

**NORTHERN TERRITORY OF AUSTRALIA**

**PROPOSAL TO AMEND NT PLANNING SCHEME  
PA2016/0565**

June D'Rozario & Associates Pty Ltd requested the Minister for Infrastructure, Planning and Logistics to amend the NT Planning Scheme by omitting clause 14.1.4 and inserting the revised Berrimah Farm Planning Principles and Area Plan. The Minister has considered the request and decided to continue consideration of the proposed amendment by placing it on exhibition.

Attached are:

- extracts from the NT Planning Scheme relating to the Berrimah Farm Planning Principles and Area Plan in Section 14.1.4;
- proposed Berrimah Farm Planning Principles and Area Plan;
- a locality map; and
- a copy of the application from June D'Rozario & Associates Pty Ltd.

The exhibition period is from Friday 21 October 2016 to Friday 18 November 2016.

Written submissions about the proposed planning scheme amendment are to be received by 11.59pm on Friday 18 November 2016 and made to:

NT Planning Commission  
GPO Box 1680  
DARWIN NT 0801; or

Email: [planning.dlpe@nt.gov.au](mailto:planning.dlpe@nt.gov.au)

Fax: (08) 8999 7189 or

Hand delivered to Level Two, Energy House, 18-20 Cavenagh Street, Darwin.

For more information please contact Campbell Grace, Lands Planning on telephone (08) 8999 6121.

#### 14.1.4 Berrimah Farm Planning Principles

Amendment No. 357  
published in the NT  
News on 03.10.2014  
introduces  
clause 14.1.4

Future development within the Berrimah Farm locality is to:

1. Minimise the off-site impacts of concentrated stormwater by managing the magnitude, quality and duration of stormwater runoff to ensure that the capacity of downstream infrastructure is not exceeded and that the quality of stormwater does not unreasonably impact the receiving environment.
2. Accord with the Defence (Areas Control) Regulations 1989.
3. Appropriately present the WWII Heritage Site and provide access to the general public.
4. Mitigate the impacts of noise associated with aircraft, traffic and industrial land uses to provide a high quality of amenity for future residents by creating visually appealing solutions through the use of architectural design, landscaping and other techniques.
5. Create a safe and diverse urban residential environment that:
  - (a) is structured around a Secondary Activity Centre;
  - (b) is developed in the order of six stories in height around the Secondary Activity Centre and reduces in height and density with distance from the centre;
  - (c) comprises a variety of lot sizes and housing types.
  - (d) provides high quality adaptable public spaces and open space areas that are usable for both passive and active recreation; and
  - (e) has an interconnected local road network that distributes the anticipated traffic flow within the site and integrates with the surrounding road network through appropriate intersection design.
6. Create a pedestrian and cyclist network that:
  - (a) traverses the site to create a loop suitable for exercise and commuting;
  - (b) provides safe connections to the bike path on the northern side of the Stuart Highway; and
  - (c) provides connections between the Secondary Activity Centre, adjacent sites and other public spaces including active and passive public open space.
7. Create a Secondary Activity Centre that:
  - (a) is a safe, vibrant, street based, mixed-use environment;
  - (b) provides commercial and retail opportunities at ground and first floor level and residential at upper levels;
  - (c) provides safe and direct access for pedestrians and cyclists to the bus interchange;
  - (d) allows traffic to move through the centre efficiently;
  - (e) provides off street parking in areas behind buildings, totally or partially screened from the street;.
  - (f) provides on street car parking where appropriate;

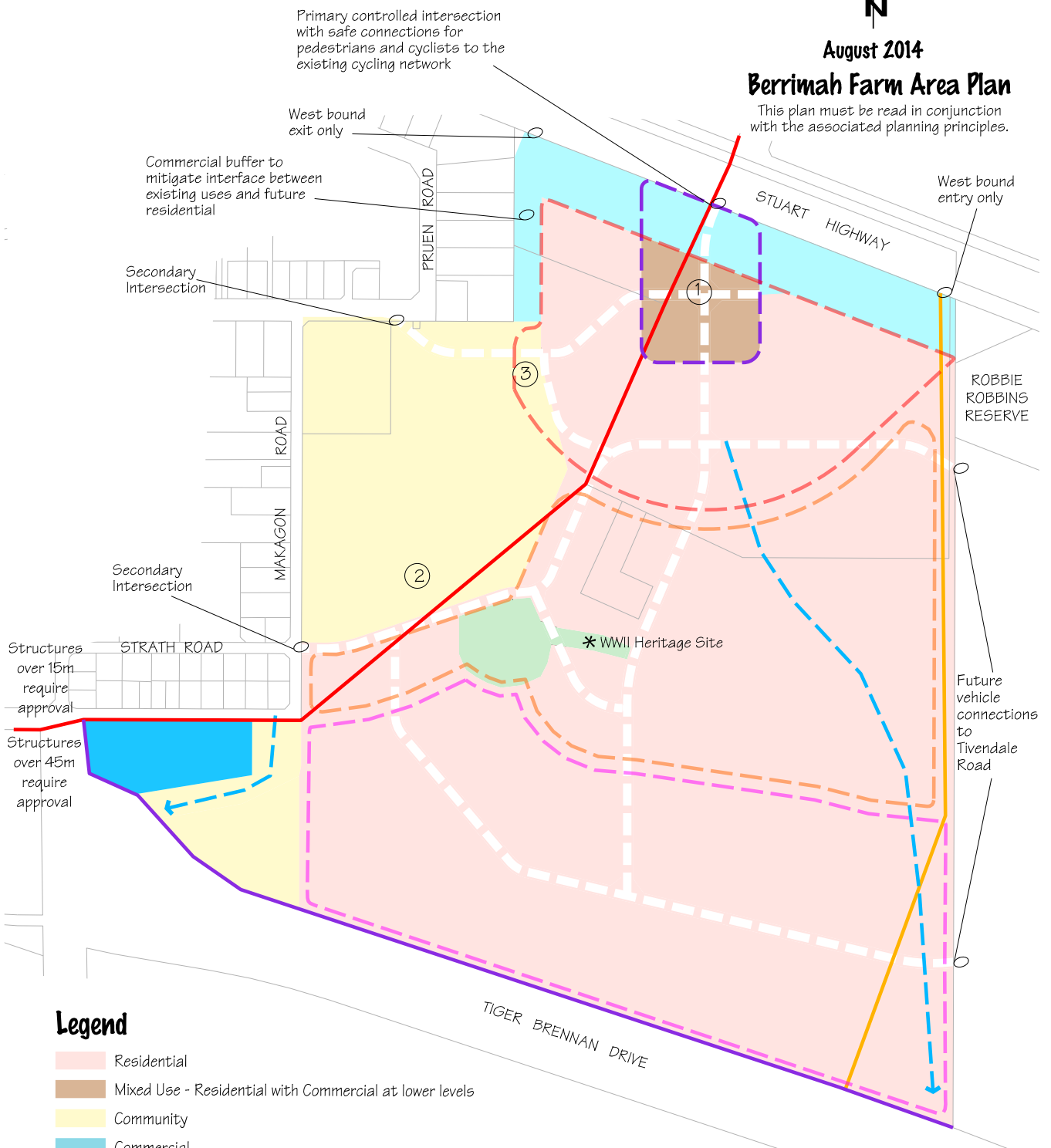
- (g) activates the street by locating large format uses behind a sleeve of smaller retail outlets;
  - (h) provides footpaths adjacent ground floor commercial and retail uses that is sufficiently wide to encourage street life such as alfresco dining;
  - (i) provides shade and shelter for pedestrians; and
  - (j) provides landscaping to soften the pedestrian environment
8. Create a multi user research precinct that:
- (a) contains multi-story office and shared use facilities including laboratories for use by Government and private organisations;
  - (b) provides an active frontage to the surrounding road network or allows compatible ancillary uses to provide an active frontage to the surrounding road network; and
  - (c) preserves the large trees and established vegetation that currently creates well shaded communal areas between buildings.
9. Create community, education and aged care facilities that:
- (a) are accessed from within 400m of the Secondary Activity Centre;
  - (b) provide flexible and coordinated spaces and facilities.



