

NORTHERN TERRITORY OF AUSTRALIA

Planning Act

AMENDMENT TO NT PLANNING SCHEME

I, GERALD FRANCIS MCCARTHY, the Minister for Lands and Planning, under section 25(2)(c) of the *Planning Act*, amend the NT Planning Scheme by making the amendment, specified in the Schedule.

- (a) alter the proposal to amend the NT Planning Scheme numbered PA2010/1031 in accordance with the Schedule to this instrument; and
- (b) amend the NT Planning Scheme in accordance with the altered proposal

Dated 26th February 2011.


Minister for Lands and Planning

SCHEDULE

AMENDMENT TO NT PLANNING SCHEME

AMENDMENT No. 178

1. Citation

This amendment to the NT Planning Scheme may be cited as Amendment No. 178.

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. 178", deposited in the office of the Department of Lands and Planning, 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 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 **SL13** (Specific Use Zone Litchfield No.13) which is Lot 30 LTO81/005 Hundred of Bagot (2 De Caen Close, Virginia);
- (b) amending Schedule 1 to clause 2.4 Specific Use Zones to include the following table:

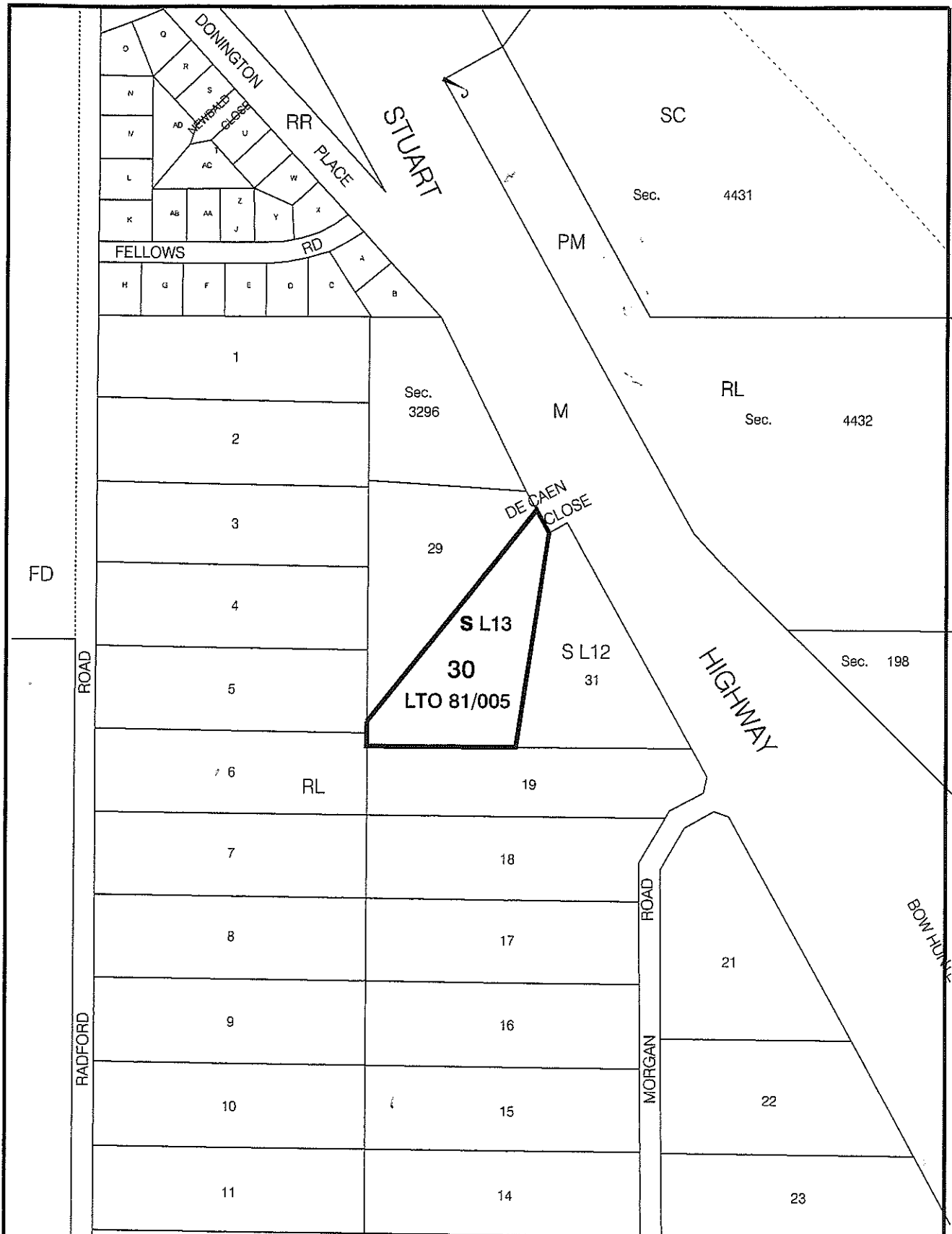
SL13

Lot 30, LTO81/005, De Caen Close, Virginia, Hundred of Bagot.

