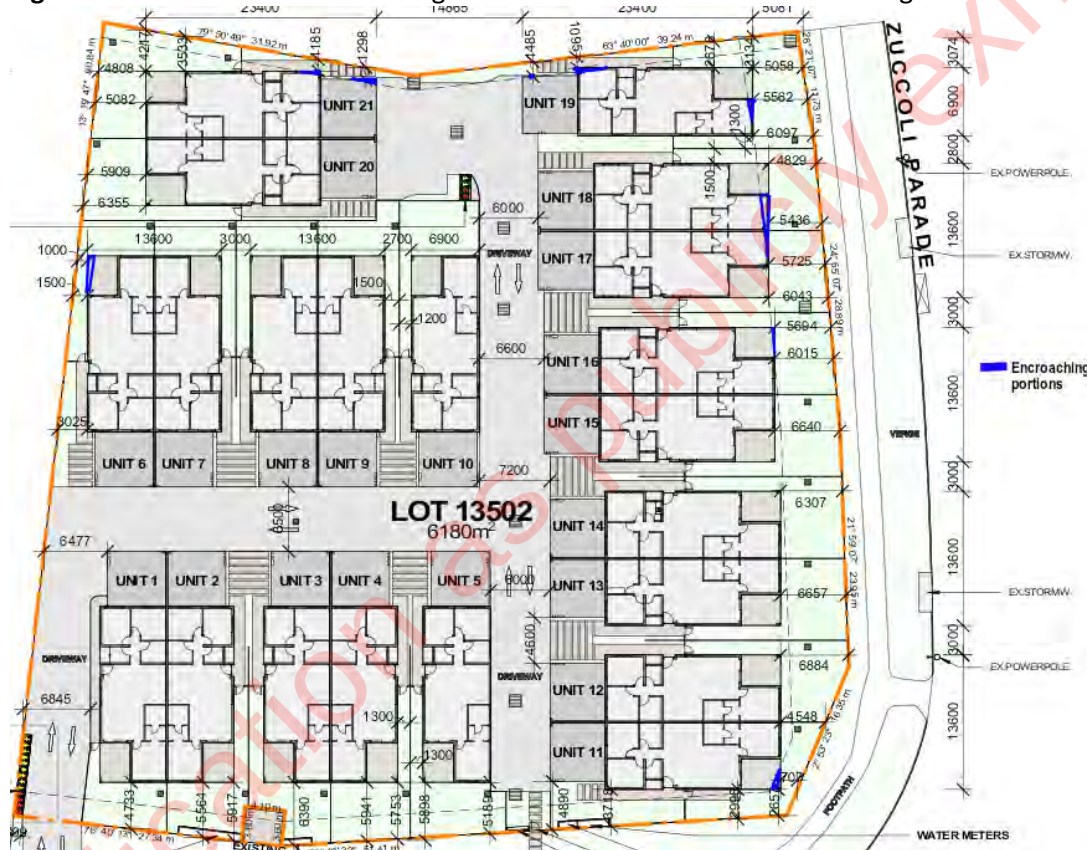
Table 4: Required and proposed setbacks (Clause 5.4.3)

Boundary	Required setback	Proposed setback	Compliance
Primary Street (Zuccoli Pde)			
Buildings for units 11 - 19	6 m	5.4 m – 10.6 m	Does not comply
Verandahs for units 11 – 19	4.5 m	4.83m – 6.88m	Complies
Secondary Street (Tuckeroo Ct)			
Buildings for units 1-5 & 11	2.5 m	2.97m – 6.27 m	Complies
Verandahs for units 1-5 & 11	1.5 m	2.66 m- 6.39 m	Complies
Northern side boundary			
Buildings for units 19 & 21	1.5 m	1.09 m- 3.53 m	Does not comply
Verandahs and carports for units 19 & 21	1.5 m	1.29 m – 4.2 m	Does not comply
Western side boundary			
Buildings for units 1, 6, 20 & 21	1.5 m	1.6 m – 6.8	Complies
Verandahs and carports for units 1, 6, 20 & 21	1.5m	1.0 m – 7.3 m	Does not comply

Pursuant to subclause 5.4.3(3), a variation to the requirements of this clause is sought due to the following reasons:

- The encroachments of the buildings, carports and verandahs are minor and unlikely to have an adverse effect on the buildings' massing when viewed from adjoining land and the streets.
- Due to the site's irregular shape, some buildings have minor setback encroachments, as demonstrated in Figure 3 below.
- The proposal provides adequate landscaping throughout the development for screening and softening of the development when viewed from the streets.
- Ancillary structures like carports and verandahs with open facades have reduced visual impact on neighboring properties due to their diminishing effect.
- The proposed driveways, open carports, and separation of the buildings provide opportunities for cross-ventilation within the development.

Figure 3 – demonstration of buildings encroachment towards street frontages



5.4.3.2 Distance Between Residential Buildings on one Site

The purpose of this clause is to ensure residential buildings provide a sympathetic interface with the streetscape and surrounding development, minimise adverse effects of building massing, and avoid undue overlooking of adjoining residential buildings and private open space.

Administration

1. The consent authority may consent to a development 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 that the design of

the development adequately mitigates the adverse effects of building massing and privacy and overlooking impacts that may arise from non-conformity with sub-clauses 2 and 3.

Requirements

2. *Where more than one building comprising one or two storey residential buildings is located on a site the distance between the buildings is to be calculated in accordance with Table A to Clause 5.4.3 as if there was a lot boundary between the buildings.*

The development proposes the following separation between buildings:

Table 5 – Buildings' separation

Building Layout Types	Required separation between buildings	Proposed separation between buildings	Compliance
Buildings for units 1- 3	3m	3.03 m	Complies
Buildings for units 4-5	3m	2.6 m	Does not comply
Buildings for units 6, 7 & 8	3 m	3 m	Complies
Buildings for units 9-10	3 m	2.7 m	Does not comply
Buildings for units 9 & 11 - 13	3 m	6 m	Complies
Buildings for units 11-17	3 m	3 m	Complies
Buildings for units 18-19	3 m	2.8 m	Does not comply
Buildings for units 20 and 6 -9	3 m	5.6 m	Complies

A reduction in building separation for units 4 & 5, 9 & 10, and 18 & 19 is sought pursuant to subclause 1 for these reasons:

- The building design addresses privacy and overlooking concerns by incorporating a 1.8 m high solid fence between the relevant units to screen the development. In addition, the proposed landscaping serves as both an additional visual and acoustic barrier between the units.
- The development incorporates elevated windows where appropriate in habitable rooms oriented towards the boundaries of the affected units, effectively reducing potential concerns related to overlooking.

3. *Where more than one building comprising residential buildings that exceeds two storeys in height is located on a site, the distance between buildings is to be a minimum of:*

- (a) *3m for walls to non-habitable rooms and habitable rooms without windows or doors; and*
- (b) *4.5m for walls with windows or doors to habitable rooms or to a verandah or balcony.*

The proposed buildings do not exceed two (2) storeys.

5.4.6 Private Open Space

The purpose of this clause is to 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.

For clarity, in table to clause 5.4.6 below:

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. At least half of Area A must be permeable, and may include the 5m² 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.

The private open space to Dwelling-group and dwelling-multiple with direct ground level access comprises the following:

Area A. 45m², open vertically to the sky, with no dimension less than 1.5m; and

Area B. 24m², all or partly covered, with no dimension less than 4m.

Table 2: Dwelling and Private Open Space Areas

The private open space areas of the development have been identified according to the dwelling's types, as noted under table 5 below.

Table 6: Private Open Areas

Dwelling Unit	Private Open Space (m ²), Open to the Sky	Compliance
Unit 1	Area A = 39 m ² Area B = 24 m ²	Does not comply Complies
Units 2 - 5	Area A = 46 - 55 m ² Area B = 24 m ²	Complies Complies
Units 6 - 10	Area A = 47 - 53 m ² Area B = 24 m ²	Complies Complies
Units 11 - 19	Area A = 49 - 91 m ² Area B = 24 m ²	Complies Complies
Units 20 - 21	Area A = 61 - 85 m ² Area B = 24 m ²	Complies Complies

The proposed private open spaces meet the minimum requirement of 24m² with no dimension less than 4m, as per area B of the clause. All other units (2 – 21) offer a minimum Area A of 45m² open

vertically to the sky with no dimension less than 1.5 m. Unit 1 provides 39m² (45 m² required) directly accessible from the dwelling. Although Unit 2 falls short of the clause's requirement, the proposed area is deemed sufficient for domestic use and extension of the dwelling's function.

5.4.8 Building Design for Dwelling-group, Dwelling-multiple, Rooming Accommodation and Residential Care Facility

The purpose of this clause is to promote site-responsive designs for dwelling-group, dwelling-multiple, rooming accommodation and residential care facility, which provide a pleasant living environment for the occupants and a sympathetic interface with adjoining lots, to minimise unreasonable impacts on the privacy and amenity of surrounding residents.

The following requirements (3-14) are noted and addressed:

*3. locate development on the **site** for correct solar orientation;*

The siting of the buildings provides reasonable trade-off between building orientation for ventilation and solar orientation for minimal heat gain.

*4. minimise expanses of walls by varying building heights, **building setbacks** and façades;*

The inclusion and adaptation of open verandahs and carports to the buildings and use of different materials with varied colour tones along the façade of the buildings minimize expanses of walls.

*5. locate air conditioners where they are accessible for servicing;
and*

6. conceal service ducts, pipes, air conditioners, air conditioning plants etc;

The air conditioning units will be screened from street view.

*7. avoid overlooking of private open spaces and **habitable rooms** of adjacent residences
on the same and adjacent **sites**;
and*

8. locate bedrooms and private open spaces away from noise sources;

The private areas are adequately screened with solid fences to the sides and slatted/pool-type fencing coupled with landscaping to provide screening while facilitating breeze penetration through the development. The habitable rooms are reasonably setback from property boundaries, incorporating design elements such as elevated windows in areas where reduced building separation is proposed.

*9. control its own noise sources and minimise the transmission of noise between **dwelling**s;*

The proposed development entails dwellings—group buildings separated by a 200 mm core-filled block wall for fire resistance and sound insulation. These walls are also built along most parts of the building's perimeter to achieve similar results.

10. where close to high noise sources (such as busy roads and airport flight paths), be of appropriate acoustic design and construction;

N/A

11. *balance the achievement of visual and acoustic privacy with passive climate control features;*

The provision of a mixture of high and lower windows throughout the building will ensure visual privacy is maintained whilst encouraging cross ventilation through the building.

12. *allow breeze penetration and circulation;*

The proposed buildings are reasonably setback and articulated from all boundaries with breezeways facilitated through driveways and between buildings to encourage breezeway and light penetration through the development.

13. *minimise use of reflective surfaces; and*

The use of selective materials for cladding, non-reflective roof material, and provision of openings along the facades of the buildings reduce reflective surfaces and visual bulk.

14. *provide internal drainage of balconies and coving on the edge of balconies.*

The proposed development comprises single-story buildings with no internal drainage necessary for open verandahs at ground level.

5.4.17 Building Articulation

The purpose of this clause is to ensure that residential buildings mitigate the perception of building mass and bulking when viewed from adjoining properties and the street and provide opportunities for cross-ventilation within building design.

Administration

1. *This clause applies to all sides of residential buildings that are longer than 15m, except the ground floor of buildings in Zone CB.*
2. *The consent authority may consent to a development that is not in accordance with sub-clause 4 only if it is satisfied it is consistent with the purpose of this clause.*
3. *The length of the building excludes verandahs, balconies, porches and carports integrated into the residential building design.*

Requirements

4. *A step or recess to the building line of no less than 1m by 1m is required for every 15m of building length, or part thereof.*

Incorporating recesses at the building line by adapting verandahs to the facades reduces the continuous wall length to less than 15 m for the units, thereby alleviating concerns regarding perceived building mass and bulk when viewed from neighboring properties and the street. In instances where the continuous building wall exceeds 15 m, specifically in units 5, 10, and 19, the walls measure approximately 17.8 m as a result of design solutions addressing privacy concerns, as

outlined in clause 5.4.3.2 (Distance Between Residential Buildings on One Site). The proposed variation in building length for these three dwellings is minimal and is not expected to contribute significantly to massing or bulk when observed from adjacent sites.

5.4.18 Fencing in Zones MR and HR

The purpose of this clause is to promote fencing in medium and high-density areas that provides a positive interface with the public domain, while allowing necessary privacy for residents and neighboring properties.

Administration

- 1. The consent authority may consent to a use or development that is not in accordance with sub-clause 4 if it is satisfied the fence enhances the streetscape and allows for passive surveillance to the public domain.*
- 2. The consent authority may consent to a use or development that is not in accordance with sub-clause 5 if it is satisfied the fencing provides sufficient sightlines for pedestrian and cyclist safety.*
- 3. The consent authority may consent to a use or development that is not in accordance with sub-clause 6 if it is satisfied the development protects the privacy of adjacent lower density residential development.*

Requirements

- 4. All fences adjacent to road boundaries or boundaries adjoining public open space are to be constructed so that:*
 - (a) the maximum height is 2m above ground level measured at the relevant site boundary; and*
 - (b) the area of materials that is not visually permeable does not exceed an area equivalent to the length of the site boundary (excluding driveways) multiplied by 1.2m.*

The proposal provides a mixture of fence types comprising 1.8 m solid fence, 1.8 m high pool fence, and 1.8 m high chainwire fence, all coupled with landscaping along the boundaries where practicable. The fencing plan provided at APPENDIX A (A101) entails the proposed fencing details. A variation to the fence height from 2m to 1.8m is sought as the proposal is a low key single storey dwellings-group development consistent with the fencing types of similar developments in the locality.

- 5. Fencing within 1.5m of driveways, pedestrian entries, and street corners is to be visually permeable above 0.6m (unless there is truncation provided within these areas to the same distance).*

The proposed fencing within 1.5m of driveway visually permeable above 0.6m for clear sightlines.

- 6. Where the development abuts land in Zones LR or LMR, development is to provide a solid screen fence to a minimum height of 1.8m to that boundary.*

The development is not located adjacent to land zones LR or LMR.

46(3)(b) - Interim Development Control Orders

There are no interim development control orders applicable to the site or development.

46(3)(c) - Environmental Reports

The development does not require the preparation of any environmental reports or impact statements under the Environment Protection Act.

46(3)(d) – Merits

The provision of dwellings-group residential accommodation within the area is consistent with the zoning for the land and promotes best practice urban planning by creating mixed-use neighborhoods and vibrant land economic management through sustainable development. The proximity of the development to public transport, the pedestrian/cycleway network, community services, and the commercial activity zone provides a high degree of anticipated amenity for the future residents. The proposed dwellings (single storey) are of a size and scale expected of this type of development within the area.

46(3)(e) - Land Capability

Dwellings-group residential land use activities are permitted on the site with consent. The site is considered capable of supporting the proposed development, as it has a relatively steady slope terrain with minimal physical constraints that could prohibit the development. The impact of the development is not beyond what would be normally expected of this type of development. Appropriate measures will be taken to ensure all stormwater is directed into established drainage systems to the satisfaction of the local council authority.

46(3)(f) - Public Facilities and Public Open Space

The land is nominated for zone MR (Medium Density Residential), and the proposed development is not expected to create an additional need for public facilities or public open space as the needs are catered for within the requirements of the locality.

46(3)(g) - Public Utilities and Infrastructure

Reticulated power, water and sewer services are available to service the proposed development and will be connected to these services to the satisfaction of Power and Water Corporation. Appropriate measures will be taken to ensure all stormwater is directed into established drainage system.

46(3)(h) - Amenity

The NT Planning Scheme defines amenity, in relation to a locality or building, as any quality, condition, or factor that makes or contributes to making the locality or building harmonious, pleasant, or enjoyable. The proposed development aims to promote the intent and purpose of the scheme in relation to amenity by creating a built form that enhances functionality and compatibility with the existing and anticipated developments within the locality. The development provides outdoor and private open areas that are screened and directly accessible from the dwelling to enable an extension of the function of each dwelling.

46(3)(j) - Public Interest

The proposed development is consistent with the public's expectation of land use in the area.

46(3)(k) - Building Act Compliance

The site is vacant, and all future works associated with the proposed development are subject to regulatory control and certification under the *Building Act*.

6.0 Conclusion

Overall, the development largely meets the intent of land zoning which is to provide for a range of mid-rise housing options close to community facilities, commercial uses, public transport, or open space, where reticulated services can support medium-density residential development. The site is located within proximity to transport corridors with opportunities for access to public transport and cyclist/pedestrian linkages for future residents. The proposed development is of a scale and intensity compatible with the residential character and amenity of the area.

Land owner/s authorisation to lodge a development application

The Planning Act 1999

Before you fill in the form

Signatures from ALL landowners registered on the land title must be provided.
The authorisation must be dated within six months of the submission of the application.

Fields marked with an asterisk (*) are required.
Fields marked with a carat (^) are required if applicable.

Applicant

In accordance with Section 46(3)(aa)(i) of the Planning Act 1999, a development application is to contain the name and contact details of the applicant AND any person on whose behalf the application is made.

Name of Applicant/Consultant or Acting agent	Israel (One Planning Consult)		
Address			
Phone	0417787473	Email	israel.k@oneplanningconsult.com.au

Persons on whose behalf the application is made:

Person/s on whose behalf the application is made:	George Savvas		
Address			
Phone	0807 720 703	Email	

The applicant is hereby authorised to lodge a development application over the subject land described as:

*Lot/NT portion	13502
*Location/town	Palmerston
*Street address	6 Tuckeroo Blvd Zuccoli NT 0832

Land owner/s authorisation to lodge a development application

The application is for the purpose of:			
Proposed development Brief description of proposed development		21x3 Bedroom dwellings	
Landowner/s signature			
In accordance with Section 46(3)(aa)(ii) of the Planning Act 1999, a development application is to contain the name and contact details of the owner of the land to which the application relates. Written authorisation from each: • Individual owner: Each person listed on the title must provide written authorisation for the application. • Companies: For each company listed on the title, written authorisation must be obtained from the director or authorised representative of the company. This authorisation confirms that the company is giving consent for the application and that the person signing on behalf of the company has the legal authority to do so.			
Full name		George Savvas	
Company name		Bunda Property Trust	
Title (e.g. director/authorised representative)			
Phone		Email	
Signature			
Date		16/04/2026.	
Landowner signature			
Full name		ANDREA SAVVAS	
Company name		Bunda Property Trust	
Title (e.g. director/authorised representative)			
Phone	0409675660	Email	agsavvas@bigpond.com
Signature			
Date		16/04/2026	

The application is for the purpose of:Proposed development
Brief description of proposed
development

21 x 3 Bedroom dwellings

Landowner/s signatureIn accordance with Section 46(3)(aa)(ii) of the *Planning Act 1999*, a development application is to contain the name and contact details of the owner of the land to which the application relates.

Written authorisation from each:

- **Individual owner:** Each person listed on the title must provide written authorisation for the application.
- **Companies:** For each company listed on the title, written authorisation must be obtained from the director or authorised representative of the company. This authorisation confirms that the company is giving consent for the application and that the person signing on behalf of the company has the legal authority to do so.

*Full name

Paul Savvas

^Company name

Savon D & C Pty Ltd

^Title

(e.g. director/authorised representative)

Phone

Email

*Signature



*Date

16/04/2026.

Landowner signature

*Full name

^Company name

^Title

(e.g. director/authorised representative)

Phone

Email

*Signature

*Date

Any Persons with an interest in the land (as applicable)

In accordance with section 46(3)(aa)(iii) and (iv) of the *Planning Act 1999*, a development application is to contain the name and contact details of any person who entered into an agreement with the applicant and/or landowner, to acquire an estate or interest in the land to which the application relates; and any person with an interest prescribed by regulation.

^Full name			
^Company name			
^Title (e.g. director/authorised representative)			
Phone		Email	

Any Persons with an interest in the land			
^Full name			
^Company name			
^Title (e.g. director/authorised representative)			
Phone		Email	

Privacy Note

The Department of Lands, Planning and Environment, on behalf of the Minister, is authorised under the *Planning Act 1999* to collect the information on this form, or otherwise provided by you, to consider a proposal to grant a Development Permit or to amend a planning scheme. Failure to provide the information in full may result in delays in processing of the application.

Some of the personal information provided by you on this application may be publicly available, as part of a public exhibition process. The information is also regularly provided to other Northern Territory Government agencies, the Australian Valuation Office, local governments and Commonwealth Government Departments and agencies, as required by law.

Collection of personal information on this form is done in accordance with the privacy legislation within the Northern Territory *Information Act 2002*. For more information, please refer to the Northern Territory Government's privacy statement located at <https://nt.gov.au/copyright-disclaimer-and-privacy>. Any personal information provided can be subsequently accessed by you on request.

PROPOSED 21x3 BEDROOM DWELLING-GROUP ON LOT 13502 (6) TUCKEROO BOULEVARD, ZUCCOLI



DRAWING LIST	
Sheet Number	Sheet Name
A000	COVER SHEET
A001	ARTIST IMPRESSION
A002	ARTIST IMPRESSION
A100	SITE PLAN
A101	LANDSCAPE PLAN
A102	PRIVATE OPEN SPACE
A200	ROOF PLAN
A300	ELEVATION
A301	ELEVATION
A310	BIN ENCLOSURE
A400	TYPICAL FLOOR PLAN - DUPLEX
A401	TYPICAL FLOOR PLAN - SINGLE
A402	TYPICAL DUPLEX
A403	TYPICAL SINGLE UNIT
A500	STORMWATER PLAN
A600	SEDIMENT CONTROL PLAN

DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

A000 COVER SHEET
16/04/2026
25015

PROPOSED 21 x 3 BEDROOM DWELLING-GROUP

concept designs

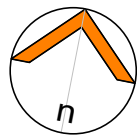
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BINS - SCREEN WITH
1.6m HIGH
COLOURBOND
SCREEN FENCING +
SLIDING GATE

BINS - SCREEN WITH
1.6m HIGH
COLOURBOND
SCREEN FENCING +
SLIDING GATE

WATER METERS

ELECTRICAL METERS

EX.POWERPOLE.

EX.STORMW.

EX.STORMW.

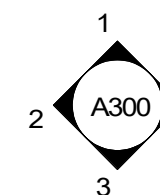
EX.POWERPOLE.

WATER METERS

ELECTRICAL METERS

PEDESTRIAN ACCESS + GATE

LETTERBOXES



1 SITE PLAN
A300 1 : 400

DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

A100

SITE PLAN

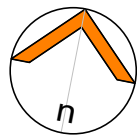
16/04/2026

25015

PROPOSED 21 x 3 BEDROOM DWELLING-GROUP

concept designs

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FENCE + LANDSCAPE LEGEND:

FENCE TYPES

FENCE TYPE-2 : CHAINLINK FENCE, 1800mm HIGH

FENCE TYPE-1 : GOODNEIGHBOUR FENCE, 1800mm HIGH - UNO

FENCE TYPE-3 : FLAT TOP, TUBULAR FENCE, 1800mm HIGH - UNO

PLANTING LEGEND

● HELICONIA "GOLDEN TORCH"
HEIGHT: 2M

■ SYZYGIUM AUSTRALE "BABY BOOMER" HEIGHT: 1-1.5M

● TABERNAEMONTANA "LITTLE EMERALD"
HEIGHT: 1m

● HIBISCUS TILIACEUS RUBRA HEIGHT: 4-7M

● NATIVE TREE - ACACIA TREE, BUSH APPLE
(MUST BE SAFE AND APPROPRIATE FOR PURPOSE/CHILDREN)

■ GENERAL SOFT SCAPE (TURF + MULCH WHERE APPLICABLE)

TOTAL LANDSCAPE AREA:

1892.94m² = 30.63%

BINS - SCREEN WITH
1.6m HIGH
COLOURBOND
SCREEN FENCING +
SLIDING GATE

BINS - SCREEN WITH 1.6m
HIGH COLOURBOND
SCREEN FENCING +
SLIDING GATE

2m HIGH BLOCKWORK
FENCE AROUND
EXISTING ELECTRICAL
EASEMENT

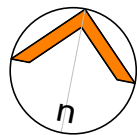
1.8m HIGH BLOCKWORK
FENCE TO ELECTRICAL
AND WATER METERS

1.8m HIGH BLOCKWORK
FENCE TO ELECTRICAL
AND WATER METERS

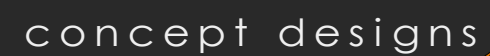
PEDESTRIAN ACCESS + GATE

LETTERBOXES

1 LANDSCAPE PLAN
A300 1 : 400



1 PRIVATE OPEN SPACE
A300 1 : 400





RIDGE
3800
PITCHING POINT
2700
SILL
2100

GROUND FLOOR

1 ELEVATION
A100 1 : 200

1.8m HIGH FLAT TOP TUBULAR FENCE.
SELECT FINISH: POWDER COAT BLACK

2.0m HIGH BLOCKWORK FENCE TO
ELECTRICAL SUPPLY EASMENT. RENDERED
AND PAINT FINISH: LEXICON QUARTER
WHITE TYPICAL

CSR OR SIMILAR CLADDING
GABLE, TYPICAL

COLORBOND CUSTOM ORB DOVER
WHITE ROOF & FASCIAS, TYPICAL

POWDERCOAT FINISH TO ALL DOOR +
WINDOW FRAMES, SELECT COLOUR:
MONUMENT, TYPICAL

RIDGE
3800
PITCHING POINT
2700
SILL
2100

GROUND FLOOR

2 ELEVATION
A100 1 : 200

RIDGE
3800
PITCHING POINT
2700
SILL
2100

GROUND FLOOR

3 ELEVATION
A100 1 : 200

POWDERCOAT FINISH TO ALL DOORS
+ WINDOWS FRAMES, SELECT
COLOUR: MONUMENT, TYPICAL

CSR OR SIMILAR CLADDING GABLE,
TYPICAL

RENDERED + PAINTED BLOCKWORK
PERIMETER WALL, SELECT FINISH:
DULUX TIMELESS GREY, TYPICAL

1.8m HIGH CHAINLINK FENCE. SELECT
FINISH: POWDER COAT BLACK

RIDGE
3800
PITCHING POINT
2700
SILL
2100

GROUND FLOOR

4 ELEVATION
A100 1 : 200

1.8m HIGH CHAINLINK FENCE. SELECT
FINISH: POWDER COAT BLACK

1.8m HIGH COLOURBOND
GOODNEIGHBOUR SCREEN FENCE.
SELECT FINISH: BASALT

DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

A300
16/04/2026
25015

ELEVATION

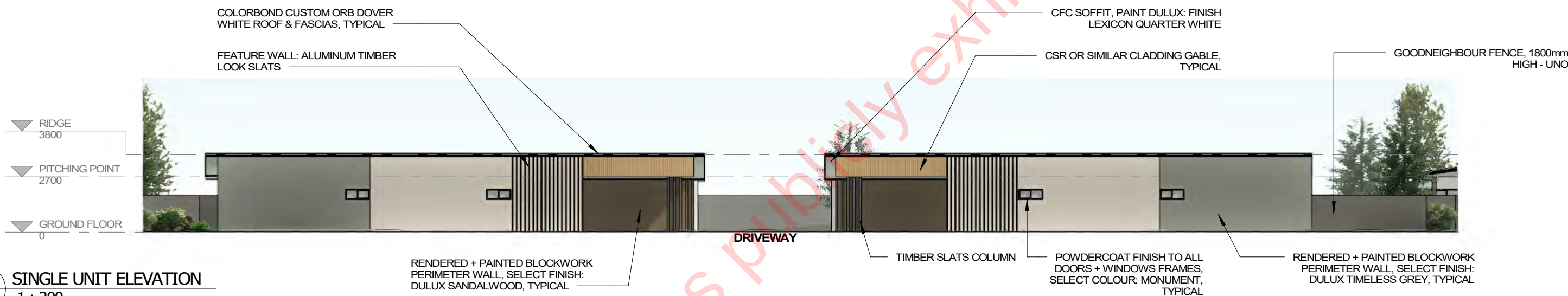
PROPOSED 21 x 3 BEDROOM DWELLING-GROUP

concept designs

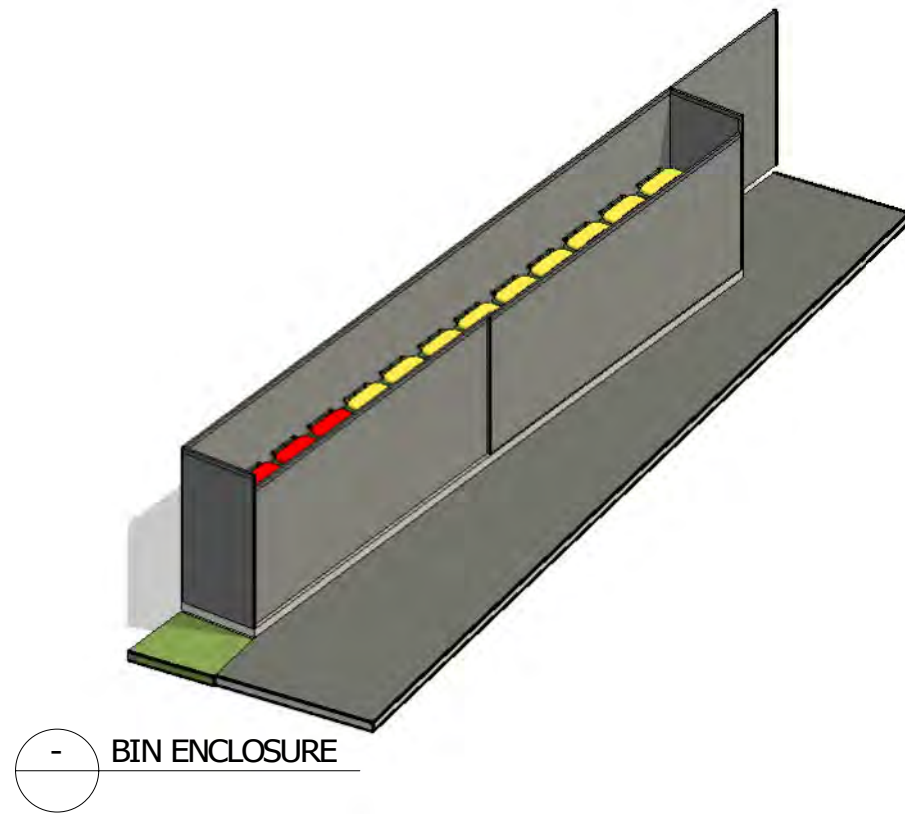
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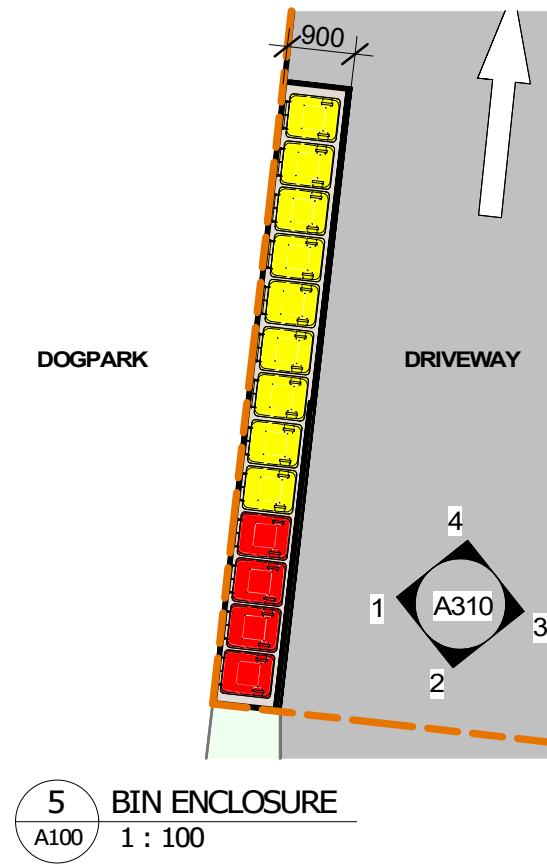
1 SINGLE UNIT ELEVATION
A100 1 : 200



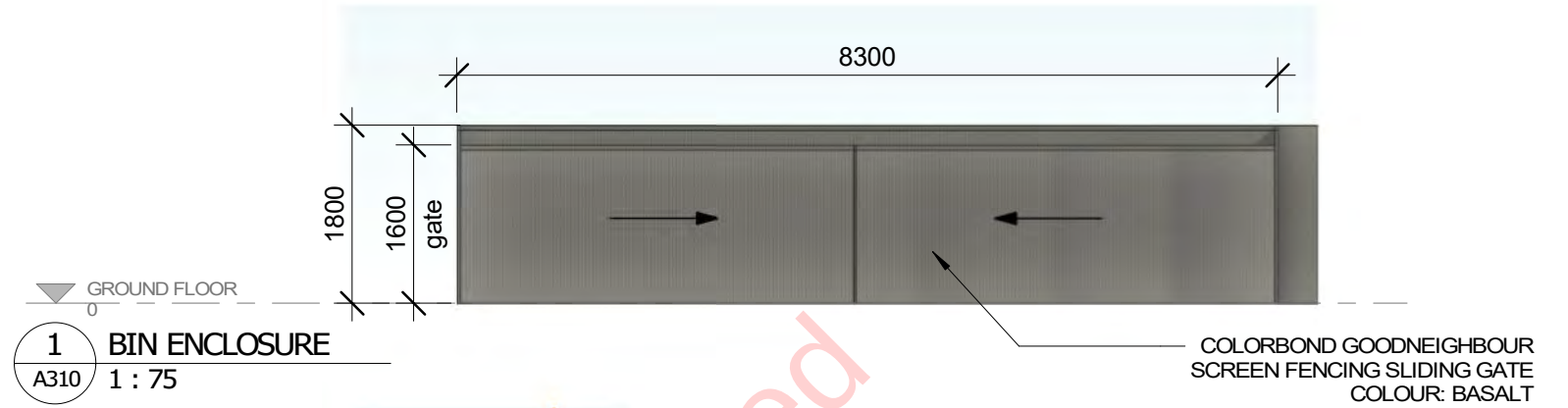
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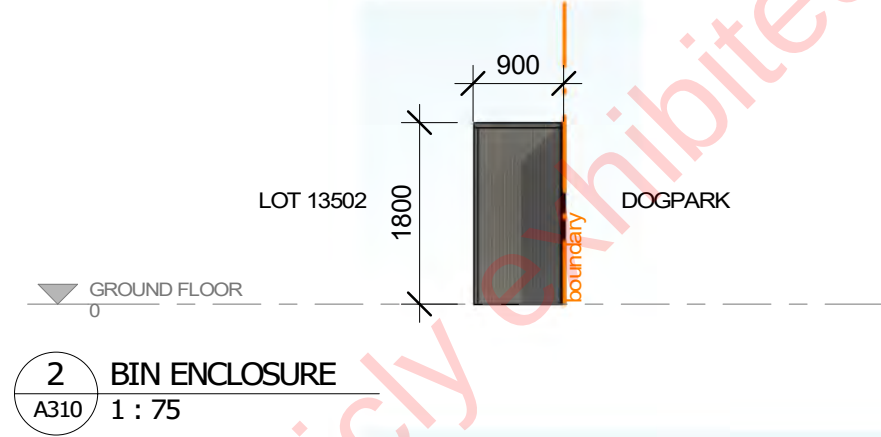
- BIN ENCLOSURE



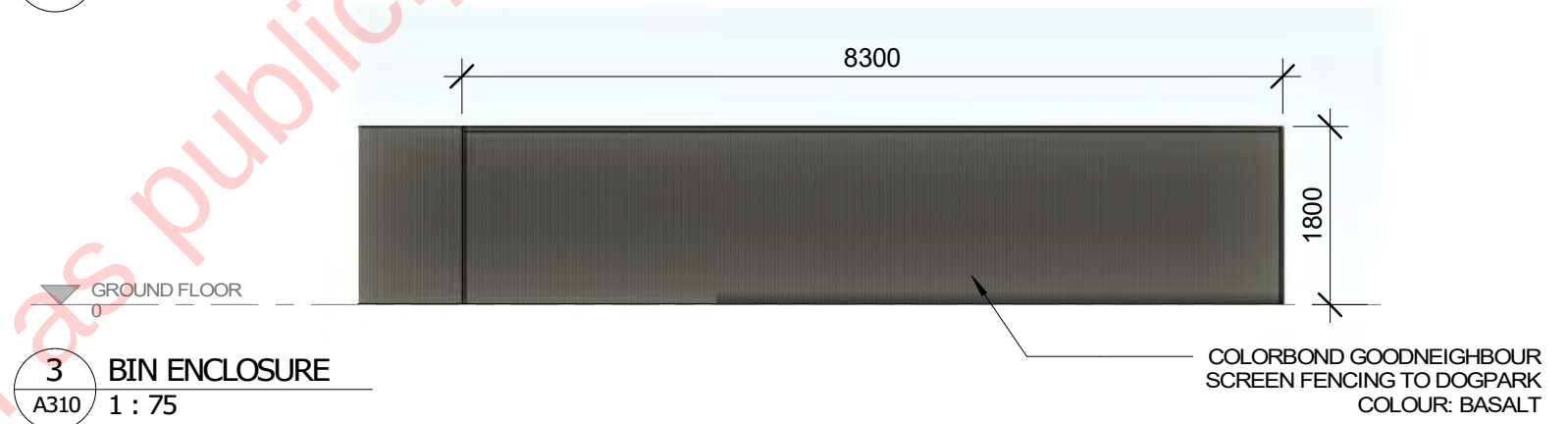
5 BIN ENCLOSURE
A100 1 : 100



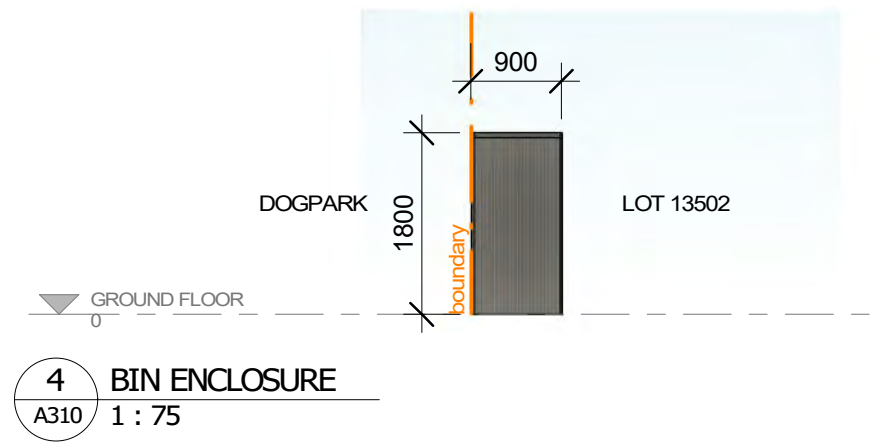
1 BIN ENCLOSURE
A310 1 : 75



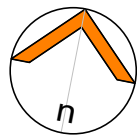
2 BIN ENCLOSURE
A310 1 : 75



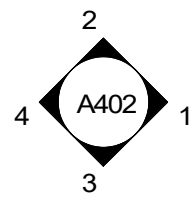
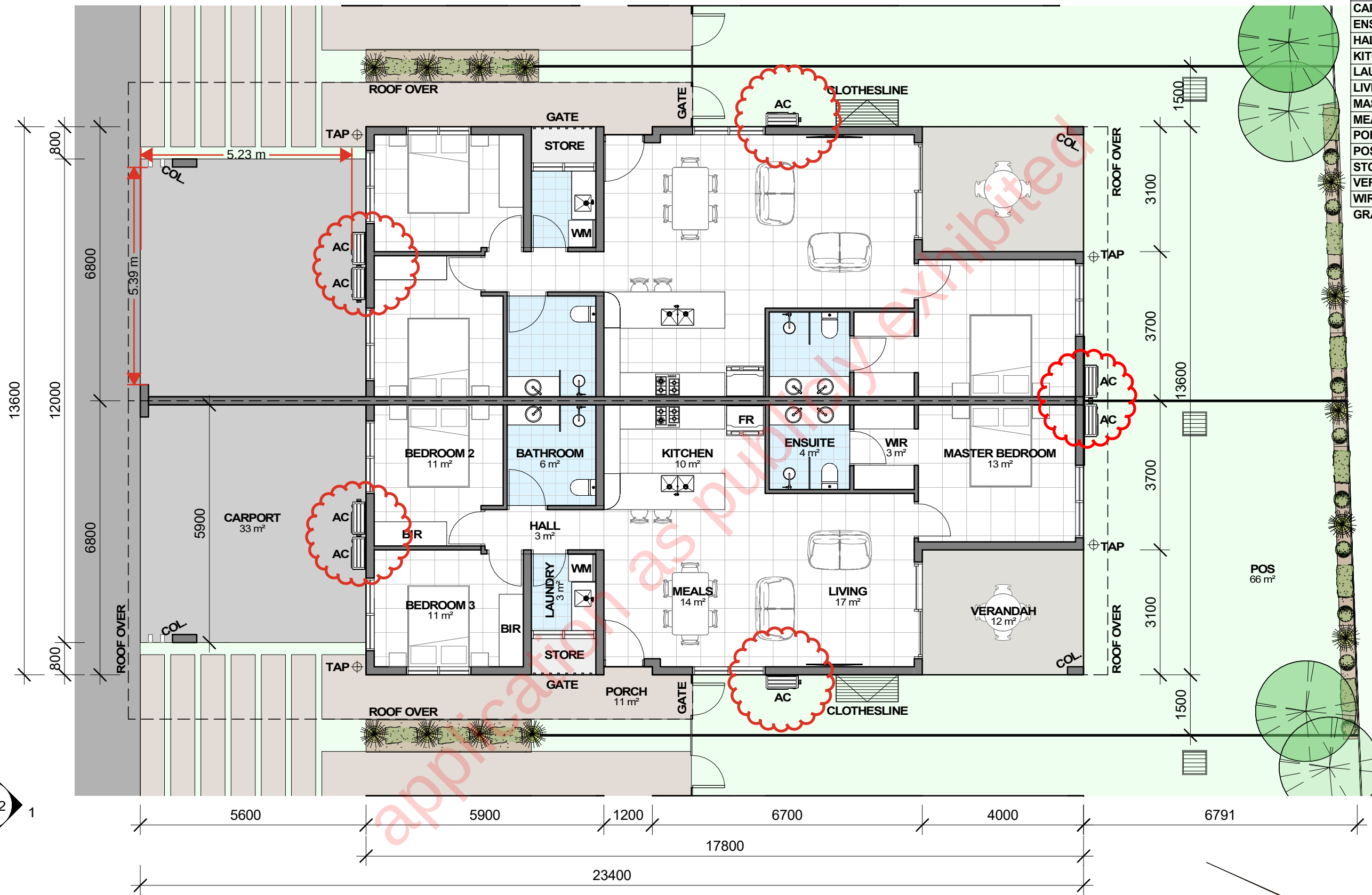
3 BIN ENCLOSURE
A310 1 : 75



4 BIN ENCLOSURE
A310 1 : 75

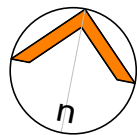


ROOM SCHEDULE	
NAME	AREA
BATHROOM	6 m ²
BEDROOM 2	11 m ²
BEDROOM 3	11 m ²
CARPORT	33 m ²
ENSUITE	4 m ²
HALL	3 m ²
KITCHEN	10 m ²
LAUNDRY	3 m ²
LIVING	17 m ²
MASTER BEDROOM	13 m ²
MEALS	14 m ²
PORCH	11 m ²
POS	66 m ²
STORE	1 m ²
VERANDAH	12 m ²
WIR	3 m ²
GRAND TOTAL	218 m ²

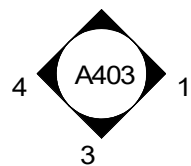
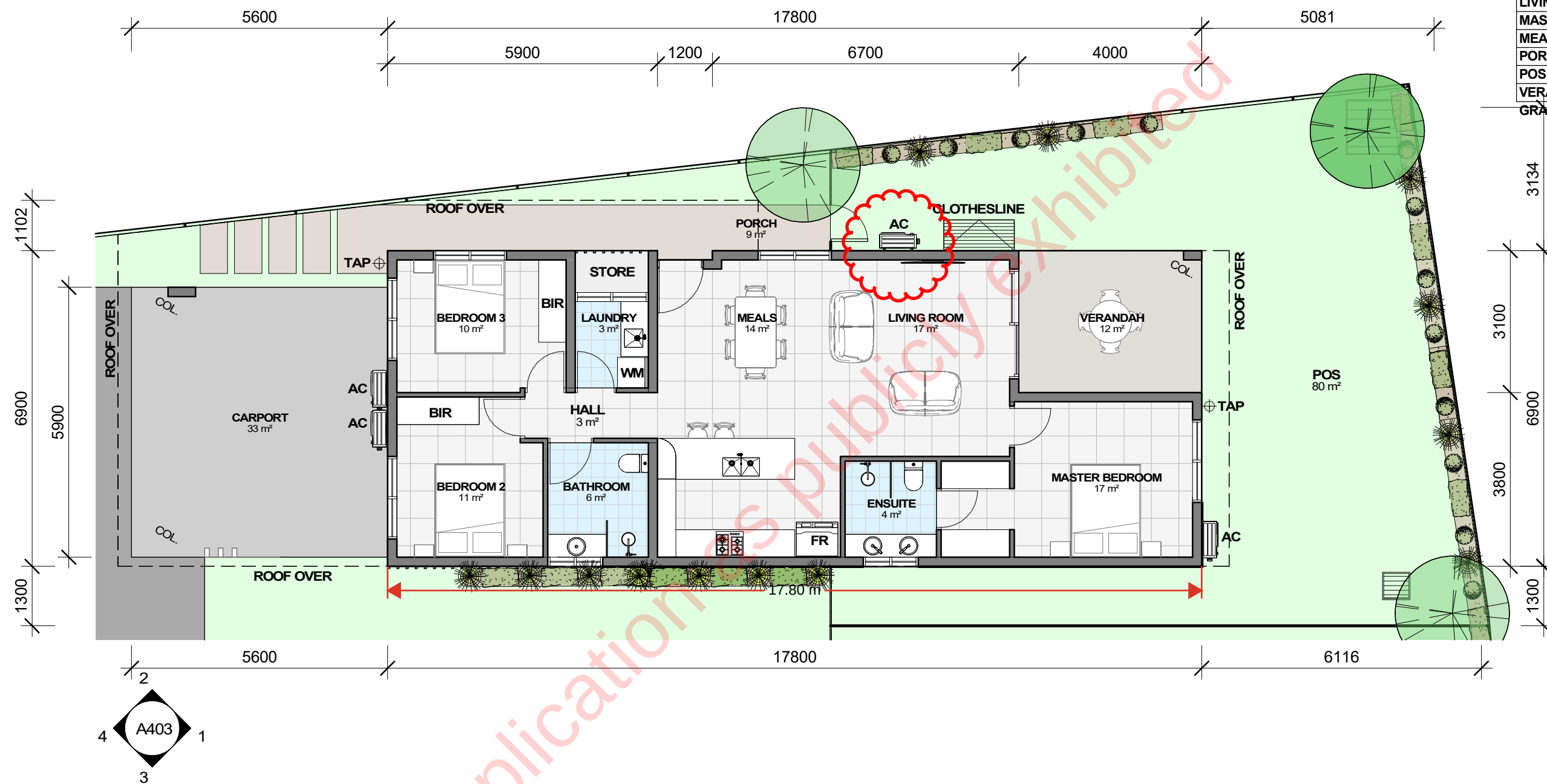


1 TYPICAL FLOOR PLAN - DUPLEX
A300 1 : 100

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ROOM SCHEDULE - SINGLE UNIT	
NAME	Area
BATHROOM	6 m ²
BEDROOM 2	11 m ²
BEDROOM 3	10 m ²
CARPORT	33 m ²
ENSUITE	4 m ²
HALL	3 m ²
LAUNDRY	3 m ²
LIVING ROOM	17 m ²
MASTER BEDROOM	17 m ²
MEALS	14 m ²
PORCH	9 m ²
POS	80 m ²
VERANDAH	12 m ²
GRAND TOTAL	219 m ²



application is publicly exhibited

1 TYPICAL FLOOR PLAN - SINGLE
A300 1 : 100



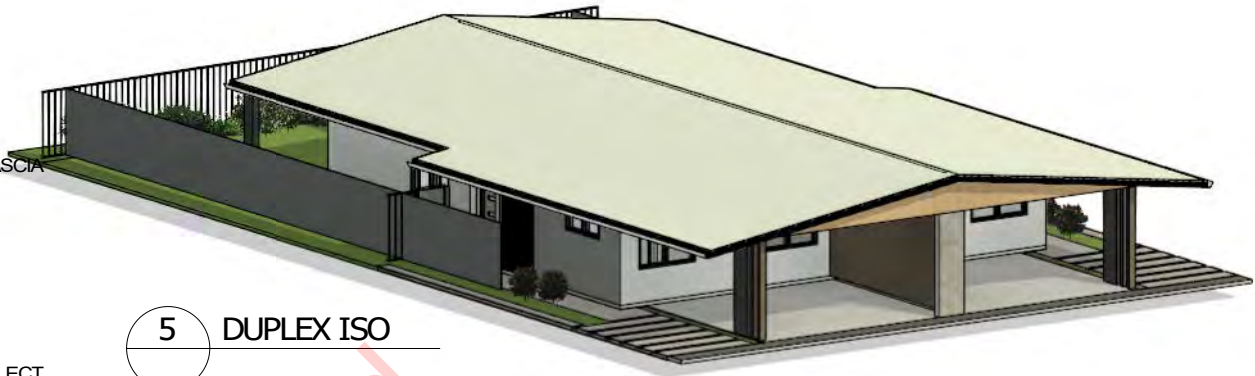
1 ELEVATION
A400 1 : 100

ALUMINUM SLATS,
TIMBER FINISH

STONE FEATURE
FACADE

BLOCK WALL, PAINT FINISH SELECT
COLOUR: DULUX LEXICON QUARTER
WHITE

WHITE FASCIA



5 DUPLEX ISO



2 ELEVATION
A400 1 : 100

CONCRETE FINISH TO
ALL COLUMNS

BLOCK WALL, PAINT FINISH SELECT COLOUR:
DULUX LEXICON QUARTER WHITE

TIMBER SLAT GATE TO STORE ROOM

BLOCK WALL, PAINT FINISH SELECT
COLOUR: DULUX TIMELESS GREY



3 ELEVATION
A400 1 : 100



4 ELEVATION
A400 1 : 100

COLORBOND CUSTOM ORB CSR TERRITORY
WOODLANDS BIRCH GABLE, TYPICAL

FEATURE PAINT TO REAR (STREET FRONTAGE),
SELECT COLOUR: DULUX SANDALWOOD

FEATURE PAINT TO REAR (STREET FRONTAGE),
SELECT COLOUR: DULUX TIMELESS GREY

FINISHES (TYPICAL)

ROOF SHEETING + FLASHINGS



COLORBOND -
DOVERWHITE

WALL COLOURS



DULUX LEXICON
QUARTER WHITE



DULUX TIMELESS GREY



DULUX SANDALWOOD



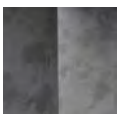
STONE FEATURE

ALUMINIUM / WINDOW FRAMES

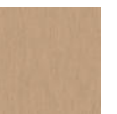


DULUX - MONUMENT

COLUMN FINISH



ROCKCOTE



TIMBER FINISH

GABLE ENDS



CSR TERRITORY WOODLANDS, BIRCH

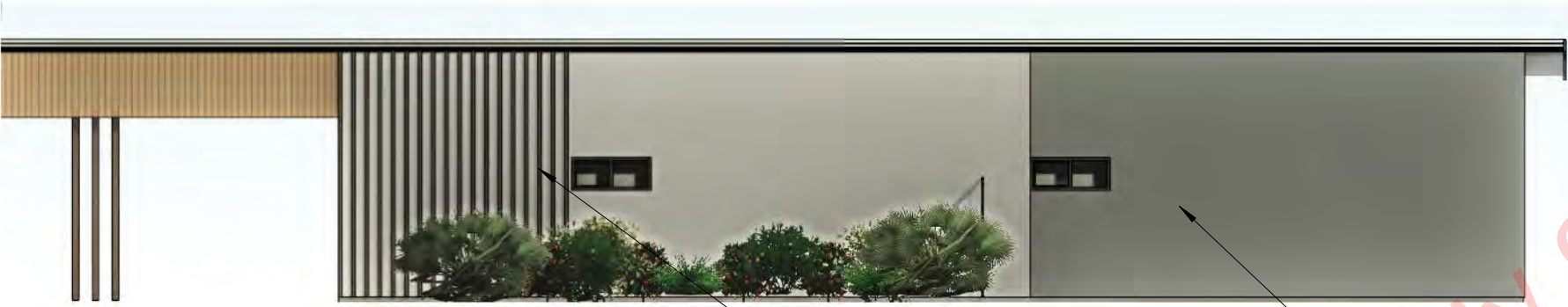


CSR TERRITORY WOODLANDS, BIRCH



1 ELEVATION
A401 1 : 100

WHITE FASCIA
BLOCK WALL, PAINT FINISH SELECT COLOUR: DULUX LEXICON QUARTER WHITE
ALUMINIUM FRAMES, MONUMENT, TYPICAL
TIMBER SLATS COLUMN
CONCRETE FINISH TO ALL COLUMNS



2 ELEVATION
A401 1 : 100

BLOCK WALL, PAINT FINISH SELECT COLOUR: DULUX TIMELESS GREY
FEATURE TIMBER SLATS, TYPICAL

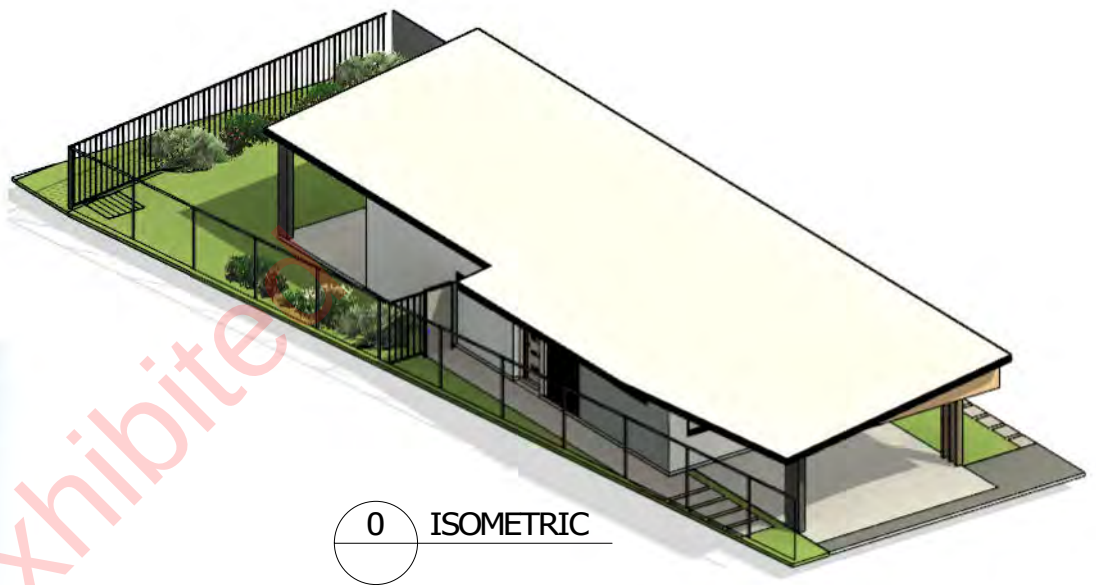


3 ELEVATION
A401 1 : 100



4 ELEVATION
A401 1 : 100

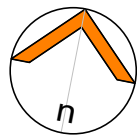
COLORBOND CUSTOM ORB CSR TERRITORY WOODLANDS BIRCH GABLE, TYPICAL
FEATURE PAINT TO REAR (STREET FRONTAGE), SELECT COLOUR: DULUX SANDALWOOD
FEATURE PAINT TO REAR (STREET FRONTAGE), SELECT COLOUR: DULUX TIMELESS GREY



0 ISOMETRIC

FINISHES (TYPICAL)	
ROOF SHEETING + FLASHINGS	
 COLORBOND - DOVERWHITE	
WALL COLOURS	
 DULUX LEXICON QUARTER WHITE	 DULUX TIMELESS GREY
 DULUX SANDALWOOD	
 STONE FEATURE	
ALUMINIUM / WINDOW FRAMES	COLUMN FINISH
 DULUX - MONUMENT	 ROCKCOTE
 TIMBER FINISH	
GABLE ENDS	
 CSR TERRITORY WOODLANDS, BIRCH	

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LEGEND

- 150mm UPVC 1:100 FALL
- 225mm UPVC 1:100 FALL
- 325mm REINFORCED CONCRETE PIPE
- RAISED CONCRETE KERB
- 600mm x 600mm STORMWATER DRAIN PIT
- 300mm x 300mm STORMWATER DRAIN PIT

1 STORMWATER PLAN
A300 1 : 400

DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

A500
16/04/2026
25015

STORMWATER PLAN

PROPOSED 21 x 3 BEDROOM DWELLING-GROUP

concept designs

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NOTES

SEDIMENT MANAGEMENT

ASSUME FULL PERIMETER OF BOUNDARY UNLESS DENOTED OTHERWISE 1000 WIDE SEDIMENT FENCES TO TRAP COARSE SEDIMENT AT ALL POINTS WHERE STORMWATER LEAVES THE SITE, BEFORE IT CAN WASH INTO GUTTERS, DRAINS AND WATERWAYS. GEOTEXTILE FABRIC SEDIMENT FENCES ARE GENERALLY THE MOST EFFICIENT BARRIER FOR BUILDING SITES. SEDIMENT FENCES SHOULD BE INSTALLED DOWN SLOPE OF THE DISTURBED AREA, USUALLY ALONG THE LOWEST SITE BOUNDARY WITH THE ENDS RETURNING UPHILL. SEDIMENT FENCES SHOULD BE INSPECTED AFTER STORMS AND ANY DEPOSITED SEDIMENT REMOVED. STOCKPILE EXTRA SEDIMENT FENCE ON SITE FOR EMERGENCY REPAIRS. SEDIMENT FENCES ARE TO BE LOCATED WITHIN PROPERTY BOUNDARIES FOR SAFETY REASONS.

