

NORTHERN TERRITORY OF AUSTRALIA

*Planning Act 1999*

AMENDMENT TO NT PLANNING SCHEME 2020

I, EVA DINA LAWLER, Minister for Infrastructure, Planning and Logistics, under sections 13(3)(b) of the *Planning Act 1999*, amend the NT Planning Scheme 2020 by making the amendment, specified in the Schedule.

Dated *23<sup>rd</sup> June* 2022.



Minister for Infrastructure, Planning and Logistics

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**SCHEDULE**

**AMENDMENT TO NT PLANNING SCHEME 2020**

**AMENDMENT No. 48**

**1. Citation**

This amendment to the NT Planning Scheme 2020 may be cited as Amendment No. 48

**2. Definition**

In this amendment –

"amending map" means the map, signed by the Minister for Infrastructure, Planning and Logistics and marked "NT Planning Scheme 2020 Amendment No. 48", deposited in the office of the Department of Infrastructure, Planning and Logistics, Darwin;

"zoning map" means the zoning map within the meaning of the NT Planning Scheme 2020.

### 3. Amendment of Zoning Map

The NT Planning Scheme 2020 is amended by amending the zoning map relating to Palmerston 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 SP1 which is part Section 7914 Hundred of Bagot.

### 4. Amendment to Schedule 4: Specific Use Zones

#### 4.1.3 Specific Uses – Darwin

##### 4.1.3.1 SD1 Part Section 7914 Hundred of Bagot (29 Julius Street, Berrimah)

###### Purpose

Facilitate a mix of service commercial and commercial uses that respond to the constraints of nearby industrial land and support the Berrimah Farm Secondary Activity Centre.

###### Administration

1. This specific use zone applies to part Section 7914 Hundred of Bagot (29 Julius Street, Berrimah) as identified in the map to this zone.
2. The use and development of land subject to this specific use zone is to be in accordance with the table to this zone.
3. General and specific development requirements for **demountable structures, dwelling-caretakeers, excavation and fill, telecommunications facility and warehouse**, are to be applied as if the land were in Zone SC (Service Commercial).
4. General and specific development requirements for all other uses are to be applied as if the land were in Zone C (Commercial).

###### Zone Outcomes

5. A mix of service commercial and commercial activities, primarily consisting of business activities such as an **office**, as well as vocational education and training facilities and other service commercial uses.
6. **Child care centre, food premises-café/take away, and leisure and recreation** uses provided that they are subordinate to, and provide support, for the primary use of the **site**.

7. **Education establishment, industry-light, and motor repair station** uses provided that they are subordinate to the primary development on the **site** and are used primarily for vocational training purposes.
8. Development that is designed to provide clear connections within the development and to external pedestrian, bicycle, public and road transport networks and infrastructure.
9. Buildings that provide variety and interest at street level and allow passive surveillance of public spaces, with a scale and character appropriate to the service function of the Zone Purpose.
10. Development which incorporates appropriate urban and landscape design that creates attractive and functional buildings, streets and places.
11. Development that is designed to have a sympathetic interface with the Stuart Highway and Julius Street.
12. Development that operates in a manner to ensure that there is no unreasonable loss of **amenity** to adjacent residential zones.
13. Commercial uses, including **child care centre, medical clinic, office** and **veterinary clinic**, are appropriately separated from industry uses on adjacent land.
14. Development that is not defined in Schedule 2 (Definitions) may occur only when assessment has determined that the development is appropriate in the zone, having regard to the purpose and outcomes of this zone and such matters as the location, nature, scale and intensity of the development.

**ASSESSMENT TABLE – PROPOSED SPECIFIC USE ZONE FOR LOT 7914**

Defined Use	Assessment Category	Overlays	General Development Requirements	Specific Development Requirements
Child Care Centre	Merit assessable	3.8 LADR – Land Adjacent to a Designated Road	See 4.1.x.1.3 and 4.1.x.1.4	See 4.1.x.1.4 5.5.2 Plot Ratios in Commercial Zones
Demountable Structures	Permitted		5.2.1 General Height Control 5.2.4 Vehicle Parking 5.2.5 Loading Bays 5.2.6 Landscaping	5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.7 Child Care Centre
Dwelling-Caretakers	Permitted		5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR	See 4.1.x.1.3 5.8.7 Demountable Structures
Education Establishment	Impact assessable		5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC	See 4.1.x.1.3 5.4.1 Residential Density Limitations 5.4.2 Residential Height Limitations 5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures 5.4.12 Dwelling-Caretakers
Excavation and Fill	Impact assessable			See 4.1.x.1.4 5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.8.2 Education Establishment
				See 4.1.x.1.3 5.8.9 Excavation and Fill

