

NORTHERN TERRITORY OF AUSTRALIA


*Planning Act*

AMENDMENT TO NT PLANNING SCHEME

I, DAVID WILLIAM TOLLNER, Minister for Lands and Planning, under section 25(2)(c) of the *Planning Act*, alter the proposal and amend the NT Planning Scheme by making the amendment specified in the Schedule.

Dated

9/9/2015



Minister for Lands and Planning

---

**SCHEDULE**

**AMENDMENT TO NT PLANNING SCHEME**

**AMENDMENT No. 399**

**1. Citation**

This amendment to the NT Planning Scheme may be cited as Amendment No. 399.

**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. 399", 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.

"area plan" means the area plan within the meaning of the NT Planning Scheme.

### 3. Amendment of Zoning Map

The NT Planning Scheme is amended by revising 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 8410, Lot 8631, part Lot 8408 and part Lot 9 Town of Palmerston.

### 4. Amendment of Schedule 1 to Clause 2.4 – Specific Uses

The NT Planning Scheme is amended by omitting SP7 (Specific Use Palmerston No. 7).

### 5. Amendment of clause 14.5.1 (Palmerston Eastern Suburbs Planning Principles and Area Plans)

The NT Planning Scheme is amended by way of altering Clause 14.5.1 to include sub-clause 7 and omitting the existing Area Plan 1 of 3 and inserting the Area Plan 1 of 3 endorsed through Amendment No. 399.

*after*

sub-clause 6

*insert:*

7. Establish a compact neighbourhood centre around the Temple Terrace Mixed Use Node to:
- (a) provide medium density housing in this area characterised by high residential amenity and high accessibility;
  - (b) facilitate commercial and business activities at ground level within the Node to meet local community needs without impacting on the primacy of the Palmerston CBD; and
  - (c) ensure a robust, adaptable design and appropriate orientation of mixed use development fronting Temple Terrace reinforcing the role of the Node as an activity spine linking the Palmerston CBD and the Palmerston Regional Hospital Precinct.

