

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)(a) of the *Planning Act*, amend the NT Planning Scheme by making the amendment, specified in the Schedule.

Dated 23 December 2011.



Minister for Lands and Planning

SCHEDULE

AMENDMENT TO NT PLANNING SCHEME

AMENDMENT NO. 205

1. Citation

This amendment to the NT Planning Scheme may be cited as Amendment No. 205.

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. 205", deposited in the office of the Department of Lands and Planning, Darwin;

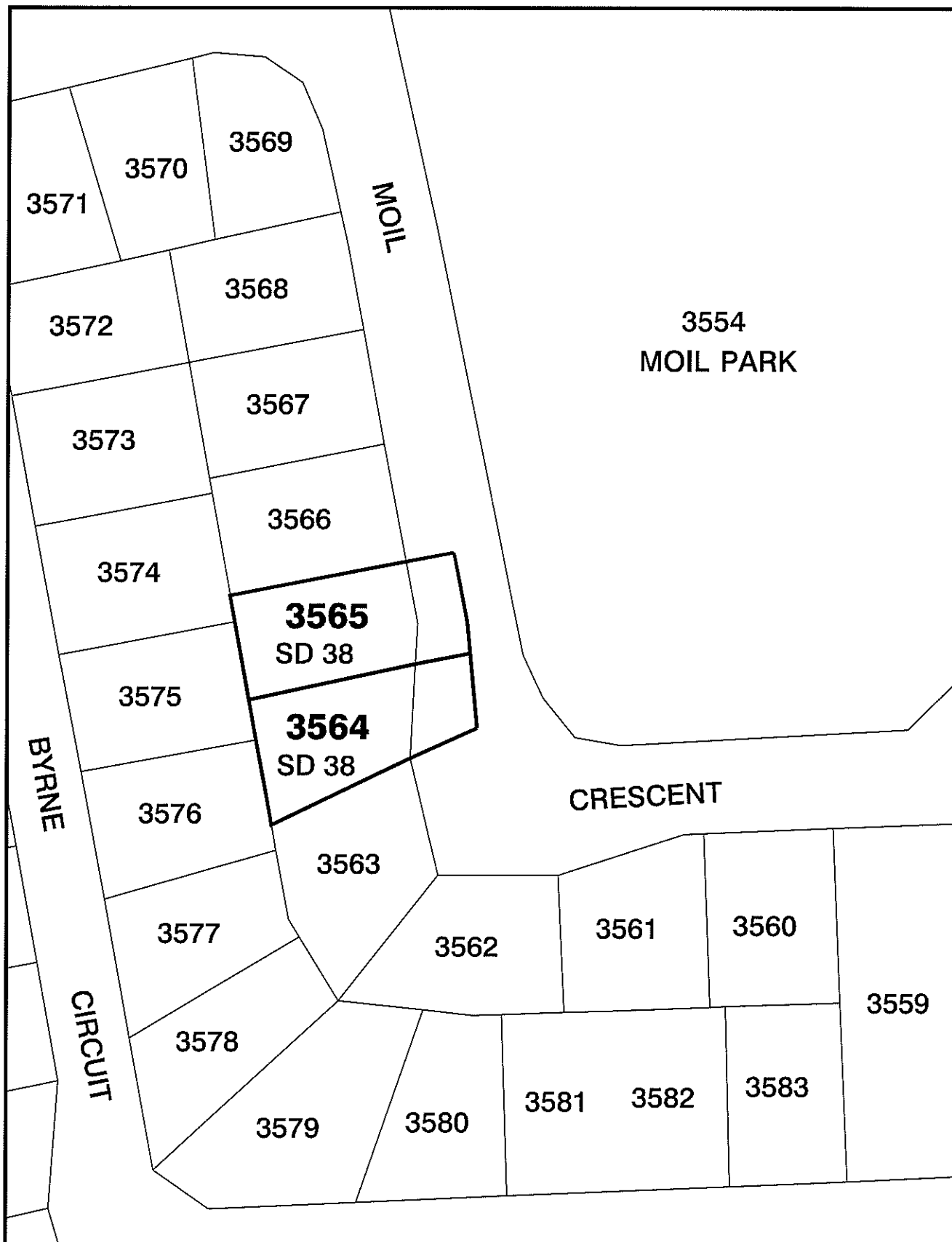
"zoning map" means the zoning map within the meaning of the NT Planning Scheme.

