

NT PLANNING COMMISSION HEARING

ADDENDUM

AGENDA ITEM: 1 **MEETING DATE:** 27/11/2018

FILE: PA2018/0398

ADDRESS: Lot 15 Hundred of Bagot (345 Whitewood Road, Howard Springs)
CURRENT ZONE: Zone RL (Rural Living)
PROPOSED ZONE: Zone RR (Rural Residential)
PROPOSED LAND USE: Residential
APPLICANT: Gerard Rosse
LAND OWNER: Gerard Joseph Rosse and Alana Marie Rosse
AREA: 2.06 hectares

1. ISSUE

Litchfield Council have provided a submission in relation to the proposed Planning Scheme Amendment. The submission is attached to this addendum and summarised below.

Council Submission (Attachment B1)

Litchfield Council	Comments
(Attachment B1)	Council supports the granting of a Planning Scheme Amendment for the following reasons: a) The proposal seems compliant with the requirements of the NT Planning Scheme and Howard Springs Area Plan. As the site is approximately 350m from the commercial centre and within the transitional zone it is the type of development expected to provide a suitable transition between the urban uses and existing rural amenity. b) There are not expected to be any negative effects upon Council infrastructure as a result of this proposal.

2. RECOMMENDATION

It is recommended that the Commission consider the attached submissions as if they were provided during the exhibition period.

AUTHORISED: **TOM BARKER**
PLANNER
LANDS PLANNING

22 November 2018

Lands Planning
Department of Infrastructure, Planning and Logistics
GPO Box 1680
Darwin NT 0801

RE: Letter of Comment Planning Scheme Amendment Application

PA2018/0398
Lot 15 (345) Whitewood Road, Howard Springs, Hundred of Bagot
Rezone from Zone Rural Living (RL) to Zone Rural Residential (RR)

Thank you for the Planning Scheme Amendment Application referred to this office on 22/10/2018, concerning the above. This letter may be tabled at Litchfield Council's next Council Meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

Council supports the granting of a Planning Scheme Amendment for the following reasons:

- a) The proposal seems compliant with the requirements of the NT Planning Scheme and Howard Springs Area Plan. As the site is approximately 350m from the commercial centre and within the transitional zone it is the type of development expected to provide a suitable transition between the urban uses and existing rural amenity.
- b) There are not expected to be any negative effects upon Council infrastructure as a result of this proposal.

If you require any further discussion in relation to this application, please contact **Litchfield Council's Planning and Development division** on 08 8983 0600 and you will be directed to the appropriate officer to address your query.

Yours faithfully



Wendy Smith
Planning and Development Manager