

NORTHERN TERRITORY OF AUSTRALIA

Planning Act

AMENDMENT TO NT PLANNING SCHEME

I, PETER GLEN CHANDLER, Minister for Lands, Planning and the Environment, under section 25(2)(c) of the *Planning Act*, amend the NT Planning Scheme by making the amendment, specified in the Schedule.

Dated 8 OCT 2013.


Minister for Lands, Planning and the Environment

SCHEDULE

AMENDMENT TO NT PLANNING SCHEME

AMENDMENT No. 302

1. Citation

This amendment to the NT Planning Scheme may be cited as Amendment No. 302.

2. Definition

In this amendment –

"amending map" means the map, signed by the Minister for Lands, Planning and the Environment and marked "NT Planning Scheme Amendment No. 302", deposited in the office of the Department of Lands, Planning and the Environment, Darwin;

"zoning map" means the zoning map within the meaning of the NT Planning Scheme.

3. Amendment of Zoning Map

The NT Planning Scheme is amended by amending the zoning map relating to Darwin, to the extent of its inconsistency with the amending map in respect of the area of land shown on the amending map bounded by a thick black line and lettered **SP8**, which is Lots 11505 and 11506 Town of Palmerston.

4. Amendment to Schedule 1 to clause 2.4

The NT Planning Scheme is amended by:

- (a) Amending schedule 1 to clause 2.4 – Specific Uses to amend **SP8** (Specific Use Zone Palmerston Number 8), as outlined below:

SP8

Amendment No. 226
gazetted 30.05.2012
represents several
minor alterations that
are necessary to clarify
the intent of the zone.

Part Lot 9765, Town of Palmerston (50 University Avenue, Durack)

SP8 Specific Use Zone Palmerston No. 8 is structured as follows:

Part 1

1. Purpose
2. Development Design Philosophy

Part 2

3. Subdivision
4. Lot Size and Configuration
5. Minimum Site Areas

Part 3

6. Land Use
7. Home Based Business
8. Small Lot Integrated Housing
9. Retirement Living
10. Secondary Dwellings

Part 4

11. Building Setbacks
12. Building Height
13. Plot Ratio
14. Vehicle Parking
15. Loading Bays
16. Private Open Space
17. Communal Open Space

Part 5

18. Master Plan

The master plan text is referenced under clause 2.7 of the NT Planning Scheme as referenced policy and includes:

- Open Space Overlay
- Landscape Guiding Principles
- Housing Design Principles
- Housing Location Principles
- Climate Principles

Background material
to the specific use
zone and master plan
is available on the
NT Planning Scheme
internet site and
includes:

Housing Affordability
and Moderate Income
Price Points

Geotechnical
Assessment

Shared Access Way
Details

Stormwater Drainage
Strategy

Traffic Assessment

NT Planning Scheme definitions apply and appear in **bold** throughout this zone.

Part 1

1. PURPOSE

1. The purpose of this zone is to facilitate the subdivision, use and development of the land that provides for housing choice through a range of lot sizes and housing types and includes opportunities for commercial and community uses.

2. DEVELOPMENT DESIGN PHILOSOPHY

1. Any subdivision and future development is expected to be designed to respond to Palmerston's tropical climate and lifestyle attributes.
2. This includes, but is not limited to, adherence to the overarching design principles which are graphically expressed in the master plan. The master plan is annexed to this specific use zone and the text to the master plan is referenced under clause 2.7 of the NT Planning Scheme.
3. The overarching design principles are:
 - (a) to create a community that is connected with the University through open space links to the existing lake and University campus;
 - (b) to build on and improve the **amenity** of the site and context by:
 - enhancing the natural features of the site through good subdivision design, orientation of lots and housing, linkages and landscaping;
 - accommodating existing landscape features, such as Packard's Knob, into the open space network; and
 - providing acoustic treatment along the Tiger Brennan Drive and Roystonea Avenue interface to the requirements of the Department of Lands and Planning.
 - (c) to integrate sensitively with the surrounding neighbourhoods by:
 - linking new walking and cycling paths into the Palmerston Central Business District networks;
 - developing multiple walking and cycling paths into the adjoining Durack networks;
 - minimising vehicle traffic movement into Durack with only one point of vehicular egress through Cambridge Close; and
 - linking cycle pathways into the regional cycling trails to Palmerston and Darwin.
 - (d) to create distinctive and walkable neighbourhoods by:
 - designing a street network that is permeable and promotes walking and cycling;
 - developing parks and open spaces that reflect the Community Safety Design Guide principles; and
 - developing safe routes to school for children and pathways that encourage individuals to exercise and reduce vehicle use.

