

NORTHERN TERRITORY OF AUSTRALIA

Planning Act

**NOTICE OF MAKING OF AMENDMENT TO NT PLANNING SCHEME
AMENDMENT No. 309**

PALMERSTON LOCALITY

I, PETER GLEN CHANDLER, the Minister for Lands, Planning and the Environment, under section 28(1) of the *Planning Act*, give notice that –

- a) I have, under section 25(2)(c) of the Act, amended the NT Planning Scheme by rezoning Lot 11498 Town of Palmerston (15 Maluka Drive Gunn) from Zone FD (Future Development) to Zones CB (Central Business), HR (High Density Residential), MD (Multiple Dwelling Residential), PS (Public Open Space) and **SP 10** (Specific Use) Zone for Single Dwelling Residential on minimum 600 m² lots; and
- b) copies of the amendment, (Amendment No. 309), are available from the Offices of the Department of Lands and Planning, Ground Floor, Arnhemica House, 16 Parap Road, Parap.

Dated

28 FEB

2014



Minister for Lands, Planning and the Environment

Part Lot 11498 Town of Palmerston (15 Maluka Drive)

Single Dwellings

1. The purpose of this zone is to facilitate subdivision, use and development of the land for purposes generally consistent with Zone SD whilst providing the opportunity to develop lots of a size that are generally compatible with those already developed on adjacent land in Miller Court.
2. With **consent**, land within this zone may be developed for the purpose of a residential subdivision if each lot:
 - a. has an area of at least 600 m²; and
 - b. has an average width of not less than 20 metres.
3. Subdivisions within this zone are not subject to the requirements of clause 11.2.1 and clause 11.2.2 of the Planning Scheme.
4. Without **consent**, a lot may be developed for the purpose of:
 - (a) **business sign**;
 - (b) **dependant unit**;
 - (c) **group home**;
 - (d) **home based contracting**;
 - (e) **home occupation**;
 - (f) **single dwelling**;if the development complies with all other requirements of the Planning Scheme as if the land were in Zone SD.
5. Without **consent**, but subject to the self-assessment requirements of the Planning Scheme, a lot may be developed for the purpose of **home based visitor accommodation** if the development complies with all other requirements of the Planning Scheme as if the land were in Zone SD.

NORTHERN TERRITORY OF AUSTRALIA

Planning Act
Section 29

Reasons for Decision

NORTHERN TERRITORY PLANNING SCHEME
AMENDMENT No. 309

Lot 11498 Town of Palmerston (15 Maluka Drive Gunn) is suitable for rezoning from Zone FD (Future Development) to Zones CB (Central Business), HR (High Density Residential), MD (Multiple Dwelling Residential), PS (Public Open Space) and **SP 10** (Specific Use) Zone for Single Dwelling Residential on minimum 600m² lots.

Specifically, this rezoning is suitable because:

- the site is within walking distance of Palmerston CBD and good public transport;
- the scale and character of the proposed development will complement the surrounding residential and commercial areas of the Palmerston CBD; and
- the site is large enough to successfully accommodate the proposed mixture of dwellings, off-street car parking, appropriate landscaping and setbacks.



PETER GLEN CHANDLER
Minister for Lands, Planning and the Environment

28/ 2 / 2014

NORTHERN TERRITORY OF AUSTRALIA

Planning Act

AMENDMENT TO NT PLANNING SCHEME

I, PETER GLEN CHANDLER, the Minister for Lands, Planning and the Environment, under section 25(2)(c) of the *Planning Act*, amend the NT Planning Scheme by making the amendment, specified in the Schedule.

Dated 28 FEB 2014.


Minister for Lands, Planning and the Environment

SCHEDULE

AMENDMENT TO NT PLANNING SCHEME

AMENDMENT No. 309

1. Citation

This amendment to the NT Planning Scheme may be cited as Amendment No. 309.