August 2014

# Berrimah Farm Area Plan

This plan must be read in conjunction with the associated planning principles.



## Legend

- Residential
- Mixed Use - Residential with Commercial at lower levels
- Community
- Commercial
- Tourism
- Open Space incorporating drainage features, natural habitat and recreation opportunities

- Natural drainage lines to be incorporated into public open space
- Electricity easement
- Noise attenuation to mitigate effects of existing and future planned road traffic noise intrusion
- Height controls in accordance with Defence (Areas Control) Regulations 1989

- ① Secondary Activity Centre supported by mixed use development
- ② Collocation of government, private research based organisations and supporting uses
- ③ Education, aged care and community facilities within 400m of Secondary Activity Centre.

Secondary Activity Centre

Anticipated Densities

- 40-60 dwellings per hectare (gross)
- 20-40 dwellings per hectare (gross)
- 10-20 dwellings per hectare (gross)

Berrimah Farm Area Plan.dgn

#### 14.1.4 Berrimah Farm Planning Principles

Future development within the Berrimah Farm locality is to:

1. Minimise the off-site impacts of concentrated stormwater by managing the magnitude, quality and duration of stormwater runoff to ensure that the capacity of downstream infrastructure is not exceeded and that the quality of stormwater does not unreasonably impact the receiving environment.
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  - (c) provides connections between the Secondary Activity Centre, adjacent sites and other public spaces including active and passive public open space.

7. Create a Secondary Activity Centre that:
  - (a) is a safe, vibrant, street-based, mixed-use environment;
  - (b) provides for a high-quality urban design space, promoting facilities and services within walkable distances to medium and high density residential development;
  - (c) provides a pedestrian-friendly environment with direct and convenient access to high frequency public transport services;
  - (d) provides safe and direct access for pedestrians and cyclists to the bus interchange;
  - (e) includes an urban public space that provides a focus for community gathering and events;
  - (f) provides for commercial, retail, restaurants, licensed clubs, entertainment, business uses, hotels, and medical services opportunities at ground level and high density residential development at upper levels;
  - (g) locates the highest densities of mixed-use development around community spaces and within convenient access to public transport facilities;
  - (h) allows traffic to move through the centre efficiently;
  - (i) provides off-street parking behind buildings, totally or partially screened from the street;
  - (j) provides on-street car parking where appropriate;
  - (k) provides footpaths adjacent to ground floor commercial and retail uses that are sufficiently wide to encourage street life such as alfresco dining outside restaurants, food carts and retail kiosks as appropriate;
  - (l) provides shade and shelter for pedestrians; and
  - (m) provides landscaping to soften the pedestrian environment.
  
8. Promote a community focused, integrated and engaging Secondary Activity Centre through:
  - ( a ) provision of convenient pedestrian links between public transport and urban public space and shops;
  - ( b ) activation of the street by locating a sleeve of smaller retail tenancies in front of large format retail stores;

- ( c ) location of anchor stores and entertainment uses to encourage pedestrian flow past smaller specialty shops;
- ( d ) incorporation of appropriate traffic calming measures to manage traffic behaviour;
- ( e ) provision of good quality, safe, comfortable, and engaging public spaces that create a sense of place; and
- ( f ) encouragement of property title arrangements, including unit titles schemes, that include open or integrated spaces at ground level to ensure cohesive and well-maintained community and trading spaces.

9. Create a multi user research precinct that:



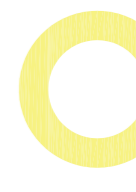



- (a) contains multi-storey office and shared use facilities including laboratories for use by Government and private organisations;
- (b) provides an active frontage to the surrounding road network or allows compatible ancillary uses to provide an active frontage to the surrounding road network; and
- (c) preserves the large trees and established vegetation that currently creates well shaded communal areas between buildings.





10. Create community, education and aged care facilities that:








- (a) are accessed from within 600 m of the Secondary Activity Centre;
- (b) provide flexible and coordinated spaces and facilities.





-  **RESIDENTIAL**
-  **MIXED USE**  
RESIDENTIAL & COMMERCIAL
-  **COMMUNITY**
-  **COMMERCIAL**
-  **TOURISM**
-  **OPEN SPACE**  
INCORPORATING DRAINAGE FEATURES, NATURAL HABITAT AND RECREATIONAL OPPORTUNITIES

-  **SECONDARY ACTIVITY CENTRE**  
150-420 DWELLINGS PER HECTARE (GROSS)  
MAXIMUM HEIGHT: 10 STOREY
-  **50-100 DWELLINGS PER HECTARE**  
SINGLE DWELLING (TERRACE / VILLA)  
MULTIPLE DWELLING - 2 DWELLINGS PER LOT  
MULTIPLE DWELLING MORE THAN 2 STOREYS  
MAXIMUM HEIGHT: 6 STOREY
-  **25-60 DWELLINGS PER HECTARE**  
SINGLE DWELLING (DETACHED)  
SINGLE DWELLING (TERRACE / VILLA)  
MULTIPLE DWELLING 2 DWELLINGS PER LOT  
MULTIPLE DWELLING MORE THAN 2 STOREYS  
MAXIMUM HEIGHT: 3 STOREY
-  **16-40 DWELLINGS PER HECTARE**  
SINGLE DWELLING (DETACHED)  
SINGLE DWELLING (TERRACE / VILLA)  
MULTIPLE DWELLING 2 DWELLINGS PER LOT  
MULTIPLE DWELLING MORE THAN 2 STOREYS  
MAXIMUM HEIGHT: 3 STOREY
-  **10-25 DWELLINGS PER HECTARE**  
SINGLE DWELLING (DETACHED)  
MAXIMUM HEIGHT: 2 STOREY
-  **MAJOR COLLECTORS**  
POTENTIAL BUS ROUTES, CYCLEWAYS & PEDESTRIAN LINKS
-  **BUFFER / FENCING TREATMENT AREAS**  
TO TIGER BRENNAN DRIVE
-  **HEIGHT CONTROLLED AREA**  
HEIGHT CONTROLLED BY DEFENCE (AREAS CONTROL) REGULATIONS 1989

