

NORTHERN TERRITORY OF AUSTRALIA

Planning Act

AMENDMENT OF NT PLANNING SCHEME

I, DELIA PHOEBE LAWRIE, the Minister for Planning and Lands, under section 25(2)(c) of the *Planning Act*:

- (a) alter the proposal to amend the NT Planning Scheme PA2007/0740 in accordance with the Schedule to this instrument; and
- (b) amend the NT Planning Scheme in accordance with the altered proposal.

Dated 18th July 2008



Minister for Planning and Lands

SCHEDULE

AMENDMENT OF NT PLANNING SCHEME

AMENDMENT No. 58

1. Citation

This amendment to the NT Planning Scheme may be cited as Amendment No. 58.

2. Definitions

In this amendment –

"amending map" means the map, signed by the Minister for Planning and Lands and marked "NT Planning Scheme Amendment No. 58", deposited in the Office of the Department of Planning and Infrastructure, 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:



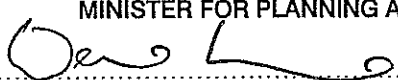
- (a) amending the zoning map relating to Litchfield to the extent of its inconsistency with the amending map in respect of the area of land shown on the amending map bounded by a thick black line and lettered SL11, which is Section 4212 (25) Smyth Road, Hundred of Bagot; and
- (b) amending Schedule 1 to clause 2.4 – Specific Uses to include the following table:

SL11

Section 4212 (25) Smyth Road, Hundred of Bagot

1. The purpose of this zone is to provide for a range of housing options to a maximum height of two **storeys** while limiting the density of development to ensure compatibility with land capability and the rural character of the locality.
2. With **consent**, the land may be developed for the purpose of:
 - (a) **bed and breakfast accommodation;**
 - (b) **community centre;**
 - (c) **home based child care centre;**
 - (d) **medical consulting rooms;**
 - (e) **multiple dwellings;**
 - (f) **supporting accommodation;**subject to the relevant clauses of the NT Planning Scheme that would apply were the land in Zone MD (Multiple Dwelling Residential).
3. The purpose of this paragraph is to ensure that residential development is of a density compatible with the land capability of the site and the rural character of the locality.

The consent authority must not **consent** to the development of the land with more than 25 **multiple dwellings** or **multiple dwellings** at a density of greater than 1 per 796 m² (of land proposed for **multiple dwelling** use) whichever is the lesser.
4. Without **consent**:
 - (a) **business sign**
 - (b) **dependant unit**
 - (c) **group home;**
 - (d) **home based contracting**
 - (e) **home occupation**
 - (f) **single dwelling;**if the proposal complies with the requirements of this scheme that would apply were the land in Zone MD (Multiple Dwelling Residential) and otherwise only with **consent**.

5	6	Howard Springs Primary School Sec. 4210		Por. 2177
<div> <div>WHITEWOOD</div> <div>ROAD</div> </div>				
<div> <div>Sec. 3446</div> <div>42</div> <div>43</div> <div>44</div> </div>		<div> <div>Sec. 4211</div> <div>2</div> <div>3</div> </div>		
<div> <div>Sec. 2982</div> </div>		<div> <div> <div>S L 11</div> <div>Sec. 4212</div> </div> <div>31</div> <div>30</div> </div>		
<div> <div>Sec. 2980</div> <div>Sec. 2981</div> </div>		<div> <div>MACLEOD</div> <div>ROAD</div> <div>34</div> <div>35</div> </div>		
<div> <div>MENAJA</div> <div>ROAD</div> </div>		<div> <div>SMYTH</div> <div>ROAD</div> </div>		
<div> <div>NT PLANNING SCHEME AMENDMENT No. 58 LOT 4212 (25) Smyth Road, HUNDRED OF BAGOT</div> <div>   <div> Northern Territory Government Department of Planning and Infrastructure </div> </div> </div>				
<div> <div> <div>MINISTER FOR PLANNING AND LANDS</div> <div>  <div>Date 18/7/08</div> </div> </div> <div> <div>File No. : PA2007/0740</div> <div>Date: 04/07/2008</div> <div>Drawing Name: Z:\Drafting\Darwin\section 4212 hundred of bagot.dgn</div> </div> </div>				

NORTHERN TERRITORY OF AUSTRALIA

Planning Act
Section 29

Reasons for Decision

NT PLANNING SCHEME AMENDMENT

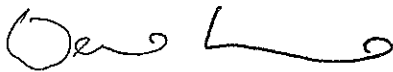
AMENDMENT No. 58

1. The rezoning of Section 4212, Hundred of Bagot from Zone C to Zone SL11 (Specific Use Litchfield No. 11) will facilitate the future development of the land in a manner generally consistent with the provisions of Zone MD (Multiple Dwelling Residential).

The Howard Springs locality contains approximately 4 hectares of land zoned for commercial use, much of which is currently under developed. The rezoning of Section 4212 will provide an additional choice in housing opportunities for residents of the rural area without detracting from the commercial viability of the Howard Springs locality in the longer term.

2. The amendment of the application from Zone MD to Zone SL11 (Specific Use Litchfield No.11) will ensure that any future residential development of the land is limited to a density generally consistent with that which was included in the concept plans that accompanied the application.

The inclusion of a specific limitation restricting the number of multiple dwellings to no more than 25 dwellings or 1 dwelling per 796m² ensures that the density of development put forward in the application cannot be undermined by either a future subdivision or the development of other discretionary uses (that are consistent with Zone MD) on component parts of the site.



DELIA PHOEBE LAWRIE
Minister for Planning and Lands

18 / 7 /2008

NORTHERN TERRITORY OF AUSTRALIA

Planning Act

**NOTICE OF AMENDMENT OF NT PLANNING SCHEME
AMENDMENT No. 58**

LITCHFIELD LOCALITY

I, DELIA PHOEBE LAWRIE, the Minister for Planning and Lands, pursuant to section 28(1) of the *Planning Act*, give notice that -

- (a) I have amended the NT Planning Scheme by rezoning Section 4212 (25) Smyth Road, Hundred of Bagot from Zone C (Commercial) to Zone SL11 (Specific Use Litchfield No.11); and
- (b) copies of the amendment are available from the Offices of the Department of Planning and Infrastructure, Ground floor, Cavenagh House, 38 Cavenagh Street, Darwin.

Dated 18th July 2008



Minister for Planning and Lands