

NORTHERN TERRITORY OF AUSTRALIA

Planning Act

AMENDMENT TO NT PLANNING SCHEME

I, DAVID WILLIAM TOLLNER, Minister for Lands and Planning, under section 25(2)(c) of the *Planning Act*, alter the proposal and amend the NT Planning Scheme in accordance with the altered proposal by making the amendment, specified in the Schedule.

Dated 14 APRIL

2015.



Minister for Lands and Planning

SCHEDULE

AMENDMENT TO NT PLANNING SCHEME

AMENDMENT No. 374

1. Citation

This amendment to the NT Planning Scheme may be cited as Amendment No. 374.

2. Amendment of Schedule 1 to Clause 2.4 – Specific Uses

The NT Planning Scheme is amended by way of omitting the existing Zone SL1 and inserting the controls for Zone SL1 endorsed through Amendment No. 374.

omit

clause 1

substitute:

The land may be used and developed in accordance with the schedule and provisions of Zone RL (Rural Living) excepting the matters listed in subclauses 2 – 4 of this zone.

omit

clause 2

substitute:

The purpose of this zone is to facilitate the use and development of the land in a manner that will not detrimentally impact on the rural living **amenity** of the locality, giving particular consideration to neighbouring properties.

insert clause 3:

The land may be used and developed with consent for the purpose of:

- (a) a **caretaker's residence**, provided that:
 - i. the **caretaker's residence** does not exceed 50m² in **floor area**; and
 - ii. there are no more than two dwellings on the **site**.
- (b) a stock feed **warehouse**, provided that:
 - i. the area associated with this use does not exceed 400m²;
 - ii. the sale and delivery of goods occurs off-site; and
 - iii. landscaped screening to a minimum height of 2m is to be established and maintained to the McMillans Road frontage.
 - iv. Note that all other **warehouse** uses are prohibited in the zone.

insert clause 4:

The land may be used and developed without consent for the purpose of **home based contracting** provided that it meets the definitions and criteria listed in Clause 7.10.8 (Home Based Contracting) of the NT Planning Scheme as if the land was in Zone RL (Rural Living), excepting the following allowances:

- (a) the total area of the site that is used for **home based contracting** (including areas used temporarily) shall not exceed 300m²;
- (b) not more than 6 vehicles and 6 equipment trailers kept on the site are used for the purpose of the home based contracting; and
- (c) landscaped screening to a minimum height of 2m is to be established and maintained to the McMillans Road frontage and to any boundary adjacent an external area being used for the purposes of **home based contracting**.

NORTHERN TERRITORY OF AUSTRALIA

Planning Act

**NOTICE OF MAKING OF AMENDMENT TO NT PLANNING SCHEME
AMENDMENT No. 374**

I, DAVID WILLIAM TOLLNER, Minister for Lands and Planning, 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 omitting the existing Zone SL1 (Specific Use Litchfield No. 1) and substituting the revised SL1 endorsed through Amendment No. 374; and
- (b) copies of the amendment, (Amendment No. 374), are available from the Offices of the Department of Lands, Planning and the Environment, Ground Floor, 16 Parap Road, Parap.

Dated

14 / 4 /

2015

A handwritten signature in black ink, appearing to read 'David Tollner', with a large, stylized initial 'D'.

Minister for Lands and Planning

NORTHERN TERRITORY OF AUSTRALIA

Planning Act
Section 29

Reasons for Decision

NORTHERN TERRITORY PLANNING SCHEME
AMENDMENT No. 374

The insertion of the Zone SL1 controls endorsed through Amendment No. 374 gives consideration to the rural living character and amenity of the surrounding locality, historical land uses, and the concerns of nearby residents. The revised zone gives structure to the purpose of Zone RL and the purpose of the home based contracting clause in the NT Planning Scheme by explicitly requiring landscaping to screen operation of the site from surrounding areas and to improve amenity outcomes for, and compatibility with, the rural living character and the feel and appearance of the area.



DAVID WILLIAM TOLLNER
Minister for Lands and Planning

14 / 4 / 2015