Refer to Schedule 2.

Refer to the Open Space Overlay and Landscape Guiding Principles in the Durack Master Plan at Schedule 2.

Refer to the Community Safety Design Guide at Schedule 3.

(e) to accommodate a diverse community by:

- providing for a range of housing opportunities that suit a wide range of households, for example, the inclusion of secondary dwellings and retirement living;
- distributing different housing types throughout the development;
- providing for higher density residential development generally concentrated between the University lake and Roystonea Avenue; and
- providing for limited commercial uses, generally concentrated between the University lake and Roystonea Avenue.

(f) to provide variety in housing design and the streetscape by:

- including a range of lot sizes;
- maximising the individuality of dwellings which will create variety to streetscape design;
- minimising the dominance of on-site car parking, including garages and carports, from the street; and
- maximising outdoor/indoor relationships.

(g) to maximise environmental integrity by orientating lots and designing housing to minimise solar loading and encourage shading, cross ventilation and landscaping.

Refer to the Housing Design and Location Principles in the Durack Master Plan at Schedule 2.

Refer to the Climate Principles in the Durack Master Plan at Schedule 2.

Part 2

3. SUBDIVISION

1. With **consent** land within this zone may be developed for the purpose of a subdivision if:

- (a) the development application to subdivide the land is for the purpose of the initial staging.
- (b) the subsequent development application is accompanied by:
 - i. a detailed land use plan indicating the proposed land use;
 - ii. a plan(s) indicating minimum **building setbacks** for each lot, as stated in clause 11 of this zone;
 - iii. a land and house package design for each integrated housing lot;

and the plans will form part of any development permit for subdivision.

(c) the overall subdivision design includes the following:

- i. open space corridors that link to the existing open space network in Durack, incorporating stormwater drainage systems and Water Sensitive Urban Design principles appropriate for the Northern Territory climate;
- ii. a proposed public open space network incorporating Packard's Knob, a European heritage site;
- iii. one or more parcels of land for community purposes with a combined area of 0.6ha; and

Refer to the Housing Design and Location Principles in the Durack Master Plan at Schedule 2.

iv. vehicle ingress and egress points from Roystonea Avenue and University Avenue and an egress point at Cambridge Close.

(d) provide a minimum of 10% of the subdivision area as public open space, with no more than 20% of the total area of public open space allocated for stormwater management/drainage purposes (e.g. creeks, drainage channels, wetlands, detention basins etc).

4. LOT SIZE AND CONFIGURATION

1. The purpose of this clause is to ensure that the development contains lots of a size, configuration and orientation suitable for residential purposes.
2. The overall subdivision design should be in accordance with the minimum lot size requirements specified in table A to this clause and:
 - (a) ensure that lots have sufficient area and appropriate dimensions to provide for the proposed density of development including dwellings, vehicle access, parking and ancillary buildings by conforming with the building envelope requirements in table B to this clause;
 - (b) orientate lots and design housing to take advantage of prevailing breezes and minimise solar loading; and
 - (c) the subdivision design should promote user safety and links to schools, the Palmerston Central Business District and the Charles Darwin University campus.
 - (d) The ranges in housing typology composition should allow for an element of flexibility in housing typology composition across the development without impacting upon a maximum Gross Dwelling Density of 14 Dwellings per Hectare.

Refer to the Community Safety Design Guide at Schedule 3.

Gross Dwelling Density refers to the ratio of the number of residential dwellings to the area of land covered by SP8.

