

NORTHERN TERRITORY OF AUSTRALIA

*Planning Act*

AMENDMENT TO NT PLANNING SCHEME

I, PETER GLEN CHANDLER, Minister for Lands, Planning and the Environment, under section 25(2)(a) of the *Planning Act*, amend the NT Planning Scheme by making the amendment, specified in the Schedule.

Dated 19 June 2014.

  
Minister for Lands, Planning and the Environment

**SCHEDULE**

**AMENDMENT TO NT PLANNING SCHEME**

**AMENDMENT No. 340**

**1. Citation**

This amendment to the NT Planning Scheme may be cited as Amendment No. 340.

## 2. Amendment of Schedule 1 to clause 2.4

The NT Planning Scheme is amended by:

- (a) Amending schedule 1 to Clause 2.4 – Specific Uses, to amend **SL7** (Specific Use Zone Litchfield Number 7), as outlined below:

**SL7**

Lot 30 LTO69/011, Hundred of Strangways (35 Henning Road, Virginia).

1. The purpose of this zone is to facilitate the use or development of the subject land for commercial purposes with a predetermined limit on the size and scale of the development.
2. With consent the land may be used for:
  - (a) a shop with ancillary office;
  - (b) a warehouse;
  - (c) a business sign; and
  - (d) a caretakers residence.provided the development complies with all other requirements of the NT Planning Scheme as if the land were in Zone C (Commercial)
3. A 10m landscaping buffer is to be planted & maintained along the street frontages and also at the rear and side of the proposed development to protect the visual amenity of the adjoining lots within Zone RL (Rural Living).
4. Drainage works, including pollutant traps, grassed swales, detention basin and & biofiltration area are to be in accordance with a Stormwater Management Plan to mitigate peak discharge and any potential impacts on water quality.
5. The purpose of this clause is to ensure that development is of an intensity that is not likely to have a significant detrimental impact on the amenity of the locality.
  - (a) development within this zone is to have a maximum floor area of;
    - i. shop - 1440 m<sup>2</sup>
    - i. warehouse - 480 m<sup>2</sup>
6. the consent authority must not consent to the development outlined in paragraph 2 if it does not comply with the requirements listed in paragraph 4 & 5.

**NORTHERN TERRITORY OF AUSTRALIA**

***Planning Act***

**NOTICE OF MAKING OF AMENDMENT TO NT PLANNING SCHEME  
AMENDMENT No. 340**

I, PETER GLEN CHANDLER, Minister for Lands, Planning and the Environment, under section 28(1) of the *Planning Act*, give notice that –

- (a) I have, under section 25(2)(a) of the Act, amended the NT Planning Scheme by altering **SL7** (Specific Uses Litchfield No. 7) as it applies to Lot 30 (LTO69/011) Hundred of Strangways (35 Henning Road, Virginia); and
- (b) copies of the amendment, (Amendment No. 340), are available from the Offices of the Department of Lands, Planning and the Environment, Ground Floor, 16 Parap Road, Parap.

Dated 19 June 2014



Minister for Lands, Planning and the Environment

**NORTHERN TERRITORY OF AUSTRALIA**

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

**Reasons for Decision**

**NORTHERN TERRITORY PLANNING SCHEME**  
**AMENDMENT No. 340**

The amendment of **SL7** (Specific Uses Litchfield No. 7) as it applies to Lot 30 (LTO69/011) Hundred of Strangways (35 Henning Road, Virginia) is deemed suitable as:

- the proposal is consistent with the administration of the NT Planning Scheme as it contributes to a built environment and supports the economic development of the Territory promoting commercial diversity to service community needs and export potential;
- the proposal is seen to collocate a commercial use adjacent to the Coolalinga commercial centre, and therefore affirm the primacy of existing centre;
- the specific use zone intends to mitigate the impacts of the development on the wider locality by restricting any future uses onsite by a predetermined limit on the size and scale of the development; and
- the proposal intends to ensure development does not unreasonably intrude on or compromise the privacy of adjoining residential uses by providing designated landscaped buffers to adjoining land.



**PETER GLEN CHANDLER**  
Minister for Lands, Planning and the Environment

19/ 6 / 2014