

NORTHERN TERRITORY OF AUSTRALIA

*Planning Act 1999*

AMENDMENT TO NT PLANNING SCHEME 2020

I, ANDREW JAMES KIRKMAN, Delegate of the Minister for Infrastructure, Planning and Logistics, under section 13(3)(b) of the *Planning Act 1999*, amend the NT Planning Scheme 2020 by making the amendment, specified in the Schedule.



Dated 19<sup>th</sup> FEBRUARY 2021

Delegate of the Minister for Infrastructure, Planning and Logistics

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**SCHEDULE**

**AMENDMENT TO NT PLANNING SCHEME 2020**

**AMENDMENT No. 11**

**1. Citation**

This amendment to the NT Planning Scheme 2020 may be cited as Amendment No. 11.

**2. Definition**

In this amendment –

"amending map" means the map, signed by the Delegate of the Minister for Infrastructure, Planning and Logistics and marked "NT Planning Scheme 2020 Amendment No. 11", deposited in the office of the Department of Infrastructure, Planning and Logistics, Darwin;

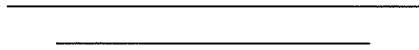
"zoning map" means the zoning map within the meaning of the NT Planning Scheme 2020.

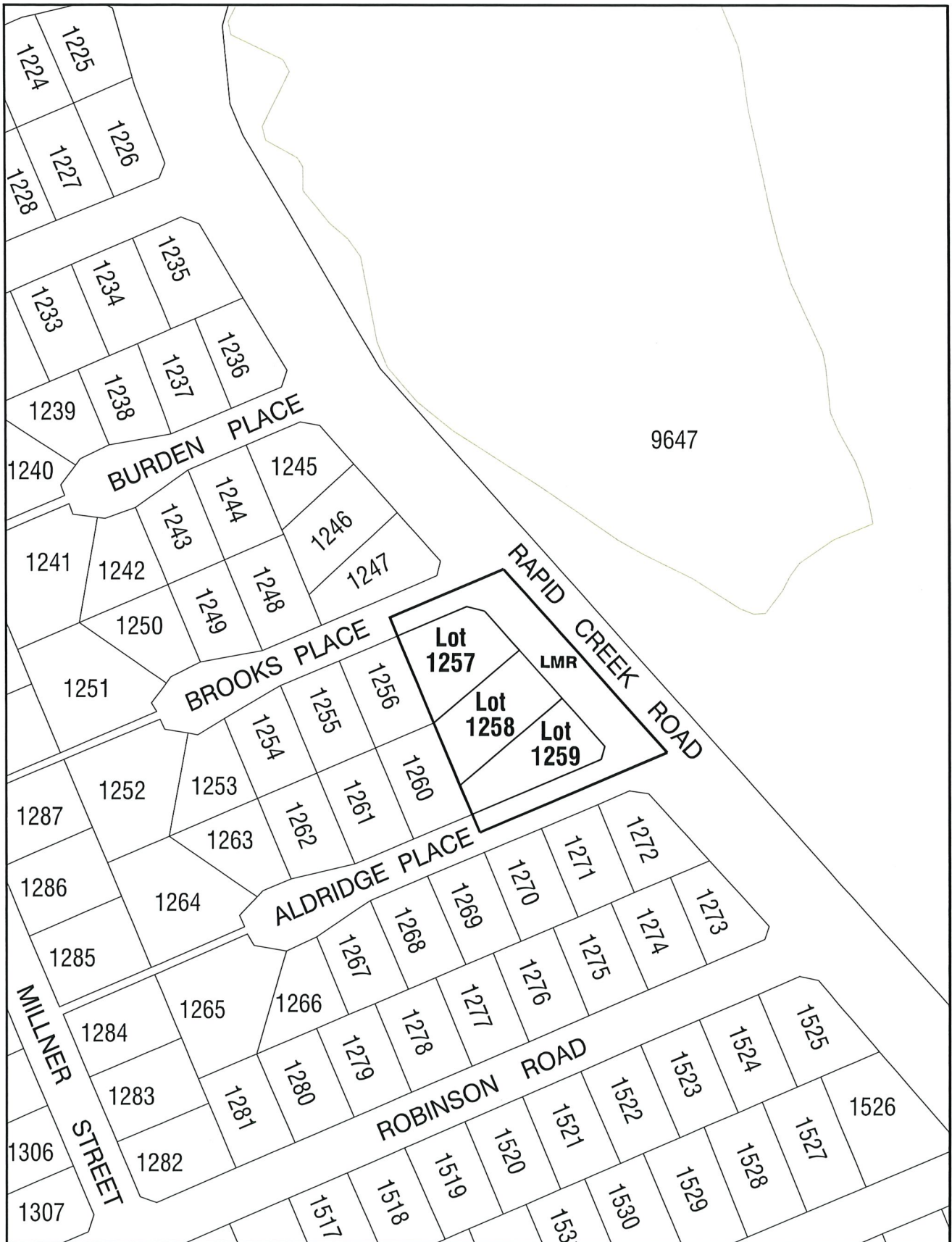
### **3. Amendment of Zoning Map**

The NT Planning Scheme 2020 is amended by amending the zoning map relating to 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 LMR which is Lots 1257, 1258 & 1259 Town of Nightcliff (1 Brooks Place, 37 Rapid Creek Road, 14 Aldridge Place, Millner).

### **4. Application of Overlay 3.11 RCFR (Rapid Creek Flood Response)**

Apply Overlay 3.11 RCFR (Rapid Creek Flood Response) to Lots 1257, 1258 & 1259 Town of Nightcliff (1 Brooks Place, 37 Rapid Creek Road, 14 Aldridge Place, Millner).





NT PLANNING SCHEME

AMENDMENT No. 11

LOTS 1257, 1258 and 1259 TOWN OF NIGHTCLIFF



NORTHERN  
TERRITORY  
GOVERNMENT

Department of Infrastructure, Planning and Logistics



Scale 1: 2000 @ A4



DELEGATE OF THE MINISTER FOR INFRASTRUCTURE, PLANNING AND LOGISTICS

Date 19/2/21

File No. PA2021/0027

Date: 10-Feb-21

Drawing Name: PSA Lots 1257 1258 1259.dgn

