NORTHERN TERRITORY OF AUSTRALIA

Planning Act

AMENDMENT TO NT PLANNING SCHEME

I, NICOLE SUSAN MANISON, Minister for Infrastructure, Planning and Logistics, under section 25(2)(c) of the Planning Act, alter the proposal and amend the NT Planning Scheme in accordance with the altered proposal.

Dated 23/12/2017.

Minister for Infrastructure, Planning and Logistics

SCHEDULE

AMENDMENT TO NT PLANNING SCHEME

AMENDMENT No. 472

1. Citation

This amendment to the NT Planning Scheme may be cited as Amendment No. 472.

2. Definition

In this amendment –

“area plan” means the area plan within the meaning of the NT Planning Scheme;

3. Amendment to Part 8 – Schedule to Clause 14.1.4

The NT Planning Scheme is amended by way of substituting the existing clause 14.1.4 with a revision of the Berrimah Farm Planning Principles and Area Plan endorsed through Amendment No. 472.
14.1.4 Berrimah Farm Planning Principles

1. Future development within the Berrimah Farm locality is to:

   a) Minimise the off-site impacts of concentrated stormwater by managing the magnitude, quality and duration of stormwater runoff to ensure that the capacity of downstream infrastructure is not exceeded and that the quality of stormwater does not unreasonably impact the receiving environment.

   b) Accord with the Defence (Areas Control) Regulations 1989.

   c) Appropriately present the WWII Heritage Site and provide access to the general public.

   d) Mitigate the impacts of noise associated with aircraft, traffic and industrial land uses to provide a high quality of amenity for future residents by creating visually appealing solutions through the use of architectural design, landscaping and other techniques.

   e) Create a safe and diverse urban residential environment that:

      i. is structured around a Secondary Activity Centre;

      ii. is developed in the order of six storeys in height around the Secondary Activity Centre and reduces in height and density with distance from the centre;

      iii. comprises a variety of lot sizes and housing types.

      iv. provides high quality adaptable public spaces and open space areas that are usable for both passive and active recreation; and

      v. has an interconnected local road network that distributes the anticipated traffic flow within the site and integrates with the surrounding road network through appropriate intersection design.

   f) Create a pedestrian and cyclist network that:

      i. traverses the site to create a loop suitable for exercise and commuting;

      ii. provides safe connections to the bike path on the northern side of the Stuart Highway at the stage of development at which construction of the Stuart Highway intersection is complete; and

      iii. provides connections between the Secondary Activity Centre, adjacent sites and other public spaces including active and passive public open space.
g) Create a Secondary Activity Centre that:

i. is a safe, vibrant, street-based, mixed-use environment;

ii. provides for a high-quality urban design space, promoting facilities and services within walkable distances to medium and high density residential development;

iii. provides a pedestrian-friendly environment with direct and convenient access to high frequency public transport services;

iv. provides safe and direct access for pedestrians and cyclists to the bus interchange;

v. includes an urban public space that provides a focus for community gathering and events;

vi. provides for commercial, retail, restaurants, licensed clubs, entertainment, business uses, hotels, and medical services opportunities at ground level and high density residential development at upper levels;

vii. locates the highest densities of mixed-use development around community spaces and within convenient access to public transport facilities;

viii. allows traffic to move through the centre efficiently;

ix. provides off-street parking behind buildings, totally or partially screened from the street;

x. provides on-street car parking where appropriate;

xi. provides footpaths adjacent to ground floor commercial and retail uses that are sufficiently wide to encourage street life such as alfresco dining outside restaurants, food carts and retail kiosks as appropriate;

xii. provides shade and shelter for pedestrians; and

xiii. provides landscaping to soften the pedestrian environment.

h) Promote a community focused, integrated and engaging Secondary Activity Centre through:

i. provision of convenient pedestrian links between public transport and urban public space and shops;

ii. activation of the street by locating a sleeve of smaller retail tenancies in front of large format retail stores;

iii. location of anchor stores and entertainment uses to encourage pedestrian flow past smaller specialty shops;

iv. incorporation of appropriate traffic calming measures to manage traffic behaviour;
v. provision of good quality, safe, comfortable, and engaging public spaces that create a sense of place; and

vi. encouragement of property title arrangements, including unit titles schemes, that include open or integrated spaces at ground level to ensure cohesive and well-maintained community and trading spaces.

i) Create a multi user research precinct that:

i. contains multi-storey office and shared use facilities including laboratories for use by Government and private organisations;

ii. provides an active frontage to the surrounding road network or allows compatible ancillary uses to provide an active frontage to the surrounding road network; and

iii. preserves the large trees and established vegetation that currently creates well shaded communal areas between buildings.

j) Create community, education and aged care facilities that:

i. are accessed from within 600 m of the Secondary Activity Centre;

ii. provide flexible and coordinated spaces and facilities.

2. Any future rezoning, development or use, where community purpose land is adjacent to land within Zone LI (Light Industry) or Zone GI (General Industry) must take into account and address potential environmental impacts and risks associated with the interface, and if rezoning is proposed, the zone must provide that all development proposals on this rezoned land require consent.
NORTHERN TERRITORY OF AUSTRALIA

Planning Act
Section 29

Reasons for Decision

NORTHERN TERRITORY PLANNING SCHEME
AMENDMENT No. 472

The amendment to substitute clause 14.1.4 with a revision of the Berrimah Farm Planning Principles and Area Plan is deemed suitable.

Specifically, this amendment is suitable because:

- alterations to the exhibited proposal are in response to, and provide clarity around, issues raised through the exhibition and hearing processes; and

- the amendment will facilitate the development of an urban residential neighbourhood, associated community facilities, and a Secondary Activity Centre in accordance with the Darwin Regional Land Use Plan 2015 and the intent of the land release.

NICOLE MANISON
Minister for Infrastructure, Planning and Logistics

23/2/2017