Table A to Clause 4

Housing Type	% of all residential lots	Minimum Lot Size	Density
small lot integrated housing (250m ² - 300m ²)	maximum 5%	250m ²	1 per lot
compact lot housing 1 (300m ² - 399m ²)	20% - 30%	300m ²	1 per lot
compact lot housing 2 (400m ² - 499m ²)	10% - 20%	400m ²	1 per lot

Table A to Clause 4

Housing Type	% of all residential lots	Minimum Lot Size	Density
traditional 1 (500m ² – 699m ²)	50% - 55%	500m ²	1 plus one secondary dwelling
traditional 2 (700m ²)	5% - 10%	700m ²	1 plus one secondary dwelling
multiple dwelling (600m ²)	maximum 5%	600m ²	1 per 300m ²
retirement living	maximum 1%	800m ²	1 per 200m ²
TOTAL	100%		
Note: the gross dwelling density is maximum 14 dwellings per hectare.			

Table B to Clause 4 Minimum Building Envelopes	
Lot size	Minimum Building Envelope
250m ² – 399m ²	10m x 12m (exclusive of any boundary setbacks or service authority easements)
400m ² – 599m ²	10m x 12.5m (exclusive of any boundary setbacks or service authority easements)
≥600m ²	12m x 15m (exclusive of any boundary setbacks or service authority easements)

5. MINIMUM SITE AREAS

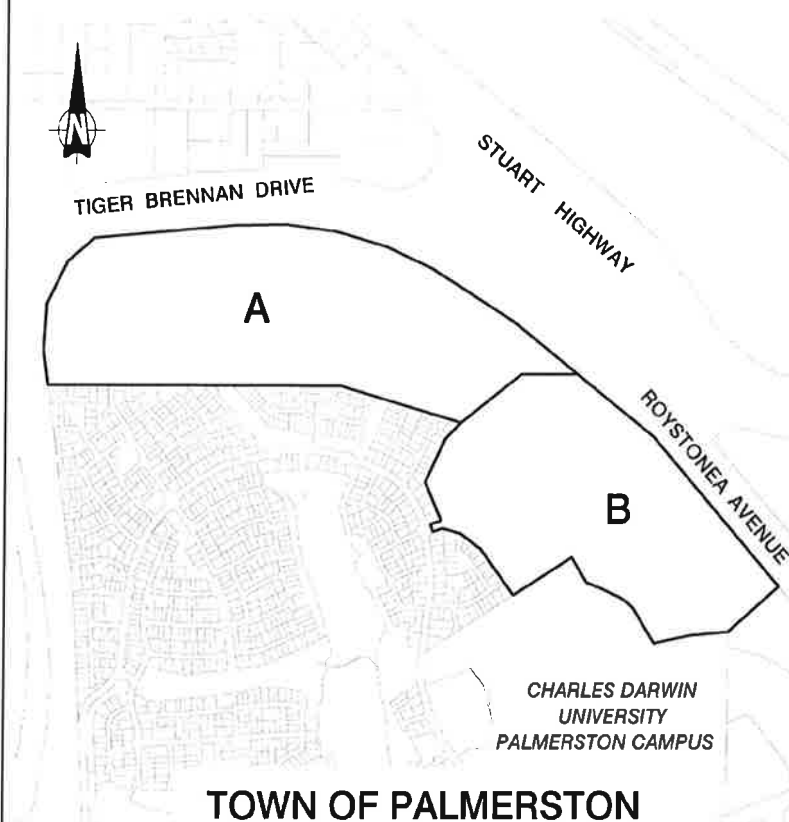
1. The purpose of this clause is to ensure that lots in this zone will be of a size capable of accommodating the potential future use.
2. The land uses listed in clause 6 may only be developed on lots that meet the minimum lot sizes listed in the table to this clause.

Table to Clause 5	
Land Use	Minimum Lot Size
display home	250m ²
single dwelling (small lot integrated housing)	
single dwelling	300m ²
temporary sales office	400m ²
secondary dwelling	500m ²
multiple dwellings	600m ²
office	700m ²
restaurant	
shop	
supporting accommodation	
home based visitor accommodation	
home based business	
home based child care centre	
home based contracting	
medical consulting rooms	
child care centre	800m ²
community centre	
group home	
hostel	
medical clinic	1,200m ²

Part 3

6. LAND USE

1. The parts of Lot 9765 that are subject to this clause are the areas of land bounded by a thick black line and marked as A and B on the diagram to this clause.
2. The intended uses for:
 - Area A are residential and community uses; and
 - Area B are residential, commercial and community uses.