-  **SECONDARY ACTIVITY CENTRE SUPPORTED BY MIXED USE DEVELOPMENT**  
SECONDARY ACTIVITY CENTRE CONSISTING OF RESTAURANTS, FOOD PREMISES, RETAILING (INC. LARGE FORMAT STORES), ENTERTAINMENT, LICENSED CLUBS, BUSINESS USES, HOTELS, MOTELS, HIGH DENSITY RESIDENTIAL AND MEDICAL SERVICES
-  **COLLECTION OF GOVERNMENT, PRIVATE RESEARCH, COMMERCIAL BASED ORGANISATIONS AND SUPPORTING USES**
-  **EDUCATION FACILITIES**
-  **COMMUNITY RECREATIONAL AND SPORTS FACILITIES, MEDICAL CLINICS, SHOWROOMS AND CHILDCARE**
-  **RESIDENTIAL, RETIREMENT LIVING AND COMMUNITY FACILITIES**
-  **OFFICE, PARK, STORAGE AND ANCILLARY PURPOSES, RESEARCH INSTITUTIONS**
-  **SHOWROOM, VEHICLE SALES, SERVICE STATION, DRIVE THROUGH FAST FOOD AND SIMILAR, DRIVE THROUGH LIQUOR STORES**

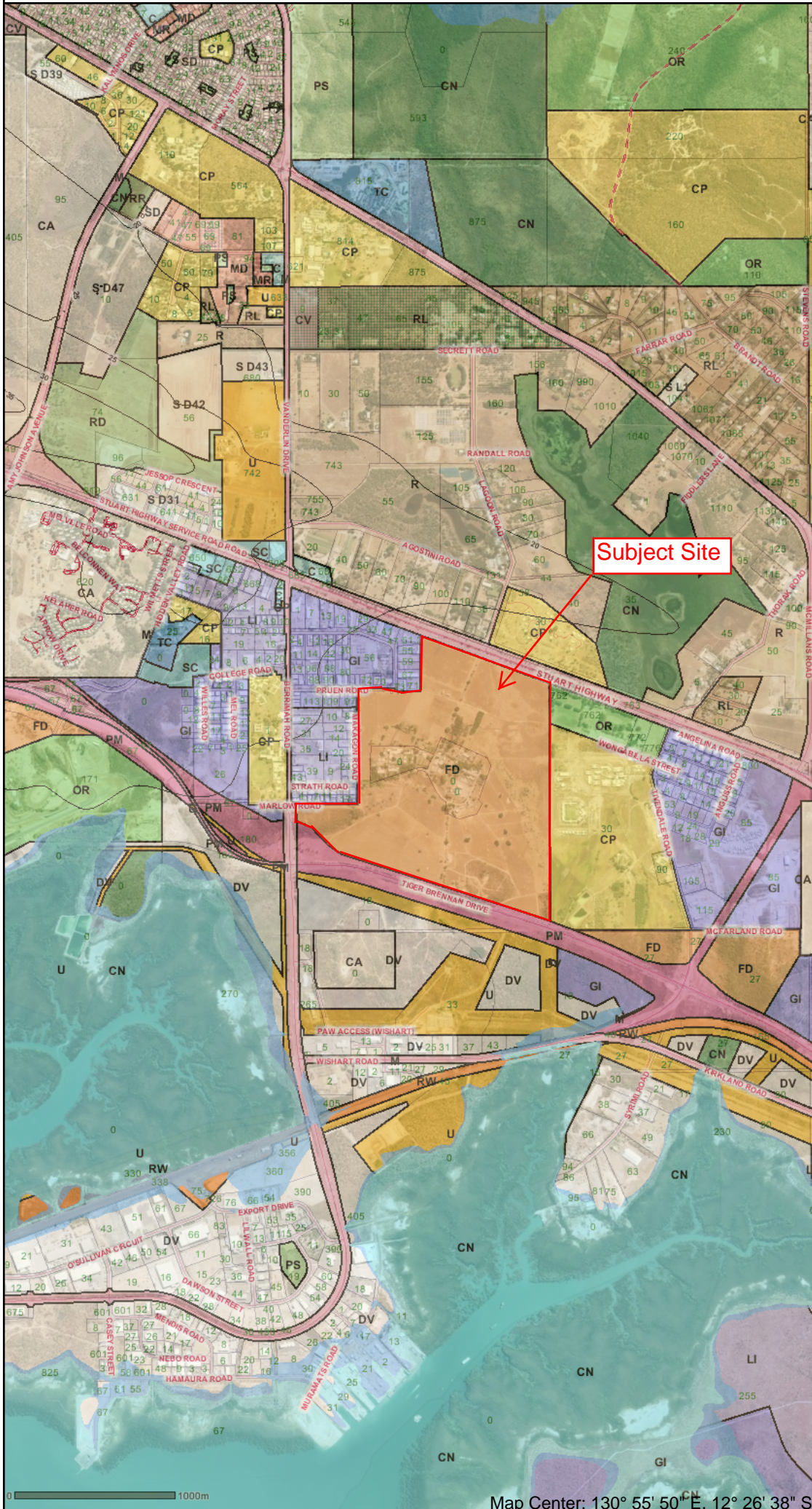
# Annexure 2





# Locality Map - Berrimah Farm

# Legend



- Town Planning IDCO
- Storm Surge 2100 Primary
- Storm Surge 2100 Secondary
- General Lines
- Aircraft Noise Exposure Forecast 2030
- 2030
- Aircraft Noise Exposure Forecast 2024
- 2024
- Restricted Rural Residential Town Planning Zones
- A - Agriculture
- CV - Caravan Park
- CB - Central Business
- C - Commercial
- CL - Community Living
- CP - Community Purpose
- CN - Conservation
- DV - Development
- RR - Rural Residential
- GI - General Industry
- HT - Heritage
- HR - High Density
- H - Horticulture
- LI - Light Industry
- M - Main Road
- MR - Medium Density
- MD - Multiple Dwelling
- CA - No Planning Scheme Controls
- OR - Organised Recreation
- PM - Proposed Main Road
- PS - Public Open Space
- RW - Railway
- RD - Restricted Development
- R - Rural
- RL - Rural Living
- SC - Service Commercial
- SD - Single Dwelling
- S - Specific Use
- TC - Tourist Commercial
- U - Utilities
- WM - Water Management
- FD - Future Development
- JABTC - Town Centre
- JABRES - Residential
- JABSF - Service Facilities
- JABI1 - Industry
- JABREC - Recreation
- JABO - Open Space
- JABSP - Special Purpose
- JABFU - Future Use
- Road Labels
- Road Centrelines
- Highway
- Other Road
- Street Numbers
- Cadastre
- Coastline

Created by IMG

Bottom Left: 130° 54' 25", -12° 27' 25"  
 Top Right: 130° 57' 13", -12° 25' 50"  
 Approximate Scale: 1:35,000  
 Datum: GDA 1994  
 Data for information purposes only  
 - accuracy not guaranteed  
 N.T. Land Information System  
 Copyright Northern Territory of Australia

Map Center: 130° 55' 50" E, 12° 26' 38" S



**NORTHERN TERRITORY OF AUSTRALIA**  
**Planning Act**

**Proposal to amend a Planning Scheme- section 13(1)**


**1. LAND INFORMATION (FOR PROPOSED CHANGE IN ZONING ONLY )**

Town/Hundred/Locality: <a href="#">Hundred of Bagot/Berrimah</a>	
Parcel Number(s) and/or Unit number: <a href="#">Sections 7347, 7348 and 7349</a>	
LTO Plan: <a href="#">S2015/239A</a>	
Number and Street Name: <a href="#">0 Makagon Road</a>	
<b>and</b>	
Existing Zone: <a href="#">FD (Future Development)</a>	
Proposed Zone: <a href="#">FD (Future Development)</a>	
Tenure: <a href="#">Crown Lease Term</a>	
Is the proponent the land owner?:	YES / <b>NO</b>