STABILISED ENTRY/EXIT

CONSTRUCT A SINGLE VEHICLE ENTRY/EXIT PAD TO MINIMISE TRACKING OF SEDIMENT ONTO ROADWAYS. A 'RUMBLE PAD' SHOULD COMPRISE A 150MM (MINIMUM) LAYER OF 40MM RECYCLED AGGREGATE OR CRUSHED ROCK OVER A GEOTEXTILE FABRIC BASE. A RAISED HUMP ACROSS THE ENTRY/EXIT PAD CAN BE USED TO DIRECT STORMWATER RUNOFF INTO A SEDIMENT FENCE TO THE SIDE OF THE PAD. THE LOCATION OF THE RUMBLE PAD SHOULD PROTECT SERVICES LOCATED IN THE VERGE, PARTICULARLY IRRIGATION PIPES AND ELECTRICAL CABLE, AND FOOTPATHS. CALL DIAL BEFORE YOU DIG TO DETERMINE THE LOCATION OF SERVICES.

LEGEND



SEDIMENT FENCE

NOTE: SITE ENTRY TO BE STABILIZED RUBBLE ENTRY PAD FROM PROPERTY BOUNDARY TO ROAD KERB

1 SEDIMENT CONTROL PLAN
A300 1 : 400

DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

A600

16/04/2026

25015

SEDIMENT CONTROL PLAN

PROPOSED 21 x 3 BEDROOM DWELLING-GROUP

concept designs

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15 April 2026

Concept Designs
PO Box 3493
Darwin NT 0801

Dear Concept Designs,

RE: MITCHELL CREEK GREEN STAGE 2D – LOT 13502 – ASSESSMENT,

The attached plans have been reviewed and are approved on behalf of Territory Life in accordance with the Design Guidelines for Mitchell Creek Green and the following conditions:

1. Variation to Element 4.2.6 permitting the maximum length of un-stepped façade to 13.6 metres, in lieu of eight metres.

Stormwater

2. The raised kerb shall not create a flooding issue to northern units should underground drainage reach capacity or become blocked;
3. The proponent is recommended to consider extending the raised kerb along portions of the west and east lot boundaries to mitigate flow bypassing the kerb;
4. The raised kerb to the northern boundary shall be designed to not overtop (in major storms);
5. Any discharge into the adjacent Crown Land reserve whether intentionally or not, is non-compliant with the Zuccoli Stage 2 Development Agreement between the Northern Territory of Australia and Bellamack Pty Ltd and shall be the responsibility of the owner and succession owner/s of Lot 13506 (6) Tuckeroo Boulevard, Zuccoli within the Town of Palmerston;
6. Accordingly, the owner and succession owner/s shall undertake regular inspections and maintenance as required to the boundary and Crown Land reserve in accordance with the Northern Territory of Australia legislations;
7. Care and maintenance of the Crown Land reserve by the proponent and succession owner/shall comply with the Northern Territory Environmental Protection Authority legislation, guidelines, policies and practices to ensure stormwater, sediment and pollutants do not seep or drain into the adjacent Crown Land reserve; and
8. For clarity, this approval shall in no way be interpreted as an approval for stormwater discharge into the adjacent Crown Land reserve to the northern boundary and environ.

Waste Management and Swept Paths

9. For the purposes of this design guidelines assessment for the Mithcell Creek Residential Estate, on behalf of Territory Life, this approval shall not be construed as approving the internal sweep paths for ongoing waste management operation for the development by the City of Palmerston. The proponent and succession owner/s shall undertake an arrangement with the City of Palmerston for accessing the property for the purposes of residential waste/bin collection.

Please note that the covenants in line with the Design Guidelines will only be registered on the lot once titles have been issued, and as such you are required to notify Territory Life should there be any changes to your design.

Please contact Clement Williams via clement.williams@territorylife.com.au should you wish to discuss the approval of subsequent process.

Yours sincerely
element



Lewis Shugar
Principal - Planning

Note: Territory Life's acceptance of compliance to the Design Guidelines does not mean that the Building Plans comply with all laws or the requirements of all relevant Authorities.

APPROVED

on behalf of Territory Life



Lewis Shugar
Principal Consultant

element. | PART OF  SLR

PROPOSED 21x3 BEDROOM DWELLING-GROUP ON LOT 13502 (6) TUCKEROO BOULEVARD, ZUCCOLI



APPROVED

on behalf of Territory Life

Lewis Shugar
Principal Consultant
element. PART OF SLR

DRAWING LIST	
Sheet Number	Sheet Name
A000	COVER SHEET
A001	ARTIST IMPRESSION
A002	ARTIST IMPRESSION
A100	SITE PLAN
A101	LANDSCAPE PLAN
A102	PRIVATE OPEN SPACE
A200	ROOF PLAN
A300	ELEVATION
A301	ELEVATION
A310	BIN ENCLOSURE
A400	TYPICAL FLOOR PLAN - DUPLEX
A401	TYPICAL FLOOR PLAN - SINGLE
A402	TYPICAL DUPLEX
A403	TYPICAL SINGLE UNIT
A500	STORMWATER PLAN
A600	SEDIMENT CONTROL PLAN

DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

A000 COVER SHEET
9/04/2026
25015

PROPOSED 21 x 3 BEDROOM DWELLING-GROUP

concept designs

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on behalf of Territory Life


Lewis Shugar
Principal Consultant

DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

A001

9/04/2026

25015

ARTIST IMPRESSION

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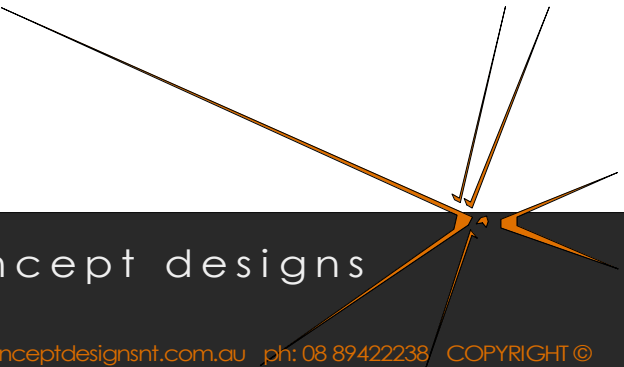
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Application as public



APPROVED

on behalf of Territory Life

Lewis Shugar
Principal Consultant
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DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

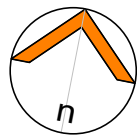
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9/04/2026
25015

ARTIST IMPRESSION

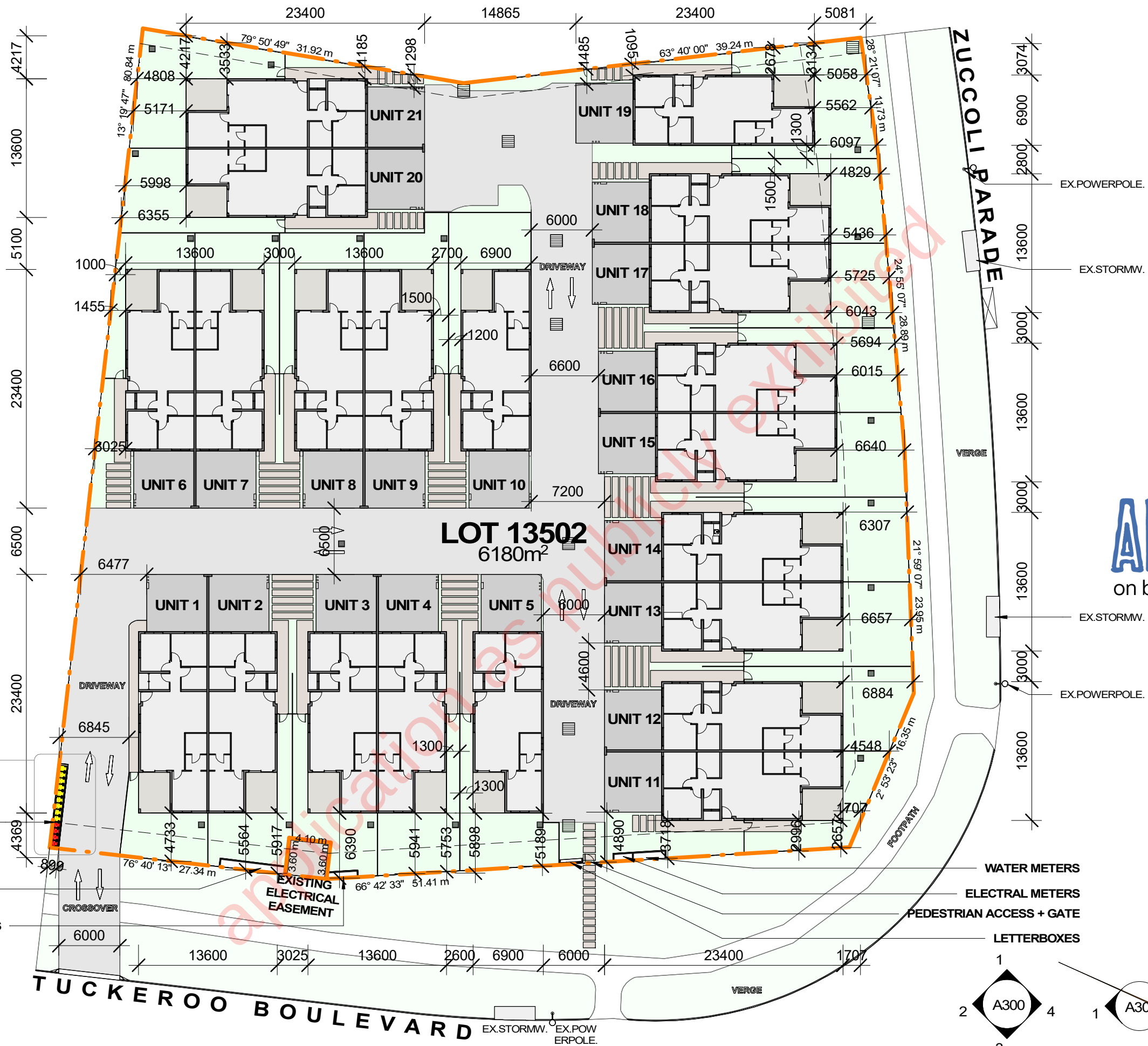
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on behalf of Territory Life

Lewis Shugar
Principal Consultant

element. PART OF
*SLR

BINS - SCREEN WITH
1.6m HIGH
COLOURBOND
SCREEN FENCING +
SLIDING GATE

WATER METERS
ELECTRICAL METERS

WATER METERS
ELECTRICAL METERS
PEDESTRIAN ACCESS + GATE
LETTERBOXES

1 SITE PLAN
A300 1 : 400

DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

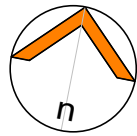
A100
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25015

SITE PLAN

PROPOSED 21 x 3 BEDROOM DWELLING-GROUP

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FENCE + LANDSCAPE LEGEND:

FENCE TYPES

FENCE TYPE-2 : CHAINLINK FENCE, 1800mm HIGH

FENCE TYPE-1 : GOODNEIGHBOUR FENCE, 1800mm HIGH - UNO

FENCE TYPE-3 : FLAT TOP, TUBULAR FENCE, 1800mm HIGH - UNO

PLANTING LEGEND

● HELICONIA "GOLDEN TORCH"
HEIGHT: 2M

■ SYZYGIUM AUSTRALE "BABY BOOMER" HEIGHT: 1-1.5M

● TABERNAEMONTANA "LITTLE EMERALD"
HEIGHT: 1m

● HIBISCUS TILIACEUS RUBRA HEIGHT: 4-7M

● NATIVE TREE - ACACIA TREE, BUSH APPLE
(MUST BE SAFE AND APPROPRIATE FOR PURPOSE/CHILDREN)

■ GENERAL SOFT SCAPE (TURF + MULCH WHERE APPLICABLE)

TOTAL LANDSCAPE AREA:

1892.94m² = 30.63%

APPROVED

on behalf of Territory Life

Lewis Shugar
Principal Consultant

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1 LANDSCAPE PLAN
A300 1 : 400

DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

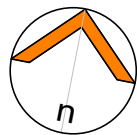
A101

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25015

LANDSCAPE PLAN

PROPOSED 21 x 3 BEDROOM DWELLING-GROUP



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Principal Consultant
element. PART OF SLR

1 PRIVATE OPEN SPACE
A300 1 : 400

DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

A102

9/04/2026

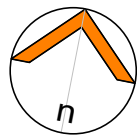
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PRIVATE OPEN SPACE

PROPOSED 21 x 3 BEDROOM DWELLING-GROUP

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COLORBOND CUSTOM ORB DOVER
WHITE ROOF & FASCIAS, TYPICAL



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COLORBOND DOVER WHITE
GUTTER + DOWNPIPE, TYPICAL

1 ROOF PLAN
A300 1 : 400

DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

A200 ROOF PLAN
9/04/2026
25015

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RIDGE
3800
PITCHING POINT
2700
SILL
2100

GROUND FLOOR

1 ELEVATION
A100 1 : 200

FLAT TOP TUBULAR FENCE. SELECT
FINISH: POWDER COAT BLACK

RENDERED + PAINTED BLOCKWORK
PERIMETER WALL, SELECT FINISH:
DULUX SANDALWOOD, TYPICAL

CSR OR SIMILAR CLADDING GABLE,
TYPICAL

COLORBOND CUSTOM ORB DOVER
WHITE ROOF & FASCIAS, TYPICAL

POWDERCOAT FINISH TO ALL DOORS
+ WINDOWS FRAMES, SELECT
COLOUR: MONUMENT, TYPICAL

RIDGE
3800
PITCHING POINT
2700
SILL
2100

GROUND FLOOR

2 ELEVATION
A100 1 : 200

RIDGE
3800
PITCHING POINT
2700
SILL
2100

GROUND FLOOR

3 ELEVATION
A100 1 : 200

POWDERCOAT FINISH TO ALL DOORS
+ WINDOWS FRAMES, SELECT
COLOUR: MONUMENT, TYPICAL

CSR OR SIMILAR CLADDING GABLE,
TYPICAL

RENDERED + PAINTED BLOCKWORK
PERIMETER WALL, SELECT FINISH:
DULUX TIMELESS GREY, TYPICAL

CHAINLINK FENCE. SELECT FINISH:
POWDER COAT BLACK

RIDGE
3800
PITCHING POINT
2700
SILL
2100

GROUND FLOOR

4 ELEVATION
A100 1 : 200

CHAINLINK FENCE. SELECT FINISH:
POWDER COAT BLACK

APPROVED
on behalf of Territory Life

Lewis Shugar
Principal Consultant
element | 2515

DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

A300
9/04/2026
25015

ELEVATION

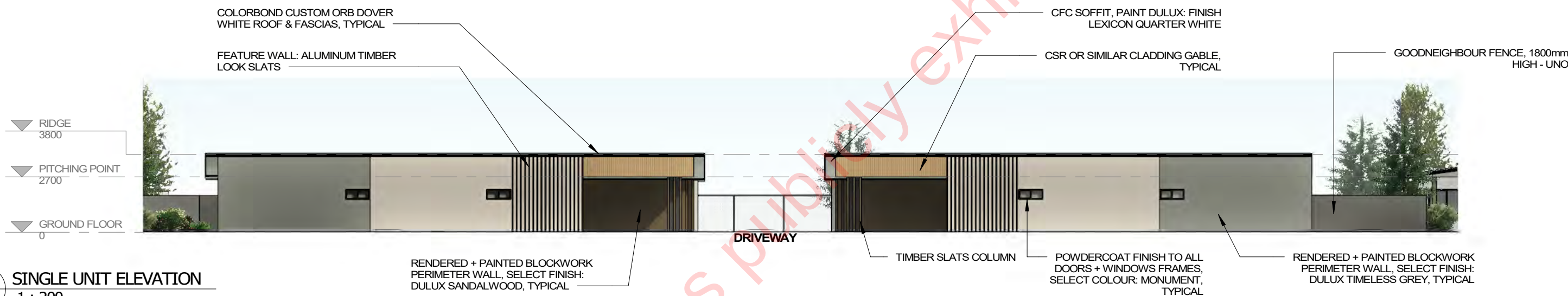
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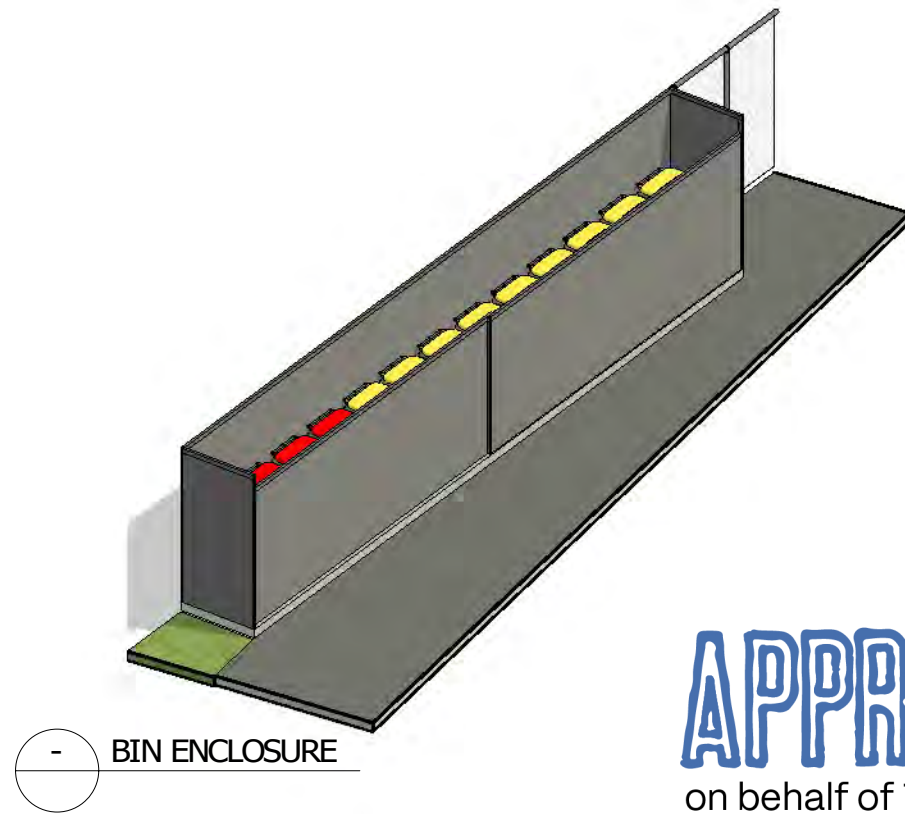
1 SINGLE UNIT ELEVATION
A100 1 : 200



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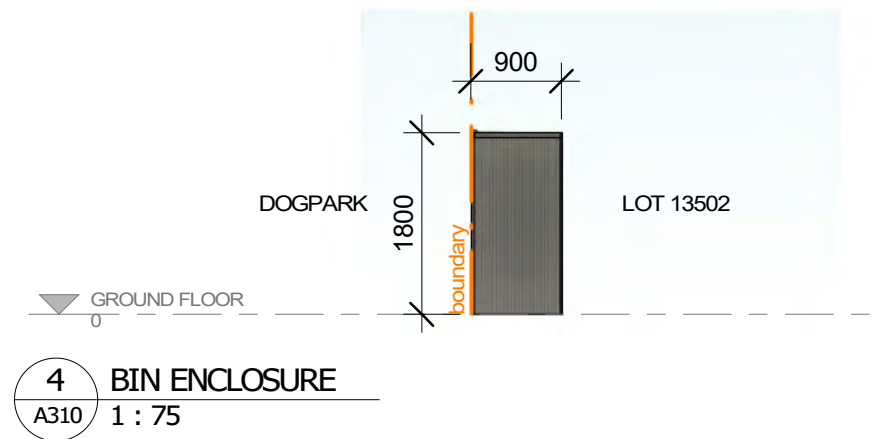
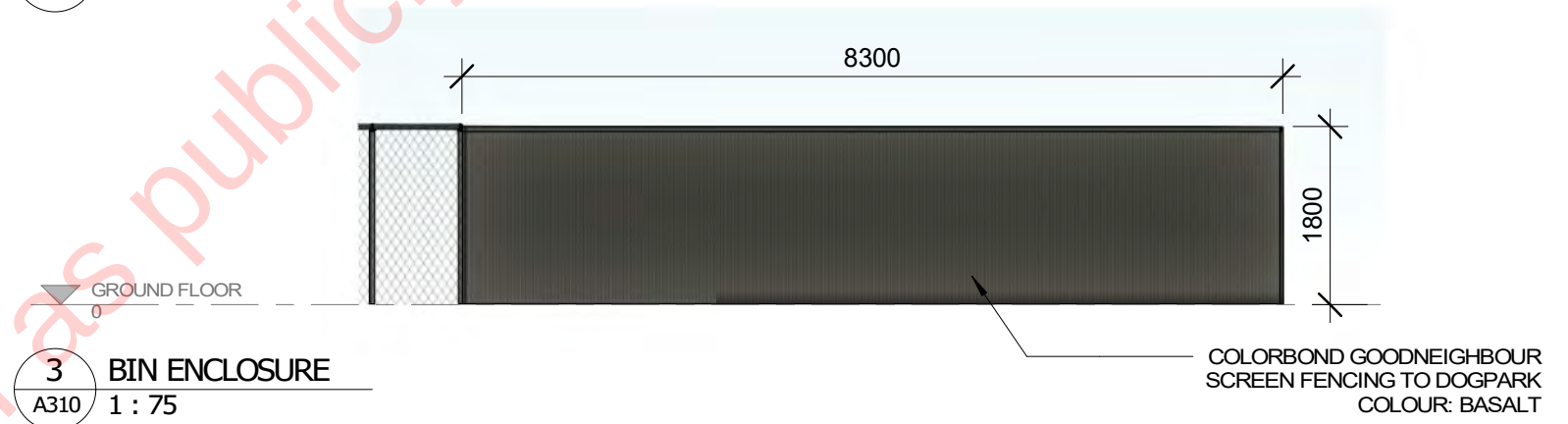
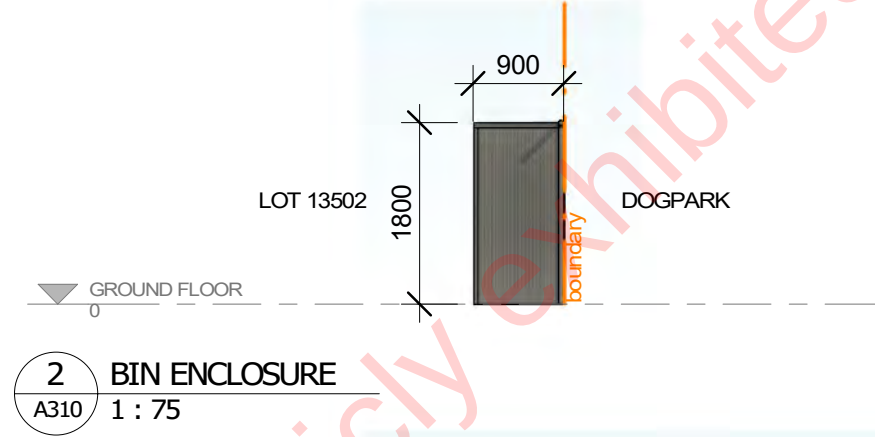
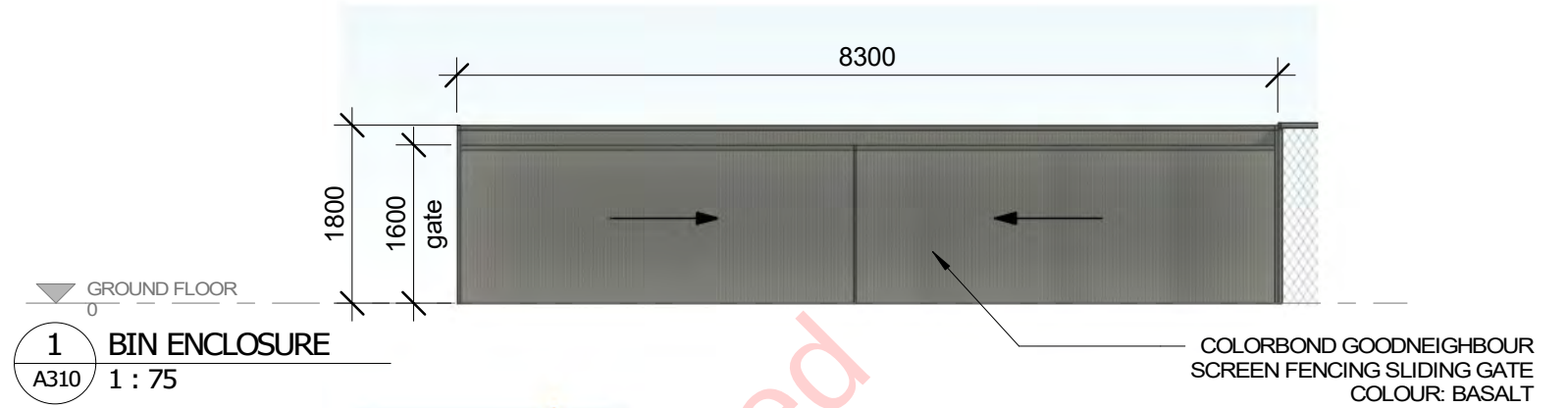
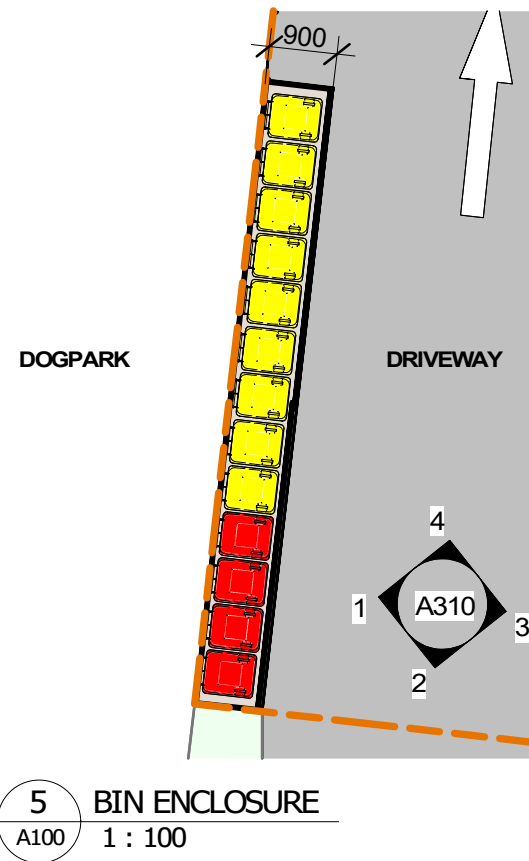
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Principal Consultant
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*SLR

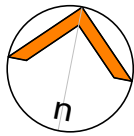
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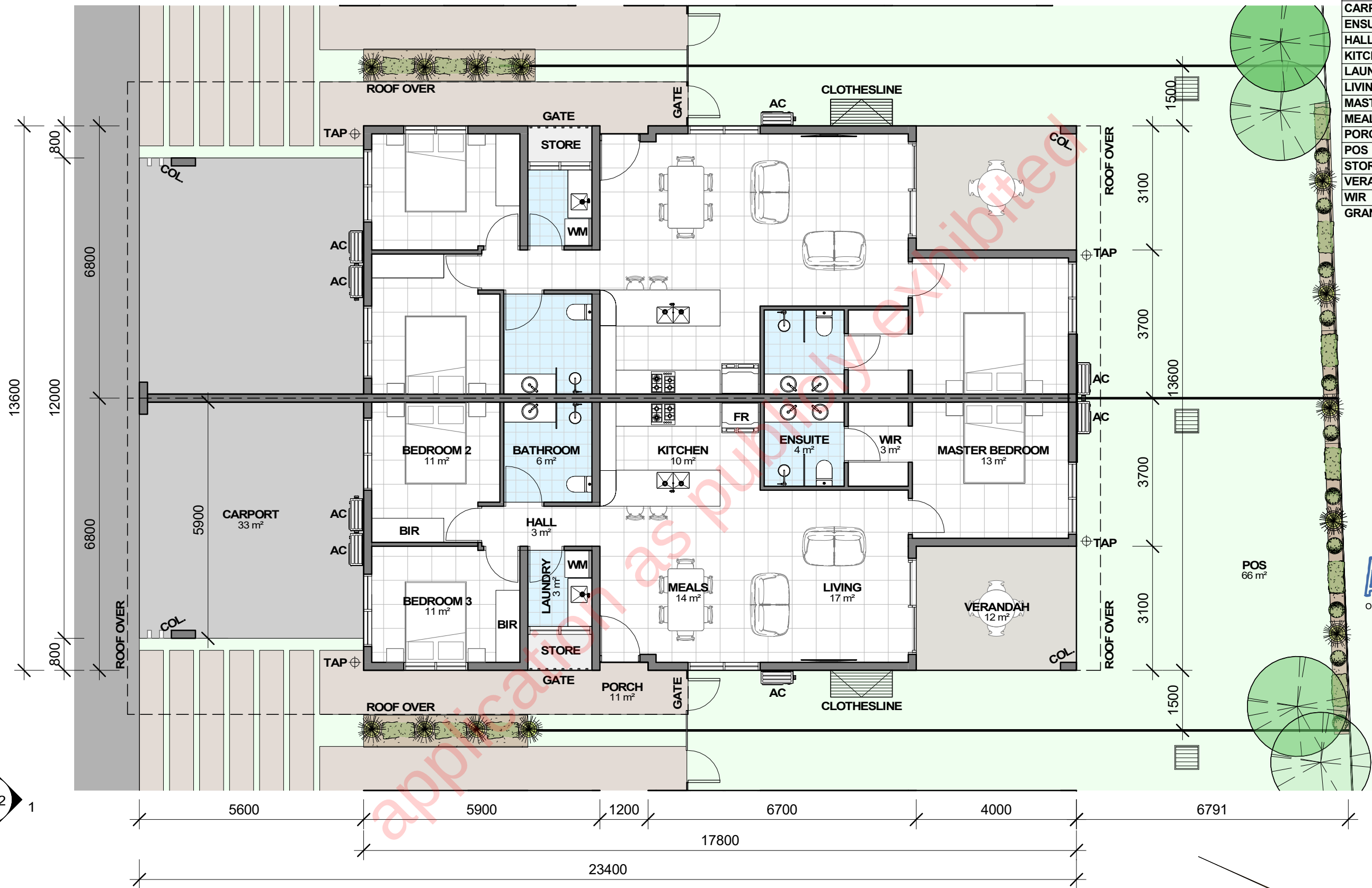
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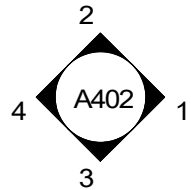
ROOM SCHEDULE	
NAME	AREA
BATHROOM	6 m ²
BEDROOM 2	11 m ²
BEDROOM 3	11 m ²
CARPORT	33 m ²
ENSUITE	4 m ²
HALL	3 m ²
KITCHEN	10 m ²
LAUNDRY	3 m ²
LIVING	17 m ²
MASTER BEDROOM	13 m ²
MEALS	14 m ²
PORCH	11 m ²
POS	66 m ²
STORE	1 m ²
VERANDAH	12 m ²
WIR	3 m ²
GRAND TOTAL	218 m ²



APPROVED
on behalf of Territory Life

Lewis Shugar
Principal Consultant

element. | #SLR



1 TYPICAL FLOOR PLAN - DUPLEX
A300 1 : 100

DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

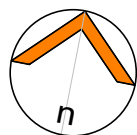
A400
9/04/2026
25015

TYPICAL FLOOR PLAN - DUPLEX

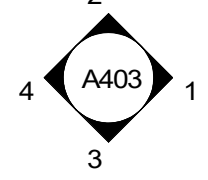
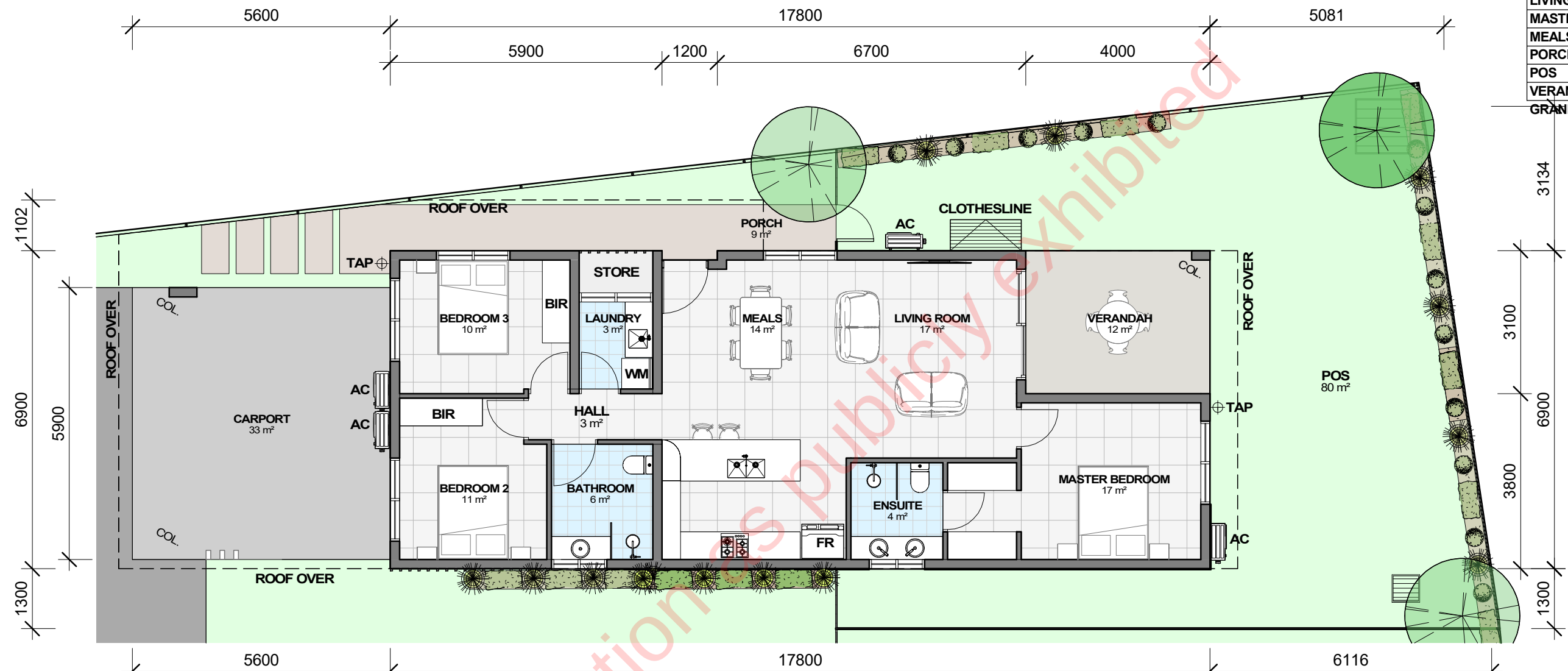
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ROOM SCHEDULE - SINGLE UNIT	
DD	Area
BATHROOM	6 m ²
BEDROOM 2	11 m ²
BEDROOM 3	10 m ²
CARPORT	33 m ²
ENSUITE	4 m ²
HALL	3 m ²
LAUNDRY	3 m ²
LIVING ROOM	17 m ²
MASTER BEDROOM	17 m ²
MEALS	14 m ²
PORCH	9 m ²
POS	80 m ²
VERANDAH	12 m ²
GRAND TOTAL	219 m ²



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on behalf of Territory Life


Lewis Shugar
Principal Consultant
element. PART OF SLR

1 TYPICAL FLOOR PLAN - SINGLE
A300 1 : 100



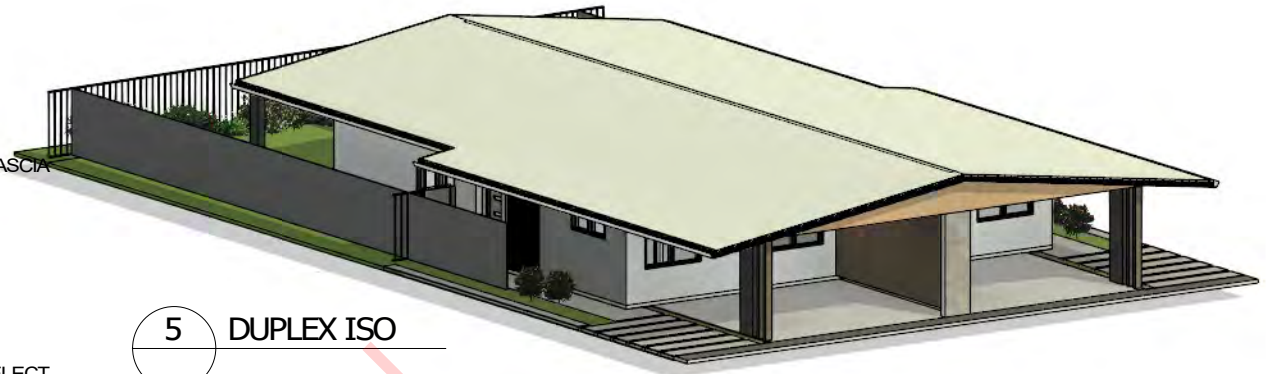
1 ELEVATION
A400 1 : 100

ALUMINUM SLATS,
TIMBER FINISH

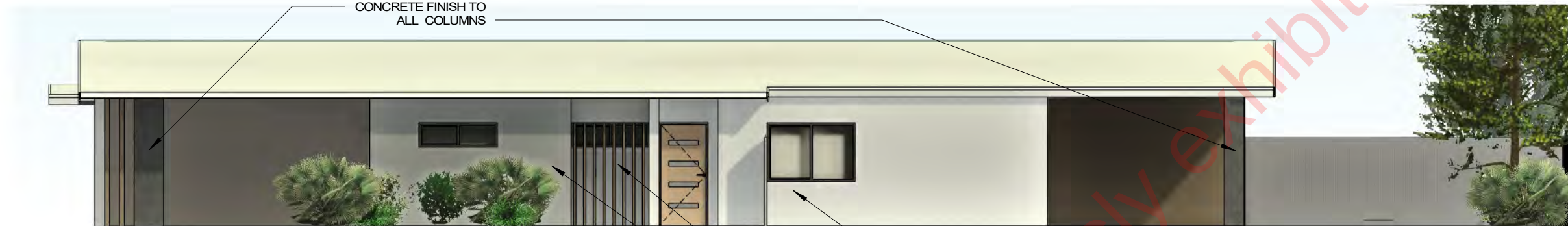
STONE FEATURE
FACADE

BLOCK WALL, PAINT FINISH SELECT
COLOUR: DULUX LEXICON QUARTER
WHITE

WHITE FASCIA



5 DUPLEX ISO



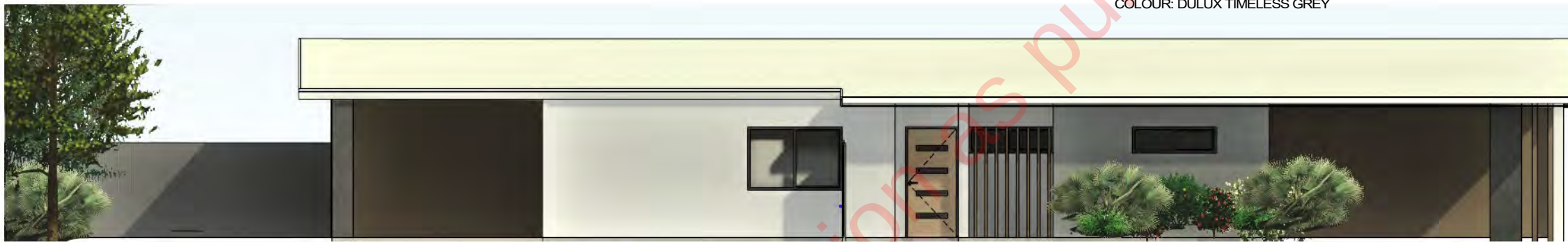
2 ELEVATION
A400 1 : 100

CONCRETE FINISH TO
ALL COLUMNS

BLOCK WALL, PAINT FINISH SELECT COLOUR:
DULUX LEXICON QUARTER WHITE

TIMBER SLAT GATE TO STORE ROOM

BLOCK WALL, PAINT FINISH SELECT
COLOUR: DULUX TIMELESS GREY



3 ELEVATION
A400 1 : 100



4 ELEVATION
A400 1 : 100

COLORBOND CUSTOM ORB CSR TERRITORY
WOODLANDS BIRCH GABLE, TYPICAL

FEATURE PAINT TO REAR (STREET FRONTAGE),
SELECT COLOUR: DULUX SANDALWOOD

FEATURE PAINT TO REAR (STREET FRONTAGE),
SELECT COLOUR: DULUX TIMELESS GREY

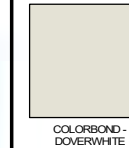
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on behalf of Territory Life


Lewis Shugar
Principal Consultant

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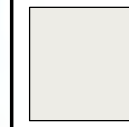
FINISHES (TYPICAL)

ROOF SHEETING + FLASHINGS

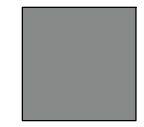


COLORBOND-
DOVERWHITE

WALL COLOURS



DULUX LEXICON
QUARTER WHITE



DULUX TIMELESS GREY



DULUX SANDALWOOD



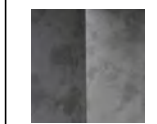
STONE FEATURE

ALUMINIUM / WINDOW FRAMES



DULUX - MONUMENT

COLUMN FINISH



ROCKCOTE



TIMBER FINISH

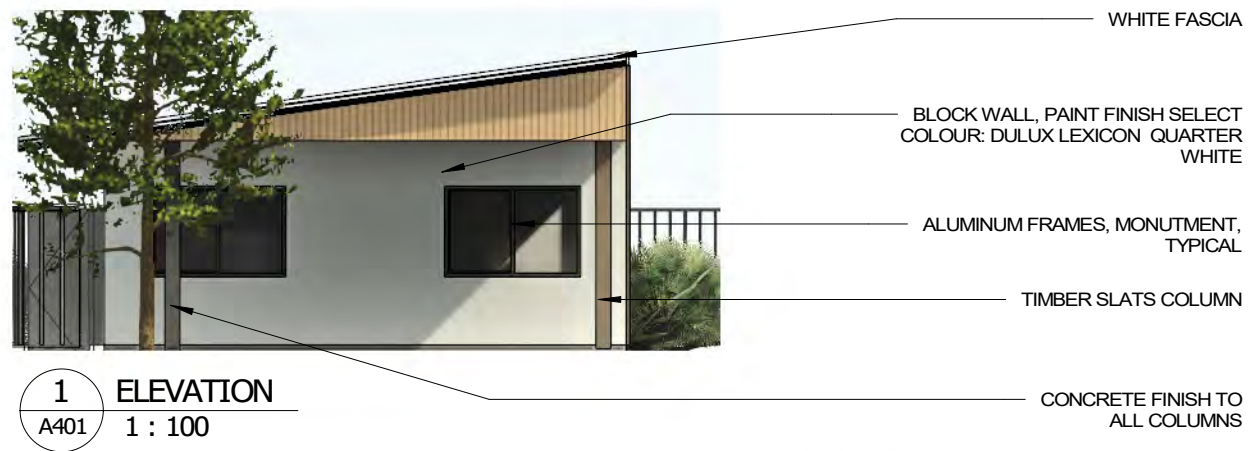
GABLE ENDS



CSR TERRITORY WOODLANDS, BIRCH



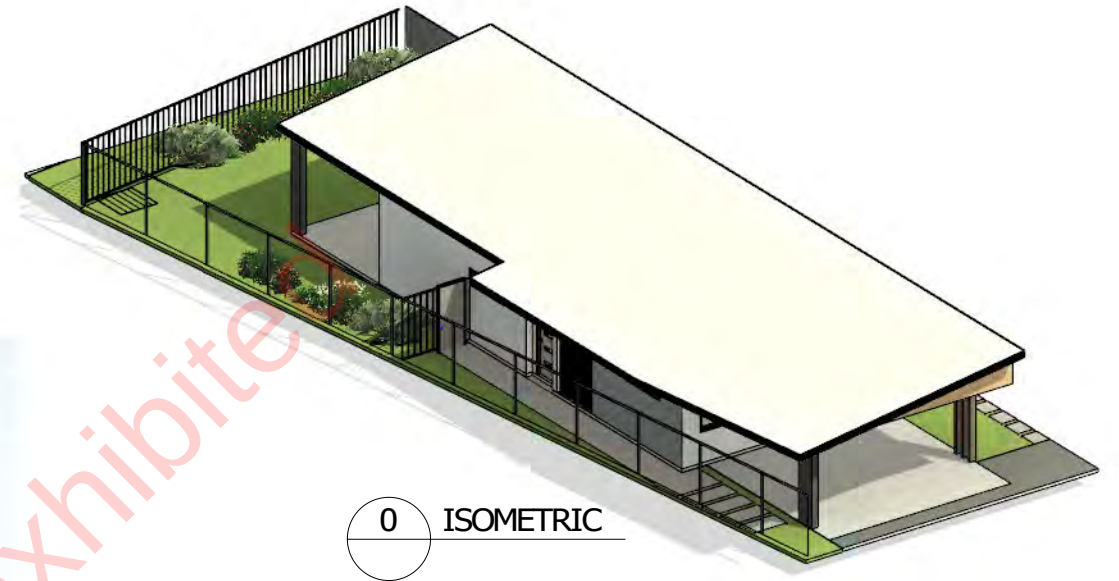
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APPROVED

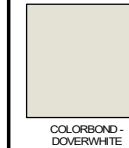
on behalf of Territory Life

Lewis Shugar
Principal Consultant
element. PART OF SLR



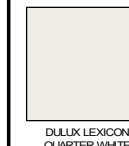
FINISHES (TYPICAL)

ROOF SHEETING + FLASHINGS



COLORBOND-DOVERWHITE

WALL COLOURS



DULUX LEXICON QUARTER WHITE



DULUX TIMELESS GREY



DULUX SANDALWOOD



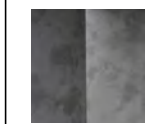
STONE FEATURE

ALUMINIUM / WINDOW FRAMES



DULUX - MONUMENT

COLUMN FINISH

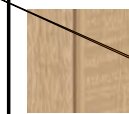


ROCKCOTE

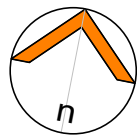


TIMBER FINISH

GABLE ENDS



CSR TERRITORY WOODLANDS, BIRCH



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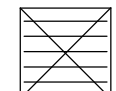


APPROVED
on behalf of Territory Life



Lewis Shugar
Principal Consultant
element. PART OF
SLR

LEGEND

- 150mm UPVC 1:100 FALL 
- 225mm UPVC 1:100 FALL 
- 325mm REINFORCED CONCRETE PIPE 
- RAISED CONCRETE KERB 
- 600mm x 600mm STORMWATER DRAIN PIT 
- 300mm x 300mm STORMWATER DRAIN PIT 

1 STORMWATER PLAN
A300 1 : 400

DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

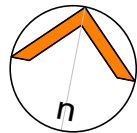
A500
9/04/2026
25015

STORMWATER PLAN

PROPOSED 21 x 3 BEDROOM DWELLING-GROUP

concept designs

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NOTE: SITE ENTRY TO BE STABILIZED
RUBBLE ENTRY PAD FROM
PROPERTY BOUNDARY TO
ROAD KERB

NOTES

SEDIMENT MANAGEMENT

ASSUME FULL PERIMETER OF BOUNDARY
UNLESS DENOTED OTHERWISE 1000 WIDE SEDIMENT FENCES TO
TRAP COARSE SEDIMENT AT ALL POINTS WHERE STORMWATER LEAVES
THE SITE, BEFORE IT CAN WASH INTO GUTTERS, DRAINS AND
WATERWAYS. GEOTEXTILE FABRIC SEDIMENT FENCES ARE GENERALLY
THE MOST EFFICIENT BARRIER FOR BUILDING SITES. SEDIMENT FENCES
SHOULD BE INSTALLED DOWN SLOPE OF THE DISTURBED AREA, USUALLY
ALONG THE LOWEST SITE BOUNDARY WITH THE ENDS RETURNING UPHILL.
SEDIMENT FENCES SHOULD BE INSPECTED AFTER STORMS AND ANY
DEPOSITED SEDIMENT REMOVED. STOCKPILE EXTRA SEDIMENT
FENCE ON SITE FOR EMERGENCY REPAIRS. SEDIMENT FENCES ARE TO
BE LOCATED WITHIN PROPERTY BOUNDARIES FOR SAFETY REASONS.

STABILISED ENTRY/EXIT

CONSTRUCT A SINGLE VEHICLE ENTRY/EXIT PAD TO MINIMISE TRACKING OF
SEDIMENT ONTO ROADWAYS. A 'RUMBLE PAD' SHOULD COMPRISE A 150MM
(MINIMUM) LAYER OF 40MM RECYCLED AGGREGATE OR CRUSHED ROCK OVER
A GEOTEXTILE FABRIC BASE.
A RAISED HUMP ACROSS THE ENTRY/EXIT PAD CAN BE USED TO DIRECT
STORMWATER RUNOFF INTO A SEDIMENT FENCE TO THE SIDE OF THE PAD.
THE
LOCATION OF THE RUMBLE PAD SHOULD PROTECT SERVICES LOCATED IN THE
VERGE, PARTICULARLY IRRIGATION PIPES AND ELECTRICAL CABLE, AND
FOOTPATHS. CALL DIAL BEFORE YOU DIG TO DETERMINE THE LOCATION OF
SERVICES.

