NORTHERN TERRITORY OF AUSTRALIA

Planning Act

NOTICE OF MAKING OF AMENDMENT TO NT PLANNING SCHEME
AMENDMENT No. 427

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, altered the proposal and amended the NT Planning Scheme in accordance with the altered proposal by way of rezoning Section 4106 Hundred of Bagot (1 Boulter Road, Berrimah) from Zone CP (Community Purposes) to part Zone CN (Conservation), part Zone RR (Rural Residential) and part Zone SD (Single Dwelling Residential); and

(b) copies of the amendment, (Amendment No. 427), are available from the Offices of the Department of Lands, Planning and the Environment, Ground Floor, 16 Parap Road, Parap.

Dated 27/1/2016

[Signature]

Minister for Lands and Planning
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 application and amend the NT Planning Scheme in accordance with the amended application by making the amendment specified in the Schedule.

Dated 27/7/2016.

Minister for Lands and Planning

SCHEDULE

AMENDMENT TO NT PLANNING SCHEME

AMENDMENT No. 427

1. CITATION

This amendment to the NT Planning Scheme may be cited as Amendment No. 427.

2. DEFINITION

In this amendment:

"amending map" means the map, signed by the Minister for Lands and Planning and marked "NT Planning Scheme Amendment No. 427", 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 Darwin 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 part Zone CN (Conservation), part Zone RR (Rural Residential) and part Zone SD (Single Dwelling Residential), and which covers Section 4106 Hundred of Bagot.
NORTHERN TERRITORY OF AUSTRALIA

Planning Act
Section 29

Reasons for Decision

NORTHERN TERRITORY PLANNING SCHEME
AMENDMENT No. 427

Section 4106 Hundred of Bagot (1 Boulter Road, Berrimah) is suitable for rezoning from Zone CP (Community Purposes) to part Zone CN (Conservation), part Zone RR (Rural Residential) and part Zone SD (Single Dwelling Residential).

Specifically, this rezoning is suitable because it results in an outcome that is directly in accord with the planning principles and Area Plan given at Clause 14.1.2 of the Northern Territory Planning Scheme for the Berrimah North locality.

The Zone CN (Conservation) portion of the site covers the paperbark swamp that extends over the southwestern end of Section 4106. This zone recognises the role played by the swamp in regulating stormwater flows across Berrimah North and ensures that the environmental values, and the main concern held by community members, is protected.

Zone RR (Rural Residential) restricts residential densities over the land most affected by the constraints present, namely the presence of biting insects from Marrara Swamp.

Zone SD (Single Dwelling Residential) provides a transition in residential densities from west to east as the constraints over the site reduce in intensity. The mix of Zone RR and Zone SD will enable the yield envisaged by the area plan to be met while also facilitating housing choice through the area.

DAVID WILLIAM TOLLNER
Minister for Lands and Planning

27 / 7 / 2016