**2. PROPONENT INFORMATION**

<b>PROPONENT INFORMATION</b>
ILIS Customer no. (if known):
Company name (if applicable): <a href="#">June D'Rozario &amp; Associates Pty Ltd on behalf of Halikos Developments Pty Ltd</a>
ABN or ACN (if applicable): <a href="#">55 009 644 240</a>
Title: Mr Mrs Miss Ms Dr Other:
Family name(s):
Given name(s):
Preferred name(s):
Postal address: <a href="#">GPO Box 780, DARWIN NT 0801</a>
Telephone no. (business hours): <a href="#">89 81 1284</a>
Facsimile no.:
E-mail address: <a href="mailto:drozario@ozemail.com.au">drozario@ozemail.com.au</a>


**3. DESCRIPTION OF PROPOSED AMENDMENT**

Attach A detailed statement describing the proposed amendment. <a href="#">See attached statement</a>	<b>ATTACHMENT A</b> 
<b>and</b>	
Where the proposed amendment relates to a published document, the title of the document proposed to be amended: <a href="#">NT Planning Scheme – clause 14.1.4</a>	

#### 4. REASON(S) FOR PROPOSAL

Attach a detailed statement describing why the proposed amendment should be considered.  <a href="#">See attached statement</a>	<b>ATTACHMENT B</b> 
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#### 5. APPLICANT TO SIGN AND/OR AFFIX SEAL

The application is complete and all required documentation is attached.	
 _____ Signature(s)	13/ 09 / 2016 Date
<b>PRIVACY NOTE:</b> The Department of Lands, Planning and the Environment, on behalf of the Minister, is authorised under the <i>Planning Act</i> to collect the information on this form, or otherwise provided by you, to consider a proposal to amend a Planning Scheme. Failure to provide the information in full may result in delays in processing of the application. Some of the personal information provided by you on this application may be publicly available, as part of a public exhibition process. The information may also be provided to other NT Government agencies, the Australian Valuation Office, local governments and Commonwealth Government Departments and agencies, as required by law. Collection of personal information on this form is done in accordance with the privacy legislation contained within the <i>Information Act 2002 (NT)</i> . For more information please refer to the Department of Lands, Planning and the Environment privacy statement located at <a href="http://www.lands.nt.gov.au/">www.lands.nt.gov.au/</a> Any personal information provided can be subsequently accessed by you on request. If you have any queries please contact: <b>Lands Planning</b> <b>Department of Lands, Planning and the Environment</b> GPO BOX 1680 DARWIN NT 0801 or Phone: (08) 8999 8963 Fax: (08) 8999 7189 Email: <a href="mailto:planning.dlpe@nt.gov.au">planning.dlpe@nt.gov.au</a>	



## **June D'Rozario & Associates** **Consulting Town Planners & Economists**

Unit 2, 85 Cavenagh Street, Darwin NT Australia 0800  
GPO Box 780, Darwin NT Australia 0801  
Telephone 08 89 81 1284  
Email drozario@ozemail.com.au

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### **SECTION 13 PLANNING ACT – REQUEST FOR AMENDMENT OF PLANNING SCHEME**

#### **SECTIONS 7347, 7348 AND 7349 HUNDRED OF BAGOT : (BERRIMAH FARM)**

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#### **FORMAL MATTERS**

This application is made by June D'Rozario & Associates Pty Ltd on behalf of Halikos Developments Pty Ltd, the development lessee of Sections 7347, 7348 and 7349 Hundred of Bagot.

The application is made under section 13(1) of the Planning Act.

The application is to amend the Northern Territory Planning Scheme by replacing clause 14.1.4 and the diagram to this clause (Berrimah Farm Planning Principles and Area Plan) with the Planning Principles and Area Plan in Annexures 1 and 2.

#### **LAND INFORMATION - ITEM 1 OF APPROVED FORM**

The land in respect of which this application is made is Sections 7347, 7348 and 7349 Hundred of Bagot, situated at 0 Makagon Road, as shown in the locality diagram in Figure 1.

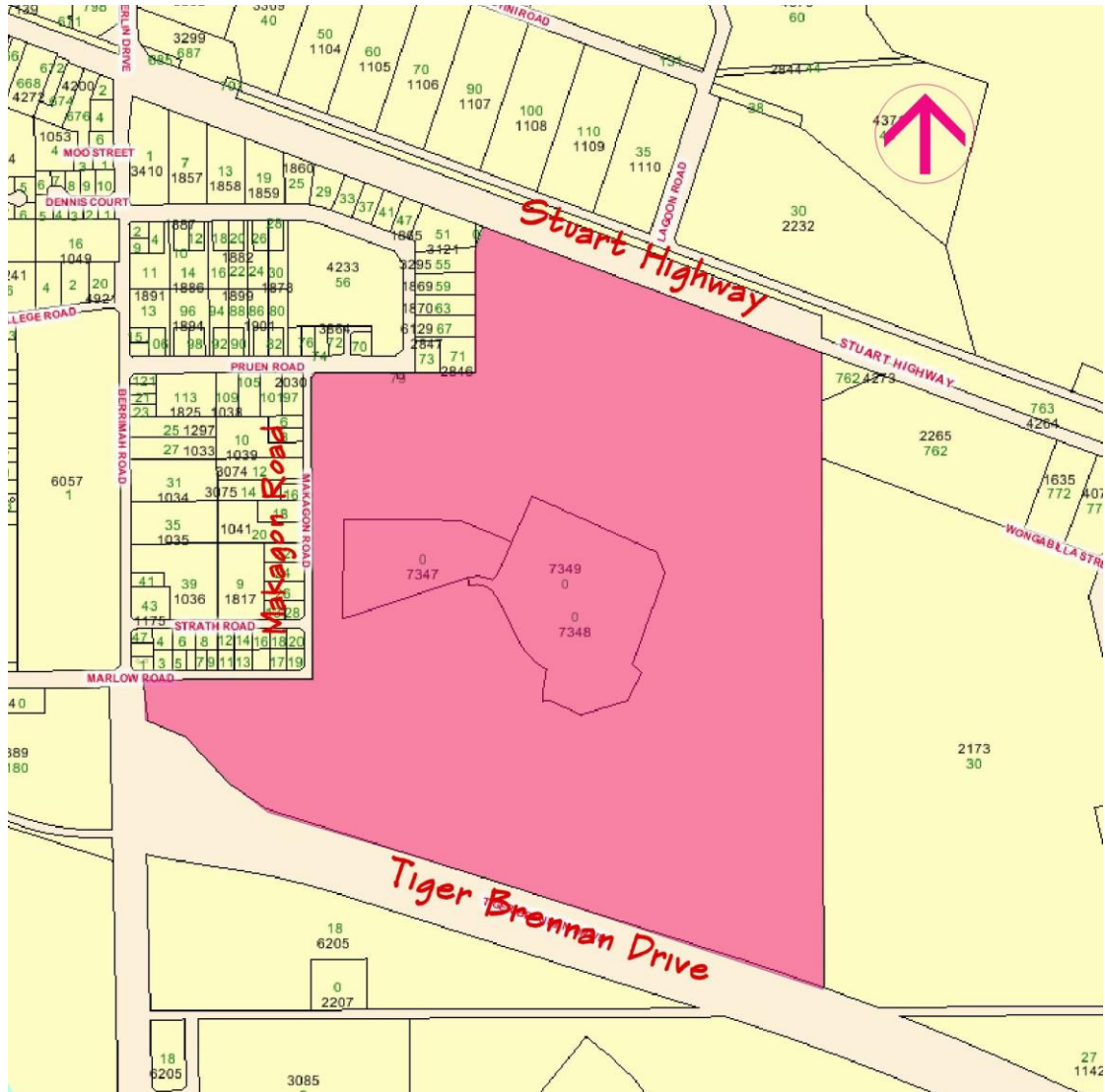


Figure 1 : Locality Plan

### **PROPONENT INFORMATION – ITEM 2 OF APPROVED FORM**

The proponent is Halikos Developments Pty Ltd, the lessee of the land, on whose behalf this application is made.

