

NORTHERN TERRITORY OF AUSTRALIA

*Planning Act*

AMENDMENT TO NT PLANNING SCHEME

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

Dated 8 Aug 2013.



Minister for Lands, Planning and the Environment

**SCHEDULE**

**AMENDMENT TO NT PLANNING SCHEME**

**AMENDMENT No. 296**

**1. Citation**

This amendment to the NT Planning Scheme may be cited as Amendment No. 296.

**2. Amendment of Zoning Map**

The NT Planning Scheme is amended by 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 **SD43**, which is Section 4303 Hundred of Bagot.

3. Amendment to Schedule 1 to clause 2.4

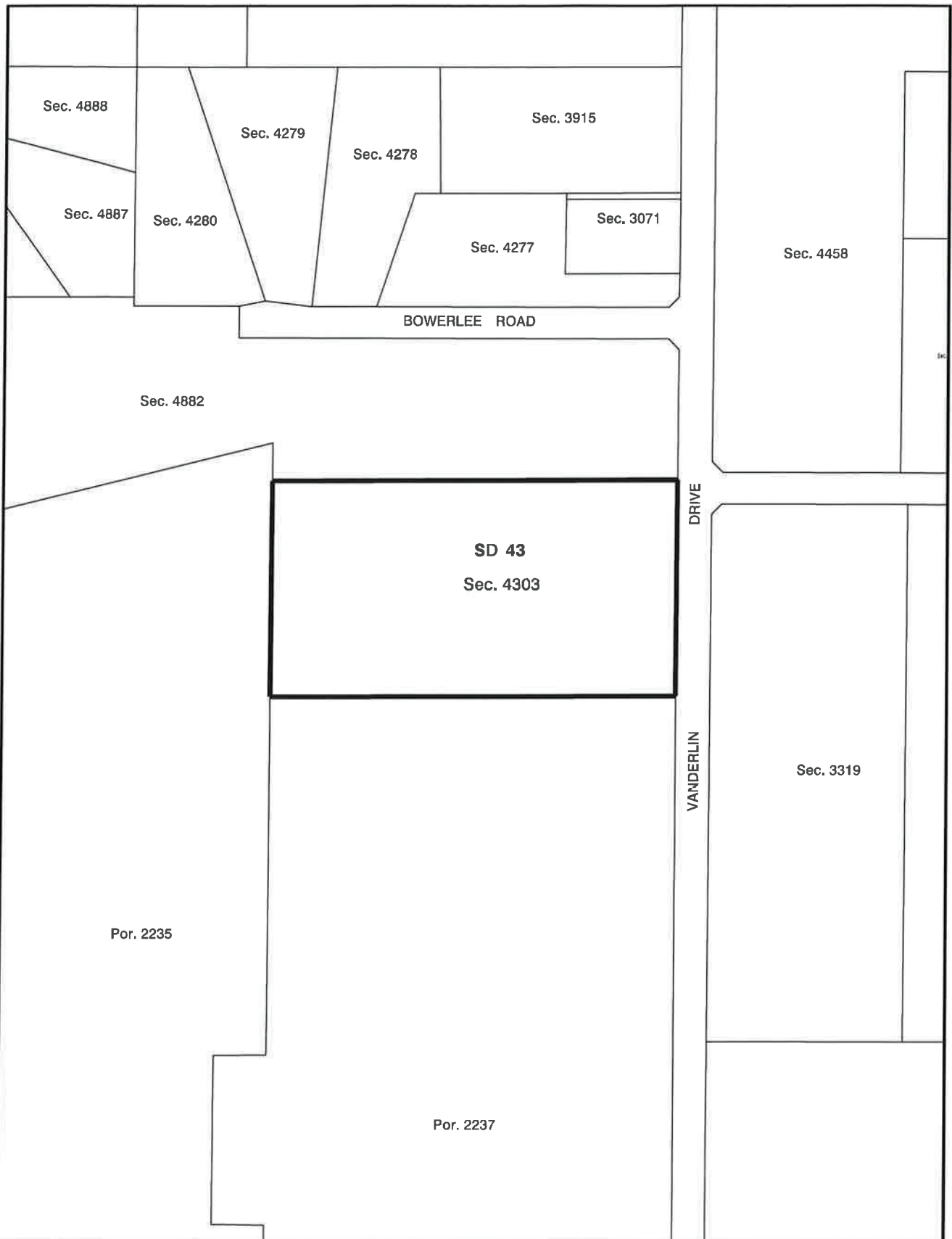
The NT Planning Scheme is amended by amending Schedule 1 to clause 2.4 – Specific Uses to introduce new **SD43** (Specific Use Zone Darwin Number 43), as outlined below:

**SD43**

Section 4303 Hundred of Bagot (680 Vanderlin Drive, Berrimah)