LEGEND



SEDIMENT FENCE

APPROVED
on behalf of Territory Life

Lewis Shugar
Principal Consultant
element. PART OF SLR

1 SEDIMENT CONTROL PLAN
A300 1 : 400

DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

A600

9/04/2026

25015

SEDIMENT CONTROL PLAN

PROPOSED 21 x 3 BEDROOM DWELLING-GROUP

concept designs

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FILE LOCATION: C:\Users\thiago\OneDrive - Arccos Consulting Pty Ltd\Projects - Documents\2025\2025051_6 Tuckeroo Boulevard TISAcad\TURNPATH OPT6.dwg



No.	DESCRIPTION	DATE	INIT.
	AMENDMENTS		

DRAWN	-	CHECKED	-
DATE: XX/XX/2021		DATE: XX/XX/2021	
DESIGNED	-	CHECKED	-
DATE: XX/XX/2021		DATE: XX/XX/2021	
PROJECT MANAGER	-	APPROVED	-
DATE: XX/XX/2021		DATE: XX/XX/2021	

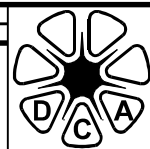
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UTILITIES DISCLAIMER:
BEWARE OF UNDERGROUND SERVICES.
THE LOCATION OF SERVICES SHOWN ARE APPROXIMATE ONLY. IT IS THE CONTRACTORS RESPONSIBILITY TO LIAISE WITH THE RELEVANT SERVICE AUTHORITIES AND CONFIRM THE LOCATION OF SERVICES PRIOR TO CONSTRUCTION. THERE'S NO GUARANTEE THAT ALL SERVICES ARE SHOWN.

PALMERSTON ZUCCOLI 6 TUCKEROO BOULEVARD TURN PATH		PROJECT NUMBER 2025051	SHEET No. 01 OF 01	DRAWING NUMBER SK01	AMENDMENT X	SHEET SIZE A1
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Development Consent Authority

Northern Territory

GPO Box 1680
DARWIN NT 0801

Telephone No: (08) 8999 6044
Email: development.consentauthority@nt.gov.au

In reply please quote: PA2026/0138

Mr Israel-Tshepo Kgosiemang
One Planning Consult
PO Box 42279
CASUARINA NT 0811

Via email: Israel.k@oneplanningconsult.com.au

Dear Mr Kgosiemang

LOT 13502 (6) TUCKEROO BOULEVARD, ZUCCOLI, TOWN OF PALMERSTON

I refer to your development application (PA2026/0138) seeking consent for 21 x 3 bedroom dwellings-group in 12 single storey buildings at the above address. By virtue of resolution 36/25 of the Palmerston Division of the Development Consent Authority, you are hereby advised that, pursuant to section 46(4)(b) of the *Planning Act 1999*, the application has been deferred to allow you to provide the following additional information that the Authority considers necessary in order to enable proper consideration of the application:

1. A response (including amended drawings) showing a improved design outcome addressing non-compliances with NT Planning Scheme 2020 minimum development requirements (as identified in the Technical Assessment prepared by Development Assessment Services) which include non-compliances with the following Part 5 requirements:

- Sub-clauses 8 & 9 of Clause 5.2.4.4 (Layout of Car Parking Areas). Also see comments under point 2 below)
- Sub-clauses 6(a) & 8 of Clause 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures)
- Sub-clause 2 of Clause 5.4.3.2 (Distance Between Residential Buildings on one Site)
- Sub-clauses 2(a), 2(d) and 3 of Clause 5.4.6.1 (Private Open Space for Dwellings-single, Dwellings-independent and Dwellings-group)
- Sub-clauses 5, 6 & 10 of Clause 5.4.8.1 (Building Design for Dwelling-group, Rooming Accommodation and Residential Care Facility)
- Sub-clause 5 of Clause (5.4.18.1 Fencing in Zones MR and HR)

Clear identification on drawings and statement of variations sought to Part 5 minimum standards under sub-clause 4(a) of Clause 1.10 of the NTPS2020, including:

- the number of variations (clause and aspects of non-compliance)
- the extent of each variation (dimensions / areas etc), and
- the justification for each variation.

The statement of effect must explain how the amended design achieves an improved outcome and how any remaining variations satisfy the criteria listed in sub-clause 5 of Clause 1.10.

2. Clarification / amended drawings showing a better design response to pedestrian access to and within the site (including unhindered access to the main entrance of each dwelling(unit) and height

/ clearance details of air-conditioning units) and internal pedestrian circulation arrangements within common property and driveway areas, including evidence that the internal driveway and footpath arrangement will not result in unsafe and inefficient function of the internal driveway and footpath network, including that caused by waste removal (garbage and recycling collection) trucks and service vehicles. Consideration should also be given to City of Palmerston's technical requirements (access, dimensions and screening of bin enclosure).

3. Pursuant to section 46(3)(g) of the *Planning Act 1999* an updated a statement specifying - *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 whether public utilities or infrastructure are to be provided by the developer or land is to be provided by the developer for the provision of public utilities or infrastructure;*

The consent authority notes that the application (as lodged and exhibited) contains only a general statement regarding availability of reticulated power, water and sewer services and a broad reference to stormwater being directed to the established drainage system. This information is insufficient for the purposes of s 46(3)(g).

The consent authority requires information demonstrating there will be no discharge of stormwater into Lot 12087 (whether via drain, overland flow, etc), noting that the '600mm x 600mm stormwater drain pit', shown on the submitted drawings in the north-eastern corner of the subject site (Lot 13502) does not appear to connect existing stormwater infrastructure within the road reserve/s. This is to also include a response to the matters raised under the 'Stormwater' heading within the letter (dated 15/04/2026) from Element, included within the application as exhibited.

A updated site plan showing:

- Existing and proposed levels of the site
- Conceptual detail of drainage paths
- Retaining structures
- Areas of cut/fill
- Relationship to adjoining land contours and drainage infrastructure

Will also be of assistance.

These details are required to allow the consent authority to assess:

- whether stormwater can be directed to a lawful point of discharge,
- whether the development affects adjoining land, and
- whether any additional infrastructure, easements or land is required to be provided by the developer.

4. Additional/amended drawings showing:

i. Compliance with:

- sub-clause 2(c) of Clause 5.4.6.1 (Private Open Space for Dwellings-single, Dwellings-independent and Dwellings-group)
- Sub-clause 7 of Clause 5.4.8.1 (Building Design for Dwelling-group, Rooming Accommodation and Residential Care Facility)

ii. All elevations of buildings and fencing, indicating finished floor levels, existing and finished ground levels, overall building/fence height, location of services (including air-conditioning units, service ducts, pipes, etc) and external finishes, and interactions between all neighbouring buildings.

iii. Site sections showing, finished floor levels of the buildings, "ground level" (NTPS2020 definition) of the site, finished ground levels of the site including driveways and private open space areas and overall building heights, and interactions (including boundary details, ie fencelines/retaining walls) between each building on the site and neighbouring lots (Lots 13502 & 13503, Town of Palmerston). This is to include details of how potential negative impacts from the adjacent car parking area and lighting infrastructure (existing

works and works proposed by Council) on Lot 13503 is to be mitigated to a reasonable level.

- iv. Roof eave and gutter details (dimensions) and proposed setback distances of building roof lines from other building roof structures and lot boundaries (to demonstrate compliance with sub-clauses 6(a) and 8 of Clause 5.4.3).

5. Noting that:

- The site abuts Lot 13503 and Lot 12087. The lessee of Lot 12087 does not support discharge of storm water from Lot 13502 onto Lot 12087
- During 2026, earthworks have occurred on the site (Lot 13502) altering the “ground level” (NTPS2020 definition) of the property
- The submitted drawings do not include detail of “ground level” (NTPS2020 definition) and proposed finished levels of the site

Pursuant to section 46(3)(e) of the *Planning Act 1999* the applicant is to provide an updated - *description of the physical characteristics of the land and a detailed assessment demonstrating the land's suitability for the purposes of the proposed development and the effect of development on that land and other land;*

This is to be in the form of:

- i. A detailed assessment demonstrating the suitability of Lot 13502 for the proposed development, addressing:
 - The effect of altered ground levels on stormwater behaviour
 - Whether the site can be developed without causing impacts on adjoining land (eg: controlled discharge of storm water, containment of fill)
 - Whether the site can achieve compliant building setbacks, private open space levels, and overlooking controls once final site levels are established
 - Whether retaining walls are required, including their height, location, and drainage characteristics
 - ii. A detailed assessment of the effect of development on adjoining land, specifically:
 - Demonstration that stormwater from Lot 13502 will not discharge onto Lot 12087 or Lot 13503
 - Assessment of any impact to overland flow paths created or altered by 2026 earthworks
 - Confirmation that any retaining wall weep holes or similar will not direct stormwater toward Lot 12087 (noting the lessee's stated non-support for such discharge)
 - Identification of lawful points of discharge to City of Palmerston drainage infrastructure
 - Assessment of cumulative impacts from fill, retaining walls, and building placement
 - iii. An assessment of how the proposed development interacts with adjoining land, including:
 - Potential for increased overlooking (to and from the site and between dwellings on the site) due to raised ground levels
 - Changes to effective wall height and any resulting setback requirements
 - Impacts on amenity, and drainage for Lot 13503 and Lot 12087
 - Any mitigation measures required (screening, landscaping, level adjustments on the subject site)
6. Clarification on the extent of works proposed adjacent to the electricity supply easements and any required electrical upgrades for the site (including verification whether a larger (new) substation, associated easement/s is required), and verification from the Power and Water Corporation that it has reviewed the most recent version of the site plan, fencing details and landscaping plan for the site and supports the issuing a development permit with standard general conditions

7. Response from the applicant addressing how the proposed development complies with the “purpose” statement of Zone MR and Zone Outcome 6 of Clause 4.4 of the NTPS2020 as well as sub-clause 3 of Clause 2.2 - ‘maximises the number of dwellings within a 400m walk from the neighbourhood centre and bus stop’ as identified by the Palmerston Eastern Suburb Area Plan.
8. Receipt of comment from Crown Land Estate (Department of Lands, Planning and Environment) on the development application and details of conditions required on any development permit issued to protect its interests in terms of the *Crown Lands Act 1992* and associated legislation.

Pursuant to section 46(6) of the *Planning Act 1999*, information required in this correspondence is to be provided within 30 days of the receipt of this correspondence.

You may request the consent authority extend the time to provide the required information. A request must be made before the expiry of the period referred to in section 46(6) (i.e. within 30 days of receipt of this notice) and it must be made in writing to either address listed below:

Email: das.ntg@nt.gov.au
In person: First Floor, Energy House, 18-20 Cavenagh Street, Darwin
Post: Development Assessment Services
Department of Lands, Planning and Environment
GPO Box 1680, Darwin NT 0801

Should you require any further information on this matter, please telephone Development Assessment Services on 8999 6046.

Yours sincerely



DANIEL HERLIHY
Delegate
Development Consent Authority
14 July 2026

CC: City of Palmerston

Daniel Herlihy

From: ISRAEL KGOSIEMANG <israel.k@oneplanningconsult.com.au>
Sent: Monday, 27 July 2026 9:58 AM
To: Daniel Herlihy
Cc: Benjamin Taylor
Subject: Re: PA2026.0138 - DCA letter of deferral - 6 Tuckerroo Boulevard
Attachments: APPENDIX A1 - Drawings.pdf

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good morning Daniel,

We note the letter dated 14 July 2026 in which the delegate of the Development Consent Authority deferred the development application with reasons. The following reasons for deferral are listed and addressed accordingly:

1. A response (including amended drawings) showing a improved design outcome addressing non-compliances with NT Planning Scheme 2020 minimum development requirements (as identified in the Technical Assessment prepared by Development Assessment Services) which include non-compliances with the following Part 5 requirements:
 - Sub-clauses 8 & 9 of Clause 5.2.4.4 (Layout of Car Parking Areas). Also see comments under point 2 below)

The revised plans provided at **APPENDIX A1** show functional parking areas consistent with the requirement of Sub-clauses 8 & 9 of Clause 5.2.4.4 (Layout of Car Parking Areas). The layout allows a vehicle to enter from and exit to a road in a forward gear. The proposed carports have minimum 5.4m entry access and 5.6m depth adequate to accommodate two cars.

- Sub-clauses 6(a) & 8 of Clause 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures)

The revised plans, **APPENDIX A1**, show the proposed roofline for each dwelling and the building setbacks from lot boundaries, consistent with the relevant table to this clause. As the site is zoned MR, the required setbacks are 3m from side and rear boundaries, 4.5m from the secondary street frontage, and 6m from the primary street frontage. The plans identify the extent of proposed encroachment into these required setbacks. The variation is sought because the development is a typical single-storey dwelling-group development, rather than a two- to four-storey dwelling-multiple building. In this context, it is reasonable to apply setbacks of 1.5m to the side and rear boundaries, 2.5m to the secondary frontage, and 6m to the primary frontage. The reasons for the proposed variations are addressed in the statement of effect. The increased setback to Zuccoli Parade will improve amenity by positioning the building farther from the busier road and reducing potential noise impacts.

- Sub-clause 2 of Clause 5.4.3.2 (Distance Between Residential Buildings on one Site)

The revised plans show building separations of predominantly 3m, which is consistent with single-storey dwelling-group developments. Although typical multi-storey development on MR-zoned land requires greater separation between buildings, the proposed single-storey design achieves outcomes comparable to dwelling-group development on LMR-zoned land. The proposed building separations

are sufficient to minimise adverse impacts from building massing and avoid unreasonable overlooking of adjoining residential buildings and private open space.

- Sub-clauses 2(a), 2(d) and 3 of Clause 5.4.6.1 (Private Open Space for Dwellings-single, Dwellings-independent and Dwellings-group)

The revised plans, **APPENDIX A1**, identify the minimum areas and dimensions used to calculate Area A under the relevant table to this clause. At least half of each private open space area will comprise grassed areas and garden beds to support stormwater infiltration and reduce runoff from the site. Each private open space will include a stormwater pit to collect runoff. The private open space areas will be screened by solid fencing between dwellings and by 1.8m-high pool-style fencing to the street, supported by landscaping to maintain passive surveillance of the streetscape.

- Sub-clauses 5, 6 & 10 of Clause 5.4.8.1 (Building Design for Dwelling-group, Rooming Accommodation and Residential Care Facility)

The air-conditioning units are in accessible areas, including the carport, to allow for servicing, as shown on the revised plans at **APPENDIX A1**. The associated pipework will be concealed within the building's blockwork. The development is not located near high-noise sources, such as an airport.

- Sub-clause 5 of Clause (5.4.18.1 Fencing in Zones MR and HR) Clear identification on drawings and statement of variations sought to Part 5 minimum standards under sub-clause 4(a) of Clause 1.10 of the NTPS2020, including:

- o the number of variations (clause and aspects of non-compliance)
- o the extent of each variation (dimensions / areas etc), and
- o the justification for each variation.

The statement of effect must explain how the amended design achieves an improved outcome and how any remaining variations satisfy the criteria listed in sub-clause 5 of Clause 1.10.

The proposed fencing will be up to 1.8m high and comprise a combination of solid and pool-style fencing. A variation to the fencing requirements under this clause is sought under sub-clause 5 of Clause 1.10, as the proposed fencing is consistent with the standard approach for dwelling-group development. In this instance, departure from the fencing guidance for MR-type dwelling-multiple development is justified because the proposal comprises single-storey dwelling-group development with fencing that provides a positive interface with the public domain while maintaining appropriate privacy for residents and neighbouring properties. The proposed fencing also incorporates visually permeable sections at the property entry to support sightlines, as well as along other parts of the street frontages to maintain passive surveillance of the public domain.

2. Clarification / amended drawings showing a better design response to pedestrian access to and within the site (including unhindered access to the main entrance of each dwelling(unit) and height / clearance details of air-conditioning units) and internal pedestrian circulation arrangements within common property and driveway areas, including evidence that the internal driveway and footpath arrangement will not result in unsafe and inefficient function of the internal driveway and footpath network, including that caused by waste removal (garbage and recycling collection) trucks and service vehicles. Consideration should also be given to City of Palmerston's technical requirements (access, dimensions and screening of bin enclosure).

The revised plans, **APPENDIX A1**, identify shared driveways within the property and a designated pedestrian access gate from Tuckeroo Boulevard. Each dwelling has unobstructed access to the main entrance, as shown on the typical floor layouts. The revised plans also show the location of air-

conditioning units and height clearances to confirm that the carports can accommodate two cars. The site layout also includes bin areas, with consideration given to the City of Palmerston's technical requirements, as demonstrated by the accompanying swept path analysis and nominated bin collection vehicle.

3. Pursuant to section 46(3)(g) of the Planning Act 1999 an updated a statement specifying - 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 whether public utilities or infrastructure are to be provided by the developer or land is to be provided by the developer for the provision of public utilities or infrastructure;

The consent authority notes that the application (as lodged and exhibited) contains only a general statement regarding availability of reticulated power, water and sewer services and a broad reference to stormwater being directed to the established drainage system. This information is insufficient for the purposes of s 46(3)(g).

The property has a limited power supply capacity of 340kVA, which is adequate to service the proposed development. An existing 4.1m x 3.6m electricity easement for Substation 3352 is located on the property. Power and Water has advised that the development may require upgrades to the existing water and sewer services and that Services Development should be contacted before construction commences. It is noted that the utility services provided to the property anticipated a higher development yield consistent with the MR zoning. Any required utility upgrades will be undertaken in accordance with the requirements of the relevant service authorities.

The consent authority requires information demonstrating there will be no discharge of stormwater into Lot 12087 (whether via drain, overland flow, etc), noting that the '600mm x 600mm stormwater drain pit', shown on the submitted drawings in the north-eastern corner of the subject site (Lot 13502) does not appear to connect existing stormwater infrastructure within the road reserve/s. This is to also include a response to the matters raised under the 'Stormwater' heading within the letter (dated 15/04/2026) from Element, included within the application as exhibited.

A updated site plan showing:

- Existing and proposed levels of the site
- Conceptual detail of drainage paths
- Retaining structures
- Areas of cut/fill
- Relationship to adjoining land contours and drainage infrastructure Will also be of assistance.

These details are required to allow the consent authority to assess:

- whether stormwater can be directed to a lawful point of discharge,
- whether the development affects adjoining land, and
- whether any additional infrastructure, easements or land is required to be provided by the developer.

The revised plans, **APPENDIX A1**, provide site level details, including the cut-and-fill sections, to demonstrate finished floor levels and ground levels across the site. The plans show how site levels will be managed through cut and fill, retaining structures and kerbing to direct stormwater to designated on-site stormwater pits and lawful discharge points along Zuccoli Parade and Tuckeroo Boulevard. No stormwater will be discharged toward Lot 12087, as the development will collect and direct runoff to the existing stormwater infrastructure within the road reserves.

4. Additional/amended drawings showing:

i. Compliance with:

- sub-clause 2(c) of Clause 5.4.6.1 (Private Open Space for Dwellings-single, Dwellings-independent and Dwellings-group)
- Sub-clause 7 of Clause 5.4.8.1 (Building Design for Dwelling-group, Rooming Accommodation and Residential Care Facility)

The revised plans, **APPENDIX A1**, show the proposed 1.8m-high solid fencing between dwellings and along the side and rear boundaries. This fencing will prevent overlooking of private open space and habitable rooms within adjoining residences on the subject site and neighbouring sites.

ii. All elevations of buildings and fencing, indicating finished floor levels, existing and finished ground levels, overall building/fence height, location of services (including air- conditioning units, service ducts, pipes, etc) and external finishes, and interactions between all neighbouring buildings.

The cross-section details provided at **APPENDIX A1 (A305)** indicate the existing level of the site, proposed cut and fill, finished floor levels and fencing height. The air-conditioning units are located in carports with the pipes concealed within the blockwork for each dwelling. The typical elevations of the dwellings indicate the location of air-condition units.

iii. Site sections showing, finished floor levels of the buildings, “ground level” (NTPS2020definition” of the site, finished ground levels of the site including driveways and private open space areas and overall building heights, and interactions (including boundary details, ie fencelines/retaining walls) between each building on the site and neighbouring lots (Lots 13502 & 13503, Town of Palmerston). This is to include details of how potential negative impacts from the adjacent car parking area and lighting infrastructure (existing works and works proposed by Council) on Lot 13503 is to be mitigated to a reasonable level.

The revised plans at **APPENDIX A1** show the existing site level and the proposed levels resulting from cut and fill. The revised site plan includes finished floor levels for each dwelling and ground levels for the proposed private open space areas. The proposed levels demonstrate that stormwater can be managed on site and directed to lawful discharge and connection points within the road reserves. The site cross-section also shows the proposed retaining wall towards the corner of Tuckeroo and Zuccoli Parade and kerbing along the rear boundary, which will direct stormwater to on-site drainage pits.

iv. Roof eave and gutter details (dimensions) and proposed setback distances of building roof lines from other building roof structures and lot boundaries (to demonstrate compliance with sub-clauses 6(a) and 8 of Clause 5.4.3).

No roof gutters are proposed for the dwellings. The revised plans, **APPENDIX A1**, show the extent of the roof structures in relation to boundaries and identify the variations sought, as outlined above and in the statement of effect.

5. Noting that:

- The site abuts Lot 13503 and Lot 12087. The lessee of Lot 12087 does not support discharge of storm water from Lot 13502 onto Lot 12087
- During 2026, earthworks have occurred on the site (Lot 13502) altering the “ground level”(NTPS2020 definition) of the property
- The submitted drawings do not include detail of “ground level” (NTPS2020 definition) and proposed finished levels of the site

Pursuant to section 46(3)(e) of the Planning Act 1999 the applicant is to provide an updated - description of the physical characteristics of the land and a detailed assessment demonstrating the land's suitability for the purposes of the proposed development and the effect of development on that land and other land;

This is to be in the form of:

i. A detailed assessment demonstrating the suitability of Lot 13502 for the proposed development, addressing:

- The effect of altered ground levels on stormwater behaviour
- Whether the site can be developed without causing impacts on adjoining land (eg: controlled discharge of storm water, containment of fill)
- Whether the site can achieve compliant building setbacks, private open space levels, and overlooking controls once final site levels are established
- Whether retaining walls are required, including their height, location, and drainage characteristics

The revised plans at **APPENDIX A1** show the existing site level and the proposed levels resulting from cut and fill. The revised site plan includes finished floor levels for each dwelling and ground levels for the proposed private open space areas. The proposed levels demonstrate that stormwater can be managed on site and directed to lawful discharge and connection points within the road reserves. The site cross-section also shows the proposed retaining wall towards the corner of Tuckeroo and Zuccoli Parade and kerbing along the rear boundary, which will direct stormwater to on-site drainage pits.

ii. A detailed assessment of the effect of development on adjoining land, specifically:

- Demonstration that stormwater from Lot 13502 will not discharge onto Lot 12087 or Lot 13503
- Assessment of any impact to overland flow paths created or altered by 2026 earthworks
- Confirmation that any retaining wall weep holes or similar will not direct stormwater toward Lot 12087 (noting the lessee's stated non-support for such discharge)
- Identification of lawful points of discharge to City of Palmerston drainage infrastructure
- Assessment of cumulative impacts from fill, retaining walls, and building placement

The revised plans, **APPENDIX A1**, demonstrate the proposed on-site stormwater management arrangements and confirm that stormwater from Lot 13502 will not discharge onto Lot 12087 or Lot 13503. No weep holes are proposed along the face of the kerbing adjoining neighbouring properties.

iii. An assessment of how the proposed development interacts with adjoining land, including:

- Potential for increased overlooking (to and from the site and between dwellings on the site) due to raised ground levels
- Changes to effective wall height and any resulting setback requirements
- Impacts on amenity, and drainage for Lot 13503 and Lot 12087
- Any mitigation measures required (screening, landscaping, level adjustments on the subject site)

The revised plans, **APPENDIX A1**, show the height of the proposed fencing along the property boundaries and between dwellings. The proposed cut and fill are unlikely to create overlooking impacts, as demonstrated by the site cross-section showing 1.8m-high fencing along the boundaries. The site adjoins a creek to the north and community purpose land to the west. The proposed 1.8m-high solid fencing along these boundaries will provide adequate screening for the development.

6. Clarification on the extent of works proposed adjacent to the electricity supply easements and any required electrical upgrades for the site (including verification whether a larger (new) substation,

associated easement/s is required), and verification from the Power and Water Corporation that it has reviewed the most recent version of the site plan, fencing details and landscaping plan for the site and supports the issuing a development permit with standard general conditions

No upgrade to the existing electricity easement on site is proposed. The comments received from Power and Water remain valid and relevant to the proposed development.

7. Response from the applicant addressing how the proposed development complies with the “purpose” statement of Zone MR and Zone Outcome 6 of Clause 4.4 of the NTPS2020 as well as sub-clause 3 of Clause 2.2 - ‘maximises the number of dwellings within a 400m walk from the neighbourhood centre and bus stop’ as identified by the Palmerston Eastern Suburb Area Plan.

The purpose of Zone MR is to provide a range of mid-rise housing options close to community facilities, commercial uses, public transport and open space, where reticulated services can support medium-density residential development. The proposed development comprises 21 dwellings-group, consistent with the anticipated land use for the site, which has access to reticulated utility services. The site is within a 400m walk of the neighbourhood centre and bus stop identified in the Palmerston Eastern Suburb Area Plan. The proposed building heights are consistent with established development in the locality, and the overall design responds to the local character while maximising land yield given the site’s proximity to community services, public transport and the neighbourhood centre.

The site forms part of an efficient land-use pattern established through an integrated subdivision in Zuccoli, with utility services provided to support this type of development, as contemplated by Outcome 6 of Clause 4.4 of the NTPS 2020.

8. Receipt of comment from Crown Land Estate (Department of Lands, Planning and Environment) on the development application and details of conditions required on any development permit issued to protect its interests in terms of the Crown Lands Act 1992 and associated legislation.

The comments from Crown Land Estate (Department of Lands, Planning and Environment) are noted.

The plans prepared in response to the deferral matters are attached at **APPENDIX A1**. This response also provides additional information supporting the statement of effect for the application.

Please do not hesitate to contact us for any clarification.

Kind regards

ISRAEL T KGOSIEMANG
BSc URP MPIA

0417 787 473
israel.k@oneplanningconsult.com.au
P.O.Box 42279, Casuarina NT 0811



From: Daniel Herlihy <Daniel.Herlihy@nt.gov.au>
Sent: Tuesday, 14 July 2026 8:10 AM
To: ISRAEL KGOSIEMANG <israel.k@oneplanningconsult.com.au>
Cc: Benjamin Taylor <Benjamin.Taylor@nt.gov.au>
Subject: PA2026.0138 - DCA letter of deferral - 6 Tuckeroo Boulevard

Good morning Israel,

Apologies for the delay in getting these documents out to you.

Please see attached technical assessment / deferral letter for your consideration / response.

I have also attached the public submission. If you would like to respond to this, we can distribute the response to the submitter.

Cheers,

Daniel Herlihy
Planner
Development Assessment Services
Department of Lands, Planning and Environment
Northern Territory Government

Level 1, Energy House, 18 – 20 Cavenagh Street, Darwin
GPO Box 1680, Darwin, NT 0801

T: 08 8999 6084
E: daniel.herlihy@nt.gov.au

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PROPOSED 21x3 BEDROOM DWELLING-GROUP ON LOT 13502 (6) TUCKEROO BOULEVARD, ZUCCOLI



DRAWING LIST	
Sheet Number	Sheet Name
A000	COVER SHEET
A001	ARTIST IMPRESSION
A002	ARTIST IMPRESSION
A003	3D PERSPECTIVES
A100	SITE PLAN
A101	LANDSCAPE PLAN
A102	FENCING PLAN
A103	PRIVATE OPEN SPACE
A104	SITE PLAN - SETBACKS
A200	ROOF PLAN
A300	ELEVATION
A301	ELEVATION
A305	SITE SECTION
A310	BIN ENCLOSURE
A400	TYPICAL FLOOR PLAN - DUPLEX
A401	TYPICAL FLOOR PLAN - SINGLE UNIT
A402	TYPICAL DUPLEX - LANDSCAPE PLAN
A403	TYPICAL SINGLE UNIT - LANDSCAPE PLAN
A404	TYPICAL DUPLEX
A405	TYPICAL SINGLE UNIT
A500	STORMWATER PLAN
A600	SEDIMENT CONTROL PLAN

DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

A000 COVER SHEET
23/07/2026
25015

PROPOSED 21 x 3 BEDROOM DWELLING-GROUP

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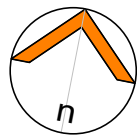


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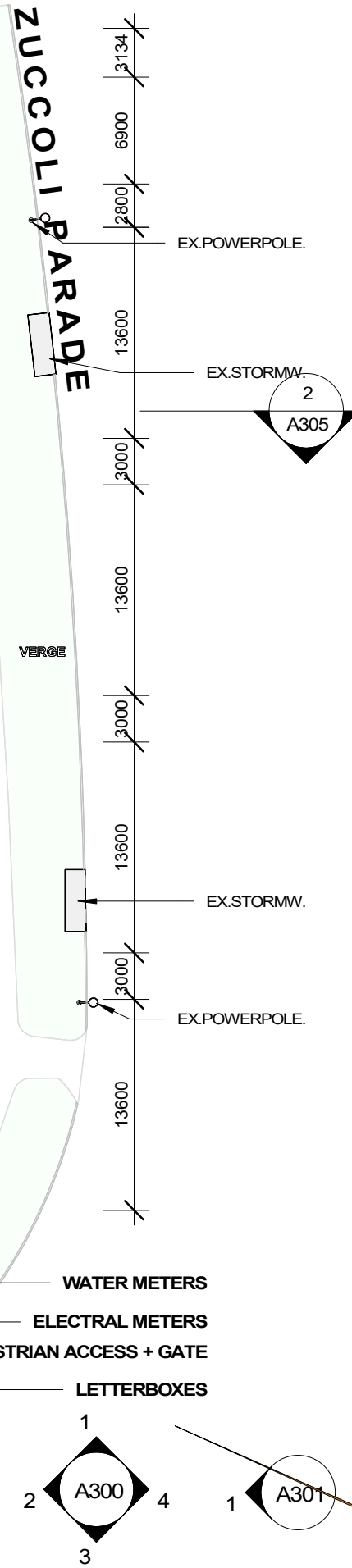
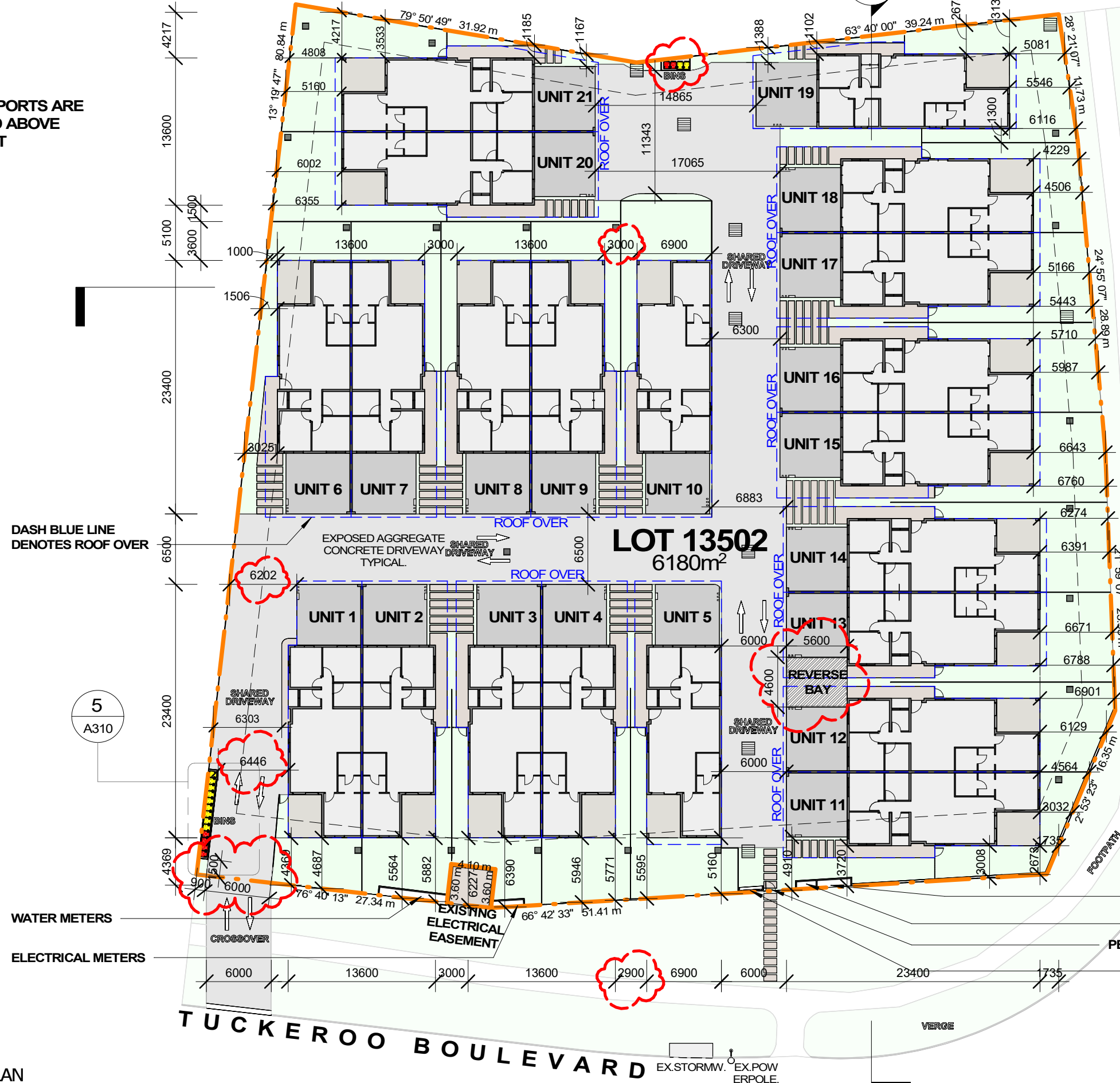
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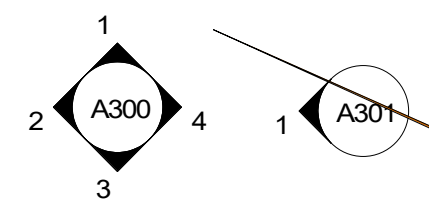
ALL AC TO CARPORTS ARE
TO BE LOCATED ABOVE
WINDOW HEIGHT

DASH BLUE LINE
DENOTES ROOF OVER

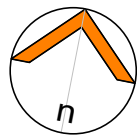


1 SITE PLAN
A300 1 : 400

A100 SITE PLAN
23/07/2026
25015
PROPOSED 21 x 3 BEDROOM DWELLING-GROUP



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PLANTING LEGEND:



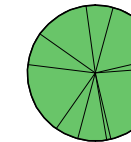
SYZYGIUM AUSTRALE "RESILIENCE"
HEIGHT: 2m
POT SIZE: 300 mm



SUMMERSCENT RADERMACHERA "SUMMERSCENT"
HEIGHT: 2m
POT SIZE: 250 mm



BEACH NAUPAKA "SCAEVOLA TACCADA"
HEIGHT: 1.5m - 2m
POT SIZE: 300 mm



RED BEACH HIBISCUS "HIBISCUS TILIACEUS RUBRA"
HEIGHT: 4 - 7M
POT SIZE: 300 - 400 mm



GARDEN MULCH



GENERAL SOFT SCAPE

TOTAL LANDSCAPE AREA:

1876.41m² = 30.36%

1 LANDSCAPE PLAN
A300 1 : 400

DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

A101 LANDSCAPE PLAN

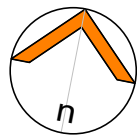
23/07/2026

25015

PROPOSED 21 x 3 BEDROOM DWELLING-GROUP

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BINS - SCREEN WITH 1.8m HIGH
COLOURBOND SCREEN FENCING +
SLIDING GATE

FENCE LEGEND:

FENCE TYPE - 1 : GOODNEIGHBOUR SCREEN EFENCE,
COLORBOND BASALT FINISH, 1800mm HIGH - UNO

FENCE TYPE - 2 : FLAT TOP,TUBULAR FENCE POWDER
COATED SELECT COLOUR: BLACK, 1800mm HIGH - UNO

FENCE TYPE - 3 : 200mm BLOCKWORK WALL FENCE
RENDERED, SELECT COLOUR: DULUX LEXICON QUARTER
WHITE, 1800mm HIGH - UNO

FENCING WITHIN 1.5m OF DRIVEWAYS, PEDESTRIAN
ENTRIES, AND STREET CORNERS IS TO BE VISUALLY
PERMEABLE ABOVE 0.6m (UNLESS THERE IS
TRUNCATION PROVIDED WITHIN THESE AREAS TO THE
SAME TIME)

ZUCCOLI PARADE

VERGE

FOOTPATH

VERGE

LETTERBOXES

BINS - SCREEN WITH 1.8m
HIGH COLOURBOND
SCREEN FENCING +
SLIDING GATE

2m HIGH BLOCKWORK
FENCE AROUND
EXISTING ELECTRICAL
EASEMENT

1.8m HIGH BLOCKWORK
FENCE TO ELECTRICAL
AND WATER METERS

1.8m HIGH BLOCKWORK FENCE TO
ELECTRICAL AND WATER METERS

PEDESTRIAN ACCESS + GATE

TUCKEROO BOULEVARD

1 FENCING PLAN
A300 1 : 400

DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

A102
23/07/2026
25015

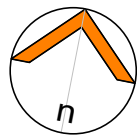
FENCING PLAN

PROPOSED 21 x 3 BEDROOM DWELLING-GROUP

concept designs

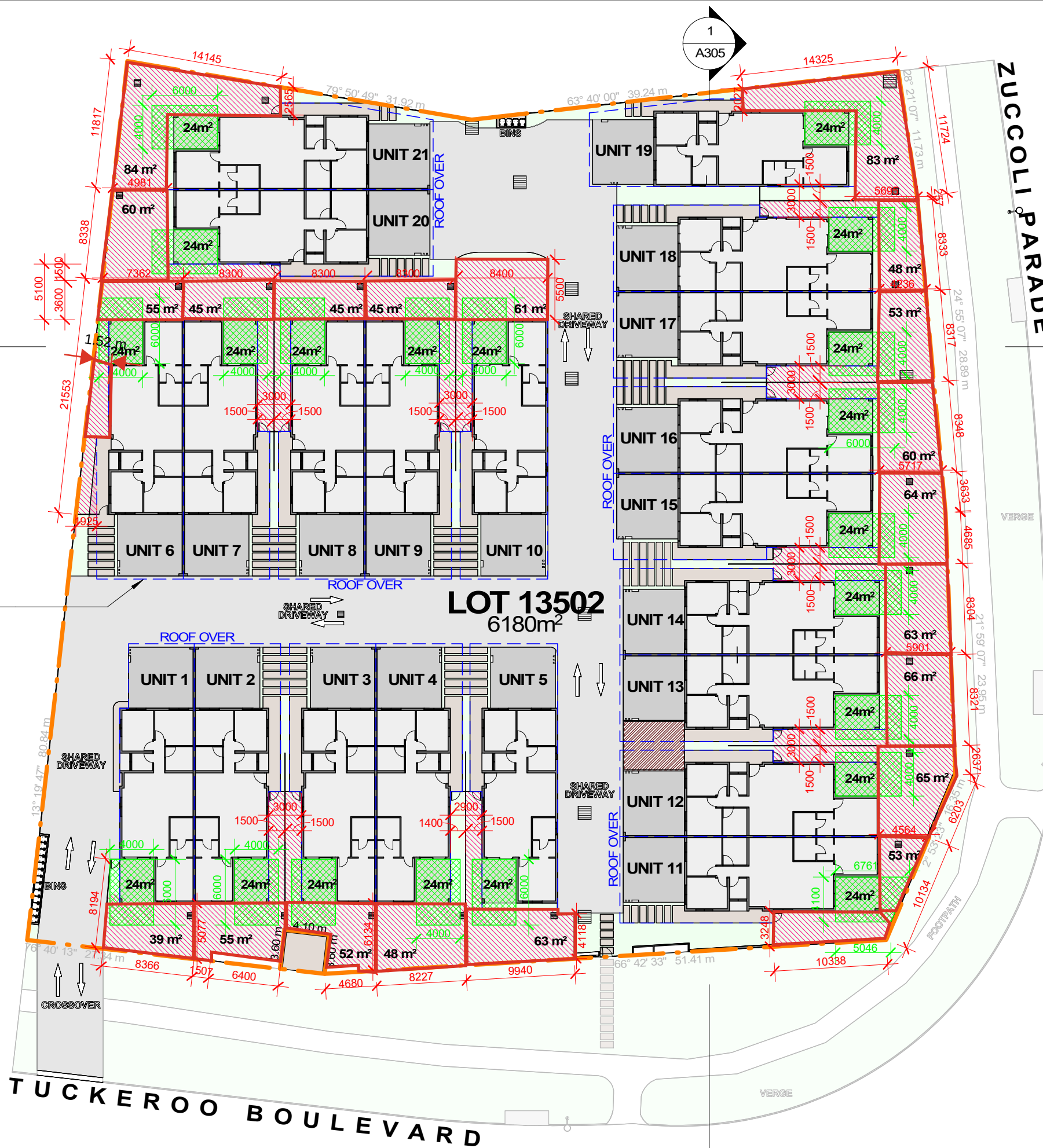
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BLUE DASH LINE
DENOTES ROOF OVER



- PRIVATE OPEN SPACE A
- PRIVATE OPEN SPACE B

1 PRIVATE OPEN SPACE
A300 1 : 400

DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

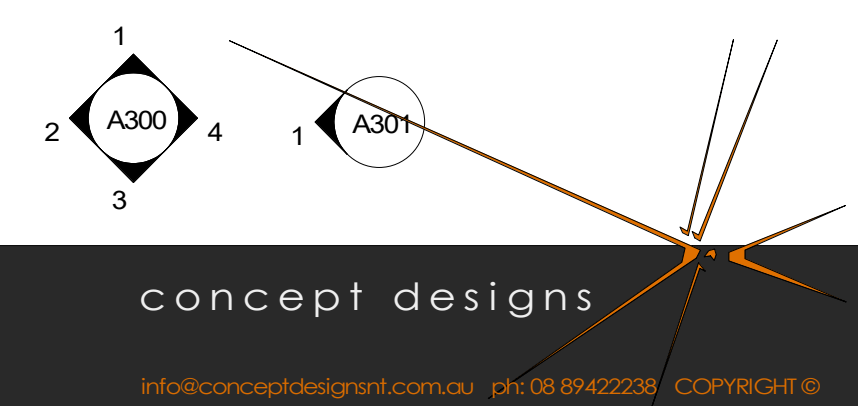
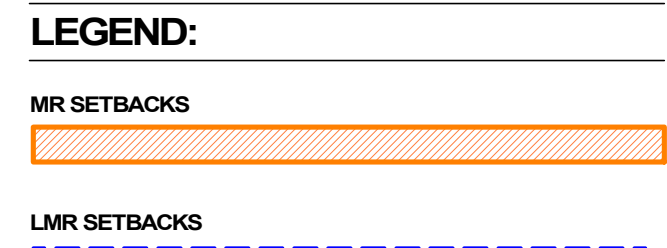
A103
23/07/2026
25015

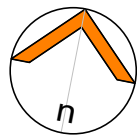
PRIVATE OPEN SPACE

PROPOSED 21 x 3 BEDROOM DWELLING-GROUP

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COLORBOND CUSTOM ORB
DOVER WHITE ROOF &
FASCIAS, TYPICAL

BLACK DASH LINE
DENOTES BUILDING BELOW



COLORBOND DOVER WHITE
GUTTER + DOWNPIPE,
TYPICAL

1 ROOF PLAN
A300 1 : 400

DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

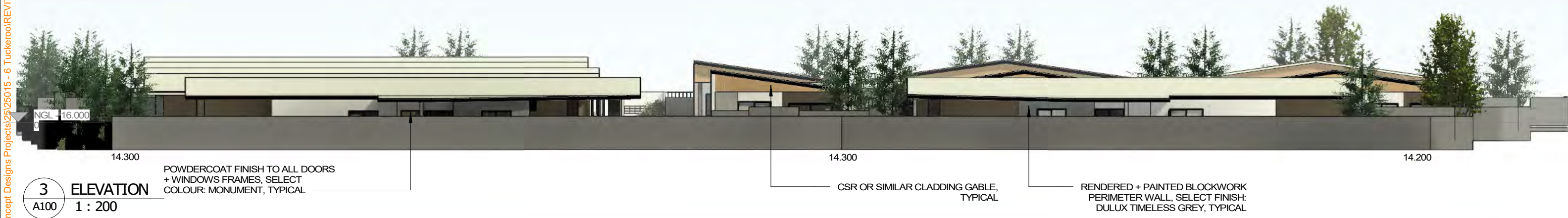
A200 ROOF PLAN
23/07/2026
25015

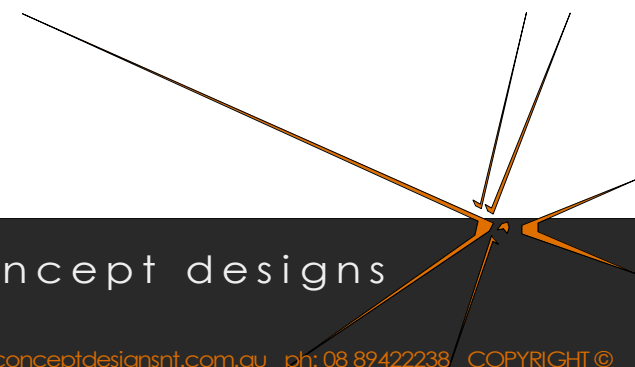
PROPOSED 21 x 3 BEDROOM DWELLING-GROUP

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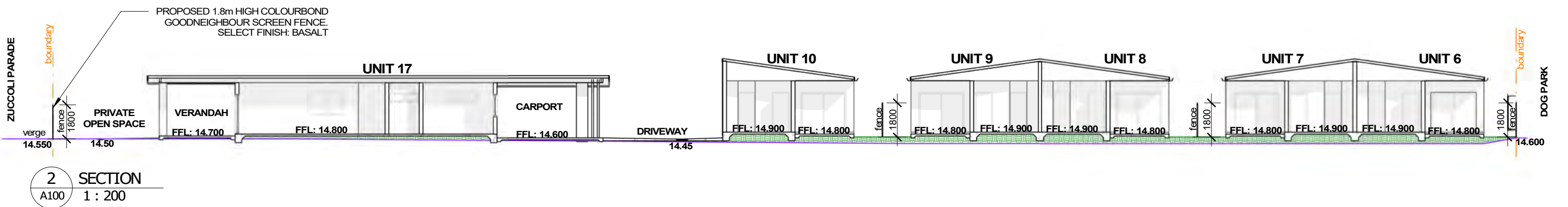
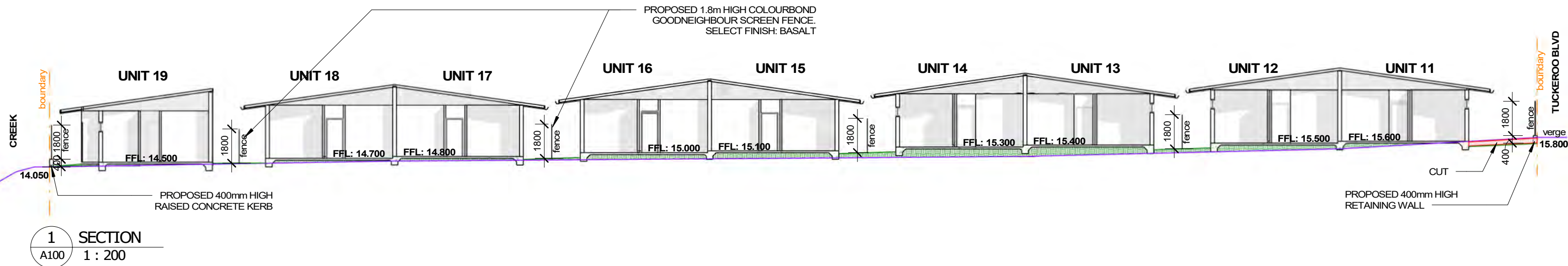


LEGEND

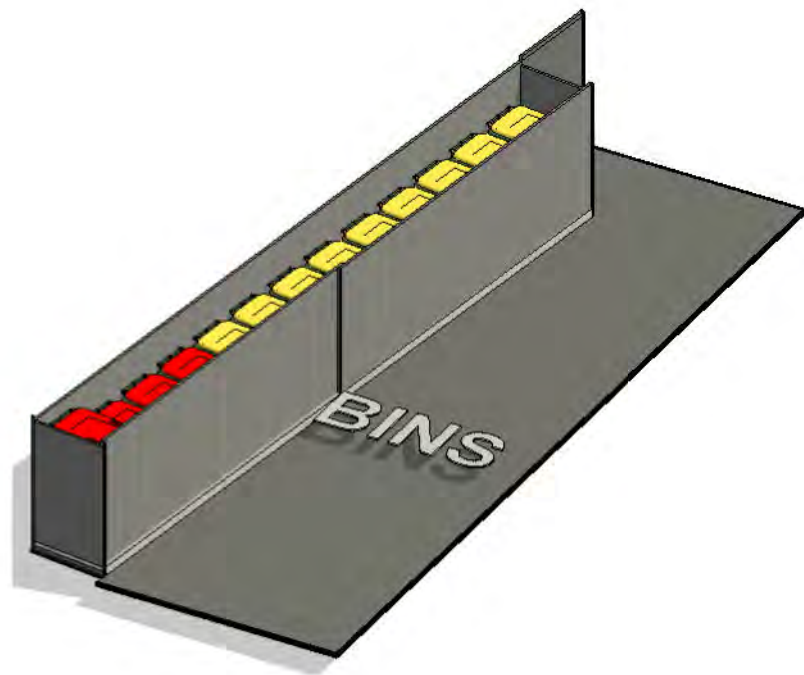
EXISTING LEVELS

PROPOSED SITE LEVELS/
FILL

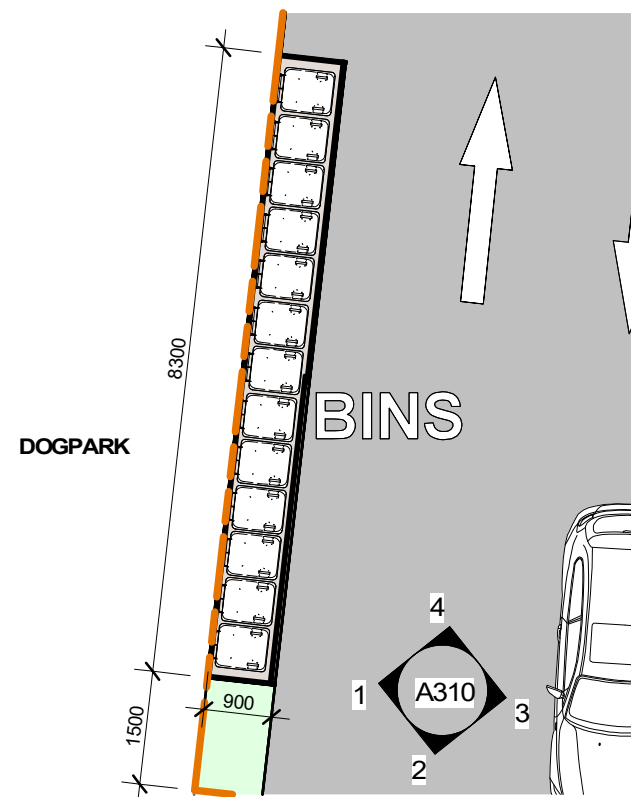
CUT



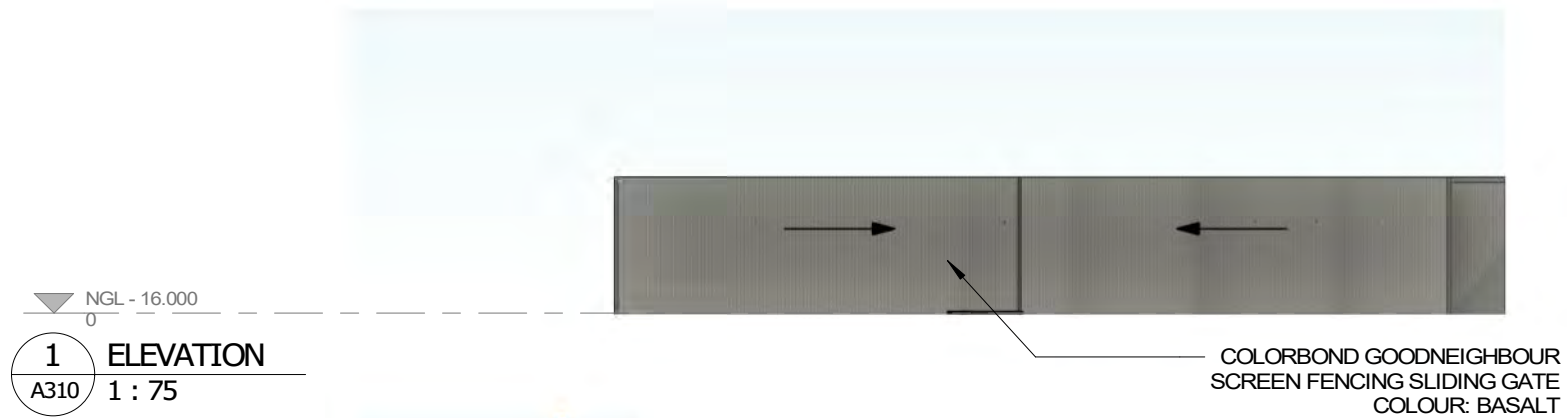
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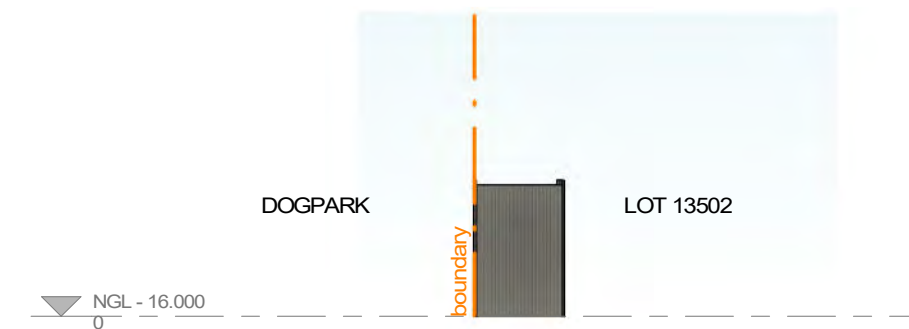
1 BIN ENCLOSURE ISOMETRIC



