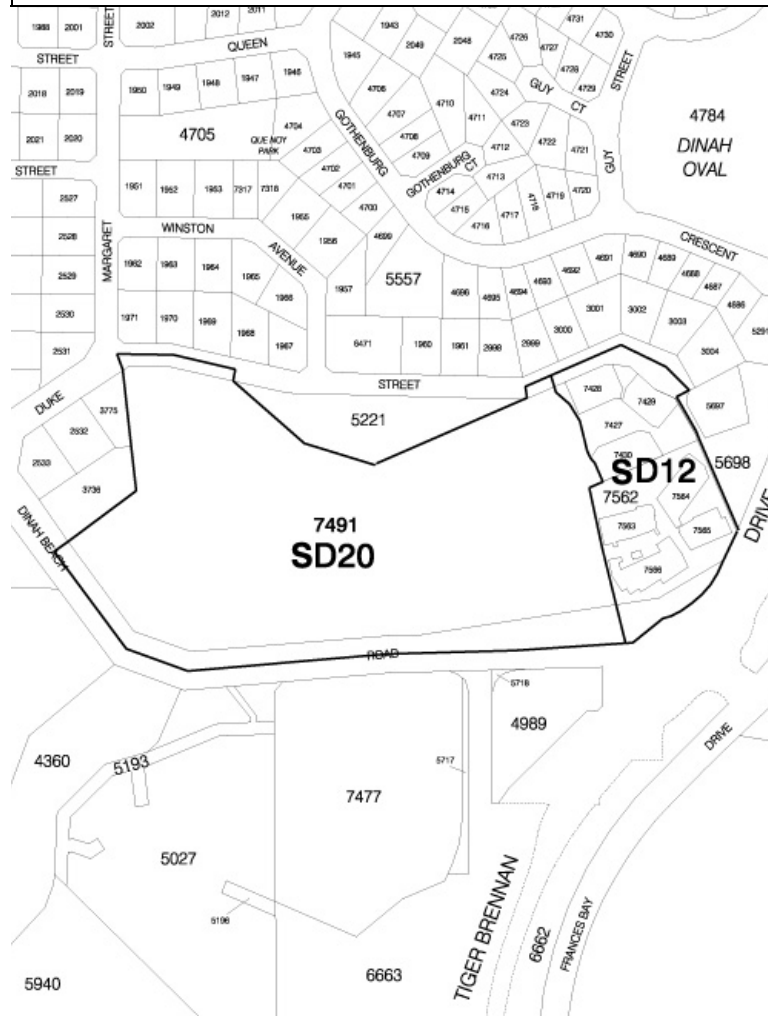




7. With **consent** land may be developed for the purpose of **multiple dwellings** subject to all of the relevant clauses of the Planning Scheme that would apply were the land in Zone MD (Multiple Dwelling Residential).

The consent authority may **consent** to the development of a lot for the purpose of **multiple dwellings** only where it has been identified for **multiple dwellings** on the land use drawing endorsed under paragraph 2.

Without **consent** land within this zone may be developed for the purpose of a **home occupation** if the development complies with clause 7.10.7 (**Home Occupation**) and otherwise only with the **consent** of the consent authority.



## SD21

Amendment to create SD21  
Gazetted 10/10/2007

### Lot 7591 (16) Gregory Street, Town of Darwin

1. The purpose of this zone is to facilitate the subdivision, use and development of the land for residential purposes at a density compatible with existing development within the locality.
2. The purpose of this paragraph is to ensure that the residential subdivision in this zone contains lots of a size, configuration and orientation suitable for residential purposes.

Land within this zone may be subdivided to accommodate a **single dwelling** if:

- (a) the minimum lot size is at least 700 m<sup>2</sup>;
- (b) no more than 24 lots are created;
- (c) lots which share a rear boundary with other land within Zone SD (Single Dwelling Residential) have an area of no less than 760 m<sup>2</sup>;
- (d) one lot only has access to Weddell Street; and
- (e) any new road intersection is limited to Gregory Street.

The subdivision design may include one or more **common building boundaries** nominated at the time of subdivision for lots less than 800 m<sup>2</sup> that are not adjacent to a public road or land in Zone SD (Single Dwelling Residential) and a **single dwelling** may be built up to a **common building boundary** despite the setback provisions of clause 7.3.

3. There is no requirement for public open space within the subdivision.
4. Without **consent** a lot may be developed for the purpose of:
  - (a) **dependant unit**;
  - (b) **group home**;
  - (c) **home based contracting**;
  - (d) **home occupation**;
  - (e) **single dwelling**;

if the development complies with all other requirements of the Planning Scheme as if the land were in Zone SD (Single Dwelling Residential).

5. With **consent** a lot may be developed for the purpose of:

- (a) **bed and breakfast;**
- (b) **community centre;**
- (c) **home based child care centre;**
- (d) **medical consulting rooms;**
- (e) **supporting accommodation.**

Development for a purpose specified in this paragraph is subject to the relevant clauses of the Planning Scheme which would apply were the land within Zone SD (Single Dwelling Residential).