

**NORTHERN TERRITORY OF AUSTRALIA**

***Planning Act***

**NOTICE OF AMENDMENT  
AMENDMENT No. 69**

**KATHERINE LOCALITY**

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

- (a) I have amended the NT Planning Scheme by rezoning Lots 3120, 3121, 3122, 3123 and 3124 (2, 4, 6, 8 and 10) Rundle Street, Town of Katherine from Zone SC (Service Commercial) to Zone **SK4** (Specific Use Katherine No. 4); and
- (b) copies of the amendment are available from the Offices of the Department of Planning and Infrastructure, First Floor, Katherine Government Centre, 5 First Street, Katherine.

Dated *21 January* 2009



Minister for Planning and Lands

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*, amend the NT Planning Scheme in accordance with the proposal by making the amendment specified in the Schedule.

Dated *21 January* 2009



Minister for Planning and Lands

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**SCHEDULE**

**AMENDMENT OF NT PLANNING SCHEME**

**AMENDMENT No. 69**

**1. Citation**

This amendment to the NT Planning Scheme may be cited as Amendment No. 69.

**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. 69", deposited in the office of the Department of Planning and Infrastructure, Katherine; and

"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 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 **SK4** which relates to Lots 3120, 3121, 3122, 3123 and 3124 (2, 4, 6, 8 and 10) Rundle Street, Town of Katherine.
- (b) Amending Schedule 1 to clause 2.4 – Specific uses to include the following table:

## SK4

Lots 3120, 3121, 3122, 3123 and 3124 Rundle Street, Town of Katherine

1. The primary purpose of the zone is to facilitate the development and use of the land for a range of elevated residential housing options.
2. Subject to paragraph 3 and with **consent**, land may be developed for the purpose of:

- a) **bed and breakfast accommodation;**
- b) **dependant unit;**
- c) **home based child care centre;**
- d) **multiple dwellings;**

subject to the relevant clauses of the Planning Scheme which would apply if the land were within Zone MD (Multiple Dwelling Residential).

3. The purpose of this paragraph is to reduce risk to people, damage to property and costs to the general community caused by flooding.

In this paragraph:

- (a) "flood level" means the water level associated with a 1.0% AEP flood event;
- (b) "AEP" means Annual Exceedence Probability, which is the likelihood, in percentage terms, of a flood of a given size occurring in a specified area in any one year;

