

NORTHERN TERRITORY OF AUSTRALIA

Planning Act

AMENDMENT OF NT PLANNING SCHEME

I, DELIA PHOEBE LAWRIE, the Minister for Planning and Lands, under section 25(2)(c) of the *Planning Act*:

- (a) alter the proposal to amend the NT Planning Scheme numbered PSA06/0014 in accordance with the Schedule to this instrument; and
- (b) amend the NT Planning Scheme in accordance with the altered proposal.

Dated

21st March

2007


Minister for Planning and Lands

SCHEDULE

AMENDMENT OF NT PLANNING SCHEME

AMENDMENT No. 8

1. Citation

This amendment to the NT Planning Scheme may be cited as Amendment No. 8.

2. Definitions

In this amendment –

"amending map" means the map, signed by the Minister for Planning and Lands and marked "NT Planning Scheme Amendment No. 8", deposited in the office of the Department of Planning and Infrastructure, 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:

- (a) amending the zoning map relating to Darwin 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 SD18, which is Lot 5378 (15) Iliffe Street, Town of Darwin; and
- (b) amending Schedule 1 to clause 2.4 – Specific Uses to include the following table:

SD18

Lot 5378 Iliffe Street, Town of Darwin

1. The purpose of this zone is to facilitate the ongoing use and development of the land by the Power and Water Corporation for a depot and office complex.

2. With consent and subject to paragraph 4:

- (a) fuel depot;
- (b) office;
- (c) staff social facilities; and
- (d) training rooms and facilities.

3. Without consent and subject to paragraph 4:

- (a) caretaker's residence;
- (b) light industry; and
- (c) warehouse.

4 The objective of this paragraph is to minimise the visual and acoustic impact of development adjacent to Zone SD (Single Dwelling Residential) and Zone MD (Multiple Dwelling Residential) and to ensure that an adequate level of visual amenity is maintained.

(1) A use or development specified in paragraphs 2 or 3 shall be setback a minimum of:

- (a) 9 metres from the Stuart Highway boundary;
- (b) 20 metres from the Armidale Street boundary and the

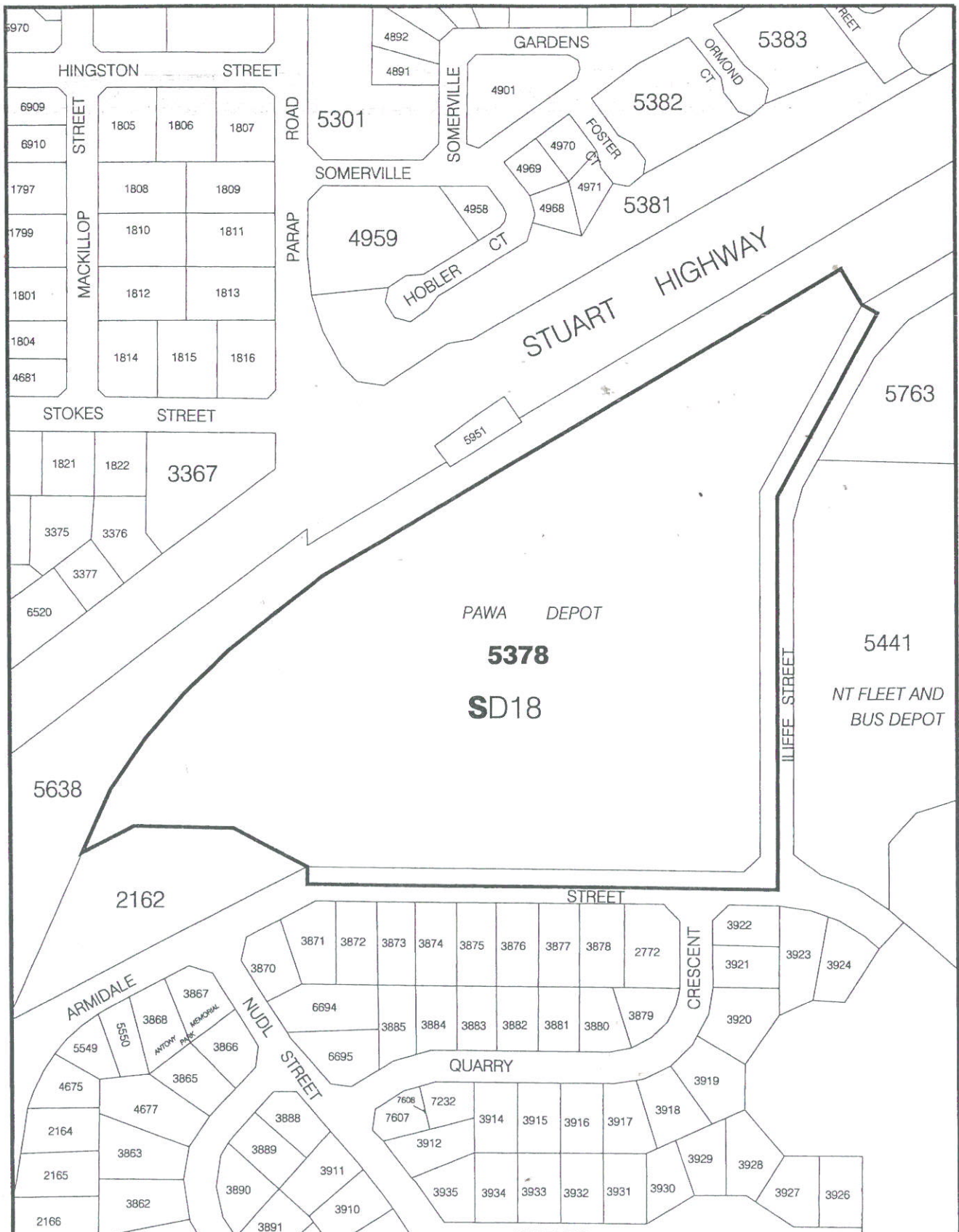
boundary to Lot 2162;