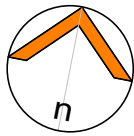
5 BIN ENCLOSURE PART PLAN
A100 1 : 100



2 ELEVATION
A310 1 : 75

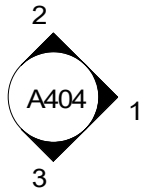
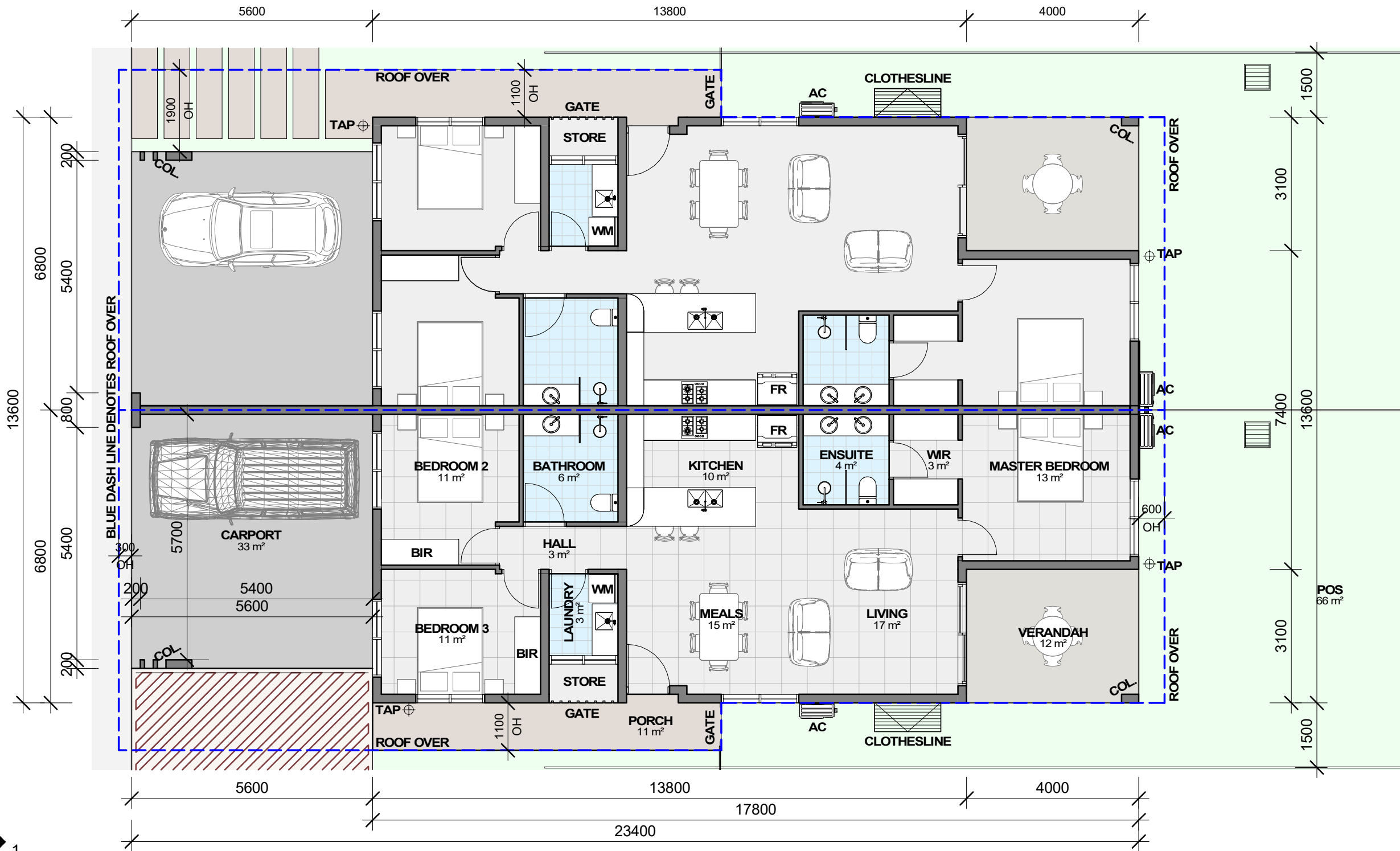


4 ELEVATION
A310 1 : 75

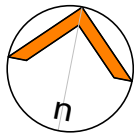


ROOM SCHEDULE	
NAME	AREA
BATHROOM	6 m ²
BEDROOM 2	11 m ²
BEDROOM 3	11 m ²
CARPORT	33 m ²
ENSUITE	4 m ²
HALL	3 m ²
KITCHEN	10 m ²
LAUNDRY	3 m ²
LIVING	17 m ²
MASTER BEDROOM	13 m ²
MEALS	15 m ²
PORCH	11 m ²
POS	66 m ²
STORE	1 m ²
VERANDAH	12 m ²
WIR	3 m ²
GRAND TOTAL	218 m ²

ALL AC TO CARPORTS ARE
TO BE LOCATED ABOVE
WINDOW HEIGHT

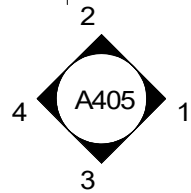
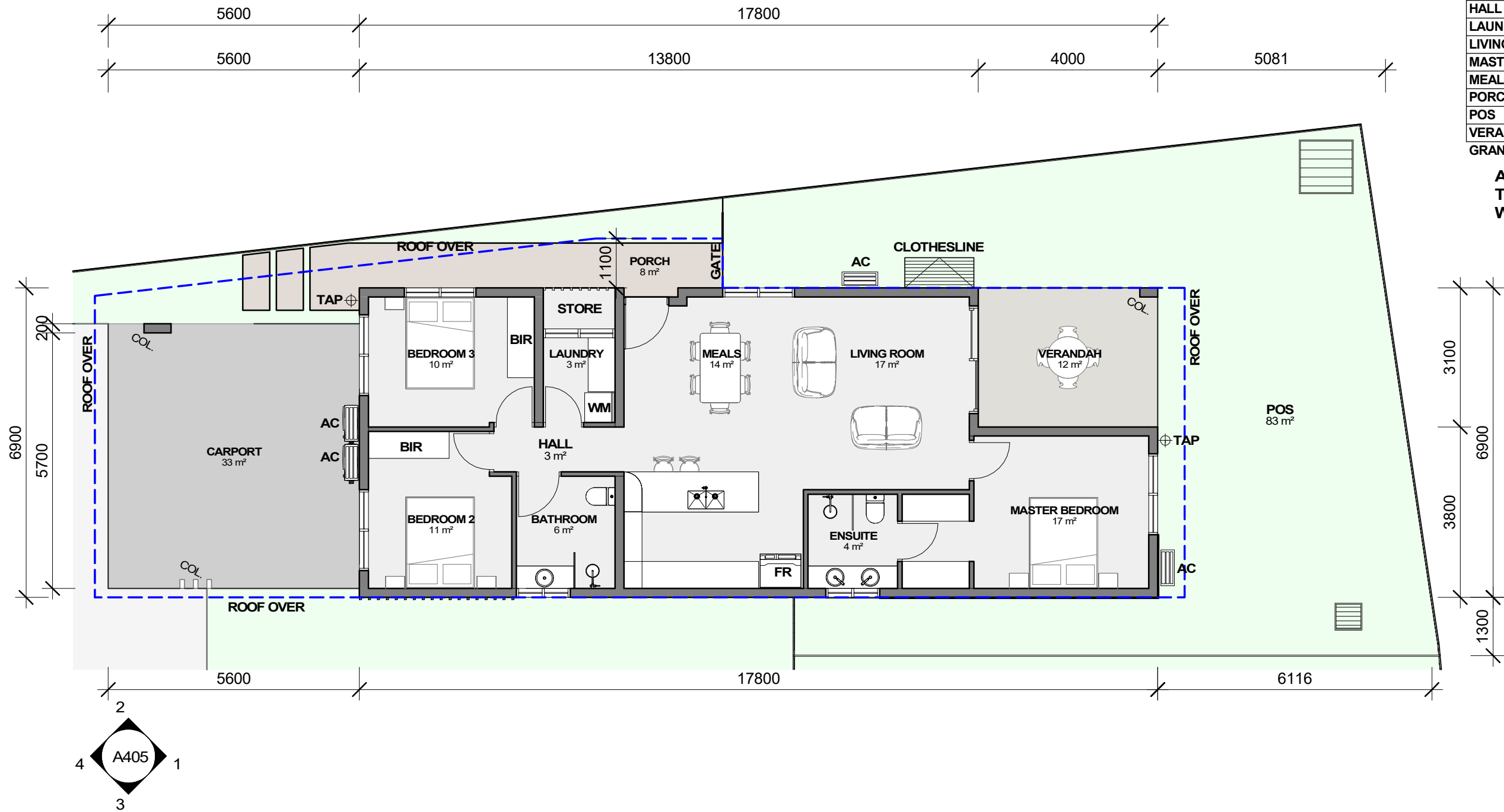


1 TYPICAL FLOOR PLAN - DUPLEX
A300 1 : 100

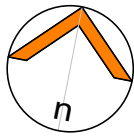


ROOM SCHEDULE - SINGLE UNIT	
NAME	Area
BATHROOM	6 m ²
BEDROOM 2	11 m ²
BEDROOM 3	10 m ²
CARPORT	33 m ²
ENSUITE	4 m ²
HALL	3 m ²
LAUNDRY	3 m ²
LIVING ROOM	17 m ²
MASTER BEDROOM	17 m ²
MEALS	14 m ²
PORCH	8 m ²
POS	83 m ²
VERANDAH	12 m ²
GRAND TOTAL	220 m ²

ALL AC TO CARPORTS ARE
TO BE LOCATED ABOVE
WINDOW HEIGHT



1 TYPICAL FLOOR PLAN - SINGLE UNIT
A300 1 : 100



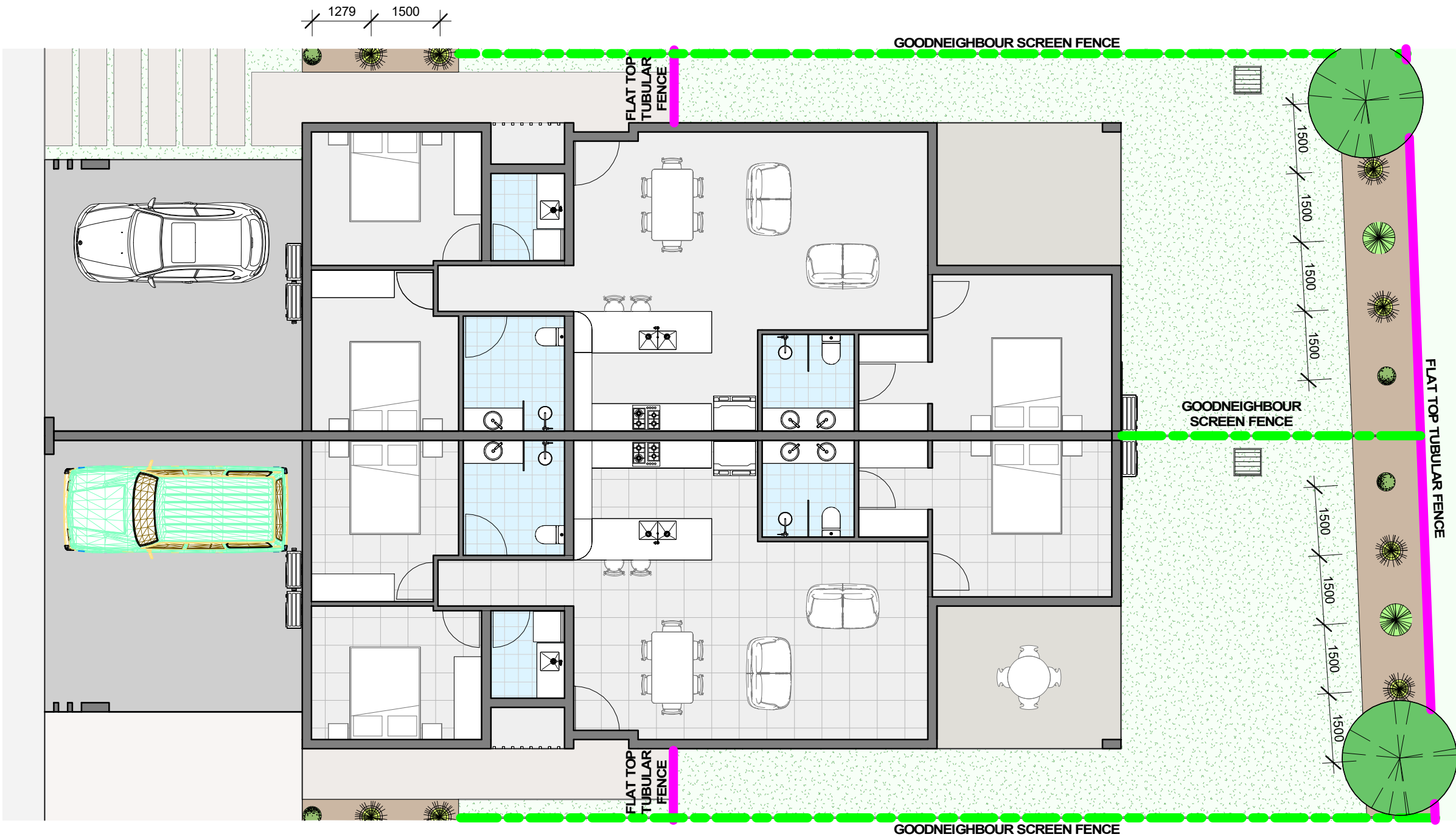
FENCE LEGEND:

FENCE TYPE - 1 : GOODNEIGHBOUR SCREEN EFENCE,
COLORBOND BASALT FINISH, 1800mm HIGH - UNO

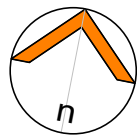
FENCE TYPE - 2 : FLAT TOP,TUBULAR FENCE POWDER
COATED SELECT COLOUR: BLACK, 1800mm HIGH - UNO

PLANTING LEGEND:

- SYZYGIUM AUSTRALE "BABY BOOMER"**
HEIGHT: 2m
POT SIZE: 300 mm
- SUMMERSCENT RADERMACHERA 'SUMMERSCENT'**
HEIGHT: 2m
POT SIZE: 250 mm
- BEACH NAUPAKA "SCAEVOLA TACCADA"**
HEIGHT: 1.5m - 2m
POT SIZE: 300 mm
- RED BEACH HIBISCUS "HIBISCUS TILIACEUS RUBRA"**
HEIGHT: 4 - 7M
POT SIZE: 300 - 400 mm
- GARDEN MULCH**
- GENERAL SOFT SCAPE**



1 TYPICAL DUPLEX - LANDSCAPE PLAN
A300 1 : 100



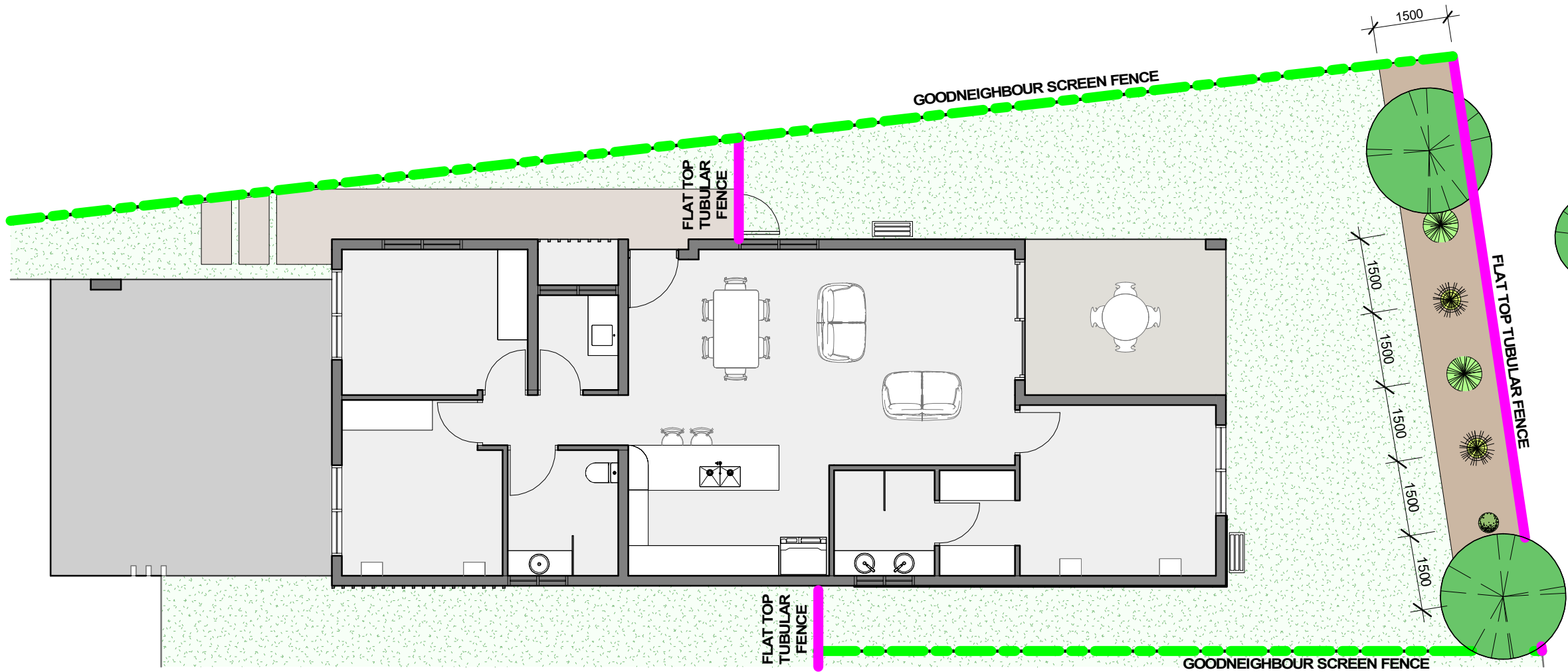
FENCE LEGEND:

FENCE TYPE - 1 : GOODNEIGHBOUR SCREEN EFENCE,
COLORBOND BASALT FINISH, 1800mm HIGH - UNO

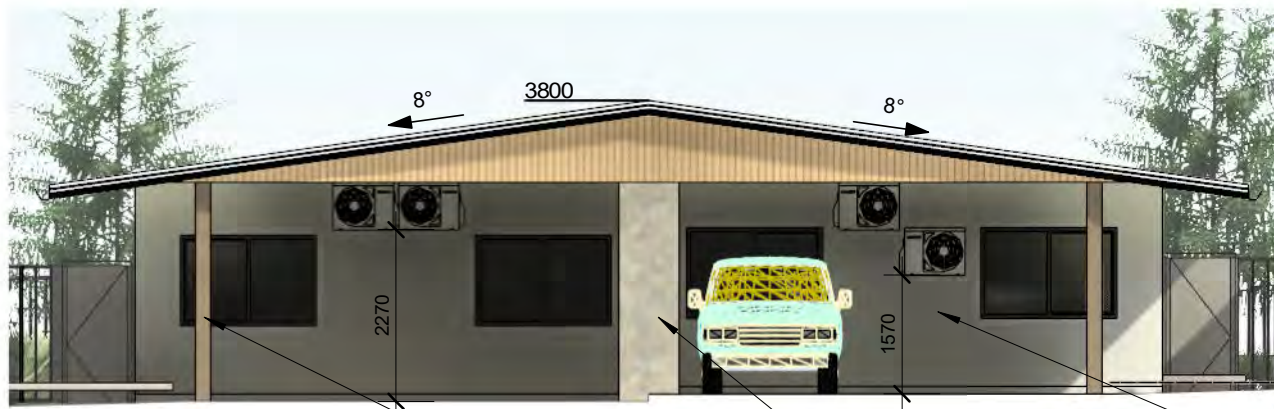
FENCE TYPE - 2 : FLAT TOP,TUBULAR FENCE POWDER
COATED SELECT COLOUR: BLACK, 1800mm HIGH - UNO

PLANTING LEGEND:

- SYZYGIUM AUSTRALE "BABY BOOMER"**
HEIGHT: 2m
POT SIZE: 300 mm
- SUMMERSCENT RADERMACHERA 'SUMMERSCENT'**
HEIGHT: 2m
POT SIZE: 250 mm
- BEACH NAUPAKA "SCAEVOLA TACCADA"**
HEIGHT: 1.5m - 2m
POT SIZE: 300 mm
- RED BEACH HIBISCUS "HIBISCUS TILIACEUS RUBRA"**
HEIGHT: 4 - 7M
POT SIZE: 300 - 400 mm
- GARDEN MULCH**
- GENERAL SOFT SCAPE**



1 TYPICAL SINGLE UNIT - LANDSCAPE PLAN
A300 1 : 100

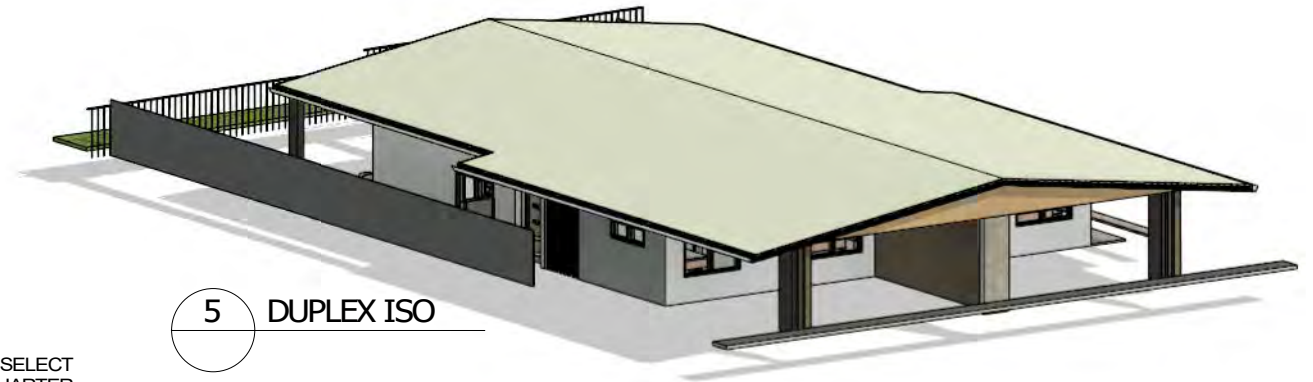


1 ELEVATION
A400 1 : 100

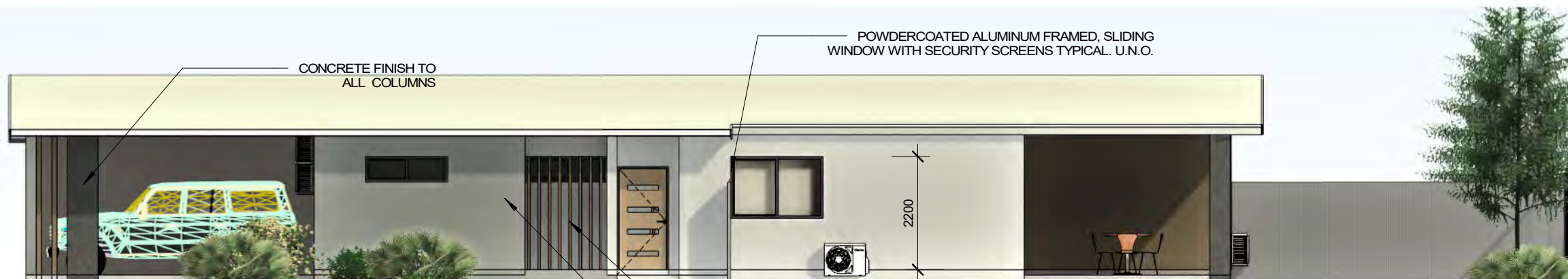
ALUMINUM SLATS,
TIMBER FINISH

STONE FEATURE
FACADE

BLOCK WALL, PAINT FINISH SELECT
COLOUR: DULUX LEXICON QUARTER
WHITE



5 DUPLEX ISO



2 ELEVATION
A400 1 : 100

CONCRETE FINISH TO
ALL COLUMNS

POWDERCOATED ALUMINUM FRAMED, SLIDING
WINDOW WITH SECURITY SCREENS TYPICAL. U.N.O.

TIMBER SLAT GATE TO STORE ROOM
BLOCK WALL, PAINT FINISH SELECT
COLOUR: DULUX TIMELESS GREY



3 ELEVATION
A400 1 : 100



4 ELEVATION
A400 1 : 100

COLORBOND CUSTOM ORB CSR TERRITORY
WOODLANDS BIRCH GABLE, TYPICAL

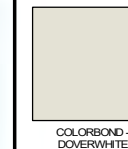
FEATURE PAINT TO REAR (STREET FRONTAGE),
SELECT COLOUR: DULUX SANDALWOOD

FEATURE PAINT TO REAR (STREET FRONTAGE),
SELECT COLOUR: DULUX TIMELESS GREY

NOTE : AIR CONDITIONING FACING THE
STREET AND ADJOINING LOTS ARE TO BE
SCREEN FENCE

FINISHES (TYPICAL)

ROOF SHEETING + FLASHINGS

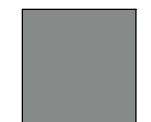


COLORBOND-
DOVERWHITE

WALL COLOURS



DULUX LEXICON
QUARTER WHITE



DULUX TIMELESS GREY



DULUX SANDALWOOD



STONE FEATURE

ALUMINIUM / WINDOW FRAMES



DULUX - MONUMENT

COLUMN FINISH



ROCKCOTE



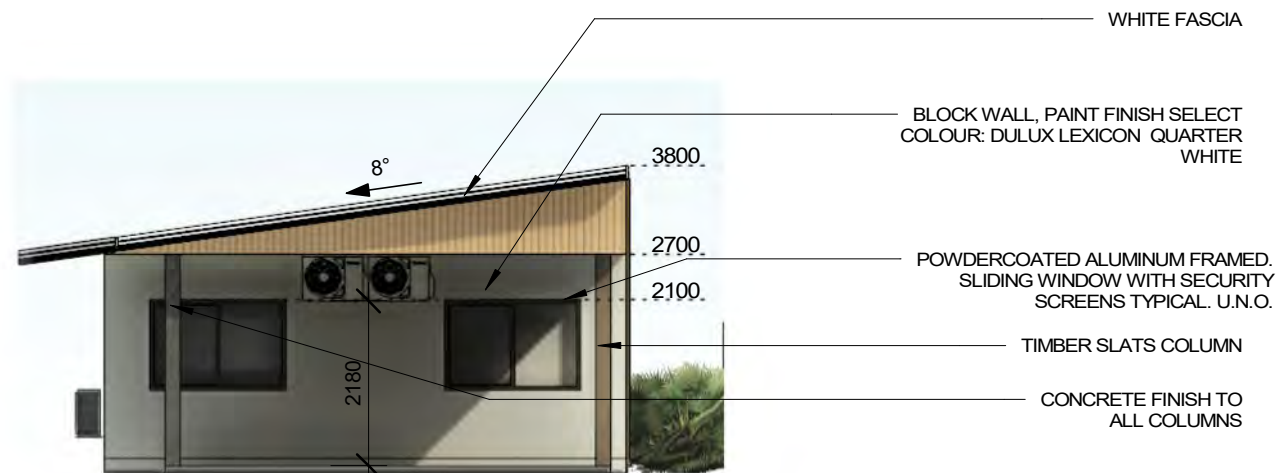
TIMBER FINISH

GABLE ENDS

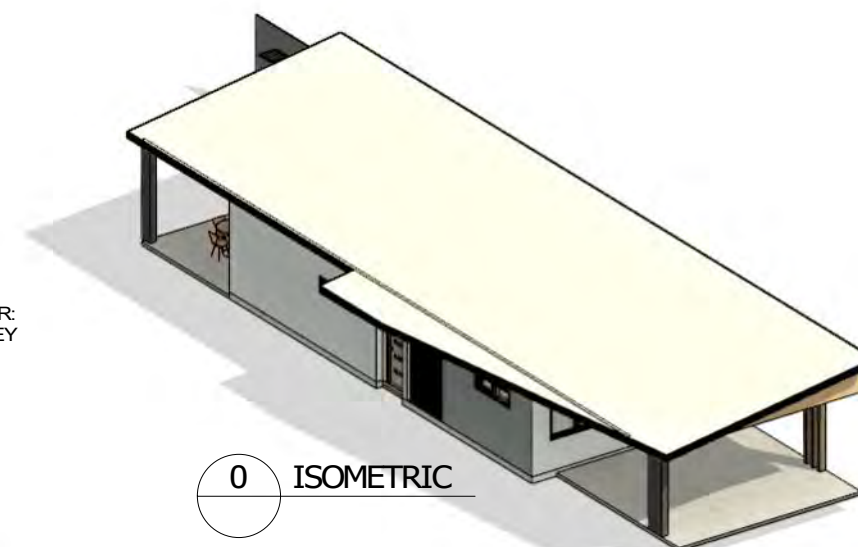


CSR TERRITORY WOODLANDS, BIRCH

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1 ELEVATION
A401 1 : 100



0 ISOMETRIC

NOTE : AIR CONDITIONING FACING THE STREET AND ADJOINING LOTS ARE TO BE SCREEN FENCE

FINISHES (TYPICAL)

ROOF SHEETING + FLASHINGS



COLORBOND-DOVERWHITE

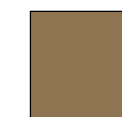
WALL COLOURS



DULUX LEXICON QUARTER WHITE



DULUX TIMELESS GREY



DULUX SANDALWOOD



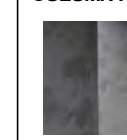
STONE FEATURE

ALUMINIUM / WINDOW FRAMES



DULUX - MONUMENT

COLUMN FINISH



ROCKCOTE



TIMBER FINISH

GABLE ENDS



CSR TERRITORY WOODLANDS, BIRCH



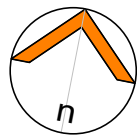
2 ELEVATION
A401 1 : 100



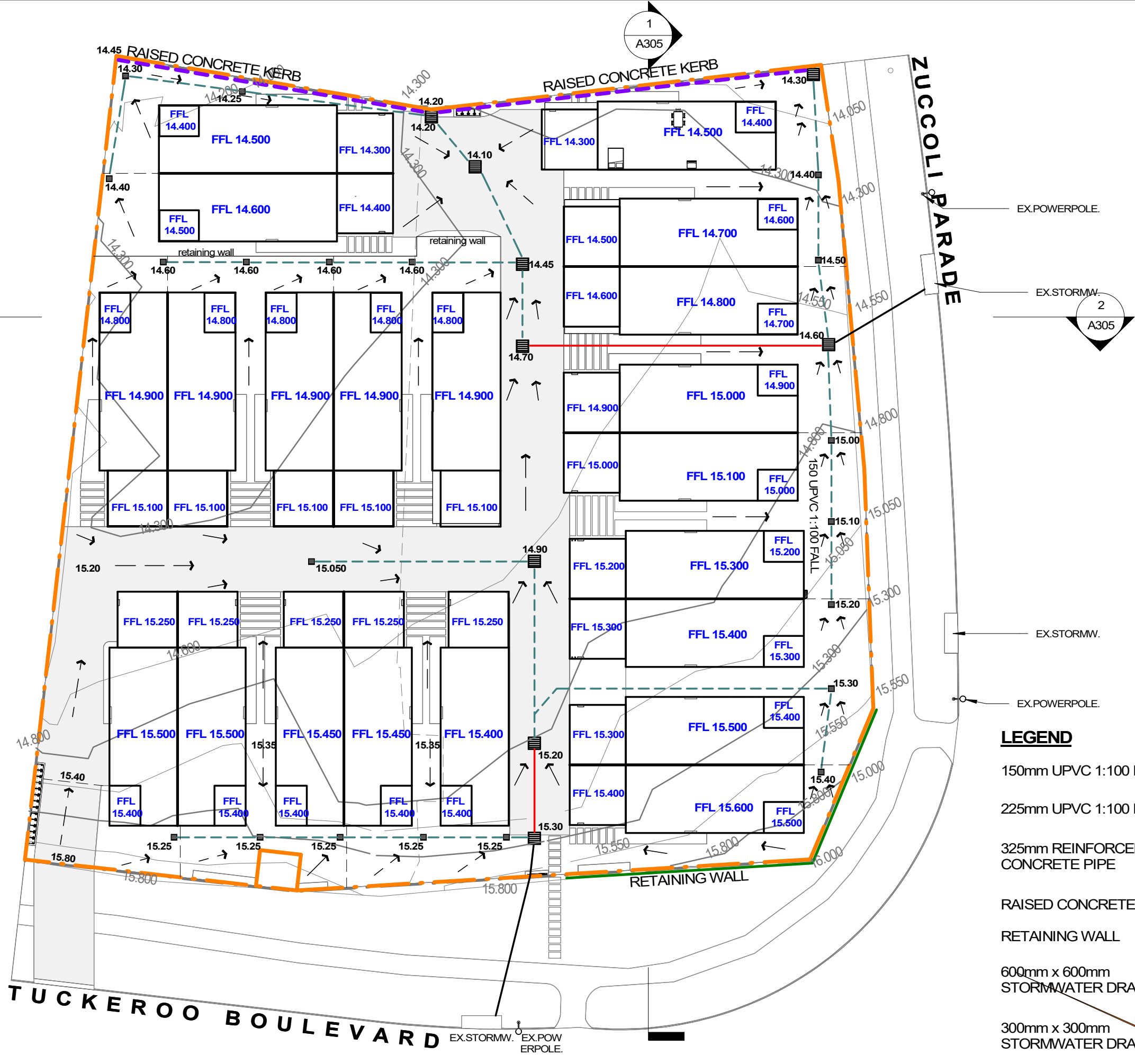
3 ELEVATION
A401 1 : 100



4 ELEVATION
A401 1 : 100



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LEGEND

150mm UPVC 1:100 FALL

225mm UPVC 1:100 FALL

325mm REINFORCED
CONCRETE PIPE

RAISED CONCRETE KERB

RETAINING WALL

600mm x 600mm
STORMWATER DRAIN PIT

300mm x 300mm
STORMWATER DRAIN PIT

1 STORMWATER PLAN
A300 1 : 400

DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

A500

23/07/2026

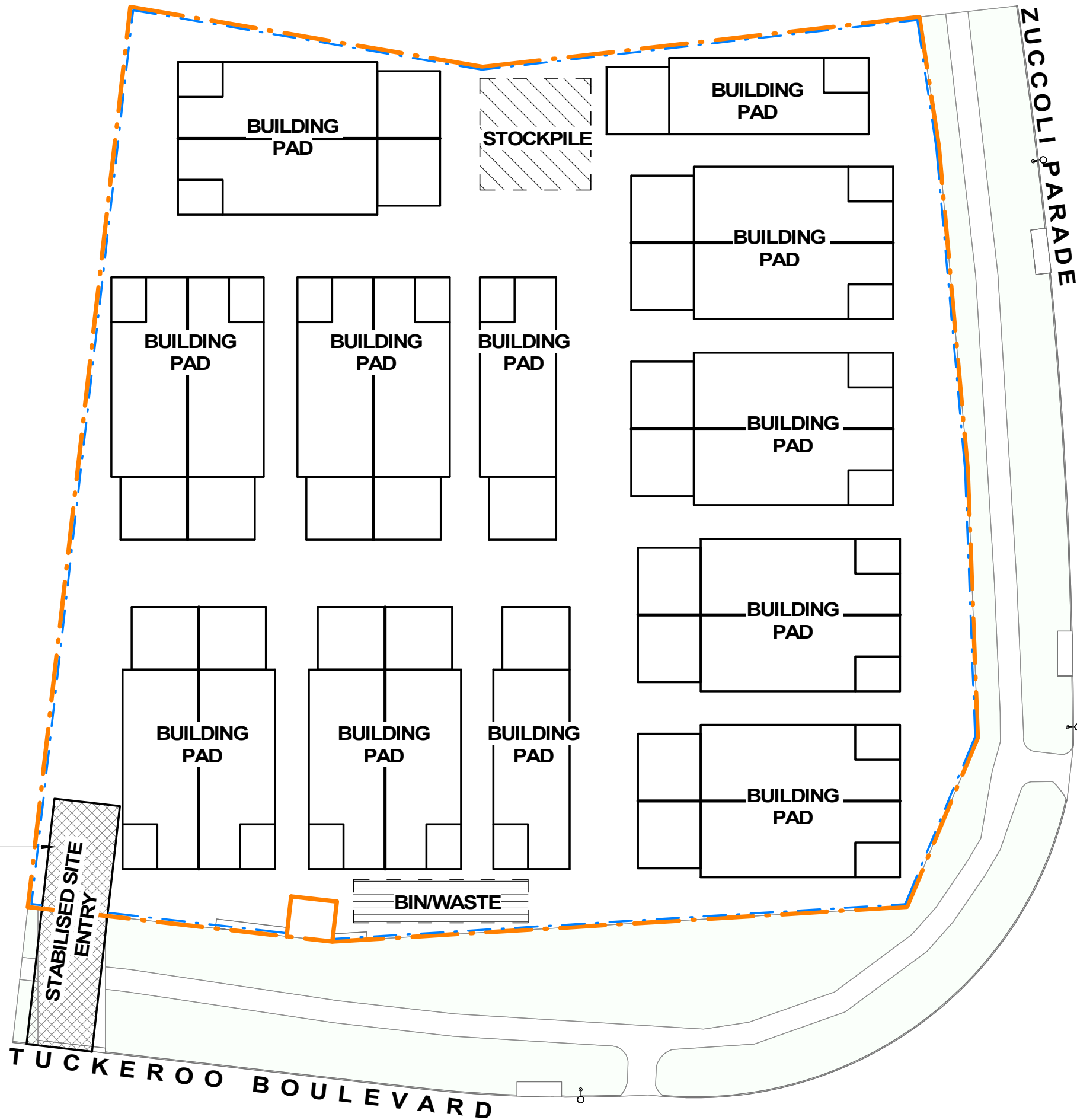
25015

STORMWATER PLAN

PROPOSED 21 x 3 BEDROOM DWELLING-GROUP

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NOTES

SEDIMENT MANAGEMENT

ASSUME FULL PERIMETER OF BOUNDARY
UNLESS DENOTED OTHERWISE 1000 WIDE SEDIMENT FENCES TO
TRAP COARSE SEDIMENT AT ALL POINTS WHERE STORMWATER LEAVES
THE SITE, BEFORE IT CAN WASH INTO GUTTERS, DRAINS AND
WATERWAYS. GEOTEXTILE FABRIC SEDIMENT FENCES ARE GENERALLY
THE MOST EFFICIENT BARRIER FOR BUILDING SITES. SEDIMENT FENCES
SHOULD BE INSTALLED DOWN SLOPE OF THE DISTURBED AREA, USUALLY
ALONG THE LOWEST SITE BOUNDARY WITH THE ENDS RETURNING UPHILL.
SEDIMENT FENCES SHOULD BE INSPECTED AFTER STORMS AND ANY
DEPOSITED SEDIMENT REMOVED. STOCKPILE EXTRA SEDIMENT
FENCE ON SITE FOR EMERGENCY REPAIRS. SEDIMENT FENCES ARE TO
BE LOCATED WITHIN PROPERTY BOUNDARIES FOR SAFETY REASONS.

STABILISED ENTRY/EXIT

CONSTRUCT A SINGLE VEHICLE ENTRY/EXIT PAD TO MINIMISE TRACKING OF
SEDIMENT ONTO ROADWAYS. A 'RUMBLE PAD' SHOULD COMPRISE A 150MM
(MINIMUM) LAYER OF 40MM RECYCLED AGGREGATE OR CRUSHED ROCK OVER
A GEOTEXTILE FABRIC BASE.
A RAISED HUMP ACROSS THE ENTRY/EXIT PAD CAN BE USED TO DIRECT
STORMWATER RUNOFF INTO A SEDIMENT FENCE TO THE SIDE OF THE PAD.
THE
LOCATION OF THE RUMBLE PAD SHOULD PROTECT SERVICES LOCATED IN THE
VERGE, PARTICULARLY IRRIGATION PIPES AND ELECTRICAL CABLE, AND
FOOTPATHS. CALL DIAL BEFORE YOU DIG TO DETERMINE THE LOCATION OF
SERVICES.

LEGEND



SEDIMENT FENCE

NOTE: SITE ENTRY TO BE STABILIZED
RUBBLE ENTRY PAD FROM
PROPERTY BOUNDARY TO
ROAD KERB

1 SEDIMENT CONTROL PLAN
A300 1 : 400

DESIGN
PROJECT MANAGEMENT
INTERIOR DESIGN
DRAFTING
MASTERPLANNING

A600

23/07/2026

25015

SEDIMENT CONTROL PLAN

PROPOSED 21 x 3 BEDROOM DWELLING-GROUP

concept designs

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DAS response to additional information from applicant

Deferral points		Applicant response to deferral points	DAS's response to applicant's response of deferral points
1.	A response (including amended drawings) showing a improved design outcome addressing non-compliances with NT Planning Scheme 2020 minimum development requirements (as identified in the Technical Assessment prepared by Development Assessment Services) which include non-compliances with the following Part 5 requirements:		Amended applications is mostly unchanged from that exhibited.
-	Sub-clauses 8 & 9 of Clause 5.2.4.4 (Layout of Car Parking Areas). Also see comments under point 2 below)	The revised plans provided at APPENDIX A1 show functional parking areas consistent with the requirement of Sub-clauses 8 & 9 of Clause 5.2.4.4 (Layout of Car Parking Areas). The layout allows a vehicle to enter from and exit to a road in a forward gear. The proposed carports have minimum 5.4m entry access and 5.6m depth adequate to accommodate two cars	Remains non-compliant – the applicant has amended the plans to include a ‘reverse bay’ area at the expense of entry to Units 12 and 13. The retaining wall adjacent unit 20 has been modified to improve entry to unit 20 at the expense of private open space of unit 9. Additionally, similar concerns regarding entry to units 19 & 21 exist (entry hindered by landscaping). Sightlines have been improved for unit 11 by the removal of landscaping but have not been improved for units 20 & 21. The ‘amended’ drawings still show air-conditioning units within the car parking areas (depth of car parks remain non-compliant). The width of the portion of driveway between unit 5, and units 11 to 14 remains non-compliant.
-	Sub-clauses 6(a) & 8 of Clause 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures)	The revised plans, APPENDIX A1 , show the proposed roofline for each dwelling and the building setbacks from lot boundaries, consistent with the relevant table to this clause. As the site is zoned MR, the required setbacks are 3m from side and rear boundaries, 4.5m from the secondary street frontage, and 6m from the primary street frontage. The plans identify the extent of proposed encroachment into these required setbacks. The variation is sought because the development is a typical single-storey dwelling-group development, rather than a two- to four-storey dwelling-multiple building. In this context, it is reasonable to apply	Increases in non-compliance – the amended plans have shift units 11 through to 18 west which has resulted in setbacks (and private open space areas) being further reduced. The applicant has also amended the distance between buildings on the same site which appears to have shifted buildings containing units 11 and 12, and 19 closer to the southern and norther boundaries. The applicant argues that because the buildings are one-storey that reduced setbacks should apply. The land is zoned MR which allows (and supports) buildings of greater height with more storeys (dwelling-group is <i>impact assessable</i> and dwelling-multiple is <i>merit assessable</i>). The land is zone MR and is required to comply with Zone MR setback requirements.

DAS response to additional information from applicant

			setbacks of 1.5m to the side and rear boundaries, 2.5m to the secondary frontage, and 6m to the primary frontage. The reasons for the proposed variations are addressed in the statement of effect. The increased setback to Zuccoli Parade will improve amenity by positioning the building farther from the busier road and reducing potential noise impacts.	
-	Sub-clause 2 of Clause 5.4.3.2 (Distance Between Residential Buildings on one Site)	The revised plans show building separations of predominantly 3m, which is consistent with single-storey dwelling-group developments. Although typical multi-storey development on MR-zoned land requires greater separation between buildings, the proposed single-storey design achieves outcomes comparable to dwelling-group development on LMR-zoned land. The proposed building separations are sufficient to minimise adverse impacts from building massing and avoid unreasonable overlooking of adjoining residential buildings and private open space.	Remains non-compliant – with the exception to the buildings containing units 4 & 5 (which have a 2.9m distance between buildings), all distances between buildings are now compliant. Please see discussions above about how this has impacted on compliance with other requirements.	
-	Sub-clauses 2(a), 2(d) and 3 of Clause 5.4.6.1 (Private Open Space for Dwellings-single, Dwellings-independent and Dwellings-group)	The revised plans, APPENDIX A1 , identify the minimum areas and dimensions used to calculate Area A under the relevant table to this clause. At least half of each private open space area will comprise grassed areas and garden beds to support stormwater infiltration and reduce runoff from the site. Each private open space will include a stormwater pit to collect runoff. The private open space areas will be screened by solid fencing between dwellings and by 1.8m-high pool-style fencing to the street, supported by landscaping to maintain passive surveillance of the streetscape.	Remains non-compliant – applicant again has not taken into consideration roof structures. See above for discussions under setbacks to see how private open space areas have been reduced. Additionally , the amended plans show screen fencing now along the north and western boundaries – this no conflicts with the 2(c) which requires that PoS be located to provide views of open space.	
-	Sub-clauses 5, 6 & 10 of Clause	The air-conditioning units are in accessible	Remains non-compliant – the air-conditioning units of units 19 and 21 are not	

DAS response to additional information from applicant

	5.4.8.1 (Building Design for Dwelling-group, Rooming Accommodation and Residential Care Facility)	areas, including the carport, to allow for servicing, as shown on the revised plans at APPENDIX A1. The associated pipework will be concealed within the building's blockwork. The development is not located near high-noise sources, such as an airport.	conveniently accessible if cars are parked in the car parking areas. The amended plans show air-conditioning in view of other residences and not concealed. It is noted that the air-conditioning units in the car parking areas also reduce the length of the driveways (see discussion above).  It is noted also that air-conditioning units (noise source) are located next to private open space areas and bedrooms. No response has been provided regarding noise attenuation from busy roads.
-	Sub-clause 5 of Clause (5.4.18.1 Fencing in Zones MR and HR) Clear identification on drawings and statement of variations sought to Part 5 minimum standards under sub-clause 4(a) of Clause 1.10 of the NTPS2020, including: - the number of variations (clause and aspects of non-compliance) - the extent of each variation (dimensions / areas etc), and - the justification for each variation. The statement of effect must	The proposed fencing will be up to 1.8m high and comprise a combination of solid and pool-style fencing. A variation to the fencing requirements under this clause is sought under sub-clause 5 of Clause 1.10, as the proposed fencing is consistent with the standard approach for dwelling-group development. In this instance, departure from the fencing guidance for MR-type dwelling-multiple development is justified because the proposal comprises single-storey dwelling-group development with fencing that provides a positive interface with the public domain while maintaining appropriate privacy for residents and neighbouring properties. The proposed fencing also incorporates visually permeable sections at the property entry to support	Remains non-compliant – the applicant has provided elevations that now show the fence details in relation to slope / ground height. The applicant has provided reasoning for the request for variation to sub-clause 5. It is noted that no retaining wall details have been shown on the elevations / sections which are likely required.

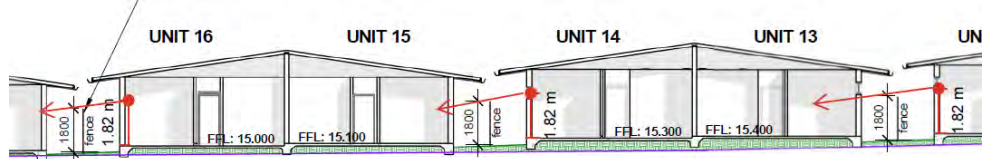
DAS response to additional information from applicant

	explain how the amended design achieves an improved outcome and how any remaining variations satisfy the criteria listed in sub-clause 5 of Clause 1.10.	sightlines, as well as along other parts of the street frontages to maintain passive surveillance of the public domain.	
2.	Clarification / amended drawings showing a better design response to pedestrian access to and within the site (including unhindered access to the main entrance of each dwelling(unit) and height / clearance details of air-conditioning units) and internal pedestrian circulation arrangements within common property and driveway areas, including evidence that the internal driveway and footpath arrangement will not result in unsafe and inefficient function of the internal driveway and footpath network, including that caused by waste removal (garbage and recycling collection) trucks and service vehicles. Consideration should also be given to City of Palmerston's technical requirements (access, dimensions and screening of bin enclosure).	The revised plans, APPENDIX A1 , identify shared driveways within the property and a designated pedestrian access gate from Tuckeroo Boulevard. Each dwelling has unobstructed access to the main entrance, as shown on the typical floor layouts. The revised plans also show the location of air-conditioning units and height clearances to confirm that the carports can accommodate two cars. The site layout also includes bin areas, with consideration given to the City of Palmerston's technical requirements, as demonstrated by the accompanying swept path analysis and nominated bin collection vehicle.	Remains non-compliant – no adjustments to entry of units 19 & 21 made (retaining wall adjacent unit 20 amended to allow entry to main entrance). Additionally, entry to units 12 and 13 is no long unhindered. No adjustments made to internal pedestrian movement. No evidence given that the arrangement will not result in inefficient function or an un-safe area. It appears that applicant has provided n appropriate number of bins. It is noted that the swept path diagrams do not show access to the bin enclosure to the north of the lot.
3.	Pursuant to section 46(3)(g) of the Planning Act 1999 an updated a statement specifying - 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 whether public utilities or infrastructure are to be provided by the developer or land is to be provided by the developer for the provision of public utilities or infrastructure; The consent authority notes that the	The property has a limited power supply capacity of 340kVA, which is adequate to service the proposed development. An existing 4.1m x 3.6m electricity easement for Substation 3352 is located on the property. Power and Water has advised that the development may require upgrades to the existing water and sewer services and that Services Development should be contacted before construction commences. It is noted that the utility services provided to the property anticipated a higher development yield consistent with the MR zoning. Any required utility upgrades will be undertaken in	The applicant has not provided evidence of the potential upgrades to the existing services (ie, substation size) which may impact on location / amount of buildings and landscaping.

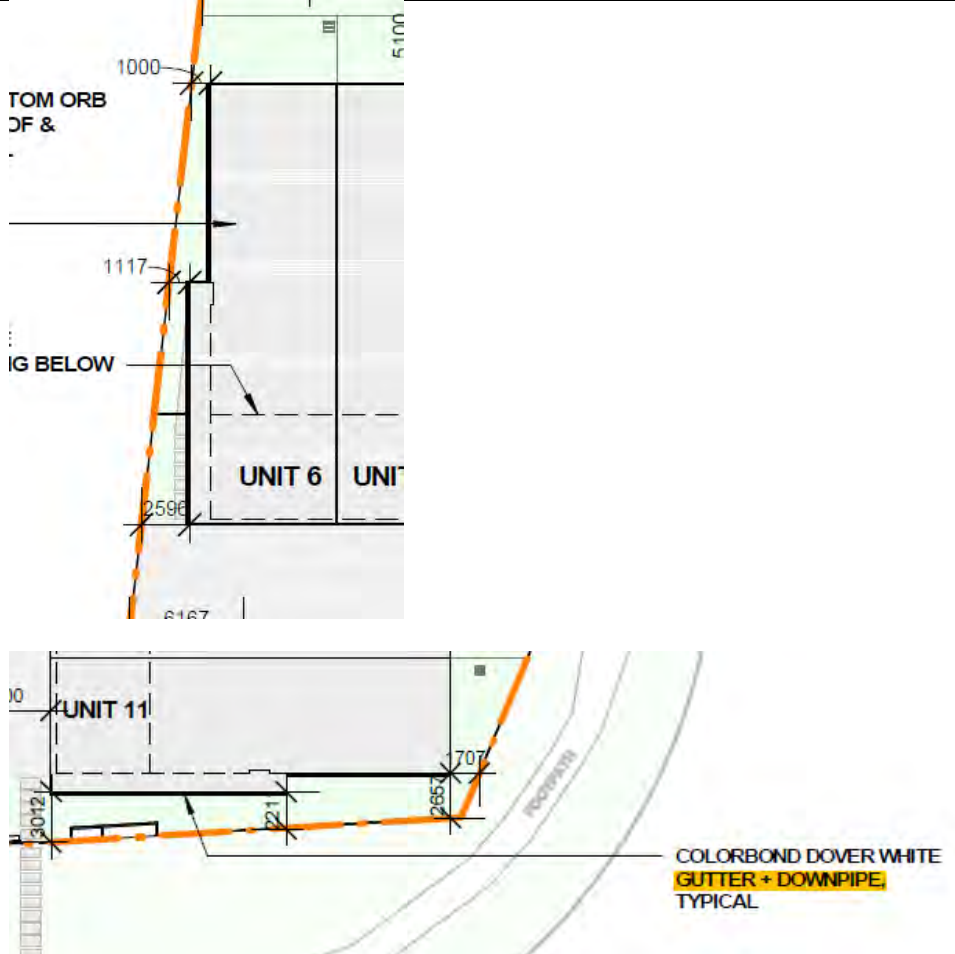
DAS response to additional information from applicant

	application (as lodged and exhibited) contains only a general statement regarding availability of reticulated power, water and sewer services and a broad reference to stormwater being directed to the established drainage system. This information is insufficient for the purposes of s 46(3)(g).	accordance with the requirements of the relevant service authorities.	
	The consent authority requires information demonstrating there will be no discharge of stormwater into Lot 12087 (whether via drain, overland flow, etc), noting that the '600mm x 600mm stormwater drain pit', shown on the submitted drawings in the north-eastern corner of the subject site (Lot 13502) does not appear to connect existing stormwater infrastructure within the road reserve/s. This is to also include a response to the matters raised under the 'Stormwater' heading within the letter (dated 15/04/2026) from Element, included within the application as exhibited. A updated site plan showing: - Existing and proposed levels of the site - Conceptual detail of drainage paths - Retaining structures - Areas of cut/fill - Relationship to adjoining land contours and drainage infrastructure Will also be of assistance. - These details are required to allow the consent authority to assess: - whether stormwater can be directed to a lawful point of discharge,	The revised plans, APPENDIX A1, provide site level details, including the cut-and-fill sections, to demonstrate finished floor levels and ground levels across the site. The plans show how site levels will be managed through cut and fill, retaining structures and kerbing to direct stormwater to designated on-site stormwater pits and lawful discharge points along Zuccoli Parade and Tuckeroo Boulevard. No stormwater will be discharged toward Lot 12087, as the development will collect and direct runoff to the existing stormwater infrastructure within the road reserves.	The plans have not been amended to include the requested information. The applicant indicates that no stormwater will be discharges toward Lot 12087 however this is not clear on the plans provided. Drainage plan should clearly show which way the drains fall. Additionally, the following details have not been provided: - Existing levels of the site - Conceptual detail of drainage paths (the fall of the drains) - Retaining structures - Areas of cut/fill - Relationship to adjoining land contours

DAS response to additional information from applicant

	- whether the development affects adjoining land, and - whether any additional infrastructure, easements or land is required to be provided by the developer.		
4.	Additional/amended drawings showing:		
i.	Compliance with: - sub-clause 2(c) of Clause 5.4.6.1 (Private Open Space for Dwellings-single, Dwellings-independent and Dwellings-group) - Sub-clause 7 of Clause 5.4.8.1 (Building Design for Dwelling-group, Rooming Accommodation and Residential Care Facility)	The revised plans, APPENDIX A1 , show the proposed 1.8m-high solid fencing between dwellings and along the side and rear boundaries. This fencing will prevent overlooking of private open space and habitable rooms within adjoining residences on the subject site and neighbouring sites.	Amended plans show further non-compliance with sub-clause 2(c) of Clause 5.4.6.1 (Private Open Space for Dwellings-single, Dwellings-independent and Dwellings-group) – views no longer provided to the north because of screen fencing. The applicant has provided updated sections which show potential overlooking issues due to rise in land however these appear to be minimal. Compliance to be determined by the consent authority.  above diagram shows 1.82m tall person and sightlines
ii.	All elevations of buildings and fencing, indicating finished floor levels, existing and finished ground levels, overall building/fence height, location of services (including air-conditioning units, service ducts, pipes, etc) and external finishes, and interactions between all neighbouring buildings.	The cross-section details provided at APPENDIX A1 (A305) indicate the existing level of the site, proposed cut and fill, finished floor levels and fencing height. The air-conditioning units are located in carports with the pipes concealed within the blockwork for each dwelling. The typical elevations of the dwellings indicate the location of air-condition units.	No sections showing interactions between building containing units 6 & 7, and building containing units 20 & 21. No sections provided showing interaction between Lot 13502 and the adjacent northern and western lots.
iii.	Site sections showing, finished floor levels of the buildings, “ground level” (NTPS2020definition” of the site, finished ground levels of the site including driveways and private open space areas and overall building heights, and interactions (including boundary details, ie fencelines/retaining walls) between each building on the site	The revised plans at APPENDIX A1 show the existing site level and the proposed levels resulting from cut and fill. The revised site plan includes finished floor levels for each dwelling and ground levels for the proposed private open space areas. The proposed levels demonstrate that stormwater can be managed on site and directed to lawful discharge and connection points within the road reserves. The site cross-section also shows the proposed retaining wall towards	Additionally, the applicant indicates that no roof gutters are proposed. The roof setbacks remain non-compliant. Units 6, 19 and 21 have the potential to discharge water into neighbouring lots (if no gutters are proposed). It is noted however, that the amended plans show gutters. 