<p><b>Food Premises- Café/Take Away</b></p>	<p><b>Merit assessable</b></p>		<p>See 4.1.x.1.4</p> <p>5.5.2 Plot Ratios in Commercial Zones</p> <p>5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD</p> <p>5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC</p> <p>5.5.11 Food Premises</p>
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Defined Use	Assessment Category	Overlays	General Development Requirements	Specific Development Requirements
<p><b>Industry-Light</b></p>	<p><b>Impact assessable</b></p>	<p>3.8 LADR – Land Adjacent to a Designated Road</p>	<p>See 4.1.x.1.3 and 4.1.x.1.4</p> <p>5.2.1 General Height Control</p> <p>5.2.4 Vehicle Parking</p>	<p>See 4.1.x.1.4</p> <p>5.5.2 Plot Ratios in Commercial Zones</p> <p>5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC</p>
<p><b>Leisure and Recreation</b></p>	<p><b>Merit assessable</b></p>		<p>5.2.5 Loading Bays</p> <p>5.2.6 Landscaping</p> <p>5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR</p>	<p>See 4.1.x.1.4</p> <p>5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD</p> <p>5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC</p> <p>5.8.5 Leisure and Recreation</p>
<p><b>Medical Clinic</b></p>	<p><b>Impact assessable</b></p>		<p>5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC</p>	<p>See 4.1.x.1.4</p> <p>5.5.2 Plot Ratios in Commercial Zones</p> <p>5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD</p> <p>5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC</p>
<p><b>Motor Repair Station</b></p>	<p><b>Impact assessable</b></p>			<p>See 4.1.x.1.4</p> <p>5.5.2 Plot Ratios in Commercial Zones</p> <p>5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC</p> <p>5.6.3 Motor Body Works and Motor Repair Station</p>

Defined Use	Assessment Category	Overlays	General Development Requirements	Specific Development Requirements
Office	Merit assessable	3.8 LADR – Land Adjacent to a Designated Road	See 4.1.x.1.3 and 4.1.x.1.4  5.2.1 General Height Control  5.2.4 Vehicle Parking  5.2.5 Loading Bays  5.2.6 Landscaping  5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR  5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC	See 4.1.x.1.4  5.5.2 Plot Ratios in Commercial Zones  5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD  5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC
Showroom Sales	Merit assessable			See 4.1.x.1.4  5.5.2 Plot Ratios in Commercial Zones  5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD  5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC
Telecommunications Facility	Impact assessable			See 4.1.x.1.3  5.8.10 Telecommunications Facility
Vehicle Sales and Hire	Impact assessable			See 4.1.x.1.4  5.5.2 Plot Ratios in Commercial Zones  5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD  5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC
Veterinary Clinic	Impact assessable			See 4.1.x.1.4  5.5.2 Plot Ratios in Commercial Zones  5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD  5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC

Defined Use	Assessment Category	Overlays	General Development Requirements	Specific Development Requirements
Warehouse	Merit assessable	3.8 LADR – Land Adjacent to a Designated Road	See 4.1.x.1.3 and 4.1.x.1.4	See 4.1.x.1.3
All other uses defined in Schedule 2 (Definitions)	Prohibited		5.2.1 General Height Control	5.5.2 Plot Ratios in Commercial Zones
Undefined Uses Any use not defined in Schedule 2 (Definitions)	Impact assessable		5.2.4 Vehicle Parking	5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD
			5.2.5 Loading Bays	5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC
			5.2.6 Landscaping	
			5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR	Part 2, Part 3, Part 4, Part 5 of this Planning Scheme
			5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC	

**NORTHERN TERRITORY OF AUSTRALIA**

***Planning Act 1999***  
**Section 29**

**REASONS FOR DECISION**

**NORTHERN TERRITORY PLANNING SCHEME 2020**  
**AMENDMENT No. 48**

Pursuant to section 13(3)(b), I have decided to rezone part Section 7914 Hundred of Bagot from Zone SC (Service Commercial) to a new Specific Use Zone SD1 to be added to Schedule 4.1 of the NT Planning Scheme 2020.