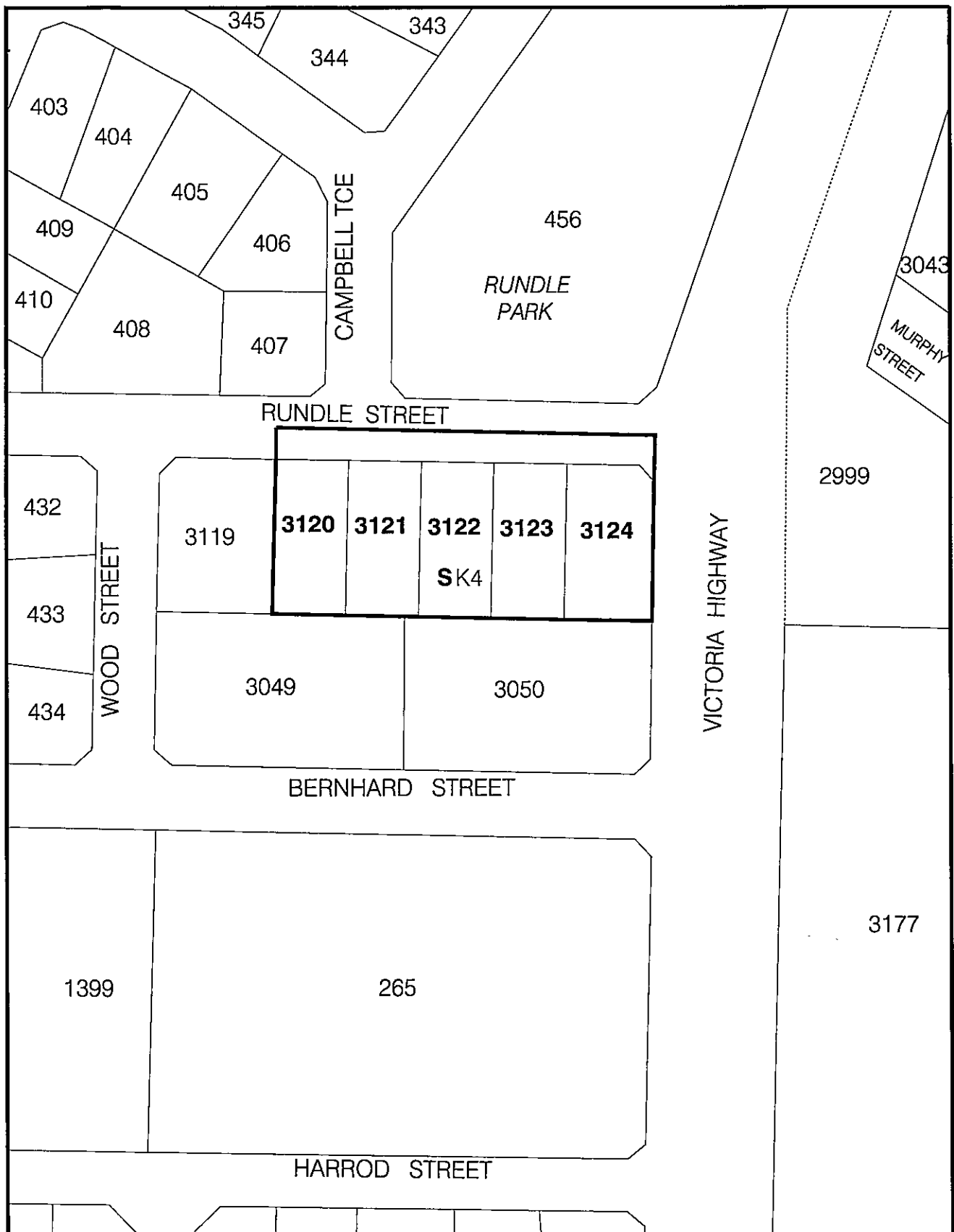
The finished floor level of **habitable rooms** in **dwellings** in this zone is to be at least 300 mm above the defined flood level for the site.

The use of fill to achieve the required finished floor levels is not permitted.

The consent authority must not **consent** to a development that is not in accordance with this paragraph.

4. Without **consent**:
  - a) **home based contracting ;**
  - b) **home occupation;**
  - c) **single dwelling,**

if the proposal complies with paragraph 3 and the requirements of this scheme that would apply were the land in Zone MD (Multiple Dwelling Residential) and otherwise only with **consent**.



NT PLANNING SCHEME  
AMENDMENT No. 69



Northern Territory Government  
Department of Planning and Infrastructure

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Scale 1: 1,500

MINISTER FOR PLANNING AND LANDS

*Deborah*

Date 21.1.09

File No. : PA2007/0501

Date: 04/11/08

Drawing Name: Z/Drafting/Katherine/NTPS amendmnt 3120 to 3124 Kath.dgn

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**NORTHERN TERRITORY OF AUSTRALIA**

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

**Reasons for Decision**

**NT PLANNING SCHEME AMENDMENT**  
**AMENDMENT No. 69**

1. The rezoning of Lots 3120, 3121, 3122, 3123 and 3124, Town of Katherine, to Zone **SK4** (Specific Uses Katherine No. 4) will facilitate the future residential development of the land in a manner generally consistent with the provisions of Zone MD (Multiple Dwelling Residential).
2. The amendment of the application from proposed Zone MD (Multiple Dwelling Residential) to Zone **SK4** (Specific Use Katherine No.4) will ensure that any residential development of the land recognises the risk posed by flooding by requiring all future development to be designed and constructed to provide habitable floor levels elevated above the defined flood level.
3. The rezoning will facilitate the supply of residential land, through urban infill, whilst maximising the value of public and private investment in infrastructure and supporting the focus of commercial activity in the central business area, which is consistent with Clause 4.4 (Planning Principles – Katherine) of the NT Planning Scheme.



DELIA PHOEBE LAWRIE

Minister for Planning and Lands

20 / 1 / 2009