

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)(a) of the *Planning Act*, amend the NT Planning Scheme by making the amendment, specified in the Schedule.

Dated

31

August

2018.



Minister for Infrastructure, Planning and Logistics

SCHEDULE

AMENDMENT No. 503 TO NT PLANNING SCHEME

1. Citation

This amendment to the NT Planning Scheme may be cited as Amendment No. 503.

2. Definition

In this amendment –

"amending map" means the map, signed by the Minister for Infrastructure, Planning and Logistics and marked "NT Planning Scheme Amendment No. 503", deposited in the office of the Department of Infrastructure, Planning and Logistics;

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

3. Amendment of Zoning Map

The NT Planning Scheme is amended by amending the zoning map relating to Litchfield 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 SL23 which is Section 5544, Hundred of Strangways.

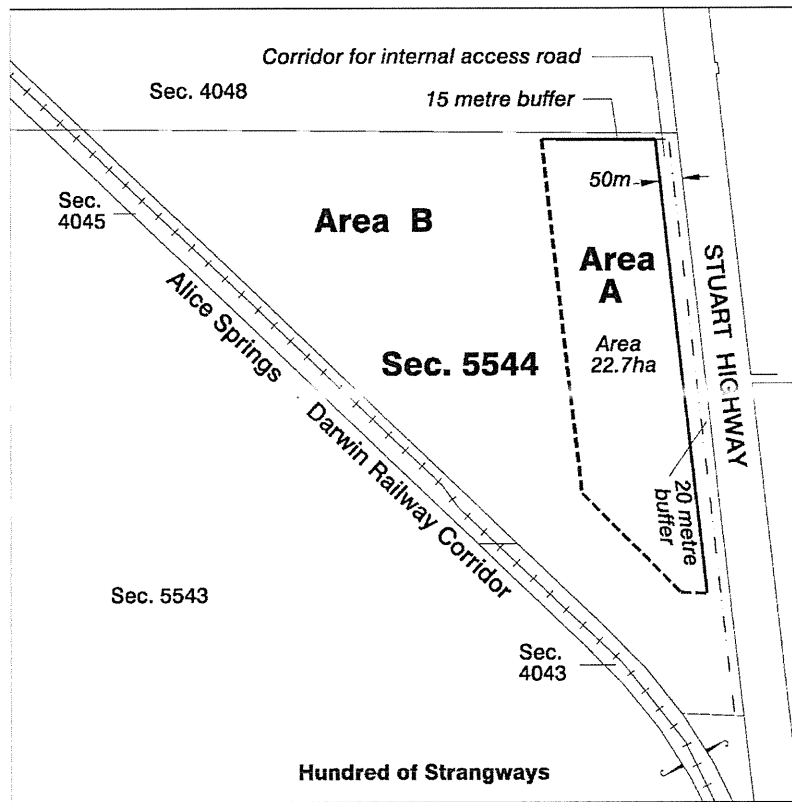
4. Amendment of Schedule 1 to Clause 2.4 of the NT Planning Scheme

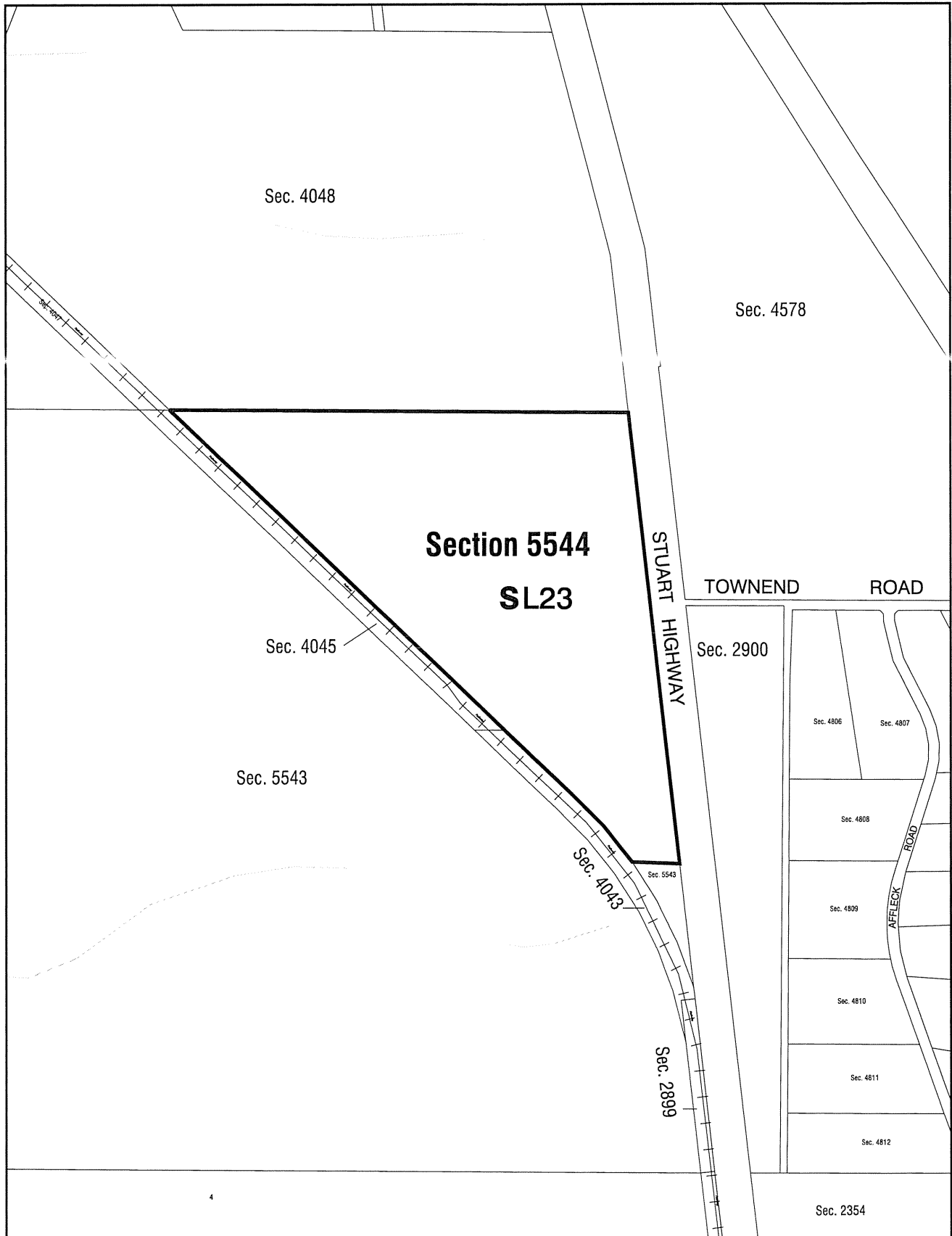
The NT Planning Scheme is amended by adding SL23 (Specific Use Zone Litchfield 23), as included on the following two pages, to the SPECIFIC USES - LITCHFIELD section of Schedule 1 to clause 2.4.

