

**NORTHERN TERRITORY OF AUSTRALIA**

***Planning Act***

**NOTICE OF MAKING OF AMENDMENT TO NT PLANNING SCHEME  
AMENDMENT No. 436**

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 12(3) of the Act, amended the NT Planning Scheme by:
- rezoning part of Section 4231, Hundred of Bagot (102 Wallaby Holtze Rd), from zone RR (Rural Residential), zone RL (Rural Living) and zone PM (Proposed Main Road) to zone FD (Future Development), zone RL and zone PM;
  - altering the zone PM corridor across Crown land section 5562, section 5563 and portion 2295 to match the realigned Glyde Point Arterial; and
  - introducing the Holtze Urban Area Plan and Planning Principles to guide the future development of Section 4231 Hundred of Bagot.
- (b) Copies of the amendment (Amendment No. 436) are available from the Offices of the Department of Lands, Planning and the Environment, Ground Floor, 16 Parap Road, Parap.

Dated

9/3/ 2016



Minister for Lands and Planning

NORTHERN TERRITORY OF AUSTRALIA

*Planning Act*

AMENDMENT TO NT PLANNING SCHEME

I, DAVID WILLIAM TOLLNER, Minister for Lands and Planning, under section 12(3) of the *Planning Act*, amend the NT Planning Scheme by making the amendment, specified in the Schedule.

Dated

9/3/

2016



Minister for Lands and Planning

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**SCHEDULE**

**AMENDMENT TO NT PLANNING SCHEME**

**AMENDMENT No. 436**

**1. Citation**

This amendment to the NT Planning Scheme may be cited as Amendment No. 436.

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

"zoning map" means the zoning map within the meaning of the NT Planning Scheme.

"area plan" means the area plan 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 areas of land shown on the amending map bounded by a thick black line and lettered PM, FD and R which are part sections 4231, 5563 and 5562, and part portion 2295 Hundred of Bagot.

### 4. Amendment of Part 8

Part 8 of the NT Planning Scheme is amended by way of adding the Holtze Urban Area Plan and Planning Principles at clause 14.7.2.

#### 14.7 Litchfield

##### 14.7.2 Holtze Urban Planning Principles and Area Plan

***Principles 1 to 3 relate to natural topography, environmental constraints and drainage features, having particular regard for the Mitchell Creek catchment.***

Future development is to:

1. Demonstrate an urban design and engineering response to the environmental and physical constraints of the site, as identified by the environmental assessment process.
2. Demonstrate a design response to the site's land form, land units and natural drainage features by:
  - (a) preparing a *strategic drainage framework* for the Holtze urban area that provides for the management of concentrated stormwater to not increase pre-development flows to the receiving environment or adjacent land; and
  - (b) ensuring that urban design connects local roads, urban drainage, open space and any significant cultural or environmental feature into an integrated response to the landscape and the *strategic drainage framework*.
3. Minimise the off-site impacts of concentrated stormwater on the receiving environment and private property by:
  - (a) managing concentrated stormwater in accordance with the strategic drainage framework and limiting the magnitude and duration of sediment-transporting flows to minimise erosion and downstream impacts;
  - (b) preparing and complying with an erosion and sediment control plan in order to control erosion during construction;
  - (c) applying Australian best practice standards to the quality of concentrated stormwater, having particular regard for the Mitchell Creek catchment; and
  - (d) designing and managing stormwater detention within the drainage framework to minimise the potential for biting insects to breed in such infrastructure.

**Principles 4 to 6 relate to strategic infrastructure.**

Future development is to:

4. Manage traffic and impacts on the arterial transport network by:
  - (a) undertaking a traffic study to guide the connection of local roads to the arterial network as indicated in the Area Plan;
  - (b) designing and constructing access intersections with the arterial network to the requirements and satisfaction of the NT Government; and
  - (c) ensuring that development in or near the Glyde Point arterial corridor will not compromise the intended future use of that corridor.
5. Develop an interconnected local traffic and movement network that is convenient for all users by:
  - (a) undertaking a traffic study to guide the establishment of a local road and pedestrian / cycleway network consistent with the Area Plan that provides route choice and efficient access for all users;
  - (b) developing a landscaped main street as a movement and public transport corridor aligned for future connection to Howard Springs (via Madsen Road);
  - (c) incorporating trunk infrastructure for reticulated urban services into engineering design and development to meet the requirements of the *Holtze Urban Infrastructure Plan*; and
  - (d) ensuring that urban design connects local roads, urban drainage, open space and any significant cultural or environmental feature into an integrated response to the landscape and the *strategic drainage framework*.
6. Incorporate trunk infrastructure for reticulated urban services into engineering design and development to meet the requirements of the *Holtze Urban Infrastructure Plan*.

