

NORTHERN TERRITORY OF AUSTRALIA

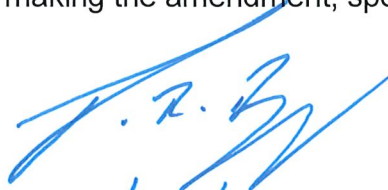
Planning Act 1999

AMENDMENT TO NT PLANNING SCHEME 2020

PA2024/0209

I, JOSHUA ROLAND BURGOYNE, Minister for Lands, Planning and Environment, under section 30R(2)(a)(i) of the *Planning Act 1999*, amend the NT Planning Scheme 2020 by making the amendment, specified in the Schedule.

Dated



7/10/2025.

Minister for Lands, Planning and Environment

SCHEDULE

AMENDMENT TO NT PLANNING SCHEME 2020

1. Definition

In this amendment –

"amending map" means the attached map, signed by the Minister for Lands, Planning and Environment and marked with Planning Application reference PA2024/0209, deposited in the office of the Department of Lands, Planning and Environment, Darwin;

"zoning map" means the zoning map forming part of the NT Planning Scheme 2020 as in force prior to the amendment taking effect.

2. Amendment of Zoning Map

The NT Planning Scheme 2020 is amended by amending the zoning map relating to Part Section 7349, Hundred of Bagot (Makagon Road, Berrimah) 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 SU.

3. Amendment to Schedule 4: Specific Use Zones

4.1.3 Specific Uses – Darwin

SU Zone - Part Section 7349 Hundred of Bagot (Makagon Road, Berrimah)

Purpose

Facilitate a mix of light industry and service commercial land uses that provide a sensitive transition between light industrial land to the west and residential land to the east, in a manner that contributes to the amenity of the surrounding area and complements uses within the Berrimah Farm Secondary Activity Centre.

Administration

1. The specific use zone applies to part Section 7349 Hundred of Bagot (Makagon Road, Berrimah) as identified in the map to this zone.
2. The use and development of land subject to this specific use zone is to be in accordance with the table to this zone.
3. General and specific developments requirements for **demountable structures, dwelling-caretakers, excavation and fill, and telecommunications facility**, are to be applied as if the land were in Zone SC (Service Commercial).
4. General and specific development requirements are to be applied to all other development as if the land were in Zone LI (Light Industry).
5. Development that is not defined in Schedule 2 (Definitions) may occur only when assessment has determined that the development is appropriate in the zone, having regard to the purpose and outcomes of this zone and such matters as the location, nature, scale and intensity of the development.
6. Clause 6.4 (Subdivision in Zones LI, GI and DV) applies to the subdivision of land subject to this specific use zone, to the extent of any inconsistencies within the zone.
7. The consent authority may **consent** to a subdivision that is not in accordance with sub-clauses 12 and 13 if it is satisfied that the subdivision design is consistent with the purpose of this clause.

Zone Outcomes

8. A mix of **industry-light** and service commercial uses.
9. Development that incorporates appropriate urban and landscape design that creates attractive and functional buildings, streets and places and mitigates the impact of noise on the surrounding land.

10. Development that respects surrounding community and residential uses and provides a sympathetic interface with the surrounding land.
11. Appropriate urban services including, roads, reticulated electricity, water, sewerage, stormwater drainage and telecommunication infrastructure are available.

Requirements

12. Development is located, designed and managed in a manner to ensure that there is no unreasonable loss of amenity to nearby residential zones.
13. Development provides a sympathetic interface with Garner Street and the future secondary intersection to the south that minimises blank walls, adds visual interest at street level and allows for passive surveillance of the public domain.

