

**NORTHERN TERRITORY OF AUSTRALIA**

***Planning Act***

**AMENDMENT OF NT PLANNING SCHEME**

I, GERALD FRANCIS MCCARTHY, the Minister for Lands and Planning,  
under section 25(2)(c) of the *Planning Act*:

- (a) alter the proposal to amend the NT Planning Scheme numbered PA2009/1407 in accordance with the Schedule to this instrument; and
- (b) amend the NT Planning Scheme in accordance with the altered proposal.

Dated 30th June 2010

  
Minister for Lands and Planning

**SCHEDULE**

**AMENDMENT OF NT PLANNING SCHEME**

**AMENDMENT No. 125**

**1. Citation**

This amendment to the NT Planning Scheme may be cited as Amendment No. 125.

**2. New Clause 14.1.2**

After Clause 14.1.1 –

*Insert*

**Part 8**

***Area Plans***

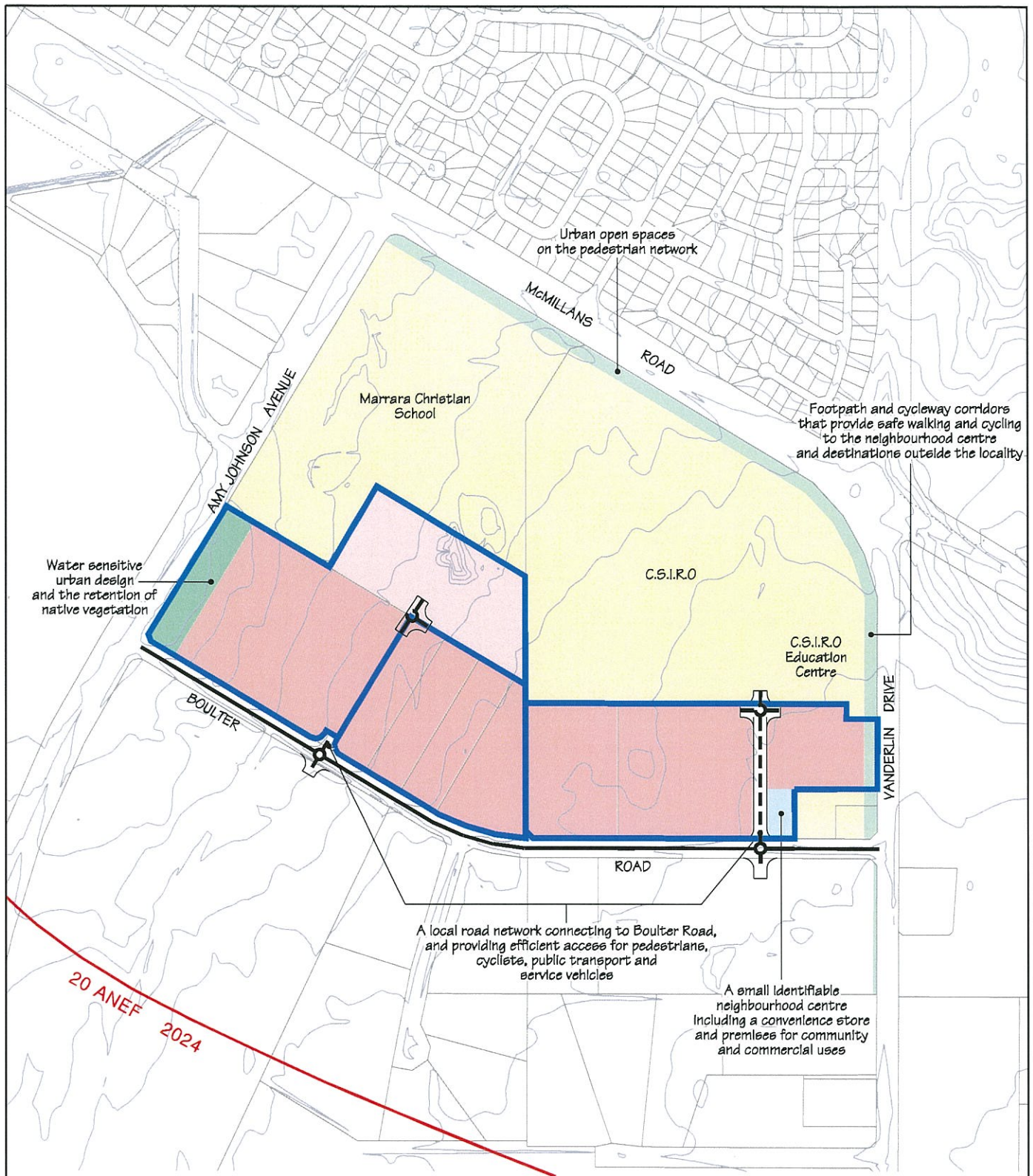
The interpretation of this Planning Scheme and the determinations of a consent authority are to be consistent with any Area Plan and associated planning principles in this Part applicable in the circumstances.