3. Amendment of Zoning Map

The NT Planning Scheme is amended by:

- (a) amending the zoning map relating to 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 **SD 38** which is Lots 3564 and 3565 Town of Nightcliff (31 and 33 Moil Crescent, Moil); and
- (b) amending Schedule 1 to clause 2.4 – Specific Uses to include the following table:

| | |
|-------------|---|
| SD38 | <p>Lots 3564 and 3565 Town of Nightcliff (31 and 33 Moil Crescent, Moil)</p> <ol style="list-style-type: none">1. The purpose of this zone is to facilitate the use and development of the lots for single storey, multiple dwellings for seniors, aged pensioners and/or people with physical ailments or mobility impairments.2. With consent the land may be developed for the purpose of multiple dwellings if the development complies with all other requirements of the Planning Scheme as if the land were in Zone MD (Multiple Dwelling Residential). If the development does not comply with the listed requirements, the consent authority may consent to a variation of the requirements only if it is satisfied that special circumstances justify the giving of consent.3. Despite paragraph 2, the consent authority must not consent to a development that exceeds:<ul style="list-style-type: none">(a) one storey in height; and(b) any more than a total of four multiple dwellings. |
|-------------|---|



NT PLANNING SCHEME
AMENDMENT No. 205
LOTS 3564 & 3565
TOWN OF NIGHTCLIFF



Northern
Territory
Government

Department of Lands & Planning

0 10 20 30 40 50m

Scale 1: 1000 @ A4



MINISTER FOR LANDS AND PLANNING

[Signature]

Date 23 DEC 2011

File No.: PA2011/0728

Date: 20-Oct-11

Drawing Name: PA2011-0728 Lots 3564 and 3565 Town of Nightcliff.dgn

NORTHERN TERRITORY OF AUSTRALIA

Planning Act

**NOTICE OF MAKING OF AMENDMENT TO NT PLANNING SCHEME
AMENDMENT No. 205**

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(2)(a) of the Act, amended the NT Planning Scheme by rezoning Lots 3564 and 3565 Town of Nightcliff from Zone SD (Single Dwelling Residential) to SD38; and
- (b) copies of the amendment, (Amendment No. 205), are available from the Offices of the Department of Lands and Planning, Ground Floor, 38 Cavenagh Street, Darwin.

Dated 23 December 2011

A handwritten signature in black ink, appearing to read 'G McCarthy', is positioned above the title of the Minister.

Minister for Lands and Planning

NORTHERN TERRITORY OF AUSTRALIA

Planning Act
Section 29

Reasons for Decision

NORTHERN TERRITORY PLANNING SCHEME
AMENDMENT No. 205

Lots 3564 and 3565 Town of Nightcliff (31 and 33 Moil Crescent, Moil) are suitable for rezoning from Zone SD (Single Dwelling Residential) to SD38.

Specifically, this rezoning is suitable because:

- a specific use zone will best reflect the purpose of the rezoning which is to facilitate construction of two one-bedroom and two two-bedroom single storey units for seniors, aged pensioners and/or tenants with physical disabilities and mobility impairments;
- the potential development is considered consistent with the existing mixed density and height of the area;
- potential development is not anticipated to impact upon the existing traffic, parking and amenity of the area; and
- the subject sites are close to services and public transport.



GERALD FRANCIS MCCARTHY
Minister for Lands and Planning

23 / 12 / 2011