I am satisfied that, pursuant to section 13(1), the amendment:

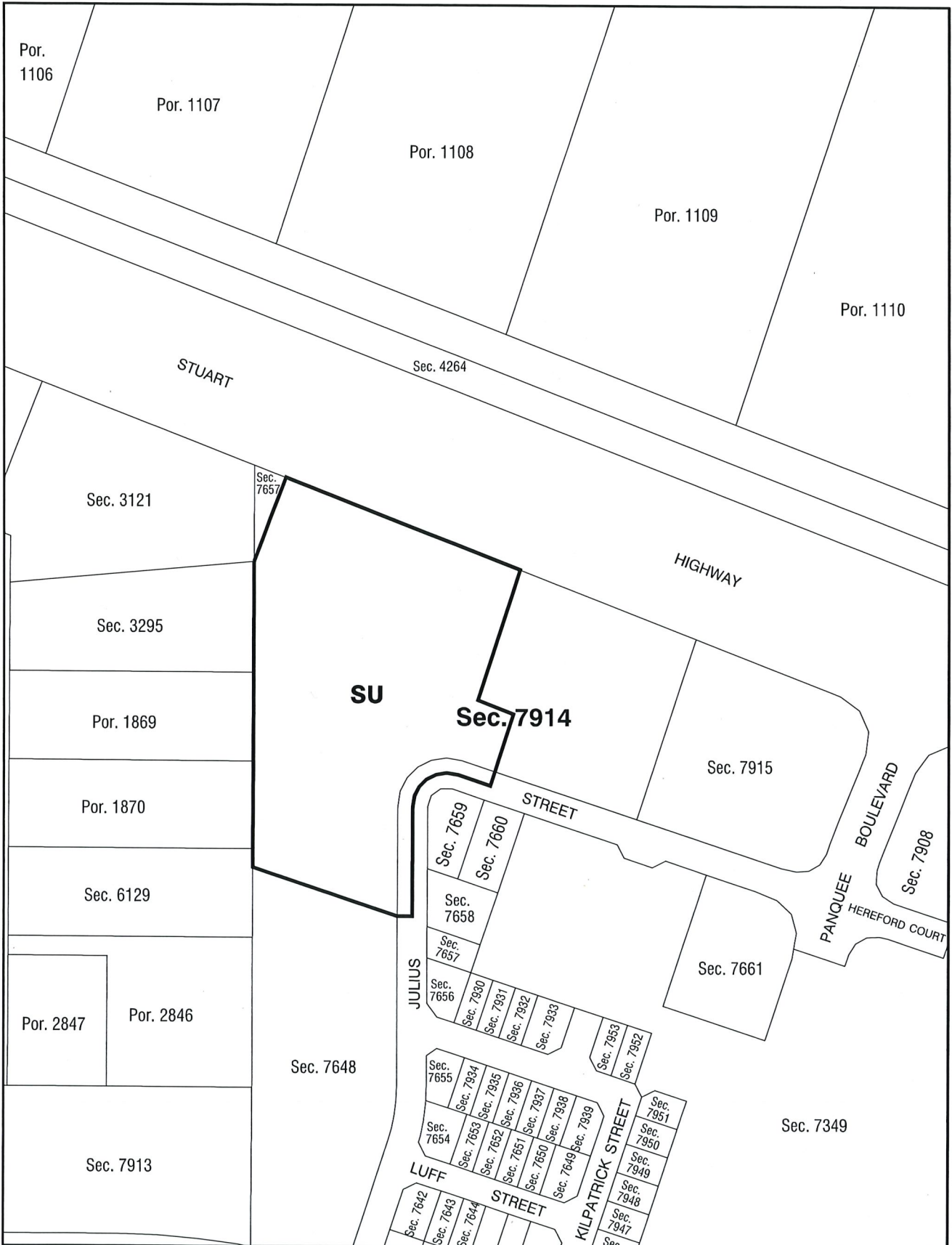
- (a) promotes the purpose and objectives of the Act as it is consistent with the Berrimah Farm Planning Principles and Area Plan, which forms part of the Strategic Framework of the NT Planning Scheme; and
- (b) has merit and is in the public interest as it:
  - i. will facilitate a broader range of commercial uses than provided for within a single Zone C (Commercial) or Zone SC (Service Commercial); and
  - ii. requires that commercial uses, including offices, are appropriately separated from industry uses on adjacent land.

Pursuant to section 13(2)(b) I am satisfied that the amendment is not significant enough to require exhibition as it is consistent with the Berrimah Farm Planning Principles and Area Plan and improves the applicability of the NT Planning Scheme.

  
EVA DINA LAWLER  
Minister for Infrastructure, Planning and Logistics

23/6 / 2022

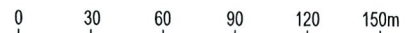




NT PLANNING SCHEME  
 AMENDMENT No. 48  
 PART SECTION 7914 HUNDRED OF BAGOT



Department of Infrastructure, Planning and Logistics



Scale 1: 3000 @ A4



MINISTER FOR INFRASTRUCTURE, PLANNING AND LOGISTICS

*Car Lawler*

Date 23/6/22

File No.: PA2022/0141

Date: 17-May-22

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