NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999
Section 29

Reasons for Decision

NORTHERN TERRITORY PLANNING SCHEME
AMENDMENT No. 514

I have amended SP8 (Specific Use Zone – Palmerston No. 8). These amendments seek to allow more flexibility in the provision and distribution of residential allotments, and provide flexibility in design and location of the open space and road network across the undeveloped portion of The Heights Durack estate.

I have approved these amendments because:

- amendments to provisions of SP8 (Specific Use Zone Palmerston No.8) are consistent with the zone’s purpose, which is to facilitate the subdivision, use and development of the land to provide for housing choice through a range of lot sizes and housing types;

- the amendments do not alter the Development Design Philosophy, which is to respond to Palmerston’s tropical climate and lifestyle attributes; and

- no submissions from members of the public were received.

I have decided to alter this proposal and approve it without exhibition because the changes made provide more clear controls when compared to the exhibited proposal. Further, the alterations made to the proposal were made in response to concerns raised by City of Palmerston, and have the support of the applicant.

EVA DINA LAWLER
Minister for Infrastructure, Planning and Logistics

3 / 6 / 2019
NORTHERN TERRITORY OF AUSTRALIA

Planning Act

AMENDMENT TO NT PLANNING SCHEME

I, EVA DINA LAWLER, Minister for Infrastructure, Planning and Logistics, under sections 25(2)(c) of the Planning Act 1999, amend the NT Planning Scheme by making the amendment, specified in the Schedule.


Minister for Infrastructure, Planning and Logistics

SCHEDULE

AMENDMENT TO NT PLANNING SCHEME

AMENDMENT No. 514

1. Citation

This amendment to the NT Planning Scheme may be cited as Amendment No. 514.

2. Amendment to SP8 (Specific Use Zone – Palmerston No.8) within Schedule 1 to Clause 2.4 – Specific Uses

(1) Clause (2)(3)(e)

omit

• providing for higher density residential development generally concentrated between the University lake and Roystonea Avenue;
(2) Clause (4)(2)

omit

(d) the ranges in housing typology composition should allow for an element of flexibility in housing typology composition across the development without impacting upon a maximum Gross Dwelling Density of 14 Dwellings per Hectare.

substitute

(d) accommodate a range and mixture of the housing typologies, identified in Table A to this Clause, across the subdivision as one way to achieve a diverse community as required by sub-clause (e) of this zone.

(e) the range and mixture in housing typology composition should allow for an element of flexibility across the development within the limits of:

- a maximum Gross Dwelling Density of 14 Dwellings per Hectare;
- the minimum lot size is 250m²;
- small lot integrated housing (250m² to 299m²) limited to a maximum percentage of all residential lots of 5%; and
- multiple dwellings limited to a maximum percentage of all residential lots of 5%.
(3) Table A to Clause 4

omit

Table A to Clause 4

substitute

<table>
<thead>
<tr>
<th>Housing Type</th>
<th>Minimum Lot Size</th>
<th>Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>small lot integrated housing</td>
<td>250m²</td>
<td>1 per lot</td>
</tr>
<tr>
<td>(250m² - 300m²)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>compact lot housing 1</td>
<td>300m²</td>
<td>1 per lot</td>
</tr>
<tr>
<td>(300m² - 399m²)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>compact lot housing 2</td>
<td>400m²</td>
<td>1 per lot</td>
</tr>
<tr>
<td>(400m² - 499m²)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>traditional 1 (500m² - 699m²)</td>
<td>500m²</td>
<td>1 plus one secondary dwelling</td>
</tr>
<tr>
<td>traditional 2 (700m²)</td>
<td>700m²</td>
<td>1 plus one secondary dwelling</td>
</tr>
<tr>
<td>multiple dwelling (600m²)</td>
<td>600m²</td>
<td>1 per 300m²</td>
</tr>
<tr>
<td>retirement living</td>
<td>800m²</td>
<td>1 per 200m²</td>
</tr>
</tbody>
</table>

Note: the gross dwelling density is maximum 14 dwellings per hectare.

(4) Clause (8)(3)

omit

(b) be located adjacent to or within a 100m radius of public open space;

(c) be located within a 200m radius of a public transport stop; and

substitute

(b) be generally located no more than 250m to public open space;

(c) be generally located within 400m of a public transport stop; and
(5) Concept Masterplan

*omit*

Masterplan titled "Part Lot 9765 Town of Palmerston – Concept Masterplan", author CIC Australia and Design IQ

*substitute*

Masterplan titled "Indicative Concept Plan", author PEET and Design IQ, as shown attached.