

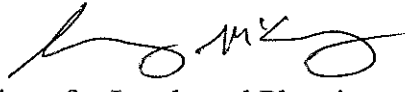
NORTHERN TERRITORY OF AUSTRALIA

*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 17<sup>th</sup> December 2009.

  
Minister for Lands and Planning

---

**SCHEDULE**

**AMENDMENT TO NT PLANNING SCHEME**

**AMENDMENT No. 115**

**1. Citation**

This amendment to the NT Planning Scheme may be cited as Amendment No. 115.

**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. 115", 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

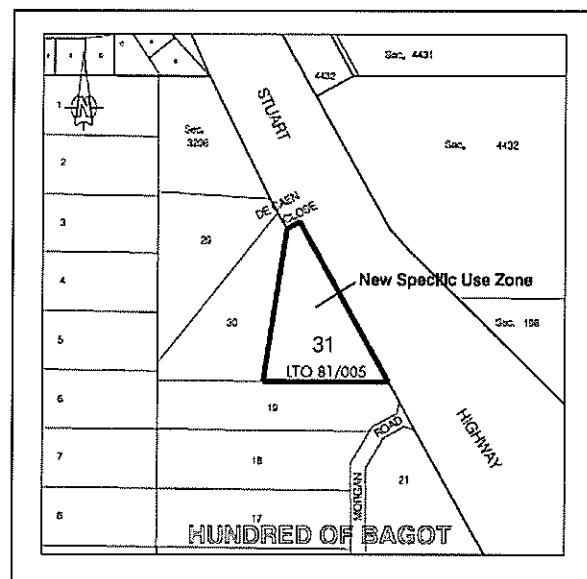
- (a) amending the zoning map relating to Litchfield Shire to the extent of its inconsistency with the amending map in respect of the area of land shown on the amending map bounded by a thick black line and lettered SL12 (Specific Use Zone Litchfield No. 12) which is Lot 31 LTO81/0005 Hundred of Bagot (1 De Caen Close, Virginia); and
- (b) amending Schedule 1 to clause 2.4 Specific Use Zones to include the following table:

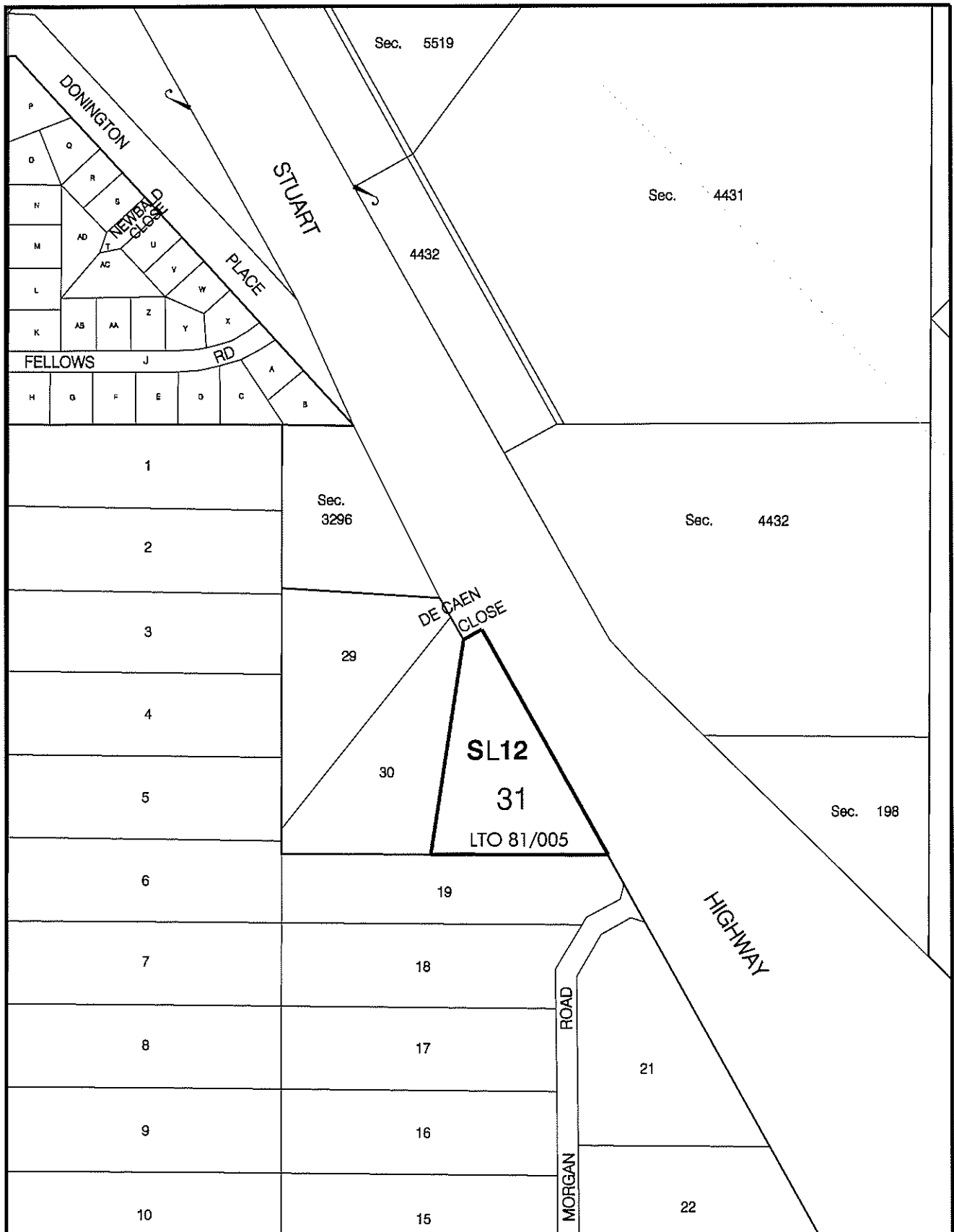
Lot 31, LTO81/005, De Caen Close, Virginia, Hundred of Bagot.