DAS response to additional information from applicant

	and neighbouring lots (Lots 13502 & 13503, Town of Palmerston). This is to include details of how potential negative impacts from the adjacent car parking area and lighting infrastructure (existing works and works proposed by Council) on Lot 13503 is to be mitigated to a reasonable level.	the corner of Tuckeroo and Zuccoli Parade and kerbing along the rear boundary, which will direct stormwater to on-site drainage pits.	
iv.	Roof eave and gutter details (dimensions) and proposed setback distances of building roof lines from other building roof structures and lot boundaries (to demonstrate compliance with sub-clauses 6(a) and 8 of Clause 5.4.3).	No roof gutters are proposed for the dwellings. The revised plans, APPENDIX A1 , show the extent of the roof structures in relation to boundaries and identify the variations sought, as outlined above and in the statement of effect.	
5.	Noting that: - The site abuts Lot 13503 and Lot 12087. The lessee of Lot 12087 does not support discharge of storm water from Lot 13502 onto Lot 12087 - During 2026, earthworks have occurred on the site (Lot 13502) altering the “ground level” (NTPS2020 definition) of the	The revised plans at APPENDIX A1 show the existing site level and the proposed levels resulting from cut and fill. The revised site plan includes finished floor levels for each dwelling and ground levels for the proposed private open space areas. The proposed levels demonstrate that stormwater can be managed on site and directed to lawful discharge and connection points within the road reserves. The site cross-section also	Detailed assessment not provided – the application does not show a sufficient number of sections, does not comply with most requirements and concerns remain about the discharge of stormwater onto neighbouring lots.

DAS response to additional information from applicant

	property The submitted drawings do not include detail of “ground level” (NTPS2020 definition) and proposed finished levels of the site Pursuant to section 46(3)(e) of the Planning Act 1999 the applicant is to provide an updated -description of the physical characteristics of the land and a detailed assessment demonstrating the land's suitability for the purposes of the proposed development and the effect of development on that land and other land; This is be in the form of:	shows the proposed retaining wall towards the corner of Tuckeroo and Zuccoli Parade and kerbing along the rear boundary, which will direct stormwater to on-site drainage pits.	
i.	A detailed assessment demonstrating the suitability of Lot 13502 for the proposed development, addressing: - The effect of altered ground levels on stormwater behaviour - Whether the site can be developed without causing impacts on adjoining land (eg: controlled discharge of storm water, containment of fill) - Whether the site can achieve compliant building setbacks, private open space levels, and overlooking controls once final site levels are established - Whether retaining walls are required, including their height, location, and drainage characteristics		
ii.	A detailed assessment of the effect of development on adjoining	The revised plans, APPENDIX A1, demonstrate the proposed on-site	

DAS response to additional information from applicant

	land, specifically: • Demonstration that stormwater from Lot 13502 will not discharge onto Lot 12087 or Lot 13503 • Assessment of any impact to overland flow paths created or altered by 2026 earthworks • Confirmation that any retaining wall weep holes or similar will not direct stormwater toward Lot 12087 (noting the lessee's stated non-support for such discharge) • Identification of lawful points of discharge to City of Palmerston drainage infrastructure • Assessment of cumulative impacts from fill, retaining walls, and building placement	stormwater management arrangements and confirm that stormwater from Lot 13502 will not discharge onto Lot 12087 or Lot 13503. No weep holes are proposed along the face of the kerbing adjoining neighbouring properties.	
iii.	An assessment of how the proposed development interacts with adjoining land, including: • Potential for increased overlooking (to and from the site and between dwellings on the site) due to raised ground levels • Changes to effective wall height and any resulting setback requirements • Impacts on amenity, and drainage for Lot 13503 and Lot 12087 • Any mitigation measures required (screening, landscaping, level adjustments on the subject	The revised plans, APPENDIX A1, show the height of the proposed fencing along the property boundaries and between dwellings. The proposed cut and fill are unlikely to create overlooking impacts, as demonstrated by the site cross-section showing 1.8m-high fencing along the boundaries. The site adjoins a creek to the north and community purpose land to the west. The proposed 1.8m-high solid fencing along these boundaries will provide adequate screening for the development.	

DAS response to additional information from applicant

	site)		
6.	Clarification on the extent of works proposed adjacent to the electricity supply easements and any required electrical upgrades for the site (including verification whether a larger (new) substation, associated easement/s is required), and verification from the Power and Water Corporation that it has reviewed the most recent version of the site plan, fencing details and landscaping plan for the site and supports the issuing a development permit with standard general conditions	No upgrade to the existing electricity easement on site is proposed. The comments received from Power and Water remain valid and relevant to the proposed development.	Not provided
7.	Response from the applicant addressing how the proposed development complies with the “purpose” statement of Zone MR and Zone Outcome 6 of Clause 4.4 of the NTPS2020 as well as sub-clause 3 of Clause 2.2 - ‘maximises the number of dwellings within a 400m walk from the neighbourhood centre and bus stop’ as identified by the Palmerston Eastern Suburb Area Plan.	The purpose of Zone MR is to provide a range of mid-rise housing options close to community facilities, commercial uses, public transport and open space, where reticulated services can support medium-density residential development. The proposed development comprises 21 dwellings-group, consistent with the anticipated land use for the site, which has access to reticulated utility services. The site is within a 400m walk of the neighbourhood centre and bus stop identified in the Palmerston Eastern Suburb Area Plan. The proposed building heights are consistent with established development in the locality, and the overall design responds to the local character while maximising land yield given the site’s proximity to community services, public transport and the neighbourhood centre. The site forms part of an efficient land-use pattern established through an integrated subdivision in Zuccoli, with utility services provided to support this type of development, as contemplated by Outcome 6 of Clause 4.4	Direct response not provided (evasive answer).

DAS response to additional information from applicant

		of the NTPS 2020.	
8.	Receipt of comment from Crown Land Estate (Department of Lands, Planning and Environment) on the development application and details of conditions required on any development permit issued to protect its interests in terms of the Crown Lands Act 1992 and associated legislation.	The comments from Crown Land Estate (Department of Lands, Planning and Environment) are noted.	No comments received from CLE as of 30/07/2026.

NORTHERN TERRITORY OF AUSTRALIA

Planning Act - sections 54 and 55

DEVELOPMENT PERMIT

DP15/0024

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Lot 12087
Town of Palmerston
ZUCCOLI

APPROVED PURPOSE

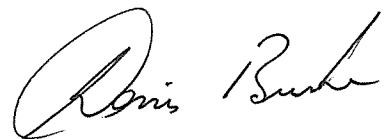
To use and develop the land for the purpose of a subdivision to create 398 residential lots and 4 public open space lots, in accordance with the attached schedule of conditions and the endorsed plans.

VARIATIONS GRANTED

Nil.

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.



DENIS BURKE
Delegate

Development Consent Authority

23 / 6 / 2015

DEVELOPMENT PERMIT

DP15/0024

SCHEDULE OF CONDITIONS

CONDITIONS PRECEDENT

1. Prior to the commencement of works an Erosion and Sediment Control Plan (ESCP), including details and location of stormwater drains, is to be prepared by an independent suitably qualified professional and submitted to and approved by the consent authority on the advice of the Department of Land Resource Management, and an endorsed copy of the Plan will form part of this permit. All works relating to this permit are to be undertaken in accordance with the endorsed ESCP to the satisfaction of the consent authority. The Department of Land Resource Management advises that the IECA Best Practice Erosion and Sediment Control Guidelines 2008 may be referenced as a guide to the type of information, detail and data that should be included in the ESCP.

GENERAL CONDITIONS

2. Works carried out under this permit shall be in accordance with the drawing numbered 2014/0757/1 through to 2014/0757/3 endorsed as forming part of this permit.
3. All existing and proposed easements and sites for existing and required utility services must be vested in the relevant authority for which the easement or site is to be created on the plan of subdivision submitted for approval by the Surveyor General.
4. Any developments on or adjacent to any easements on site shall be carried out to the requirements of the relevant service authority to the satisfaction of the consent authority.
5. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, sewerage facilities, electricity services and telecommunication services to the land shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
6. Design specifications for stormwater treatment are to be to the technical standards and at no cost to the City of Palmerston and/or the Department of Lands, Planning and the Environment on the advice of the Department of Health (Medical Entomology Branch) to the satisfaction of the consent authority.
7. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to City of Palmerston and/or the Department of Lands, Planning and the Environment as the case may be to the satisfaction of the consent authority.
8. Before the issue of titles, firebreaks along boundaries or at appropriate locations shall be provided to the satisfaction of the consent authority on advice from the Northern Territory Fire and Rescue Services.
9. Engineering design and specifications for the proposed and affected roads, street lighting, vehicular access, pedestrian/ cycle corridors and streetscaping are to be to the technical

requirements of City of Palmerston to the satisfaction of the consent authority and all approved works constructed at the owner's expense.

10. All proposed roads to be created on the plan of subdivision submitted for approval by the Surveyor General must be dedicated to the relevant Northern Territory or local government authority.
11. The loads of all trucks entering and leaving the site of works are to be constrained in such a manner as to prevent the dropping or tacking of materials onto streets. This includes ensuring that all wheels, tracks and body surfaces are free of mud and other contaminants before entering onto a sealed road network to the requirements of the Department of Transport and/or 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.
3. A "Permit to Work Within a Road Reserve" may be required from the Department of Infrastructure before commencement of any work within the road reserve.
4. You are advised to contact the relevant service provider prior to construction works commencing in order to determine the relevant telecommunication network servicing requirements for the development, including the potential requirement to provide fibre ready telecommunication facilities.
5. All new roads are required to be named under the Place Names Act. You should immediately make application to the Place Names Committee to commence the road naming process. Contact the Place Names Unit on 8995 5333 or placenames.dpi@nt.gov.au. Further information can be found at <http://www.placenames.nt.gov.au>.
6. The Department of Land Resource Management (DLRM) advises that the development area and surrounding land supports a population of threatened shrub *Atalaya brevialata* and the Howard River Toadlet (*Uperoleia daviesae*) both of which are respectively listed as critically endangered and vulnerable under the Environment Protection and Biodiversity Conservation Act. DLRM recommends that targeted surveys should be conducted at appropriate times of the year to clarify the presence of *Atalaya brevialata* and *Uperoleia daviesae* on the subject and adjacent land and an appropriate mitigation measures be developed should either of these species be found to be present in the area.

LEGEND

-  Minimum Setback Area
(6m front, 1.5m side and rear typically and 2.5m to secondary street frontage)
-  Maximum Building Area
-  Indicative Location of Private Open Space area with min. dimensions 6m x 6m
(as per Clause 7.5 of the NT Planning Scheme)
-  Indicative Location of Private Open Space
(min. total 50m² per dwelling as per Clause 7.5 of the NT Planning Scheme)
-  Indicative Location of Min. Building Envelope Area
(7m x 15m for lots 300m² to <450m²)
-  Indicative Location of Min. Building Envelope Area
(10m x 15m for lots 450m² to 600m²)
-  Indicative Location of Min. Building Envelope Area
(17m x 17m for lots >600m²)
-  Common Building Boundary
-  Indicative Location of Parking Area
(6m x 6m or 3m x 12m)
-  4.5m min. Setback for Carports without Walls
(Enclosed Garages to be setback 6m min.)
-  Proposed Driveway Crossover Location
(width 3.5m)
-  Designated Primary Street
-  Multiple Dwelling Site Vehicle Access Point
-  2.5m min. Setback for Carports without Walls
and Garages



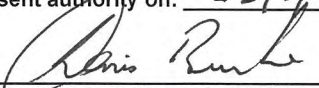
Building Envelope Plan - Overall

Zuccoli Stage 2C-2J, Palmerston N.T.

Drawing No: 2014/0757/2 referred to in

Permit No: DP15/0024 issued by

the consent authority on: 23/1/15


Consent Authority / Delegate

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www.dgsa.com.au

The Planning Group WA Pty Ltd
ABN 24 607 071 222

LEGEND

- 18m wide frontage single house lot (540m² approx.)
- 15m wide frontage single house lot (450m² approx.)
- 12m wide frontage single house lot (360m² approx.)
- 10m wide frontage single house lot (300m² approx.)
- Site for Multiple Dwellings
- Public Open Space
- Drainage



Development Concept Zuccoli Stage 2, Palmerston N.T.

Drawing No: 2014/0757/3 referred to in
Permit No: DP15/0024 issued by
the consent authority on: 22/1/15

[Signature]
Consent Authority / Delegate



Level 7, 182 St Georges Terrace
Perth Western Australia 6000
Telephone +61 8 9238 8200
Facsimile +61 8 9231 4786
www.g9.com.au
The Planning Group WA Pty Ltd
ABN 26 087 273 222

Development Consent Authority

Northern Territory



GPO BOX 1680
DARWIN NT 0801

Telephone No: (08) 8999 6115
Facsimile No: (08) 8999 6055

In reply please quote: PA2014/0757

Mr Andrew Howe
TPG Town Planning, Urban Design & Heritage
PO Box 7375
Cloisters Square WA 6850
andrew.howe@tpgwa.com.au

Dear Mr Howe,

NOTICE OF CONSENT (SECTION 53B OF THE *PLANNING ACT*) LOT 12087 TOWN OF PALMERSTON

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 subdivision to create 398 residential lots and 4 public open space lots, subject to the conditions detailed in the attached permit DP15/0024.

Reasons

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.

Zone FD is an interim zone identifying an area plan that is intended for future rezoning and development in accordance with an Area Plan and its purpose.

The site is located within areas designated as urban residential, open space and community purposes under the Palmerston Eastern Suburbs Area Plan. The purpose of the application is to create 398 residential lots and 4 public open space lots. The proposal will create residential lots between 300m² to 597m² which will facilitate the development of single dwellings on individual lots whilst lots between 2720m² to 5179m² will facilitate the development of multiple dwellings with the largest of the multiple dwellings lot being provided in close proximity to the neighbour centre. It is therefore considered that the subdivision is consistent with the Palmerston Eastern Suburbs Area Plan, the Palmerston Eastern Suburbs Planning Principles and consistent with the intended future use of the land.

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 a mixture of 1c, 2a1 and 4c soils. 1c soils are classed as short steep slopes and rises; gradient 5 – 15%; shallow gravelly lithiosols: Eucalypt Woodland. 2a1 soils are classified as low rises; gradient to 4%; shallow gravelly lithiosols: Eucalypt Open Woodland, minor Woodland

and 4c soils are classified as gentle lower slopes; gradient 0.5-1.5%; wet season water table; hardsetting deep mottled yellow massive earths; Mixed species Open Forest, minor Woodland.

The land has some significant slopes and cut and fill is proposed. The Department of Land Resource Management advised of no objection to the proposal subject to an Erosion and Sediment Control Plan being developed by a suitably qualified and experienced professional.

Therefore, provided that:

- an ESCP is implemented;
- stormwater flows and quality and the associated sediment displacement and erosion is effectively controlled; and
- modifications are made to the existing sub-soil conditions to raise the land capability rating of the site,

the land is considered capable of accommodating residential subdivision as proposed.

Right of Appeal

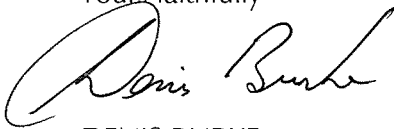
Applicants are advised that a right of appeal to the Northern Territory Civil and Administrative Tribunal exists under Part 9 of the Planning Act. An appeal under section 114 against a determination of a development application must be made within 28 days of the service of this notice.

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 7210 or email AGD.ntcat@nt.gov.au).

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 6046.

Yours faithfully



DENIS BURKE
Delegate of the Development Consent Authority

23 / 1 / 2015

Attachment

Cc City of Palmerston
Plan: the Planning Action Network

NORTHERN TERRITORY OF AUSTRALIA

Planning Act - sections 54 and 55

DEVELOPMENT PERMIT

DP17/0230

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Lot 13502
Town of Palmerston
6 TUCKEROO BVD, ZUCCOLI

APPROVED PURPOSE

To use and develop the land for the purpose of 72 x 2 bedroom multiple dwellings in 5 x 4 storey buildings, in accordance with the attached schedule of conditions.

VARIATIONS GRANTED

Clause 7.3 (Building Setbacks of Residential Buildings and Ancillary Structures), 7.3.1 (Additional Setback Requirements for Residential Buildings longer Than 18 metres and for Residential Buildings over 4 Storeys in Height) and 7.5 (Private Open Space) 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.

Anthony
Brennan
2017.06.21
08:26:59 +09'30'



ANTHONY BRENNAN
Delegate
Development Consent Authority

21/06/2017

DEVELOPMENT PERMIT

DP17/0230

SCHEDULE OF CONDITIONS

CONDITIONS PRECEDENT

1. Prior to the endorsement of plans and prior to commencement of works (including site preparation), amended plans to the satisfaction of the consent authority must be submitted to and approved by the consent authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and two copies must be provided. The plans must be generally in accordance with the plans submitted with the application but modified to show:
 - (a) floor plans for all proposed dwellings that accurately reflect the additional balcony areas for units at the end of each building;
 - (b) accurate elevations that show all overall building heights including structures within the communal open space areas;
 - (b) dimensions for all car parking bays, driveways and landscaping depth with regard to sub-clauses 6.5.3 (Parking Layout) (g), (h) and (j);
 - (c) additional screening measures for private open space balconies at the end of each building adjacent common areas;
 - (d) dimensions on the plans that show the total area of landscaping in square metres to ensure compliance with clauses 7.6 (Communal Open Space) and 7.7 (Landscaping for...Multiple Dwellings...), and;
 - (e) drainage for balconies in each individual unit.
2. Prior to the endorsement of plans and commencement of works (including site preparation), a Traffic Impact Assessment Report detailing the impact of traffic generation from the development on Tuckeroo Boulevard and associated streets, must be completed by a suitably qualified professional to the requirements of City of Palmerston and/or the Land Development Unit of the Department of Infrastructure, Planning and Logistics, to the satisfaction of the consent authority.
3. Prior to the endorsement of plans and commencement of works (including site preparation), a schematic plan demonstrating the on-site collection of stormwater and its discharge into the local stormwater drainage system shall be submitted to and approved by the City of Palmerston and/or the Land Development Unit of the Department of Infrastructure, Planning and Logistics, to the satisfaction of the consent authority. The plan shall include details of the drainage connection points. The plan shall also indicate how stormwater will be collected on the site and discharged to the City of Palmerston stormwater drainage system.
4. Prior to the commencement of works, an Erosion and Sediment Control Plan (ESCP), is to be submitted to and approved by the consent authority on the advice of the Department of Environment and Natural Resources (DENR). All works relating to this permit are to be undertaken in accordance with the endorsed ESCP to the requirements of the consent authority, on advice from DENR. The ESCP is to be developed by a suitably qualified and experienced professional in erosion and sediment control planning and the IECA Best Practice Erosion and Sediment Control Guidelines 2008 may be referenced as a guide to the type of information, detail and data that should be included in the ESCP. The plan should detail methods and treatments for

minimising erosion and sediment loss from the site during the construction phase. Information regarding erosion and sediment control and ESCP content is available at: www.austieca.com.au and the NT Government website: <http://nt.gov.au/environment/soil-land-vegetation>.

GENERAL CONDITIONS

5. The works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.
6. 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.
7. All existing and proposed easements and sites for existing and required utility services must be vested in the relevant authority for which the easement or site is to be created.
8. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply and sewerage facilities, electricity services and telecommunications networks to the land shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
9. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to the City of Palmerston and/or the Land Development Unit of the Department of Infrastructure, Planning and Logistics, to the satisfaction of the consent authority.
10. All proposed works impacting on Tuckeroo Boulevard and Zuccoli Parade are to be designed, supervised and certified on completion by a practicing and registered civil engineer, and shall be in accordance with the standards and specifications of the City of Palmerston and/or the Land Development Unit of the Department of Infrastructure, Planning and Logistics and no works are to commence prior to approval and receipt of a "Permit to Work Within a Road Reserve".
11. The kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of the City of Palmerston, to the satisfaction of the consent authority.
12. The owner shall:
 - (a) remove disused vehicle and/ or pedestrian crossovers;
 - (b) provide footpaths/ cycleways;
 - (c) collect stormwater and discharge it to the drainage network; and
 - (d) undertake reinstatement works;All to the technical requirements of and at no cost to the City of Palmerston and/or the Land Development Unit of the Department of Infrastructure, Planning and Logistics, to the satisfaction of the consent authority.
13. No fence, hedge, tree or other obstruction exceeding a height of 0.6m is to be planted or erected so that it would obscure sight lines at the junction of the driveway and the public street.
14. Before the use/occupation of the development starts, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the consent authority.
15. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the consent authority, including that any dead, diseased or damaged plants are to be replaced.

- 16.Storage for waste disposal bins is to be provided to the requirements of City of Palmerston to the satisfaction of the consent authority.
- 17.All balconies are to be internally drained and discharge is to be disposed of at ground level and in a manner consistent with stormwater disposal arrangements for the site to the satisfaction of the consent authority.
- 18.A Compliance Certificate under the Swimming Pool Safety Act issued by the Swimming Pool Safety Authority is required for the swimming pool/s prior to the commencement of the use/development to the satisfaction of the consent authority.
- 19.All works relating to this permit are to be undertaken in accordance with the endorsed ESCP to the requirements of the consent authority, upon the advice of the Department of Environment and Natural Resources.
- 20.Prior to the use/occupation of the development and connection of services (i.e. power and water) the owner of the land must apply for street addressing from the Surveyor-General of the Northern Territory. This will form the legal address and will be required to be placed on the meters within the development in accordance with the allocation. An Occupancy Permit will not be able to be granted until such time as addressing is obtained.

NOTES

1. The Power and Water Corporation advises that the Water and Sewer Services Development Section (landdevelopmentnorth@powerwater.com.au) and Power Network Engineering Section (powerconnections@powerwater.com.au) should be contacted via email a minimum of 1 month prior to construction works commencing to determine the Corporation's servicing requirements, and the need for upgrading of on-site and/or surrounding infrastructure.
2. If you choose nbn to service your development, you will need to enter into a development agreement with nbn. The first step is to register the development via <http://www.nbnco.com.au/develop-or-plan-with-the-nbn/new-developments.html> once registered nbn will be in contact to discuss the specific requirements for the development. Nbn requires you to apply at least 3 months before any civil works commence. All telecommunications infrastructure should be built to nbn guidelines found at <http://www.nbnco.com.au/develop-or-plan-with-the-nbn/new-developments/builders-designers.html>
3. The Northern Territory Environment Protection Authority advises that construction work should be conducted in accordance with the Authority's Noise Guidelines for Development Sites. The guidelines specify that on-site construction activities are restricted to between 7am and 7pm Monday to Saturday and 9am to 6pm Sunday and Public Holidays. For construction activities outside these hours refer to the guidelines for further information.
4. A "Permit to Work Within a Road Reserve" is required from the City of Palmerston or the Land Development Unit - Department of Infrastructure, Planning and Logistics (where it impacts on Zuccoli Parade) before commencement of any work within the road reserve.
5. Any proposed works which fall within the scope of the Construction Industry Long Service Leave and Benefits Act must be notified to NT Build by lodgement of the required Project Notification

Form. Payment of any levy must be made prior to the commencement of any construction activity. NT Build should be contacted via email (info@ntbuild.com.au) or by phone on 08 89364070 to determine if the proposed works are subject to the Act.

6. The Surveyor-General advises you should immediately make application for unit/street addresses to the Survey Land Records unit on (08) 8995 5354 (surveylandrecords@nt.gov.au).

Development Consent Authority

Northern Territory



GPO BOX 1680
DARWIN NT 0801

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

In reply please quote: PA2017/0126

Israel Kgosiemang
One Planning Consult
PO Box 42279
Casuarina NT 0811
Via email Israel.k@oneplanningconsult.com.au

Dear Sir

NOTICE OF DETERMINATION (*SECTION 53A OF THE PLANNING ACT*) LOT 13502 (6) TUCKEROO BOULEVARD, TOWN OF PALMERSTON

The Development Consent Authority, vary the requirements of Clauses 7.3 (Building Setbacks of Residential Buildings and Ancillary Structures), 7.3.1 (Additional Setback Requirements for Residential Buildings longer Than 18 metres and for Residential Buildings over 4 Storeys in Height) and 7.5 (Private Open Space) of the Northern Territory Planning Scheme and in accordance with section 53(a) of the *Planning Act*, has determined to grant consent to the proposal to use and develop the land for the purpose of 72 x 2 bedroom multiple dwellings in 5 x 4 storey buildings subject to the conditions specified below.

NOTE: This is not a Development Permit. No use of the land or development works in accordance with this Notice of Determination may be carried out until such time as a Development Permit has been issued.

CONDITIONS PRECEDENT

1. Prior to the endorsement of plans and prior to commencement of works (including site preparation), amended plans to the satisfaction of the consent authority must be submitted to and approved by the consent authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and two copies must be provided. The plans must be generally in accordance with the plans submitted with the application but modified to show:
 - (a) floor plans for all proposed dwellings that accurately reflect the additional balcony areas for units at the end of each building;
 - (b) accurate elevations that show all overall building heights including structures within the communal open space areas;
 - (c) dimensions for all car parking bays, driveways and landscaping depth with regard to sub-clauses 6.5.3 (Parking Layout) (g), (h) and (j);
 - (d) additional screening measures for private open space balconies at the end of each building adjacent common areas;

- (e) dimensions on the plans that show the total area of landscaping in square metres to ensure compliance with clauses 7.6 (Communal Open Space) and 7.7 (Landscaping for Multiple Dwellings), and;
 - (f) drainage for balconies in each individual unit.
2. Prior to the endorsement of plans and commencement of works (including site preparation), a Traffic Impact Assessment Report detailing the impact of traffic generation from the development on Tuckeroo Boulevard and associated streets, must be completed by a suitably qualified professional to the requirements of City of Palmerston and/or the Land Development Unit of the Department of Infrastructure, Planning and Logistics, to the satisfaction of the consent authority.
 3. Prior to the endorsement of plans and commencement of works (including site preparation), a schematic plan demonstrating the on-site collection of stormwater and its discharge into the local stormwater drainage system shall be submitted to and approved by the City of Palmerston and/or the Land Development Unit of the Department of Infrastructure, Planning and Logistics, to the satisfaction of the consent authority. The plan shall include details of the drainage connection points. The plan shall also indicate how stormwater will be collected on the site and discharged to the City of Palmerston stormwater drainage system.
 4. Prior to the commencement of works, an Erosion and Sediment Control Plan (ESCP), is to be submitted to and approved by the consent authority on the advice of the Department of Environment and Natural Resources (DENR). All works relating to this permit are to be undertaken in accordance with the endorsed ESCP to the requirements of the consent authority, on advice from DENR. The ESCP is to be developed by a suitably qualified and experienced professional in erosion and sediment control planning and the IECA Best Practice Erosion and Sediment Control Guidelines 2008 may be referenced as a guide to the type of information, detail and data that should be included in the ESCP. The plan should detail methods and treatments for minimising erosion and sediment loss from the site during the construction phase. Information regarding erosion and sediment control and ESCP content is available at: www.austieca.com.au and the NT Government website: <http://nt.gov.au/environment/soil-land-vegetation>.

GENERAL CONDITIONS

5. The works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.
6. 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.
7. All existing and proposed easements and sites for existing and required utility services must be vested in the relevant authority for which the easement or site is to be created.
8. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply and sewerage facilities, electricity services and telecommunications networks to the land shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
9. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to the City of Palmerston and/or the Land Development Unit of the Department of Infrastructure, Planning and Logistics, to the satisfaction of the consent authority.

10. All proposed works impacting on Tuckeroo Boulevard and Zuccoli Parade are to be designed, supervised and certified on completion by a practicing and registered civil engineer, and shall be in accordance with the standards and specifications of the City of Palmerston and/or the Land Development Unit of the Department of Infrastructure, Planning and Logistics and no works are to commence prior to approval and receipt of a "Permit to Work Within a Road Reserve".
11. The kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of the City of Palmerston, to the satisfaction of the consent authority.
12. The owner shall:
 - (a) remove disused vehicle and/ or pedestrian crossovers;
 - (b) provide footpaths/ cycleways;
 - (c) collect stormwater and discharge it to the drainage network; and
 - (d) undertake reinstatement works;All to the technical requirements of and at no cost to the City of Palmerston and/or the Land Development Unit of the Department of Infrastructure, Planning and Logistics, to the satisfaction of the consent authority.
13. No fence, hedge, tree or other obstruction exceeding a height of 0.6m is to be planted or erected so that it would obscure sight lines at the junction of the driveway and the public street.
14. Before the use/occupation of the development starts, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the consent authority.
15. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the consent authority, including that any dead, diseased or damaged plants are to be replaced.
16. Storage for waste disposal bins is to be provided to the requirements of City of Palmerston to the satisfaction of the consent authority.
17. All balconies are to be internally drained and discharge is to be disposed of at ground level and in a manner consistent with stormwater disposal arrangements for the site to the satisfaction of the consent authority.
18. A Compliance Certificate under the Swimming Pool Safety Act issued by the Swimming Pool Safety Authority is required for the swimming pool/s prior to the commencement of the use/development to the satisfaction of the consent authority.
19. All works relating to this permit are to be undertaken in accordance with the endorsed ESCP to the requirements of the consent authority, upon the advice of the Department of Environment and Natural Resources.
20. Prior to the use/occupation of the development and connection of services (i.e. power and water) the owner of the land must apply for street addressing from the Surveyor-General of the Northern Territory. This will form the legal address and will be required to be placed on the meters within the development in accordance with the allocation. An Occupancy Permit will not be able to be granted until such time as addressing is obtained.

NOTES

1. The Power and Water Corporation advises that the Water and Sewer Services Development Section (landdevelopmentnorth@powerwater.com.au) and Power Network Engineering Section (powerconnections@powerwater.com.au) should be contacted via email a minimum of 1 month prior to construction works commencing to determine the Corporation's servicing requirements, and the need for upgrading of on-site and/or surrounding infrastructure.
2. If you choose nbn to service your development, you will need to enter into a development agreement with nbn. The first step is to register the development via <http://www.nbnco.com.au/develop-or-plan-with-the-nbn/new-developments.html> once registered nbn will be in contact to discuss the specific requirements for the development. Nbn requires you to apply at least 3 months before any civil works commence. All telecommunications infrastructure should be built to nbn guidelines found at <http://www.nbnco.com.au/develop-or-plan-with-the-nbn/new-developments/builders-designers.html>
3. The Northern Territory Environment Protection Authority advises that construction work should be conducted in accordance with the Authority's Noise Guidelines for Development Sites. The guidelines specify that on-site construction activities are restricted to between 7am and 7pm Monday to Saturday and 9am to 6pm Sunday and Public Holidays. For construction activities outside these hours refer to the guidelines for further information.
4. A "Permit to Work Within a Road Reserve" is required from the City of Palmerston or the Land Development Unit - Department of Infrastructure, Planning and Logistics (where it impacts on Zuccoli Parade) before commencement of any work within the road reserve.
5. Any proposed works which fall within the scope of the Construction Industry Long Service Leave and Benefits Act must be notified to NT Build by lodgement of the required Project Notification Form. Payment of any levy must be made prior to the commencement of any construction activity. NT Build should be contacted via email (info@ntbuild.com.au) or by phone on 08 89364070 to determine if the proposed works are subject to the Act.
6. The Surveyor-General advises you should immediately make application for unit/street addresses to the Survey Land Records unit on (08) 8995 5354 (surveylandrecords@nt.gov.au).

REASONS FOR THE DECISION

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

The proposal is consistent with the primary purpose of Zone MR (Medium Density Residential), which is to "provide for a range of housing options to a maximum height of four storeys above ground level", and that the development is considered to be of a "scale, character and architectural style that is compatible with the streetscape and surrounding development".

2. The application is seeking a variation to clause 7.3 (Setbacks of Residential Buildings and Ancillary Structures) and clause 7.3.1 (Additional Setback Requirements for Residential Buildings longer Than 18 metres and for Residential Buildings over 4 Storeys in Height) of the Northern Territory Planning Scheme. The primary purpose of clause 7.3.1 is 'to ensure that residential buildings respond to the potential adverse effects of building massing and visual bulk when viewed from adjoining land and the street'. A variation to the requirements of this clause to allow a reduced setback to the boundaries is granted for the following reasons:

- The subject site is bounded by Zone CP (Community Purpose) land to west and Zone FD (Future Development) land to the north (drainage reserve). The reduction in setbacks sought for these boundaries is considered unlikely to have an adverse impact on the potential and future level of amenity associated with the area as these adjacent zones do not allow for dense residential development;
- The effect of building massing is considered to be reduced by the wider than average road reserves of Tuckeroo Boulevard and Zuccoli Parade;
- The type of development proposed is considered to be reasonably anticipated for Zone MR (Medium Density Residential);
- The development will also allow for increased passive surveillance of adjacent public areas thereby increasing the level of safety for the community, and;
- The information required by the condition precedents will ensure that the level of amenity for future residents is also adequately addressed in terms of privacy.

For the reasons outlined above, the proposed development is not considered to undermine the purpose of clause 7.3.1 and is therefore supported.

3. In relation to clause 7.5 (Private Open Space), the variation to the dimensional requirements of this clause are considered to be relatively minor and the Authority notes the provision of a centralised communal open space area which includes a pool and areas for recreation.
4. Pursuant to Section 51(e) of the Planning Act, the consent authority must take into account any submissions made under section 49 in relation to the development application.

The Authority considers the issues raised in the submissions to be adequately addressed by the conditions included on the development permit. In relation to the issue regarding the potential over development of the site, the subject land is not directly adjacent any residential land is unlikely to adversely affect the existing and future amenity of the area as a result of the reduced setbacks particularly as there is adequate separation from Zone SD (Single Dwelling) land.

5. In accordance with the requirements of section 51(m) of the Planning Act, consideration has been given to all comments received from service authorities, with all relevant matters addressed through conditions or notes on the development permit, thereby ensuring that an appropriate level of service is maintained for the site and surrounding locality.

Rights 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. An appeal under section 114 against a determination of development application must be made within 28 days of the service of this notice.

Persons or a local authority who made submissions in accordance with section 49 of the Act, in relation to the development application are advised that a right of appeal to the Appeals Tribunal exists under Part 9 of the Act. An appeal under section 117 by a third party in respect of a development application must be made within 14 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 7210 or email: AGD.ntcat@nt.gov.au).

If within fourteen (14) days of this notice, no appeal is lodged with the Northern Territory Civil and Administrative Tribunal, a Development Permit will be issued in accordance with the conditions shown on the attached schedule.

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

Yours faithfully

 Anthony
Brennan
2017.05.25
12:43:42
+09'30'

Anthony Brennan
Delegate

25 May 2017

Cc City of Palmerston
Department of Environment and Natural Resources
PLan: the Planning Action Network Inc

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999 - sections 54 and 55

DEVELOPMENT PERMIT

DP22/0121

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Lot 13502
Town of Palmerston
6 TUCKEROO BVD, ZUCCOLI

APPROVED PURPOSE

To use and develop the land for the purpose of dwellings-group (1 x 2 bedroom and 19 x 3 bedroom) in 12 single storey buildings, in accordance with the attached schedule of conditions and the endorsed plans.

VARIATIONS GRANTED

Clauses 5.4.3.1 (Additional Setback Requirements for Residential Buildings longer than 18 metres and for Residential Buildings over 4 storeys in Height), 5.4.3.2 (Distance Between Residential Buildings on one Site) and 5.4.6 (Private Open Space) 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: 2022.05.11
11:13:12 +09'30'

ADELLE GODFREY

Delegate
Development Consent Authority

11 May 2022

DEVELOPMENT PERMIT

DP22/0121

SCHEDULE OF CONDITIONS

CONDITIONS PRECEDENT

1. Prior to the commencement of works (including site preparation), a schematic plan demonstrating the on-site collection of stormwater and its discharge into the City of Palmerston stormwater drainage system shall be submitted to and approved by the City of Palmerston, to the satisfaction of the consent authority.
2. Prior to the commencement of works (including site preparation), in principle approval is required for the crossover/s and driveway/s to the site from the City of Palmerston, to the satisfaction of the consent authority. The request for approval is to include a report from a suitably qualified engineer addressing safety for pedestrian/cycle paths and vehicular access.
3. Prior to the commencement of works (including site preparation), in principle approval is required for waste disposal, storage and removal in accordance with City of Palmerston's waste management policy, to the requirements of the City of Palmerston, to the satisfaction of the consent authority.

GENERAL CONDITIONS

4. The works carried out under this permit shall be in accordance with the drawings, endorsed as forming part of this permit.
5. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, sewerage, electricity facilities and telecommunication networks to the development shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
6. Any developments on or adjacent to any easements on site shall be carried out to the requirements of the relevant service authority to the satisfaction of the consent authority.
7. All existing and proposed easements and sites for existing and required utility services must be vested in the relevant authority for which the easement or site is to be created.
8. All works recommended by the traffic impact assessment are to be completed to the requirements of the City of Palmerston to the satisfaction of the consent authority.
9. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to City of Palmerston, to the satisfaction of the consent authority.
10. Confirmation shall be provided to Development Assessment Services (in the form of an email addressed to the Power and Water Corporation) from a suitable qualified professional confirming that all new number labels have been correctly installed at the Customer's Metering Panel(s) and water meters (where applicable). Please provide Council an email addressed to both landdevelopmentnorth@powerwater.com.au and powerconnections@powerwater.com.au

- 11 Any reinstatement works required as a result of any damage or alterations caused to infrastructure or landscaping must be undertaken by the developer, to the technical standards of and at no cost to the City of Palmerston, to the satisfaction of the consent authority. This includes grassing the verge between the property boundary and the kerb.
- 12 Storage for waste disposal bins is to be provided to the requirements of City of Palmerston to the satisfaction of the consent authority.
- 13 No fence, hedge, tree or other obstruction exceeding a height of 0.6m is to be planted or erected so that it would obscure sight lines at the junction of the driveway and the public street.
- 14 Before the use/occupation of the development starts, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the consent authority.
- 15 The landscaping shown on the endorsed plans must be maintained to the satisfaction of the consent authority, including that any dead, diseased or damaged plants are to be replaced.
- 16 Before the use or occupation of the development starts, the area(s) set aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:
- constructed;
 - properly formed to such levels that they can be used in accordance with the plans;
 - surfaced with an all weather seal coat;
 - drained; and
 - clearly marked to show the direction of traffic along access lanes and driveways to the satisfaction of the consent authority.
- Car parking spaces, access lanes and driveways must be kept available for these purposes at all times.
- 17 The private open space areas of each dwelling shall be screened on each boundary by:
- the erection of a solid wall or screen fence not less than 1.8 metres high: or
 - fenced to a height not less than 1.8 metres high and planted with dense vegetation.
- 18 All air conditioning condensers (including any condenser units required to be added or replaced in the future) are to be appropriately screened from public view, located so as to minimise thermal and acoustic impacts on neighbouring properties and condensate disposed of to ground level in a controlled manner to the satisfaction of the consent authority.
- 19 All pipes, fixtures, fittings and vents servicing any building on the site must be concealed in service ducts or otherwise hidden from view to the satisfaction of the consent authority.

Notes

1. The Power and Water Corporation advises that the Water and Sewer Services Development Section (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. The Surveyor General advises you should immediately make application for unit/street addresses to the Survey and Land Records unit on (08) 8995 5354 (surveylandrecords@nt.gov.au)
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. A "Permit to Work Within a Road Reserve" may be required from City of Palmerston before commencement of any work within the road reserve.
5. Any proposed works which fall within the scope of the *Construction Industry Long Service Leave and Benefits Act 2005* must be notified to NT Build by lodgement of the required Project Notification Form. Payment of any levy must be made prior to the commencement of any construction activity. NT Build should be contacted via email (info@ntbuild.com.au) or by phone on 08 89364070 to determine if the proposed works are subject to the Act.

FENCING SCHEDULE

- F1 - 1.8m PAINTED RENDERED BLOCKWORK BOUNDARY FENCE
- F2 - 1.8m HIGH POWDER COATED ALUMINIUM TUBULAR FENCING
- F3 - 1.8m HIGH POWDER COATED SLATT FENCING, 35mm GAPS
- F4 - 1.8m BLACK PLASTIC COATED CHAINWIRE FENCING

1 x 2 bedroom unit
19 x 3 bedroom units



This document contains drawing numbers:
2022/0058/01 to 2022/0058/09

Referred to in Permit No: DP22/0121

Issued by the consent authority on: 11 May 2022

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

Digitally signed by
Adelle Godfrey
Date: 2022.05.11
11:15:32 +0930
Delegate



LOT I3502 TUCKEROO BOULEVARD
ZUCCOLI
SIX ON TUCKEROO

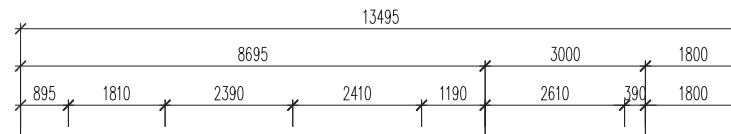


Date: DECEMBER 2021 JOB No: 21038-SKI Amend.
Scale: AS SHOWN

BUILDER TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION

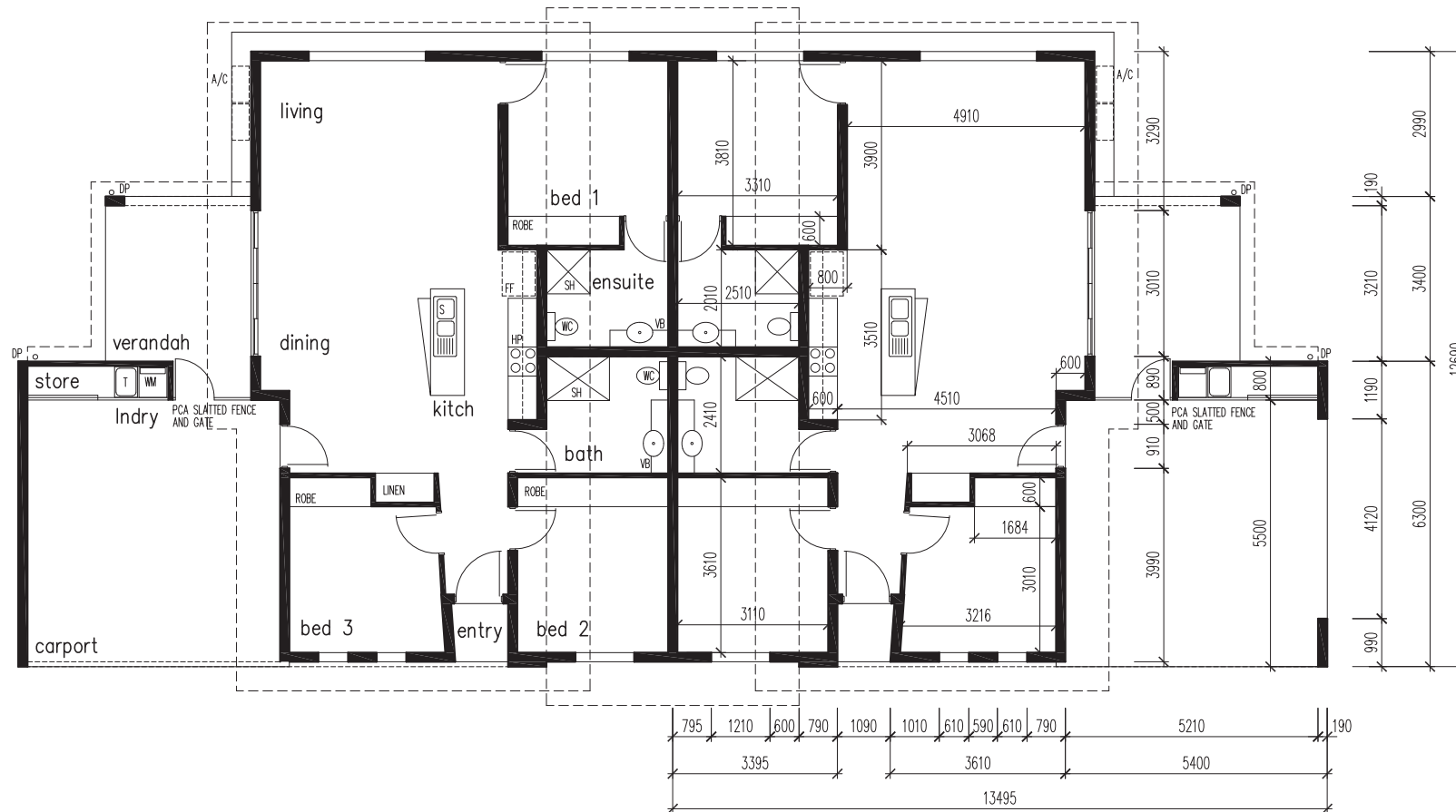
Drawing number 2022/0058/01

Referred to in Permit No: DP22/0121



unit 1, 2, 3, 5, 6, 11, 12
13, 15, 16, 18, 19, 20

gross - 150.5sqm
living - 105.5sqm
roofed - 000sqm
carport / st - 33.3sqm
verandah - 11.4sqm
porch - 1.3sqm



floor plan - type 1

SCALE 1 : 100

Drawing number 2022/0058/02

Referred to in Permit No: DP22/0121



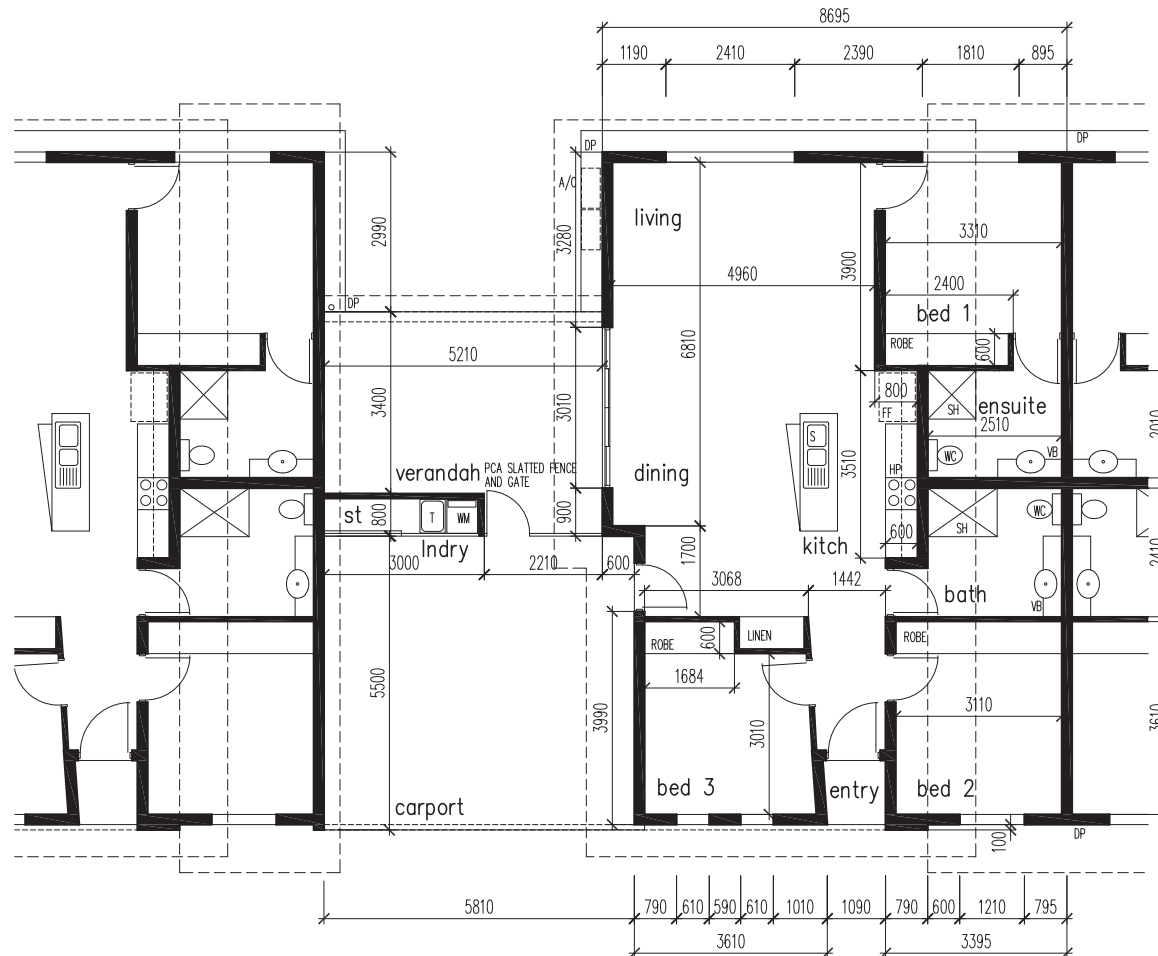
LOT I3502 TUCKEROO BOULEVARD
ZUCCOLI
SIX ON TUCKEROO



Date MAY 2021 JOB No. 21038-SK7 Amend.
Scale AS SHOWN
BUILDER TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION

unit 4, 7, 14, 17

gross - 158.6sqm
 living - 105.5sqm
 roofed - 000sqm
 carport / st - 33.2sqm
 verandah - 18.6sqm
 porch - 1.3sqm



floor plan type 2
 SCALE 1 : 100

Drawing number 2022/0058/03
 Referred to in Permit No: DP22/0121

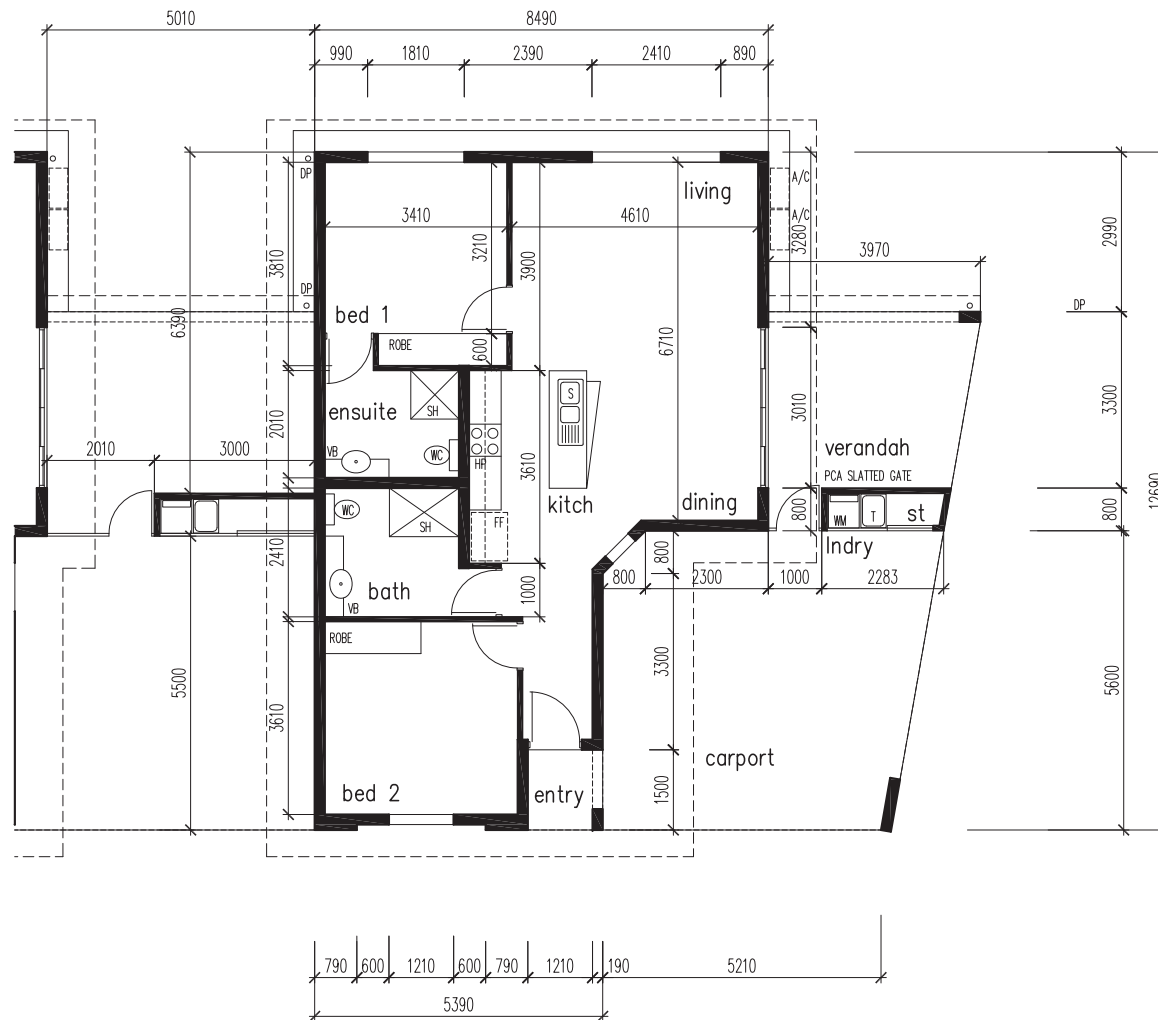


LOT I3502 TUCKEROO BOULEVARD
 ZUCCOLI
 SIX ON TUCKEROO

rw DESIGNS
 ABN 23 485 137 214

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 rob@robwattdesigns.com
 www.robwattdesigns.com
 GPO Box 3935, Darwin
 0801, NT, Australia

