

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999

NORTHERN TERRITORY PLANNING SCHEME 2020

NOTICE OF AMENDMENT DECISION - AMENDMENT No. 96

I, JOEL FRANCIS BOWDEN, Minister for Infrastructure, Planning and Logistics, under section 30U(1) of the *Planning Act 1999*, give notice that –

AMENDMENT DECISION

I have, under section 30R(2)(a)(i) of the *Planning Act 1999*, made a decision to approve the amendment proposal (as specified in the Schedule), to rezone Section 2979 Hundred of Bagot, (113 Menaja Road, Howard Springs) from Zone RL (Rural Living) to Zone RR (Rural Residential) and Future Development (FD).

REASONS FOR DECISION

I have approved this amendment as I am satisfied that, pursuant to section 30S(1), the rezoning generally accords with policy established by the Litchfield Subregional Land Use Plan 2016, and more specifically, the Howard Springs Rural Activity Centre Area Plan (Area Plan) as:

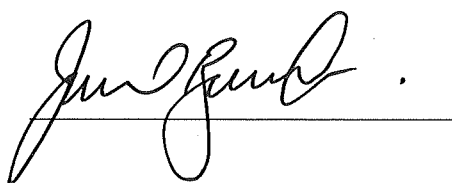
- Proposed Zone RR (Rural Residential) provides a buffer and transition in lot sizes between existing rural living allotments and future urban residential development as identified by the Area Plan;
- Proposed Zone FD will facilitate future low density residential development for a portion of the site once reticulated sewerage is available in the area, consistent with the development concepts provided in the Area Plan; and
- The proposal supports targeted growth within the rural activity centre while maintaining the rural character of Howard Springs.

The amendment decision does not determine the concurrent application.

The amendment decision will take effect:

- (i) only if the consent authority consents to the development proposal under section 30W(1)(a) or (b) and, after the determination of any appeals under Part 9, issues a development permit under section 54 for the proposal; and
- (ii) if a development permit is issued - on the date on which it is issued.

14 112 / 2023



Handwritten signature of Joel Francis Bowden, Minister for Infrastructure, Planning and Logistics, over a horizontal line.

SCHEDULE

AMENDMENT TO NT PLANNING SCHEME 2020 AMENDMENT No. 96

1. Citation

This amendment to the NT Planning Scheme 2020 may be cited as Amendment No. 96.

2. Definition

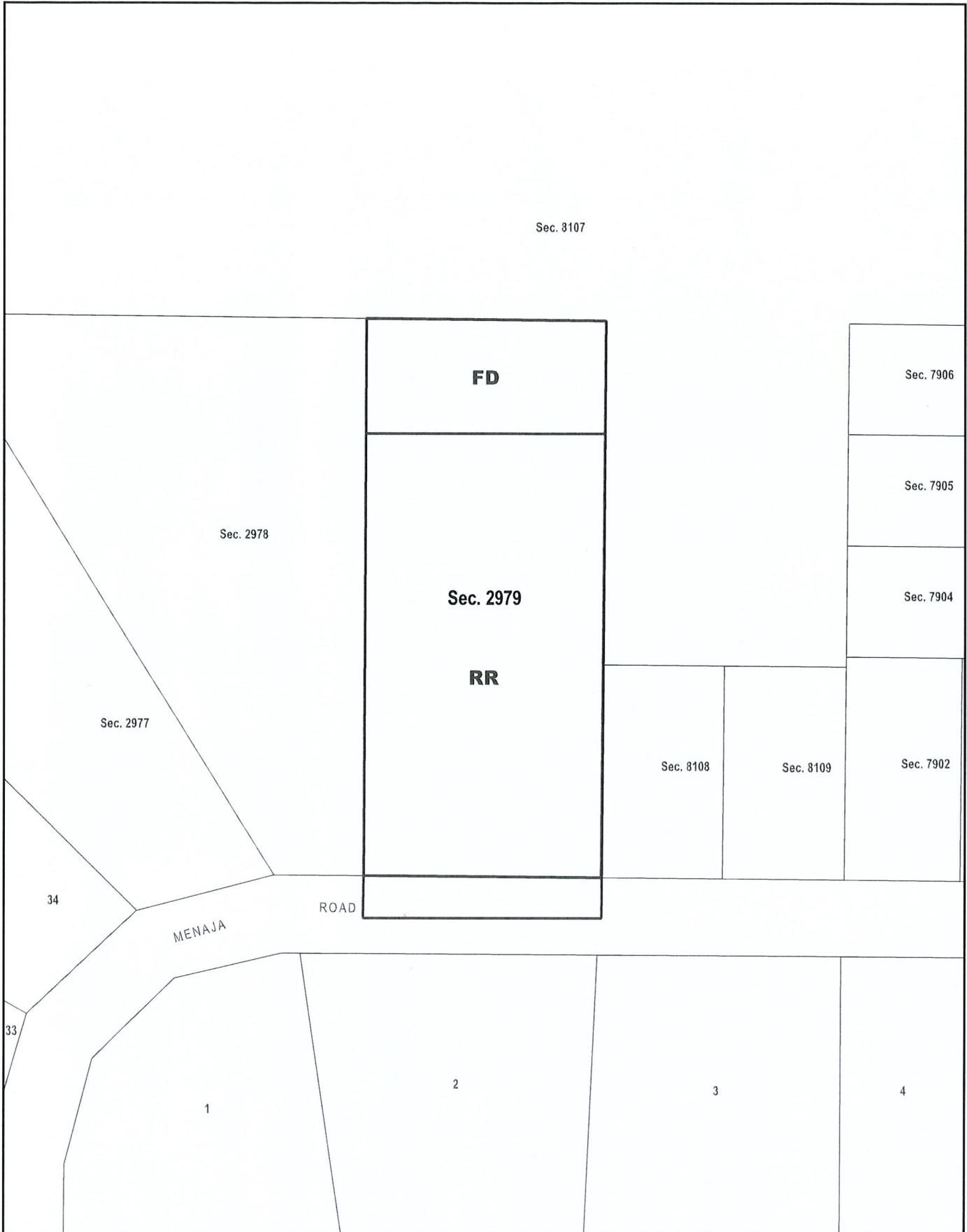
In this amendment –

"amending map" means the map, signed by the Minister for Infrastructure, Planning and Logistics and marked "NT Planning Scheme 2020 Amendment No. 96", deposited in the office of the Department of Infrastructure, Planning and Logistics, Darwin;

"zoning map" means the zoning map within the meaning of the NT Planning Scheme 2020.

3. Amendment of Zoning Map

The NT Planning Scheme 2020 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 RR and FD, which is Section 2979 Hundred of Bagot, (113 Menaja Road, Howard Springs)



NT Planning Scheme
 Amendment No. 96
 Section 2979
 Hundred of Bagot



Department of Infrastructure, Planning and Logistics



Scale: 1: 2000 @A4



MINISTER FOR INFRASTRUCTURE, PLANNING AND LOGISTICS

[Signature]

Date *14/12/23*

File No: PA2023/0168
 Date: 06/11/2023

Z:\16-13 Planning\2023\2023-05721 - PSA Section 2979 Hd of Bagot\PSA Section 2979.qgz