

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

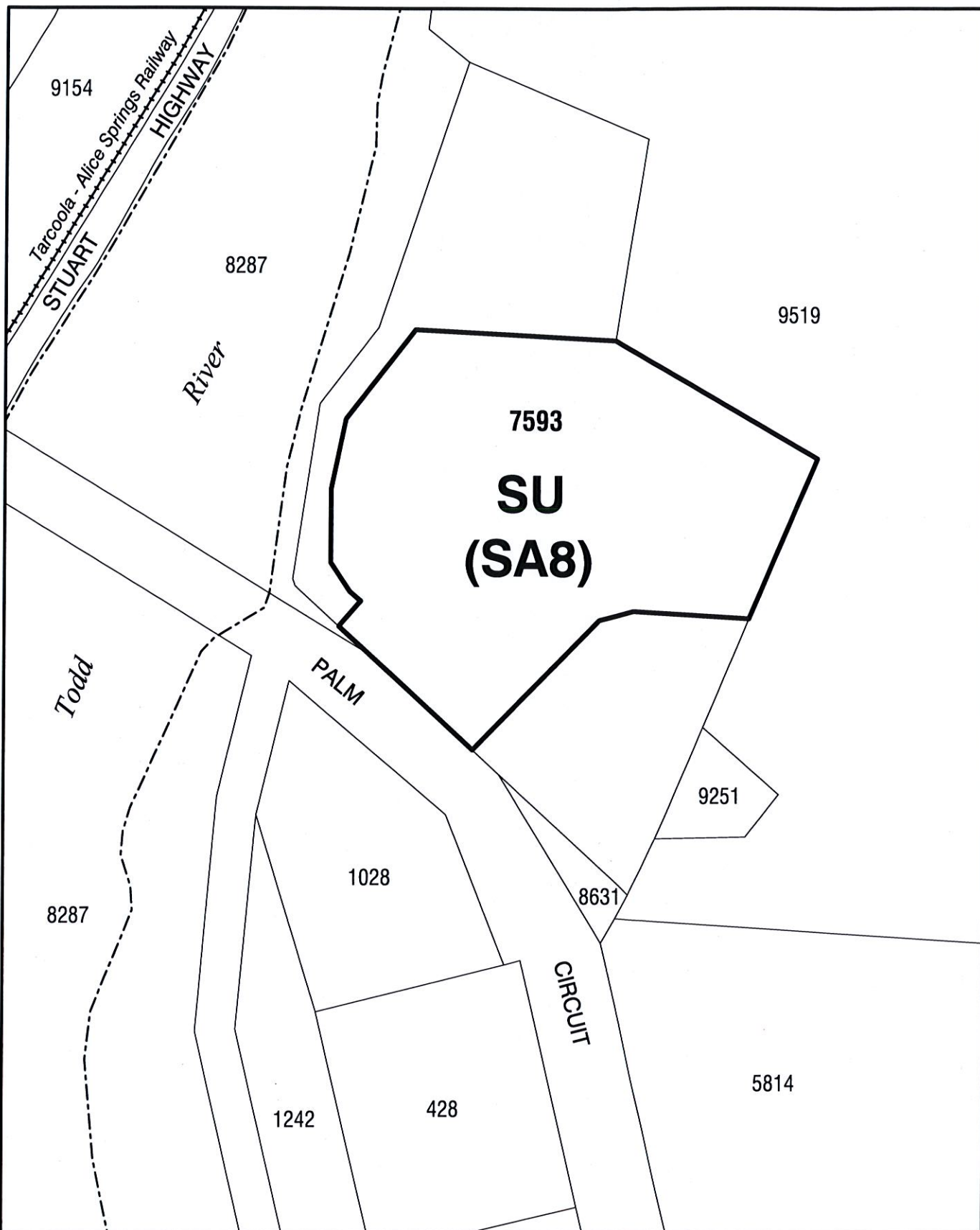
- (b) amending Schedule 1 to clause 2.4 – Specific Uses to include the following table:

SA(8)	Part of Lot 7593 (70) Palm Circuit, Town of Alice Springs. 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 450m² for single dwellings and no more than two lots for multiple dwellings each with a minimum area of 800m²; (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-
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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.

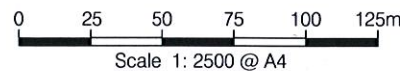


**NT PLANNING SCHEME
AMENDMENT No. 338
PART LOT 7593
TOWN OF ALICE SPRINGS**



**Northern
Territory
Government**

**Department of Lands, Planning
and the Environment**



MINISTER FOR LANDS, PLANNING AND THE ENVIRONMENT

Date 2.6.14

File No.: PA2014/0171

Date: 16 May 2014

Drawing Name: PSA_338_PtLot_7593.dgn



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**

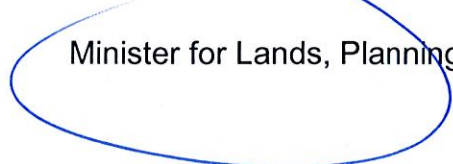
I, PETER GLEN CHANDLER, the Minister for Lands, Planning and the Environment, under section 28(1) of the *Planning Act*, give notice that -

- (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

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 relations 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 3146, DARWIN NT 0801

