

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 29 SEP 2014.



Minister for Lands, Planning and the Environment

SCHEDULE

AMENDMENT TO NT PLANNING SCHEME

AMENDMENT No. 357

**1. Citation**

This amendment to the NT Planning Scheme may be cited as Amendment No. 357.

**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. 357", deposited in the office of the Department of Lands, Planning and the Environment, Darwin;

"area plan" means the area plan within the meaning of the NT Planning Scheme;

"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 FD which is part Portions 1168 and 1238 and Sections 4972 and 4989 Town of Darwin.

### 4. Addition of Berrimah Farm Planning Principles and Area Plan

The NT Planning Scheme is amended by adding the Berrimah Farm Planning Principles and Area Plan.

#### 14.1 Darwin

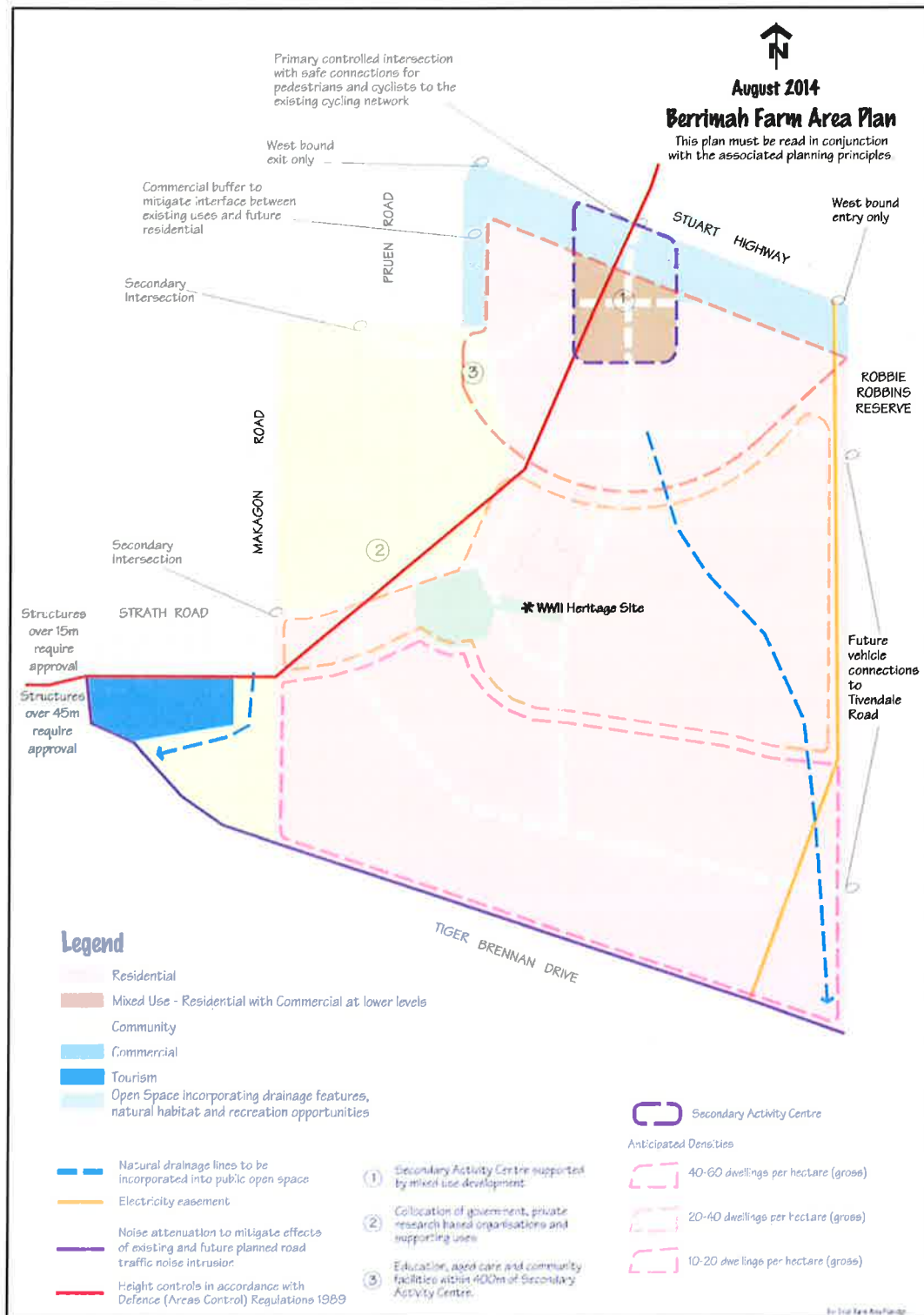
##### 14.1.4 Berrimah Farm Planning Principles and Area Plan