1. The purpose of this zone is to facilitate the use and development of the land as a rural service centre, with a predetermined limit on the size and scale of the centre.
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) **medical clinic**;
  - (d) **office**;
  - (e) **promotion sign**;
  - (f) outdoor display of agricultural machinery and materials;
  - (g) sheds for the:
    - i. sale of agricultural and horticultural products; and
    - ii. storage of water supply products and repair of pumps and filters;
  - (h) **shop**;
  - (i) **showroom sales**; and
  - (j) **veterinary clinic**.

if the development complies with all other requirements of the planning scheme as if the land were in Zone C (Commercial).
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 250m<sup>2</sup> used for outdoor display of agricultural machinery and materials;
  - 4 spaces for every 100m<sup>2</sup> used for the sale of agricultural and horticultural products; and
  - 1 space for every 100m<sup>2</sup> used for the storage of water supply products and for the repair of pumps and filters.
5. 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. 250m<sup>2</sup> for no more than four accommodation rooms for visiting staff;
    - ii. 390m<sup>2</sup> for the existing building as an **office**;
    - iii. 1420m<sup>2</sup> for a building comprising a **medical clinic, office, shop** and/or **veterinary clinic**;
    - iv. 920m<sup>2</sup> for the **showroom sales** and **office** for rural water supply products and services in a building with not more than two storeys;
    - v. 600m<sup>2</sup> for a shed for the sale of agricultural products; and
    - vi. 480m<sup>2</sup> for the shed for the storage of water supply products and repair of pumps and filters.

- (b) The outdoor display area for agricultural machinery and materials is to occupy no more than 2200m<sup>2</sup>;
  - (c) Buildings and structures other than signs are to be set back 10 metres from each boundary; and
  - (d) A continuous landscaped buffer with a minimum width of 6 metres is to be planted and maintained along at least 50% of the Stuart Highway frontage and the remaining frontage to include a landscaped buffer with a minimum width of 3 metres.
6. Direct vehicular or pedestrian access to the Stuart Highway is not permitted.
  7. Any signs on the site are to conform to the requirements of clause 6.7 Signs in relation to Zone C (Commercial).
  8. The consent authority must not **consent** to development outlined in paragraph 3 which does not comply with the requirements listed in paragraphs 5 and 6.





NT PLANNING SCHEME  
AMENDMENT No. 115  
LOT 31 LTO 81/0005 HUNDRED OF BAGOT

MINISTER FOR LANDS AND PLANNING

*[Signature]* Date 17/12/09



Northern  
Territory  
Government

Department of Lands & Planning

0 50 100 150 200 250m

Scale 1:5000 @ A4



File No. PA2009/1218

Date: 16/12/2009

Drawing Name: Lot 31 Hundred of Bagot.dgn