

NORTHERN TERRITORY OF AUSTRALIA

Planning Act

AMENDMENT TO NT PLANNING SCHEME

I, PETER GLEN CHANDLER, 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

28 Oct

2013.



Minister for Lands, Planning and the Environment

SCHEDULE

AMENDMENT TO NT PLANNING SCHEME

AMENDMENT No. 304

1. Citation

This amendment to the NT Planning Scheme may be cited as Amendment No. 304.

2. Definition

In this amendment –

"amending map" means the map, signed by the Minister for Lands, Planning and the Environment and marked "NT Planning Scheme Amendment No. 304", deposited in the office of the Department of Lands, Planning and the Environment, 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 amending the zoning map relating to Palmerston 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 **SP9** which is part Lot 11705 Town of Palmerston.

4. Amendment to Schedule 1 to clause 2.4

The NT Planning Scheme is amended by:

- (a) Amending schedule 1 to clause 2.4 – Specific Uses to introduce **SP9** (Specific Use Zone Palmerston Number 9), as outlined below:

Lot 11075 Town of Palmerston (270 Lambrick Avenue, Zuccoli).

1. The purpose of this zone is to facilitate the subdivision, use and development of the land as a residential estate that provides for housing choice and affordability by offering a range of lot sizes and housing types.
2. With **consent** land within this zone may be developed for the purpose of a subdivision if the development application to subdivide the land is accompanied by –
 - (a) a drawing indicating the proposed land use, type of dwelling and zoning of each lot; and
 - (b) a drawing showing the building envelope for each lot, including common building boundaries to be consistent with the “Proposed Housing Typology for Phases 2 & 3” plans supporting this zone.

and the drawings form part of any development permit for subdivision.

3. The purpose of this paragraph is to ensure that the residential subdivision contains lots of a size, configuration and orientation suitable for climatically responsive residential development.

The subdivision of the land to which this zone applies should:

- Maintain a maximum gross dwelling yield of 14 dwellings per hectare, taken across all phases and sub-phases of the subdivision, where gross dwelling yield is taken as the number of dwellings per hectare of the area to be subdivided for residential use;
- Provide for lot sizes in accordance with Table A to this paragraph;
- Ensure that lots are generally rectangular in shape, unless truncated at road intersections;
- Provide lots with sufficient area and dimensions to accommodate dwellings; vehicle access, parking, open space areas, and outbuildings, and conform with the building envelopes forming part of a development permit for subdivision;
- Provide at least 0.5 ha of land for local commercial and community facilities.

Unless provided for specifically in this zone, the matters listed in clauses 11.2.2 and 11.2.3 apply to subdivision for residential development in this zone.

Table A to Paragraph 4 – Lot Sizes

Dwelling Type	Average lot size (square metres)	Average lot frontage (metres) on 30m grid	Maximum Proportion of all dwelling types in the subdivision
Terrace	255	8.5	5.0%
Villa	355	11.3	15.0%
Courtyard	410	13.8	30.0%
Economy Traditional	500	16.7	20.0%
Traditional	570	19.0	12.5%
Premium Traditional	660	22.0	Not Applicable
Estate Lots	1000	33.3	Not Applicable

4. Parking for a **dwelling** is to be provided in accordance with the table to clause 6.5.1.
5. For a **dwelling** constructed on a lot with an area of less than 500m², tandem parking may be provided
6. The height of **residential buildings** is to be in accordance with clause 7.1.2 as applicable to dwellings in Zone SD.
7. The building setbacks for **residential buildings** are to be in accordance with the building envelope drawing forming part of a development permit for subdivision.
8. The purpose of this clause is to ensure that each **dwelling** has private open space that appropriately sited, and of an adequate size to provide for domestic purposes.
 - (a) Private open space areas must satisfy the minimum area and dimensions contained in the table to this clause, and be directly accessible from the **dwelling** and enable an extension of the function of the **dwelling**.
 - (b) The location of private open space should take into account views from the **site**, the natural features of the site and the location of any private open space or **habitable room** of a neighbouring **dwelling**.