For further information contact Douglas Lesh on **8999 7937**

www.nt.gov.au/dlpe

Public notices



DEPARTMENT OF INFRASTRUCTURE

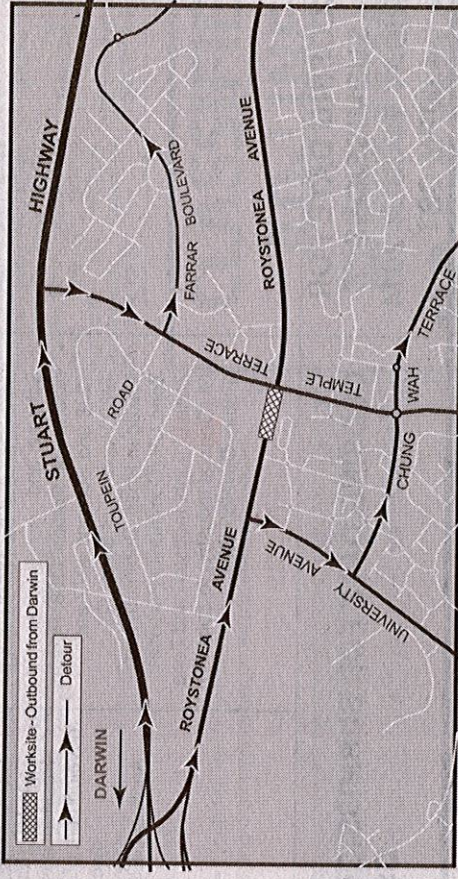
ROYSTONEA AVENUE (OUTBOUND) NIGHT WORKS / DETOURS Roystonea Ave / Temple Tce Intersection FRIDAY 6 JUNE, 8pm - 6am

Asphalt resurfacing works will take place **Friday 6 June 2014** on the **outbound lanes** around the Roystonea Avenue and Temple Terrace intersection. To allow for works and minimise impact on traffic, temporary detours will be in place between the hours of **8 pm - 6 am**.

Traffic management will be present, motorists are asked to observe all traffic control devices. Message boards will be in place to assist motorists.

Traffic travelling outbound on Roystonea Avenue

Detours will be via University Avenue onto Chung Wah Terrace or alternatively the Stuart Highway onto Temple Terrace.



For more information contact Dol Senior Project Manager, Andrew Batson on 8999 4873, email civilprojects.dol@nt.gov.au or visit www.nt.gov.au/infrastructure

f [facebook.com/roadreportnt](https://www.facebook.com/roadreportnt)

www.nt.gov.au/infrastructure



APPLICATIONS LODGED FOR ASSESSMENT UNDER THE PLANNING ACT

EXCEPTIONAL DEVELOPMENT APPLICATION 1st ADVERTISEMENT

The Minister for Lands, Planning and the Environment has received an application for an Exceptional Development Permit (EDP) for the purpose of multiple dwellings (1 x 3 bedroom single storey dwelling and retain existing dwelling) on Lot 1882 (6) PEDLER AVE, Town of Alice Springs.

The land is within Zone SD (Single Dwelling) of the Northern Territory Planning Scheme and the development of the site for multiple dwellings would otherwise be prohibited.



**CLOSING DATE FOR SUBMISSIONS
FRIDAY 4TH JULY 2014 4:00PM CST**

Applications may be inspected at Development Assessment Services, Ground Floor, Green Well Building, 50 Bath Street, Alice Springs. www.dlpe.nt.gov.au

Submissions **must** be lodged by the closing date indicated in order to be considered by the consent authority. Submissions in relation to an application must be in writing and include the name and postal address of the author and may be made publicly available in full.

Submissions may be lodged with Development Assessment Services, Department of Lands, Planning and the Environment, PO Box 2130, Alice Springs NT 0871, hand delivered to Ground Floor, Green Well Building, 50 Bath Street, Alice Springs or lodged online through Planning Notices online: www.dlpe.nt.gov.au

For enquiries phone: 8951 9245 or fax: 8951 9222

website: www.dlpe.nt.gov.au

NOTICE OF MINISTER'S DECISION UNDER THE PLANNING ACT

The Minister for Lands, Planning and the Environment, Peter Glen Chandler in pursuance of section 28(1) of the *Planning Act*, gives notice that –

- (a) in pursuance of section 25 of the Act, he has 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 (No. 338) are available from the Offices of the Department of Lands, Planning and the Environment, Ground Floor, Green Well Building, 50 Bath Street, Alice Springs.

DEPARTMENT OF LANDS, PLANNING AND THE ENVIRONMENT

Classified Adline Phone: 8944 9999

NT NEWS QUEEN'S BIRTHDAY PUBLIC HOLIDAY CLASSIFIED ADVERTISING DEADLINES

BUSINESS HOURS

MONDAY 9th June CLOSED

Normal Trading Hours will resume
as of Tuesday 10th June 8:30am

MONDAY 9th June

DISPLAY 10.00AM Friday 6th June
BLOCK 2.00PM Friday 6th June
LINE 5.00PM Friday 6th June

TUESDAY 10th June

DISPLAY 10.00AM Friday 6th June
BLOCK 2.00PM Friday 6th June
LINE 5.00PM Friday 6th June

WEDNESDAY 11th June

DISPLAY 10.00AM Tuesday 10th June
BLOCK 2.00PM Tuesday 10th June
LINE 5.00PM Tuesday 10th June

Telephone **8944 9999** Fax **8981 8999**
Our phone room is open from **8:30am**
till **5.00pm** or you can email us on
classifieds@ntnews.com.au

NT News