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 29th October 2019.

Minister for Infrastructure, Planning and Logistics

____________________________________

SCHEDULE

AMENDMENT TO NT PLANNING SCHEME

AMENDMENT No. 536

1. Citation

This amendment to the NT Planning Scheme may be cited as Amendment No. 536.

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. 536", 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 CP which is part Lot 790 Town of Borroloola.

4. Amendment of clause 14.3 (Borroloola)

Clause 14.3.1 (Borroloola Area Plan) –

Omit, substitute (see next page)
14.3.1 Borroloola Area Plan

Borroloola Area Plan
October 2019

The Area Plan provides the framework for land use and development of Borroloola through the identification of areas for appropriately zoned uses and compatible activities.
I have decided to rezone part Lot 790 Town of Borroloola (Garawa 2) 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 a single storey, three bedroom detached dwelling.

This amendment to the NT Planning Scheme is considered appropriate because it makes land available for the construction of an additional dwelling in Garawa 2. The construction of this dwelling will reduce overcrowding within Garawa 2. Without this amendment, the additional dwelling could not be legally constructed within Garawa 2.

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 15 hectares of land within Zone PS (Public Open Space) will remain available; and
- responds appropriately to flooding, as the site is not within a flood hazard area, and it is possible for finished floor level to be raised 300m above the peak flood depth.

I have decided to approve this rezoning without public exhibition. I have been advised that consultation has occurred with the Garawa 2 community and the broader Borroloola community on this rezoning, and no concerns were raised about this development.

EVA DINNA LAWLER
Minister for Infrastructure, Planning and Logistics

22/10/2019