**Principle 7 relates to the Palmerston Regional Hospital and mixed use precinct.**

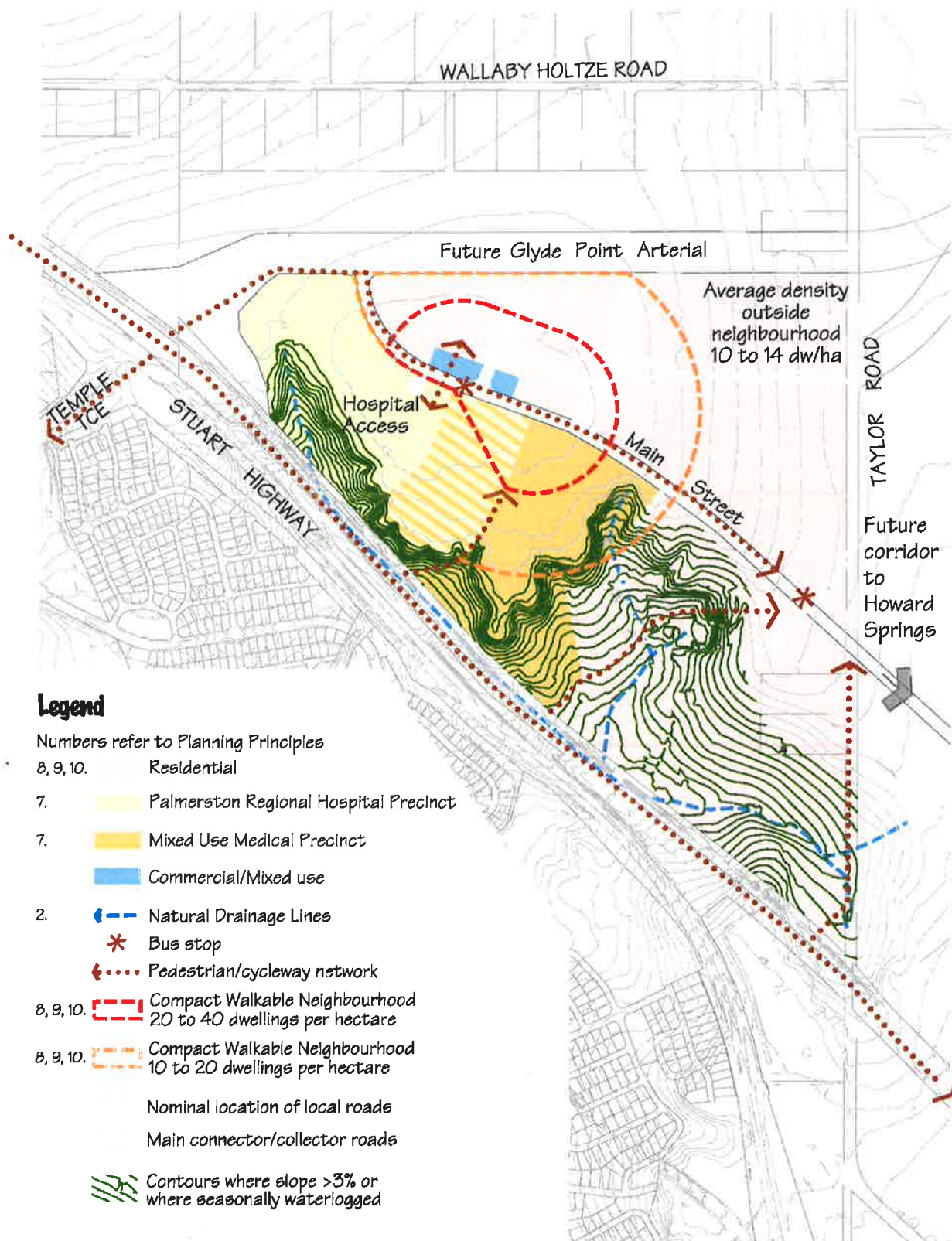
Future development is to:

