

**NORTHERN TERRITORY OF AUSTRALIA**

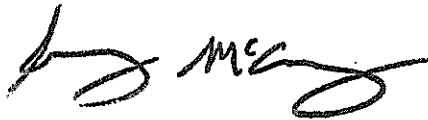
***Planning Act***

**AMENDMENT TO NT PLANNING SCHEME**

I, GERALD FRANCIS MCCARTHY, the Minister for Lands and Planning, under section 25(2)(c) of the *Planning Act*:

- (a) alter the proposal to amend the NT Planning Scheme numbered PA2012/0321 in accordance with the Schedule to this Instrument; and
- (b) amend the NT Planning Scheme in accordance with the altered proposal.

Dated 2 AUG 2012 2012.



Minister for Lands and Planning

**SCHEDULE**

**AMENDMENT TO NT PLANNING SCHEME**

**AMENDMENT No. 243**

**1. Citation**

This amendment to the NT Planning Scheme may be cited as Amendment No. 243.

**2. Definition**

In this amendment –

"amending map" means the map, signed by the Minister for Lands and Planning and marked "NT Planning Scheme Amendment No. 243", deposited in the office of the Department of Lands and Planning, 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 Palmerston 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 FD which is Lot 30 and part Lot 11019 Town of Palmerston.

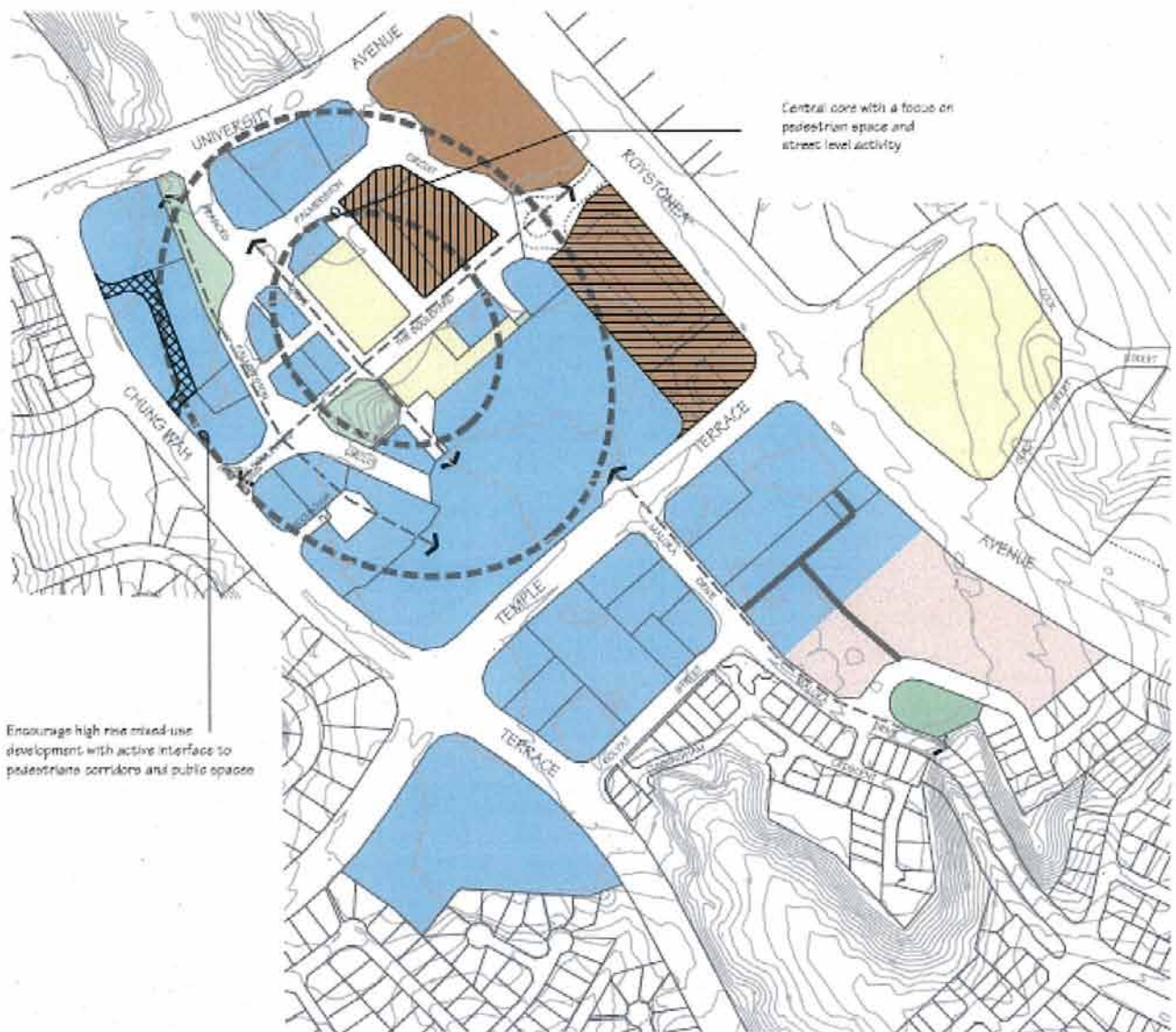
### 4. Amendment of clause 14.5.3 Palmerston City Centre Planning Principles

After sub-clause 3 insert –

4. Within the residential precincts identified within the Area Plan:
- (a) maximise street activation by delivering residential **dwelling**s at ground level that have direct street interface;
  - (b) buildings are to contribute to the creation of a residential scaled neighbourhood through attention to:
    - (i) roof design;
    - (ii) provision of verandas, balconies and ground level open spaces that interface with the street;
    - (iii) articulation of the facades; and
    - (iv) landscaping that softens the visual appearance of the built form and provides a clear transition between the commercial and residential precinct;
  - (c) place **car parking areas** in a basement or at the rear of **multiple dwelling** complexes;
  - (d) deliver buildings that are of a height and density that are sensitive to existing residential **dwelling**s; and
  - (e) provide public open space that are safe, well landscaped, have a clear recreation purpose within the neighbourhood and are a focal point of the neighbourhood.

