

NORTHERN TERRITORY OF AUSTRALIA

*Planning Act 1999*

NORTHERN TERRITORY PLANNING SCHEME 2020

NOTICE OF AMENDMENT DECISION - AMENDMENT No. 43

I, EVA DINA LAWLER, Minister for Infrastructure, Planning and Logistics, under section 30U(1) of the *Planning Act 1999*, give notice that –

**AMENDMENT DECISION**

I have, under section 30R(2)(a)(i) of the *Planning Act 1999*, made an amendment decision to approve the amendment proposal (as specified in the Schedule), to rezone Lot 7880 Hundred of Bagot (230 Madsen Road, Howard Springs) from Zone RL (Rural Living) to Zone RR (Rural Residential).

**REASONS FOR DECISION**

I have approved this amendment as I am satisfied that, pursuant to section 30S(1), the rezoning generally accords with policy established by the Litchfield Subregional Land Use Plan 2016, and more specifically, the Howard Springs Rural Activity Centre Area Plan:

- both the Area Plan and the proposed planning scheme amendment propose Zone RR land uses over Lot 7880 with a required road linking Madsen to Whitewood Road at the commercial centre of Howard Springs. A 30m wide road reserve easement exists within Lot 7880 that preserves the future required road corridor and will also allow further subdivision of Lot 7880 in the future.
- Zone RR provides a buffer and transition in lot sizes between existing rural living allotments and future development of the Howard Springs Rural Activity Centre identified by the Area Plan.
- the development proposal for subdivision complies with the requirements of the NTPS 2020 and accords with minimum lot sizes envisaged by the Area Plan.
- it is anticipated that a condition will be placed on the Development Permit for all lots created within Zone RR to be connected to reticulated water prior to titles being issued.

The amendment decision does not determine the concurrent application.

The amendment decision will take effect:

- (i) only if the consent authority consents to the development proposal under section 30W(1)(a) or (b) and, after the determination of any appeals under Part 9, issues a development permit under section 54 for the proposal; and
- (ii) if a development permit is issued - on the date on which it is issued.

Dated 13<sup>th</sup> May 2022



Minister for Infrastructure, Planning and Logistics

**SCHEDULE**  
**AMENDMENT TO NT PLANNING SCHEME 2020**  
**AMENDMENT No. 43**

**1. Citation**

This amendment to the NT Planning Scheme 2020 may be cited as Amendment No. 43.

**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. 43", 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 Litchfield 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 RR which is Lot 7880 Hundred of Bagot (230 Madsen Road, Howard Springs).

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NT PLANNING SCHEME  
AMENDMENT No. 43  
CONCURRENT APPLICATION TO REZONE  
Section 7880  
HUNDRED OF BAGOT  
From Zone RL (Rural Living)  
to Zone RR (Rural Residential)

MINISTER FOR INFRASTRUCTURE, PLANNING AND LOGISTICS

*Ea Lame*

Date 13/5/22



Department of Infrastructure, Planning and Logistics



Scale 1: 4000 @ A4



File No. PA2021/0336

Date: 31-Mar-22

Drawing Name: PSA Lot 7880 Hd of Bagot.dgn