Table to Paragraph 9 – Private Open Space

Type of Dwelling	Private Open Space Area
Single dwelling on a lot less than 450m ²	35m ² exclusive of driveways and parking areas, but including an area with minimum dimensions of 4m x 4m
Single dwelling on a lot more than 450m ²	45m ² exclusive of driveways and parking areas, but including an area with minimum dimensions of 4m x 4m

9. The purpose of this clause is to ensure that a **dependant unit** is constructed only on **single dwelling** lots that are of sufficient size to support an ancillary **dwelling**.
- (a) A dependant unit must not be developed on a single dwelling lot that has an area of less than 500m².
 - (b) A building or part of a building may be used, constructed or modified for use as a **dependant unit** where:
 - i. the floor area of the dependant unit does not or will not exceed 50m²; and
 - ii. there is or will be only one **dependant unit** on the site.
 - (c) The consent authority may approve an application for a **dependant unit** that is not in accordance with sub-paragraph b only if it is satisfied that the proposed **dependant unit** is appropriate to the **site** having regard to the potential impact of the **dependant unit** on the residential **amenity** of adjoining and nearby property.
10. The purpose of this clause is to ensure that a **group home** is established on a **single dwelling** lot that is of sufficient size to support a **group home**.
- (a) A group home must not be developed on a **single dwelling** lot that has an area of less than 500m².
 - (b) With consent, a group home may be established where:
 - i. The dwelling is suitable for the use;
 - ii. No greater demand or load is imposed on the services provided by a public utility than that which is ordinarily required in the locality; and
 - iii. There are no more than 6 persons resident in the **group home**.
 - (c) The consent authority may approve an application for a **group home** that is not in accordance with sub-clause b only if it is satisfied the proposed **group home** is appropriate to the site having regard to the potential impact of the **group home** on the residential **amenity** of adjoining and nearby property.
11. The purpose of this clause is to ensure that **home occupations** are established and operated in a manner that does not detract from the residential **amenity** of the locality.
- (a) With consent, a dwelling may be used for the purpose of a **home occupation** where:
 - i. the occupation or profession is carried out only by persons residing in the dwelling;
 - ii. the total of the **floor area** of the **dwelling** plus the other areas of the **site** that are used for the **home occupation** (including areas used temporarily) does not exceed 30m²
 - iii. no greater demand or load is imposed on the services provided by a public utility organisation than that which is ordinarily required in the locality;
 - iv. no sign is displayed, other than a **business sign** that

is not more than 0.5m² in area;

v. no goods or equipment are visible from outside the **site**; and

vi. not more than one vehicle kept on the **site** is used for the purpose of the **home occupation**.

(b) The consent authority may approve an application for a **home occupation** that is not in accordance with sub-clause a only if it is satisfied the proposed **home occupation** is appropriate to the **site** having regard to the potential impact of the **home occupation** on the residential **amenity** of adjoining and nearby property.

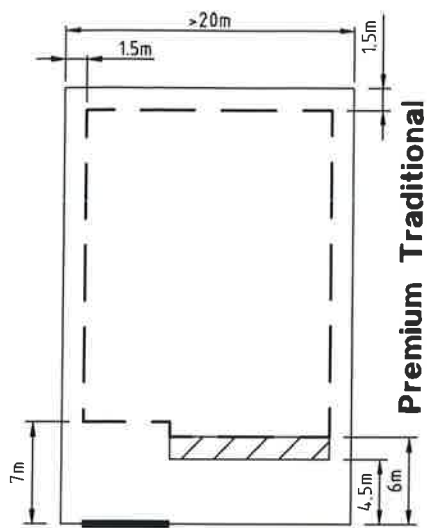
12. With consent, a lot may be developed for the purpose of:

(a) a display home; and

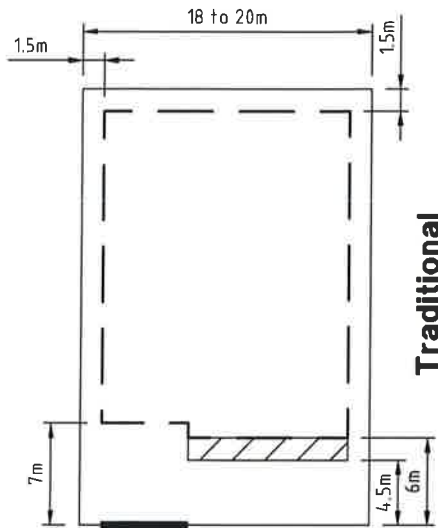
(b) a temporary sales office

13. A use or development not specifically provided for in this zone is prohibited.

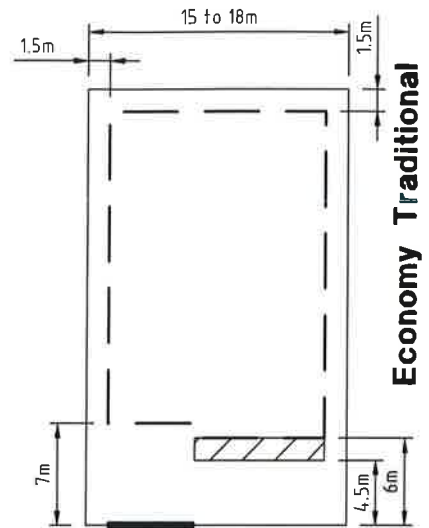
14. The consent authority for the consideration and determination of applications for development consent specified in this zone is the Development Consent Authority.



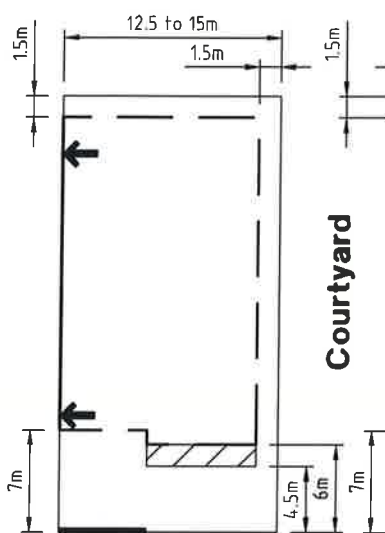
Primary Street Frontage



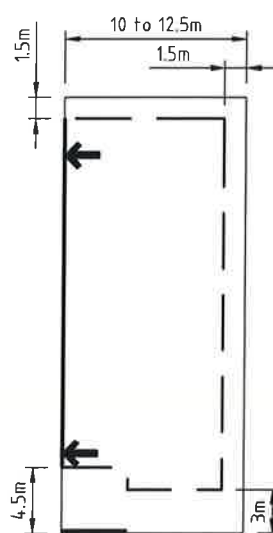
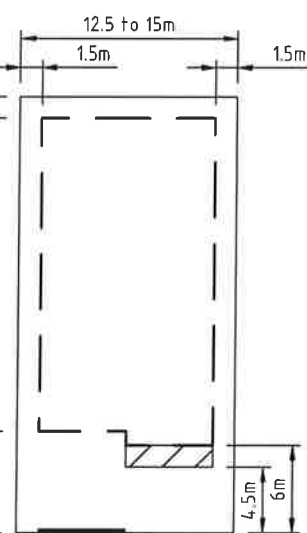
Primary Street Frontage



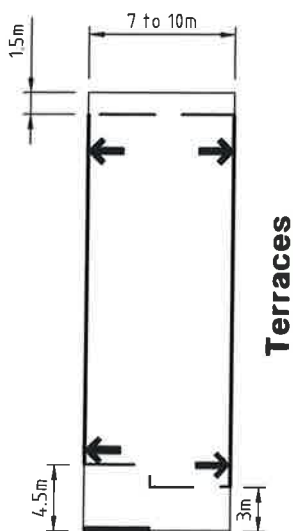
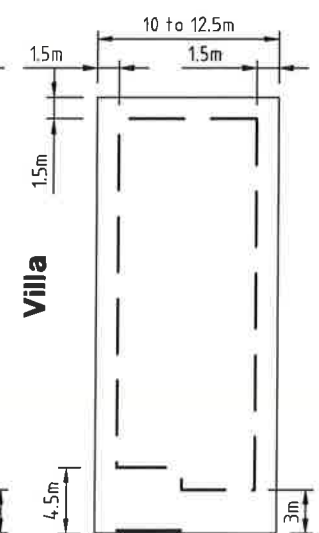
Primary Street Frontage