Date MAY 2021 JOB No. 21038-SK9 Amend.
 Scale AS SHOWN
 BUILDER TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION



floor plan type 3
SCALE 1 : 100

unit 8

gross - 138sqm
living - 88.5sqm
roofed - 000sqm
carport / st - 34.5sqm
verandah - 13sqm
porch - 2sqm

Drawing number 2022/0058/04

Referred to in Permit No: DP22/0121



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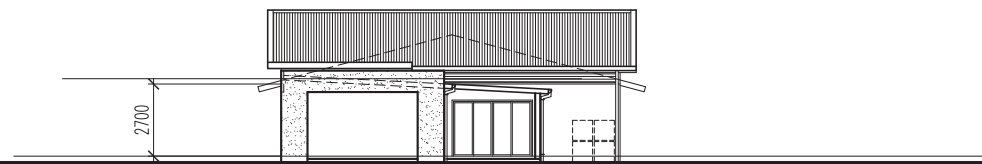
Date MAY 2021 JOB No. 21038-SK10 Amend.
Scale AS SHOWN

BUILDER TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION



elevation 1

SCALE 1 : 200



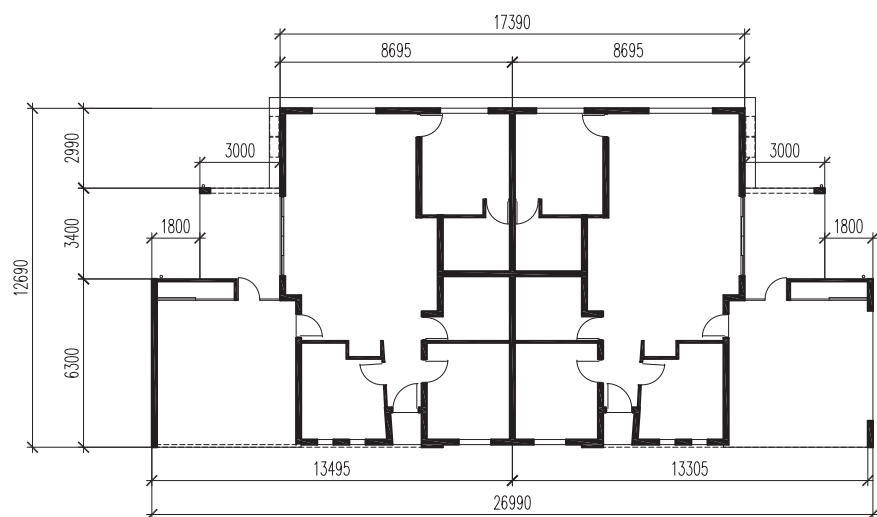
elevation 2

SCALE 1 : 200



elevation 3

SCALE 1 : 200



dwelling type 1

SCALE 1 : 200



LOT 13502 TUCKEROO BOULEVARD
ZUCCOLI
SIX ON TUCKEROO



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Drawing number 2022/0058/05

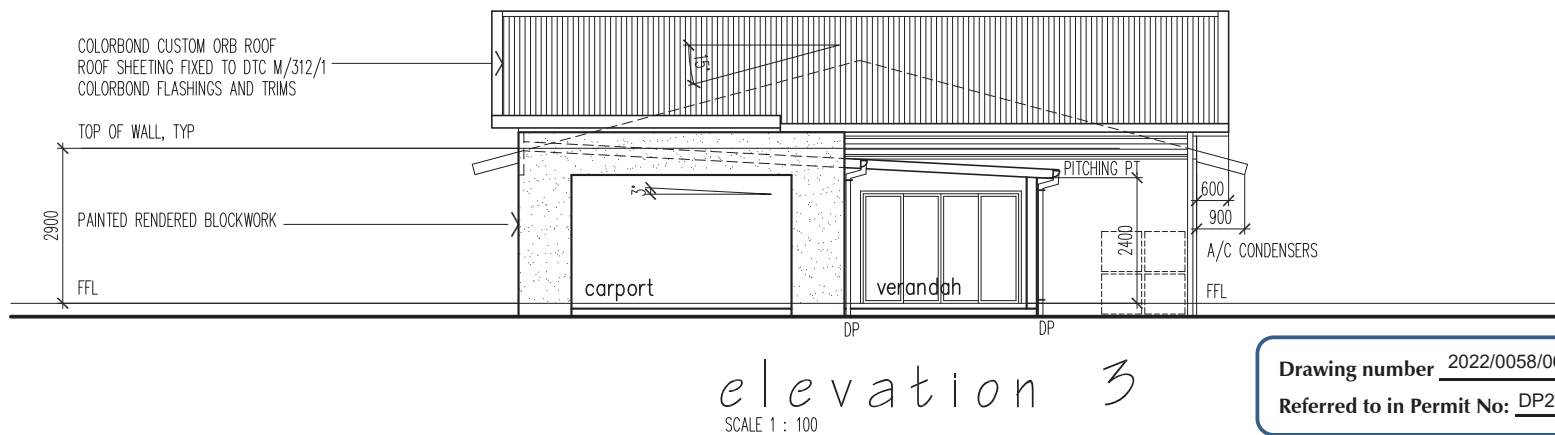
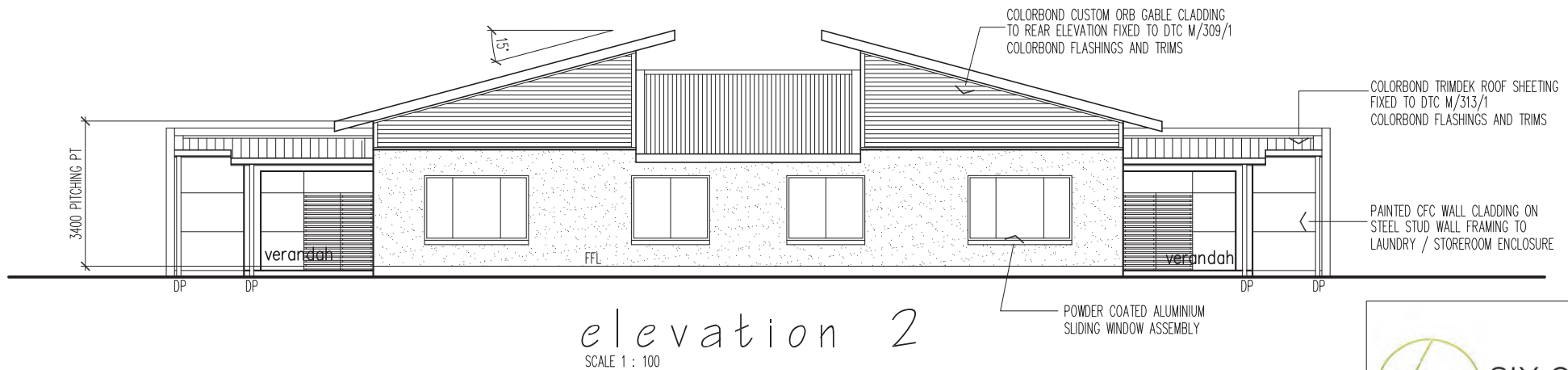
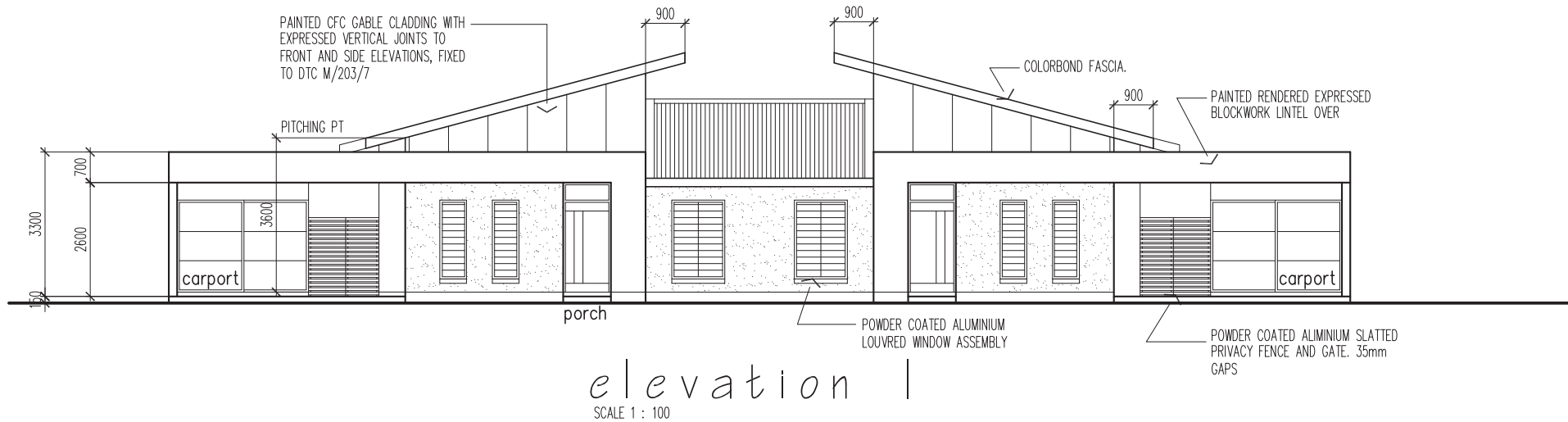
Referred to in Permit No: DP22/0121

Date MAY 2021
Scale AS SHOWN

JOB No.
21038-SK4

Amend.

BUILDER TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION



LOT I3502 TUCKEROO BOULEVARD
ZUCCOLI
SIX ON TUCKEROO



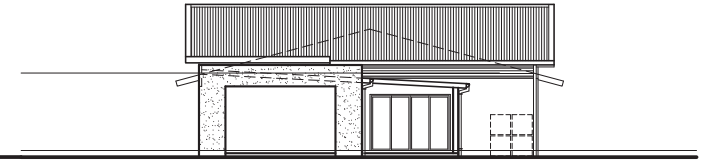
Date MAY 2021 JOB No. 21038-SK8 Amend.
Scale AS SHOWN
BUILDER TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION

Drawing number 2022/0058/06
Referred to in Permit No: DP22/0121



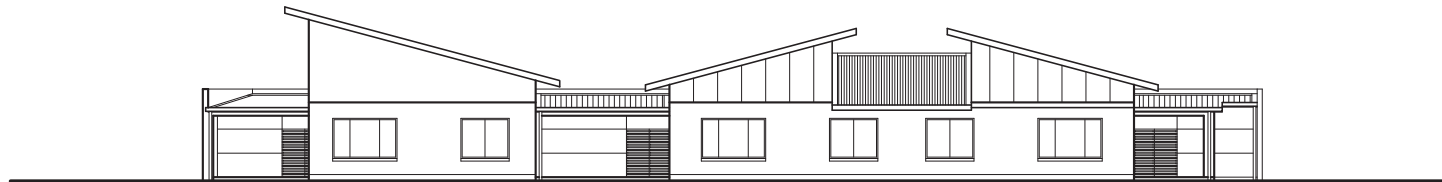
elevation 1

SCALE 1 : 200



elevation 2

SCALE 1 : 200

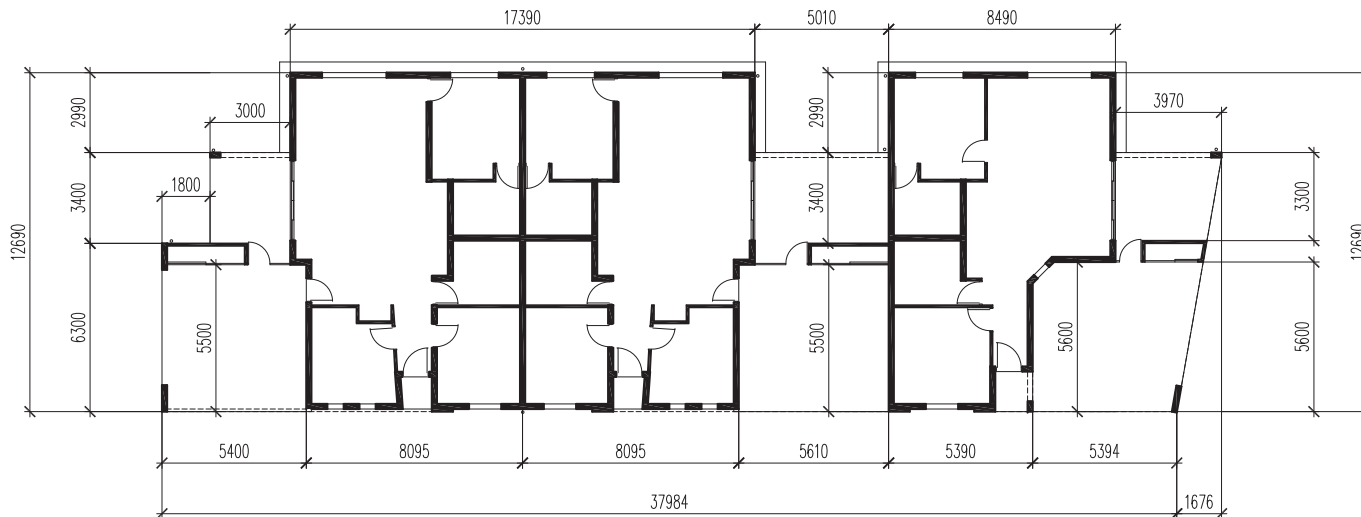


elevation 3

SCALE 1 : 200

elevation 4

SCALE 1 : 200



dwelling type 3

SCALE 1 : 200

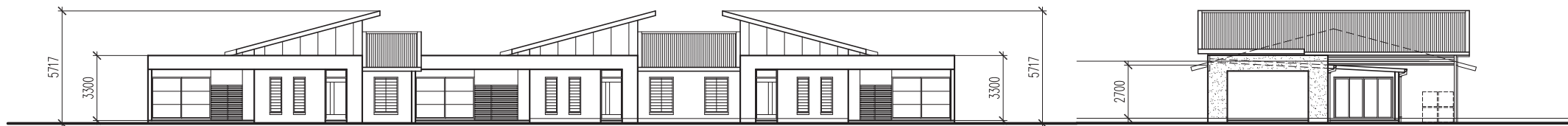


LOT I3502 TUCKEROO BOULEVARD
ZUCCOLI
SIX ON TUCKEROO



Drawing number 2022/0058/07
Referred to in Permit No: DP22/0121

Date MAY 2021 JOB No. 21038-SK6 Amend.
Scale AS SHOWN
BUILDER TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION

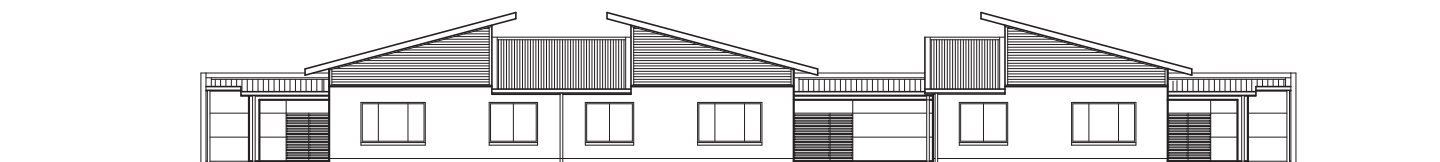


elevation 1

SCALE 1 : 200

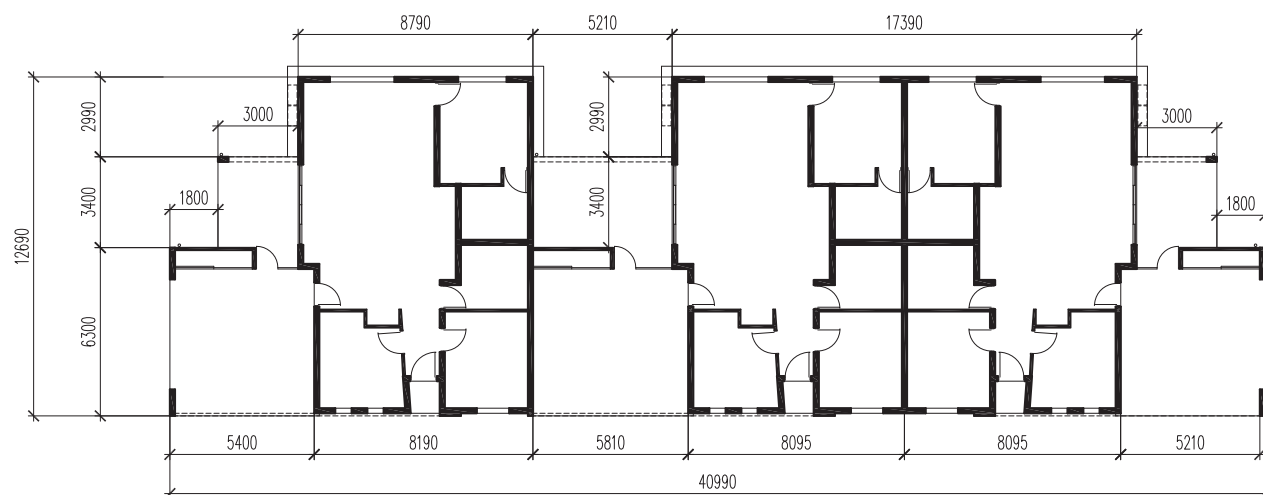
elevation 2

SCALE 1 : 200



elevation 3

SCALE 1 : 200



dwelling type 2

SCALE 1 : 200



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Drawing number 2022/0058/08
Referred to in Permit No: DP22/0121

Date MAY 2021 JOB No. 21038-SK5 Amend.
Scale AS SHOWN
BUILDER TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION



site area = 6180sqm
landscaped area = 1859.8sqm
total landscaping area = 30.1%



landscaping plan

SCALE 1 : 400



T1



T2



T3



T4

LANDSCAPE

APPROPRIATE LANDSCAPING IN MULCH GARDEN BEDS TO PROVIDE SHADE AND SCREENING OF OPEN PRIVATE SPACES BETWEEN DWELLINGS.

LANDSCAPE SCHEDULE

T4	2.0 – 3.0M	SELECTED PLANTING VARIETIES FROM APPROVED PLANTING LIST RADAMERCHERA
T3	1.0 – 2.0M	SELECTED PLANTING VARIETIES FROM APPROVED PLANTING LIST ACACIA NUPERRIMA
T2	1.0 – 2.0M	SELECTED PLANTING VARIETIES FROM APPROVED PLANTING LIST MURRAYA PANICULATA
T1	0 – 1.0M	SELECTED PLANTING VARIETIES FROM APPROVED PLANTING LIST ACACIA LIMBATA



DENOTES 45LTR POT SIZE SHADE TREE



LOT I3502 TUCKEROO BOULEVARD
ZUCCOLI
SIX ON TUCKEROO



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GPO Box 3935, Darwin
0801, NT, Australia

Drawing number 2022/0058/09

Referred to in Permit No: DP22/0121

Date DECEMBER 2021 JOB No. 21038-SK3
Scale AS SHOWN Amend.

BUILDER TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION

Development Consent Authority

Northern Territory



GPO BOX 1680
DARWIN NT 0801

Telephone No: (08) 8999 6044
Facsimile No: (08) 8980 0700

In reply please quote: PA2022/0058

Mr Brad Cunnington
Cunnington Rosse Town Planning and Consulting

Email: brad@crtpc.com.au

Dear Mr Cunnington

NOTICE OF DETERMINATION (SECTION 53A OF THE PLANNING ACT 1999) LOT 13502 (6) TUCKEROO BOULEVARD, ZUCCOLI, TOWN OF PALMERSTON

The Development Consent Authority, in accordance with section 53(a) of the *Planning Act 1999*, has determined to vary the requirements of Clauses 5.4.3.1 (Additional Setback Requirements for Residential Buildings longer than 18 metres and for Residential Buildings over 4 storeys in Height), 5.4.3.2 (Distance Between Residential Buildings on one Site) and 5.4.6 (Private Open Space) of the Northern Territory Planning Scheme 2020, and grant consent to the proposal to use and develop the above land for the purpose of dwellings group (1 x 2 bedroom and 19 x 3 bedroom) in 12 single storey buildings, subject to the conditions specified in this notice.

NOTE: This is not a Development Permit.

Third Party Rights of Appeal

Persons or a local authority who made submissions in accordance with section 49 of the *Planning Act 1999*, in relation to the development application are advised that a right of appeal to the Northern Territory Civil and Administrative Tribunal (NTCAT) exists under Part 9 of the Act. An appeal under section 117 by a third party in respect of a development application must be made within 14 days of the service of this notice.

If within fourteen (14) days of this notice, no appeal is lodged with the NTCAT, a Development Permit will be issued in accordance with the conditions shown on this notice.

Applicant Right of Appeal

A right of appeal to the NTCAT 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 NTCAT 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 7210 or email: AGD.ntcat@nt.gov.au).

CONDITIONS PRECEDENT

1. Prior to the commencement of works (including site preparation), a schematic plan demonstrating the on-site collection of stormwater and its discharge into the City of Palmerston stormwater drainage system shall be submitted to and approved by the City of Palmerston, to the satisfaction of the consent authority.
2. Prior to the commencement of works (including site preparation), in principle approval is required for the crossover/s and driveway/s to the site from the City of Palmerston, to the satisfaction of the consent authority. The request for approval is to include a report from a suitably qualified engineer addressing safety for pedestrian/cycle paths and vehicular access.
3. Prior to the commencement of works (including site preparation), in principle approval is required for waste disposal, storage and removal in accordance with City of Palmerston's waste management policy, to the requirements of the City of Palmerston, to the satisfaction of the consent authority.

GENERAL CONDITIONS

4. The works carried out under this permit shall be in accordance with the drawings, endorsed as forming part of this permit.
5. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, sewerage, electricity facilities and telecommunication networks to the development shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
6. Any developments on or adjacent to any easements on site shall be carried out to the requirements of the relevant service authority to the satisfaction of the consent authority.
7. All existing and proposed easements and sites for existing and required utility services must be vested in the relevant authority for which the easement or site is to be created.
8. All works recommended by the traffic impact assessment are to be completed to the requirements of the City of Palmerston to the satisfaction of the consent authority.
9. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to City of Palmerston, to the satisfaction of the consent authority.
10. Confirmation shall be provided to Development Assessment Services (in the form of an email addressed to the Power and Water Corporation) from a suitable qualified professional confirming that all new number labels have been correctly installed at the Customer's Metering Panel(s) and water meters (where applicable). Please provide Council an email addressed to both landdevelopmentnorth@powerwater.com.au and powerconnections@powerwater.com.au.
11. Any reinstatement works required as a result of any damage or alterations caused to infrastructure or landscaping must be undertaken by the developer, to the technical standards of and at no cost to the City of Palmerston, to the satisfaction of the consent authority. This includes grassing the verge between the property boundary and the kerb.
12. Storage for waste disposal bins is to be provided to the requirements of City of Palmerston to the satisfaction of the consent authority.

13. No fence, hedge, tree or other obstruction exceeding a height of 0.6m is to be planted or erected so that it would obscure sight lines at the junction of the driveway and the public street.
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 - a) constructed;
 - b) properly formed to such levels that they can be used in accordance with the plans;
 - c) surfaced with an all-weather-seal coat;
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 - e) clearly marked to show the direction of traffic along access lanes and driveways to the satisfaction of the consent authority.Car parking spaces, access lanes and driveways must be kept available for these purposes at all times.
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 - a) the erection of a solid wall or screen fence not less than 1.8 metres high; or
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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.
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Project Notification Form. Payment of any levy must be made prior to the commencement of any construction activity. NT Build should be contacted via email (info@ntbuild.com.au) or by phone on 08 89364070 to determine if the proposed works are subject to the Act.

REASONS FOR THE DECISION

1. 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 NT Planning Scheme 2020 applies to the land and dwellings-group requires consent under Clause 1.8 (When development consent is required). It is identified as *Impact Assessable* under Clause 4.4 (Zone MR), therefore the strategic framework under Darwin Regional Land Use Plan and Palmerston Eastern Suburbs Planning Principles and Area Plan, zone purpose and outcomes of Clause 4.4 Zone MR (Medium Density Residential) and Clause 5.2.4 (Vehicle Parking), Clause 5.2.6 (Landscaping), Clause 5.4.1 (Residential Density Limitations), Clause 5.4.2 (Residential Height Limitations), Clause 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures), Clause 5.4.3.1 (Additional Setback Requirements for Residential Buildings longer than 18 metres and for Residential Buildings over 4 storeys in Height), Clause 5.4.3.2 (Distance Between Residential Buildings on one Site), Clause 5.4.6 (Private Open Space) and Clause 5.4.8 (Building Design for Dwelling-Group, Dwelling-Multiple, Rooming Accommodation and Residential Care Facility) need to be considered.

These clauses have been considered and it is found that the proposal complies with the relevant requirements of the Planning Scheme except for Clause 5.4.3.1 (Additional Setback Requirements for Residential Buildings longer than 18 metres and for Residential Buildings over 4 storeys in Height), Clause 5.4.3.2 (Distance Between Residential Buildings on one Site), and Clause 5.4.6 (Private Open Space).

The application is determined to be consistent with the Palmerston Eastern Suburbs Planning Principles and Area Plan and Zone MR. The site is shown within a compact neighbourhood on the area plan, with the Planning Principles providing that future development is to *“Provide a range of both lot sizes and housing choice to cater for diverse household types by:*

- a) creating a mix of lot sizes for dwellings-single, dwellings-group and / or dwellings-multiple ;*
- b) associating medium density housing including, townhouses and apartments and accommodation for aged persons and people requiring assistance with neighbourhood centres or areas of high amenity; and*
- c) providing rural residential lots as a further choice and to serve as buffers between urban residential areas and existing rural living or potential biting insect areas.”*

The purpose of Zone MR is to *“provide a range of medium rise housing options close to community facilities, commercial uses, public transport or open space, where reticulated services can support medium density residential development”*.

The development provides a consistent scale of housing and is in keeping with the character of the area. The development is for dwellings-group rather than dwellings-single, which is the dominant type of housing in the area. At the hearing, the consent authority noted that the NT Planning Scheme 2020 does not provide for minimum density requirements and rather focusses on maximum density requirements.

2. Pursuant to Clause 1.10 (Exercise of Discretion by the Consent Authority), subclause 5 of the NT 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).

- (a) The proposal is generally consistent with the purpose of Clause 5.4.3.1 (Additional Setback Requirements for Residential Buildings longer than 18 metres and for Residential Buildings over 4 storeys in Height). The purpose of this clause is to *“Ensure that residential buildings respond to the potential adverse effects of building massing and visual bulk when viewed from adjoining land and the street”*. Administratively, *“The consent authority may consent to a development that is not in accordance with sub-clause 3 if it is satisfied it is consistent with the purpose of this clause and that the design of the development adequately mitigates the adverse effects of building massing and visual bulk that may arise from non-conformity with sub-clause 3”*.

The non-compliance adjacent to the northern boundary occurs as a result of the length of the building housing Units 3-5, Units 16-18 and 19-20. It is considered unlikely the massing will have an adverse impact on the site or surrounding area due to the adjoining land use which is currently vacant and used as drainage and open space. The building massing has also been reduced through the building design to incorporate open space and porticos between buildings to lessen the visual bulk when viewed from adjoining land or the street.

When considering the proposed variation for units 16-18 and 19-20 the development has used various design elements that mitigate any potential impact to the surrounding area from building massing. The development incorporates landscaping, fencing, deliberate stepping of the building, varied roof heights and location of porticos attached to the dwellings for private open space. The lowered roof sections between the scallion roof components allows views through the building, further reducing bulk. Combined with the single storey design of the dwellings, the overall visual bulk of the development has been minimised.

The proposal is generally consistent with the purpose of Clause 5.4.3.2 (Distance Between Residential Buildings on one Site) in that the proposal will *“Ensure residential buildings provide a sympathetic interface with the streetscape and surrounding development, minimise adverse effects of building massing, and avoid undue overlooking of adjoining residential buildings and private open space”*. Administratively, *“The consent authority may consent to a development 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 that the design of the development adequately mitigates the adverse effects of building massing and privacy and overlooking impacts that may arise from non-conformity with sub-clauses 2 and 3”*.

A 2.5m setback is required between buildings, however 1.189 metres is proposed between units 8 and 9. The variation is between two carports and not adjoining habitable room windows. Based on the location of units 8 and 9, being in the centre of the development as well as the setback of habitable room windows, it is considered unlikely to impact the dwellings or surrounding development. The variation does not adjoin any boundaries and therefore does not impact on the streetscape or adjoining landowners, meeting the purpose of the clause.

The proposal is generally consistent with Clause 5.4.6 Private Open Space in that the proposal will *“extend the function of a dwelling and enhance the residential environment by ensuring that each dwelling has private open space...”*. Administratively, *“The consent authority may consent to private open space that is not in accordance with sub-clauses 4 and 5 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”*.

Unit 16 does not achieve the requirement to provide direct access to 24m² for Area B open space due to the location adjacent to a boundary truncation. Despite this, Unit 16 achieves an overall open space of 90m², and provides an adequate size area for domestic purposes, includes landscaping and tree planting and provides permeability to the site for stormwater

infiltration. Despite the irregularly shaped open space, the open space is considered to appropriately extend the function of the dwelling and provide appropriate amenity.

The consent authority also queried the car parking provision for unit 8, and the applicant confirmed there was a drawing error on the plan cover sheet and that 2 spaces is achieved for unit 8. The development complies with car parking requirements.

- (b) The considerations listed under Clause 1.10(4) have been given regard to and it has been found that the proposal complies with all relevant requirements of the NT Planning Scheme 2020, except for Clauses 5.4.3.1 (Additional Setback Requirements for Residential Buildings longer than 18 metres and for Residential Buildings over 4 storeys in Height), Clause 5.4.3.2 (Distance Between Residential Buildings on one Site) and Clause 5.4.6 (Private Open Space), as identified above.
- 3. Pursuant to section 51(e) of the *Planning Act 1999*, the consent authority must take into consideration any submissions made under section 49, and any evidence or information received under section 50, in relation to the development application.

One submission was received under section 49 of the Act from the City of Palmerston (Council). The submission objected based on the following grounds: the application does not align with the Palmerston Eastern Suburbs Area Plan and Zone MR (Medium Density Residential) in terms of density, and concerns of waste; and landscaping requirements not meeting the proposed planning scheme amendment changes.

The consent authority discussed the above matters with Council at the hearing. Council did not provide additional comments at the hearing in relation to the objections to the proposed density or landscaping provided within the submission.

The consent authority determined the density of the application is appropriate given the existing character and dwelling scale of the area, and in that the proposal allows a different housing type at a higher density than the majority of dwellings-single established in the broader area, in a location proximate to services, transport and a neighbourhood centre.

The concerns regarding landscaping were noted by the consent authority as related to a proposed planning scheme amendment, and that the application complies with Clause 5.2.6 (Landscaping) which does not currently require a landscape interface treatment to the adjacent land zoned CP (Community Purpose).

- 4. 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 application was circulated to the relevant authorities and comments received from these authorities are addressed by the inclusion of conditions and/or notations on the development permit as required.

Council requested a traffic impact assessment report addressing impacts on the adjoining roads and the adjoining site, which was recommended as a condition precedent in the report to the consent authority. The applicant noted appropriate access arrangements would be required, however they did not agree with the inclusion of a condition precedent for a traffic impact assessment, based on the extent of investigation required as well as the development being located within a newly developed area that would have considered traffic volumes prior to the land being rezoned. The authority queried with Council the request for a traffic impact assessment, and Council confirmed the request primarily related to evaluating traffic safety concerns for the proposal. The authority determined to amend the conditions precedent, to remove the requirement for a traffic impact assessment, and require that the

application for driveway crossover approval is to include an engineer's report addressing access and safety to the requirements of City of Palmerston, to the satisfaction of the consent authority.

The consent authority was satisfied concerns relating to waste raised by Council can also be addressed through a condition precedent on a development permit.

5. 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 development proposed is consistent with the primary purpose of Zone MR (Medium Density Residential), which is to provide a range of medium rise housing options that contribute to the streetscape and do not impact on the residential amenity of the area, while also being connected to reticulated services. While the application is not considered medium density housing, it is in keeping with the character of the surrounding area and provides affordable housing options in proximity to a services, including transport and a neighbourhood centre.

The assessment concludes that the scale of the built form of single storey dwellings-group is anticipated to be compatible with the streetscape that has a mix of zones and with any development that may be reasonably anticipated within the locality. The reduced setbacks to the primary adjoining Tuckeroo Boulevard and side/rear boundary to the north are unlikely to be immediately apparent from the street due the building articulation, landscaping, fencing and mix of materials and finishes.

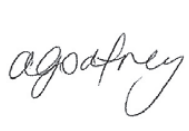
Furthermore, the development is well articulated with staggered building façades, use of various building materials and landscaping to enhance visual amenity and interest when viewed from the street.

Overall, the building design articulates the façades in a manner that portions of the building are recessed with different materials and colours to give a softer visual look and reduce massing when viewed from the street.

No use of the land or development works associated with the proposed development may be carried out until such time as a Development Permit has been issued.

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

Yours faithfully

 Digitally signed
by Adelle Godfrey
Date: 2022.04.22
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ADELLE GODFREY
Delegate

22 April 2022

cc City of Palmerston

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999 - section 59

EXTENSION OF PERIOD OF PERMIT

DP22/0121A

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Lot 13502
Town of Palmerston
6 TUCKEROO BVD, ZUCCOLI

PERIOD OF EXTENSION

The Development Consent Authority has determined to extend the period of Development Permit DP22/0121 by a period of two years.

Development Permit DP22/0121 will now lapse on 11 May 2026. Should works be substantially commenced in accordance with DP22/0121 on or before 11 May 2026, DP22/0121 will lapse on 11 May 2028.

In all other respects DP22/0121 remains unchanged.



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Godfrey
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ADELLE GODFREY
Delegate
Development Consent Authority
20 March 2024

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999 - sections 54 and 55

DEVELOPMENT PERMIT

DP2025/0309

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Lot 13502
Town of Palmerston
6 TUCKEROO BVD, ZUCCOLI

APPROVED PURPOSE

To use and develop the land for the purpose of a child care centre in a single storey building and dwelling-group (11 x 3 bedroom) in seven single storey buildings, in accordance with the attached schedule of conditions and the endorsed plans.

VARIATIONS GRANTED

Clauses 5.2.4.4 (Layout of Car Parking Areas), 5.2.6.1 (Landscaping in Zones Other Than Zone CB), 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures), 5.4.3.2 (Distance Between Residential Buildings on one Site), 5.4.6.1 (Private Open Space for Dwellings-single, Dwellings-independent and Dwellings-group), 5.4.8.1 (Building Design for Dwelling-group, Rooming accommodation and Residential Care Facility), 5.4.17 (Building Articulation) and 5.5.7 (Child Care Centre) of the NT 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.

- 

Suzanne Philip
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SUZANNE PHILIP

Delegate
Development Consent Authority

28 June 2026

DEVELOPMENT PERMIT

DP2025/0309

SCHEDULE OF CONDITIONS

CONDITIONS PRECEDENT

1. Prior to the endorsement of drawings and prior to commencement of works, the following additional documents to the satisfaction of the consent authority must be submitted to and accepted by the consent authority:
 - (a) confirmation from City of Palmerston (Council) that the proposed waste storage/collection arrangements for the development have been approved by Council. The confirmation is to be accompanied by the approved documents that show waste storage location and size, and the waste management procedure including the times waste will be collected for the child care centre (ie: weekends / outside of premises operating hours).
 - (b) a Traffic Impact Assessment report is to be prepared by a suitably qualified traffic engineer to the requirements of the City of Palmerston, and is to be accepted by the City of Palmerston. The assessment must confirm that the proposed design of the car parking areas (including access) is unlikely to impact on the safe and efficient movement of vehicles within the car parking areas of the child care centre and dwelling-group developments or the safe and efficient movement (pedestrian and vehicle) along the local road networks, and that the road reserve is able to accommodate both proposed accesses.
 - (c) a schematic plan demonstrating the on-site collection of stormwater and its discharge into the City of Palmerston stormwater drainage system, and into Lot 12087, Town of Palmerston shall be submitted to and approved by the City of Palmerston, Crown Land Estate (Department of Lands, Planning and Environment) and the owner (lessee) of Lot 12087 to the satisfaction of the consent authority. The approval is to be submitted to the consent authority and is to include drawings showing the location of stormwater infrastructure and lawful point of discharge as well as the written agreement/s.
2. 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 updated drawings (dated 19/01/2026 – prepared by Concept Designs) but further modified to show:
 - (a) consistent and correct dimensions of buildings, setback distances, proposed parcel boundaries etc across all drawings.
 - (b) solid screen fencing along the length of the site boundary adjacent Zuccoli Parade
 - (c) approved locations and dimensions of service authority and City of Palmerston infrastructure including proposed easements and associated infrastructure (electricity distribution pillar / substation and associated dimensions), electricity meters, water meters, fire hydrant booster (if required), waste bin storage locations and access and clearance distances.
 - (d) the proposed boundary line between the dwelling-group and child care centre not conflicting with any existing and proposed easements or infrastructure.

- (e) Any new easement/s required for storm water drainage (eg: from the site of the dwellings to pass through the child care centre site and / onto Lot 12087)
- (f) improved pedestrian movement/dedicated pedestrian access from the street and car parking area of the childcare centre to the main pedestrian entry of the childcare centre.
- (g) Dimensions for roof eaves of the residential buildings shown on the drawings
- (h) Building setback distances for verandahs of the dwellings
- (i) Surface treatments for all driveways, car parking areas and pathways on the site
- (j) Signage for reversing bay between reverse bay and pathway leading to private open space areas of Units 6 & 7.
- (k) Details of any staging of the works

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 use and/or development as shown on the endorsed drawings must not be altered without the further consent of the consent authority.
5. Any developments on or adjacent to any easements on site shall be carried out to the requirements of the relevant service authority to the satisfaction of the consent authority.
6. All existing and proposed easements and sites for existing and required utility services must be vested in the relevant authority for which the easement or site is to be created.
7. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage, electricity and telecommunication services to the development shown on the endorsed drawings in accordance with the authorities' requirements and relevant legislation at the time.
Please refer to notations 1, 2 and 3 for further information.
8. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to the City of Palmerston, Crown Land Estate (Department of Lands, Planning and Environment) and the owner (lessee) of Lot 12087 (as the case may be) to the satisfaction of the consent authority.
9. Evidence is to be provided to the consent authority that an easement has been registered over Lot 12087 in favour of Lot 13502 for the discharge of stormwater (from Lot 13502 into Lot 12087).
10. The kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of the City of Palmerston, to the satisfaction of the consent authority.
11. Storage for waste disposal bins is to be provided to the requirements of the City of Palmerston to the satisfaction of the consent authority.
12. No fence, hedge, tree or other obstruction exceeding a height of 0.6m is to be planted or erected so that it would obscure sight lines at the junction of the driveway and the public street, in accordance with the requirements of the City of Palmerston, to the satisfaction of the consent authority.

13. All works recommended by the Traffic Impact Assessment are to be completed to the requirements of the City of Palmerston, to the satisfaction of the consent authority.
14. Prior to the use/occupation of the development and connection of services (i.e. power and water), the owner of the land must apply for street addressing from the Surveyor-General of the Northern Territory. This will form the legal address and will be required to be placed on the meters within the development in accordance with the allocation. A Certificate of Compliance (section 65 Planning Act 1999) will not be able to be granted until such time as addressing is obtained. Please refer to note 4 for further information.
15. Confirmation shall be provided to Development Assessment Services (in the form of an email addressed to the Power and Water Corporation) from a suitable qualified professional confirming that all new number labels have been correctly installed at the Customer's Metering Panel(s) and water meters (where applicable). Please provide a copy of an email addressed to both waterdevelopment@powerwater.com.au and powerconnections@powerwater.com.au
16. Before the use or occupation of the development starts, the areas set-aside for the parking of vehicles and access lanes as shown on the endorsed drawings must be:
- (a) constructed;
 - (b) properly formed to such levels that they can be used in accordance with the drawings;
 - (c) surfaced with an all-weather-seal coat;
 - (d) drained;
 - (e) line marked to indicate each car space and all access lanes; and
 - (f) clearly marked to show the direction of traffic along access lanes and driveways to the satisfaction of the consent authority.
- Car parking spaces (including 'large vehicle' spaces), access lanes and driveways must be kept available for these purposes at all times.
17. Before the use/occupation of the development starts, the landscaping works shown on the endorsed drawings must be carried out and completed to the satisfaction of the consent authority.
18. Wayfinding signs and arrows directing the internal traffic (pedestrian and vehicle) movement on site shall be provided at completion of building to the requirements and satisfaction of the consent authority.
19. The landscaping shown on the endorsed drawings must be maintained to the satisfaction of the consent authority, including that any dead, diseased or damaged plants are to be replaced.
20. Protective kerbs (of a minimum height of 150mm) must be provided to the satisfaction of the consent authority to prevent damage to fences or landscaped areas.
21. The loading and unloading of goods from vehicles must not disrupt the circulation and parking of vehicles on the land.
22. All air conditioning condensers (including any condenser units required to be added or replaced in the future) are to be appropriately screened from public view, located so as to minimise thermal and acoustic impacts on neighbouring properties and condensate disposed of to ground level in a controlled manner to the satisfaction of the consent authority.
23. All pipes, fixtures, fittings and vents servicing any building on the site must be concealed in service ducts or otherwise hidden from view to the satisfaction of the consent authority.

24. The maximum number of children and employees for the child care centre is limited to that which would generate a car parking requirement (NT Planning Scheme 2020) of 25 car parking spaces.
25. Before the use/occupation of the development starts, a "Part 5" (section 62 *Planning Act 1999*) clearance is to be issued for the subdivision relating to development application PA2025/0381.

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. All developers, including owner-builders, are required to comply with Commonwealth telecommunications requirements. Under Commonwealth law, developers are generally required to provide fibre-ready pit and pipe in their developments at their expense. Developers may be able to access an exemption from these arrangements in some circumstances. For more information visit www.infrastructure.gov.au/tind
3. If you choose NBN to service your development, you will need to enter into a development agreement with NBN. The first step is to register the development via <http://www.nbnco.com.au/develop-or-plan-with-the-nbn/new-developments.html> once registered NBN will be in contact to discuss the specific requirements for the development. NBN requires you to apply at least 3 months before any civil works commence. All telecommunications infrastructure should be built to NBN guidelines found at <http://www.nbnco.com.au/develop-or-plan-with-the-nbn/new-developments/builders-designers.html>
4. The Surveyor-General advises you should immediately make application for unit/street addresses to the Survey and Land Records unit on (08) 8995 5346 (surveylandrecords@nt.gov.au).
5. Notwithstanding the approved drawings, all signage is subject to the City of Palmerston approval, at no cost to Council.
6. This development permit is not an approval to undertake building work or the use. 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.
7. The development and use hereby permitted must be in accordance with Northern Territory legislation including (but not limited to) the *Building Act 1993*, the *Public and Environmental Health Act 2011* and the *Food Act 2004*.
8. Any proposed works which fall within the scope of the *Construction Industry Long Service Leave and Benefits Act 2005* must be notified to NT Build by lodgement of the required Project Notification Form. Payment of any levy must be made prior to the commencement of any construction activity. NT Build should be contacted via email (info@ntbuild.com.au) or by phone on 08 89364070 to determine if the proposed works are subject to the Act.

Development Consent Authority

Northern Territory



GPO Box 1680
DARWIN NT 0801

Telephone No: (08) 8999 6046
Email: development.consentauthority@nt.gov.au

In reply please quote: PA2025/0309

Israel-Tshepo Kgosiemang
One Planning Consult
PO Box 42279
CASUARINA NT 0811

Via email: Israel.k@oneplanningconsult.com.au

Dear Mr Kgosiemang

NOTICE OF CONSENT (SECTION 53B OF THE *PLANNING ACT 1999*) LOT 13502 (6) TUCKEROO BOULEVARD, ZUCCOLI, TOWN OF PALMERSTON

The Development Consent Authority has determined, to vary the requirements of Clauses 5.2.4.4 (Layout of Car Parking Areas), 5.2.6.1 (Landscaping in Zones Other Than Zone CB), 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures), 5.4.3.2 (Distance Between Residential Buildings on one Site), 5.4.6.1 (Private Open Space for Dwellings-single, Dwellings-independent and Dwellings-group), 5.4.8.1 (Building Design for Dwelling-group, Rooming accommodation and Residential Care Facility), 5.4.17 (Building Articulation) and 5.5.7 (Child Care Centre) of the Northern Territory Planning Scheme 2020, and, pursuant to section 53(a) of the *Planning Act 1999*, grant consent to the application to use and develop the abovementioned land for the purpose of a child care centre in a single storey building and dwelling-group (11 x 3 bedroom) in seven single storey buildings, subject to the conditions specified on the attached Development Permit DP2025/0309.

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 NT Planning Scheme 2020 (NTPS2020) applies to the land and Child Care Centre in a single storey building and dwelling-group (11 x 3 bedroom) in seven single storey buildings requires consent under Clause 1.8 (When development consent is required). The development identified as Impact Assessable under Clause 1(b)(i) of the NTPS2020, therefore the following needs to be considered:

- The Strategic Framework (Part 2 of the Scheme, including the Darwin Regional Land Use Plan, The Holtze to Elizabeth River Subregional Land Use Plan, and the Palmerston Eastern Suburbs Area Plan which are relevant to this application)
- Zone purpose and outcomes of Clause 4.4 (Zone MR – Medium Density Residential), and
- Clauses 5.2.1 (General Height Control), 5.2.4.1 (Car Parking Spaces), 5.2.4.4 (Layout of Car Parking Areas),
5.2.6.1 (Landscaping in Zones Other Than Zone CB), 5.4.1 (Residential Density), 5.4.3

(Building Setbacks of Residential, Buildings and Ancillary Structures), 5.4.3.2 (Distance Between Residential Buildings on one Site), 5.4.6.1 (Private Open Space for Dwellings-Single, Dwellings-Independent and Dwellings-group), 5.4.8.1 (Building Design for Dwelling-group, Rooming Accommodation and Residential Care Facility), 5.4.17 (Building Articulation), 5.4.18.1 (Fencing in Zones MR and HR), and 5.5.7 (Child Care Centre need to be considered).

The Strategic Framework:

The location of the site is within land identified for Urban/Peri-Urban and within a 'Compact Neighbourhood'. The Urban/Peri-Urban zoning of the land is Zone MR (Medium Density Residential), and the proposed uses are identified as Impact Assessable within this zone.

The Darwin Regional Land Use Plan encourages *"mixed use development, focused in and around activity centres and public transport nodes or high frequency routes"* and the Palmerston Eastern Suburbs Planning Principles and Area Plan encourages *"maximising the number of dwellings within a 400m walk from the neighbourhood centre"* (within a 'Compact Neighbourhood').

Although the proposed development does not maximise the number of dwellings that could be built on the site (Zone MR allows for a much higher density), the proposed development does include a mix of uses and a density that is consistent with surrounding developments (approximately 1 dwelling per 300m² for the residential portion of the site).

Zone MR:

The Zone Purpose is to *"Provide for a range of mid-rise housing options close to community facilities, commercial uses, public transport or open space, where reticulated services can support medium density residential development"*.

The application generally complies with the Zone Purpose. While it does not provide a range of mid-rise housing options (the proposed dwellings are single storey), it is located close to community facilities (Zone CP to the west) and commercial uses (secondary activity centre) approximately 200m walking distance to the southeast.

Zone Outcome 1 is *"Predominantly medium density residential developments generally not exceeding four storeys"*.

There is no NTPS2020 definition for 'medium density' residential developments however Zone LMR (Low-Medium Density Residential) allows a maximum density of 300m² which can be interpreted as being medium density. The application proposes a density of approximately 1 dwelling per 300m² for the residential portion of the site.

Zone Outcome 4 is *"Non-residential activities, such as child care centre and community centre:...*
(c) *wherever possible, are co-located with other non-residential activities in the locality;*
(d) *avoid adverse impacts on the surrounding road network; and*
(e) *are managed to minimise unreasonable impacts on the amenity of surrounding residents.*

Regarding 4(c), the proposed child care centre development is located adjacent a dog park (sport and recreation) in Zone CP on the abutting land to the west.

Regarding 4(d), a condition is included on the permit that requires a Traffic Impact Assessment (TIA) to the requirements of the City of Palmerston to be approved by the City of Palmerston and submitted to the consent authority prior to endorsement of drawings.

Regarding 4(e), the proposed development is not located adjacent to residential zoned land and therefore, subject to compliance with permit conditions, the proposed development is unlikely to impact on these residential areas. The application proposes a 3m depth of landscaping with a blockwork fence and solid walls (of the dwellings) along the indicative boundary between the child care centre and residential uses.

The relevant clauses listed in Part 5 have been considered and it is found that the application (as amended and subject to permit conditions) complies with the relevant requirements of the NTPS2020 except for the following clauses:

- 5.2.4.4 (Layout of Car Parking Area)
- 5.2.6.1 (Landscaping in Zones Other Than Zone CB)
- 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures)
- 5.4.3.2 (Distance Between Residential Buildings on one Site)
- 5.4.8.1 (Building Design for Dwelling-group, Rooming accommodation and Residential Care Facility)
- 5.4.17 (Building Articulation)
- 5.5.7 (Child Care Centre).

Zone Outcome 5 is that “Building design, site layout and landscaping provide a sympathetic interface to the adjoining public spaces and to adjoining lots, and provides privacy and attractive outdoor spaces”.

The design includes permeable fencing and landscaping around most of the site boundary, and the landscaping is considered to provide a sympathetic interface to the adjoining public spaces.

2. Pursuant to sub-clause 5 of Clause 1.10 (Exercise of Discretion by the Consent Authority), of the NT 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).

5.2.4.4 (Layout of Car Parking Areas)

Sub-clause 6 of Clause 5.2.4.4 requires that “A car parking area is to:

- (a) *be not less than 3m from any lot boundary abutting a road; and*
- (b) *provide landscaping to the setback area to a minimum depth of 3m immediately adjacent to any lot boundary abutting a road, using species designed to lessen the visual impact of the car parking area when viewed from the road.*

The application (as amended) does not fully comply with sub-clause 6 because the application includes a water meter, an electrical sub-station (existing), and a new distribution pillar within the 3m setback of daycare centre car parking area, and proposes a water meter within the 3m setback of the dwelling-group car parking area.

and

Sub-clause 8 of Clause 5.2.4.4 requires that “The layout of a car parking area is to:...

- (c) *be in accordance with the dimensions set out in the diagram to this clause; and*
- (d) *ensure parking spaces at the end of and perpendicular to a driveway are 3.5m wide or so that the driveway projects 1m beyond the last parking space.*

The application (as amended) does not fully comply with sub-clause 8 because the application includes a car parking space in the daycare centre car parking area with a length of 5m where 5.5m is required. Additionally, the car parking spaces at the east end of the child care centre car parking area and dwelling-group are not at least 3.5m wide and the driveway does not extend 1m beyond the last car parking space.

The purpose of Clause 5.2.4.4 is to - “Ensure that a car parking area is appropriately designed, constructed and maintained for its intended purpose”.

Condition precedents on the permit have been included to ensure that the car parking areas

are appropriately designed.

Administratively, sub-clause 3 allows the consent authority to *“consent to a car parking area that is not in accordance with sub-clause 6 if it is satisfied that the non-compliance will not unreasonably impact on the amenity of the surrounding locality”*.

