

NORTHERN TERRITORY OF AUSTRALIA


Planning Act

AMENDMENT TO NT PLANNING SCHEME

I, DAVID WILLIAM TOLLNER, Minister for Lands and Planning, under section 25(2)(a) of the *Planning Act*, 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. 401

1. Citation

This amendment to the NT Planning Scheme may be cited as Amendment No. 401.

2. Definition

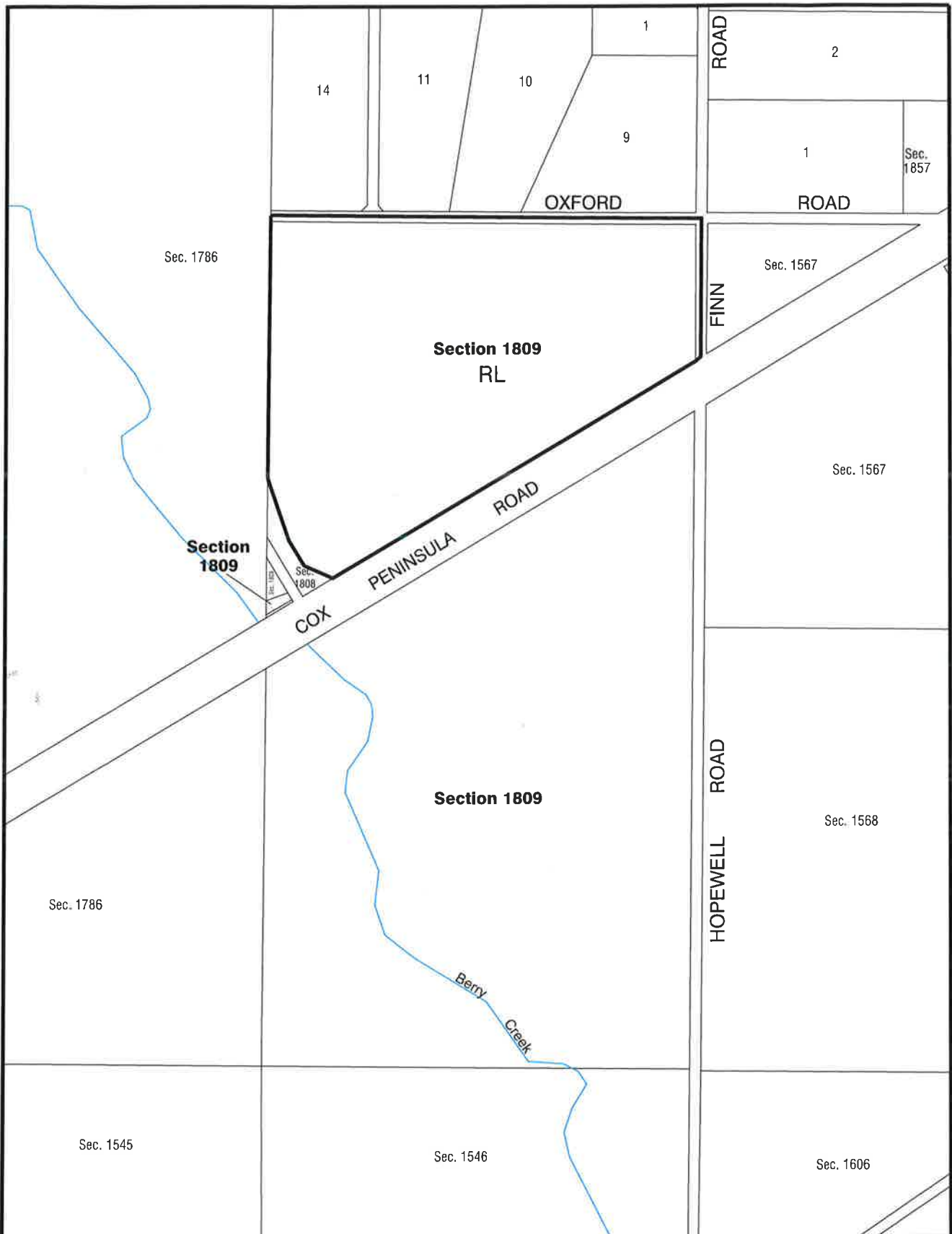
In this amendment –

"amending map" means the map, signed by the Minister for Lands and Planning and marked "NT Planning Scheme Amendment No. 401", 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 RL which is Part Section 1809 Hundred of Ayers.



NT PLANNING SCHEME
AMENDMENT No. 401
PART SECTION 1809 HUNDRED OF AYERS

MINISTER FOR LANDS AND PLANNING

Date

9/9/15



Northern
Territory
Government

Department of Lands, Planning and the Environment



Scale 1: 10000 @ A4



File No.

Date: 26-Jun-15

Drawing Name: Sec 1809 Ayers PSA.dgn

NORTHERN TERRITORY OF AUSTRALIA

Planning Act

**NOTICE OF MAKING OF AMENDMENT TO NT PLANNING SCHEME
AMENDMENT No. 401**

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)(a) of the Act, amended the NT Planning Scheme by rezoning Part Section 1809 Hundred of Ayers (115 Oxford Road, Berry Springs) from Zone R (Rural) to Zone RL (Rural Living); and
- (b) copies of the amendment, (Amendment No. 401), 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. 401

Part Section 1809 Hundred of Ayers (115 Oxford Road, Berry Springs) is suitable for rezoning from Zone R (Rural) to Zone RL (Rural Living).

Specifically, this rezoning is suitable because:

- It contributes to the development of the proposed Berry Springs Rural Activity Centre. Development pursuant to Zone RL will contribute to a built rural environment supporting the diverse lifestyle and the social, cultural and economic development of the Territory with specific regard to promoting housing choice.
- Development in accordance with Zone RL is not deemed to result in the unsustainable use and over commitment of the local groundwater resources. Future planning for the Berry Springs centre may deliver reticulated water services to the area, reducing the pressure on the local aquifer.
- Development permissible under Zone RL is not expected to unreasonably intrude on or compromise the privacy of the adjoining locality. Similar development is present within the locality, most notably along Finn Road. Zone RL is also considered to provide a buffer between the development of Berry Springs centre, and the rural uses to the north of Cox Peninsula Road.



DAVID WILLIAM TOLLNER
Minister for Lands and Planning

9 / 9 / 2015