7. Provide a site, as indicated in the Area Plan, for the Palmerston Regional Hospital precinct and an associated mixed use health precinct by:
  - (a) including land uses within the site that will support the early development of a viable activity hub / neighbourhood centre as indicated on the Area Plan;
  - (b) incorporating a range of development outcomes into the site's urban design including the integration of health services, education and research facilities, aged and acute care facilities, accommodation and residential development; and
  - (c) providing access and trunk services appropriate for the development of a mixed use precinct as provided for in the

**Principles 8 to 10 relate to residential development.**

Future development is to:

8. Provide a compact, safe and walkable neighbourhood by:
  - (a) establishing or supporting a neighbourhood centre at the location indicated that:
    - i. benefits from exposure to passing traffic and incorporates commercial activities with a focus on local community needs and opportunities for employment;
    - ii. maximises opportunities for convenient and direct access for cyclists and pedestrians included access to urban open spaces; and
    - iii. promotes passive surveillance by providing active interfaces to public spaces;
  - (b) providing an interconnected street network supporting access, route choice and designed with priority for safe and convenient walking and cycling;
  - (c) providing a 'boulevard style' main street directly through the neighbourhood centre, designed to support efficient public transport, the pedestrian/cycleway network, and with street trees to provide shade and visual amenity.
9. Provide housing choice in appropriate locations by:
  - (a) creating lots for single and multiple dwellings across a broad range of residential density, supporting a mix of housing types including small lot single dwellings;
  - (b) locating the higher density housing, and accommodation for aged persons or people requiring assistance close to the neighbourhood centre;
  - (c) facilitating climate responsive design; and
  - (d) reducing residential density where land is affected by constraints such as biting insects.
10. Provide community purpose sites to meet the needs of Holtze future urban residents by:
  - (a) preparing a social infrastructure assessment that identifies community purpose needs for the projected population of Holtze urban area;
  - (b) providing community purpose sites in accordance with the social infrastructure assessment adjacent to main roads to maximise access via public transport, pedestrian and cycle corridors; and
  - (c) achieving efficiencies through shared-use community facilities that will accommodate a variety of uses and be adaptable to changing neighbourhood requirements over time.



