

NORTHERN TERRITORY OF AUSTRALIA

Planning Act

**NOTICE OF MAKING OF AMENDMENT TO NT PLANNING SCHEME
AMENDMENT No. 453**

I, DAVID WILLIAM TOLLNER, Minister for Lands and Planning, under section 28(1) of the *Planning Act*, give notice that –

- (a) I have, under section 25(2)(c) of the Act:
 - i. altered the proposal to amend the NT Planning Scheme by amending the Darwin Mid Suburbs Area Plan in response to comments received during the period of exhibition of the proposal; and
 - ii. amended the NT Planning Scheme in accordance with the altered proposal described in a(i);
- (b) I have determined, under section 27(2), that the alteration is not sufficiently extensive or significant to justify the exhibition of the altered proposal; and
- (c) copies of the amendment (Amendment No. 453) are available from the Offices of the Department of Lands, Planning and the Environment, Level 2, Energy House, 18-20 Cavenagh Street, Darwin.

Dated:

28/7/2016



Minister for Lands and Planning

NORTHERN TERRITORY OF AUSTRALIA

Planning Act **Section 29**

Reasons for Decision

NORTHERN TERRITORY PLANNING SCHEME **AMENDMENT No. 453**

Inclusion of the Darwin Mid Suburbs Area Plan as a Policy Document to the NT Planning Scheme

Alterations have been made to the Darwin Mid Suburbs Area Plan in response to comments received during the period of exhibition and matters outlined by the Reporting Body. These alterations are summarised below.

- A minor change to section 3.1 (Residential Areas) Concept C (Residential areas affected by Riverine Flooding and Primary Storm Surge from Rapid Creek) to outline that any rezoning of parcels subject to the concept will not be considered unless compliance with the objectives of the concept is demonstrated. This change does not alter the intent of the concept; rather enforces the demonstration of the concept's objectives at the rezoning stage.
- Additional requirements within section 3.3 (Industrial and Service Commercial Areas) Concept B (Extension of Service Commercial Type Development) requiring consideration of the impact of development on essential services and transport infrastructure, and requiring a master plan to guide development to ensure any proposed development is in line with the objectives of the concept. The incorporation of the subject requirements will ensure that any future development is supported by investigations to ensure development impacts are minimised and the timely delivery of infrastructure occurs.
- Amendments to sections 3.2 (Activity Centres and Commercial Areas) and 3.4 (Social Infrastructure) broaden the requirements for social services and community facilities through redevelopment of the John Stokes Square precinct. This change is considered an improvement as it allows for the consideration of a broader range of community based uses in this location.
- Additional requirements included at section 3.5 (Movement and Transport) to acknowledge future changes to intersections of the arterial road network as demand arises, and to provide guidance around potential flood mitigation works on Bagot Road. These requirements were requested by the Department of Transport as the authority responsible for the arterial road networks.

NORTHERN TERRITORY OF AUSTRALIA

Planning Act

AMENDMENT TO NT PLANNING SCHEME

I, DAVID WILLIAM TOLLNER, Minister for Lands and Planning, under section 25(2)(c) of the *Planning Act*, alter the exhibited proposal and amend the NT Planning Scheme by making the amendment specified in the Schedule.

Dated:

28/7/

2016



Minister for Lands and Planning

SCHEDULE

AMENDMENT TO NT PLANNING SCHEME

AMENDMENT No. 453

1. Citation

This amendment to the NT Planning Scheme may be cited as Amendment No. 453.

2. Amendment to Schedule 2 – Schedule to Clause 2.7

(1) After the Litchfield Subregional Land Use Plan 2016 –

Insert:

Darwin Mid Suburbs Area Plan July 2016	Northern Territory Planning Commission
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- Alterations to requirements included at Section 3.5 (Movement and Transport) to acknowledge the existing pedestrian and cyclist network within the Mid Suburbs, and allow for a range of approaches to improve pedestrian and cyclist connections throughout the area. These changes were requested by the Department of Transport as the authority responsible for the arterial road networks.
- Clarification added to section 3.5 (Movement and Transport) acknowledging the conceptual nature of all guidance included within the Movement and Transport section of the Area Plan, and that further detailed planning and design is required before the implementation of final traffic solutions outlined by the plan. Final planning and design should also be accompanied by detailed community consultation.

The proposal to include the Darwin Mid Suburbs Area Plan, as altered, in Schedule 2 to clause 2.7 of the NT Planning Scheme, is suitable because it furthers an integrated strategy to appropriately accommodate the needs of future populations. Principles, concepts and acceptable responses provide context, confidence and clarity for the community, government agencies and developers regarding the appropriate location of new development within the broader framework of the Compact Urban Growth Policy and Darwin Regional Land Use Plan.



DAVID WILLIAM TOLLNER
Minister for Lands and Planning

28 / 7 / 2016