

**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*:

(a) alter the proposal to amend the NT Planning Scheme numbered PA2007/0791 in accordance with the Schedule to this instrument; and

(b) amend the NT Planning Scheme in accordance with the altered proposal.

Dated 12 September 2008



Minister for Planning and Lands

**SCHEDULE**

**AMENDMENT OF NT PLANNING SCHEME**

**AMENDMENT No. 60**

**1. Citation**

This amendment to the NT Planning Scheme may be cited as Amendment No. 60.

**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. 60", deposited in the office of the Department of Planning and Infrastructure, Darwin;

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

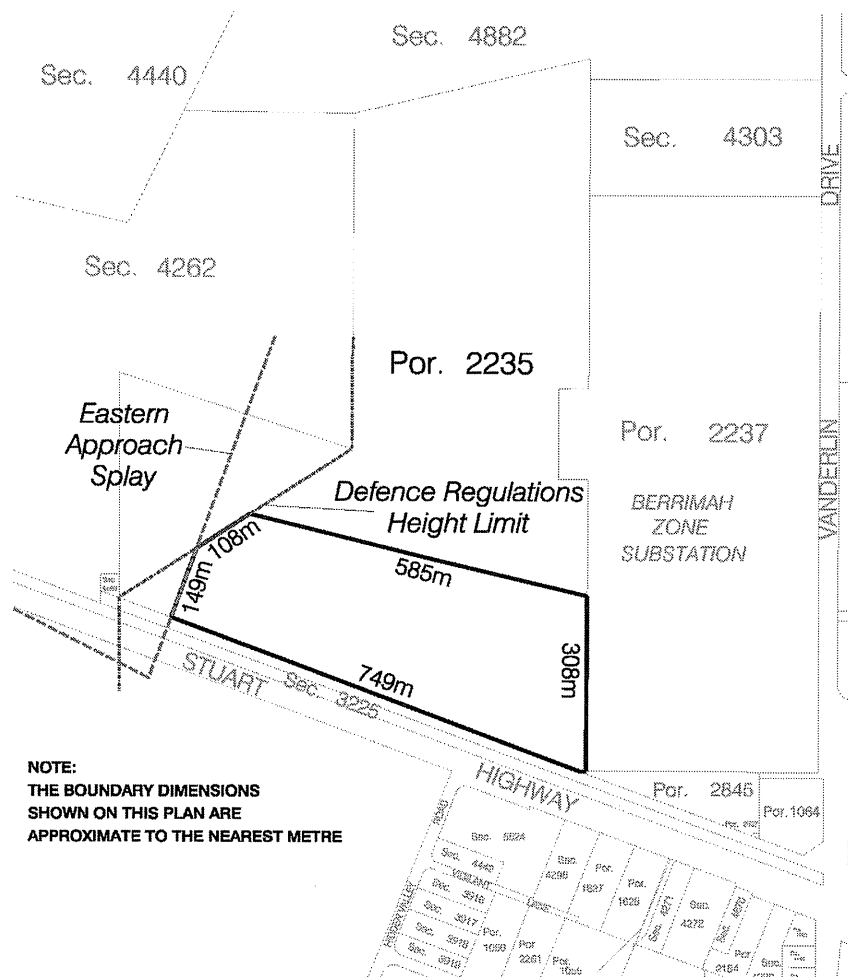
**3. Amendment of zoning map**

The NT Planning Scheme is amended by:

- (a) 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 SD22, which is part Portion 2235 Stuart Highway, Hundred of Bagot; and
- (b) amending Schedule 1 to clause 2.4 – Specific Uses to include the following table:

SD22	<p>Part Portion 2235 Stuart Highway, Hundred of Bagot</p> <ol style="list-style-type: none"> <li>1. The purpose of this zone is to facilitate the use and development of the land in the style of a 'harbourtown' retail complex on land exposed to aircraft noise.</li> <li>2. This zone applies to the part of Section 2235, Hundred of Bagot identified on the plan included with this zone.</li> <li>3. With <b>consent</b>, and subject to paragraphs 4 to 9, the land may be developed for the purpose of: <ul style="list-style-type: none"> <li>(a) <b>business sign</b> and <b>promotion sign</b>;</li> <li>(b) indoor <b>leisure and recreation</b>;</li> <li>(c) <b>restaurant</b>;</li> <li>(d) <b>shop</b>;</li> <li>(e) <b>showroom sales</b>;</li> <li>(f) temporary sales or construction office;</li> <li>(g) <b>vehicle sales and hire</b>; and</li> <li>(h) <b>warehouse</b>.</li> </ul> </li> <li>4. The land may be developed for the purpose of the zone if development complies with all requirements of the Planning Scheme as if the land were in Zone C; and if all proposed development can be constructed in compliance with AS2021-2000 '<i>Acoustics – Aircraft noise intrusion – Building siting and construction</i>' (AS2021).</li> <li>5. The land may be developed for the purpose of a subdivision if the application to subdivide the land is accompanied by a drawing indicating the proposed land use of each lot and that the drawing forms part of any development permit issued for the subdivision.</li> <li>6. The purpose of this paragraph is to ensure that subdivisions in this zone provide infrastructure and facilities which ensure appropriate levels of <b>amenity</b>. The subdivision design should: <ul style="list-style-type: none"> <li>(a) include pedestrian links through the <b>site</b> and connecting to the Stuart Highway;</li> <li>(b) integrate parking areas and public open spaces with the pedestrian network within the <b>site</b>;</li> <li>(c) include a road network design that fosters a low speed environment with priority given to a safe pedestrian environment and access by public transport services; and</li> <li>(d) minimise the impact of traffic and movements on the Stuart Highway by providing a service lane and an appropriately located and designed intersection with the Stuart Highway.</li> </ul> </li> <li>7. The purpose of this paragraph is to ensure that subdivisions in this zone provide lots of a size and configuration suitable for the zone purpose.  Land within this zone may be subdivided if the minimum lot size is at least 1250m<sup>2</sup> and the average lot size for the area being subdivided is at least 2000m<sup>2</sup>.  The subdivision design should:</li> </ol>	
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- (a) provide lots that are located and oriented to minimise exposure to aircraft noise such that compliance with AS2021 is possible with reasonable measures; and
  - (b) incorporate drawings showing the building envelopes for each existing and proposed lot within the zone.
8. Development within the zone shall not cause any temporary or permanent structure to breach the defined airspaces for civil or military aviation purposes.
9. The consent authority must not consent to an application that is not in accordance with the clauses of this zone.



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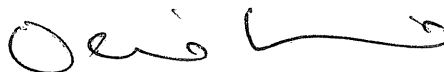
**NOTICE OF AMENDMENT OF NT PLANNING SCHEME  
AMENDMENT No. 60**

**DARWIN LOCALITY**

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

- (a) I have amended the NT Planning Scheme by rezoning part of Portion 2235, Stuart Highway, Hundred of Bagot from Zone **RD** (Restricted Development) to Zone **SD22** (Specific Use Darwin 22); and
- (b) copies of the amendment are available from the Offices of the Department of Planning and Infrastructure, Ground floor, Cavenagh House, 38 Cavenagh Street, Darwin.

Dated 12 September 2008



Minister for Planning and Lands

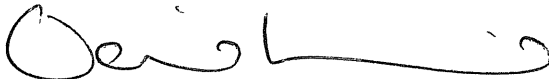
**NORTHERN TERRITORY OF AUSTRALIA**

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

**Reasons for Decision**

**Proposed Planning Scheme Amendment PA2007/0791**

The proposed planning scheme amendment PA2007/0791 to rezone part Portion 2235 (651) Stuart Highway Hundred of Bagot, from Zone RD (Restricted Development) to Zone C (Commercial) has been altered to a Specific Use zone to ensure that development does not prejudice the safety and efficiency of Darwin International Airport and to ensure that the public are not exposed to unacceptable levels of aircraft noise .



**DELIA PHOEBE LAWRIE**  
Minister for Planning and Lands

12 / 9 /2008