

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  2012.


Minister for Lands and Planning

SCHEDULE

AMENDMENT TO NT PLANNING SCHEME

AMENDMENT NO. 217

1. Citation

This amendment to the NT Planning Scheme may be cited as Amendment No. 217.

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

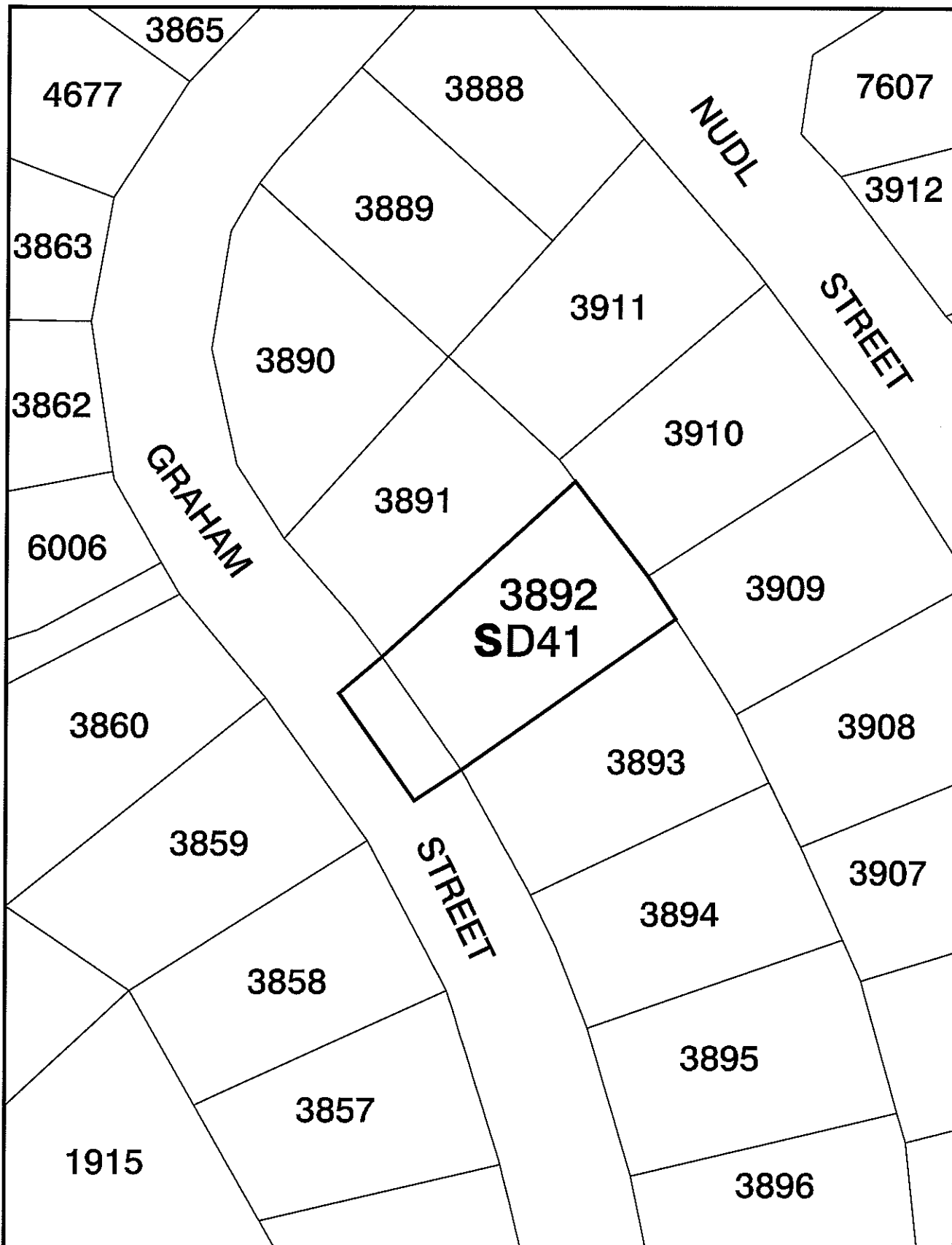
"zoning map" means the zoning map within the meaning of the NT Planning Scheme.

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 **SD41** which is Lot 3892 Town of Darwin (22 Graham Street, Stuart Park);
and
- (b) amending Schedule 1 to clause 2.4 – Specific Uses to include the following table:

SD41	<p>Lot 3892 Town of Darwin (22 Graham Street, Stuart Park)</p> <ol style="list-style-type: none">1. The purpose of this zone is to facilitate the use and development of the land for single storey, multiple dwellings for seniors 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 Zoned MD (Multiple Dwelling Residential).3. 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.4. 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 two multiple dwellings.
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NT PLANNING SCHEME
AMENDMENT No. 217
LOT 3892 TOWN OF DARWIN



Northern
Territory
Government

Department of Lands & Planning

0 8 16 24 32 40m

Scale 1:800 @ A4



MINISTER FOR LANDS AND PLANNING

[Signature]

Date *20/5/2012*

File No.

Date: 13-Apr-12

Drawing Name: PA 2011 - 0954 Lot 3892 Town of Darwin.dgn

NORTHERN TERRITORY OF AUSTRALIA

Planning Act

**NOTICE OF MAKING OF AMENDMENT TO NT PLANNING SCHEME
AMENDMENT No. 217**

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 Lot 3892 Town of Darwin (22 Graham Street, Stuart Park) from Zone SD (Single Dwelling Residential) to **SD41** (Specific Use Zone Darwin No.41); and
- (b) copies of the amendment, (Amendment No. 217), are available from the Offices of the Department of Lands and Planning, Ground Floor, Arnhemica House, 16 Parap Road, Darwin.

Dated



2012



Minister for Lands and Planning

NORTHERN TERRITORY OF AUSTRALIA

Planning Act
Section 29

Reasons for Decision

NORTHERN TERRITORY PLANNING SCHEME

AMENDMENT No. 217

Lot 3892 Town of Darwin (22 Graham Street, Stuart Park) is suitable for rezoning from Zone SD (Single Dwelling Residential) to Zone **SD41** (Specific Use Zone Darwin No.41). The site is located near services including local school, shops, public transport route and is unlikely to adversely impact on the amenity of the locality.

The restriction of the development to two multiple dwellings mitigates traffic generation and the impact of physical form on the neighbourhood.



GERALD FRANCIS MCCARTHY
Minister for Lands and Planning

20 / 5 / 2012