1. For the purposes of this zone, Section 5544 Hundred of Strangways is to be considered as two areas of land, shown as Area A and Area B on the diagram to this zone, where:
 - (a) Area A, bounded by a thick black line, shown solid where the boundary is fixed; and shown dashed where the boundary may be adjusted for site design purposes providing Area A is not greater than 22.7 hectares; and
 - (b) Area B is the remaining area of Section 5544.
 2. The purpose of this zone is to facilitate:
 - (a) development within Area A for uses related to or servicing the agriculture, horticulture or mining industries in northern Australia, and which address the rural character of the area; and
 - (b) development of Area B in accordance with Zone R (Rural)

Provisions for Area A
 3. Without consent Area A may be used or developed for a **caretaker's residence** and **light industry** in accordance with this zone and the requirements of Zone GI (General Industry).
 4. With consent Area A may be used or developed for the following purposes in accordance with Zone GI:
 - (a) **Fuel Depot**
 - (b) **General Industry**
 - (c) **Office**
 - (d) **Warehouse**
 5. All other defined land uses within the NT Planning Scheme if proposed as the primary use of the land are prohibited.
 6. Any land use established under subclauses 3 and 4, including set down areas, outdoor storage and the like, shall be located a minimum distance from the boundaries to:
 - (a) the Stuart Highway of 50 m, inclusive of a 5 m firebreak and a 15 m width of established native vegetation; and
 - (b) Section 4048 of 15 m, inclusive of a 5 m firebreak and a 10 m width of established native vegetation.

There is to be a minimum 10m setback to all other boundaries, including any unit title boundaries.
 7. Subdivision of the land within Area A is to be in accordance with the provisions for industrial subdivision under Part 5 of the Planning Scheme.
 8. Notwithstanding subclause 7, the minimum lot size within Area A is 1 hectare.
- Provisions for Area B
9. Area B may be used or developed in accordance with the requirements of Zone R (Rural).
 10. Notwithstanding subclause 9, **retail agricultural stall** and **plant nursery** require consent in Area B.
 11. Subdivision of the land within Area B is to be in accordance with the requirements of Part 5 of the Northern Territory Planning Scheme as if the land were in Zone R.





NT PLANNING SCHEME
AMENDMENT No. 503
SECTION 5544 HUNDRED OF STRANGWAYS

MINISTER FOR INFRASTRUCTURE, PLANNING AND LOGISTICS

Lia Law

Date 31/8/18



Department of Infrastructure, Planning and Logistics

0 150 300 450 600 750m

Scale 1: 15000 @ A4



File No.: PA2018/0075

Date: 17-Aug-18

Drawing Name: Sec 5544 Strangways PSA.dgn

NORTHERN TERRITORY OF AUSTRALIA

Planning Act
Section 29

Reasons for Decision

NORTHERN TERRITORY PLANNING SCHEME
AMENDMENT No. 503

Sections 5544, Hundred of Strangways (2658 Stuart Highway, Livingstone) is suitable for rezoning from Zone R (Rural) to Zone **SL23** (Specific Use Litchfield Number 23) to facilitate strategic rural industry on one quarter of the site.

Specifically, this rezoning is suitable because:

- The specific use zone will limit strategic rural industry to one quarter of the site and require buffers to minimise impact on adjacent rural amenity;
- The specific use zone will maintain rural land uses on the balance of the site consistent with Zone R (Rural); and
- By restricting the extent of industrial land uses and by minimising any adverse impacts on adjacent land and the receiving environment the proposal is consistent with relevant policy of the Darwin Regional Land Use Plan and the Litchfield Subregional Land Use Plan.

The application was put on exhibition in accordance with the requirements of the *Planning Act* and issues raised in public submissions have been addressed through alterations to the specific use zone to minimise the extent and potential impacts of industrial development in this locality.



EVA DINA LAWLER
Minister for Infrastructure, Planning and Logistics

31/ 8 / 2018