Contact details required by this item are entered on the approved form.



## **DESCRIPTION OF THE PROPOSED AMENDMENT – ITEM 3 OF APPROVED FORM**

The application is to amend the Northern Territory Planning Scheme by replacing clause 14.1.4 and the diagram to this clause (Berrimah Farm Planning Principles and Area Plan) with the Planning Principles and Area Plan in Annexures 1 and 2.

## **REASONS FOR PROPOSAL – ITEM 4 OF APPROVED FORM**

The land subject of this application is known as Berrimah Farm, and was owned by NT Government.

In February 2014, NT Government confirmed that Berrimah Farm was among about 70 sites being considered for residential land development, and commenced preparation of a draft Area Plan. The stated intention was to turn off residential land to meet future housing demand and underpin economic growth.

An Area Plan was introduced into the NT Planning Scheme in October 2014, as clause 14.1.4 of the NT Planning Scheme.

The purpose of the Area Plan is to guide future development in the area covered by the Area Plan, which comprises a plan depicting key development requirements as well as a set of planning principles to be read in conjunction with the plan.

The Area Plan envisaged development of Berrimah Farm as an urban residential neighbourhood around a Secondary Activity Centre, with residential densities at the highest around the Centre, and transitioning to lower densities with distance from the Centre. The Area Plan also provided for community facilities, including schools, and the protection of a WWII heritage site.

In pursuit of the development objectives for the land, NT Government invited proposals from qualified bidders to develop the land. After a competitive process, the proponent of this application was named as the successful developer, and a Development Agreement was signed in August 2016.

Due to the large and complex nature of the envisaged development, and the length of time that it will require to deliver the development, the project has been given major project status.

Since 2014, some uses that were accommodated in the Area Plan have changed or their requirements have become clearer. The current application is made to bring the Area Plan into alignment with these changes. This will enable eventual rezoning and subdivision of the land to construct the envisaged suburb, associated community facilities, and Secondary Activity Centre.

The changes are depicted on the proposed Area Plan in Annexure 2, and are –

**1. Reorientation and reconfiguration of the shape of the Secondary Activity Centre**

This has been done in consultation with road and public transport agencies to accommodate queuing at the Stuart Highway intersection, and to accommodate a safe lay-by for buses at a convenient location near the Centre.

An urban public space, suitable for gatherings and events, has been added to the Secondary Activity Centre.

**2. Reduction in the area of commercial land fronting the Stuart Highway**

This has been done to reflect the likely demand for highway commercial development, to present a distinct estate identity from Stuart Highway that would not be characterised by highway development, and to avoid highway development drawing development away from the Secondary Activity Centre.

**3. Distribute the land allocated for community purposes in defined sites**

Except for the south-western corner of the land, where land is shown in the existing Area Plan for community purposes, the area of land allocated for community purposes in the proposed amendment is approximately the same as in the existing Area Plan.

The area in the south-western corner was intended for a sentinel herd, but NT Government has advised that this use is now not required on the land.

The land shown for community purposes in the proposed Area Plan includes two school sites, as well as precincts for government, research institutions, clinics, and child care.

**4. Change the portion of land in the south-western corner from community purposes to low density residential development**

This portion was previously intended for the sentinel herd, which as noted in 3, is no longer required. Accordingly, it is proposed for low density residential development.

**5. Identify a site for offices and research institutions on the Makagon Road edge of the land.**

This use is merged in community purposes on the existing Area Plan.

**6. Show a natural drainage line in the eastern portion of the land as open space**

This feature is depicted as a drainage line through residential land use in the existing Area Plan.

**7. Shape residential density bands shown on the existing Area Plan and increase density bands from three to four.**

The residential density bands have been shaped to reflect the likely road pattern in the estate.

The range of the lowest density band has been changed from 10 – 20 dwellings/ha in the existing area Plan to 10 – 25 dwellings/ha.

The mid-density band of 20 – 40 dwellings/ha in the existing Area Plan has been split into two bands of 16 – 40 dwellings/ha and 25 – 60 dwellings/ha.

The high density band of 40 – 60 dwellings/ha has been changed to 50 – 100 dwellings/ha.

This has been done to enable a wide range of housing types and to allow transitions between low and higher density precincts.

**8. Change an area in the western portion of the land, adjoining a community purposes precinct, that was shown as a mid-density precinct to a low density precinct**

This has been done because the terrain in this part of the site is steep (5 to 15%), and construction of medium density dwelling types would incur considerable additional costs for lot buyers.

**9. Add building heights for residential zones and the Secondary Activity Centre**

Building heights have been shown on the proposed Area Plan, to indicate the scale of future development.

Low density residential development will be limited to two storeys. Mid-density development will be limited to three storeys, and high density development will be limited to six storeys.

Concomitant changes are also proposed to the Berrimah Farm Planning Principles, clause 14.1.4.

These changes stress elements that are desirable in the Secondary Activity Centre, such as an urban public space, pedestrian amenity and walkability to key destinations in the neighbourhood and to public transport, and promotion of ways to make a vibrant Secondary Activity Centre.

### **MERITS OF THE PROPOSAL**

The proposal will not significantly alter the essential basis of the existing Berrimah Area Plan and Planning Principles.

The proposal is in response to changed circumstances and clarifications that have emerged since the existing Berrimah Area Plan and Planning Principles were adopted, and in response to consultation with relevant managing agencies.

The proposal will enable rezoning and subdivision proposals to enable the delivery of the residential neighbourhood, community facilities and Secondary Activity Centre envisaged by the existing Area Plan.

The proposal will enable development of early stages within the timeframe required by the development agreement for the release of land to the public.

### **REQUEST FOR PUBLIC EXHIBITION**

The Minister is requested to place this proposed amendment to the NT Planning Scheme on public exhibition to enable the views of interested people to be considered and heard.

**JUNE D'ROZARIO**

## 14.1.4 Berrimah Farm Planning Principles

Future development within the Berrimah Farm locality is to:

1. Minimise the off-site impacts of concentrated stormwater by managing the magnitude, quality and duration of stormwater runoff to ensure that the capacity of downstream infrastructure is not exceeded and that the quality of stormwater does not unreasonably impact the receiving environment.
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- ( c ) location of anchor stores and entertainment uses to encourage pedestrian flow past smaller specialty shops;
- ( d ) incorporation of appropriate traffic calming measures to manage traffic behaviour;
- ( e ) provision of good quality, safe, comfortable, and engaging public spaces that create a sense of place; and
- ( f ) encouragement of property title arrangements, including unit titles schemes, that include open or integrated spaces at ground level to ensure cohesive and well-maintained community and trading spaces.

