NORTHERN TERRITORY OF AUSTRALIA

Planning Act

AMENDMENT OF NT PLANNING SCHEME

I, PETER GLEN CHANDLER, the 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 25/10/2014

[Signature]

Minister for Lands, Planning and the Environment

SCHEDULE

AMENDMENT OF NT PLANNING SCHEME

AMENDMENT No. 360

1. Citation

This amendment to the NT Planning Scheme may be cited as Amendment No. 360.

2. Definitions

In this amendment –

"amending map" means the map, signed by the Minister for Lands, Planning and the Environment and marked "NT Planning Scheme Amendment No. 360", deposited in the office of the Department of Lands, Planning and the Environment, Darwin;

"zoning map" means the zoning map within the meaning of the NT Planning Scheme.

3. Amendment

The NT Planning Scheme is amended by:

(a) amending the zoning map relating to Alice Springs 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 “SA(9)” Specific Use, which is part of NT Portion 6811 Bullen Road, Alice Springs, and

(b) amending Schedule 1 to clause 2.4 – Specific Uses to include the following Schedule:

Schedule 1

| SA(9) | Part of NT Portion 6811, Alice Springs (69 Bullen Road, White Gums) |

NT Planning Scheme definitions apply and appear in **bold** throughout this zone.

1. **PURPOSE**

1. The purpose of this zone is to facilitate the subdivision, use and development of the land primarily for integrated rural living, local **community centre**, senior lifestyle village, business services and managed horse stables, through a range of lot sizes which may not be permissible or adequately catered for in any single zone.

2. The parts of NT Portion 6811 that are subject to this clause are the four areas of land that are bounded by a thick black line and marked as Areas A, B, C and D on the diagram to this zone.

3. The intended uses for:
   - Area A are senior’s lifestyle village;
   - Area B are rural living with local commercial and **community centre**;
   - Area C are business services; and
   - Area D are managed horse stables.

Diagram to Clause 1(1) of Zone SA9
2. DEVELOPMENT DESIGN PHILOSOPHY

1. Any subdivision and future development is expected to be designed to respond to Alice Springs’ arid climate and lifestyle attributes.

2. This includes, but is not limited to, adherence to the sustainable development principles which may be graphically expressed in the Masterplan.

3. The overarching design principles are:
   
   (a) to create a community that responds to the natural character and bushland setting while providing a range of lots sizes for rural living and housing and lifestyle choices with access to limited commercial services and recreational facilities;

   (b) to build on and improve the amenity of the site by:
       • enhancing the natural features of the site through good subdivision design based on sustainable land use practices;
       • ensuring larger lot sizes for rural living along the Bullen Road frontage and maintaining suitable landscaped buffer to existing development;
       • siting buildings to preserve vistas to surrounding hills and ridges by limiting development to slopes less than 1 in 5 and restricting any excavation or fill; and
       • accommodating existing landscape features, such as significant trees, vegetation and natural drainage lines into open space networks and wildlife corridors.

3. SUBDIVISION

1. With consent, land within this zone may be developed for the purpose of a subdivision if:

   (a) the development application to subdivide the land is accompanied by:
       i. a detailed land suitability assessment prepared by suitably qualified professionals, addressing the NT Land Suitability Guidelines;
       ii. a stormwater management plan including but not limited to the potential impact on neighbouring land, external roads, internal roads, the upstream and downstream flows and proposed mitigation measures;
       iii. a Masterplan reflecting the results of the Land Suitability Assessment and indicating the intended use of each lot, staging of works, details of stormwater management, road hierarchy and bushfire hazard management;
       iv. a Sampling and Analysis Plan for baseline data for effective management of groundwater quality; and the plans will form part of any development for subdivision.