#### 14.1.2 Berrimah North Planning Principles

Development within the Berrimah North locality is to be consistent with the following principles:

1. Provide a diversity of uses that reinforce the area's focus on urban land uses for example:
  - (a) residential use;
  - (b) commercial use;
  - (c) nursery use;
  - (d) community purpose facilities;
  - (e) public open space; and
  - (f) education facilities.
2. Promote development that integrates compatible land uses and:
  - (a) is consistent with the operational requirements of the Darwin International Airport;
  - (b) ensures that lightning installations do not adversely impact on aircraft operations;
  - (c) protects noise sensitive uses by separation from co-located noise tolerant uses, and employs appropriate noise attenuation measures;
  - (d) considers the proximity of the airport operations in determining material of structures; and
  - (e) positions structures to ensure no adverse impacts on the operation of the airport operations.
3. Provide a safe, accessible, equitable and interesting built environment and public domain that includes:
  - (a) a robust and legible shared use street grid which connects with the adjacent street network, pedestrian and cycle routes;
  - (b) pedestrian and cycle paths which are clearly defined, attractively landscaped to provide shade and interest, well connected to existing routes;
  - (c) consistent provision of high quality street furniture, paving, wayfare signage and pathway lighting;
  - (d) thoughtful integration of public art;
  - (e) a series of connected, landscaped public open spaces and corridors designed to facilitate comfortable and safe use during the day and night;
  - (f) impounded water bodies with appropriate water quality for their intended use;
  - (g) positive relationships between buildings and streets to promote passive surveillance; and
  - (h) active frontages and visually interesting ground level uses.

4. Promote climatically responsive, energy efficient urban design and architecture that contributes to the character of the precinct by:
  - (a) implementing sensitive water use practices across the site;
  - (b) implementing a whole-of-site water management system which addresses both stormwater and groundwater;
  - (c) incorporating strong landscape treatments to provide shade and which are largely comprised of native vegetation;
  - (d) identifying areas of pedestrian priority over vehicle traffic;
  - (e) providing seating, shade and weather protection to adjacent pedestrian footpaths;
  - (f) facilitating natural cross ventilation;
  - (g) integrating generous balconies for outdoor living;
  - (h) minimising direct solar penetration to all buildings through orientation and use of screens, awnings, eaves and the like; and
  - (i) using construction materials appropriate to a tropical environment.
5. Relate the scale of development to both the surroundings and to reflect the desired future character by:
  - (a) considering the visual and acoustic privacy of adjoining residential development;
  - (b) recognising the requirements of existing users of the existing adjacent facilities and land uses; and
  - (c) incorporating a range of building heights within identified building areas.

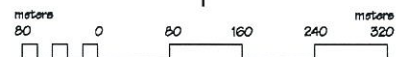


### Legend

- Single Dwelling Residential
- Multiple Dwelling Residential
- Community Purpose
- Commercial
- Public Open Space
- Conservation
- Proposed Roads
- Potential Infill Site

## Berrimah North Area Plan

January 2010



Berrimah North Area Plan.dgn

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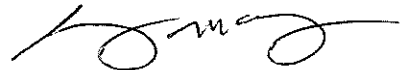
**NOTICE OF AMENDMENT OF NT PLANNING SCHEME  
AMENDMENT No. 125**

**DARWIN LOCALITY**

I, GERALD FRANCIS MCCARTHY, the Minister for Lands and Planning,  
under section 28(1) of the *Planning Act*, give notice that -

- (a) I have amended the NT Planning Scheme by including Planning Principles and Area Plans for Berrimah North in Part 8 of the NT Planning Scheme; and
- (b) Copies of the amendment are available from the Offices of the Department of Lands and Planning, Ground floor, Cavenagh House, 38 Cavenagh Street, Darwin.

Dated 30th June 2010



Minister for Lands and Planning

**NORTHERN TERRITORY OF AUSTRALIA**

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

**NT PLANNING SCHEME AMENDMENT**

**AMENDMENT No. 125**

**Reasons for Decision**

The Planning Principles and Area Plan for Berrimah North establish a framework to guide future development.

The Planning Principles and Area Plan will encourage investment and the provision of appropriate infrastructure to provide serviced land to support population growth.



GERALD FRANCIS MCCARTHY  
Minister for Lands and Planning

30/6/2010