3. A lot in Area A may be used for the purposes outlined in Table A to this clause if the development is consistent with the building setback plan endorsed for the lot under clause 3 and the development complies with all other requirements of this zone.
4. A lot in Area B may be used for the purposes outlined in Table B to this clause if the development is consistent with the building setback plan endorsed for the lot under clause 3 and the development complies with all other requirements of this zone.
5. For lots identified as commercial on the detailed land use plan endorsed under clause 3 of this zone:
 - (a) **single dwellings** or **multiple dwellings** are permitted with **consent** to be developed in conjunction with a commercial use; and
 - (b) clause 7.9 of the NT Planning Scheme does not apply.

TABLE A TO CLAUSE 6			
Land Use		specific use zone clause	NT Planning Scheme clause
child care centre	D	5, 11, 14	8.1.5
community centre	D	5, 11, 12, 14	
display home	P	5	
group home	P	5, 11, 12	7.10.5
home based business	P	5, 7	
home based child care centre	D	5, 14	7.10.6
home based contracting	P	5, 14	7.10.8
home based visitor accommodation	D	5, 14	7.10.1
hostel	x		
medical clinic	x		
medical consulting rooms	D	5, 14	7.10.9
multiple dwellings	D	5, 11, 12, 14, 16	
multiple dwellings (retirement living)	P	9	
office	x		
restaurant	x		
secondary dwelling	P	5, 10	
shop	x		
single dwelling	P	5, 11, 12, 14, 16	
single dwelling (small lot integrated housing)	P	5, 8, 11, 12, 14, 16	
supporting accommodation	D	5, 11, 12, 14	

TABLE B TO CLAUSE 6			
Land Use		specific use zone clause	NT Planning Scheme clause
child care centre	D	5, 11, 14	8.1.5
community centre	D	5, 11, 12, 14	
display home	P	5	
group home	P	5, 11, 12	7.10.5
home based business	P	5, 7	
home based child care centre	D	5, 14	7.10.6
home based contracting	P	5, 14	7.10.8
home based visitor accommodation	D	5, 14	7.10.1
hostel	D	5, 11, 12, 13, 14	
medical clinic	D	5, 11, 12, 13, 14, 15	
medical consulting rooms	D	5, 14	7.10.9
multiple dwellings	D	5, 11, 12, 14, 16	
multiple dwellings (retirement living)	P	9	
office	D	5, 11, 12, 13, 14	
restaurant	D	5, 11, 12, 13, 14	
shop	D	5, 11, 12, 13, 14	
secondary dwelling	P	5, 10	
single dwelling	P	5, 11, 12, 14, 16	
single dwelling (small lot integrated housing)	P	5, 8, 11, 12, 14, 16	
supporting accommodation	D	5, 11, 12, 14	

7. HOME BASED BUSINESS

1. The purpose of this clause is to ensure that home based businesses are established and operated in a manner that does not detract from the residential **amenity** of the locality.
2. In this zone, a home based business means a business which is carried on in a **dwelling** or on the **site** of a **dwelling** by a person resident in the **dwelling** and may include the caring for up to five children including children who reside in the **dwelling**.
3. A **dwelling** may be used for the purpose of a home based business where:
 - (a) the business does not employ more than 2 people not members of the household;
 - (b) the total floor area of the dwelling plus the other areas of the site that are used for the home based business does not occupy an area greater than 50m²;
 - (c) no goods or equipment are visible from public areas;
 - (d) there is one on-site car parking space for every non-resident employee in addition to two on-site parking spaces for the dwelling; and
 - (e) not more than one vehicle kept on the **site** is used for the purpose of the home based business.
4. If 3 or more vehicles are required to be parked on the **site** then the car parking layout should meet the requirements of NT Planning Scheme clause 6.5.3. The consent authority may approve an application for a home based business that does not meet the requirements of clause 6.5.3 only if it is satisfied that there will be no loss of **amenity** to the locality.
5. A home based business may not establish in a secondary dwelling.

