

NORTHERN TERRITORY OF AUSTRALIA

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

Reasons for Decision

NORTHERN TERRITORY PLANNING SCHEME
AMENDMENT No. 554

Amendment 554 alters Specific Use Zone - Darwin No. 39 (**SD39**) to permit uses in a manner consistent with the zoning table for Zone CP (Community Purposes). These alterations better reflect the purpose of **SD39**, which seeks to facilitate the use and development of Section 4445 Hundred of Bagot for uses consistent with Zone CP (Community Purposes).

Exhibition of this amendment was not considered necessary because the amendments to **SD39** reflect the zoning of the land before Section 4445 was included within a specific use zone.



EVA LAWLER

Minister for Infrastructure, Planning and Logistics

26/ 5 / 2020

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 26th May 2020.



Minister for Infrastructure, Planning and Logistics

SCHEDULE

AMENDMENT TO NT PLANNING SCHEME

AMENDMENT No. 554

1. Citation

This amendment to the NT Planning Scheme may be cited as Amendment No. 554.

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

SD39 –

Repeal, substitute

SD39

Section 4445, 55 Batten Road, Marrara, Hundred of Bagot.

1. The purpose of this zone is to facilitate the use and development of Section 4445 for either:
 - (a) uses consistent with Zone CP (Community Purposes); or
 - (b) for the term limited at subclause 3 - a short stay, accommodation village.
2. Land may be developed with or without **consent** for uses consistent with Zone CP (Community Purposes) if the development complies with the zoning table and all relevant requirements of the Planning Scheme as if the land were within Zone CP (Community Purposes).
3. With **consent** and subject to clauses 4 to 11 the land may be developed for the purpose of a temporary short term, short stay, accommodation village for a period of up to fifteen years from the commencement date of Crown Lease Term 2410.
4. All residential structures are to be of a temporary, transportable nature and consist of:
 - (a) Self contained accommodation; and/or
 - (b) Accommodation utilising communal toilet, ablution, laundering and dining or cooking facilities.
5. The height of any part of a building or structure is not to exceed 8.5m above **ground level**.
6. Development within this zone is to provide on site car parking at a ratio of 1 **car parking space** per self contained accommodation unit and 1 **car parking space** per two bedrooms of non self contained accommodation.
7. Buildings and structures are to be setback from McMillans Road a minimum of 6m and from Batten Road a minimum of 2.5m. Building setbacks to all other boundaries are to be a minimum of 1.5m.
8. Private or communal open space is to be provided at a minimum rate of 6m² of open space per person.
9. The design and positioning of any communal open space is to have regard to:
 - (a) The overall population density on the site;
 - (b) The type of activities provided for and the hours of operation of communal facilities;
 - (c) The provision of landscaping and shade;
 - (d) Safety issues including lights and informal surveillance;
 - (e) On-site traffic circulation;
 - (f) Future maintenance and management requirements; and
 - (g) Functionality, useability and accessibility of the space.
10. The development and use of the land for ancillary purposes is permitted only with **consent** including but not limited to:
 - (a) Recreation facilities for the use and enjoyment of the residents; and
 - (b) Facilities considered necessary to contribute to the amenity of the residents and management of the facility including but not limited to security, convenience store and facilities to meet the communication needs of residents.
11. The consent authority must not **consent** to an ancillary use which is not of a scale and intensity to service only the needs of residents of the village.