2. Definition

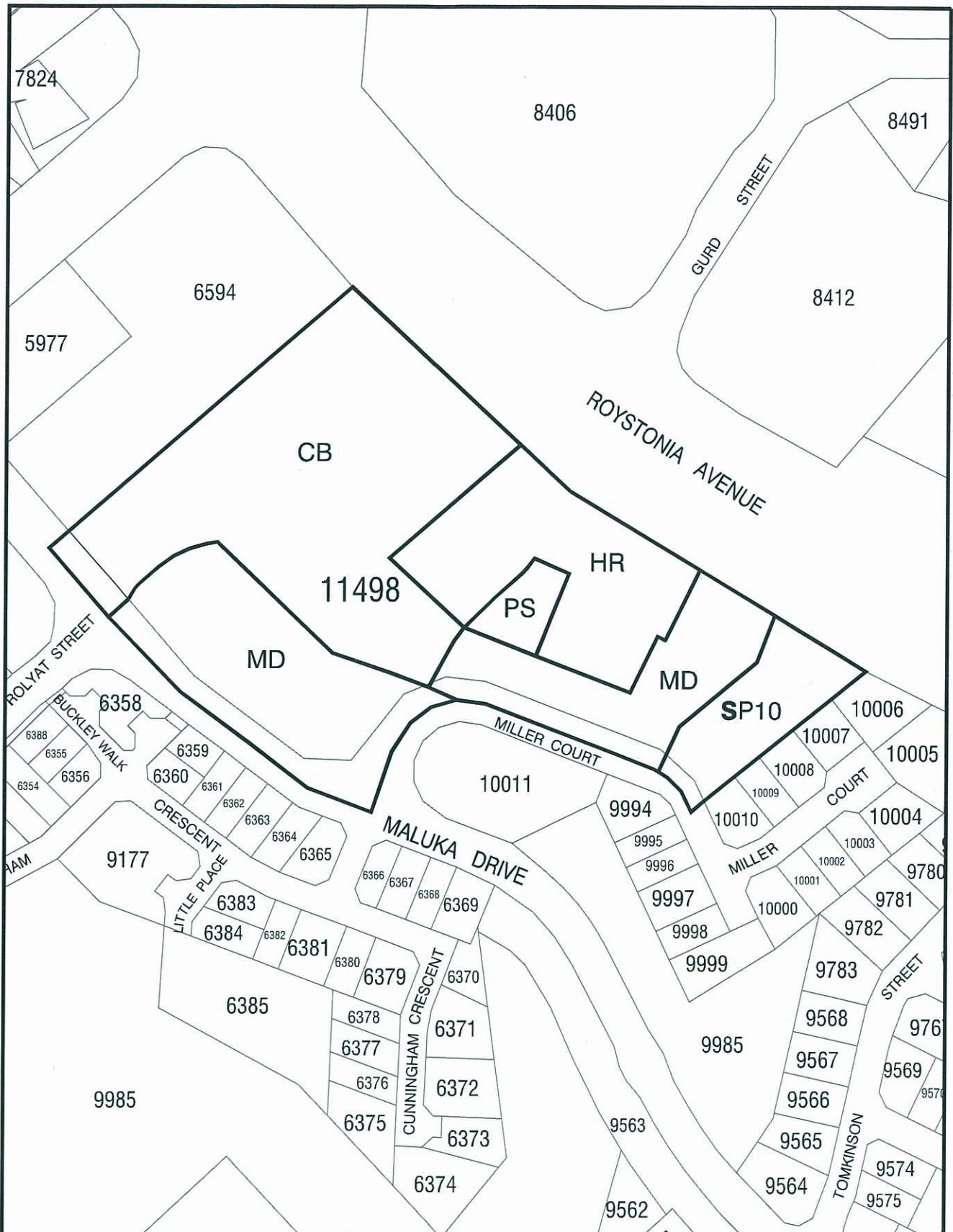
In this amendment –

"amending map" means the map, signed by the Minister for Lands and Planning and marked "NT Planning Scheme Amendment No. 309", 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 amending the zoning map relating to Lot 11498 Town of Palmerston (15 Maluka Drive Gunn) from Zone FD (Future Development) to Zones CB (Central Business), HR (High Density Residential), MD (Multiple Dwelling Residential), PS (Public Open Space) and **SP 10** (Specific Use) Zone for Single Dwelling Residential on minimum 600 m² lots 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.



NT PLANNING SCHEME
AMENDMENT No. 309
LOT 11498 TOWN OF PALMERSTON

MINISTER FOR LANDS, PLANNING AND THE ENVIRONMENT

[Signature]
Date 28.2.14



Northern
Territory
Government

Department of Lands, Planning and the Environment

0 25 50 75 100 125m

Scale 1: 2500 @ A4



File No.

Date: 23-Jul-13

Drawing Name: Lot 11498 Maluka Palmerston.dgn