

NORTHERN TERRITORY OF AUSTRALIA

Planning Act

AMENDMENT TO NT PLANNING SCHEME

I, DAVID WILLIAM TOLLNER, Minister for Lands and Planning, under section 12(2)(a) of the *Planning Act*, alter the proposal and amend the NT Planning Scheme in accordance with the altered proposal by making the amendment, specified in the Schedule.

Dated

8/17/2015. 
Minister for Lands and Planning

SCHEDULE

AMENDMENT TO NT PLANNING SCHEME

AMENDMENT No. 386

1. Citation

This amendment to the NT Planning Scheme may be cited as Amendment No. 386.

2. Amendment of Schedule 1 to Clause 2.4 – Specific Uses

The NT Planning Scheme is amended by way of omitting the existing Zone **SP9** and inserting the controls for Zone **SP9** endorsed through Amendment No. 386.

omit

clause 1

substitute:

The purpose of this zone is to facilitate the subdivision, use and development of the land as a predominantly residential estate that provides for housing choice and affordability by offering a range of lot sizes and housing types.

omit

clause 2

substitute:

With **consent**, land within this zone may be developed for the purpose of a subdivision if the development application to subdivide the land is accompanied by:

- (a) a drawing indicating the proposed land use and type of dwelling of each lot; and
- (b) a drawing showing the building envelope for each **dwelling** lot, which is to be consistent with the "Proposed Housing Typology for Phases 2 & 3" plans supporting this zone.

Subject to sub-clause 2(b), if a drawing showing the building envelope for a **dwelling** lot is not consistent with the "Proposed Housing Typology for Phases 2 & 3" plans supporting this zone, a drawing required under sub-clause 2(b) may propose an alternative building envelope for that lot.

Approved building envelope drawings are to be endorsed as forming part of a development permit for subdivision.

omit

clause 7

substitute:

The **building setbacks** for **residential buildings** are to be in accordance with the housing typologies for Phases 2 and 3 or the building envelope drawings endorsed as forming part of a development permit for subdivision in accordance with sub-clause 2.

insert new clause 13:

The provisions of Zone C (Commercial) apply to any lot shown as being for local commercial and community facilities on an endorsed subdivision drawing approved pursuant to sub-clause 2 (a) and generally in accordance with the Palmerston Eastern Suburbs Area Plan 2 of 3.

existing clauses 13 and 14 are to be renumbered as 14 and 15 respectively.

NORTHERN TERRITORY OF AUSTRALIA

Planning Act

**NOTICE OF MAKING OF AMENDMENT TO NT PLANNING SCHEME
AMENDMENT No. 386**

I, DAVID WILLIAM TOLLNER, Minister for Lands and Planning, under section 28(1) of the *Planning Act*, give notice that:

- (a) I have, under section 12(2) of the Act, amended the NT Planning Scheme by making minor amendments to a number of existing sub-clauses and by inserting a new sub-clause to Zone SP9 (Specific Use Palmerston No. 9) as endorsed through Amendment No. 386; and
- (b) copies of the amendment, (Amendment No. 386), are available from the Offices of the Department of Lands, Planning and the Environment, Ground Floor, 16 Parap Road, Parap.

Dated

8/4/ 2015

A handwritten signature in black ink, appearing to read 'David Tollner', with a large, stylized initial 'D'.

Minister for Lands and Planning

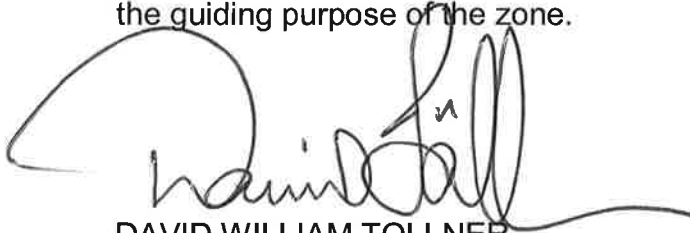
NORTHERN TERRITORY OF AUSTRALIA

Planning Act
Section 29

Reasons for Decision

NORTHERN TERRITORY PLANNING SCHEME
AMENDMENT No. 386

This amendment to the NT Planning Scheme has been approved without public exhibition as it is minor in nature, accords with the intent of the Palmerston Eastern Suburbs Planning Principles and Area Plan 2 of 3 included at Clause 14.5.1 of the NT Planning Scheme, and provides greater direction for all stakeholders with regard to commercial and residential land uses in Zone SP9 (Specific Use Palmerston No. 9) without any alteration to the guiding purpose of the zone.

A handwritten signature in black ink, appearing to read 'David Tollner', with a large, sweeping initial 'D'.

DAVID WILLIAM TOLLNER
Minister for Lands and Planning

8 / 7 / 2015