

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 PSA06/0018 in accordance with the Schedule to this instrument; and
- (b) amend the NT Planning Scheme in accordance with the altered proposal.

Dated 28<sup>th</sup> March 2007



Minister for Planning and Lands

SCHEDULE

AMENDMENT OF NT PLANNING SCHEME

AMENDMENT No. 9

**1. Citation**

This amendment to the NT Planning Scheme may be cited as Amendment No. 9.

**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. 9", 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 SD19, which is Part Lot 9989 (71) Progress Drive, Town of Nightcliff; and
- (b) amending Schedule 1 to clause 2.4 – Specific Uses to include the following table:

#### SD19

Part Lot 9989 (71) Progress Drive, Town of Nightcliff

1. With the consent of the Authority, the land within this zone may be developed and used for the purpose of **multiple dwellings**.
2. Without **consent**:
  - (a) **home occupation**;if the proposal complies with the requirements of this scheme as if the land were in Zone HR (High Density Residential).
3. The purpose of this clause is to ensure that development is:
  - of a density compatible with the existing and planned provision of reticulated services and community facilities which will service the area;
  - consistent with land capability; and
  - of a height compatible with adjoining or nearby existing development or development reasonably anticipated.Development within this zone will comprise:
  - (a) a maximum of 44 **multiple dwellings**; and
  - (b) a minimum of 3 buildings with a maximum building height each of 33 metres AHD or 6 storeys, whichever is the lesser.
4. The purpose of this clause is to ensure that the development is provided with open space and landscaped areas that:
  - include clearly designated and useable private open space areas that provide privacy for residents and are directly accessible from main living areas;
  - include communal open space areas that are functional, useable and accessible; and
  - contribute to the appearance and amenity of the site.

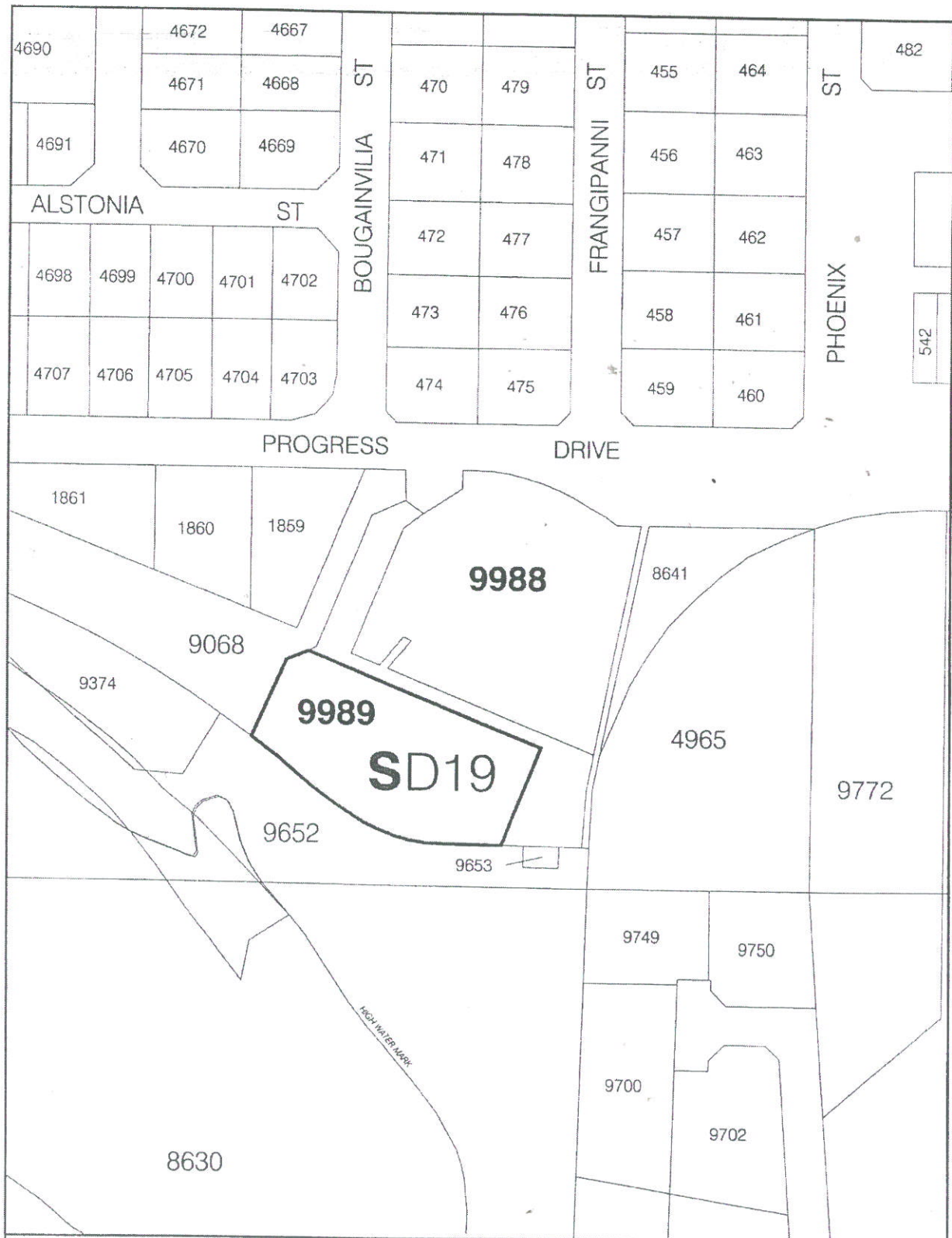
Development within this zone will provide:

- (a) a private balcony to all flats which is directly accessible from the main internal living area with a minimum area of 20 m<sup>2</sup> and a minimum depth of 3 metres;
- (b) a minimum of 815 m<sup>2</sup> of communal open space at ground level with a minimum dimension of 6 metres; and
- (c) a minimum of 550 m<sup>2</sup> at ground level, exclusive of the communal open space, which is landscaped.

5. The purpose of this clause is to ensure that sufficient off street parking is provided to service the proposed development.

Development within this zone will provide a minimum of 2.2 on site car parking spaces per **multiple dwelling**.

---



NT PLANNING SCHEME  
AMENDMENT No. 9  
PART LOT 9989 TOWN OF NIGHTCLIFF

MINISTER FOR PLANNING AND LANDS

*[Signature]*

Date 28.3.07



Northern Territory Government  
Department of Planning and Infrastructure

0 20 40 60 80 100 120m

Scale 1:2000

File No.: PA 2006/0556

Date: 21/02/2007

Drawing Name:

r:\drafting\Darwin\PSA 06-0018 lot 99889 nightcliff.dgn



**NORTHERN TERRITORY OF AUSTRALIA*****Planning Act*****NOTICE OF AMENDMENT OF NT PLANNING SCHEME  
AMENDMENT No. 9****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 Part Lot 9989 (17) Progress Drive, Town of Nightcliff from Zone C (Commercial) to Zone SD19 (Specific Use Darwin 19); 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

28<sup>th</sup> March

2007

  
Minister for Planning and Lands

**NORTHERN TERRITORY OF AUSTRALIA**

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

**Reasons for Decision**

**NT PLANNING SCHEME AMENDMENT**  
**AMENDMENT No. 9**

1. Rezoning of Part Lot 9989 (71) Progress Drive, Town of Nightcliff (Previously Part Lot 9069 (69) Progress Drive) from Zone C (Commercial) to Zone SD19 (Specific Use Darwin 19) will facilitate the future development of the site for medium density residential development which will contribute to the long term amenity of the locality and which is compatible with adjoining existing and potential development.
2. The removal of requirements in relation to maximum floor area will ensure that the general requirements for residential buildings in relation to building setbacks will apply thereby ensuring a development compatible with the existing and potential development of land in the area.
3. The rezoning of the site to allow residential development instead of commercial development is considered appropriate given the extent of commercially zoned land in the Nightcliff area and in recognition that the site is removed from Progress Drive and therefore has limited exposure.



DELIA PHOEBE LAWRIE  
Minister for Planning and Lands

28 / 3 / 2007