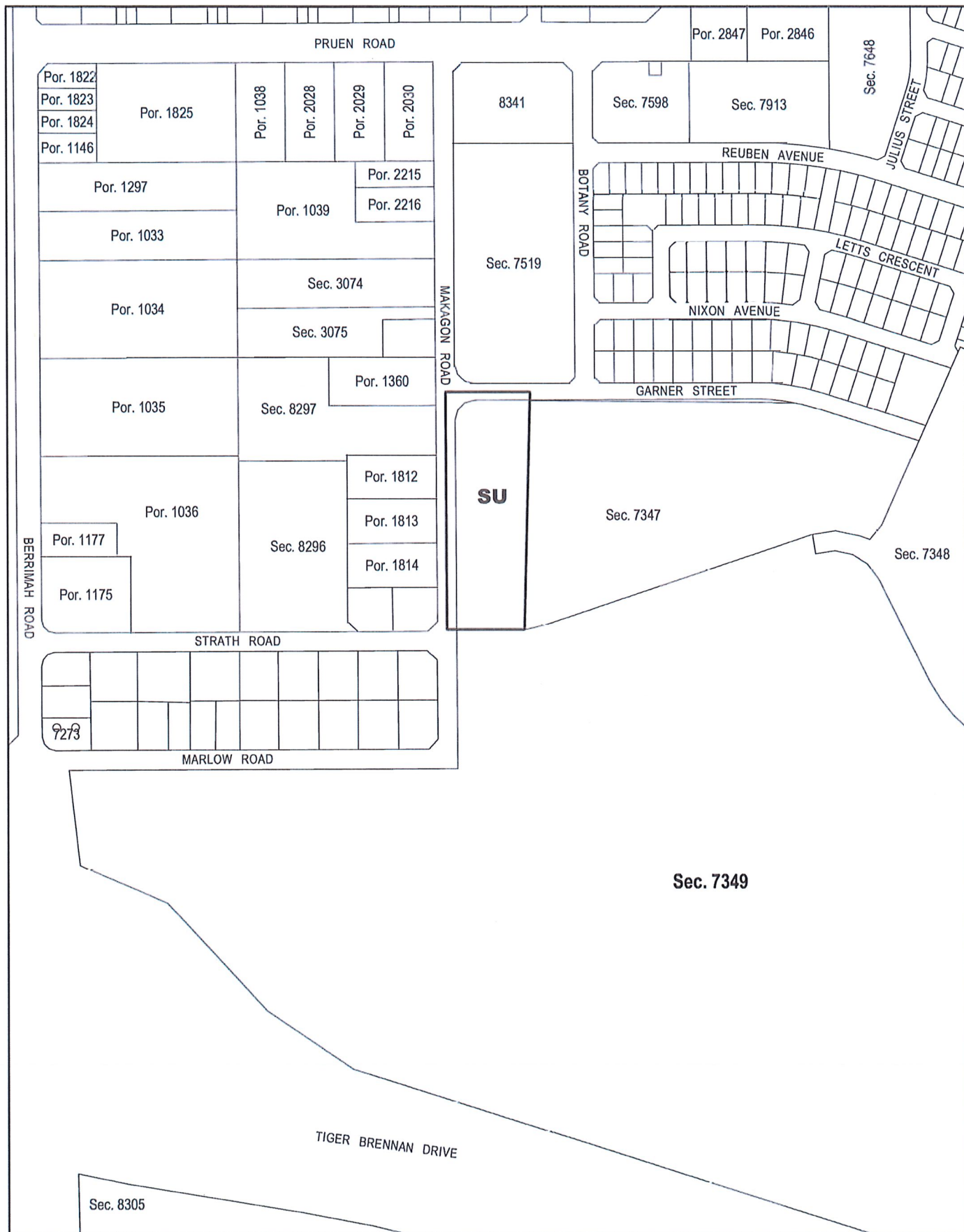
ASSESSMENT TABLE – ZONE SU					
Defined use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Car Wash	Merit Assessable	Not Applicable	5.2.1 General Height Control 5.2.4 Car Parking 5.2.5 Loading Bays 5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR 5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC	Not Applicable	5.6.1 Setbacks and Building Design in Zones LI, GI and DV 5.6.2 Expansion of existing Developments in Zones LI and GI 5.5.9 Car Wash
Demountable Structures	Permitted				5.8.7 Demountable Structures
Dwelling-Caretakers	Permitted				5.4.1 Residential Density 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.12 Dwelling-Caretakers
Education Establishment	Impact Assessable				5.6.1 Setbacks and Building Design Requirements in Zones LI, GI and DV 5.6.2 Expansion of Existing Use or Development in Zone LI and GI 5.8.2 Education Establishment
Excavation and Fill	Impact Assessable				5.8.9 Excavation and Fill
Food Premises-Café/Take Away	Merit Assessable				5.5.11 Food Premises 5.6.1 Setbacks and Building Design Requirements in Zones LI, GI and DV 5.6.2 Expansion of Existing Use or Development in Zone LI and GI