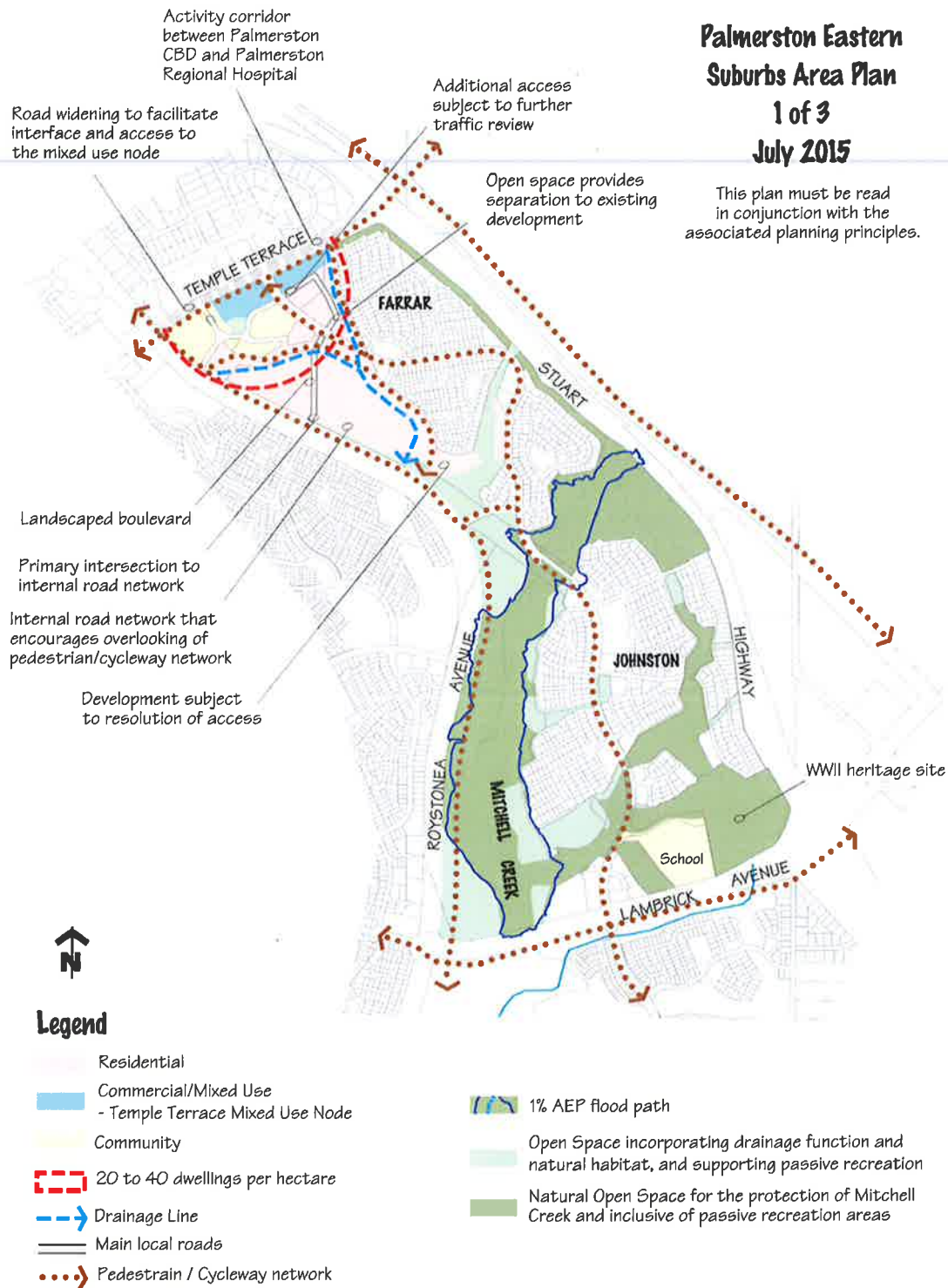
*after*

the Planning Principles

*omit*

Palmerston Eastern Suburbs Area Plan 1 of 3

substitute:





**NT PLANNING SCHEME  
AMENDMENT No. 399**

**LOT 8410, LOT 8631, PART LOT 8408 AND PART LOT 9  
TOWN OF PALMERSTON**

MINISTER FOR LANDS AND PLANNING

Date

9/9/15



Northern  
Territory  
Government

Department of Lands, Planning and the Environment

0 55 110 165 220 275m

Scale 1: 5500 @ A4



File No. PA2014/0597

Date: 17-Jun-15

Drawing Name: Lots 8408, 8410, 8631 Palmerston.dgn

**NORTHERN TERRITORY OF AUSTRALIA**

***Planning Act***

**NOTICE OF MAKING OF AMENDMENT TO NT PLANNING SCHEME  
AMENDMENT No. 399**

I, DAVID WILLIAM TOLLNER, Minister for Lands and Planning, under section 28(1) of the *Planning Act*, give notice that –

- (a) I have, under section 25(2)(c) of the Act, amended the NT Planning Scheme by:
- i. amending clause 14.5.1 (Palmerston Eastern Suburbs Planning Principles and Area Plans) to include sub-clause 7 and revise Area Plan 1 of 3;
  - ii. rezoning Lot 8410 Town of Palmerston (4 Brennan Court, Farrar) from Zone SP5 (Specific Use Palmerston No. 5) to Zone FD (Future Development);
  - iii. rezoning Lot 8631 Town of Palmerston (5 Farrar Boulevard, Farrar) from Zone SP7 (Specific Use Palmerston No. 7) to Zone FD (Future Development);
  - iv. rezoning part Lot 8408 Town of Palmerston (14 Cook Street, Farrar) from Zone CP (Community Purpose) to Zone FD (Future Development);
  - v. rezoning part Lot 9 Town of Palmerston (231 Roystonea Avenue, Farrar) from Zone SP7 (Specific Use Palmerston No. 7) to Zone FD (Future Development); and
  - vi. omitting Zone SP7 (Specific Use Palmerston No. 7) from Schedule 1; and
- (b) copies of the amendment (Amendment No. 399) are available from the Offices of the Department of Lands, Planning and the Environment, Ground Floor, 16 Parap Road, Parap.

Dated

9/9/ 2015



Minister for Lands and Planning



**NORTHERN TERRITORY OF AUSTRALIA**

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

**Reasons for Decision**

**NORTHERN TERRITORY PLANNING SCHEME**  
**AMENDMENT No. 399**

The revision to existing Clause 14.5.1 (Palmerston Eastern Suburbs Planning Principles and Area Plans) endorsed through Amendment No. 399 provides direction to guide the continued development of the suburbs of Farrar and Johnston.

The rezoning of Lot 8410, Lot 8631, part Lot 8408 and part Lot 9 Town of Palmerston from Zone SP7 (Specific Use Palmerston No. 7), Zone SP5 (Specific Use Palmerston No. 5) and Zone CP (Community Purpose) to Zone FD (Future Development) will allow for the development of land in accordance with the Palmerston Eastern Suburbs Planning Principles and Area Plan 1 of 3

Specifically, the revision to clause 14.5.1 and associated rezoning:

- reflects changes to the land use structure to better service the residents of Farrar and Johnston;
- provides for a range of residential density options to enable a high level of integration between land use and transport planning, and balance the need for further greenfield development; and
- introduces a framework to deliver mixed use development adjacent to Temple Terrace to provide commercial and retail services for the local community, and assist in establishing an active corridor between the Palmerston CBD and Palmerston Regional Hospital.



DAVID WILLIAM TOLLNER  
Minister for Lands and Planning

9 / 9 / 2015