

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)(c) of the *Planning Act*:

- (a) alter the proposal to amend the NT Planning Scheme numbered PA2010/0966 in accordance with the Schedule to this instrument; and
- (b) amend the NT Planning Scheme in accordance with the altered proposal.

Dated 10th January 2011

  
Minister for Lands and Planning

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**SCHEDULE**

**AMENDMENT TO NT PLANNING SCHEME**

**AMENDMENT NO. 163**

**1. Citation**

This amendment to the NT Planning Scheme may be cited as Amendment No. 163.

**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. 163", 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:

- (a) 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 **SD 35** which is Lot 7162 Town of Nightcliff (42 Marrakai Street, Tiwi); and
- (b) amending Schedule 1 to clause 2.4 – Specific Uses to include the following table:

<b>SD35</b>	<p>Lot 7162 Town of Nightcliff (42 Marrakai Street, Tiwi)</p> <ol style="list-style-type: none"><li>1. The purpose of this zone is to facilitate the use and development of the land for single storey, <b>multiple dwellings</b> for seniors and/or people with physical ailments or mobility impairments.</li><li>2. With <b>consent</b> the land may be developed for the purpose of <b>multiple dwellings</b> if the development complies with all other requirements of the Planning Scheme as if the land were in Zone MD (Multiple Dwelling Residential).  If the development does not comply with the listed requirements, the consent authority may <b>consent</b> to a variation of the requirements only if it is satisfied that special circumstances justify the giving of <b>consent</b>.</li><li>3. Despite paragraph 2, the <b>consent authority</b> must not consent to a development that exceeds:<ul style="list-style-type: none"><li>(a) one <b>storey</b> in height; and</li><li>(b) any more than two <b>multiple dwellings</b>.</li></ul></li></ol>
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NT PLANNING SCHEME  
AMENDMENT No. 163  
LOT 7162 TOWN OF NIGHTCLIFF

MINISTER FOR LANDS AND PLANNING

*[Signature]*

Date 10/1/2011



Northern  
Territory  
Government

Department of Lands & Planning



Scale 1: 1000 @ A4



File No.: PA2010/0966

Date: 28-Oct-10

Drawing Name: PSA Lot 7162 Nightcliff.dgn

**NORTHERN TERRITORY OF AUSTRALIA**

***Planning Act***

**NOTICE OF MAKING OF AMENDMENT TO NT PLANNING SCHEME  
AMENDMENT No. 163**

**DARWIN 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 rezoning Lot 7162 Town of Nightcliff (42 Marrakai Street, Tiwi) from Zone SD (Single Dwelling Residential) to Zone **SD35** (Specific Use Zone Darwin no. 35)
- (b) copies of the amendment, Amendment No 163, are available from the Offices of the Department of Lands and Planning, Ground Floor, 38 Cavenagh Street, Darwin.

Dated *10th January* 2011

  
Minister for Lands and Planning

**NORTHERN TERRITORY OF AUSTRALIA**

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

**NT PLANNING SCHEME AMENDMENT**

**AMENDMENT No. 163**

**Reasons for Decision**

Lot 7162 Town of Nightcliff (42 Marrakai Street, Tiwi) is suitable for multiple density development as sufficient strategic merit exists for the rezoning of the land. The site is also located near services including local schools and shops, and is unlikely to adversely impact on the amenity of the locality.



GERALD FRANCIS MCCARTHY  
Minister for Lands and Planning

10 / 1 / 2011