

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999

AMENDMENT TO NT PLANNING SCHEME 2020

I, JOSHUA ROLAND BURGOYNE, Minister for Lands, Planning and Environment, under section 25(3)(b) of the *Planning Act 1999*, amend the NT Planning Scheme 2020 by making the amendment, specified in the Schedule.

Dated

30 / 1 /

2025



SCHEDULE

AMENDMENT TO NT PLANNING SCHEME 2020 – PA2024/0100

1. Definition

In this amendment –

"Area Plan" means Area Plan within the meaning of the NT Planning Scheme 2020;

2. Amendment to Table to Clause 2.4: Hierarchy of Strategic Land Use Plans

Include the "Humpty Doo Rural Activity Centre Area Plan".

3. Amendment to Part 4

In the Location Specific Development Requirements column of the Assessment Table in in Part 4 for Zone C – Commercial, Zone SC – Service Commercial and Zone CP – Community Purpose

Insert,

5.6.7 Humpty Doo Village

4. Amendment to Part 5

Insert,

5.9.7 Humpty Doo Village

1. This clause incorporates planning and design standards contained in the Humpty Doo Rural Activity Centre Area Plan.
2. The diagram to this clause identifies the land to which the requirements of 5.9.7 (Humpty Doo Village) apply, and the key features referred to in the requirements.

Diagram to Clause 5.9.7: Humpty Doo Village Extent and Features



5.9.7.1 Building height

Purpose

Promote **building height** that is sympathetic to the rural character of Humpty Doo.

Administration

1. This clause applies to development on land within the area included in the Diagram to Clause 5.9.7 (Humpty Doo Village Extent and Features), except where development is for the purpose of:
 - i. a **telecommunications facility**; or
 - ii. a chimney, flag pole, aerial, antenna or lightning rod.
2. The consent authority may **consent** to a development that exceeds the maximum **building height** in sub-clause 3 if it is satisfied the development reflects the intended character of the area without unreasonably impacting on surrounding development.

Requirements

3. The maximum **building height** for development within the areas shown on Diagram to Clause 5.9.7 (Humpty Doo Village Extent and Features) is 8.5m.

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999 Section 29

Reasons for Decision

NORTHERN TERRITORY PLANNING SCHEME 2020 – PA2024/0100

I have amended the NT Planning Scheme 2020 to include the Humpty Doo Rural Activity Centre Area Plan into Part 2 and introduce the Humpty Doo Location Specific Development Requirements into Part 4 and Part 5.

I have approved this amendment as I am satisfied, pursuant to section 25(2), the amendment:

- a) promotes the purpose and objectives of the Act as the Area Plan has been prepared following consideration of the capabilities and limitations of the land and the results of public consultation;
- b) it is consistent with the land use concepts identified by the Litchfield Subregional Land Use Plan 2016 which has informed the preparation of the Area Plan; and
- c) has merit and is in the public interest as it:
 - i. introduces new statements of planning policy and accompanying text to guide the long-term development of the Humpty Doo locality;
 - ii. retains large areas of the natural environment for conservation and open space;
 - iii. provides new residential, commercial, industrial and community purpose land use opportunities and preserves land for public infrastructure and utilities; and
 - iv. promotes a connected transport and pedestrian network.

Pursuant to section 25(3)(b) I made minor alterations to the Area Plan after exhibition to clarify matters raised during statutory exhibition.

None of the proposed alterations are considered significant or change the purpose or intent of the Area Plan. The alterations are as follows:

- inclusion of an objective and development response to recognise the potential presence of Aboriginal archaeological material within the Area Plan boundary;
- reinstating development responses which protect the role of the Arnhem Highway and potential duplication of the Arnhem Highway; and

- minor alterations to text and supporting maps to improve legibility of the Area Plan.

In accordance with section 27(2) I have decided not to exhibit these alterations as they did not change the intent or purpose of the Area Plan as exhibited.



JOSHUA ROLAND BURGOYNE
Minister for Lands, Planning and Environment

30 / 1 / 2025