Future development within the Berrimah Farm locality is to:

1. Minimise the off-site impacts of concentrated stormwater by managing the magnitude, quality and duration of stormwater runoff to ensure that the capacity of downstream infrastructure is not exceeded and that the quality of stormwater does not unreasonably impact the receiving environment.
2. Accord with the Defence (Areas Control) Regulations 1989.
3. Appropriately present the WWII Heritage Site and provide access to the general public.
4. Mitigate the impacts of noise associated with aircraft, traffic and industrial land uses to provide a high quality of amenity for future residents by creating visually appealing solutions through the use of architectural design, landscaping and other techniques.
5. Create a safe and diverse urban residential environment that:
  - (a) is structured around a Secondary Activity Centre;
  - (b) is developed in the order of six stories in height around the Secondary Activity Centre and reduces in height and density with distance from the centre;
  - (c) comprises a variety of lot sizes and housing types.
  - (d) provides high quality adaptable public spaces and open space areas that are usable for both passive and active recreation.
  - (e) has an interconnected local road network that distributes the anticipated traffic flow within the site and integrates with the surrounding road network through appropriate intersection design;

6. Create a pedestrian and cyclist network that:
  - (a) traverses the site to create a loop suitable for exercise and commuting;
  - (b) provides safe connections to the bike path on the northern side of the Stuart Highway;
  - (c) provides connections between the Secondary Activity Centre, adjacent sites and other public spaces including active and passive public open space.
7. Create a Secondary Activity Centre that:
  - (a) is a safe, vibrant, street based, mixed-use environment;
  - (a) provides commercial and retail opportunities at ground and first floor level and residential at upper levels;
  - (b) provides safe and direct access for pedestrians and cyclists to the bus interchange;
  - (c) allows traffic to move through the centre efficiently;
  - (d) provides off street parking in areas behind buildings, totally or partially screened from the street;.
  - (e) provides on street car parking where appropriate;
  - (f) activates the street by locating large format uses behind a sleeve of smaller retail outlets;
  - (g) provides footpaths adjacent ground floor commercial and retail uses that is sufficiently wide to encourage street life such as alfresco dining;
  - (h) provides shade and shelter for pedestrians; and
  - (i) provides landscaping to soften the pedestrian environment
8. Create a multi user research precinct that:
  - (a) contains multi-story office and shared use facilities including laboratories for use by Government and private organisations;
  - (b) provides an active frontage to the surrounding road network or allows compatible ancillary uses to provide an active frontage to the surrounding road network; and
  - (c) preserves the large trees and established vegetation that currently creates well shaded communal areas between buildings.

9. Create community, education and aged care facilities that:
- are accessed from within 400m of the Secondary Activity Centre;
  - provide flexible and coordinated spaces and facilities.





**NORTHERN TERRITORY OF AUSTRALIA**

***Planning Act***

**NOTICE OF MAKING OF AMENDMENT TO NT PLANNING SCHEME  
AMENDMENT No. 357**

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 introducing the Berrimah Farm Planning Principles and Area Plan in Part 8 of the NT Planning Scheme and rezoning part Portions 1168 and 1238 and Sections 4972 and 4989 Hundred of Bagot from Zone CP (Community Purpose), Zone LI (Light Industry) and Zone GI (General Industry) to Zone FD (Future Development), and
- (b) copies of the amendment, (Amendment No. 357), are available from the Offices of the Department of Lands, Planning and the Environment, Ground Floor, 16 Parap Road, Parap.

Dated 29 Sep 2014



Minister for Lands, Planning and the Environment

**NORTHERN TERRITORY OF AUSTRALIA**

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

**Reasons for Decision**

**NORTHERN TERRITORY PLANNING SCHEME**  
**AMENDMENT No. 357**

The introduction of the Berrimah Farm Planning Principles and Area Plan provides a framework to guide the development of Berrimah Farm.

The rezoning of Part Portions 1168 and 1238 and Sections 4972 and 4989 Hundred of Bagot (29 Makagon Road, Berrimah) rezoning from Zone CP (Community Purpose), Zone LI (Light Industry) and Zone GI (General Industry) to Zone FD (Future Development) will allow the development of the land in accordance with the Berrimah Farm Area Plan and planning principles.

Specifically, the introduction of the Berrimah Farm Planning Principles, Area Plan and rezoning:

- establishes the intended future land use for the site with consideration of its location and potential future role in the region;
- will facilitate development utilizing existing transport corridors and other public infrastructure;
- will facilitate the delivery of a mixed use development including, residential, commercial, community purpose and public open space.



**PETER GLEN CHANDLER**  
Minister for Lands, Planning and the Environment

29 / 9 / 2014