

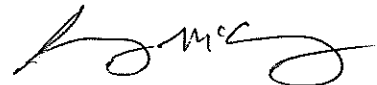
NORTHERN TERRITORY OF AUSTRALIA

Planning Act

AMENDMENT TO NT PLANNING SCHEME

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

Dated 10th February 2010.



Minister for Lands and Planning

SCHEDULE

AMENDMENT TO NT PLANNING SCHEME

AMENDMENT NO. 94

1. Citation

This amendment to the NT Planning Scheme may be cited as Amendment No. 94.

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. 94", 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 Katherine 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, MD, C, PS and **SK5**, which is Lots 2697 – 2701, part Lot 2771, Lots 2789 – 2795, part Lot 3231 and Lot 3232, Town of Katherine (Katherine East); and
- (b) amending Schedule 1 to clause 2.4 – Specific Uses to include the following table:

SK5	<p>Part Lots 3231 and 3232 Katherine East, Town of Katherine.</p> <ol style="list-style-type: none">1. The purpose of this zone is to facilitate the subdivision, use and development of the land for residential purposes at a density compatible with existing development within the locality.2. The purpose of this paragraph is to ensure that the residential subdivision in this zone contains lots of a size, configuration and orientation suitable for residential purposes. Land within this zone may be subdivided to accommodate a single dwelling if:<ol style="list-style-type: none">(a) the minimum lot size is at least 550m²; and(b) no more than 29 lots are created.3. Without consent a lot may be developed for the purpose of:<ol style="list-style-type: none">(a) dependant unit;(b) group home;(c) home based contracting;(d) home occupation;(e) single dwelling;if the development complies with all other requirements of the Planning Scheme as if the land were in Zone SD.4. With consent a lot may be developed for the purpose of:<ol style="list-style-type: none">(a) bed and breakfast;(b) community centre;(c) home based child care centre;(d) medical consulting rooms;(e) supporting accommodation. <p>Development for a purpose specified in this paragraph is subject to the relevant clauses of the Planning Scheme which would apply were the land within Zone SD.</p>
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NORTHERN TERRITORY OF AUSTRALIA

Planning Act

**NOTICE OF MAKING OF AMENDMENT TO NT PLANNING SCHEME
AMENDMENT No. 94**

KATHERINE 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 12 of the Act, amended the NT Planning Scheme by rezoning Lots 2697 – 2701, part Lot 2771, Lots 2789 – 2795, part Lot 3231 and Lot 3232, Town of Katherine (Katherine East) from Zone **SK1** (Specific Use Zone Katherine No. 1) and **FD** (Future Development) to Zones **SD** (Single Dwelling Residential), **MD** (Multiple Dwelling Residential), **C** (Commercial), **PS** (Public Open Space) and **SK5** (Specific Use Zone Katherine No. 5); and
- (b) copies of the amendment, (Amendment No. 94), are available from the Offices of the Department of Lands and Planning, at the following locations:
 - Ground Floor, Cavenagh House, 38 Cavenagh Street, Darwin; and
 - Level 1, Government Centre, 5 First Street, Katherine.

Dated 10th February 2010



Minister for Lands and Planning

NORTHERN TERRITORY OF AUSTRALIA

Planning Act
Section 29

Reasons for Decision

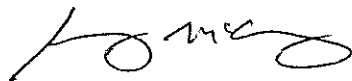
NORTHERN TERRITORY PLANNING SCHEME
AMENDMENT No. 94

The rezoning of part Lot 3231 and Lot 3232, Town of Katherine (Katherine East) from Zone **SK1** (Specific Use Zone Katherine No. 1) and FD (Future Development) to Zones MD (Multiple Dwelling Residential), C (Commercial), PS (Public Open Space) and **SK5** (Specific Use Zone Katherine No. 5) supports the subdivision proposal that was publicly exhibited and considered by the Development Consent Authority.

The new specific use zone **SK5** (Specific Use Zone Katherine No. 5) allows for development of no more than 29 lots in accordance with the rules that apply to Zone SD (Single Dwelling Residential) but allows for a range of lot sizes with a minimum lot size of 550m².

The rezoning of part Lot 2771 from Zone **SK1** (Specific Use Zone Katherine No. 1) to Zone PS (Public Open Space) identifies the open space link to the park located to the rear of Davis Court, Roney Place and Callanan Court at Katherine East.

The rezoning of Lots 2697 – 2701 and Lots 2789 – 2795 Town of Katherine from Zone **SK1** (Specific Use Zone Katherine No. 1) to Zone SD (Single Dwelling Residential) is appropriate as each parcel has either been developed with a single dwelling or has approval to build a single dwelling.



GERALD FRANCIS MCCARTHY
Minister for Lands and Planning

10 / 2 / 2010