8. SMALL LOT INTEGRATED HOUSING

1. The purpose of this clause is to ensure that small lot integrated housing has a high level of residential **amenity**.
2. Small lot integrated housing consists of two adjoining lots with a minimum area of 250m² each, a total area of not less than 500m², which contain two purpose designed **dwellings** on freehold titles.
3. A **site** identified for integrated housing on the land use plan endorsed under clause 3 of this zone should:
 - (a) have a house and land package design that has been endorsed by the consent authority and developed in accordance with the endorsed design;
 - (b) be located adjacent to or within a 100m radius of public open space;
 - (c) be located within a 200m radius of a public transport stop; and
 - (d) not be located in a cul-de-sac.

Refer to the Housing Design and Location Principles in the Durack Master Plan at Schedule 2.

9. RETIREMENT LIVING

1. The purpose of this clause is to ensure that retirement living has a high level of residential **amenity** that meets the needs of the intended residents.
2. A **site** identified for retirement living on the land use plan endorsed under clause 3 of this zone and as defined under the *Retirement Villages Act* of the Northern Territory should be located within a 400m radius of community or commercial facilities and a public transport stop.
3. Multiple dwellings are permitted in an area identified as retirement living, provided that the dwellings:
 - (a) have a residential density of not more than 1 dwelling per 200m²;
 - (b) provide 1 vehicle parking space per dwelling;
 - (c) provide 1 visitor vehicle parking space per 4 dwellings;
 - (d) provide minimum setbacks for residential buildings including verandahs and balconies and structures without external walls, excluding garages and carports, of:
 - i. 3m to primary street frontage, including garages and carports;
 - ii. 1.5m to secondary street frontage;
 - iii. 0m to side and rear boundaries, including structures without external walls and carports, for a maximum of 50% of the length of that side or rear boundary and to a maximum height of 3.7m. At 1.5m from the side or rear boundary, the maximum height may be increased to 8.5m; and
 - (e) provide private open space of 30m² (exclusive of driveways and car parking areas) but inclusive of an area with minimum dimensions of 4m x 4m for each dwelling.

10. SECONDARY DWELLINGS

1. The purpose of this clause is to ensure that a secondary dwelling is ancillary to the **single dwelling** on a **site**.
2. A maximum of one secondary dwelling may be permitted on lots identified for single dwellings on the plan endorsed under clause 3 of this zone, provided that the secondary dwelling:
 - (a) is located on a lot not less than 500m² in area;
 - (b) does not or will not exceed 50m² in floor area;
 - (c) is not separately serviced; and
 - (d) is not to be separately titled under the *Unit Titles Scheme Act*.
3. The consent authority may approve an application for a secondary dwelling that has a floor area greater than 50m² but not more than 100m² as long as the building footprint of both dwellings does not exceed 60% of the area of the **site**.

Part 4

11. BUILDING SETBACKS

1. The purpose of this clause is to ensure that buildings and ancillary structures are located so:
 - they are compatible with the streetscape and surrounding development including residential buildings on the same site;
 - as to minimise any adverse effects of building massing when viewed from adjoining land and the street;
 - as to avoid undue overlooking of adjoining properties; and
 - as to encourage breeze penetration through and between buildings.
2. **Building setbacks for dwellings** and ancillary structures shall adhere to the building setback plan endorsed under clause 3 of this zone, which achieves the following siting outcomes:
 - (a) single dwelling residential lots where:
 - i. carports and garages are to be setback a minimum of 6m to the primary street frontages;
 - ii. gate entryway structures, with no more than 2 solid walls and roof, and with maximum dimensions of 2m x 2m, are permitted within the primary street frontage setback area; and
 - iii. on lots of 400m²-500m² in size, storage structures may be located with a 0m side setback on one side boundary for a length not exceeding 5.5m along the side boundary and the maximum height of the storage structure shall be no more than 2.1m.
 - (b) small lot integrated housing and compact housing on lots 250m²-399m² in size and multiple dwelling lots less than 800m² in size where:
 - i. the primary street frontage setback shall be 4.5m with 3.0m permitted for structures without enclosed walls such as balconies, porches but excluding carports;
 - ii. garages and carports are to be setback a minimum of 6m to the primary street frontage;
 - iii. gate entryway structures, with no more than 2 solid walls and roof, and with maximum dimensions of 2m x 2m, are permitted within the primary street frontage setback area; and
 - iv. for side and/or rear setback a maximum of two setbacks may be 0m, including structures without external walls, provided that the structure along one of the two boundaries is limited to a maximum height of 3.7m. At 1.5m from the reduced setback boundary, the maximum height may be increased to 8.5m.