## Holtze Urban Area Plan

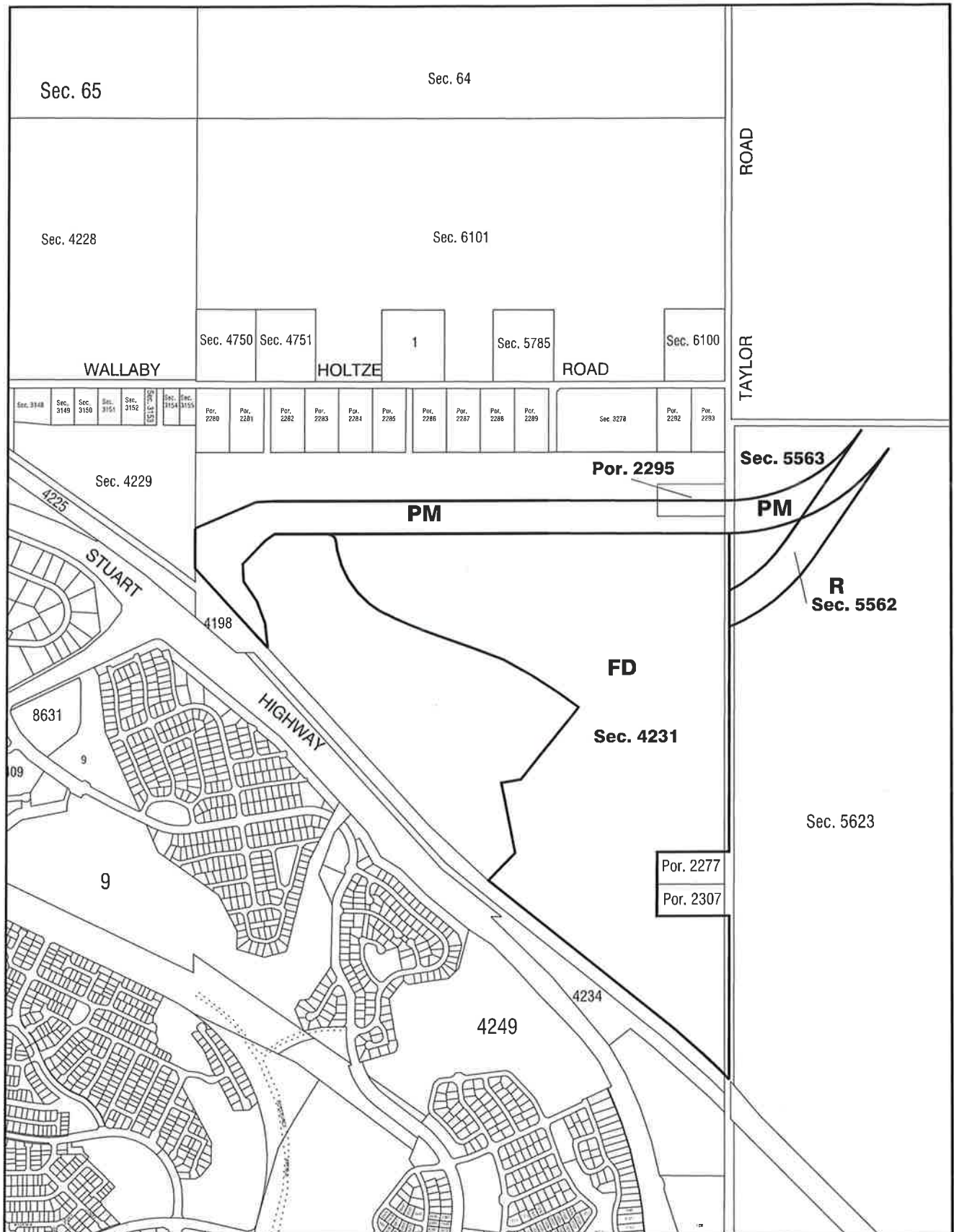
February 2016



This plan must be read in conjunction with associated planning principles.

Holtze Urban Area Plan.dgn





NT PLANNING SCHEME  
AMENDMENT No. 436  
PART SECTIONS 4231, 5562 & 5563 and Portion 2295  
HUNDRED OF BAGOT

MINISTER FOR LANDS AND PLANNING

*Handwritten signature*  
Date **9/3/16**



Northern  
Territory  
Government

Department of Lands, Planning and the Environment

0 160 320 480 640 800m

Scale 1: 16000 @ A4



File No. PA2015/0151

Date: 2-Sep-15

Drawing Name: Part Por 2295 & 4231 Bagot PSA.dgn

**NORTHERN TERRITORY OF AUSTRALIA**

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

**Reasons for Decision**

**NORTHERN TERRITORY PLANNING SCHEME**  
**AMENDMENT No. 436**

The amendment of Part 8 of the NT Planning Scheme through Amendment No. 436 will introduce the Holtze Urban Area Plan and planning principles. This will provide land use policy consistent with the Darwin Regional Land Use Plan and guide future urban development to complement and support the Palmerston Regional Hospital.

The rezoning of Section 4231 Hundred of Bagot (102 Wallaby Holtze Rd), from Zone RR (Rural Residential), Zone RL (Rural Living) and Zone PM (Proposed Main Road) to Zone FD (Future Development) and Zone PM will allow future urban development of the land in accordance with the Holtze Urban Area Plan and Planning Principles.

The rezoning of Sections 5562 and 5563 will realign the Zone PM corridor across to match the realigned Glyde Point Arterial.



DAVID WILLIAM TOLLNER  
Minister for Lands and Planning

9 / 3 / 2016