

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999

AMENDMENT TO NT PLANNING SCHEME

I, EVA DINA LAWLER, Minister for Infrastructure, Planning and Logistics, under sections 13(2)(a)(i) and (ii) of the *Planning Act 1999*, amend the NT Planning Scheme by making the amendment, specified in the Schedule.

Dated 24th January 2020.



Minister for Infrastructure, Planning and Logistics

SCHEDULE

AMENDMENT TO NT PLANNING SCHEME

AMENDMENT No. 539

1. Citation

This amendment to the NT Planning Scheme may be cited as Amendment No. 539.

2. Definition

In this amendment –

"amending map" means the map, signed by the Minister for Infrastructure, Planning and Logistics and marked "NT Planning Scheme Amendment No. 539", 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.

3. Amendment of Zoning Map

The NT Planning Scheme is amended by amending the zoning map relating to Borroloola 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 MD which is part Lot 773, Town of Borroloola.

4. Amendment of clause 14.3 (Borroloola)

Clause 14.3.1 (Borroloola Area Plan) –

Omit, substitute (see next page)

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999
Section 13(2)(a)(iv)

Reasons for Decision

NORTHERN TERRITORY PLANNING SCHEME
AMENDMENT No. 539

I have decided to rezone part Lot 773 Town of Borroloola (Yanyula) from Zone PS (Public Open Space) to Zone MD (Multiple Dwelling Residential), and I have amended the Borroloola Area Plan to the extent of its inconsistency with this rezoning. This amendment will facilitate the development of multiple dwellings.

This amendment to the NT Planning Scheme is considered appropriate because it facilitates the supply of serviced land for the construction of additional dwellings in Yanyula. The construction of additional dwellings will reduce overcrowding within Yanyula. Without this amendment, the additional dwellings could not be legally constructed on this part of Lot 773.

I am satisfied that the amendment:

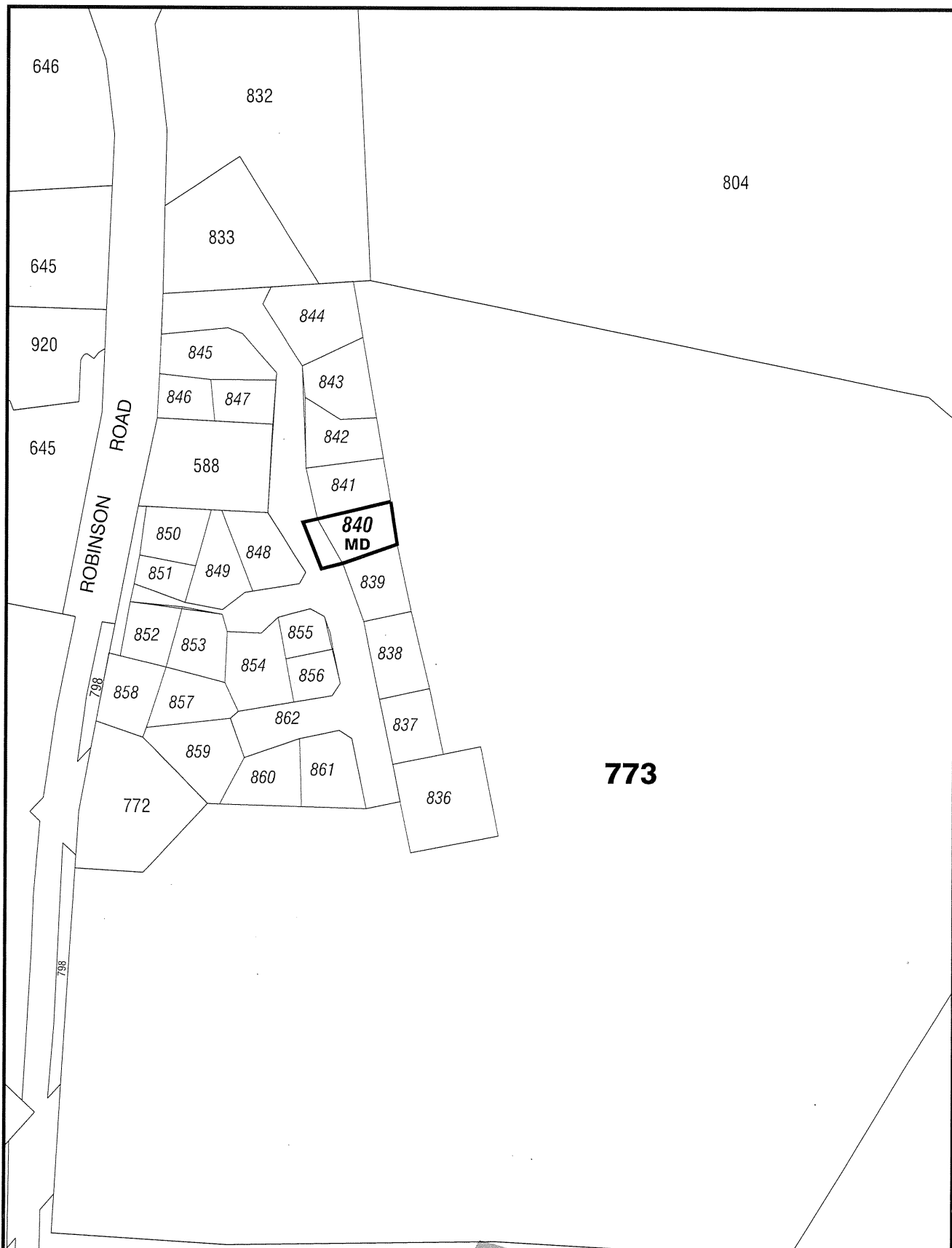
- will result in development consistent with the existing residential character in the community;
- will not result in a detrimental loss of public open space, as approximately six hectares of land within Zone PS will remain available; and
- facilitates effective utilisation of existing services.

I consider the future flood risk associated with the residential use of part Lot 773 is not so significant due to the extent of Yanyula exposed to the existing risk of flood impact, the availability of higher land in close proximity to the subject land and through implementation of emergency evacuation procedures outlined in the Borroloola Local Emergency Plan 2018-19.

I have decided to approve this rezoning without public exhibition as an application to amend the planning scheme as currently proposed was exhibited for 28 days from 13 September to 12 October 2019 and no public comment was received. I have been advised that consultation has occurred with the Yanyula community and the broader Borroloola community on this rezoning, and no concerns were raised about the amendment proposed.


EVA DINA LAWLER
Minister for Infrastructure, Planning and Logistics

24/ / 2020



NT PLANNING SCHEME
AMENDMENT No. 539
PART LOT 773 (LOT 840A) TOWN OF BORROLOOLA

MINISTER FOR INFRASTRUCTURE, PLANNING AND LOGISTICS

E. G. G. G.

Date: 24/1/2020



Department of Infrastructure, Planning and Logistics



Scale 1: 3000 @ A4



File No.: PA2019/0267

Date: 16-Dec-19

Drawing Name: PSA Part Lot 773 Borroloola.dgn