Primary Street Frontage



Primary Street Frontage



Primary Street Frontage

Note

All allotments to have active and passive zones allocated to avoid livability conflicts

Key Objective

- A mix of housing types and designs that will create attractive and varied street-scapes
- Various housing forms allowing for greater affordability, market choice and social mix
- Built form that varies in style, is well detailed and has a strong sense of cohesiveness
- Standardised lot depth modules to housing products allowing for ease of market adaptability and potential reduction in built cost
- Maximise environmental design response

Legend

- Building envelope
- Build to boundary line
- Allowable driveway access
- Building areas for porches, verandahs, decks and balconies

General Front Setback Requirements

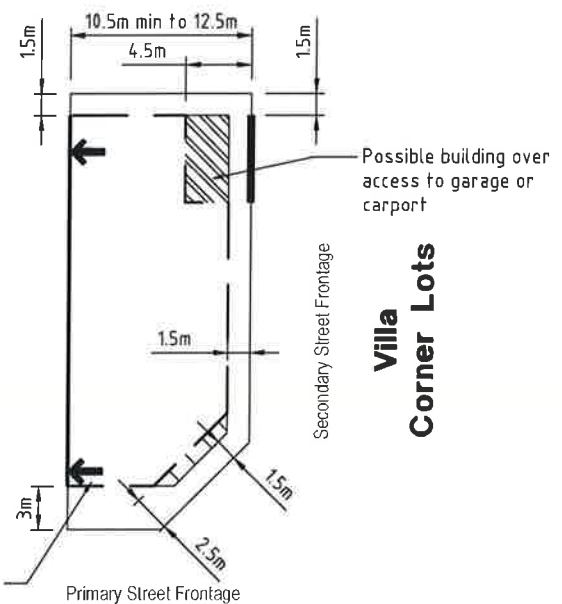
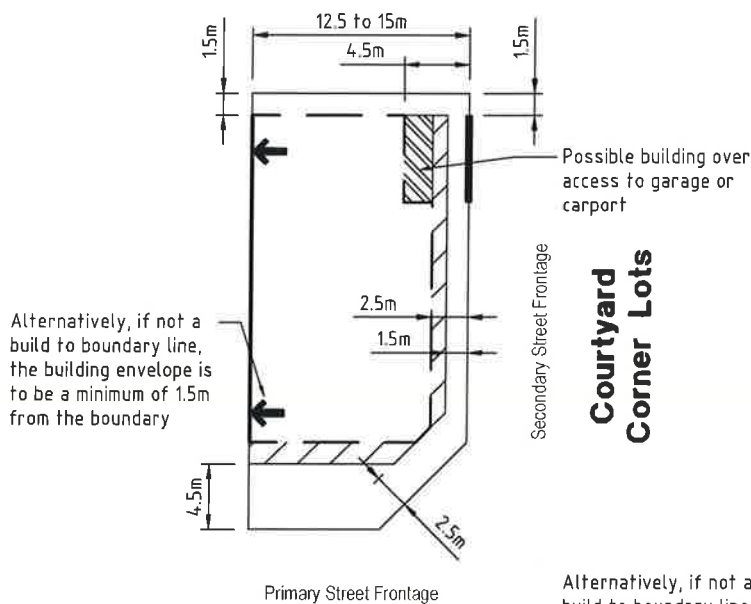
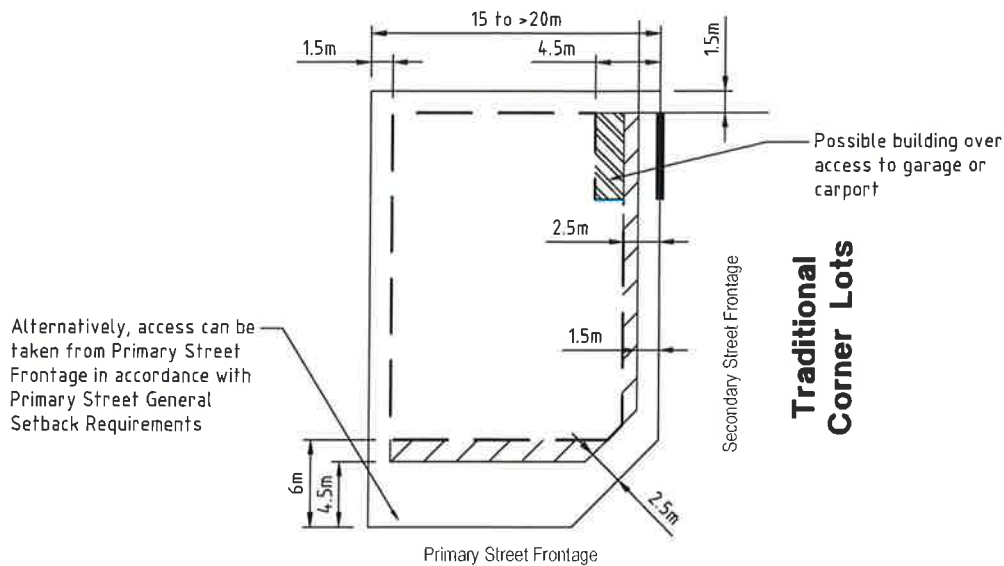
Terraces and Villas - 3m to main building line and 4.5m to garage or carport respectively.

