

NORTHERN TERRITORY OF AUSTRALIA

Planning Act

AMENDMENT OF NT PLANNING SCHEME

I, DELIA PHOEBE LAWRIE, the Minister for Planning and Lands, 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 *21st August* 2007


Minister for Planning and Lands

SCHEDULE

AMENDMENT OF NT PLANNING SCHEME

AMENDMENT No. 21

1. Citation

This amendment to the NT Planning Scheme may be cited as Amendment No. 21.

2. Substitution of table within Schedule 1 to clause 2.4

Omit table SD4 Specific Uses Darwin within Schedule 1 to clause 2.4 and substitute:

Lots 9585, 6191 and 8634 Bagot Road, Millner, Town of Nightcliff.

1. The purpose of this zone is to facilitate the use and development of the land for a limited range of residential and commercial activities.
2. Subject to paragraphs 3, 4, 5 and 6 and with **consent**, **showroom sales** in the "homemaker" theme together with:

<ol style="list-style-type: none"> (a) caretaker's residence; (b) child care centre; (c) leisure and recreation; (d) market; (e) medical clinic; (f) multiple dwellings; 	<ol style="list-style-type: none"> (g) office; (h) plant nursery; (i) restaurant; (j) shop; and (k) veterinary clinic;
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3. A **shop** shall not exceed a **floor area** of 300m².
4. The purpose of this paragraph is to ensure the residential amenity of the adjoining dwellings in Brayshaw Crescent is not compromised by the commercial use of the land.

A landscaped buffer with a minimum width of 9 metres planted with suitable screen vegetation is to be planted and maintained along the southern boundary of Lot 8634.
5. The purpose of this paragraph is to ensure the amenity of the Millner primary school is not compromised by the commercial use of the land.

A landscaped buffer with a minimum width of 3 metres planted with suitable screen vegetation is to be planted and maintained along the eastern boundary of Lot 8634.
6. The consent authority may **consent** to the development of the land that does not meet the standards set out in paragraphs 4 and 5 only if it is satisfied that special circumstances justify the giving of **consent**.

NORTHERN TERRITORY OF AUSTRALIA

Planning Act
Section 29

Reasons for Decision

NT PLANNING SCHEME AMENDMENT
AMENDMENT No. 21

1. The incorporation of revised buffer requirements within the Schedule to Zone SD4 (Specific Use Darwin 4) will better protect the amenity of the adjoining land which is within Zone CP (Community Purposes) and MD (Multiple Dwelling Residential) than the existing provisions.
2. The new landscape buffer requirements will ensure that any future development of the site occurs in a manner that does not compromise the amenity of adjoining land uses.



DELIA-PHOEBE LAWRIE
Minister for Planning and Lands

21/8/2007

NORTHERN TERRITORY OF AUSTRALIA

Planning Act

NOTICE OF AMENDMENT OF NT PLANNING SCHEME
AMENDMENT No. 21

I, DELIA PHOEBE LAWRIE, the Minister for Planning and Lands, under section 28(1) of the *Planning Act*, give notice that -

- (a) I have amended the NT Planning Scheme by omitting the table SD4 Specific Uses Darwin within Schedule 1 to clause 2.4 and substituting it with a new SD4 table which removes the requirement for a nursery buffer to the school and incorporates specific landscape buffer requirements to the school and residential area; and
- (b) copies of the amendment are available from the Offices of the Department of Planning and Infrastructure, Ground floor, Cavenagh House, 38 Cavenagh Street, Darwin.

Dated 21st August 2007


Minister for Planning and Lands