

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*, amend the NT Planning Scheme by making the amendment specified in the Schedule.

Dated  2011


Minister for Lands and Planning

SCHEDULE

AMENDMENT OF NT PLANNING SCHEME

AMENDMENT No. 173

1. Citation

This amendment to the NT Planning Scheme may be cited as Amendment No. 173.

2. Definitions

In this amendment –

"amending map" means the map, signed by the Minister for Lands and Planning and marked "NT Planning Scheme Amendment No. 173", 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 Alice Springs 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 "SA (7)" Specific Use, which is Lot 1604 (400) Stuart Highway, Town of Alice Springs, and

- (b) amending Schedule 1 to clause 2.4 – Specific Uses to include the following table:

SA7

Lot 1604, 400 Stuart Highway, Arumbera, Town of Alice Springs

1. The purpose of this zone is to facilitate the subdivision, use and development of the land for a limited range of residential and commercial activities.
2. With **consent**, land within this zone may be developed for the purpose of a residential subdivision with a maximum of 74 lots.

The development application to subdivide the land must be accompanied by a drawing indicating the proposed land use of each lot and that drawing forms part of any development permit for subdivision.

3. The purpose of this paragraph is to ensure residential subdivisions contain lots of a size, configuration and orientation suitable for residential purposes which ensure appropriate levels of residential **amenity**.

The overall subdivision design must:

- (a) not include any lot with an area of less than 400m²;
- (b) not contain more than 4 battleaxe shaped lots. Battleaxe lots must be a minimum of 450m² in area;
- (c) ensure lots have a minimum street frontage of 16m, unless a lot is of an irregular shape at the head of a cul-de-sac or is a truncated corner lot;
- (d) restrict access to the subdivision such that no vehicle access is from the Stuart Highway;
- (e) include a road and intersection design that encourages low vehicle speeds and a pedestrian friendly environment within the estate and a safe connection to Karnte Road;
- (f) provide a minimum of 10% of the subdivision area as public open space;
- (g) incorporate pedestrian links to public open space;
- (h) provide for connection to reticulated services;
- (i) incorporate a feature wall along the boundary with the Stuart Highway providing high value visual and acoustic benefits for residents and the public, and a minimum 1.8m high solid screen fence along the boundary with Lot 8051. Details of proposed materials and finishes both internal to the subdivision and to adjoining land must be provided with the development application to subdivide.

4. Without **consent** but subject to paragraph 6 a lot may be developed for the purpose of:

- (a) **business sign**
- (b) **single dwelling**
- (c) display home
- (d) **dependant unit**
- (e) **group home**
- (f) **home based child care centre**
- (g) **home based contracting**
- (h) **home occupation**
- (i) **medical consulting rooms**

unless specified in paragraph 6 development for a purpose specified in this paragraph is subject to the relevant clauses of the Planning Scheme which would apply were the land within Zone SD.

5. With **consent** and subject to paragraph 6 a lot may be developed for the purpose of:
- (a) **bed and breakfast accommodation**
 - (b) **community centre**
 - (c) **multiple dwellings**
 - (d) **supporting accommodation**

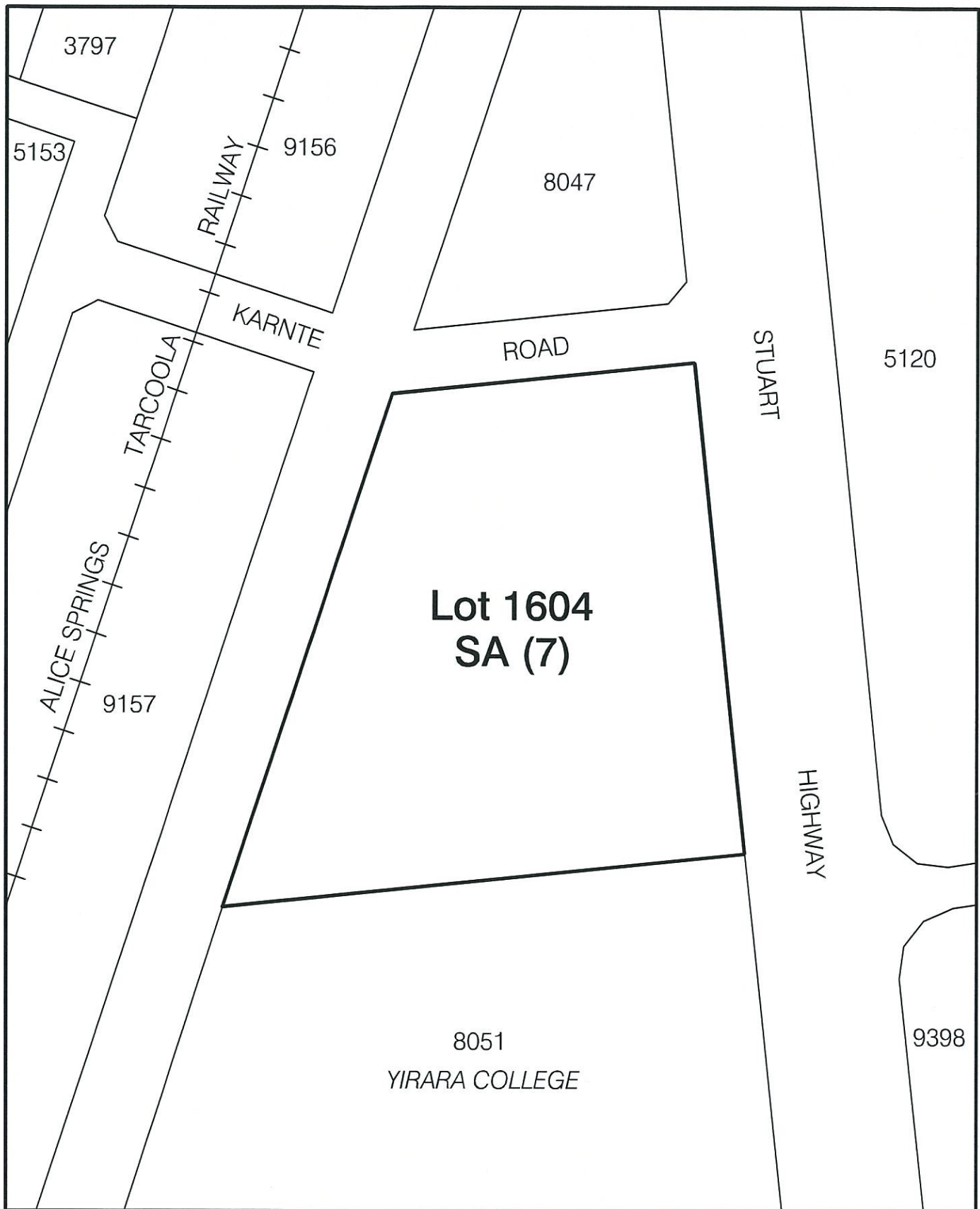
unless specified in paragraph 6 development for a purpose specified in this paragraph is subject to the relevant clauses of the Planning Scheme which would apply were the land within Zone MD.