Courtyards & Traditionals - 6m to main building line, 7m to garage or carport respectively.

Porches, verandahs, decks and balconies may encroach to a setback of 4.5m from the front boundary on Courtyard or Traditional lots.

Proposed Housing Typology
for Phases 2 & 3

ZUCCOLI
The Village Life



Note

All allotments to have active and passive zones allocated to avoid livability conflicts

Primary Street General Setback Requirements

Terraces and Villas - 3m to main building line and 4.5m to garage or carport respectively.

Courtyards & Traditionals - 6m to main building line, 7m to garage or carport respectively.

Porches, verandahs, decks and balconies may encroach to a setback of 4.5m from the front boundary on Courtyard or Traditional lots.

Secondary Street General Setback Requirements

Villas - 1.5m to main building line and 4.5m to garage or carport respectively.

Courtyards & Traditionals - 2.5m to main building line, 4.5m to garage or carport respectively.

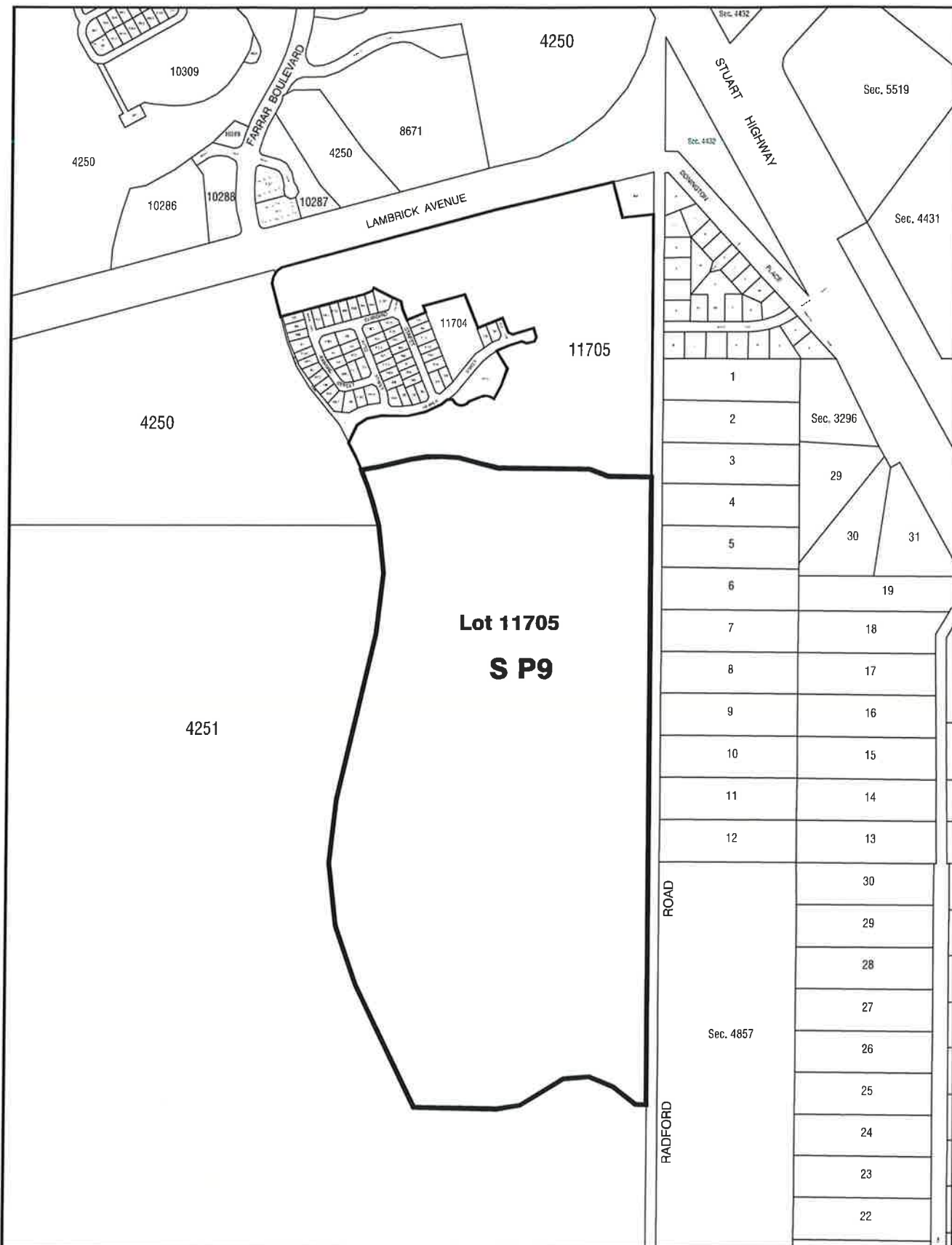
Porches, verandahs, decks and balconies may encroach to a setback of 1.5m from Secondary Street Frontage