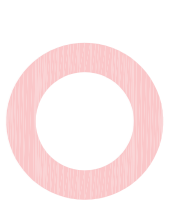
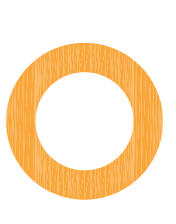
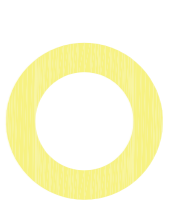
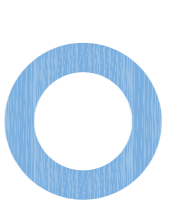
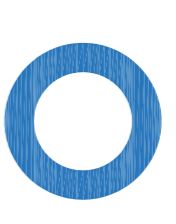

9. Create a multi user research precinct that:

- (a) contains multi-storey office and shared use facilities including laboratories for use by Government and private organisations;
- (b) provides an active frontage to the surrounding road network or allows compatible ancillary uses to provide an active frontage to the surrounding road network; and
- (c) preserves the large trees and established vegetation that currently creates well shaded communal areas between buildings.








10. Create community, education and aged care facilities that:

- (a) are accessed from within 600 m of the Secondary Activity Centre;
- (b) provide flexible and coordinated spaces and facilities.



-  **RESIDENTIAL**
-  **MIXED USE**  
RESIDENTIAL & COMMERCIAL
-  **COMMUNITY**
-  **COMMERCIAL**
-  **TOURISM**
-  **OPEN SPACE**  
INCORPORATING DRAINAGE FEATURES, NATURAL HABITAT AND RECREATIONAL OPPORTUNITIES

-  **SECONDARY ACTIVITY CENTRE**  
150-420 DWELLINGS PER HECTARE (GROSS)  
MAXIMUM HEIGHT: 10 STOREY
-  **50-100 DWELLINGS PER HECTARE**  
SINGLE DWELLING (TERRACE / VILLA)  
MULTIPLE DWELLING - 2 DWELLINGS PER LOT  
MULTIPLE DWELLING MORE THAN 2 STOREYS  
MAXIMUM HEIGHT: 6 STOREY
-  **25-60 DWELLINGS PER HECTARE**  
SINGLE DWELLING (DETACHED)  
SINGLE DWELLING (TERRACE / VILLA)  
MULTIPLE DWELLING 2 DWELLINGS PER LOT  
MULTIPLE DWELLING MORE THAN 2 STOREYS  
MAXIMUM HEIGHT: 3 STOREY
-  **16-40 DWELLINGS PER HECTARE**  
SINGLE DWELLING (DETACHED)  
SINGLE DWELLING (TERRACE / VILLA)  
MULTIPLE DWELLING 2 DWELLINGS PER LOT  
MULTIPLE DWELLING MORE THAN 2 STOREYS  
MAXIMUM HEIGHT: 3 STOREY
-  **10-25 DWELLINGS PER HECTARE**  
SINGLE DWELLING (DETACHED)  
MAXIMUM HEIGHT: 2 STOREY
-  **MAJOR COLLECTORS**  
POTENTIAL BUS ROUTES, CYCLEWAYS & PEDESTRIAN LINKS
-  **BUFFER / FENCING TREATMENT AREAS**  
TO TIGER BRENNAN DRIVE
-  **HEIGHT CONTROLLED AREA**  
HEIGHT CONTROLLED BY DEFENCE (AREAS CONTROL) REGULATIONS 1989