Refer to the building setback plan endorsed under clause 3 of this zone.

- (c) single dwelling lots 400m² and greater in size identified specifically on the building setback plan endorsed under clause 3 of this zone where:
 - i. the primary street frontage setback shall be 4.5m with 3.0m permitted for structures without enclosed walls such as balconies, porches but excluding any structure used for undercover parking; and
 - ii. garages, carports or any other structure used for undercover parking are to be setback a minimum of 6m to the primary street frontage.
- (d) the consent authority must not consent to building setbacks that are not in accordance with this clause.
- 3. The additional setback requirements for **residential buildings** longer than 18m outlined in clause 7.3.1 of the NT Planning Scheme apply.
- 4. The setback requirements for more than one building on one **site** outlined in clause 7.3.2 of the NT Planning Scheme apply.

12. BUILDING HEIGHT

- 1. The purpose of this clause is to ensure that the height of buildings is compatible with adjoining or nearby development or development reasonably anticipated and does not unduly overlook adjoining properties.
- 2. The height of any point of a building is to be measured from ground level vertically below that point and includes the height of a mound specifically provided or made to elevate the building.
- 3. The height of any part of a building is not to exceed:
 - (a) 8.5m above ground level in Area A, unless it is a flag pole, aerial or antenna.
 - (b) 8.5m above ground level in Area B, unless:
 - i. it is a flag pole, aerial or antenna; or
 - ii. the site has been identified on the detailed land use plan which is part of the development permit for subdivision as stated in clause 3 of this zone and in that circumstance the building may not exceed 4 storeys above ground level.

13. PLOT RATIO

- 1. The purpose of this clause is to provide for development that will, in terms of building massing, be compatible with adjacent and nearby development.
- 2. Development of sites within Area B for a **hostel, office, restaurant or shop** should not exceed a **plot ratio** of 1.

14. VEHICLE PARKING

- 1. The car parking requirements and parking layout provisions outlined in clause 6.5 of the NT Planning Scheme apply except for retirement living units.

Refer to clause 9 for Retirement Living Units

15. LOADING BAYS

1. The purpose of this clause is to provide for the loading and unloading of vehicles associated with the use of land.
2. An **office, restaurant or shop** use or development on a **site** must provide areas wholly within the **site** for loading and unloading of vehicles at the ratio of 1 loading bay for every 2000m² of the total **net floor area**.

A loading bay is to:

- (a) be at least 7.5m by 3.5m;
- (b) have a clearance of at least 4m; and
- (c) have access that is adequate for its purpose.

16. PRIVATE OPEN SPACE

1. The purpose of this clause is to ensure that each **dwelling** has private open space that is appropriately sited to provide for domestic purposes.
2. Private open space areas should:
 - (a) satisfy the minimum area and dimensions contained in the table to this clause;
 - (b) be directly accessible from the **dwelling** and enable an extension of the function of the **dwelling**; and
 - (c) be located to take into account views from the **site**, the natural features of the **site** and the location of any private open space or habitable room associated with neighbouring **dwellings**.
3. Where the private open space is at **ground level** on a side or rear boundary and other than for a single **dwelling** it should be:
 - (a) screen fenced to a height of at least 1.8m providing a visual barrier to adjoining residences and public areas; or
 - (b) fenced to a height of at least 1.8m and planted with dense vegetation which will provide a visual barrier within two years of planting.
4. Where the private open space is at **ground level** on a primary or secondary street frontage and other than for a **single dwelling** it should be fenced to a height of 1.8m such that a visual screen is provided while allowing permeability that permits surveillance of the street and the fencing shall not obscure the front entrance to the **dwelling**.
5. If a **dwelling** within a **multiple dwelling** development has no direct access at **ground level** to private open space, the **multiple dwelling** development should incorporate communal open space.

