

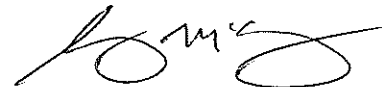
NORTHERN TERRITORY OF AUSTRALIA

*Planning Act*

AMENDMENT TO NT PLANNING SCHEME

I, GERALD FRANCIS MCCARTHY, the Minister for Lands and Planning, under section 25(2)(a) of the *Planning Act*, amend the NT Planning Scheme by making the amendment, specified in the Schedule.

Dated 15th September 2010.



Minister for Lands and Planning

**SCHEDULE**

**AMENDMENT TO NT PLANNING SCHEME**

**AMENDMENT No. 145**

**1. Citation**

This amendment to the NT Planning Scheme may be cited as Amendment No. 145.

**2. Definition**

In this amendment –

"amending map" means the map, signed by the Minister for Lands and Planning and marked "NT Planning Scheme Amendment No. 145", deposited in the office of the Department of Lands and Planning, 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 Litchfield 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 Zone SD (Single Dwelling Residential), Zone MD (Multiple Dwelling Residential), Zone MR (Medium Density Residential), Zone U (Utilities) and Zone PS (Public Open Space) which is part Lots 6 & 7 LTO 75/014, Hundred of Bagot, part Lot 13 LTO 83/053, Hundred of Bagot and part Section 4540, Hundred of Bagot (405, 415, 425 and 455 Stuart Highway, Coolalinga).

### 4. New Clause 14.6

After Clause 14.5 –

*Insert*

#### 14.6 Litchfield

##### 14.6.1 Coolalinga North Planning Principles and Area Plan

The development of Coolalinga North is to be consistent with the following principles:

1. Provide for serviced urban residential development to:-
  - a. increase housing and lifestyle choice in the rural area;
  - b. minimising the impacts of population growth on the character and amenity of established rural living areas;
  - c. improve the viability of infrastructure required to support further development of local facilities and services;
  - d. create a mixed use centre to reduce the need to travel; and
  - e. reduce the utilisation of ground water to provide land for residential purposes in the Rural area.
2. Create a Rural Village that will contribute to the creation of a sense of place and community within the rural areas which include:-
  - a. climate responsive energy efficient design;
  - b. a legible road network within the village that connects with the adjacent network and community facilities and services;
  - c. facilities to accommodate public transport; and
  - d. pedestrian and cycle paths connected to existing or proposed future adjacent routes.

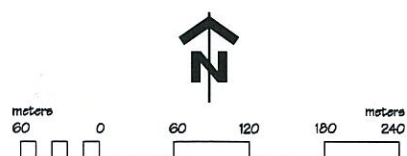


# Legend

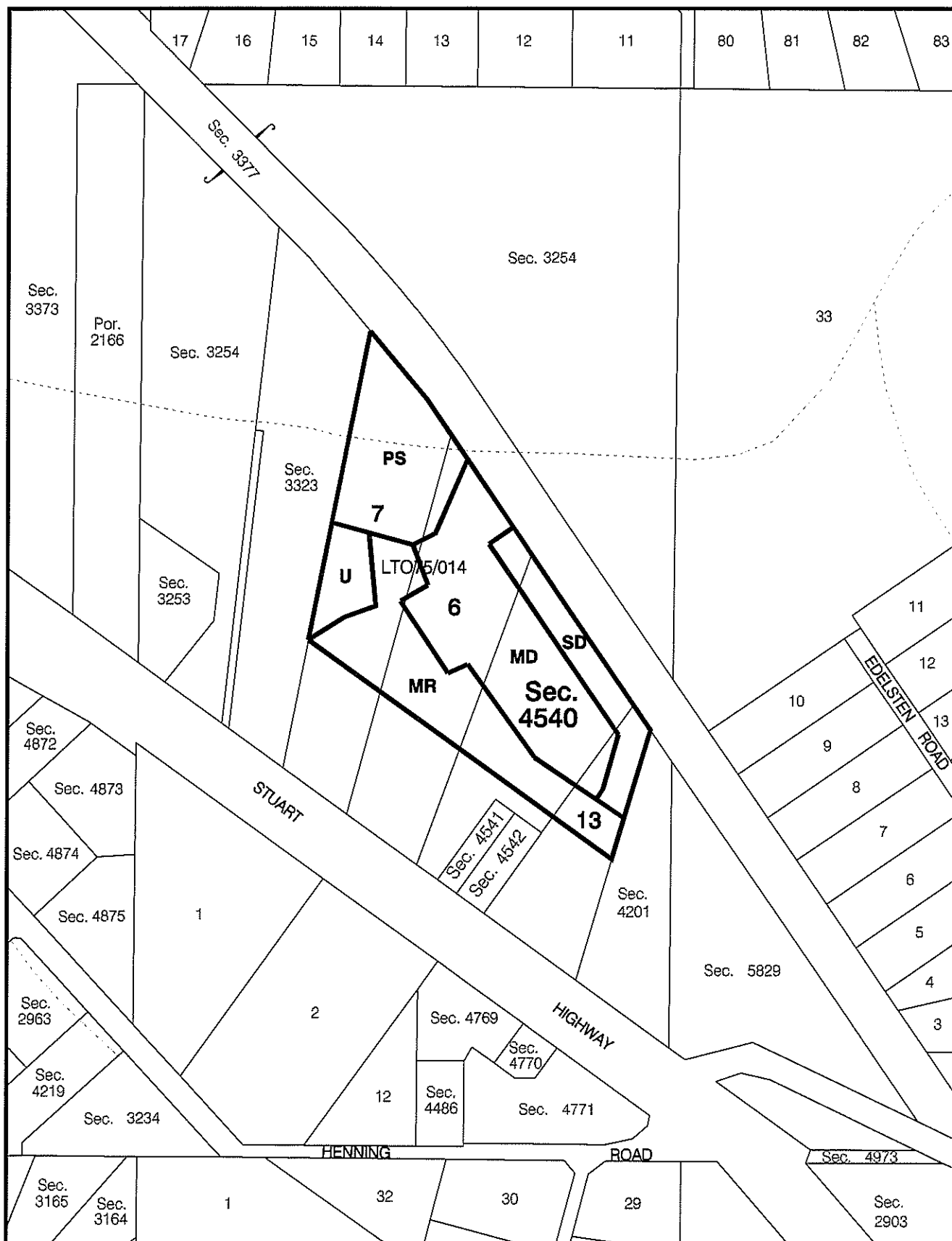
- Urban Residential
- Commercial
- Utilities
- Public Open Space
- Proposed Road Network
- ↑ Future Road Access
- Pedestrian Access