1. The purpose of this zone is to facilitate the use and development of the land for **light industry**, with a predetermined limit on the size and scale of development.
2. Without **consent** the land may be used for a **single dwelling** if the development complies with all other requirements of the planning scheme as if the land were in Zone RL (Rural Living).
3. With **consent**:
 - (a) accommodation rooms for visiting staff;
 - (b) **business sign**;
 - (c) **caretakers residence**;
 - (d) **light industry**;
 - (e) **office**;
 - (f) **transport terminal**;
 - (g) **warehouse**;
 - (h) outdoor storage area; and
 - (i) sheds for:
 - i. storage, vehicle servicing and maintenance; and
 - ii. a wash-down bay.

if the development complies with all other requirements of the planning scheme as if the land were in Zone LI (Light Industry).
4. The **car parking** requirement for the uses or developments listed in paragraph 3 are to be assessed at a rate of:
 - 1 space for each accommodation room;
 - 1 space for every 250m² used for outdoor storage area; and
 - 4 for every 100m² used for the storage and vehicle servicing maintenance
5. Landscaped buffers are to be planted and maintained as follows:
 - a continuous landscaped buffer with a minimum width of 10 metres along the boundaries with Lots 5 and 6; and
 - a landscaped buffer with a minimum width of 6 metres along the boundaries with Lots 19 and 29, except where this requirement would conflict with necessary drainage and vehicle circulation functions.
6. Landscaping shall be provided to mitigate the noise and visual impact on the caretaker's residence from the light industrial development on the site and on other adjoining development.
7. For effective management of water quality, baseline data for a Sampling and Analysis Plan should be collected prior to any development application being made.
8. The purpose of this clause is ensure that development is of an intensity that is not likely to have a detrimental impact on the locality.
 - (a) Development within this zone is to have a maximum floor area of:
 - i. 250m² for no more than four accommodation rooms for visiting staff;
 - ii. 510m² for the **office** in a building with no more than two storeys;

- iii. 520m² for the sheds for storage and vehicle servicing maintenance;
 - iv. 1200m² for the vehicle storage sheds including a wash-down bay;
 - v. 810m² for the storage units; and
 - vi. 280m² for the container storage shed.
- (b) The outdoor storage area is to occupy no more than 3500m²; and
 - (c) Except for the eastern boundary of the land, buildings and structures (other than signs) are to be set back 10 m from site boundaries.
9. The consent authority must not **consent** to the development outlined in paragraph 3 if it does not comply with the requirements listed in paragraph 8.



NT PLANNING SCHEME
AMENDMENT No. 178
LOT 30 LTO 81/005
HUNDRED OF BAGOT

MINISTER FOR LANDS AND PLANNING

[Signature]

Date 26/2/2011



Northern
Territory
Government

Department of Lands & Planning



Scale 1: 5000 @ A4



File No. PA 2010/1031

Date: 25-Jan-11

Drawing Name: Lot 30 LTO 81005 Bagot.dgn

NORTHERN TERRITORY OF AUSTRALIA

Planning Act

**NOTICE OF MAKING OF AMENDMENT TO NT PLANNING SCHEME
AMENDMENT No. 178**

LITCHFIELD LOCALITY

I, GERALD FRANCIS MCCARTHY, the Minister for Lands and Planning, under section 28(1) of the *Planning Act*, give notice that –

- (a) I have, under section 25 of the Act, amended the NT Planning Scheme by rezoning Lot 30 LTO81/005 Hundred of Bagot (2 De Caen Close, Virginia) from Zone RL (Rural Living) to Zone **SL13** (Specific Use Zone Litchfield No.13).
- (b) Copies of the amendment, Amendment No 178, are available from the Offices of the Department of Lands and Planning, Ground Floor, 38 Cavenagh Street, Darwin.

Dated 26th February 2011


Minister for Lands and Planning

NORTHERN TERRITORY OF AUSTRALIA

Planning Act
Section 29

NT PLANNING SCHEME AMENDMENT

AMENDMENT No. 178

Reasons for Decision

The purpose of the new zone is to facilitate the development of an equipment storage facility. Zone **SL13** (Specific Use Zone Litchfield No.13) has been designed to ensure that the development will not affect the amenity of the locality.



GERALD FRANCIS MCCARTHY
Minister for Lands and Planning

26/2 /2011