

NORTHERN TERRITORY OF AUSTRALIA

Planning Act

AMENDMENT TO NT PLANNING SCHEME

I, GERALD FRANCIS MCCARTHY, the Minister for Lands and Planning, under section 12(2) of the *Planning Act*, amend the NT Planning Scheme by making the amendment, specified in the Schedule.

- (a) amend the NT Planning Scheme numbered PA2012/0003 in accordance with the Schedule to this instrument; and
- (b) amend the NT Planning Scheme in accordance with the proposal.

Dated 2nd February 2012.


Minister for Lands and Planning

SCHEDULE

AMENDMENT TO NT PLANNING SCHEME

AMENDMENT No. 211

1. Citation

This amendment to the NT Planning Scheme may be cited as Amendment No. 211.

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. 211", 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

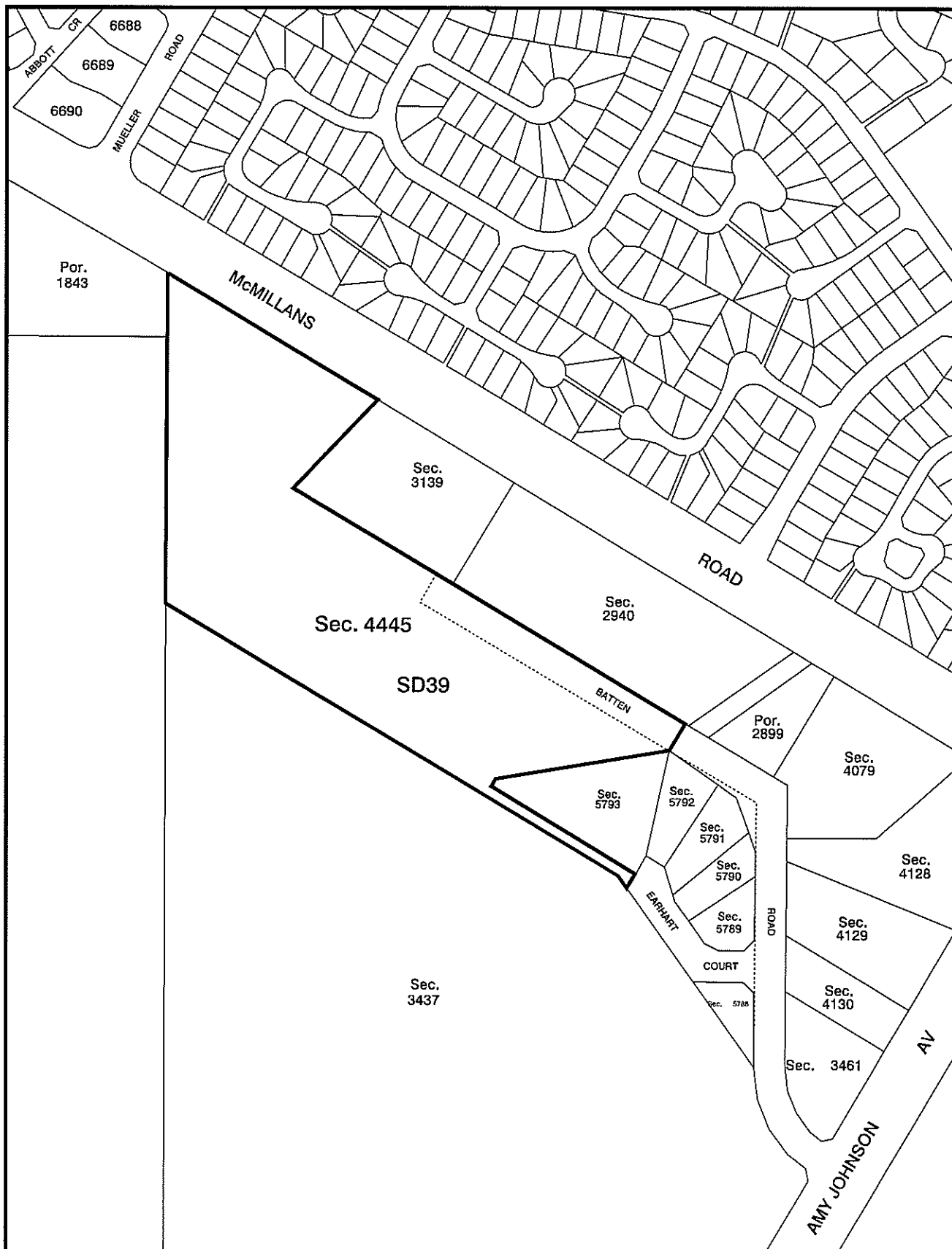
The NT Planning Scheme is amended by

- (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 **SD39** (Specific Use Zone Darwin No. 39) which is Section 4445 Hundred of Bagot (55 Batten Road, Marrara);
- (b) amending Schedule 1 to clause 2.4 Specific Use Zones to include the following draft schedule:

SD39

Section 4445, 55 Batten Road, Marrara, Hundred of Bagot.