## Coolalinga North Rural Village Area Plan

August 2010



coolalinga north rural village.dgn



**PROPOSED NT PLANNING SCHEME  
AMENDMENT PA2010/396**

**SECTION 4540 & LOTS 13, 6 & 7 LTO 75/014  
HUNDRED OF BAGOT**

From Zone RL (Rural Living) to Zones PS (Open Space),  
U (Utilities), SD (Single Dwelling),  
MD (Multiple Dwelling) & MR (Medium Density)



**Northern  
Territory  
Government**

Department of Lands & Planning

0 80 160 240 320 400m

Scale 1: 8000 @ A4



File No.: PA2010/396

Date: 28-Apr-10

Drawing Name: PSA\_Sec 4540\_Bagot.dgn

**NORTHERN TERRITORY OF AUSTRALIA**

***Planning Act***

**NOTICE OF MAKING OF AMENDMENT TO NT PLANNING SCHEME  
AMENDMENT No. 145**

**LITCHFIELD LOCALITY**

I, GERALD FRANCIS MCCARTHY, the Minister for Lands and Planning, under section 28(1) of the *Planning Act*, give notice that –

(a) I have, under section 25 of the Act, amended the NT Planning Scheme by:

- Adopting the Coolalinga North Area Plan and Planning Principles;
- Rezoning part Lots 6 & 7 LTO 75/014, Hundred of Bagot, part Lot 13 LTO 83/053, Hundred of Bagot and part Section 4540, Hundred of Bagot (405, 415, 425 and 455 Stuart Highway, Coolalinga) from Zone RL (Rural Living) to Zone SD (Single Dwelling Residential), Zone MD (Multiple Dwelling Residential), Zone MR (Medium Density Residential), Zone U (Utilities) and Zone PS (Public Open Space)

and

(b) copies of the amendment, (Amendment No 145), are available from the Offices of the Department of Lands and Planning, Ground Floor, 38 Cavenagh Street, Darwin.

Dated 15th September 2010



Minister for Lands and Planning

**NORTHERN TERRITORY OF AUSTRALIA**

***Planning Act***  
**Section 29**

**NT PLANNING SCHEME AMENDMENT**

**AMENDMENT No. 145**

**Reasons for Decision**

The introduction of the Coolalinga North Area Plan and Planning Principles, and rezoning part Lots 6 & 7 LTO 75/014, Hundred of Bagot, part Lot 13 LTO 83/053, Hundred of Bagot and part Section 4540, Hundred of Bagot (405, 415, 425 and 455 Stuart Highway, Coolalinga) from Zone RL (Rural Living) to Zone SD (Single Dwelling Residential), Zone MD (Multiple Dwelling Residential), Zone MR (Medium Density Residential), Zone U (Utilities) and Zone PS (Public Open Space) are supported as it would:

- provide housing choice and affordability for families moving into the area;
- not add to the impact on the adjoining rural residential development;
- be in keeping with the strategic programme that recently identified the area as a growth centre;
- central location could support residential, commercial, service commercial, community and social facilities;
- blend with the recent approval of the significant commercial proposal on the southern section of the subject land;
- be serviced in accordance with the guidelines and standards of the relevant service authorities; and
- provide access to the site via linkages with the approved commercial development.

  
GERALD FRANCIS MCCARTHY  
Minister for Lands and Planning

15 / 9 / 2010