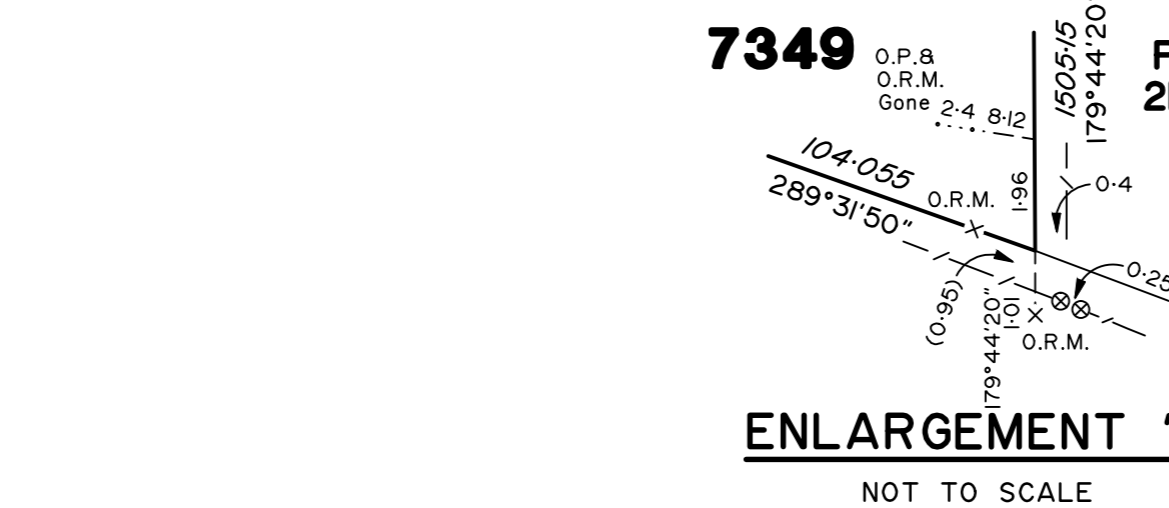
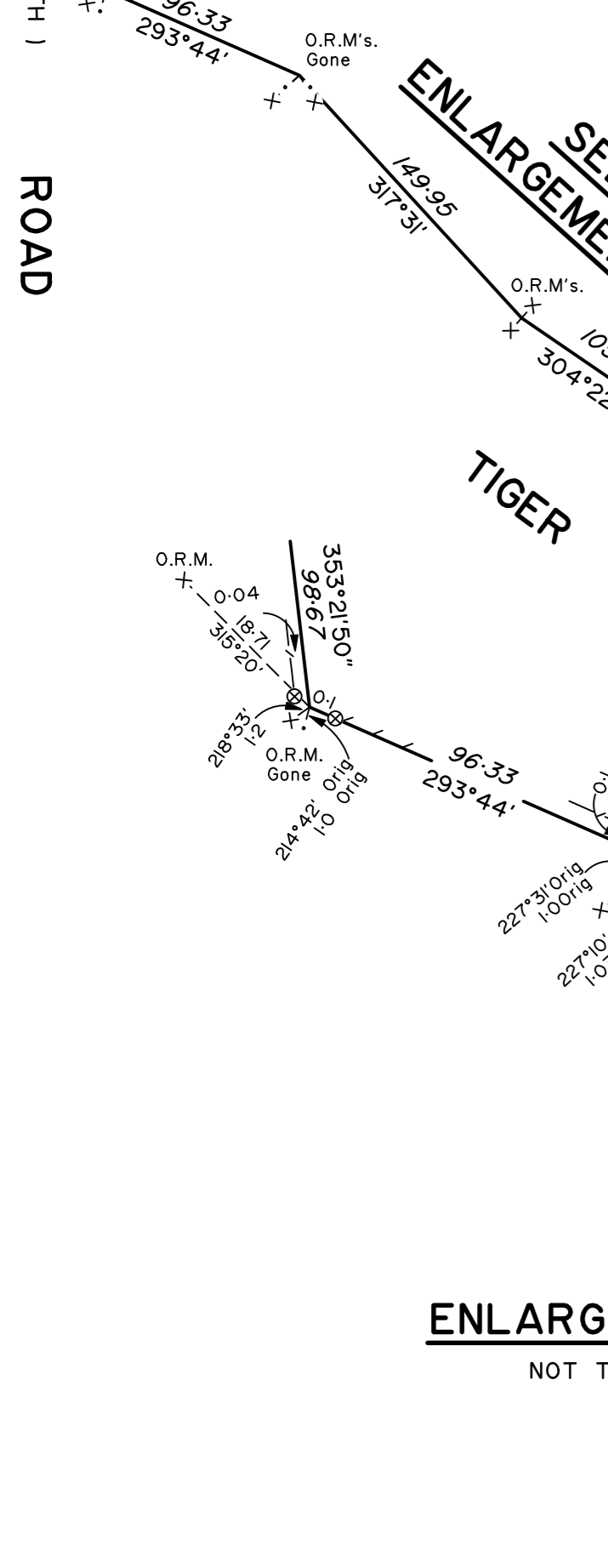
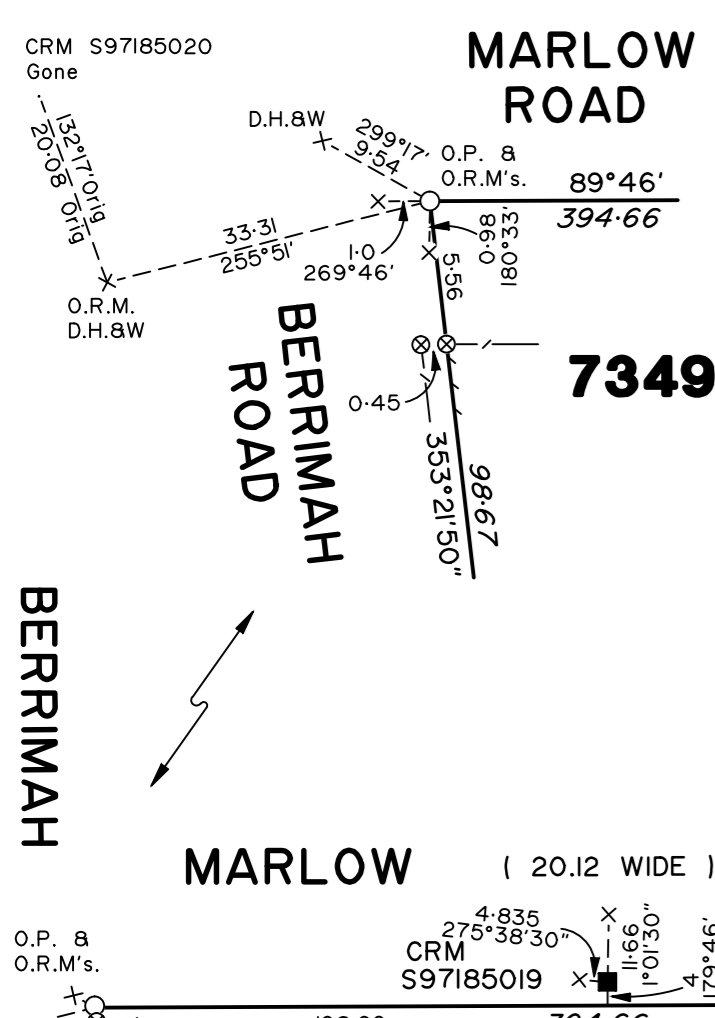
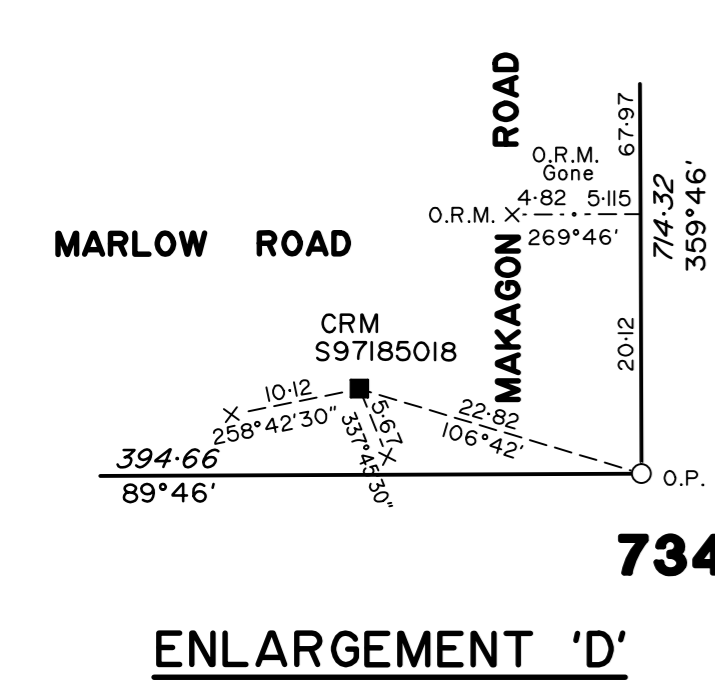
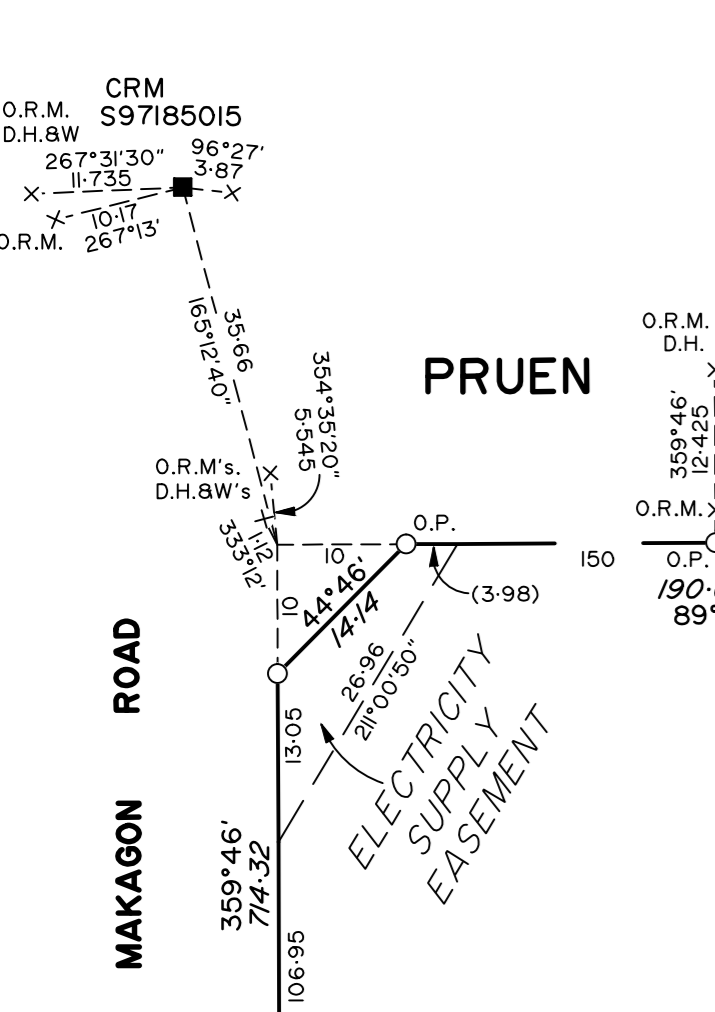
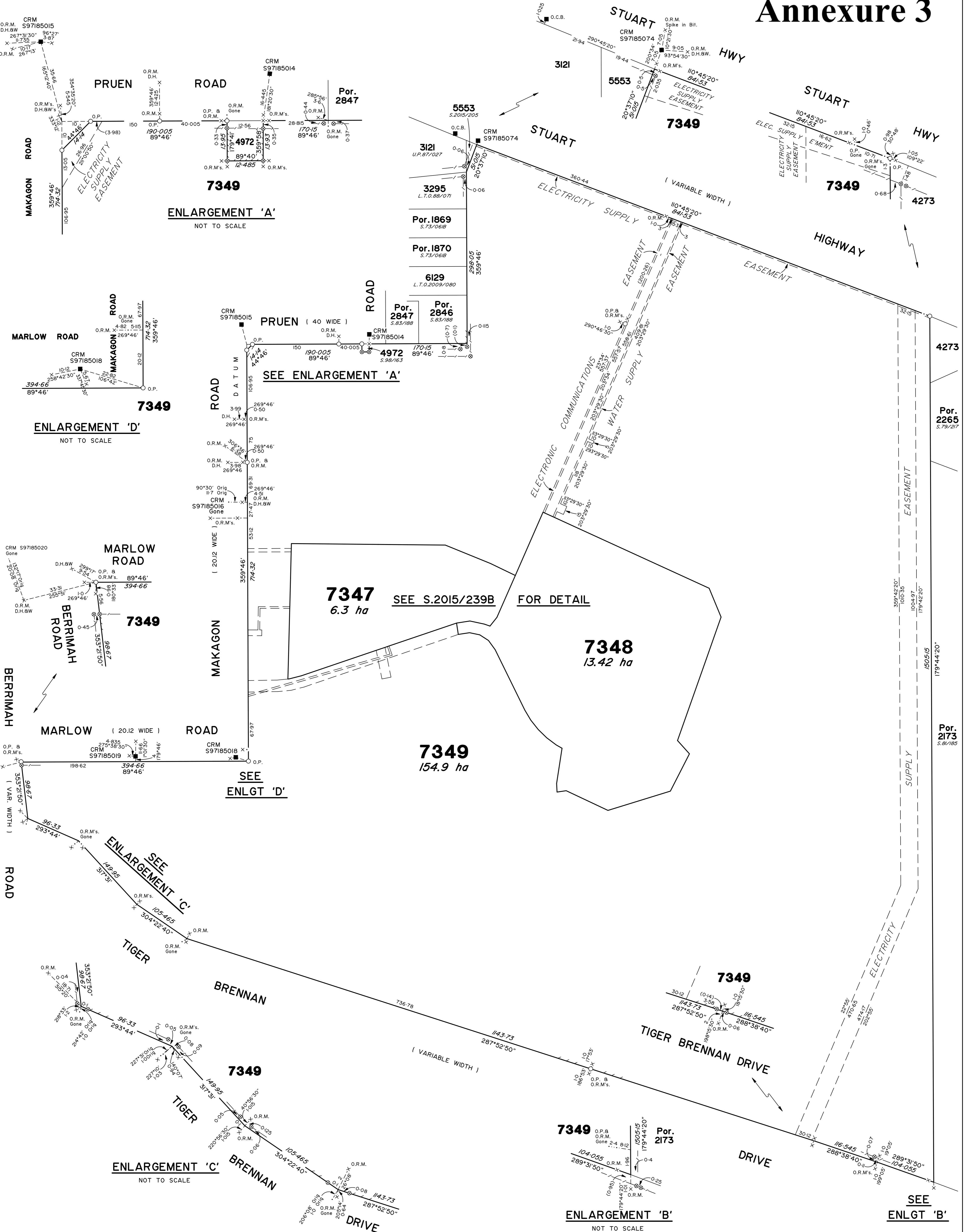
-  **SECONDARY ACTIVITY CENTRE SUPPORTED BY MIXED USE DEVELOPMENT**  
SECONDARY ACTIVITY CENTRE CONSISTING OF RESTAURANTS, FOOD PREMISES, RETAILING (INC. LARGE FORMAT STORES), ENTERTAINMENT, LICENSED CLUBS, BUSINESS USES, HOTELS, MOTELS, HIGH DENSITY RESIDENTIAL AND MEDICAL SERVICES
-  **COLLECTION OF GOVERNMENT, PRIVATE RESEARCH, COMMERCIAL BASED ORGANISATIONS AND SUPPORTING USES**
-  **EDUCATION FACILITIES**
-  **COMMUNITY RECREATIONAL AND SPORTS FACILITIES, MEDICAL CLINICS, SHOWROOMS AND CHILDCARE**
-  **RESIDENTIAL, RETIREMENT LIVING AND COMMUNITY FACILITIES**
-  **OFFICE, PARK, STORAGE AND ANCILLARY PURPOSES, RESEARCH INSTITUTIONS**
-  **SHOWROOM, VEHICLE SALES, SERVICE STATION, DRIVE THROUGH FAST FOOD AND SIMILAR, DRIVE THROUGH LIQUOR STORES**