6. A use or development for a purpose as a **residential building** specified in paragraphs 4 or 5 is subject to the following conditions:
- (a) landscaping between the building alignment and the primary street boundary;
 - (b) no solid fencing to be erected between the building alignment and the primary street boundary; and
 - (c) provide building setback distances in accordance with the following table:

Lot Boundary	Minimum Setback
Stuart Highway and Karnte Road	5.0m for all buildings.
Primary Street	3m <u>and</u> 5.5m for carports and garages
Secondary Street	2.0m <u>and</u> 5.5m for carports and garages
Side and rear lot boundaries	1.0m to one east or west boundary and 0.0m to other east or west boundary; <u>and</u> 4.0m to one north or south boundary; 2.0m to other north or south boundary; <u>and</u> 0.0m for verandas and structures without external walls*

* a structure without external walls includes a **pergola**, portico and shade sail.

Building setback is measured from all boundaries in accordance with Table A to Clause 7.3 of the NT Planning Scheme.



**NT PLANNING SCHEME
AMENDMENT No. 173
LOT 1604
TOWN OF ALICE SPRINGS**



**Northern
Territory
Government**

Department of Lands & Planning

0 25 50 75 100 125m

Scale 1: 2500 @ A4



MINISTER FOR LANDS AND PLANNING

[Signature]

Date *2/3/2011*

File No.: PA2010/1718

Date: 21/01/2011

Drawing Name: Amendment 173 Lot 1604 Jan2011.dgn/pdf



NORTHERN TERRITORY OF AUSTRALIA

Planning Act

**NOTICE OF AMENDMENT OF NT PLANNING SCHEME
AMENDMENT No. 173**

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 of the Act, amended the NT Planning Scheme by rezoning Lot 1604 (400 Stuart Highway) Town of Alice Springs from Zone TC (Tourist Commercial) to Zone SU (Specific Use); and
- (b) copies of the amendment, (Amendment No. 173, are available from the Offices of the Department of Lands and Planning, Level 1, Alice Plaza, Todd Mall, Alice Springs.

Dated 

2011



GERALD FRANCIS MCCARTHY
Minister for Lands and Planning

NORTHERN TERRITORY OF AUSTRALIA

Planning Act
Section 29

Reasons for Decision

NORTHERN TERRITORY PLANNING SCHEME AMENDMENT
AMENDMENT No. 173

The amendment will facilitate the development of the site for multiple dwellings, under the requirements of the NT Planning Scheme.

The range of land uses allowed for under the amendment emphasise that any subsequent development/use of the site will be for predominantly low-key residential activities.

The site is considered suitable to support the density of residential development envisaged under Zone SU provisions.

The amendment is considered to be consistent with the strategic direction provided by the NT Planning Scheme, in particular the Planning Principles for Alice Springs which supports maximising options for urban infill.

The exhibited version of the planning scheme amendment has been altered to clarify the intention of the Zone SU provisions.

The proposal is consistent with the Territory 2030 Target of:

Improving access to accommodation: by 2030 every Territorian will have access to appropriate accommodation.

Amendment No. 173 rezones Lot 1604 (400 Stuart Highway), Alice Springs to Zone SU (Specific Use).



GERALD FRANCIS MCCARTHY
Minister for Lands and Planning

2 / 3 / 2011