1. The purpose of this zone is to facilitate development of the **site** while ensuring aircraft noise and stormwater discharge is appropriately managed.
2. Prior to any development on the **site**, a stormwater drainage study is to be prepared and is to identify any mitigation methods that need to be implemented in order to prevent adverse impacts on upstream and downstream drainage systems, surface and ground water and the environment. This study is to be prepared to the satisfaction of the relevant service authority.
3. Section 4303 is to be used in accordance with the zoning table for Zone LI (Light Industry), provided that the use accords with the stormwater management plan required at paragraph 2.
4. Notwithstanding paragraph 3, the following uses if proposed as the primary or secondary use are prohibited on section 4303:
  - (a) **caretakers residence;** (f) **medical clinic;**
  - (b) **education establishment;** (g) **place of worship;**
  - (c) **home occupation;** (h) **plant nursery;** and
  - (d) **hotel**, where a residential building is proposed; (i) **rural industry** where products that attract birds and bats are stored outdoors
  - (e) **leisure and recreation;**
5. Subject to paragraph 2, section 4303 may be developed for the purpose of the zone if development complies with all requirements of the NT Planning Scheme, as if the **site** was in Zone LI (Light Industry), and provided that:
  - (a) all proposed development can be constructed in accordance with AS2021-2000 'Acoustics – Aircraft noise intrusion – Building siting and construction' (AS2021); and
  - (b) all proposed development can be constructed in accordance with the height provisions determined by the Defence (Area Control) Regulations 1989.
7. Subject to paragraph 2, section 4303 may be developed for the purpose of a subdivision if the application to subdivide the **site** is in accordance with the relevant clauses of the NT Planning Scheme, as if the land was in Zone LI (Light Industry).
8. Any development or subdivision of the **site** should allow for:
  - (a) the future closure of the current access point to Vanderlin Drive; and
  - (b) a replacement site access point or local road connection on the southern boundary of the **site**

when the proposed local road for section 6442 Hundred of Bagot is constructed along the southern boundary of section 4303.



NT PLANNING SCHEME  
AMENDMENT No. 296  
SECTION 4303 HUNDRED of BAGOT

MINISTER FOR LANDS, PLANNING AND THE ENVIRONMENT

Date 8.8.13



Northern  
Territory  
Government

Department of Lands, Planning and the Environment



Scale 1: 5000 @ A4

File No. PA2012/1007

Date: 8-Jul-13

Drawing Name: PSA Lot 4303 Bagot.dgn

NORTHERN TERRITORY OF AUSTRALIA

*Planning Act*

**NOTICE OF MAKING OF AMENDMENT TO NT PLANNING SCHEME  
AMENDMENT No. 296**

I, PETER GLEN CHANDLER, Minister for Lands, Planning and the Environment, under section 28(1) of the *Planning Act*, give notice that –

- (a) I have, under section 25(2)(c) of *the Act*, amended the NT Planning Scheme by rezoning Section 4303 Hundred of Bagot from Zone R (Rural) to SD43 (Specific Use Zone Darwin Number 43); and
- (b) copies of the amendment, (Amendment No. 296), are available from the Offices of the Department of Lands, Planning and the Environment, Ground Floor, 16 Parap Road, Parap.

Dated

8 Aug

2013



Minister for Lands, Planning and the Environment

**NORTHERN TERRITORY OF AUSTRALIA**

***Planning Act***  
**Section 29**

**Reasons for Decision**

**NORTHERN TERRITORY PLANNING SCHEME**  
**AMENDMENT No. 296**

Section 4303 Hundred of Bagot (680 Vanderlin Drive, Berrimah) is suitable for rezoning from Zone R (Rural) to Specific Use Zone Darwin Number 43 (**SD43**) that facilitates light industrial development.

I am aware that the immediate locality surrounding this site is currently transitioning into a light industrial precinct. Rezoning of this site to **SD43** is consistent with this transition.

I am also aware that this site is constrained by aircraft noise and the objectives of protecting the safe operation of Darwin Airport. As light industrial land uses are less sensitive to noise and are less likely to impact on the operation of the Airport, I am satisfied that rezoning this site to **SD43** will encourage the best and highest use of this land.

I have amended the specific use zone that was exhibited to include a requirement that any development or subdivision of the site should allow for:

- the future closure of the current access point to Vanderlin Drive; and
- a replacement site access point or local road connection on the southern boundary of the site

when the proposed local road for section 6442 Hundred of Bagot is constructed along the southern boundary of section 4303. This requirement will ensure that Vanderlin Drive continues to provide an efficient regional transport link.

I have made the above change without public exhibition as it does not vary from the development purpose expressed by specific use zone advertised in the public exhibition package. Further, it is unlikely that this change will result in any negative impacts.



**PETER GLEN CHANDLER**  
Minister for Lands, Planning and the Environment