Table to Clause 16 Minimum Areas of Private Open Space	
Type of Dwelling	Private Open Space Area
Single dwellings on a lot less than 600m ²	50m ² (exclusive of driveways and parking areas) but inclusive of an area with minimum dimensions of 4m x 4m
Multiple dwellings (for each dwelling with direct ground level access)	45m ² (exclusive of driveways and car parking areas) but inclusive of an area with minimum dimensions of 4m x 4m
Multiple dwellings (for each dwelling without direct ground level access)	12m ² inclusive of an area with minimum dimensions of 2.8m x 4m

17. COMMUNAL OPEN SPACE

1. For **multiple dwelling** developments where all **dwellings** have access to private open space at ground level, communal open space in accordance with clause 7.6 of the NT Planning Scheme is not required.



Part Lot 9765 Town of Palmerston - Concept Masterplan Proposed

design iq

Supporting the Darwin Region



NORTHERN TERRITORY OF AUSTRALIA

Planning Act

**NOTICE OF MAKING OF AMENDMENT TO NT PLANNING SCHEME
AMENDMENT No. 302**

I, PETER GLEN CHANDLER, Minister for Lands, Planning and the Environment, under section 28(1) of the *Planning Act*, give notice that –

(a) I have, under section 25(2)(c) of the Act, amended the NT Planning Scheme by making amendments to the Specific Use Zone Palmerston Number 8 that exists over Lots 11505 and 11506 Town of Palmerston, to allow for:

- an amendment to permissible uses within Area B of SP8 (Specific use Palmerston No 8) to introduce a medical clinic use with a minimum lot size of 1200m² within the Community Purpose area identified within the concept Master Plan;
- an amendment to building setback requirements on lots greater than 400m² in size to allow the reduction of primary street setbacks from 6m to 4.5m;
- an amendment to percentages of lot types, as outlined in Table A to Clause 4 of SP8 to allow for the wider percentage range in housing typologies, promoting greater housing choice whilst maintaining the intended building density prescribed by SP8; and
- updates to the concept Master Plan to reflect the location change of the identified retirement living site; and

(b) copies of the amendment, (Amendment No. 302), are available from the Offices of the Department of Lands, Planning and the Environment, Ground Floor, 16 Parap Road, Parap.

Dated 8 OCT 2013



Minister for Lands, Planning and the Environment

NORTHERN TERRITORY OF AUSTRALIA

Planning Act Section 29

Reasons for Decision

NORTHERN TERRITORY PLANNING SCHEME AMENDMENT No. 302

The amendment proposed over Specific Use Zone Number 8 (SP8) that exists over Lots 11505 and 11506 Town of Palmerston (2 and 20 Roystonea Avenue, Durack)) is suitable because:

- An amendment to permissible uses within Area B of SP8 (Specific use Palmerston No 8) to introduce a medical clinic use with a minimum lot size of 1200m² within the Community Purpose area identified within the concept Master Plan is supported as this amendment would allow for the collocation of an important neighbourhood service within the community purpose area of Durack Heights, whilst the minimum lot size will protect the residential area from the establishment of ad-hoc medical clinics throughout the suburb.
- An amendment to building setback requirements on lots greater than 400m² in size to allow the reduction of primary street setbacks from 6m to 4.5m is supported as it is formalising the reduction in setbacks that has already occurred throughout the zone due to variation permits. Furthermore, the introduction of clauses to protect these setbacks from further variation, and minimising the risk of car dominance on lots will reduce the potential for the intended amenity of the area to be negatively affected.
- An amendment to percentages of lot types, as outlined in Table A to Clause 4 of SP8 to allow for the wider percentage range in housing typologies, promoting greater housing choice whilst maintaining the intended building density prescribed by SP8 is supported as it will allow for the development to adapt to demand changes over the life of the development, whilst not affecting the maximum density that has been proposed over SP8 since the introduction of the zone.
- Updates to the concept Master Plan to reflect the location change of the identified retirement living site are supported as it will allow for the proposed retirement village development to comply with standards of retirement living outlined by the proposed provider of the village.



PETER GLEN CHANDLER
Minister for Lands, Planning and the Environment

8 / 10 / 2013