

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*:

- (a) alter the proposal to amend the NT Planning Scheme numbered PA2006/1044 in accordance with the Schedule to this instrument; and
- (b) amend the NT Planning Scheme in accordance with the altered proposal.

Dated 28th September 2007


Minister for Planning and Lands

SCHEDULE

AMENDMENT OF NT PLANNING SCHEME

AMENDMENT No. 25

1. Citation

This amendment to the NT Planning Scheme may be cited as Amendment No. 25.

2. Definitions

In this amendment –

"amending map" means the map, signed by the Minister for Planning and Lands and marked "NT Planning Scheme Amendment No. 25", deposited in the office of the Department of Planning and Infrastructure, 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 SD21, which is Lot 7591 (16) Gregory Street, Town of Darwin; and
- (b) amending Schedule 1 to clause 2.4 – Specific Uses to include the following table:

SD21

Lot 7591 (16) Gregory Street, Town of Darwin

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:

- (a) the minimum lot size is at least 700 m²;
- (b) no more than 24 lots are created;
- (c) lots which share a rear boundary with other land within Zone SD (Single Dwelling Residential) have an area of no less than 760 m²;
- (d) one lot only has access to Weddell Street; and
- (e) any new road intersection is limited to Gregory Street.

The subdivision design may include one or more **common building boundaries** nominated at the time of subdivision for lots less than 800 m² that are not adjacent to a public road or land in Zone SD and a **single dwelling** may be built up to a **common building boundary** despite the setback provisions of clause 7.3.

3. There is no requirement for public open space within the subdivision.
4. Without **consent** a lot may be developed for the purpose of:

- (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 (Single Dwelling Residential).

5. With **consent** a lot may be developed for the purpose of:

- (a) **bed and breakfast;**
- (b) **community centre;**
- (c) **home based child care centre;**
- (d) **medical consulting rooms;**
- (e) **supporting accommodation.**

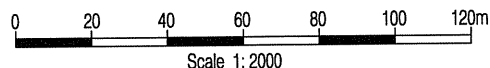
Development for a purpose specified in this paragraph is subject to the relevant clauses of the Planning Scheme which would apply were the land within Zone SD.



**NT PLANNING SCHEME
AMENDMENT No. 25
LOT 7591 (16) Gregory Street, TOWN OF DARWIN**



Northern Territory Government
Department of Planning and Infrastructure



MINISTER FOR PLANNING AND LANDS

[Signature]

Date **28/9/07**

Date: 24/07/2007

Drawing Name: drafting/Darwin/PSA Lot 7591 PA2006-1044.dgn

[Signature]
GDA

NORTHERN TERRITORY OF AUSTRALIA

Planning Act

**NOTICE OF AMENDMENT OF NT PLANNING SCHEME
AMENDMENT No. 25**

DARWIN LOCALITY

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

- (a) I have amended the NT Planning Scheme by rezoning Lot 7591 (16) Gregory Street, Town of Darwin from Zone SD6 (Specific Use Darwin 6) to Zone SD21 (Specific Use Darwin 21); 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 *28th September* 2007


Minister for Planning and Lands

NORTHERN TERRITORY OF AUSTRALIA

Planning Act
Section 29

Reasons for Decision

NT PLANNING SCHEME AMENDMENT
AMENDMENT No. 25

1. The proposed rezoning will facilitate the future development of the land in a manner compatible with the zoning potential of adjoining land and will provide an appropriate transition in residential density between the existing residential development to the east and the MD (Multiple Dwelling Residential) zoned land to the west in Charlotte Street.
2. The rezoning of the site to SU (Specific Use) instead of a standard residential zone will ensure that the future extent of development is limited to achieve the desired transition between the adjoining sites.



DELIA PHOEBE LAWRIE
Minister for Planning and Lands

28 / 9 /2007