

LEGISLATIVE ASSEMBLY OF THE NORTHERN TERRITORY

WRITTEN QUESTION

Ms Martin

to Minister for Lands, Planning and Environment

R1 residential height restrictions, Bayview Haven

Two houses in Bayview Haven are in breach of R1 height restrictions, Lot 6192 Karangi Street and Lot 6138 Muzzell Street:

Why has the Planning Authority ordered the house on Lot 6192 Karangi Street to be reduced in height and permitted the house on Lot 6138 Muzzell Street to continue to breach R1 height restrictions.

ANSWER

See attachment.

RESPONSE TO WRITTEN QUESTION NO 77

Following complaint and counter complaint over houses, both completed and under construction, breaching the 7 metre height limit at Bayview, a number of applications for a height waiver were received by the Planning Authority.

The house on Lot 6192 Karangi Street is already constructed and inhabited and has a Permit to Occupy. However, it exceeds the height limit by 800 mm in parts, and the Planning Authority refused to grant the waiver. The house remains unapproved in its current state but the Authority has not ordered that it be reduced in height. The owners intend appealing the Planning Authority's decision.

The house on Lot 6138 Muzzell Street is under construction, and complaints about its completed height level were received during early construction. Following discussions and negotiations between relevant parties, an amended house design was submitted and plans endorsed as complying with the height provision. This house does not breach height restrictions.

The Authority is formulating a policy which will assist in the interpretation of height provisions in the Town Plan, and will clarify measurement. A control plan amendment is also to go on exhibition, setting an 8.5 metre maximum external building height for any house in a residential zone. The current wording in the control plan excludes any part of the building structure over 7 metres in height not capable of being occupied.