# NORTHERN TERRITORY OF AUSTRALIA

## *Planning Act 1999* Section 29

### Reasons for Decision

#### NORTHERN TERRITORY PLANNING SCHEME 2020 AMENDMENT No. 11

Pursuant to section 13(3)(b), I have decided to rezone Lots 1257, 1258 & 1259 Town of Nightcliff (1 Brooks Place, 37 Rapid Creek Road, 14 Aldridge Place, Millner) from Zone LR (Low Density Residential) to Zone LMR (Low-Medium Density Residential), and apply Overlay 3.11 RCFR (Rapid Creek Flood Response) to these lots.

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

- (a) promotes the purpose and objectives of the Act as it:
  - i. is consistent with the strategic framework for the locality, specifically the Darwin Mid Suburbs Area Plan; and
  - ii. seeks to protect the quality of life for future generations by responding to natural constraints that could otherwise cause damage to property and pose a danger to life;
- (b) is consistent with Residential Land Use Concept C of the Darwin Mid Suburbs Area Plan, which includes the subject land as being suitable to rezone to Zone LMR and capable of supporting development in accordance with that zone;
- (c) is not significant enough to require exhibition; and
- (d) has merit and is in the public interest as:
  - i. it will facilitate redevelopment of the land to address flooding and storm surge constraints to improve the safety of residents during flooding and storm surge events; and
  - ii. the application of Overlay 3.11 RCFR will apply additional development requirements to address the flooding and storm surge constraints affecting the land.

Pursuant to section 13(2)(b) I am satisfied that the amendment is not significant enough to require exhibition as the development of the Darwin Mid Suburbs Area Plan included comprehensive community consultation. Additionally, the application of Overlay 3.11 RCFR replaces the provisions of Specific Use Zone SD48 (Rapid Creek Flood Response) of the previous planning scheme, which was exhibited in accordance with the requirements of the Act.



ANDREW JAMES KIRKMAN  
Delegate  
Minister for Infrastructure, Planning and Logistics

19 / 2 / 2021