The PAWC electricity substation and associated easement is existing and required infrastructure, and the applicant proposes landscaping around the water meters and new electricity distribution pillar. The infrastructure along with the surrounding landscaping is still likely to screen the car parking area.

Administratively, sub-clause 4 allows the consent authority to *“consent to a car parking area that is not in accordance with sub-clauses 7 and 8 if it is satisfied that the design and construction is safe and functional with regard to the location of the development”*.

The design of the car parking area of the day care centre is able to function as a car parking area however given the nature of the proposed development (child care centre) there are concerns about the safety of pedestrians and other vehicles. Conditions on the permit require that prior to endorsement of drawings, the drawings are amended to show improved movement/dedicated pedestrian access from the street and car parking area to the main entrance, and for a TIA to be submitted to DAS confirming the safety of vehicle and pedestrians within the car parking area. Additionally, concerns remain about the safety of vehicles and pedestrians within the dwelling-group development with regard to the ‘reverse bay’ located between units 6 & 7 utilised by unit 9. The abovementioned TIA is also required to confirm the safety of pedestrians and vehicles within this car parking area also.

5.2.6.1 (Landscaping in Zones Other Than Zone CB),

Sub-clause 7 of Clause 5.2.6.1 requires that *“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 application (as amended) does not comply with sub-clause 7 because multiple areas along the site boundary include landscaping depths less than 2m.

The purpose of Clause 5.2.6.1 is to *“Encourage landscaping that enhances local amenity by:*

- (a) contributing to safe and attractive public spaces and places;*
- (b) responding to the local climate and soil characteristics;*
- (c) supporting cooler internal and outdoor areas; and*
- (d) recognising the value of retaining existing plants and trees.*

No safety concerns have been identified by the local government council regarding the proposed landscaping for the site / development which is predominantly native species, located around the lot boundary to assist with stormwater runoff, and that is likely to enhance the streetscape (at maturity).

While no plants are proposed to be retained on the site, the applicant proposes predominantly native species, including taller trees along the boundary to provide shade to buildings and outdoor areas.

Administratively, sub-clause 2 allows the consent authority to *“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”*.

The proposed landscaping is generally consistent with the purpose of this clause and relevant

Zone MR outcomes, and the landscaping, once established, is likely to contribute positively to the streetscape and between the child care centre and residential portions of the site.

It is noted that Planning Scheme Amendment (PSA) 154 was on public exhibition from 31 October 2025 to 28 November 2025, and came into effect in February 2026 (after the DCA meeting on 14 November 2025).

The amendment applies generally to all developments requiring landscaping and amended the following aspects of the Northern Territory Planning Scheme 2020:

- The discretion to reduce the area required for landscaping between non-residential buildings and residential zones (pursuant to Clause 5.2.7 (Setbacks for Development Adjacent to Land in Zones LR, LMR, MR and HR)),
- Considering species by mature height instead of 2-year growth,
- Greater guidance on the acceptable extent of paving in landscaping, and
- The inclusion of an Editor's (explanatory) note to reference the recently developed 'Species Guide for Landscaping in the NTPS' (Species Guide).

The consent authority notes that the development application had been reviewed against the proposed NTPS2020e amendments at the time of the original assessment and during the processing of the reconsideration report, and it was found that the changes to the Scheme had minimal impact on the determination to the consent authority.

5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures)

Sub-clause 6 requires that *"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:... (a) the relevant table to this clause"*

The proposed development does not fully comply with sub-clause 6 because Unit 1 is setback 1.5m-3m from the primary street boundary (Tuckeroo Boulevard) where the required building setback is 6m, and Unit 9 is setback 1.5m – 2.37m where the required setback is 3m.

The purpose of Clause 5.4.3 is to *"Ensure that residential buildings and ancillary structures are located in a manner that:... (b) minimises adverse effects of building massing when viewed from adjoining land and the street;... (d) facilitates breeze penetration through and between buildings"*.

The development is entirely single storey buildings and includes landscaping along all impacted boundaries, as such is unlikely to contribute to buildings massing. Ample separation has been proposed around buildings to allow breeze penetration, and dwellings facilitate some breeze penetration through buildings (either wet season or dry season breezes).

Administratively, sub-clause 3 of Clause 5.4.3 allows the consent authority to *"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"*.

The development is considered consistent with the purpose of this clause as discussed above and for the same reasons is considered to be appropriate to the site with regard to location, scale and impact on adjoining and nearby properties.

5.4.3.2 (Distance Between Residential Buildings on one Site)

Sub-clause 2 of Clause 5.4.3.2 requires that *"Where more than one building comprising one or two storey residential buildings is located on a site the distance between the buildings is to be calculated in accordance with Table A to Clause 5.4.3 as if there was a lot boundary between the buildings"*.

Therefore, for the development on the site (as proposed within the application as amended) a 3m building setback separation between residential buildings on the same site is required.

The application (as amended) does not comply with sub-clause 2 because the walls of 'Unit 9' and 'Unit 8' are separated a minimum of 1.8m and maximum of 2.4m.

The purpose of Clause 5.4.3.2 is to *"Ensure residential buildings provide a sympathetic interface with the streetscape and surrounding development, minimise adverse effects of building massing, and avoid undue overlooking of adjoining residential buildings and private open space"*.

The proposed development is single storey only and includes solid metal Good Neighbour® fencing along all shared private open space boundaries, as such is unlikely to contribute to buildings massing or overlooking.

Administratively, sub-clause 1 allows the consent authority to *"consent to a development that is not in accordance with subclauses 2 and 3 only if it is satisfied it is consistent with the purpose of this clause and that the design of the development adequately mitigates the adverse effects of building massing and privacy and overlooking impacts that may arise from nonconformity with sub-clauses 2 and 3."*

The proposed development is considered to be consistent with the purpose of this clause as discussed above and for the same reasons is considered not to contribute to adverse effects of building massing and privacy and overlooking.

5.4.17 (Building Articulation)

Sub-clause 4 of Clause 5.4.17 requires that - *A step or recess to the building line of no less than 1m by 1m is required for every 15m of building length, or part thereof.*

The proposed development does not fully comply with this requirement because Units 9 through to 11 have building lengths of 18m without any steps or recesses to the building lines.

The purpose of Clause 5.4.17 is to *"Ensure that residential buildings mitigate the perception of building mass and bulking when viewed from adjoining properties and the street, and provide opportunities for cross-ventilation within building design"*.

The application (as amended) is unlikely to contribute to building massing when viewed from the street however may contribute to building massing when viewing Unit 10 from Unit 8. Unit 11 is also likely to contribute to building massing when viewed from the day care centre entrance way until such time that the landscaping between the dwelling and day care centre has matured.

Administratively, sub-clause 2 of Clause 5.4.17 provides that - *the consent authority "may consent to a development that is not in accordance with sub-clause 4 only if it is satisfied it is consistent with the purpose of this clause"*.

The proposed development is single-storey only and includes landscaping (planting) along all impacted boundaries, as such is unlikely to contribute to buildings massing. Ample separation has been proposed around buildings to allow breeze penetration, and dwellings facilitate some breeze penetration through buildings (either wet season or dry season breezes).

5.5.7 (Child Care Centre)

Sub-clause 6 of Clause 5.5.7 requires that *"If a child care centre is located adjacent to land in Zones LR, LMR, MR or HR:*

- (a) the development is to be set back 5m from all site boundaries and landscaped to a minimum depth of 3m to provide a visual screen;*
- (b) a minimum 1.8m high solid acoustic screen fence is erected along the full length of all site boundaries adjoining land in Zones LR, LMR, MR or HR..."*

The proposed development does not comply with sub-clause 6 because the development is

setback 1.64m from the northern (Lot 12087) boundary.

It is noted also that the applicant intends to subdivide the site (Lot 13502) (development application PA2025/0381 refers). Should the subdivision be approved and separate titles issued, the proposed design will not be compliant with the eastern site boundary (for the child care centre portion). Furthermore, solid acoustic screen fencing has not been proposed (within the application as amended) along the proposed subdivision site boundary.

The purpose of Clause 5.5.7 is to *“Ensure that a child care centre:*

- (a) is developed in a location that provides convenient vehicle access and does not interfere with the safe or efficient operation of the local road, cycle and footpath network;*
- (b) incorporates appropriate site layout, building and landscape design to ensure that there is no unreasonable loss of amenity for adjoining and nearby properties.*

A condition is included on the permit that requires a Traffic Impact Assessment (TIA) to the requirements of the City of Palmerston to be approved by the City of Palmerston and submitted to the consent authority prior to endorsement of drawings. Additionally, the proposed landscaping for the site / development is predominantly native species, located around the lot boundary to assist with stormwater runoff and is likely to enhance the streetscape (at maturity).

Administratively, *“The consent authority may consent to a child care centre that is not in accordance with sub-clauses 2-6 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, nature, and scale, and impact on the amenity of the locality.*

Conditions have been included on the development permit to ensure that the development and use meets the purpose of Clause 5.5.7 of the NTPS2020.

The application (as amended) is considered to be generally consistent with the purpose and outcome statements for Zone MR (Medium Density Residential) - as discussed above.

The childcare centre is located adjacent to Zone CP land (Lot 13503) and is unlikely to have a detrimental impact on the amenity of surrounding property (subject to conditions on the permit and compliance with the requirements of the local government council and service authorities).

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 subject site is a greenfield parcel within a subdivision estate that had titles issued in 2015. The land is zoned MR (Medium-Density Residential) and is capable of supporting more intensive residential development, including 2–4 storey buildings, consistent with the purpose of the zone and the efficient use of existing public infrastructure.

It is noted that, in its current form (as presented in the application as amended), the discharge of stormwater from the subject site to the abutting Lot 12087 (north boundary) is not supported by the owner (lessee) and of that land, which is also subject to a Crown Lease Term (under the *Crown Lands Act 1992*). To address this constraint, a Condition Precedent is included on the development permit requiring that stormwater discharge be designed and constructed to the requirements of the relevant authorities and the affected landowner/lessee. This will ensure that stormwater is directed to a lawful point of discharge and that the development does not adversely impact the physical characteristics or amenity of adjoining land.

4. Pursuant to section 51(1)(m) of the *Planning Act 1999*, the consent authority must take into consideration 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 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 reserves, works adjacent to easements, connections to and upgrading of electricity supply, water supply and sewerage services that apply to the development on the site, and access to the site and impacts to the external road and pedestrian networks; and
 - The NTPS2020 objectives and development performance criteria relating to access, works within road reserves and the provision of services/infrastructure will be complied with.
5. 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 consent authority considers that key aspects regarding potential impacts on the existing and future amenity of the site and adjacent land are the developments and land use's potential impacts to the road and pedestrian network, the impacts to the residents from the adjacent busy road, and the future interface between the residential portion and the child care portion of the site.

A condition is included on the permit that requires a Traffic Impact Assessment (TIA) to the requirements of the City of Palmerston to be approved by the City of Palmerston and submitted to the consent authority prior to endorsement of drawings.

A condition is also included to require acoustic control fencing along Zuccoli Parade to mitigate any adverse acoustic impacts to the site.

The visual and acoustic amenity between the proposed child care centre and residential buildings have also been considered. The application (as amended) has included measures such as landscaping and blockwork walls between the uses and has located bin storage for both uses away from residential developments to ensure amenity between the uses is not detrimentally impacted.

6. Pursuant to section 51(1)(t) of the *Planning Act 1999*, the consent authority, in considering a development application must take into account other matters it thinks fit.

Parallel Application

The consent authority notes that a development application (PA2025/0381) has been submitted in parallel to subdivide the subject site into two freehold lots. A condition is included on this permit (DP2025/0309) that requires a "Part 5" clearance certificate to be issued for the subdivision (proposed by PA2025/0381) before the use/occupation of the site. The consent authority has had regard to the interrelationship between the two applications and is satisfied that the condition appropriately manages the sequencing of approvals and ensures orderly development of the land.

Late submission

In addition to the above, an email was submitted to the consent authority on 20 September 2025 (outside the *Planning Act 1999* statutory submission period for the development application which was on exhibition between 5 September 2025 and 19 September 2025) from Ian & Marita Lunney. Although the email indicated support of the application, it also raised the following concerns:

- The boundary fencing is Colorbond® while all other development's perimeter fencing is mesh.
- The car parking area on the adjacent lot to the west (Lot 13503) will be used for the child care centre instead of the 24 hour dog park (located on Lot 13503).

The consent authority noted these concerns (the email was included as an attachment to the agenda report considered by the consent authority at its meeting held on 14 November 2025) and have considered similar matters when taking into account the proposed development's compliance with the Northern Territory Planning Scheme 2020.

Right of Review

Applicants are advised that a right of review to the Northern Territory Civil and Administrative Tribunal exists under Part 9 of the *Planning Act 1999*. An application for a review 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 Review form and fees payable. The address for lodgement of a Notice of Review 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 review by a third party under Part 9 of the Planning Act 1999 in respect of this determination.

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 sincerely



Suzanne Philip
2026.06.28
10:18:25 +09'30'

SUZANNE PHILIP

Delegate
Development Consent Authority
28 June 2026

Attachment

CC: City of Palmerston

Technical Assessment PA2026/0138

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

APPLICATION NO: PA2026/0138
LOT NUMBER: Lot 13502, 6 Tuckeroo Boulevard, Zuccoli
TOWN/HUNDRED: Town of Palmerston
ZONE: MR (Medium Density Residential)
SITE AREA: 6180m²
PROPOSED DEVELOPMENT: 21 x 3 bedroom dwellings-group in 12 single storey buildings
PLANS USED FOR ASSESSMENT: A100 – Site Plan, A101 – Landscape Plan, A102 – Private Open Space, A200 – Roof Plan, A300 – Elevation, A301 – Elevation, A400 – Typical Floor Plan-Duplex, A401 – Typical Floor Plan-Single, A402 Typical Duplex [elevations and iso], and A432 Typical Single Unit [elevations and iso]
DATE ASSESSMENT FINALISED: 6 August 2026

Under the Northern Territory Planning Scheme 2020 and pursuant to section 44(a) of the *Planning Act 1999*, the proposed development requires consent as described in the below table:

Zone MR (Medium Density Residential)				
Use	Assessment Category	Overlays	General Requirements	Specific Development Requirements
Dwelling-group	Impact Assessable	N/A	5.2.1 General Height control 5.2.4 Car Parking 5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR	5.4.1 Residential Density 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.4 Extensions and Structures Ancillary to a Dwelling-group or Dwelling-Multiple Development 5.4.6 Private Open Space 5.4.8 Residential Building Design 5.4.17 Building Articulation 5.4.18 Fencing

This is a technical assessment of the proposal against the requirements of the Northern Territory Planning Scheme 2020 (NTPS2020) and is no indication of whether or not approval will be given by the consent authority.

Part 1 – Guidance

1.8 When development consent is required

NTPS 2020		DAS DLPE comments
1.	The need for consent and the level of assessment that applies to the use and development of land is set out in the framework below: (b) <i>Impact Assessable</i> – use and development that requires the exercise of discretion by the consent authority to determine if it is appropriate given the location of the <i>site</i> and the potential impacts on surrounding uses, and if it accords with the Strategic Framework. Use and development of land requires consent and is <i>Impact Assessable</i> when any of the following apply: i. it is shown as <i>Impact Assessable</i> on the relevant assessment table in Part 4;	The defined land use of “dwelling-group” is listed as Impact Assessable in Zone MR (Part 4 assessment table).

1.10 Exercise of Discretion by the Consent Authority

NTPS 2020		DAS DLPE comments
1.	<i>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:</i> (a) <i>an application to alter, change or vary a development permit under sections 43A, 46 or 57 of the Act;</i> (b) <i>access to a main road; or</i> (c) <i>a Merit Assessable application under Clause 1.8(1)(b)(ii)(2).</i>	Applicable – the application is not related to the items listed under sub-clauses (a), (b) or (c) and therefore the consent authority must consider the application in its entirety.
4.	<i>In considering an application for a use or development identified as <i>Impact Assessable</i> the consent authority must take into account all of the following:</i> (a) <i>any relevant requirements, including the purpose of the requirements, as set out in Parts 5 or 6;</i> (b) <i>any Overlays and associated requirements in Part 3 that apply to the land;</i> (c) <i>the guidance provided by the relevant zone purpose and outcomes in Part 4, or Schedule 4.1 Specific Use Zones; and</i> (d) <i>any component of the Strategic Framework relevant to the land as set out in Part 2.</i>	
5.	<i>The consent authority may consent to a proposed use or development that 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:</i>	An assessment, including discussion has been provided against the non-compliant requirements below. This is to be considered by the Development Consent Authority (sections 52 & 53 of Planning Act 1999).

	(a)	<i>the purpose and administration clauses of the requirement; and</i>	
	(b)	<i>the considerations listed under Clause 1.10(3) or 1.10(4).</i>	
6.	<i>When consenting to the use or development of land, the consent authority may impose a condition requiring a higher standard of development than is set out in a requirement of Parts 3, 5 or 6 if it considers it necessary to the achievement of the Strategic Framework, the purpose of the overlay or the zone, or it considers it is otherwise necessary to do so.</i>		This is to be considered by the Development Consent Authority (sections 52 & 53 of Planning Act 1999).

Part 2 – Strategic Framework

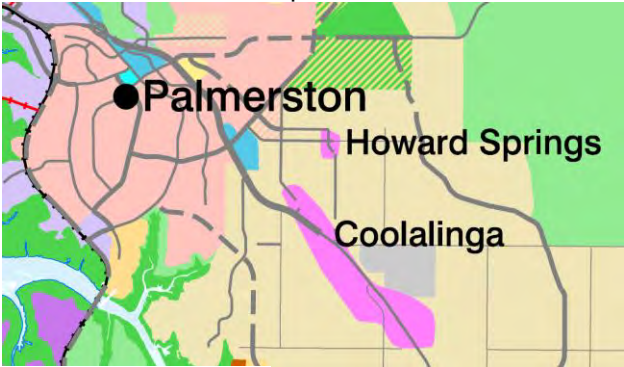
In considering an application for a use or development identified as Impact Assessable the consent authority must take into account any component of the Strategic Framework relevant to the land as set out in Part 2

2.1 Purpose of the Strategic Framework

Northern Territory Planning Scheme 2020			DAS DLPE Comments
1.	<i>The Strategic Framework:</i>		The Strategic Framework is required to be taken into account by the consent authority pursuant to Sub-clause 4 of Clause 1.10 (Exercise of Discretion by the Consent Authority). Considerations (i), (iii), (iv) and (vi) are considered relevant to this application.
	(d)	<i>balances the following considerations to inform strategic planning and decision making for development:</i>	
	i.	<i>the sustainable use of resources and the protection of the natural environment and ecological processes</i>	
	ii.	<i>the integration of land use planning with transport and physical infrastructure planning to provide for the equitable, accessible, logical and efficient provision of such services</i>	
	iv.	<i>the promotion of diverse housing options and the integration of planning for community facilities and services to foster a more connected, resilient and supported society</i>	
	vi.	<i>the recognition of the unique characteristics, challenges and aspirations in different areas and communities within the scheme area</i>	

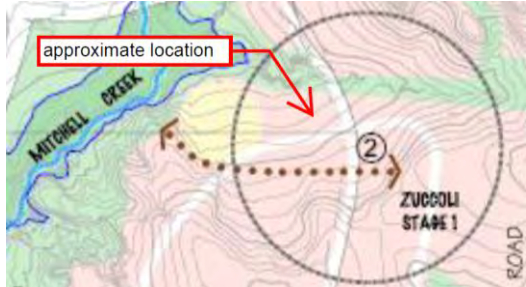
2.2 Components and Operation of the Strategic Framework

Northern Territory Planning Scheme 2020		DAS DLPE Comments
1.	<i>The Strategic Framework consists of strategic planning policies and strategic land use plans.</i>	Strategic Policies and Strategic Land Use Plans are discussed below.
2.	<i><u>Strategic Planning Policies</u> Strategic Planning Policies establish high level policies, principles and strategic directions to guide future development.</i>	Currently, the only 'strategic planning policy' is the 'Compact Urban Growth Policy (CUGP)'. Under Clause 3.1 (Policy Application) of the CUGP, "This Policy applies to higher density residential proposals in

	Strategic Planning Policies: (a) may apply generally or to a particular issue or matter; and (b) inform and guide: iii. decision making in relation to variations to any component of the hierarchy of Strategic Land Use Plans.	urban brownfield and greenfield localities throughout the Northern Territory. This Policy will be used to assess the appropriateness of delivering higher density residential land uses". No definition is provided for high or higher density residential or similar in Schedule 2 of the NT Planning Scheme 2020, Planning Act 1999, Interpretations Act 1978, or the Macquarie Dictionary. The Glossary of Terms on Page 12 of the CUGP defines 'Higher Density Residential' as "Usually taller than two storeys in height and a neighbourhood density greater than 20 dwellings per hectare (or one dwelling per 300m² of site area or less)". Conversely, Page 9 of the CUGP indicates that 'higher density locality' has a density more than 60 dwellings per a hectare which is equivalent to 1 dwelling per 166.67m². Zone MR <u>maximum</u> density requirements are between 1 dwelling per a 125m² and 1 dwelling per 215m². The area of Lot 13502 is 6180m², and the applicant proposes 21 x dwellings-group (single storey – all 3 bedroom) which is equivalent to 1 dwelling per 294m². The proposed developments are one-storey only and the density is not in excess of 1 dwelling per 166.67m² and therefore DAS does not consider this proposal as a 'higher density' proposal.
3.	Strategic Land Use Plans The hierarchy of Strategic Land Use Plans specified at Table to Clause 2.4 includes: (a) Regional Land Use Plans – applicable to the region established by the plan that: i. identify high level characteristics and needs that will shape development; ii. establish a long term plan to respond to identified characteristics and needs that inform the distribution and management of anticipated growth across the region; iii. identify the need for and locations to accommodate regional infrastructure; and iv. identify issues needing further investigation or consideration during preparation of more detailed Strategic Planning Policies or Strategic Land Use Plans.	Whether the use and development accords with the Strategic Framework is to be determined by the consent authority - the 'Land Use Structure' plan on page 13 of the Darwin Regional Land Use Plan (DRLUP) identifies the location of the proposed development as being on land identified as "urban/peri urban".  LEGEND Urban / Peri-Urban The 'Key Urban and Peri-Urban Residential Objectives' are: - Identify sufficient suitable opportunities for residential development to ensure an ongoing supply of lots to meet market demand. - Encourage a diverse range of dwelling types and

			<i>residential localities to cater for changing demographics (including single person households and an ageing population), to meet increasingly diverse community aspirations and minimise the impacts of development on established localities.</i> • <i>Focus future urban development in localities close to established areas to enhance the economic viability of infrastructure extensions.</i> • <i>Encourage detailed design that:</i> - o <i>recognises the contribution natural and cultural sites make to urban character</i> - o <i>provides for appropriate protection and maintenance of natural and conservation areas</i> - o <i>is climatically appropriate and avoids the creation of heat islands.</i> The application is for the development of land for the purpose of dwelling-groups which will provide a supply of residential lots in an area identified for urban development, and that is in an area close/adjacent to established areas (LMR, CP and C zoned land). In addition to the above, land (Lot 12087) to the north of the site of the proposed development is privately owned, and subject to a Crown Lease (and includes natural features). The application has been referred to Crown Land Estate (CLE). Conditions can be included on any permit issued requiring the applicant to discharge water to relevant agency requirements (ie: City of Palmerston drainage network in road reserve or obtain approval from owner of Lot 12087). Page 16 contemplates land uses within Urban and peri-urban areas which includes a variety of housing types. The proposal is for a dwelling-group development with a higher density (compliant with NTPS2020) than the maximum density requirements of the surrounding LMR zones. While a 'dwelling-group' development is an expected land use within Zone MR (<i>impact assessable</i>), and the application proposes a density compliant with Part 5 of the NTPS2020 requirements, the development is still identified as <i>Impact Assessable</i> which requires the "consent authority to determine if it is appropriate given the location of the site and the potential impacts on surrounding uses, and if it accords with the Strategic Framework". Page 70 of the DRLUP identifies 'Development Related Constraints and Opportunities'. The 'Key Development Structure Objectives' which include: • <i>Enhance the economic viability of infrastructure and services by creating sustainable local communities.</i> • <i>Create more compact development, in particular</i>
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			localities that minimise the development impacts on the majority of established communities. • Encourage consolidated and compact development that facilitates land use and infrastructure efficiencies, increases choice and conserves the regional environment. • Encourage mixed use development, focused in and around activity centres and public transport nodes or high frequency routes. • Encourage the provision of a range of housing options that facilitate housing choice and affordability to meet diverse community needs. • Encourage urban design that takes account of the tropical climate to minimise the creation of heat islands. In addition to the above, page 70 provides that “While many residents continue to aspire to traditional urban or rural lifestyle lots, affordability is encouraging many in the community to consider alternatives. Within that context a fundamental principle in the land use plan is the provision of land to accommodate genuine choice of housing types and locations, and an appropriate supply of each to address affordability”, and “Within existing urban and rural lifestyle areas priority will be given to maximising the potential population capacity of infill sites. This will: • make the most efficient use of available infrastructure capacity and local services • contribute to the creation of viable communities • limit the impact on the majority of existing residents • reduce the need to travel • improve access to services • reduce impacts on the environment and natural resources. More compact residential development, particularly on previously undeveloped sites in established areas and in greenfield developments, creates opportunities for synergies between various land uses such as education and health facilities. It also assists in protecting the landscape and resources. More compact development, which provides mixed uses and greater housing choice while limiting the impact on established areas, can also assist in creating stronger and more active communities”. The development is located, zoned and (expected to be) serviced to allow for a much higher density than what is proposed. Additionally, a higher density (consistent with requirements of the NTPS2020) will allow more people to be located close to the surrounding uses which include Zone CP, C and OR uses. Not requiring a higher density for this development/site may have negative impacts on the surrounding uses which are located to utilise higher density development, and may not allow for full utilisation of service infrastructure in accordance with the Strategic Framework.
(b)	Subregional Land Use Plans – applicable to a	Not applicable - the Holtze to Elizabeth River	

	component of a region that: i. build on the higher level of guidance from any relevant Strategic Planning Policy and/or Regional Land Use Plan; ii. establish more detailed guidance for development based on more detailed investigation or evaluation of characteristics and needs; iii. identify the need for and sites to accommodate subregional infrastructure; and iv. may include concept plans and other related conditions for specific locations that foreshadow the need for more detailed and / or site specific land use planning.	Subregional Land use Plan (HESLUP) directs readers to relevant Area Plans (if available) for <i>Impact Assessable</i> applications (page 1 of the HESLUP). The relevant area plan is the Palmerston Eastern Suburbs Planning Principles and Area Plans (PESPPAP) which is discussed below.
	(c) Area Plans – establish a further level of detailed guidance, including concepts, for the future development of particular localities, neighbourhoods, focus areas or streets to: i. advance the policy objectives of any relevant higher order Land Use Plans and Strategic Planning Policy; ii. respond to constraints and land suitability as identified through any relevant higher order Land Use Plans; iii. respond to the local character, needs and aspirations of the community; iv. provide, in some circumstances, guidance for: (1) variation from a zone purpose and/or outcome in Part 4 to account for the local context set out in the Area Plan; (2) variation of requirements in Parts 5 or 6 that may be required to achieve the objectives of the Area Plan; or (3) a higher standard of development than is set out in a requirement of Parts 5 or 6 to help achieve the objectives of the Area Plan.	Whether the use and development accords with the Strategic Framework is to be determined by the consent authority – the PESPPAP identifies the site as being located within an area identified as a ‘compact neighbourhood’ where dwelling numbers are to be maximised.  Compact neighbourhood which maximises the number of dwellings within a 400m walk from the neighbourhood centre and bus stop Higher density opportunities are available in this zone. Principle 4(b) of the PESPPAP is “Provide a range of both lot sizes and housing choice to cater for diverse household types by... associating medium density housing including, townhouses and apartments and accommodation for aged persons and people requiring assistance with neighbourhood centres or areas of high amenity” There is no definition for ‘medium density’. The CUGP indicates that ‘medium density locality’ have densities of approximately 60 dwellings per a hectare which is equivalent to 1 dwelling per 166.67m² and the application proposes a density of 1 dwelling per 294m².
4.	The Strategic Framework guides the interpretation of all Parts of the Planning Scheme. Where there is inconsistency between the components of the Strategic Framework, Area Plans, providing the most detailed level of guidance, prevail over higher-order Land Use Plans and Strategic Planning Policies to the extent of any inconsistencies.	While the PESPPAP is applicable to the site, the DRLUP is also applicable because the PESPPAP is limited information on particular issues. Additionally, the use/development’s accordance with the PESPPAP is to be determined by the consent authority.

	Subregional Land Use Plans, Regional Land Use Plans and Strategic Planning Policies will guide interpretation of the Planning Scheme when:	
	(a)	there is no applicable Area Plan;
	(b)	the Area Plan does not provide guidance on a particular issue;
	(c)	a use or development does not accord with an Area Plan; or
	(d)	a new Area Plan is being created or a change is proposed to an existing Area Plan.

TO BE DETERMINED BY THE CONSENT AUTHORITY

Part 3 – Overlays

No overlays apply to the site or type of development proposed.

NOT APPLICABLE

Part 4 – Zones

Clause 4.4 - Zone MR (Medium Density Residential)

In considering an application for a use or development identified as *Impact Assessable* the consent authority must take into account the guidance provided by the relevant zone purpose and outcomes in Part 4

Northern Territory Planning Scheme 2020	DAS DLPE Comments
<i>Purpose</i>	
<i>Provide for a range of mid-rise housing options close to community facilities, commercial uses, public transport or open space, where reticulated services can support medium density residential development.</i>	<u>Aspects of Compliance:</u> The proposed development is consistent with the zone purpose because electricity, water, sewerage and telecommunications services are able to be connected / upgraded to the development works on site and the site is less than 400m walking distance to neighbourhood parks, shops and other areas of public open space. <u>Aspects of non-compliance</u> Despite the above, the application is not considered to be consistent with the zone purpose because the buildings will be single storey (not 'mid-rise'), and the design does not provide a 'range of housing options' because the proposed type and density is similar to most other residential buildings within the area (ie: single storey with building footprints of dwelling-single), and all dwellings are 3 bedroom. Zone MR in Palmerston (relevant to the subject site) allows for up to 4 storeys. The existing gradient of the site falls towards land to the north (Lot 12087 – privately owned land subject to a Crown Lease). Storm water drainage from the subject site / proposed development will need to be resolved.

Zone Outcomes		
1.	Predominantly medium density residential developments generally not exceeding four storeys .	The 'Compact Urban Growth Policy' identifies 'medium density' as "approximately 60 dwellings per hectare" which is equal to 1 dwelling per 166.66m², and 'low to medium density' as "approximately 30 dwellings per hectare" which is equal to 1 dwelling per 333.33m²; the application proposes a dwelling density of 1 dwelling per 294m² which aligns more closely with the 'low to medium' density definition. It is noted that the proposed design (single storey, 3 bedrooms) meets density requirements under Clause 5.4.1 (Residential Density).
2.	Home based businesses and dwellings-community residence are operated in a manner consistent with residential amenity .	Not applicable – the application does not propose these uses.
3.	Residential care facilities are of a scale and operated in a way that is compatible with the character and amenity associated with medium density residential development.	
4.	Non-residential activities, such as child care centre and community centre :	
	(a) support the needs of the immediate residential community;	
	(b) are of a scale and intensity compatible with the residential character and amenity of the area;	
	(c) wherever possible, are co-located with other non-residential activities in the locality;	
	(d) avoid adverse impacts on the surrounding road network; and	
	(e) are managed to minimise unreasonable impacts on the amenity of surrounding residents.	
5.	Building design, site layout and landscaping provide a sympathetic interface to the adjoining public spaces and to adjoining lots, and provides privacy and attractive outdoor spaces.	The proposal does not comply with minimum NTPS2020 building design, setback, private open space, landscaping or car parking layout requirements. Additionally, the applicant proposes Good Neighbour® (or similar) fencing along the boundary adjacent Zone CP land, and the proposed site levels indicate that a retaining wall may be required along this boundary. The existing gradient of the site falls towards land to the north (Lot 12087 – privately owned land subject to a Crown Lease). Storm water drainage from the subject site / proposed development will need to be resolved.
6.	An efficient pattern of land use with all lots connected to reticulated services, integrated with existing transport networks and with convenient access to open space, community and educational facilities.	The lot is connected to reticulated water, electricity and sewer services and is in a location with access to existing transport networks, and is within a short distance of public open space, commercial and community purpose zoned land. As noted above, storm water drainage arrangements will

		need to be resolved.
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Part 5 – Development Requirements

In considering an application for a use or development identified as *Impact Assessable* the consent authority must take into account any relevant requirements, including the purpose of the requirements, as set out in Part 5.

5.2.1 General Height control

Northern Territory Planning Scheme 2020			DAS DLPE Comments
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.			For the purposes of sub-clause 4(a) of Clause 1.10 of the NTPS2020, The application is not considered (by DAS) to be consistent with the clause purpose because it is not appropriate to the strategic context of the location (see discussion under 'Part 2 – Strategic Framework' above). ie: design does not take advantage of the maximum height allowed for Zone MR.
Administration			
1.	This clause does not apply if:		Not applicable - The proposal is not for any of the uses listed under sub-clause 1.
	(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.		The site is not located in Alice Springs and is not located on land abutting land in Zone LR.
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:		The proposal complies with sub-clause 6.
	(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:		Not applicable – the proposal is not located in Alice Springs.
	(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	

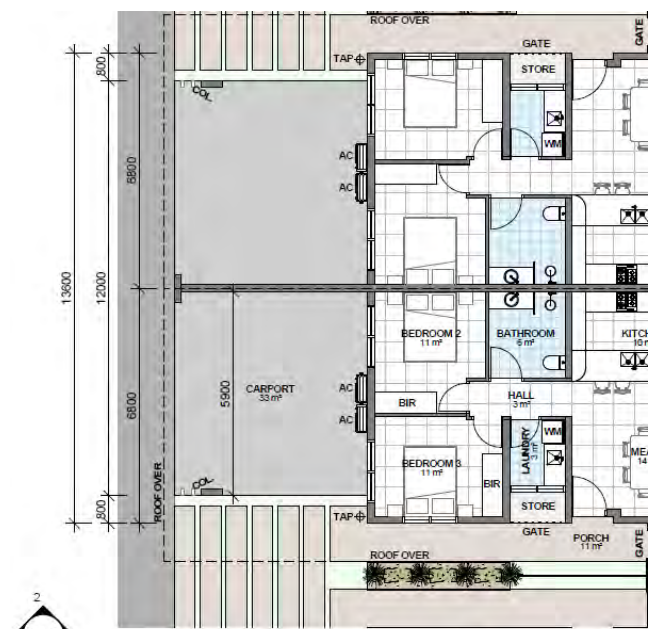
		<i>and use is not included in table A to this clause.</i>														
6.	The <i>building height</i> in all other areas is not to exceed:		Complies – the site is located in Zone MR and has a ‘maximum building height above ground level’ of 1 storey.													
	(a)	<i>the maximum building height for the zone and use as specified in table B to this clause; or</i>														
		<table><tr><th colspan="3">Table B to clause 5.2.1: Height control outside Alice Springs</th></tr><tr><th>Zone</th><th>Use</th><th>Maximum building height above ground level</th></tr><tr><td rowspan="4">MR</td><td>Development on a <i>site</i> in zone MR abutting a <i>site</i> in Zone LR</td><td>3 <i>storeys</i></td></tr><tr><td>Development on a <i>site</i> that is: • within the boundaries of the Darwin Inner Suburbs Area Plan or Darwin Mid Suburbs Area Plan; and has frontage to a street with a reservation width not exceeding 18m on the opposite side of which is a <i>site</i> in Zone LR.</td><td>3 <i>storeys</i></td></tr><tr><td>All other uses</td><td>4 <i>storeys</i></td></tr></table>		Table B to clause 5.2.1: Height control outside Alice Springs			Zone	Use	Maximum building height above ground level	MR	Development on a <i>site</i> in zone MR abutting a <i>site</i> in Zone LR	3 <i>storeys</i>	Development on a <i>site</i> that is: • within the boundaries of the Darwin Inner Suburbs Area Plan or Darwin Mid Suburbs Area Plan; and has frontage to a street with a reservation width not exceeding 18m on the opposite side of which is a <i>site</i> in Zone LR.	3 <i>storeys</i>	All other uses	4 <i>storeys</i>
Table B to clause 5.2.1: Height control outside Alice Springs																
Zone	Use	Maximum building height above ground level														
MR	Development on a <i>site</i> in zone MR abutting a <i>site</i> in Zone LR	3 <i>storeys</i>														
	Development on a <i>site</i> that is: • within the boundaries of the Darwin Inner Suburbs Area Plan or Darwin Mid Suburbs Area Plan; and has frontage to a street with a reservation width not exceeding 18m on the opposite side of which is a <i>site</i> in Zone LR.	3 <i>storeys</i>														
	All other uses	4 <i>storeys</i>														
		(b)	<i>two storeys to a maximum of 8.5m if the zone and use is not included in table B to this clause.</i>													

COMPLIES

5.2.4 (Car Parking)

5.2.4.1 (Car Parking Spaces)

Northern Territory Planning Scheme 2020		DAS DLPE Comments
Purpose		
Ensure that sufficient off-street car parking, constructed to a standard and conveniently located, are provided to service the proposed use of a <i>site</i> .		The application includes the required number of car parking spaces. See comments for Clause 5.2.4.4 regarding “appropriate standard”.
Administration		
1.	<i>This clause does not apply where alternative car parking space requirements are established under clause 5.9 (Location specific development requirements).</i>	Not applicable – no alternative car parking space requirements are established for this location.
2.	The consent authority may consent to use or development that is not in accordance with sub-clause 5 if it is satisfied a reduction in the number of car parking spaces is appropriate with regard to: (a) <i>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;</i> (b) <i>the provision of car parking spaces in the vicinity of the land;</i> (c) <i>the provision of car parking spaces in the vicinity of the land;</i> (d) <i>the potential impact on the surrounding road network and the amenity of the locality and adjoining property; and</i> (e) <i>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</i>	Not applicable – the proposal complies with sub-clause 5.

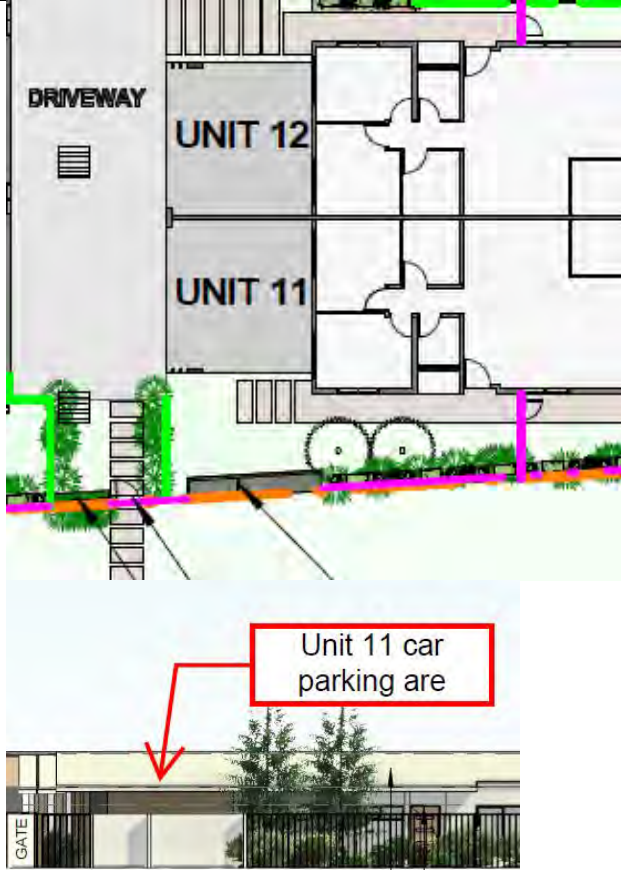
		significance of the heritage place .							
3.	The consent authority may require the provision of car parking spaces for any ancillary use or development in addition to that specified for the primary use or development in the relevant table to this clause.		To be determined by the consent authority						
4.	For the purposes of this clause:		Applicable - the application includes three bedroom dwellings and is located within 400m of a shared path (SP9 not a commercial zone, only one bus route shown on NTG website and the application has no been identified for community housing).						
	(a)	the reductions in Table B only apply to uses specifically referenced within Table A and apply to the base car parking rates established in Table A;	A 5% reduction is allowed. The application requires 40 car parking spaces (42 x 0.95 rounded up).						
	(b)	only one reduction percentage is permitted per category when applying Table B; and							
	(c)	the reductions in Table B do not apply to one bedroom dwellings .							
Requirements									
5.	Use and development is to include the minimum number of car parking spaces within the development site , as specified in the relevant table to this clause (rounded up to the next whole number).		Can comply - 21 x 3 bedroom dwellings are proposed therefore 42 car parking spaces (2 per dwelling) need to be provided on the site.						
	<table><tr><th colspan="2">Table A to Clause 5.2.4.1: Minimum number of required parking spaces</th></tr><tr><th>Use or Development</th><th>Minimum Number of Car Parking Spaces Required</th></tr><tr><td>Dwelling-group</td><td>1 per one bedroom <i>dwelling</i> 2 per <i>dwelling</i> with two or more bedrooms Plus Any reductions in accordance with Table B (if the development meets the criteria)</td></tr></table>		Table A to Clause 5.2.4.1: Minimum number of required parking spaces		Use or Development	Minimum Number of Car Parking Spaces Required	Dwelling-group	1 per one bedroom <i>dwelling</i> 2 per <i>dwelling</i> with two or more bedrooms Plus Any reductions in accordance with Table B (if the development meets the criteria)	The NTPS2020 definition of “car parking space” means - a space designated for the parking of one motor vehicle;
Table A to Clause 5.2.4.1: Minimum number of required parking spaces									
Use or Development	Minimum Number of Car Parking Spaces Required								
Dwelling-group	1 per one bedroom <i>dwelling</i> 2 per <i>dwelling</i> with two or more bedrooms Plus Any reductions in accordance with Table B (if the development meets the criteria)								
			The application suggests (for each dwelling) 1 carport that is 5.9m wide and 5.6 long which may be of sufficient space for 2 car parking spaces (in accordance with the ‘Diagram to Clause 5.2.4.4: Parking Layout’).						
			Heights of air conditioning units will need to be confirmed (to ensure they do not conflict with dimensions / functionality of car parking spaces).						
									

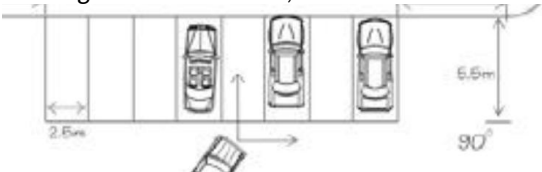
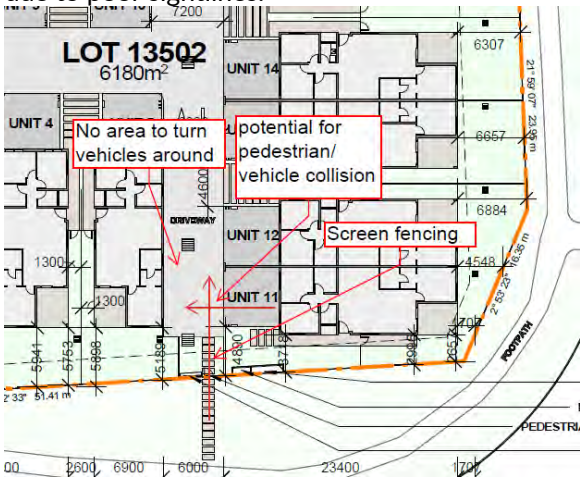
		 Location (height) of air conditioning units is not shown on elevations.
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CAN COMPLY – updated drawings required

5.2.4.4 (Layout of car parking areas)

Northern Territory Planning Scheme 2020		DAS DLPE Comments
Purpose		
Ensure that a car parking area is appropriately designed, constructed and maintained for its intended purpose.		To be determined by the consent authority – see discussion below.
Administration		
1.	This clause does not apply to a car parking area where the car parking is required in association with a dwelling-single, dwelling-independent or a home based business .	This clause applies to the development because the application is for a dwelling-group. “car parking area” means an area set aside or designated for the parking of three or more motor vehicles;
2.	A car parking area may be used for the purpose of a market if:	Not applicable - The proposal is not for a market.
(a)	Not applicable - The proposal is not for any of the uses listed under sub-clause 1.	
(b)	Not applicable - The proposal is not for any of the uses listed under sub-clause 1.	
3.	The consent authority may consent to a car parking area that is not in accordance with sub-clause 6 if it is satisfied that the non-compliance will not unreasonably impact on the amenity of the surrounding locality.	Not applicable – the application generally complies with sub-clause 6.
4.	The consent authority may consent to a car parking area that is not in accordance with sub-clauses 7 and 8 if it is satisfied that the design and construction is safe and functional with regard to the location of the development.	To be determined by the consent authority – proposal does not comply with sub-clause 8 or 9.
5.	The consent authority may consent to a car parking area that is not in accordance with sub-clause 9 if it is satisfied that the non-compliance will not result in adverse impacts on the local road network or internal functionality of the car parking area.	
Requirements		
6.	A car parking area is to:	Generally complies – the application complies with (a) in that all car parking areas are setback at least 3m (the car parking area for unit 11 which has the shortest setback has a setback of approximately 3.5m from a boundary abutting a road). The application does not technically comply with (b) because the car parking area for units 11 & 12 does not provide 3m of landscaping within the setback.
(a)	be not less than 3m from any lot boundary abutting a road; and	
(b)	provide landscaping to the setback area to a minimum depth of 3m immediately adjacent to any lot boundary abutting a road, using species designed to lessen the visual impact of the car parking area when viewed from the road.	

			 The top image is a site plan showing a driveway, Unit 12, and Unit 11. A red line indicates the 'Unit 11 car parking area'. The bottom image is a photograph of a blockwork fence with a red arrow pointing to it from a label 'Unit 11 car parking area'. It is noted that a ~1.8m high blockwork fence is proposed in this setback. The applicant has not requested a variation to this requirement. A condition can be included on the permit that requires landscaping to the depth of 3m within the boundary setbacks of units 11 & 12 car parking area.
7.	A car parking area is to be constructed and maintained to be:	(a) of a suitable gradient for safe and convenient parking; and (b) sealed and well drained in urban areas, or dust suppressed in non-urban areas.	Compliance Not Demonstrated - the application includes a conceptual stormwater plan that shows driveway slopes at approximately 2% or less that includes stormwater inlets to drain stormwater. Further information is required regarding lawful point of discharge - noting that the owner of Lot 12087 (adjacent land to the north) does not support discharge of storm water onto that site. Eg: one of the (proposed) storm water drain inlets abuts the boundary of Lot 12087.

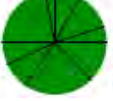
				No details of driveway/car parking (spaces and driveways) surfaces have been provided. A standard condition can be included on the permit that requires car parking areas and access lanes to be properly formed to such levels that they can be used in accordance with the plans, surfaced with an all-weather-seal coat and drained.
8.	The layout of a car parking area is to:			Does not comply – the application generally complies with sub-clause 8(a) in that it allows separate access to every car parking space (no tandem car parking spaces or (subject to confirmation of height of air conditioning units) obstructions to car parking spaces proposed) however the following issues have been identified with regard to “functionality”: • The portion of driveway that is used to reach the car parking areas of Unit 11 & 12 does not include areas to turn around should the car parking spaces be full. Additionally, cars parked in Unit 11 have the potential to collide with pedestrian entering the site due to poor sightlines.
	(a)	be functional and provide separate access to every car parking space;		
	(b)	allow a vehicle to enter from and exit to a road in a forward gear;		
	(c)	be in accordance with the dimensions set out in the diagram to this clause; and		
	(d)	ensure parking spaces at the end of and perpendicular to a driveway are 3.5m wide or so that the driveway projects 1m beyond the last parking space		• Vehicles entering and egressing of car ports of units 20 & 21 have potential to collide due to poor

			The application complies with sub-clause 8(d) in that the only “car parking space” located at the end of, and perpendicular to a driveway is Unit 11 where the driveway extends 1m metre past this car parking space. It is noted, however, that the location of the pedestrian access conflicts with the 1m extension. Unit 19 car parking spaces are not considered to be located at the end of the driveway because the driveway includes a dog leg past this point that leads to units 20 & 21.
9.	The number of access points to the road is to be limited, and access points to car parking areas are to:		the application proposes 1 vehicle access point to a public road,
	(a)	have driveways with a minimum width of 6m for two-way traffic flow or 3.5m for one-way traffic flow; and	Does Not Comply Sections of the internal driveway (which will be used for two way traffic) are less than 6m wide due to roof structures.
	(b)	maximise sight lines for drivers entering or exiting the car parking area.	Does Not Comply - The application does not comply with sub-clause 9(b) because there are sightline issues. See discussion regarding sight lines under sub-clause 8 above.

DOES NOT COMPLY

5.2.6.1 Landscaping in Zones Other Than Zone CB

Northern Territory Planning Scheme 2020		DAS DLPE Comments
Purpose		
Encourage landscaping that enhances local amenity by:		To be determined by the consent authority – see discussion below.
(a)	contributing to safe and attractive public spaces and places;	
(b)	responding to the local climate and soil characteristics;	
(c)	supporting cooler internal and outdoor areas; and	
(d)	recognising the value of retaining existing plants and trees.	
Administration		
1.	Landscaping may include, where subordinate to areas for the planting and growing of plants, impervious and unplanted areas for;	The NTPS2020 definition of “landscaping” means - the planting and growing of plants, including but not limited to grasses, shrubs and trees.
	(a) pedestrian access,	The proposed design includes pedestrian access and outdoor recreation as landscaping.
	(b) outdoor recreation, or	
	(c) natural or ornamental features and the like.	
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.	To be determined by the consent authority – proposal does not comply with sub-clause 7.

Requirements		
3.	Where landscaping is required by this Scheme it should be designed so that:	Landscaping is required by: - sub-clause 6(a) of Clause 5.2.4.4 (Layout of car parking areas), - Sub-clause 2 of Clause 5.4.6.1 (Private Open Space) - Sub-clauses 5 & 7 of this clause.
(a)	planting is focused on the area within the street frontage setbacks side setbacks, communal open space areas and uncovered car parking areas ;	Complies – the application proposes landscaping around most of the site boundary. No communal open space of uncovered car parking areas are proposed.
(b)	it maximises efficient use of water and is appropriate to the local climate;	Generally complies – all plants with exception to the 'Little Emerald' are plants listed in the NTG Species Guide, and are suitable for the location / climate. The plants chosen include a mix of 'low water requirement' (acacia trees), 'moderate water requirement' (Syzygium Australe, Hibiscus Tiliaceus Rubra and Bush Appple), and 'high water requirement' (heliconia).  HELICONIA "GOLDEN TORCH" HEIGHT: 2M  SYZYGIIUM AUSTRALE "BABY BOOMER" HEIGHT: 1-1.5M  TABERNAEMONTANA "LITTLE EMERALD" HEIGHT: 1m  HIBISCUS TILIACEUS RUBRA HEIGHT: 4-7M  NATIVE TREE - ACACIA TREE, BUSH APPLE (MUST BE SAFE AND APPROPRIATE FOR PURPOSE/CHILDREN) Some of the stormwater is directed across landscaped areas (see discussion under sub-clause 3(g) below).
(c)	it takes into account the existing streetscape, or any landscape strategy in relation to the area;	Can comply - DAS is not aware of any NTG landscaping strategies within the locality. The application included a letter from Element Advisory indicating the proposed design is consistent with the Design Guidelines contained within the Covenant that is registered on the Land Title The City of Palmerston encourage ongoing maintenance of verge areas: https://palmerston.nt.gov.au/your-services/your-property/maintaining-your-property-and-verge
(d)	significant trees and vegetation that contribute to the character and amenity of the site and the streetscape are retained;	Not Applicable - at the time titles were created, the site had been cleared as part of other subdivision works in the locality, all existing vegetation on the site appears to be regrowth and is in the process of being cleared as at July 2026.
(e)	energy conservation of a building is assisted having regard to the need for shade and sunlight	Can comply – different species of acacias grow to varying heights – the applicant has not indicated which

	at varying times of the year;	species they intend to plant. Bush apples and Hibiscus tiliaceus are both listed as shade species in the Species Guide however it is not clear where these plants are located as the legend and icons do not match. Additionally, it is not clear how some of these plants will be able to be planted (see sub-clause 4 below). Further information is required demonstrating how plants will be able to be planted in the proposed locations.
(f)	the layout and choice of plants permits surveillance of public and communal areas; and	Generally complies – it appears that the choice of plants around the boundary (adjacent public land) is approximately 1m in depth which is unlikely to unduly prevent surveillance of public areas. It is noted that the proposed planted landscaping is predominantly located along permeable fences adjacent private open space areas.
(g)	it facilitates on-site infiltration of stormwater run-off.	Generally complies – the storm water plans show water being directed across private open space areas however it is not clear in the landscaping plan whether these areas are permeable or not. Gradient of site / recent changes to site levels are not properly shown on drawings. It is noted that storm water inlets appear to be the predominant method of discharge. The owner of Lot 12087 will not support discharge for storm water onto that lot.
4.	The quality and extent of the landscaping consented to must be maintained for the life of the development.	Can comply – a standard ongoing condition can be included on a development permit requiring landscaping consented to, to be maintained. It is noted that the plans show some plants such as the syzygium australe being planted in an area with a width of 0.5m where the NTG Species Guide provides much larger 'minimum planting areas' (1.5m in the case of the syzygium australe). Further information is required to demonstrate appropriate location of plants.
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-	Complies – it is unclear what areas (m²) are landscaped (eg: planting). The applicant indicates that 30.8% of the site is landscaping.

	group, dwellings-multiple and residential care facility is to be landscaped.	DAS calculate approximately 2140.13m² of landscaping which includes pedestrian access and outdoor recreation (private open space areas).  The lot size is 6180m². The required amount of landscaping is 1854m² (6180m² x 0.3).
6.	<i>In Zones LI, GI and DV all street frontages, except access driveways or footpaths, are to be landscaped to a minimum depth of 3m.</i>	Not applicable – application is not located in Zones LI, GI or DV.
7.	<i>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.</i>	Does Not Comply – the applicant has requested a variation to this requirement. The application proposes a 1.5m depth of landscaping (instead of 2m) along parts of the north boundary, along the eastern boundary, and along the south boundary where there no access points or easements.

