

NORTHERN TERRITORY OF AUSTRALIA

Planning Act

AMENDMENT TO NT PLANNING SCHEME

I, PETER GLEN CHANDLER, 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

9 APR

2014.



Minister for Lands, Planning and the Environment

SCHEDULE

AMENDMENT TO NT PLANNING SCHEME

AMENDMENT No. 334

1. Citation

This amendment to the NT Planning Scheme may be cited as Amendment No. 334.

2. Definition

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. 334", 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 of Zoning Map

The NT Planning Scheme is amended by amending the zoning map relating to Litchfield 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 **SL11** which is Section 4212 Hundred of Bagot (25 Smyth Road, Howard Springs).



SL11

Section 4212, Hundred of Bagot (25 Smyth Road, Howard Springs)

1. With consent the land within the zone may be developed for the purpose of a subdivision that creates a maximum of 20 lots with a minimum lot size of 750m²
2. The subdivision must generally be consistent with clause 11.2 (residential subdivision) of the NTPS with the following differences:
 - (a) Onsite, aerated waste water treatment systems may be used for each of the proposed lots provided those systems have been approved for each lot by the Department of Health, to the satisfaction of the consent authority.
 - (b) There is no requirement to provide a minimum of 10% of the subdivision area as public open space.
 - (c) The minimum building envelope requirement on proposed lots is 13 metres x 20 metres.
3. Direct access into the proposed lots shall not be permitted from Smyth Road and Macleod Road and must be from the proposed internal roads.
4. The Smyth and Macleod road boundaries must be fenced to the satisfaction of the consent authority prior to the issue of titles for any proposed lots.
5. The minimum setback of buildings from lot boundaries shall be as follows:
 - (a) Smyth Road boundary - 13 metres;
 - (b) Macleod Road Boundary - 2.5 metres;
 - (c) Internal road side boundary - 2.5 metres (Road A);
 - (d) Internal front boundary - 4 metres (Road B);
 - (e) Northern boundary of Section 4212 - 2.5 metres;
 - (f) Eastern boundary of Section 4212 - 13 metres; and
 - (g) Side boundaries - 1.5 metres.
6. Use of the proposed lots shall be consistent with the zoning table for SD in the Northern Territory Planning Scheme.



NT PLANNING SCHEME
 AMENDMENT No. 334
 SECTION 4212
 HUNDRED OF BAGOT



Northern
 Territory
 Government

Department of Lands, Planning and the Environment

0 25 50 75 100 125m

Scale 1:3000 @ A4

MINISTER FOR LANDS, PLANNING AND THE ENVIRONMENT

Date 9/4/14

File No.

Date: 27-Mar-14

Drawing Name: Section 4212 Hundred of Bagot.dgn

NORTHERN TERRITORY OF AUSTRALIA

Planning Act

**NOTICE OF MAKING OF AMENDMENT TO NT PLANNING SCHEME
AMENDMENT No. 334**

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

- (a) I have, under section 25(2)(a) of the Act, amended the NT Planning Scheme by altering SL11 as it applies to Section 4212 Hundred of Bagot (25 Smyth Road, Howard Springs) to facilitate the subdivision of 20 individual lots for the purpose of single dwelling residential; and
- (b) copies of the amendment, (Amendment No. 334), are available from the Offices of the Department of Lands, Planning and the Environment, Ground Floor, 16 Parap Road, Parap.

Dated 9 APR 2014



Minister for Lands, Planning and the Environment

NORTHERN TERRITORY OF AUSTRALIA

Planning Act
Section 29

Reasons for Decision

NORTHERN TERRITORY PLANNING SCHEME
AMENDMENT No. 334

The amendment of **SL11** (Specific Uses Litchfield No.11) as it applies to Section 4212 Hundred of Bagot (25 Smyth Road, Howard Springs) is suitable because:

- The proposal will contribute to a built environment, supporting the diverse lifestyle and the social, cultural and economic development of the Territory in addition to promoting housing choice in Litchfield Shire.



PETER GLEN CHANDLER
Minister for Lands, Planning and the Environment

914 / 2014