### 5. Replace clause 14.5.3 Palmerston City Centre Area Plan

Delete the Palmerston City Centre Area Plan and replace with a new Palmerston City Centre Area Plan as shown on the following page -



### Legend

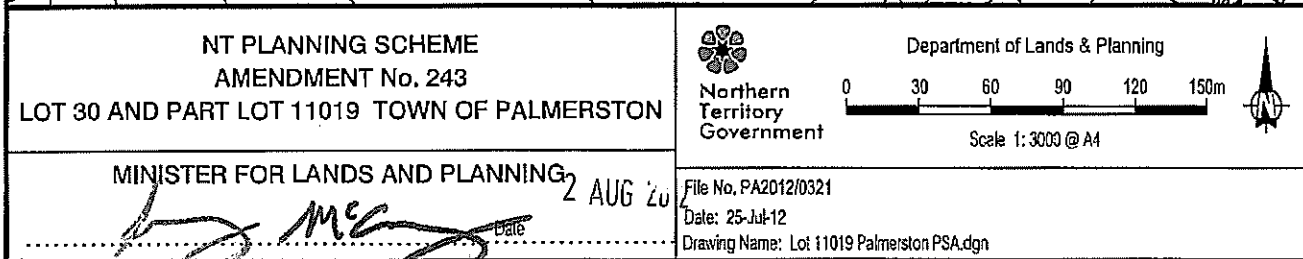
	Residential
	Mixed uses Commercial, Residential & Tourist Accommodation
	Community Use
	Commercial (Possible Residential or Tourist Accommodation at Upper Levels)
	Open Space
	Conservation
	Integrated Multi-level public carpark
	Integrated Public Transport Hub
	Possible Road Closure
	Pedestrian Focus
	Proposed Roads

## Palmerston City Centre Area Plan

April 2012



Palmerston CBD Area Plan (as per planning scheme).dgn



**NORTHERN TERRITORY OF AUSTRALIA**

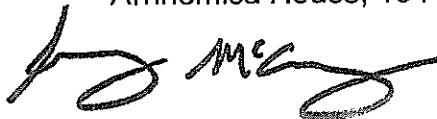
***Planning Act***

**NOTICE OF MAKING OF AMENDMENT TO NT PLANNING SCHEME  
AMENDMENT No. 243**

**PALMERSTON LOCALITY**

I, GERALD FRANCIS MCCARTHY, the Minister for Lands and Planning, under section 28(1) of the *Planning Act*, give notice that –

- (a) I have, under section 25 of the Act, amended the NT Planning Scheme by:
- introducing additional Palmerston City Centre Planning Principles that relate to the residential use precinct within the Palmerston City Centre Area Plan;
  - replacing the Palmerston City Centre Area Plan and altering the plan as it applies to Lot 11019 Town of Palmerston and the Roystonea Avenue road reserve to allow for additional commercial and residential uses;
  - rezoning Lot 30 and part Lot 11019 Town of Palmerston from Zone CP (Community Purposes) to Zone FD (Future Development); and
  - rezoning part of the Roystonea Avenue road reserve from Zone M (Main Road) to Zone FD (Future Development); and
- (b) copies of the amendment, Amendment No 243, are available from the Offices of the Department of Lands and Planning, Ground Floor, Amhemica House, 16 Parap Road, Parap;



2 AUG 2012

Dated

2012

Minister for Lands and Planning

**NORTHERN TERRITORY OF AUSTRALIA**

***Planning Act***  
**Section 29**

**NT PLANNING SCHEME AMENDMENT**

**AMENDMENT No. 243**

**Reasons for Decision**

Amendment No. 243 makes the following changes to the NT Planning Scheme:

- the Palmerston City Centre Area Plan has been replaced with the new style Area Plan and altered to replace the community use designation with enlarged commercial and residential areas;
- the Palmerston City Centre Planning Principles include additional principles that relate to the residential use precinct within the Palmerston City Centre Area Plan;
- Lot 30 and part Lot 11019 Town of Palmerston (9 Maluka Drive, Palmerston City and 15 Maluka Drive, Gunn) have been rezoned from Zone CP (Community Purposes) to Zone FD (Future Development); and
- part of the Roystonea Avenue road reserve has been rezoned from Zone M (Main Road) to Zone FD (Future Development).

The Palmerston City Centre Area Plan designated part of Lot 11019 for community uses. The designation reflected the previous use, the Chan Park Nursing Home and the lot is now vacant. There are a variety of community uses nearby and it is considered that community uses are well catered for in the locality. The Area Plan has been amended to allow for an increase in the size of the commercial and residential areas.

The Palmerston City Centre Planning Principles have been amended to ensure that new development is sensitive to the existing low density residential communities.

Zone FD (Future Development) is an interim zone that identifies an area for future rezoning and development. Development of land in this zone must be in accordance with an Area Plan. It is appropriate to use Zone FD (Future Development) in this context as the development plan for this site has not been completed.



GERRY MCCARTHY  
Minister for Lands and Planning

2 / 8 / 2012