Legend

- Building envelope
- Build to boundary line
- Allowable driveway access
- Building areas for porches, verandahs, decks and balconies
- Possible building over access to garage or carport

Proposed Housing Typology for Phases 2 & 3 Corner Lots

ZUCCOLI
The Village Life



NT PLANNING SCHEME
AMENDMENT No. 304
Part LOT 11705 TOWN OF PALMERSTON

MINISTER FOR LANDS, PLANNING AND THE ENVIRONMENT



Northern
Territory
Government

Department of Lands, Planning and the Environment

0 100 200 300 400 500m

Scale 1: 10000 @ A4



File No.

Date: 23-Sep-13

Drawing Name: PSA Lot 11705 Palmerston.dgn

Date 28/10/13

NORTHERN TERRITORY OF AUSTRALIA

Planning Act
Section 29

Reasons for Decision

NORTHERN TERRITORY PLANNING SCHEME
AMENDMENT No. 304

Part Lot 11705 Town of Palmerston (270 Lambrick Avenue, Zuccoli) is suitable for rezoning from Zone FD (Future Development) to Zone SP9 (Specific Uses Palmerston Number 9).

Specifically, this rezoning is suitable, as it is deemed the proposal will allow for the development of the residential estate of Zuccoli Stage 1 (Phases 2 and 3) in accordance with the Palmerston Eastern Suburbs Planning Principles and Area Plan 2 of 3. The proposed specific use zone will promote a mixture of lot sizes the site, assisting in the delivery of housing stock to meet demand and the delivery of affordable housing outcomes for the Darwin region.



PETER GLEN CHANDLER
Minister for Lands, Planning and the Environment

28/ 10 / 2013

NORTHERN TERRITORY OF AUSTRALIA

Planning Act

**NOTICE OF MAKING OF AMENDMENT TO NT PLANNING SCHEME
AMENDMENT No. 304**

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 part Lot 11705 Town of Palmerston from Zone FD (Future Development) to Zone SP9 (Specific Uses Palmerston No. 9); and
- (b) copies of the amendment, (Amendment No. 304), are available from the Offices of the Department of Lands, Planning and the Environment, Ground Floor, 16 Parap Road, Parap.

Dated 28 Oct 2013

A handwritten signature in blue ink, consisting of a large, stylized 'P' followed by a horizontal line and a small vertical stroke at the end.

Minister for Lands, Planning and the Environment