# Annexure 2





# Annexure 3



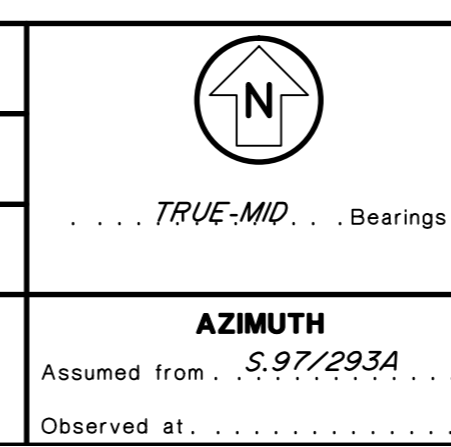
I, **ALISTAIR CHARLES TENNANT**, hereby certify that the survey represented on this plan was carried out by me or under my supervision and was completed on **01/04/2016**, and that this survey has been executed in accordance with the Licensed Surveyors Act and the Directions thereunder.

*[Signature]*  
 Licensed Surveyor  
 Date: 01/04/2016

**SURVEY APPROVED**  
*[Signature]*  
 Surveyor-General  
 Date: 12 May 2016

**NOTE:** Reference Marks are at one metre unless otherwise shown.  
 The Electricity Supply and Water Supply Easements are in favour of the Power and Water Corporation.  
 The Electronic Communications Easements are in favour of Telstra.

Field Book	71557
Drawn	FYFE Jan '16
Examined	FYFE



**LEGEND**

- Concrete Post . . . □
- Concrete Block . . . ■
- Peg or Wooden Post . . . ●
- Reference Mark . . . X
- Locksplit . . . ⊢
- Fence Post . . . ⊞

**SECTIONS 7347 TO 7349**  
**HUNDRED OF BAGOT**

REPRESENTATIVE SCALE @ A1  
**1 : 3000**

**S.2015/239A**  
 SHEET 1 OF 2