   (b) the overall subdivision design includes the following:
       i. continuous sealed access to all lots;
       ii. connection to municipal water supply;
       iii. retention or appropriate treatment of natural drainage corridors and sheet flow areas; and
       iv. adequate drainage within road reserves or through engineered drainage reserves;

   (c) the subdivision is to create Area A, B C and D;

   (d) the subdivision within Area B provides:
i. a maximum of 60 lots;
ii. a minimum lot size of 1.0 hectare;
iii. a minimum lot size of 3.0 hectares for any lot abutting the Bullen Road reserve; and
iv. a maximum lot size of 1.0 hectare for land identified for the local commercial / retail / community hub;
where each lot contains a minimum of 1ha of unconstrained land with unconstrained access from a public road; and

(e) the subdivision within Area C provides:
i. a minimum lot size of 5000m2;
ii. a maximum lot size of 1 hectare; and
iii. individual lots with a minimum primary street frontage of 25 m.

4. LAND USE

1. A lot may be used for the purposes outlined in Table A to this clause if the development is consistent with the Masterplan and the development complies with all other requirements of this zone.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Area</th>
<th>SU Zone clause</th>
<th>NT PS clause</th>
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<tr>
<td>caretakers residence</td>
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<td>7.10.3</td>
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<tr>
<td>child care centre</td>
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<td>community centre</td>
<td>X D X X</td>
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<tr>
<td>Home based visitor</td>
<td>X P X X</td>
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<td>accommodation</td>
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<td>X D D D</td>
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X – Prohibited  P – Permitted  D – Discretionary

2. The consent authority may consent to a variation of these requirements only if it is satisfied that special circumstances justify the giving of consent.
5. **SENIORS LIFESTYLE VILLAGE**

1. The purpose of this clause is to ensure that the village has a high level of residential amenity that meets the needs of the intended residents.

2. A site identified for a seniors village is within Area A on the Masterplan endorsed under clause 3 of this zone and is defined under the Retirement Villages Act of the Northern Territory.

3. With consent, land within Area A may be developed for the purpose of multiple dwellings and ancillary uses and activities.

4. No more than 80 multiple dwellings shall be built within Area A.

5. A single caretaker’s residence/manager’s residence may be developed.

6. Each dwelling unit shall be provided 2 vehicle parking spaces.

7. Each dwelling shall be provided a minimum of 30m² of private open space (exclusive of driveways and car parking areas) but inclusive of an area with minimum dimensions of 4m x 4m for each dwelling.

8. Communal land for a community centre and recreational uses may include existing drainage corridors.

9. All dwellings shall be connected to an appropriate wastewater treatment system which is not sited with 100m of any bore and where details of the waste disposal system are provided, and it is demonstrated that the method of waste disposal will have no detrimental effect on the environment, especially to ground and surface waters.

10. All dwellings shall be connected to a rainwater tank with a minimum capacity of 20,000 litres.

11. Excavation or fill for any building site shall be limited to a maximum of 1.5m above or below natural ground level.

6. **RURAL LIVING AND COMMERCIAL CENTRE**

1. The purpose of this clause is to ensure that the development of Area B is predominantly for rural living with provision for a service centre with a predetermined limit on the size and scale of uses in order to uphold the amenity of the area and to mitigate traffic impacts on Bullen Road.

2. All dwellings shall be connected to an appropriate wastewater treatment system which is not sited within 100m of any bore and where details of the waste disposal system are provided, and it is demonstrated that the method of waste disposal will have no detrimental effect on the environment, especially to ground and surface waters.

3. Excavation or fill for any building site shall be limited to a maximum of 1.5m above or below natural ground level.

4. For the community hub maximum floor space shall not exceed:

   (a) 400m² for community centre; and

   (b) 1500m² for all other uses combined, excluding leisure and recreation, with a maximum of:

       i. 100m² per office tenancy; and
7. BUSINESS SERVICES

1. The purpose of this clause is to ensure that development within Area C:

   (a) is of a nature and intensity that is not likely to have a detrimental impact on the locality;

   (b) provides opportunities to include activities that are not desired in Area B (e.g. parking of heavy vehicles); and

   (c) minimises any adverse impact on adjoining uses due to hours of operation, traffic, noise, fumes, smell, dust, paint or other chemical over-spray, vibration, glare or light spill, electronic interference, ash or other harmful or nuisance creating impacts.

