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, amend the NT Planning Scheme by making the amendment specified in the Schedule.

Dated: 11/7/2016.

[Signature]
Minister for Lands and Planning

SCHEDULE

AMENDMENT TO NT PLANNING SCHEME

AMENDMENT No. 440

1. Citation

This amendment to the NT Planning Scheme may be cited as Amendment No. 440.

2. Amendment to Schedule 2 – Schedule to Clause 2.7

(1) After the Darwin Regional Land Use Plan 2015 –

Insert:

<table>
<thead>
<tr>
<th>Darwin Inner Suburbs Area Plan</th>
<th>Northern Territory Planning Commission</th>
</tr>
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<td>June 2016</td>
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NORTHERN TERRITORY OF AUSTRALIA

Planning Act

NOTICE OF MAKING OF AMENDMENT TO NT PLANNING SCHEME
AMENDMENT No. 440

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,
   i. altered the proposal to amend the NT Planning Scheme by:
      A. amending the Darwin Inner Suburbs Area Plan in response to comments received during the period of exhibition of the proposal; and
      B. removing the component of the application which proposes rezoning lots in the Bishop Street precinct;

   ii. determined under section 27(2) that the alteration is not sufficiently extensive or significant to justify the exhibition of the altered proposal; and

   iii. amended the NT Planning Scheme in accordance with the altered proposal described in (a):
      A. amending Schedule 2 – Schedule to clause 2.7: Reference to Policy to include the “Darwin Inner Suburbs Area Plan”; and

(b) copies of the amendment (Amendment No. 440) are available from the Offices of the Department of Lands, Planning and the Environment, Level 2, Energy House, 18-20 Cavenagh Street, Darwin.

Dated: 11/7/2016

[Signature]

Minister for Lands and Planning
NORTHERN TERRITORY OF AUSTRALIA

Planning Act
Section 29

Reasons for Decision

NORTHERN TERRITORY PLANNING SCHEME
AMENDMENT No. 440

Inclusion of the Darwin Inner Suburbs Area Plan as a Policy Document to the NT Planning Scheme

Alterations have been made to the Darwin Inner Suburbs Area Plan in response to comments received during the period of exhibition and matters outlined by the Reporting Body. These alterations are summarised below.

- An additional requirement has been included at section 3.1 (Residential Areas) for the preparation of a master plan to add an additional layer of planning in the concept over 6, 16 and 25 Blake Street, The Gardens. Requiring a master plan to guide development provides the opportunity to ensure any proposed development is in line with the objectives of the concept. To ensure a consistent approach, the concept for 2-10 Dick Ward Drive has also been changed to require a master plan. These changes do not affect development on the sites or change the intent of the concepts from what was originally exhibited.

- Standards for managing building height transitions at 6, 16 and 25 Blake Street, The Gardens have been changed to allow for flexible designs that are sympathetic to the surrounding area. Removal of the setback controls is considered an improvement for amenity outcomes and does not significantly alter the intent of the exhibited proposal.

- Criteria for development in Darwin Harbour Foreshore Areas within Zone PS (Public Open Space) and Zone OR (Organised Recreation) have been included at section 3.4 (Social Infrastructure). These criteria were exhibited by the NT Planning Commission concurrently with this proposal through the “NT Planning Scheme Performance Criteria” discussion document. Consultation revealed a general feeling that Darwin is losing its green space and existing tracts should be protected to maintain “tropical character”.

- Connections between the infrastructure studies underpinning the Area Plan and the need for development of an infrastructure implementation plan have been clarified and inserted into section 1.1 (Purpose of the Area Plan).
The proposal to include the Darwin Inner Suburbs Area Plan, as altered, in Schedule 2 to clause 2.7 of the NT Planning Scheme is suitable because it furthers an integrated strategy to appropriately accommodate the needs of future populations. Principles, concepts and acceptable responses provide context, confidence and clarity for the community, government agencies and developers regarding the appropriate location of new development within the broader framework of the Compact Urban Growth Policy and Darwin Regional Land Use Plan.

Rezoning of lots in the Bishop Street Precinct

The following components have been removed from the exhibited proposal:

- rezone land along Bishop Street, Woolner (between Woolner Road and Snell Street only), from Zone GI (General Industry) to Zone SC (Service Commercial); and
- rezone part of 61 Bishop Street, Woolner from Zone GI (General Industry) to Zone U (Utilities).

Whilst the subject land will not be rezoned as part of Amendment 440, the Darwin Inner Suburbs Area Plan supports change over the affected lots. As such, the opportunity to rezone identified parcels is available to each landowner as demand arises.

[Signature]

DAVID WILLIAM TOLLNER
Minister for Lands and Planning

11/7/2016