NORTHERN TERRITORY OF AUSTRALIA

Planning Act

AMENDMENT OF NT PLANNING SCHEME

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

Dated 2 June 2014

Minister for Lands, Planning and the Environment

SCHEDULE

AMENDMENT OF NT PLANNING SCHEME

AMENDMENT No. 338

1. Citation

This amendment to the NT Planning Scheme may be cited as Amendment No. 338.

2. Definitions

In this amendment –

"amending map" means the map, signed by the Minister for Lands, Planning and the Environment and marked "NT Planning Scheme Amendment No. 338", 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

The NT Planning Scheme is amended by:

(a) amending the zoning map relating to Alice Springs 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 "SU (SA8)" Specific Use, which is part of Lot 7593 (70) Palm Circuit, Town of Alice Springs, and
(b) amending Schedule 1 to clause 2.4 – Specific Uses to include the following table:

<table>
<thead>
<tr>
<th>SA(8)</th>
<th>Part of Lot 7593 (70) Palm Circuit, Town of Alice Springs.</th>
</tr>
</thead>
</table>

1. The purpose of this zone is to facilitate the subdivision, use and development of the land primarily for single dwellings, limited multiple dwellings and a limited range of low impact residential activities.

2. The purpose of this paragraph is to ensure residential subdivision in this zone contains lots of a size, configuration and orientation suitable for residential purposes. Except where they conflict with the provisions in paragraph 3 the residential subdivision criteria in the Planning Scheme applies.

3. The subdivision design should:
   (a) Create no more than 37 lots;
   (b) Provide a minimum lot size of 450m$^2$ for single dwellings and no more than two lots for multiple dwellings each with a minimum area of 800m$^2$;
   (c) Provide for lots that are oriented to allow a dwelling to:
      i. achieve good solar performance;
      ii. be sited on a common building boundary if required;
      iii. include a building envelope consistent with the building setbacks contained in paragraph 7(b); and
      iv. achieve passive surveillance of public open space or roadways where lots are located adjacent to such areas.

4. There is no requirement for public open space within the subdivision.

5. Without consent and subject to paragraph 7, a lot may be developed for the purpose of:
   (a) group home;
   (b) home based contracting;
   (c) home occupation;
   (d) independent unit; and
   (e) single dwelling.

6. With consent and subject to paragraph 7 a lot may be developed for the purpose of:
   (a) home based child care centre;
   (b) home based visitor accommodation;
   (c) medical consulting rooms;
   (d) multiple dwellings; and
   (e) supporting accommodation.

7. Development for the purposes specified in paragraphs 5 and 6 is subject to the relevant clauses of the Planning Scheme except as indicated below:
   (a) Multiple dwellings to be located only on pre-
designated MD lots in accordance with paragraph 3;

(b) Minimum residential building setbacks of:
   i. 4.5 m from a primary street frontage;
   ii. 2.5 m from a secondary street frontage;
   iii. 1.5m from side and rear boundaries, unless on a designated **common building boundary**; and
   iv. 5.0 m to any boundary with land in Zone TC.

(c) Private open space for **single dwellings** and **multiple dwellings** which provides a minimum area of 45m² per dwelling (exclusive of driveways and car parking areas) but inclusive of an area with minimum dimensions of 5m x 5m.

If development does not comply with the listed requirements, the consent authority may consent to a variation of the requirements only if it is satisfied that **special circumstances** justify the giving of consent.
NORTHERN TERRITORY OF AUSTRALIA

Planning Act
Section 29

Reasons for Decision

NORTHERN TERRITORY PLANNING SCHEME AMENDMENT
AMENDMENT No. 338

The amendment will facilitate the development of the site for small lot residential development for both single dwellings and multiple dwellings.

The site is considered suitable to support the dwelling density envisaged under Zone SU (Specific Use) provisions.

The range of land uses allowed for under Zone SU (Specific Use) emphasise that any subsequent development/use of the site will continue to be for residential purposes.

The amendment will allow infill development for single and multiple dwellings and will provide the potential for greater housing choice and type in Alice Springs. Residential development of this site would be consistent with several other developments within Alice Springs.

The amendment is considered to be consistent with the strategic direction provided by the Northern Territory Planning Scheme, in particular the Planning Principles for Alice Springs which supports maximising options for urban infill where appropriate.

Amendment No. 338 rezones part of Lot 7593 (70) Palm Circuit, Alice Springs to Zone SU (Specific Use).

PETER GLEN CHANDLER
Minister for Lands, Planning and the Environment

2/6/2014
NORTHERN TERRITORY OF AUSTRALIA

Planning Act

NOTICE OF AMENDMENT OF NT PLANNING SCHEME
AMENDMENT No. 338

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 of the Act, amended the Northern Territory Planning Scheme by rezoning part of Lot 7593 (70 Palm Circuit) Town of Alice Springs from Zone TC (Tourist Commercial) to Zone SU (Specific Use - SA(8)); and

(b) copies of the amendment, (Amendment No. 338), are available from the Offices of the Department of Lands, Planning and the Environment, Greenwell Building, 50 Bath Street, Alice Springs.

Dated 2 June 2014

[Signature]

Minister for Lands, Planning and the Environment
**Public notices**

**DEPARTMENT OF LANDS, PLANNING AND THE ENVIRONMENT**

**Expressions of Interest Development Consent Authority Chairman**

Expressions of interest are invited from persons interested in appointment as the Chairman of the Development Consent Authority (DCA). The appointment will commence on **1 August 2014** and will be for a two year period.

There are seven Divisions of the DCA, each of which is responsible for administering the Northern Territory Planning Scheme within its specified Division area - Darwin, Palmerston, Litchfield, Batchelor, Katherine, Tennant Creek and Alice Springs.

Each division of the DCA is responsible for determining development applications within its Division area. The DCA also has a role in conducting hearings in relation to planning scheme amendments and providing reports to the Minister for Lands, Planning and the Environment.

The Chairman is appointed by the Minister and attends DCA meetings for all seven divisions of the Authority.

Each division has five members appointed by the Minister, two of whom are members representing the general community, two members nominated by the local authority and an alternate for those two members.

In considering the expression of interest for the position, the Minister will take into account the applicant’s demonstrated:

- Previous experience at a senior level
- Excellent oral and written communication skills
- Ability to make sound and balanced judgements
- Commitment to continuing growth and development of the Territory consistent with good planning principles
- Expertise or special interest in government, town planning or related fields such as land administration, engineering, surveying, land development, law, architectural design, land valuation
- Knowledge of related subjects
- Community interest, and
- Capacity to attend meetings of the Authority

Applications should provide a statement addressing the criteria set out above, a curriculum vitae and details of at least two referees.

Applications close COB Friday 20 June 2014 and should be marked 'confidential' and addressed to:

The Hon. Peter Chandler MLA
Minister for Lands, Planning and the Environment
GPO Box 3145
DARWIN NT 0801

For further information contact Douglas Leah on 8988 7937

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**NT NEWS QUEEN'S BIRTHDAY PUBLIC HOLIDAY CLASSIFIED ADVERTISING DEADLINES**

**BUSINESS HOURS**

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**DISPLAY** 10.00AM Friday 6th June
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**LINE** 5.00PM Friday 6th June

**TUESDAY 10th June**

**DISPLAY** 10.00AM Friday 6th June
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**LINE** 5.00PM Friday 6th June

**WEDNESDAY 11th June**

**DISPLAY** 10.00AM Tuesday 10th June
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**Telephone 9894 9999 Fax 8981 9899**

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