2. Development of individual lots within Area C may be developed subject to the following conditions:

   (a) a maximum floor area of 40% of the lot area, with the exception of showrooms and offices that will have a maximum floor area of 1000m²;

   (b) all buildings shall have a maximum height of 9 metres above existing natural ground level;

   (c) outdoor storage areas are to occupy no more than 4000m² and are to be screened with solid fencing and/or densely planted landscaping;

   (d) all buildings are to be setback a minimum of 10m from site boundaries;

   (e) landscaped buffers are to be planted and maintained with a continuous landscaped buffer with a minimum width of 10 metres along all boundaries except where this requirement would conflict with necessary drainage, vehicle circulation functions and fire breaks;

   (f) landscaping shall be provided to mitigate the noise and visual impact on other adjoining development;

   (g) any plant or equipment with potential to cause an environmental nuisance (including air-conditioning plant) shall be sited as far as possible from adjoining non-business service area boundary, and should be designed to minimise its effect on the amenity of the locality;

   (h) offices and showrooms associated with industrial, warehouse, storage and transport development shall be sited at the front of the building with direct and convenient pedestrian access from the main visitor parking area;

   (i) all buildings shall be connected to a wastewater treatment system which is not sited within 100m of any bore and where the waste disposal system is approved for use in the Northern Territory;

   (j) all buildings shall be connected to a rainwater tank with a minimum capacity of 20,000 litres; and

   (k) excavation or fill for any building site shall be limited to a
8. MANAGED HORSE STABLES

1. Land with Area D may be used for stables and ancillary use or development subject to the following conditions:

   (a) all waste water and septic facilities must be sited at least 100 m from any bore, and designed so that no effluent flows off site;

   (b) **domestic livestock** must not be kept, exercised or trained on land within 100 m of a bore; and

   (c) the keeping, exercising or training of **domestic livestock** on the land must not:
      i. unreasonably contribute to the erosion or pollution of the land, adjoining land or the lake; or
      ii. cause detriment to the amenity of the locality because of excessive noise, offensive odours, excessive dust or the attraction of flies or vermin.
NORTHERN TERRITORY OF AUSTRALIA

Planning Act

NOTICE OF AMENDMENT OF NT PLANNING SCHEME

AMENDMENT No. 360

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

(a) I have, under section 25 of the Act, amended the Northern Territory Planning Scheme by rezoning part of NT Portion 6811 (Bullen Road) Town of Alice Springs from Zone R (Rural) to Zone R (Rural) and Zone SA9 (Specific Use); and

(b) copies of the amendment, (Amendment No. 360), are available from the Offices of the Department of Lands, Planning and the Environment, Green Well Building, 50 Bath Street, Alice Springs.

Dated  25/10/2014

[Signature]

Minister for Lands, Planning and the Environment
NORTHERN TERRITORY OF AUSTRALIA

Planning Act
Section 29

Reasons for Decision

NORTHERN TERRITORY PLANNING SCHEME AMENDMENT
AMENDMENT No. 360

The amendment will allow for subdivision and smaller lot rural living development, senior's retirement village, local community hub including commercial and community facilities, business services area and managed horse stables.

The range of uses will provide the potential for greater housing and lifestyle choice in Alice Springs in a unique setting.

The amendment is considered to be consistent with the strategic direction provided by the Northern Territory Planning Scheme, in particular the Planning Principles and Land Use Framework for Alice Springs.

Any subsequent subdivision and development of the site will require the lodgement of a development application and consent through the Development Consent Authority. The authority will be required to assess and determine such applications in accordance with the provisions of Zone SA(9) and relevant criteria of the NT Planning Scheme.

Amendment No. 360 rezones part of NT Portion 6811 Bullen Road, Alice Springs to Zone SA9 (Specific Use).

[Signature]

PETER GLEN CHANDLER
Minister for Lands, Planning and the Environment

25/10/2014