DOES NOT COMPLY – with sub-clause 7 – variation requested

5.4.1 Residential Density

Northern Territory Planning Scheme 2020		DAS DLPE Comments
<i>Purpose</i>		
<i>Ensure that the development of residential buildings:</i>		The proposal is of a density that is compatible with nearby existing and potential development however there are concerns relating to drainage (stormwater discharge into lot north of the site) and fill impact on adjacent sites. Additionally, the lot is zoned MR and is expected to have reticulated services capable of more intense development (see discussion under the 'Strategic
(a)	<i>is of a density compatible with adjoining or nearby existing development or development reasonably anticipated;</i>	
(b)	<i>is of a density compatible with the existing or planned provision of reticulated services and community facilities which will service the area; and</i>	

(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.	Framework').																
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.	Not applicable – the proposal complies with sub-clause 2 of this clause.																
Requirements																		
2.	The maximum number of dwellings 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><tr><th colspan="4">Table B to Clause 5.4.1: Dwelling Density for dwelling-group and dwelling-single in Zone MR other than in Alice Springs</th></tr><tr><th>Number of storeys above ground level</th><th>1 or 2 bedrooms</th><th>3 bedrooms</th><th>4 bedrooms</th></tr><tr><td>1</td><td>155m²</td><td>180m²</td><td>215m²</td></tr><tr><td>2</td><td>125m²</td><td>170m²</td><td>210m²</td></tr></table>	Table B to Clause 5.4.1: Dwelling Density for dwelling-group and dwelling-single in Zone MR other than in Alice Springs				Number of storeys above ground level	1 or 2 bedrooms	3 bedrooms	4 bedrooms	1	155m ²	180m ²	215m ²	2	125m ²	170m ²	210m ²	Complies - the area of Lot 13502 is 6180m ² , and the applicant proposes 21 x single storey 3 bedroom dwellings which is equivalent to 1 dwelling per 294m ² .
Table B to Clause 5.4.1: Dwelling Density for dwelling-group and dwelling-single in Zone MR other than in Alice Springs																		
Number of storeys above ground level	1 or 2 bedrooms	3 bedrooms	4 bedrooms															
1	155m ²	180m ²	215m ²															
2	125m ²	170m ²	210m ²															

COMPLIES

5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures)

Northern Territory Planning Scheme 2020		DAS DLPE Comments
Purpose		
Ensure that residential buildings and ancillary structures are located in a manner that:		To be determined by the consent authority – see discussion below.
(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)	avoids undue overlooking of adjoining properties; and	
Administration		
1.	This clause does not apply in Zones CB, LI, GI and DV.	The application is for a site located in Zone MR.
2.	In this clause:	The application includes verandahs which require the same setback as buildings in this instance.
(a)	an ancillary structure includes an outbuilding (excluding shade sails), balcony, portico and the like, which may or may not include external walls; and	

	(b) for all developments except dwelling-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 .	Confirmation has been received from the City of Palmerston that access would most likely not be supported from Zuccoli Parade.
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 the consent authority – application does not fully comply with sub-clauses 6 or 8. Extent of variations are not clear on drawings.
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 sub-clause 6(a) or clause 5.4.3.3 as appropriate.	Clause 5.4.3.3 is not applicable to this application.
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 – the application / design does not include any small sheds.
(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:

(a) the relevant table to this clause; or

Lot Boundary	Minimum Setback for first four storeys above ground level	Minimum Setback above first four storeys above ground level	Minimum setback for roofline
Primary street frontage	6m for residential buildings and ancillary structures 3m for balconies	9m for residential buildings 6m for balconies	2.1m - provided that no supporting member is located within 6m of the boundary
Secondary street frontage	4.5 m for residential buildings and ancillary structures 1.5m for balconies	7.5m for residential buildings 4.5m for balconies	2.1m - provided that no supporting member is located within 4.5m of the boundary
Side and rear lot boundaries	3m for residential buildings, ancillary structures and balconies	6m for residential buildings 4.5m for balconies	2.1m

See discussion below.

Does not comply – pursuant to admin-clause 2(b) above, Zuccoli Parade is to be considered as a side/rear boundary, and in accordance with the definitions of ‘primary street’ and ‘secondary street’, Tuckeroo Boulevard is to be considered as the Primary Street.

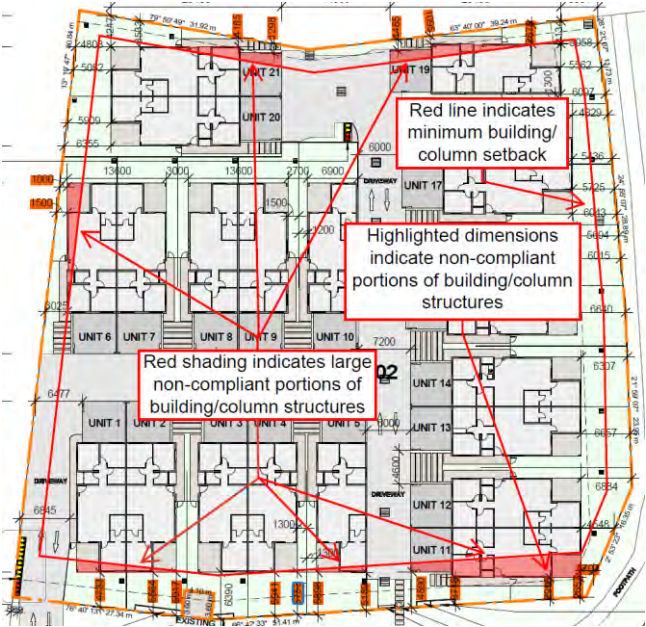
The applicant identifies setback non-compliances along all boundaries with the exception to Zuccoli Parade and requests variations to this requirement.

It is noted that the applicant has indicated side/rear boundaries have a required setback of 1.5m where the actual required setback is 3m.

In addition, the applicant has indicated that the ‘verandahs’ are ‘balconies’. No definition is provided for ‘balconies’ in Schedule 2 of the NTPS2020, or in or the *Interpretations Act 1978*. The Macquarie Dictionary defines balconies as *a balustraded or raised and railed platform projecting from the wall of a building*. As such, the verandahs are not considered to be balconies for the purposes of this clause.

The diagram below illustrates the level of non-compliances with buildings and columns (of ancillary structures).

Additionally, a more in depth table showing extent of non-compliances with setback is provided below this table.



Of note, schedule 3 of the NTPS2020 provides the following definition for building setback:

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

- 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.

Where the verandahs in the image above are highlighted, only the support columns and any walls are non-compliant.

Further information required – roof structures are to have the following setbacks:

- For roof structures located along the primary street: 2.1m minimum setbacks provided that no supporting member is located within 6m of the boundary, or if the supporting member is located within 2m of the boundary then a minimum of 5.1m.
- For roof structures located along all other boundaries: 2.1m minimum setback.

			The applicant has not provided details of roof setbacks. Further information is required to determine compliance with roofline setbacks.
	(b)	any setbacks established in a building setback plan that is included in Schedule 9.	Not applicable – no setbacks for this site have been established in Schedule 9.
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.		
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.		
			Not likely to comply – portions of the roof may be non-compliant. See image under sub-clause 6 above.

Lot Boundary	Minimum Building Setbacks for first four storeys above ground level	Building Setback(s) Proposed within Development Application			Complies?
Primary Street frontage (Tuckeroo Boulevard)	6m for residential buildings, and ancillary structures	Building containing Unit 1 & 2	Wall of dwelling/s	4.733m 5.564	No
			Verandah (support column)	4.948m	No
		Building containing Unit 3 & 4	Wall of dwelling/s	5.91m	No
			Verandah (support column)	5.753	No
		Building containing Unit 5	Wall of dwelling	5.189m	No
			Verandah (support column)	5.898	No
		Building Containing Units 11 & 12	Wall of dwelling (Unit 11)	2.996m (closest point) to 3.718m	No
			Carport (support column)	4.89m	No
			Verandah (support column)	2.657	No
Side boundary (corner truncation boundary – Tuckeroo Boulevard and Zuccoli Parade)	3m for residential buildings, and ancillary structures with external walls	Building containing Unit 11 & 12	Wall of dwelling (Unit 11)	Details not provided	Unlikely to comply (see diagram)
			Verandah (support column) – ancillary structure (not a balcony)	Details not provided	No (see diagram)
Side boundary (Zuccoli Parade)	3m for residential buildings, and ancillary structures with external walls	Building containing Units 11 and 12	Wall of dwellings	4.548m	Yes
			Verandah (support column)	6.884m	Yes
		Building Containing Units 13 and 14	Wall of Unit 14	6.307m	Yes
			Verandah (support column)	6.307m	Yes
		Building Containing Units 15 and 16	Wall of dwellings	6.015m	Yes
			Verandah (support column)	5.694m	Yes
		Building Containing	Wall of dwellings	5.436m to	Yes

		Units 17 and 18		5.725m	
			Verandah (support column)	4.829m	Yes
		Building Containing Unit 19	Wall of dwellings	5.562m	Yes
			Verandah (support column)	5.058m	Yes
Side Boundary (North / Lot 12087)	3m for residential buildings, and ancillary structures with external walls	Building Containing Unit 19	Wall of dwelling	1.095m (closest) to 2.678m	No
			Verandah (support column)	1.485m	No
		Building Containing Units 20 & 21	Wall of dwelling	1.185m (closest) to 3.533m	No
			Carport (support column)	1.298m	No
Side (West / Lot 11202)	3m for residential buildings, and ancillary structures with external walls	Building Containing Units 6 and 7	Wall of each dwelling	1.5m (closest) to 3.025m	No
			Verandah (support column)	1m	No
		Building Containing Units 20 and 21	Wall of each dwelling	5.082m (closest) to 5.909m	Yes
			Verandah (support column)	4.803m	Yes

DOES NOT COMPLY

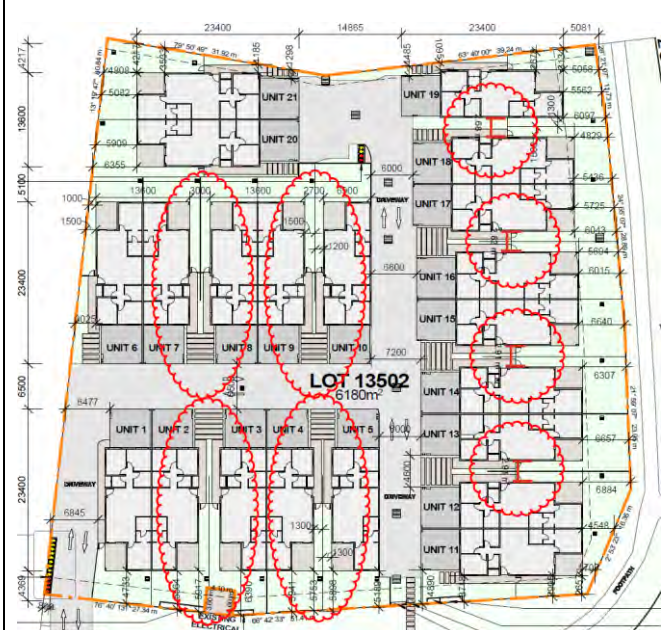
5.4.3.2 (Distance Between Residential Buildings on one Site)

Northern Territory Planning Scheme 2020		DAS DLPE Comments
<i>Purpose</i>		
<i>Ensure residential buildings provide a sympathetic interface with the streetscape and surrounding development, minimise adverse effects of building massing, and avoid undue overlooking of adjoining residential buildings and private open space.</i>		To be determined by the consent authority – see discussion below.
<i>Administration</i>		
1.	<i>The consent authority may consent to a development 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 that the design of the development adequately mitigates the adverse effects of building massing and privacy and overlooking impacts that may arise from non-conformity with sub-clauses 2 and 3.</i>	To be determined by the consent authority – the application does not comply with sub-clause 2.
<i>Requirements</i>		
2.	<i>Where more than one building comprising one or two storey residential buildings is located on a site the distance between the buildings is to be calculated in accordance with Table A to Clause 5.4.3 as if there was a lot boundary between the buildings.</i>	Does not comply – the application proposes 12 x single storey “residential buildings”. All relevant walls extend beyond 9.5m. Table A to Clause 5.4.3 requires a side/rear building setback of 1.5m from each building to the boundary,

Table A to Clause 5.4.3: Minimum building setbacks for residential buildings and ancillary structures in zones other than RR, RL, R, H and A		
Lot Boundary	Minimum Setback for 1 or 2 storey buildings	Minimum Setback for buildings over 2 storeys
Side and rear lot boundaries	1.5m for residential buildings and ancillary structures <u>or</u> 1m, provided that the subject wall: - only includes openings that are either glazed in an opaque material and cannot be opened, or have a sill height of 1.6m or greater; - does not extend beyond a maximum height of 3.5m; and - does not extend beyond a maximum length of 9m <u>except</u> shade sails which may be setback 0.9m to a maximum height of 2.5m at minimum setback	3m for residential buildings with habitable rooms with windows or doors facing the subject boundary; and - verandahs and/ or balconies facing the subject boundary; and - shade sails <u>or</u> 1.5m for residential buildings where the subject wall only includes: - non-habitable rooms; habitable rooms without windows and/ or doors facing the boundary; and ancillary structures, whether with or without external walls excluding, verandahs, balconies or shade sails

therefore a setback of 3m is required between each building onsite.

The building containing units 20 & 21 is the only building that complies with this requirement.



3.	Where more than one building comprising residential buildings that exceeds two storeys in height is located on a site , the distance between buildings is to be a minimum of:		Not applicable – the application does not propose anything above one storey.
	(a)	3m for walls to non-habitable rooms and habitable rooms without windows or doors; and	
	(b)	4.5m for walls with windows or doors to habitable rooms or to a verandah or balcony.	
4.	For each storey over four storeys , the distance between buildings referred to in sub-clause 3 is measured from a straight line that is half the average distance between the walls of the buildings.		

DOES NOT COMPLY

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

Northern Territory Planning Scheme 2020		DAS DLPE Comments														
Purpose																
Extend the function of a dwelling and enhance the residential environment by ensuring that each dwelling has private open space that is:		To be determined by the consent authority – see discussion below.														
(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.	To be determined by the consent authority – the application does not fully comply with sub-clauses 2 and 3.														
Requirements																
2.	Private open space should:	Does not comply – the application includes a private open space diagram that shows that the private open space areas for each dwelling (areas A and B) are compliant with the exception to private open space “Area A” for Units 1 and 6. It is noted that it appears the applicant has not taken into account the roof structures over private open space area A (required to be open to the sky), as such, DAS has identified additional non-compliances which are shown below: Additional POS – “Area A” non-compliances <table><tr><td>Unit 1</td><td>39m²</td></tr><tr><td>Unit 6</td><td>44m²</td></tr><tr><td>Unit 7</td><td>30m²</td></tr><tr><td>Unit 8</td><td>30m²</td></tr><tr><td>Unit 9</td><td>30m²</td></tr><tr><td>Unit 11</td><td>17m²</td></tr><tr><td>Unit 18</td><td>38m²</td></tr></table>	Unit 1	39m ²	Unit 6	44m ²	Unit 7	30m ²	Unit 8	30m ²	Unit 9	30m ²	Unit 11	17m ²	Unit 18	38m ²
Unit 1	39m ²															
Unit 6	44m ²															
Unit 7	30m ²															
Unit 8	30m ²															
Unit 9	30m ²															
Unit 11	17m ²															
Unit 18	38m ²															
(a)	satisfy the minimum area, dimensions and open to the sky requirements contained in the table to this clause; <table><tr><th colspan="2">Table to Clause 5.4.6.1: Minimum Areas of Private Open Space for Dwellings-single, Dwellings-independent and Dwellings-group</th></tr><tr><td colspan="2">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 5m² 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.</td></tr><tr><th>Type of Dwelling</th><th>Private Open Space Area</th></tr><tr><td>Dwelling-group</td><td>A. 45m², open vertically to the sky, with no dimension less than 1.5m; and</td></tr><tr><td>Dwelling-single on a lot less than 450m²</td><td>B. 24m², all or partly covered, with no dimension less than 4m.</td></tr><tr><td>Dwelling-independent in addition to the private open space requirement for the dwelling - single</td><td></td></tr></table>	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	Dwelling-single on a lot less than 450m ²	B. 24m ² , all or partly covered, with no dimension less than 4m.	Dwelling-independent in addition to the private open space requirement for the dwelling - single				
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															
Dwelling-single on a lot less than 450m ²	B. 24m ² , all or partly covered, with no dimension less than 4m.															
Dwelling-independent in addition to the private open space requirement for the dwelling - single																
(b)	be directly accessible from the dwelling and enable an extension of the function of the dwelling ; and	Complies – for all dwellings, each PoS area can be accessed via the living room and verandahs.														

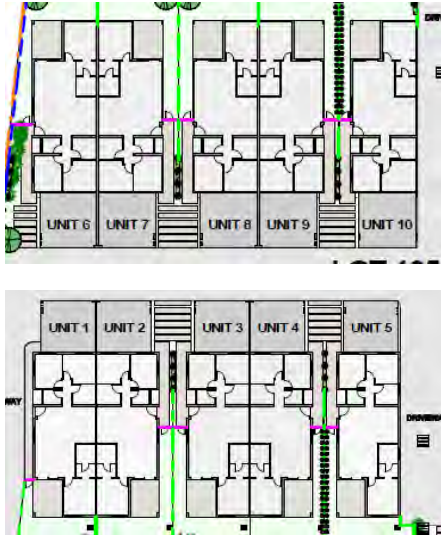
(c)	be located to provide views from the dwelling to open space and natural features of the site or locality, and to reduce overlooking from neighbouring open space and dwellings;	Aspects of Compliance - Lot 12087 – while there are no “natural features” currently identified within the site, the private open space areas of Unit 19 and 21 are located (and include visually permeable fences) to provide views over the natural features located (on Lot 12087) north of the site. Further information required - Lot 13503 (west boundary) is partly developed with a dog park and associated car parking area. City of Palmerston hold a Crown Land Licence to use this land. Private open space areas of proposed Units 6, 20 & 21 will have a direct interface with Lot 13503. Minimal landscaping (planting) is proposed and fence (screening) is not clear. Further clarification should be provided regarding site levels (any differences between Lot 13502 & 13503). - The stormwater plan shows a slope from south to north. Further clarification should be provided regarding site levels (any differences between proposed units 11 to 19, and between building containing units 6 to 9 and buildings containing units 20 to 21).
		 Proposed development on Lot 13502 surrounding spaces 1 Carpark - Functional carpark with accessible spaces near entry, clear pedestrian crossings, and connected pathways. Includes shade tree planting, loading zone & EV provision. Provides safe circulation and links to its site areas, including event garden and northern precinct connections.
(d)	ensure that at least half of the private open space is permeable to allow stormwater infiltration and lessen stormwater runoff from the site;	Does not comply – all dwellings appear to include at least ~30m² of permeable (grass/mulch) private open space with exception to unit 11 which has ~41m² of total private open space (area A and B combined), and 17m² of compliant private opens space area A (permeable). Further details (% & m²) required to demonstrate compliance / extent of variations. Gradient of site / recent changes to site levels are not

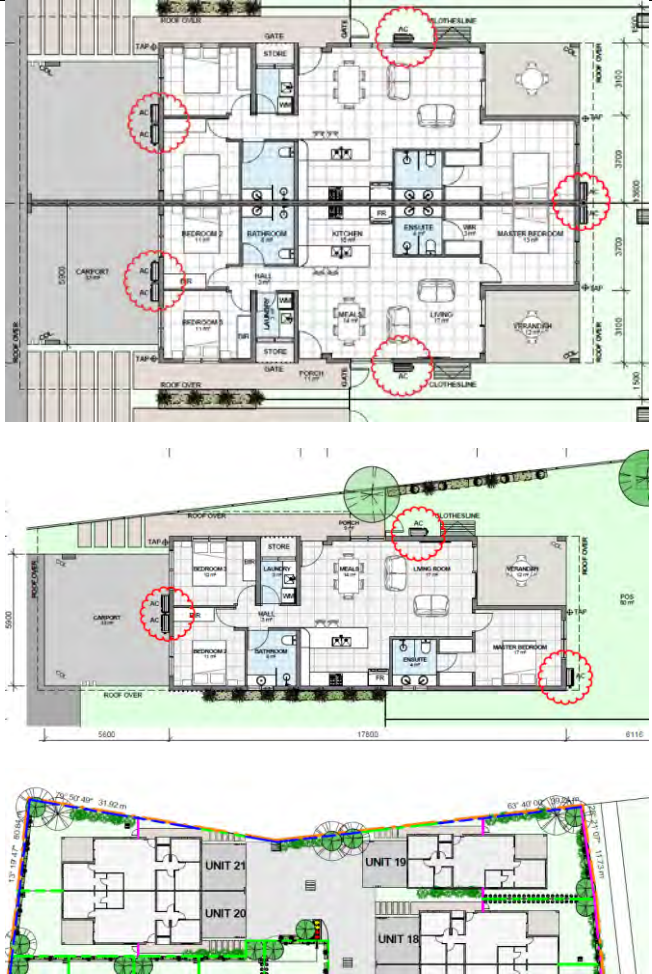
			properly shown on drawings.
	(e)	include at least one area of at least 5m ² , with no dimension less than 1.5m, for the deep soil planting of trees and vegetation for shade or screening; and	Can comply – the areas for deep soil planting has not been identified on the plans however it is expected that all compliant private open space area As for each unit can support 5m ² of deep soil planting with no dimensions less than 1.5m.
	(f)	allow for landscaping at the property frontage to complement the visual amenity of the streetscape.	Complies – all street frontages include landscaping
3.	Where the private open space for a dwelling-group is at ground level , it should be:		Does not comply – all fences are 1.8m tall, dwellings include screen fencing between private open space of the same site, and dense vegetation is proposed along the north, east and south boundary. Despite the above, the application proposes visually permeable fencing along the western boundary and does not provide dense vegetation – see further comments under sub-clause 2(c) above.. The drawings show plants such as the syzygium australe being planted in a space with a width of 0.5m where the NTG Species Guide provides much larger 'minimum planting areas' (1.5m in the case of the syzygium australe).
	(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 at maturity.	

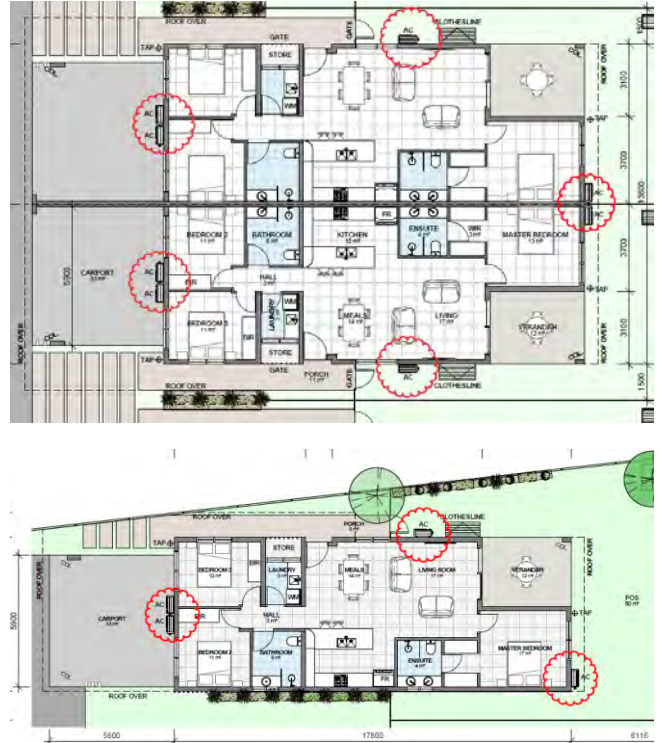
DOES NOT COMPLY

5.4.8.1 (Building Design for Dwelling-group, Rooming Accommodation and Residential Care Facility)

Northern Territory Planning Scheme 2020		DAS DLPE Comments
Purpose		
Promote site-responsive designs for dwelling-group, rooming accommodation and residential care facility , which provide a pleasant living environment for the occupants and a sympathetic interface with adjoining lots, to minimise unreasonable impacts on the privacy and amenity of surrounding residents.		To be determined by the consent authority – see discussion below.
Administration		
1.	This clause does not apply when only two dwellings form the dwellings-group .	The clause does apply because more than two dwelling-groups are proposed.
2.	The consent authority should take into account how the building design has addressed sub-clauses 3-14.	To be determined by the consent authority – see discussion below.
Requirements		
3.	Locate development on the site for correct solar orientation.	Partial Compliance – units 11 through to 19, 20 and 21 are orientated east to west which will allow minimal sun exposure during the morning and afternoon (when the

		sun is lowest in the sky). Units 1 through to 5, and units 6 through to 10 are orientated north to south but are all in a row which will minimise east and west sun exposure to the middle units. 
4.	Minimise expanses of walls by varying building heights, building setbacks and façades.	Complies – that applicant provides ‘typical’ elevations of the dwellings which show that each wall is articulated. 
5.	Locate air conditioners where they are accessible for servicing.	Does not comply – the application shows the locations of the air-conditioning units on the ‘typical’ floor plans. While air-conditioning units for most dwellings are accessible, units 19, 20 and 21 do not provide convenient access to the associated unit’s air-conditioning units because access is blocked by carports, landscaping, retaining walls and the boundary (narrow). See additional comments regarding car parking layout.

		
6.	Conceal service ducts, pipes, air conditioners, air conditioning plants etc.	Does not comply/further information required – no service ducts or pipes have been shown on the submitted plans. The height placement of air-conditioning units have not been indicated on the elevations. The air-conditioning units in each car port is not considered to be concealed (from public view – eg: road reserves, Lot 12087, Lot 13503, common property areas). Further information is required that demonstrates the height of the proposed air-conditioning units.
7.	Avoid overlooking of private open spaces and habitable rooms of adjacent residences on the same and adjacent sites .	Further information required - there are no residential uses on properties adjacent to the subject site - screening (screen fencing and landscaping) is proposed between dwellings on the same site. - Gradient of site / recent changes to site levels are not properly shown on drawings (terraced / stepped design / different levels of dwellings may create overlooking issues – visual amenity). Further information is required to show the

		levels/gradients of the site.
8.	Locate bedrooms and private open spaces away from noise sources.	Does not comply – air-conditioning units are located next to bedrooms and within PoS areas.  See additional comments (under NTPS2020 private open space heading) regarding interface of dwellings with existing and proposed use / works on Lot 13503. Units 11 to 19 will have an interface with a busy road (Zuccoli Parade), no noise attenuation measures in place (see comments below).
9.	Control its own noise sources and minimise the transmission of noise between dwellings .	Can comply – no noises sources above what would be expected in a residential use is anticipated. Additionally, the buildings are required to meet noise level standards as part of the building certification process.
10.	Where close to high noise sources (such as busy roads and airport flight paths), be of appropriate acoustic design and construction.	Does not comply – the development is located adjacent Zuccoli Parade which is considered to be or likely to be a busy road. No noise attenuation measures have been proposed. Zuccoli Parade (survey plan S2013/162) is an arterial road, the Development Application has not addressed traffic noise / mitigation.

	Refer to Appendix 9 – Road Classification Technical Note - A general network of Local Access Roads servicing the majority of lots. - Two instances of Local Access Road that provides a widened verge on one side to provide opportunity for enhanced tree plantings creating a 'Green Street'. - Several Minor Local Roads servicing a small number of lots. - Two instances of Access Ways to provide parking access for lots with a direct frontage onto open space. These streets and roads will connect into the fully developed road network in future. Refer to Figure 13 – Proposed Road Network Hierarchy Figure 13 – Proposed Road Network Hierarchy 14 Zuccoli Stage 2C-2J Subdivision Application Report ↑ Extract from Development Application PA2014/0757 (for subdivision). PROPOSED ROAD OPENING TOWN OF PALMERSTON SCALE 1:1000 S.2013/162
11. Balance the achievement of visual and acoustic privacy with passive climate control features.	Further information required – each dwelling includes adequate visual and acoustic privacy between residential uses and all are located in a way that minimises east and west sun exposure.
12. Allow breeze penetration and circulation.	Despite the above, the application does not provide details of windows (operable/louvres/flyscreens), the setbacks between buildings are generally non-compliant, the private opens space area A's are generally non-compliant and the landscaping plan does not clearly show where shade trees are located. Additionally, little

		to no shading (other than PoS area B) is provided by roof structures and it is not clear whether the development will be able to utilise prevailing winds. Additionally, no noise attenuation details have been provided demonstrating how noise sources from busy roads will be mitigated (see sub-clause 10 above).
13.	<i>Minimise use of reflective surfaces.</i>	Complies – the materials used for the facades are not likely to be unduly reflective surfaces.
14	<i>Provide internal drainage of balconies and coving on the edge of balconies.</i>	Not applicable – no balconies are proposed.

DOES NOT COMPLY



July 2026 photo of site – levels of site have been altered / not shown on drawings



July 2026 photo of site – levels of site have been altered / not shown on drawings

5.4.17 Building Articulation

Northern Territory Planning Scheme 2020		DAS DLPE Comments
<i>Purpose</i>		
Ensure that residential buildings mitigate the perception of building mass and bulking when viewed from adjoining properties and the street, and provide opportunities for cross-ventilation within building design.		To be determined by the consent authority – see discussion below.
<i>Administration</i>		
1.	This clause applies to all sides of residential buildings that are longer than 15m, except the ground floor of buildings in Zone CB.	all the proposed residential buildings include sides with lengths of 17.8m
2.	The consent authority may consent to a development that is not in accordance with sub-clause 4 only if it is satisfied it is consistent with the purpose of this clause.	To be determined by the consent authority – application does not
3.	The length of the building excludes verandahs, balconies, porches and carports integrated into the residential building design.	The calculation of the length of the building takes admin-clause 3 into account.

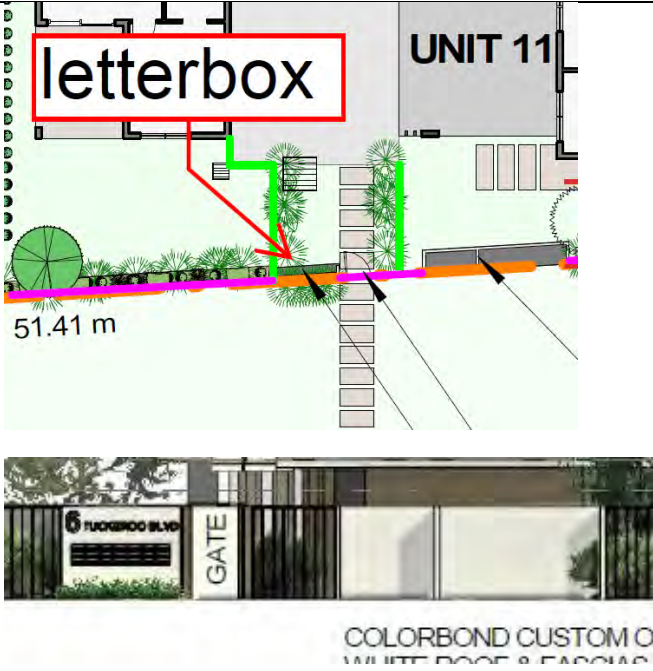
Requirements		
4.	<i>step or recess to the building line of no less than 1m by 1m is required for every 15m of building length, or part thereof.</i>	Does not comply – all buildings with 1 dwelling only include sides with lengths of 17.8m which do not include the required 1m x 1m step or recess in the building line. A variation has been sought for this requirement.

DOES NOT COMPLY

5.4.18.1 Fencing in Zones MR and HR

Northern Territory Planning Scheme 2020		DAS DLPE Comments
<i>Purpose</i>		
<i>Promote fencing in medium and high density areas that provides a positive interface with the public domain, while allowing necessary privacy for residents and neighbouring properties.</i>		To be determined by the consent authority – see discussion below.
<i>Administration</i>		
1.	<i>The consent authority may consent to a use or development that is not in accordance with sub-clause 4 if it is satisfied the fence enhances the streetscape and allows for passive surveillance to the public domain.</i>	Not applicable – the application complies with sub-clause 4.
2.	<i>The consent authority may consent to a use or development that is not in accordance with sub-clause 5 if it is satisfied the fencing provides sufficient sightlines for pedestrian and cyclist safety.</i>	To be determined by the consent authority – the application does not comply with sub-clause 5.
3.	<i>The consent authority may consent to a use or development that is not in accordance with sub-clause 6 if it is satisfied the development protects the privacy of adjacent lower density residential development.</i>	Not applicable – the application complies with sub-clause 6.
<i>Requirements</i>		
4.	<i>All fences adjacent to road boundaries or boundaries adjoining public open space are to be constructed so that:</i>	The subject site: - Has frontages to 2 public roads (Tuckeroo Boulevard & Zuccoli Parade) - Abuts an area (Lot 13503) of “public open space” - Abuts Lot 12087 (a Crown Lease Term containing a natural drainage line) that may eventually be considered “public open space” (NTPS2020 definition) “public open space” means outdoor spaces that are generally accessible to the community and provide for a range of sport, recreation, cultural, entertainment or leisure pursuits;
(a)	<i>the maximum height is 2m above ground level measured at the relevant site boundary; and</i>	

		Does not comply/further information required - the applicant proposes 1.8m high fencing around the entire lot boundary, however, it is not clear / demonstrated that this measurement is taken from "ground level". "ground level" means - the ground surface level that exists on a site prior to the commencement of earth or construction works associated with the development of a building; It is noted that a variation to fence height requirements has been requested.
	(b) the area of materials that is not visually permeable does not exceed an area equivalent to the length of the site boundary (excluding driveways) multiplied by 1.2m.	Further information required - "visually permeable" means the ability to see through; <u>Tuckeroo Boulevard</u> - Boundary length = 78.75m minus 6m (driveway) = 72.75m $72.75 \times 1.2 = 87.3m^2$ Calculation of fencing dimensions / materials not provided / not clear on drawings <u>Zuccoli Parade</u> - Boundary length = 80.915m $80.915m \times 1.2 = 97.098m^2$ Calculation of fencing dimensions / materials not provided / not clear on drawings <u>Abuts an area (Lot 13503) of "public open space"</u> - Boundary length = 80.835m $80.835 \times 1.2 = 97.002m^2$ - Abuts Lot 12087 (a Crown Lease Term containing a natural drainage line) that may eventually be considered "public open space" (NTPS2020 definition) Calculation of fencing dimensions / materials not provided / not clear on drawings Extent of non-compliance/s unclear. Further information required demonstrating area of visually permeable fencing pursuant to sub-clause (b) of Clause 5.4.18.1 Fencing in Zones MR and HR.
5.	Fencing within 1.5m of driveways, pedestrian entries, and street corners is to be visually permeable above 0.6m (unless there is truncation provided within these areas to the same distance).	Does not comply – A letterbox/solid wall which makes up the fenceline is located adjacent the pedestrian access.

		
6.	Where the development abuts land in Zones LR or LMR, development is to provide a solid screen fence to a minimum height of 1.8m to that boundary.	Not applicable - the site does not abut land in Zones LR or LMR.

DOES NOT COMPLY

From: [PlanningAlerts](#)
To: [Das NTG](#)
Subject: Comment on application PA2026/0138
Date: Friday, 8 May 2026 12:41:13 PM

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

For the attention of the General Manager / Planning Manager / Planning Department

Application: PA2026/0138
Address: 6 Tuckeroo Zuccoli, NT
Description: 21 x 3 bedroom dwellings-group in 12 single storey buildings
Name of commenter: Ian Lunney
Address of commenter: GPO Box 1190 Darwin NT 0801
Email of commenter: idnmalunney@bigpond.com

Comment

Re development PA2026/0138 (6 Tuckeroo Zuccoli NT)

I have lived near to this proposed development site for nearly 8 years and have seen many pink signs.

I have/had a couple of concerns:

1. Boundary fencing adjoining Zuccoli Parade – on reviewing the current proposal I can see this is addressed by using 1.8m colorbond boundary fencing like other developments in Zuccoli.
2. Parking 21 x 2 car spaces (42 spaces). I see on the drawing mock ups cars in carports and a car out the front of one. Land area approx 6100 square metres. Whilst this complies with requirement, my experience in Zuccoli is bedrooms equals cars. Most streets have cars on the footpaths and the street. I live in Moth Court, the other side of Zuccoli Parade. Eight houses average 600 square metre blocks 7 x 4 bedroom and 1 x 5 bedroom homes ie. 33 bedrooms 4800 square metre area plus street. Cars in this street 27 – each house has a double garage and driveway parking and still we have overspill.
3. I feel the site needs at least 4 visitor parking spaces on site as there is no street parking for visitors available due to Tuckeroo being main access in/out of Mitchell Creek Green. I feel it is the time to get this development done.

Yours sincerely

Ian Lunney

This comment was submitted via PlanningAlerts, a free service run by the charity [the OpenAustralia Foundation](#) for the public good. [View this application on PlanningAlerts](#)

Important Privacy Notice - Please Read

The email address and street address are provided to Northern Territory Land Information System only so you can contact, identify and verify Ian Lunney, in response to PA2026/0138, and not for any other purpose.

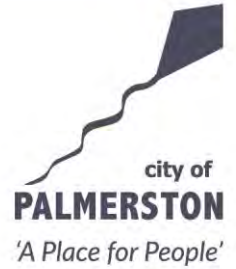
You, Northern Territory Land Information System do NOT have permission to publish, nor share with anyone outside Northern Territory Land Information System the email

address and street address without express written permission from Ian Lunney.

We specifically confirm that any consent given in any form (including pursuant to your privacy policy) to disclose personal information to third parties is withdrawn.



18 May 2026



Development Assessment Services
Department of Lands, Planning and Environment

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

Dear Sir/Madam

Development application PA2026/0138 - 21 x 3-bedroom dwellings-group in 12 single storey buildings at 6 Tuckeroo Blvd, Zuccoli (lot 13502)

I refer to the above development application.

City of Palmerston does not object to the proposal and considers it within a reasonable expectation of type of use/s anticipated in this area, desired density under the strategic planning framework aside.

Should the consent authority approve the application, the following conditions and notes are recommended for inclusion in the development permit.

Conditions Precedent

1. Prior to the commencement of works (including site preparation), the applicant is to prepare a stormwater management plan demonstrating the proposed method of stormwater management including details of existing and proposed stormwater infrastructure, and how stormwater is to be discharged to the external stormwater network to the requirements of City of Palmerston, to the satisfaction of the consent authority
2. Prior to the endorsement of plans, the applicant is to engage a suitably qualified professional to prepare a Traffic Impact Assessment (TIA) in accordance with the Austroads document 'Guide to Traffic Management Part 12: Traffic Impacts of Developments'.

The TIA must include an ingress and egress assessment confirming vehicles entering and exiting the site will not impact negatively on the safety and efficient function of the road network, and that the road reserve can accommodate the vehicle access. Confirmation that the proposed vehicle access locations do not conflict with any public infrastructure is also required.

3. Prior to the commencement of works, a waste management plan, including bin storage and screening design, in accordance with Council's Waste Management Guideline is required to be approved by the City of Palmerston, to the satisfaction of the consent authority.



Note: Approval from City of Palmerston will be required for any alternative waste contractor to carry out the required regular refuse collection for the site.

General Conditions

4. Driveways are to be constructed in accordance with the approved crossover plan for the site, to the requirements of City of Palmerston, to the satisfaction of the consent authority.
5. No fence, hedge, tree or other obstructions exceeding a height of 0.6m is to be planted or erected so that it would obscure sight lines at the junction of the driveway and the public street, in accordance with the requirements of City of Palmerston, to the satisfaction of the consent authority.
6. Storage for waste disposal bins is to be provided in accordance with the approved waste management plan for the site, to the requirements of City of Palmerston, to the satisfaction of the consent authority.
7. All signage must meet the technical standards of the City of Palmerston, to the satisfaction of the consent authority

Notes

- Any reinstatement works required because of any damage or alterations caused to infrastructure or landscaping belonging to City of Palmerston, must be undertaken by the applicant, to the technical standards of and at no cost to the City of Palmerston, to the satisfaction of the consent authority.
- All approved works must be completed to the satisfaction and technical requirements of City of Palmerston and constructed at the developer's expense.
- Any easements or reserves required for the purpose of drainage, roads, access or for any other purpose which the developer intends on vesting in Council, must be provided free of cost to, and with prior agreement by, the City of Palmerston.
- A Work on Public Places permit is required prior to any works being carried out on Council owned land.

Should you wish to discuss the above, please contact Planning and Development team by email: development@palmerston.nt.gov.au or phone (08) 8935 9922.

Yours sincerely



Christopher Tickner
Planning and Development Manager

Phone 1800 245 092

Web powerwater.com.au

Record No: D2026/135714

Container No: NE590/13502

Your Ref: PA2026/0138

Daniel Herlihy
Development Assessment Services
GPO Box 1680
Darwin NT 0810

Dear Daniel

Re: Lot 13502 (6) Tuckeroo Boulevard Zuccoli Town of Palmerston

In response to your letter of the above proposal for the purpose of 21 x 3 bedroom dwellings-group in 12 single storey buildings, Power and Water Corporation (PWC) advises the following power servicing requirements on condition that the previous PA2025/0381 application (Subdivision to create two lots) must not proceed:

1. This property is provided with limited capacity of power supply of 340kVA, 3-phase from the package Substation 3352 in the subdivision (Zuccoli Stage 2: Stage 2B) electrical installation.
2. The Proponent (Savcon D&C) shall engage an accredited electrical consultant to prepare detailed AS-3000 maximum power demand calculation for the proposed 21 dwellings-group and apply for a Negotiated Connection application under the Australian Energy Regulator (AER) compliance process for PWC's assessment on any power supply capacity upgrade requirements.
3. Savcon shall engage a licensed electrician to design and install customer's internal electrical reticulation in accordance with the PWC's current NP018-Service and Installation Rules 2024 and NP010-Meter Manual.
4. There is an existing 4.1m x 3.6m electricity easement for Substation 3352 on the property. Inappropriate fencing prevents PWC from gaining 24hr front access for operations and maintenance purposes is not permitted.

If you have any further queries, please contact the undersigned on 8924 5729.

Yours sincerely



Thanh Tang
Manager Distribution Development
14 May 2026



Container No: LD590/13502

DLPE - Development Assessment Services
GPO Box 1680
Darwin NT 0801

Dear Daniel Herlihy

RE: PA2026/0138 - Lot 13502 Town of Palmerston - 6 Tuckeroo Boulevard, Zuccoli - 21 x 3-bedroom dwellings-group in 12 single storey buildings

In response to your letter of the above proposal for development application purpose, Power and Water Corporation Water Services advises the following with reference to water and sewer enquiries:

1. The developer may need to upgrade the existing water and sewer service and should contact Services Development prior to start of construction.
2. Multi-metering is required for all new multiple residential dwelling developments that are to be unit-titled. Multi-metering is suitable for up to 12 units.
3. PWC are working towards a water efficient future, through the implementation of water saving practices that provide potential financial savings to our customers. PWC strongly encourages you to visit the Living Water Smart website <https://www.livingwatersmart.com.au/> to find out more on how to improve your developments landscaping and irrigation.
4. The developer must ensure that;
 - a) Backflow prevention is installed at the water service in accordance with AS/NZS 3500.1 – Plumbing and Drainage - Water Services
 - b) Where applicable, the device is tested annually in accordance with AS/NZS 2845.3 field testing and maintenance of testable devices.

Our database shows a device **is not** installed.

Visit <https://www.powerwater.com.au/developers/water-development/backflow-prevention> or contact BackflowPrevention.PWC@powerwater.com.au for all backflow prevention enquires.

5. Full lot fire coverage cannot be achieved from existing hydrants. Internal firefighting arrangements must be made to the satisfaction of NT Fire and Rescue Service.

PWC recommends that the developers' hydraulic consultant confirm internal firefighting requirements with PWC prior to the development, so that flow capability can be adequately assessed.

6. Any required works mentioned above must all be at according to Power and Water's Connection Code and at the developer's expense. All standard, quoted and Water and Sewerage System Extension Policy (WASSEP) charges, as well as contribution charges may be applicable. As required, Power and Water will reassess the charges for the development.

7. Power and Water advises that the Water and Sewer Services Development Section (developer.concierge@powerwater.com.au) and Power Network Engineering Section (powerdevelopment@powerwater.com.au) must be contacted via email a minimum of 1 month prior to construction works commencing.

If you have any further queries, please contact the undersigned on 08 9463 2089, or email waterdevelopment@powerwater.com.au

Yours sincerely



Craig Thomas
Services Development

13 May 2026

cc: Israel-Tshepo Kgosiemang
email: Israel.k@oneplanningconsult.com.au

13 May 2026

E DevelopmentAssessment.DLPE@nt.gov.au

Mr George Maley
Development Assessment Services
Department of Lands, Planning and Environment
GPO Box 1680
DARWIN NT 0801

T 08 8999 4446

Our Ref: DLPE2026/0147
Your Ref: PA2026/0138

Dear Mr Maley

**Re: PA2026/0138 - Lot 13502 Town of Palmerston, 6 Tuckeroo Blvd, Zuccoli,
21 x 3 bedroom dwellings-group in 12 single storey buildings**

The information provided for the above application has been assessed by the relevant division within the department, and the following comment is provided:

Lands and Planning Division

Building Advisory Services

All building work is to comply with the *Building Act 1993* and the Building Regulations 1993. A building permit must be granted, and in force prior to the commencement of building works, and occupancy certification must be obtained prior to occupation.

The fire resisting construction between dwellings must comply with the requirements of Part H3 of the National Construction Code.

Should you have any further queries regarding these comments, please contact the Development Coordination Branch by email DevelopmentAssessment.DLPE@nt.gov.au or phone (08) 8999 4446.

Yours sincerely



Maria Wauchope
Executive Director Land Resources

Level 5 Energy House
18-20 Cavenagh Street
DARWIN NT 0800

Postal Address
GPO Box 1680
DARWIN NT 0801

T 08 89247361
E graeme.finch@nt.gov.au

File Ref:

Mr Joseph Sheridan
A/Senior Planner
Development Assessment Service
GPO Box 1680,
Darwin NT 0801

Dear Mr Sheridan,

**RE: DEVELOPMENT APPLICATION PA2017/0126 - LOT 13502 TUCKEROO BOULEVARD
RESIDENTIAL DEVELOPMENT**

Thank you for providing an opportunity for Land Development Unit (LDU) of the Land and Planning Division of the Department of Infrastructure, Planning and the Logistics (DIPL) to comment on the above mentioned Planning Application (PA2017/0126) lodged by One Planning Consult in respect of potential impacts of the proposed development on the NTG assets.

The following documents have been reviewed:

1. Drawing Lot 13502 Site Floor Elevations Landscaping Plan Dated at 17 March 2017; and
2. Statement of Effect Lot 13502 (6) Tuckeroo Boulevard Lodged at 19 March 2017.

The Department of Infrastructure, Planning and Logistics, through the Lands and Planning Division, is currently responsible for the management of the adjacent sections of Zuccoli Parade and Tuckeroo Boulevard in respect of roads, landscaping and stormwater drainage. In addition, the Department has the responsibility for the adjacent Crown Lands.

It should be noted that it is intended that Zuccoli Parade and Tuckeroo Boulevard are to be transferred to City of Palmerston (CoP) and as a consequence strict compliance with the CoP's Development Guidelines is required for any works within Zuccoli Parade and Tuckeroo Boulevard.

Summary

The Department has no objection to the application subject to the following comments.

Comments

1. There is insufficient information within the documents supplied to make an assessment of the drainage proposed for the development. The drainage design for the development needs to be consistent with the drainage design for the Tuckeroo Boulevard and Zuccoli Parade drainage systems to assure the capacities of these systems are not exceeded. Overland flow from the allotment to the verges of Tuckeroo Boulevard or Zuccoli Parade or to the Crown Land will not be permitted. Direct discharge of piped drainage to the adjacent Crown Land will not be permitted.

Development Permit Conditions

If the Development Application is approved, the Department requests the following conditions are incorporated into the Development Permit:

Conditions Precedent

1. Prior to the endorsement of plans and prior to the commencement of works (including site preparation), a schematic plan demonstrating the on-site collection of stormwater and its discharge into the local stormwater drainage system shall be submitted to and approved by the Lands and Planning Division (Land Development Unit). The schematic plan must be prepared by a suitably qualified Engineer and must include: details of all stormwater drainage connection points; details of how stormwater will be collected on the site and discharged to the existing drainage infrastructure; identify catchment areas for new drainage infrastructure; identify any development impacts on design catchment boundaries or runoff characteristics for existing infrastructure; and provide existing site contours and earthworks plan. The plan is to identify any capacity constraints of existing drainage infrastructure and measures proposed to address these constraints.
2. Prior to the commencement of works, detailed design documentation for the stormwater drainage infrastructure and connections to the existing infrastructure shall be submitted to and approved by the Lands and Planning Division (Land Development Unit). The documentation shall include: a drainage masterplan, calculations for major and minor storm events, and all documentation as required for compliance with City of Palmerston's development guidelines.
3. Prior to the commencement of works, accesses to the development site from Lands and Planning Division controlled roads are to be approved by and the detailed design is to be to the satisfaction of the Lands and Planning Division (Land Development Unit).
4. Prior to the commencement of works, detailed 'For Construction' design documentation (engineering design, design report and specifications) for all proposed works to stormwater drainage and NTG roads/verges is to be submitted to and achieve 'Permission to Use' from the Lands and Planning Division (Land Development Unit). All designs that relate to the Lands and Planning Division's infrastructure are to comply with the City of Palmerston's development guidelines, be to the satisfaction Lands and Planning Division (Land Development Unit), meet Austroads' Standards and must be prepared and certified by suitably qualified persons.
5. Prior to the commencement of works (including site preparation), written confirmation is required from the Lands and Planning Division (Land Development Unit), approving the proposed construction access points, construction parking management plan (including for construction vehicles and private vehicles) and the measures to be implemented to assure the protection of the existing verge landscaping and infrastructure and the roadway infrastructure.
6. Prior to the commencement of works, the Developer is required to provide a landscaping report and design drawings for external road verge landscaping including landscaping strategy, specification, plant species (trees, shrubs, groundcover and grasses), and irrigation design that complies with the City of Palmerston's development guidelines and be to the satisfaction of Lands and Planning Division (Land Development Unit). The Landscaping and irrigation system are to be designed by appropriately qualified persons in accordance with the City of Palmerston's development guideline requirements and be to the satisfaction of Lands and Planning Division (Land Development Unit).

General Conditions

1. For MD lots, overland flow (Minor Storm Event) from the development area to road verges, or Land and Planning Division controlled land, will not be permitted. All internal lot stormwater is to be collected within an internal underground drainage system which will require the site is graded to prevent overland flow to the road verges and/or Land and Planning Division controlled land.

2. No sediment from the development site is to enter the Land and Planning Division's existing stormwater drainage infrastructure.
3. If it is evident that sediment has entered the Land and Planning Division's stormwater drainage infrastructure from the site, the Land and Planning Division will require that the drains are cleaned, and an inspection and report is to be provided to demonstrate the drains are clear of sediments/debris. It is recommended that the developer prepare a CCTV inspection report for underground stormwater pipes and a dilatation report for open drainage channels prior to the commencement of development construction.
4. The loads of all trucks entering and leaving the site of works are to be constrained in such a manner as to prevent the dropping or tracking of materials onto streets. This includes ensuring that all wheels, tracks and body surfaces are free of mud and other contaminants before entering onto the sealed road network. Where tracked material on the road pavement becomes a potential safety issue, the Developer will be obliged to sweep and clean material off the road.
5. Stormwater is to be collected and discharged into the Land and Planning Division's trunk drainage network to the technical standards of and at no cost to the Land and Planning Division. All works are to be constructed, certified and documented (including as-constructed drawings) to the requirements of the Land and Planning Division.
6. Works to roads, vehicular accesses, kerb crossovers, driveways, pedestrian/cycle paths and streetscaping shall be to the technical standards of and at no cost to the Land and Planning Division. All works are to be constructed, certified and documented (including as-constructed drawings) to the requirements of the Land and Planning Division.
7. No fence, hedge, tree or other obstruction exceeding a height of 0.6m is to be planted or erected on the road verges so that it would obscure sight lines at the junction of a driveway and public street.
8. The Developer shall:
 - i. Remove disused vehicle and/or pedestrian crossovers;
 - ii. Connect internal footpath/cycleway to the existing footpath/cycleway along NTG roads;
 - iii. Collect stormwater and discharge it to the drainage network; and
 - iv. Undertake reinstatement works.All to the technical requirements of and at no cost to the Land and Planning Division.
9. The installation or relocation of any services or service connections requires, in addition to service authority approvals, the approval of the Land and Planning Division (Land Development Unit).
10. The Developer shall undertake all reinstatement works to the technical requirements of and at no cost to the Land and Planning Division. Upon completion of works within or impacting upon, the road reserve or Land and Planning Division controlled land, any damaged or affected infrastructure shall be rehabilitated to the standards and requirements of the Land and Planning Division.
11. Works to landscaping, irrigation and streetscaping shall be to the technical standards of and at no cost to the Land and Planning Division. Before the use/occupation of the development/works starts, the landscaping works as shown on the endorsed plans must be carried out and completed. The landscaping as shown on the endorsed plans must be maintained to the satisfaction of the Land and Planning Division including replacement of any dead, diseased or damaged plants.

12. No materials are to be stockpiled, stored or disposed of on the firebreaks. Before the use/occupation of the development, the firebreaks are to be in an appropriate condition to the satisfaction of Land and Planning Division and meet City of Palmerston's and NT Police, Fire and Emergency Services' requirements.

Yours sincerely

A handwritten signature in black ink, consisting of a large, stylized 'G' followed by a series of loops and a long horizontal stroke.

Graeme Finch
Senior Director, Lands Development Unit

15 May 2017