ASSESSMENT TABLE – SPECIFIC USE ZONE FOR PART SECTION 7349

Defined use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Industry-Light	Merit Assessable	Not applicable	5.2.1 General Height Control	Not Applicable	5.6.1 Setbacks and Building Design Requirements in Zones LI, GI and DV 5.6.2 Expansion of Existing Use or Development in Zone LI and GI
Leisure and Recreation	Merit Assessable		5.2.4 Car Parking 5.2.5 Loading Bays 5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		5.6.1 Setbacks and Building Design Requirements in Zones LI, GI and DV 5.6.2 Expansion of Existing Use or Development in Zone LI and GI 5.8.5 Leisure and Recreation
Motor Repair Station	Impact Assessable		5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC		5.6.1 Setbacks and Building Design Requirements in Zones LI, GI and DV 5.6.2 Expansion of Existing Use or Development in Zone LI and GI 5.6.3 Motor Body Works and Motor Repair Station
Office	Merit Assessable				5.6.1 Setbacks and Building Design Requirements in Zones LI, GI and DV 5.6.2 Expansion of Existing Use or Development in Zone LI and GI
Passenger Terminal	Merit Assessable				5.6.1 Setbacks and Building Design Requirements in Zones LI, GI and DV 5.6.2 Expansion of Existing Use or Development in Zone LI and GI
Service Station	Merit Assessable				5.5.8 Service Station 5.6.1 Setbacks and Building Design Requirements in Zones LI, GI and DV 5.6.2 Expansion of Existing Use or Development in Zone LI and GI

ASSESSMENT TABLE – SPECIFIC USE ZONE FOR PART SECTION 7349

Defined use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Showroom Sales	Merit Assessable	Not Applicable	5.2.1 General Height Control	Not Applicable	5.6.1 Setbacks and Building Design Requirements in Zones LI, GI and DV 5.6.2 Expansion of Existing Use or Development in Zone LI and GI
Telecommunications Facility	Impact Assessable		5.2.4 Car Parking		5.8.10 Telecommunications Facility
Transport Terminal	Merit Assessable		5.2.5 Loading Bays		5.6.1 Setbacks and Building Design Requirements in Zones LI, GI and DV 5.6.2 Expansion of Existing Use or Development in Zone LI and GI
Vehicle Sales and Hire	Impact Assessable		5.2.6 Landscaping		5.6.1 Setbacks and Building Design Requirements in Zones LI, GI and DV 5.6.2 Expansion of Existing Use or Development in Zone LI and GI
Veterinary Clinic	Impact Assessable		5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		5.6.1 Setbacks and Building Design Requirements in Zones LI, GI and DV 5.6.2 Expansion of Existing Use or Development in Zone LI and GI
Warehouse	Permitted		5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC		5.6.1 Setbacks and Building Design Requirements in Zones LI, GI and DV 5.6.2 Expansion of Existing Use or Development in Zone LI and GI
All other uses defined in Schedule 2 (Definitions)	Prohibited				
Undefined Uses Any use not defined in Schedule 2 (Definitions)	Impact Assessable				Part 2, Part 3, Part 4, Part 5 of this Planning Scheme



Sec. 7349

NT Planning Scheme 2020
 Amendment PA2024/0209
 Rezone Part Section 7349
 Hundred of Bagot

MINISTER FOR LANDS, PLANNING AND ENVIRONMENT

Date: 7/10/25



Department of Lands, Planning and Environment



Scale: 1: 4500 @A4



File No: PA2024/0209
 Date: 19/09/2025

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999
Section 30U

REASONS FOR DECISION

NORTHERN TERRITORY PLANNING SCHEME 2020

PA2024/0209

I have decided to rezone Part Section 7349, Hundred of Bagot (Makagon Road, Berrimah) from Zone FD (Future Development) to Zone SU (Specific Use Darwin).

I am satisfied that, pursuant to section 30S 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 Berrimah Farm Planning Principles and Area Plan that identifies the subject site for commercial/light industrial development, providing a transition to the future residential development to the east;
 - ii. the proposed zone includes site specific design requirements which will ensure development is compatible with the surrounding uses; and
 - iii. has been exhibited in accordance with the requirements of the Act;
- (b) has merit and is in the public interest as:
 - i. the proposed amendment will facilitate the subdivision of undeveloped land consistent with the relevant and publicly available strategic planning policies. The subdivision will allow for the development of land uses which will provide services, goods and employment.

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.


JOSHUA ROLAND BURGOYNE
Minister for Lands, Planning and Environment

7 / 10 / 2025