1. The purpose of this zone is to facilitate the use and development of Section 4445 for the temporary use of a short term, short stay, accommodation village as well as uses consistent with Zone CP (Community Purposes).
2. With **consent** the land may be developed for uses consistent with Zone CP (Community Purposes) if the development complies with all requirements of the Planning Scheme as if the land were Zoned CP (Community Purposes).
3. With **consent** and subject to clauses 4 to 11 the land may be developed for the purpose of a temporary short term, short stay, accommodation village for a period of up to fifteen years from the commencement date of the Crown lease.
4. All residential structures are to be of a temporary, transportable nature and consist of:
 - (a) Self contained accommodation; and/or
 - (b) Accommodation utilising communal toilet, ablution, laundering and dining or cooking facilities.
5. The height of any part of a building or structure is not to exceed 8.5m above **ground level**.
6. Development within this zone is to provide on site car parking at a ratio of **1 car parking space** per self contained accommodation unit and **1 car parking space** per two bedrooms of non self contained accommodation.
7. Buildings and structures are to be setback from McMillans Road a minimum of 6m and from Batten Road a minimum of 2.5m. Building setbacks to all other boundaries are to be a minimum of 1.5m.
8. Private or communal open space is to be provided at a minimum rate of 6m² of open space per person.
9. The design and positioning of any communal open space is to have regard to:
 - (a) The overall population density on the site;
 - (b) The type of activities provided for and the hours of operation of communal facilities;
 - (c) The provision of landscaping and shade;
 - (d) Safety issues including lights and informal surveillance;
 - (e) On-site traffic circulation;
 - (f) Future maintenance and management requirements; and
 - (g) Functionality, useability and accessibility of the space.
10. The development and use of the land for ancillary purposes is permitted only with **consent** including but not limited to:
 - (a) Recreation facilities for the use and enjoyment of the residents; and
 - (b) Facilities considered necessary to contribute to the amenity of the residents and management of the facility including but not limited to security, convenience store and facilities to meet the communication needs of residents.
11. The consent authority must not **consent** to an ancillary use which is not of a scale and intensity to service only the needs of residents of the village.



NT PLANNING SCHEME
AMENDMENT No. 211
SECTION 4445
HUNDRED OF BAGOT



Northern
Territory
Government

Department of Lands & Planning



Scale 1: 5000 @ A4



MINISTER FOR LANDS AND PLANNING

[Signature]

Date *2/2/2012*

File No.: PA2012/0003

Date: 16-Jan-12

Drawing Name: PSA2012-0003 Section 445 Hundred of Bagot.dgn

NORTHERN TERRITORY OF AUSTRALIA

Planning Act

**NOTICE OF MAKING OF AMENDMENT TO NT PLANNING SCHEME
AMENDMENT No. 211**

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 12(2) of the Act, amended the NT Planning Scheme by rezoning Section 4445 Hundred of Bagot from Zone CP (Community Purposes) to SD39; and
- (b) copies of the amendment, (Amendment No. 211), are available from the Offices of the Department of Lands and Planning, Ground Floor, 38 Cavenagh Street, Darwin.

Dated *2nd February* 2012


Minister for Lands and Planning

NORTHERN TERRITORY OF AUSTRALIA

Planning Act
Section 29

Reasons for Decision

NORTHERN TERRITORY PLANNING SCHEME
AMENDMENT No. 211

Section 4445 Hundred of Bagot (55 Batten Road, Marrara) is considered suitable for rezoning from Zone CP (Community Purposes) to **SD39** for it is:

- located close to local shops, public transport links and a major recreational reserve;
- considered capable to accommodate a development of this nature, and
- the proposed development is considered necessary to meet the demand for short term accommodation in the Darwin region.



GERALD FRANCIS MCCARTHY
Minister for Lands and Planning

2 / 2 / 2012