

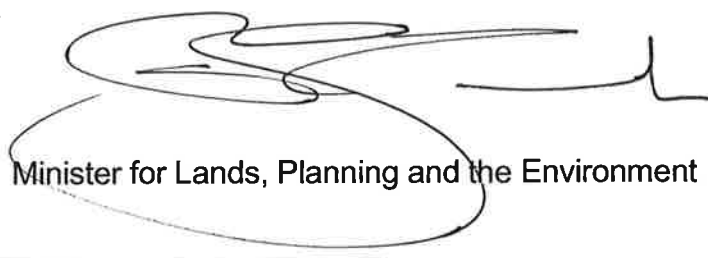
NORTHERN TERRITORY OF AUSTRALIA

*Planning Act*

AMENDMENT TO NT PLANNING SCHEME

I, PETER GLEN CHANDLER, 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 27 June 14



Minister for Lands, Planning and the Environment

**SCHEDULE**

**AMENDMENT TO NT PLANNING SCHEME**

**AMENDMENT No. 319**

**1. Citation**

This amendment to the NT Planning Scheme may be cited as Amendment No. 319.

**2. Definition**

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. 319", deposited in the office of the Department of Lands, Planning and the Environment, 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 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 **SL15** which is Lot 1 LTO 77/005 Hundred of Strangways.

### 4. Amendment to Schedule 1 to clause 2.4

The NT Planning Scheme is amended by:

- (a) amending Schedule 1 to clause 2.4 – Specific Uses to introduce new **SL15** (Specific Use Zone Litchfield No.15):

<b>SL15</b>	<p>Lot 1 LTO 77/005 Hundred of Strangways (10 Arnhem Highway, Humpty Doo).</p> <p>1. The purpose of this zone is to facilitate the use and development of the land as a service centre providing a range of services to the rural community, with a predetermined limit on the size and scale of the intended development in order to uphold the <b>amenity</b> of the area and to mitigate traffic impacts on the Arnhem Highway.</p> <p>2. Without <b>consent</b> the land may be developed for the purpose of:</p> <p>(a) <b>caretaker's residence</b>;</p> <p>(b) <b>home based contracting</b>; and</p> <p>(c) <b>business sign</b>.</p> <p>If the proposal complies with the requirements of this Planning Scheme as if the land were in Zone RL.</p> <p>3. With <b>consent</b> the land may be developed for the purpose of:</p> <p>(a) <b>office</b>;</p> <p>(b) <b>showroom sales</b>; and</p> <p>(c) <b>warehouse</b>.</p> <p>If the proposal complies with the requirements of this Planning Scheme as if the land were in Zone SC.</p> <p>4. The purpose of this clause is to ensure that development is of an intensity that is not likely to have a detrimental impact on the locality.</p> <p>The consent authority must not <b>consent</b> to a total net floor area for any of the uses listed in Clause 3 that exceeds the corresponding figures shown in the Table A to Clause 4.</p>
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**Table A to Clause 4**

Uses Permissible	Maximum Floor Area (m <sup>2</sup> ) permissible for each use
office	250 m <sup>2</sup>
<b>showroom sales</b>	120 m <sup>2</sup>
<b>warehouse</b>	1000 m <sup>2</sup>
<b>Outdoor storage</b>	900 m <sup>2</sup>
<b>Maximum floor area of development</b>	2270 m <sup>2</sup>

5. Landscaping on the Stuart Highway and Arnhem Highway frontages are to be enhanced to minimise the visual impacts of the development.



NORTHERN TERRITORY OF AUSTRALIA

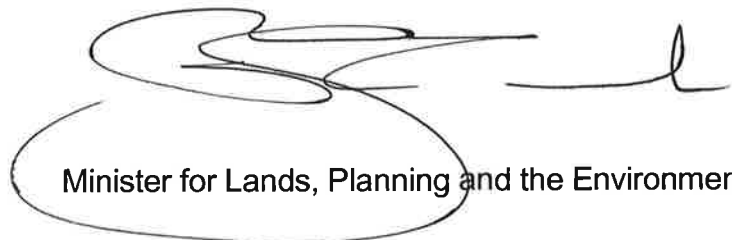
*Planning Act*

**NOTICE OF MAKING OF AMENDMENT TO NT PLANNING SCHEME  
AMENDMENT No. 319**

I, PETER GLEN CHANDLER, 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)(a) of *the Act*, amended the NT Planning Scheme by rezoning Lot 1 LTO 77/005 Hundred of Strangways (10 Arnhem Highway, Humpty Doo) from Zone RL (Rural Living) to Zone SL15 (Specific Use Zone Litchfield No.15); and
- (b) copies of the amendment, (Amendment No. 319), are available from the Offices of the Department of Lands, Planning and the Environment, Ground Floor, 16 Parap Road, Parap.

Dated 27 June 2014



Minister for Lands, Planning and the Environment

**NORTHERN TERRITORY OF AUSTRALIA**

***Planning Act***  
**Section 29**

**Reasons for Decision**

**NORTHERN TERRITORY PLANNING SCHEME**  
**AMENDMENT No. 319**

Rezoning of the land, Lot 1 LTO 77/005 Hundred of Strangways (10 Arnhem Highway, Humpty Doo) from Zone RL (Rural Living) to Zone SL15 (Specific Use Zone Litchfield No.15) will facilitate the use and development of the land as a service centre providing range of services to the rural community.

A handwritten signature in black ink, consisting of a large, stylized 'P' followed by 'GLEN CHANDLER' and a horizontal line.

**PETER GLEN CHANDLER**  
Minister for Lands, Planning and the Environment

27/ 6 / 2014