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.


[Signature]

Minister for Infrastructure, Planning and Logistics

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SCHEDULE

AMENDMENT TO NT PLANNING SCHEME

AMENDMENT No. 549

1. Citation

This amendment to the NT Planning Scheme may be cited as Amendment No. 549.

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. 549", 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 MD which is part Lot 773 Town of Borroloola.

4. Amendment of clause 14.3 (Borroloola)

Clause 14.3.1 (Borroloola Area Plan) –

Omit, substitute (see next page)
NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999
Section 13(2)(a)(iv)

Reasons for Decision

NORTHERN TERRITORY PLANNING SCHEME
AMENDMENT No. 549

I have decided to rezone part Lot 773 Town of Borroloola (290 Robinson Road, Borroloola) 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 Yanyula. The construction of this dwelling will reduce overcrowding within Yanyula, and will allow members of this community to continue living together. Without this amendment, the additional dwelling for the community of Yanyula could not be legally constructed.

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 about 6.8 hectares of land within Zone PS (Public Open Space) will remain available; and
- facilitates effective utilisation of existing services.

I consider the future flood risk associated with the residential use of part Lot 773 is not so significant due to the availability of higher land in close proximity of the subject land, and that emergency evacuation procedures are in place for this community as per the Borroloola Local Emergency Plan 2018-19.

I have decided to approve this rezoning without public exhibition. I have been advised that consultation has occurred with the Yanyula community and the broader Borroloola community on this rezoning, and no concerns were raised about the use of the subject site for a house.

EVA DINA LAWLER
Minister for Infrastructure, Planning and Logistics

6/4/2020
Borroloola Area Plan
March 2020

Township Growth

The Area Plan provides the framework for the orderly development of Borroloola through the identification of areas for appropriately located uses and compatible activities.
PROPOSED NT PLANNING SCHEME
AMENDMENT PA2020/0010
REZONE PART LOT 773
TOWN OF BORROLOOLA
From Zone PS (Public Open Space) to Zone MD (Multiple Dwelling)
EXISTING ZONING PLAN
NT PLANNING SCHEME
AMENDMENT PA2020/0010
REZONE PART LOT 773
TOWN OF BORROLOOLA
From Zone PS (Public Open Space)
to Zone MD (Multiple Dwelling)