- (c) 5 metres from the Iliffe Street boundary and provide a minimum 3 metre wide planted landscape buffer to Iliffe Street.

(2) Despite paragraph 4(1) a use or development specified in paragraphs 2 or 3 may be located within 20 metres of the Armidale Street boundary or the boundary to Lot 2162 only with consent subject to provision of:

- (a) a solid screen fence of a minimum height of 1.8 metres setback 3 metres from the Armidale Street boundary and screen landscaping of the 3 metre setback;
- (b) a solid screen fence of a minimum height of 1.8 metres at the boundary to Lot 2162; and
- (c) a landscaped buffer with a width of 3 metres at the boundary to Lot 2162.

The consent authority must not consent to a development that is within 20 metres of the Armidale Street boundary or the boundary to Lot 2162 that is not in accordance with paragraph 4(2) only if it is satisfied that special circumstances justify the giving of consent.



NT PLANNING SCHEME
AMENDMENT No. 8
LOT 5378 TOWN OF DARWIN

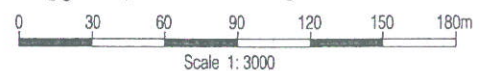
MINISTER FOR PLANNING AND LANDS

[Signature]

Date: 21.3.07



Northern Territory Government
Department of Planning and Infrastructure



Scale 1:3000

File No.: PA2005/0566

Date: 9/02/2007

Drawing Name: drafting\darwin\lot 5378 darwin pa2005-0566.dgn

NORTHERN TERRITORY OF AUSTRALIA

Planning Act

NOTICE OF AMENDMENT OF NT PLANNING SCHEME
AMENDMENT No. 8

DARWIN LOCALITY

I, DELIA PHOEBE LAWRIE, the Minister for Planning and Lands, pursuant to section 28(1) of the *Planning Act*, give notice that -

- (a) I have amended the NT Planning Scheme by rezoning Lot 5378 (15) Iliffe Street, Town of Darwin from Zone MD (Multiple Dwelling Residential) to Zone SD18 (Specific Use Darwin 18); and
- (b) copies of the amendment are available from the Offices of the Department of Planning and Infrastructure, Ground floor, Cavenagh House, 38 Cavenagh Street, Darwin.

Dated

21st March 2007



Minister for Planning and Lands

NORTHERN TERRITORY OF AUSTRALIA

Planning Act
Section 29

Reasons for Decision

NT PLANNING SCHEME AMENDMENT
AMENDMENT No. 8

1. Rezoning of Lot 5378 (15) Iliffe Street, Town of Darwin from Zone MD (Multiple Dwelling Residential) to Zone SD18 (Specific Use Darwin 18) will facilitate the ongoing use and development of the site by the Power and Water Corporation for the purpose of a depot and office complex.
2. The inclusion of specific requirements in relation to management and landscaping of the interface between the adjacent residential area will ensure that the long term amenity of the area is improved and that the ongoing use and development of the depot is undertaken in a manner so as to minimise any potential impacts on residential uses.



DELIA PHOEBE LAWRIE
Minister for Planning and Lands

21/3/2007