

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 19 June 2013.



Minister for Lands, Planning and the Environment

SCHEDULE

AMENDMENT TO NT PLANNING SCHEME

AMENDMENT No. 289

1. Citation

This amendment to the NT Planning Scheme may be cited as Amendment No. 289.

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. 289", 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 Litchfield 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 SL14 & CN which are Lots 17 & 18 Hundred of Bagot.

4. Amendment to Schedule 1 to clause 2.4

The NT Planning Scheme is amended by:

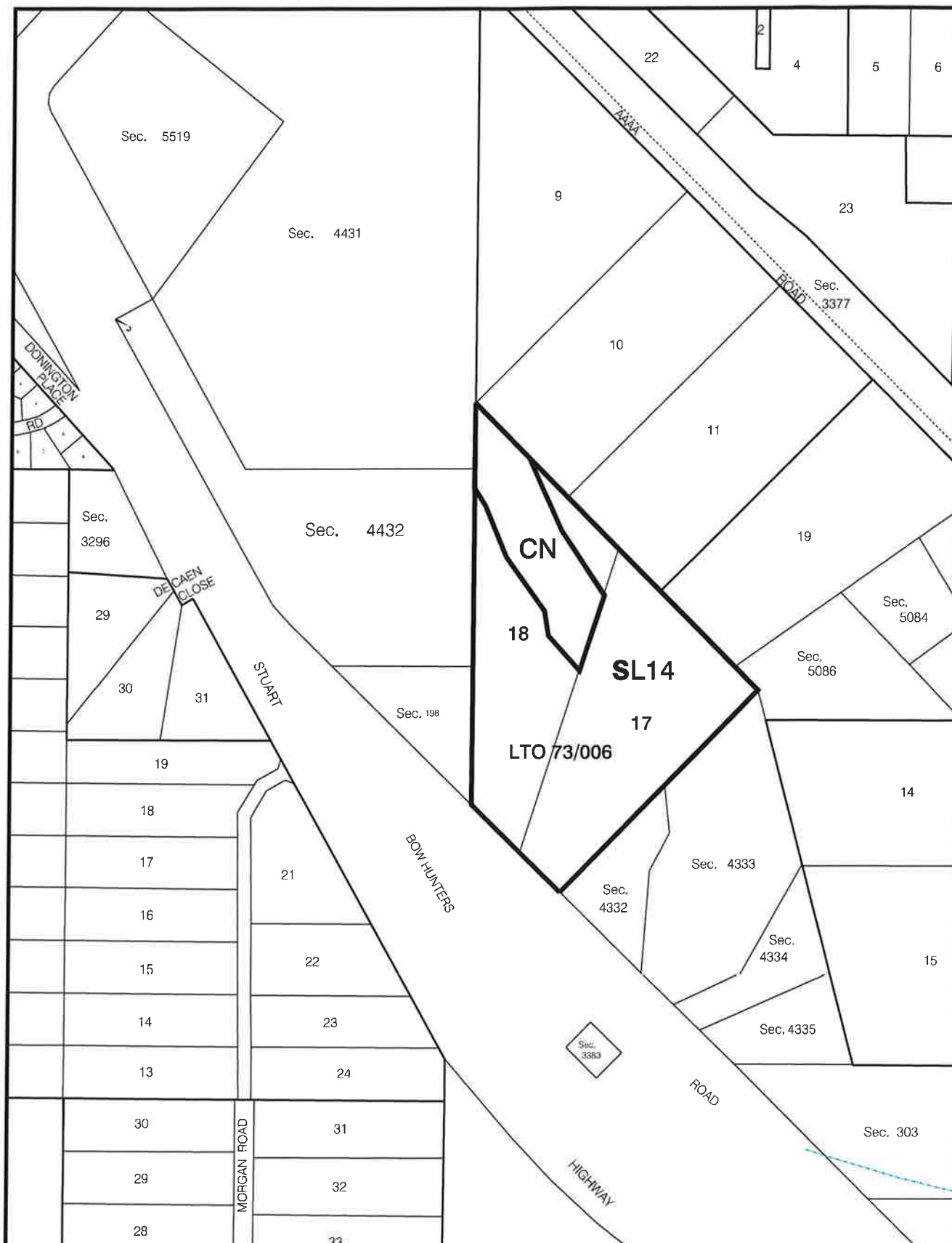
- (a) amending Schedule 1 to clause 2.4 – Specific Uses to introduce new **SL14** (Specific Use Zone Litchfield Number 14), as outlined below:

Lots 17 & 18, Hundred of Bagot
(175 & 155 Stuart Highway, Howard Springs).

1. The purpose of this zone is to facilitate the use and development of the land as a rural residential complex with a predetermined limit on the number of dwellings.
2. With **consent**, land within this zone may be developed for the purpose of a residential estate for a maximum of 18 **dwellings**.
3. An application to develop the land in stages is to be accompanied by a drawing showing the stage boundaries and indicating the number of **dwellings** to be constructed in each stage, and an approved version of that drawing will be endorsed under the development permit.
4. The purpose of this paragraph is to enhance the **amenity** of adjacent properties and **dwellings**, to maintain a rural residential setting, and to prevent detriment to the natural environment.

With **consent** the land may be developed for the purpose of **dwellings** if:

- (a) Each **dwelling** is provided with private open space with a minimum area of 120m², exclusive of driveways and parking areas, but inclusive of an area with minimum dimensions of 6m x 6m;
 - (b) Each **dwelling** is set back at least 15m from any boundary of the site and within this set back a continuous landscaped buffer with a minimum width of 10m is to be planted and maintained;
 - (c) A minimum separation of 10m is maintained between dwellings;
 - (d) Structure without external walls are set back at least 10m from any boundary of the site and a minimum separation of 6m is maintained between structures without external walls;
 - (e) Outbuildings associated with dwellings are set back at least 10m from any boundary of the site;
 - (f) Access to the site is via a single sealed access driveway from Bow Hunters Road to the property boundary; and
 - (g) Details of the waste disposal system are provided, and it is demonstrated that the method of waste disposal will have no detrimental effect on the environment, especially to ground and surface waters.
5. Without **consent** land within this zone may be developed for the purpose of a **home occupation** if the development complies with clause 7.10.7 (Home Occupation), and otherwise only with the **consent** of the consent authority.
 6. The consent authority must not **consent** to the subdivision of the land for the purpose of creating free hold titles or a unit title scheme.



**NT PLANNING SCHEME
AMENDMENT No. 289
LOTS 17 AND 18 LTO 73/006
HUNDRED OF BAGOT**

MINISTER FOR LANDS, PLANNING AND THE ENVIRONMENT

Date **16.13**



**Northern
Territory
Government**

Department of Lands, Planning and the Environment

0 80 160 240 320 400m

Scale 1: 8000 @ A4



File No.: PA2012/1011

Date: 29-Apr-13

Drawing Name: Lots 17 18 lto73_006 Bagot.dgn

NORTHERN TERRITORY OF AUSTRALIA

Planning Act

**NOTICE OF MAKING OF AMENDMENT TO NT PLANNING SCHEME
AMENDMENT No. 289**

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 Lots 17 & 18 Hundred of Bagot from Zone RL (Rural Living) to Zone CN (Conservation) and SL14 (Specific Use Zone Litchfield Number 14); and
- (b) copies of the amendment, (Amendment No. 289), are available from the Offices of the Department of Lands, Planning and the Environment, Ground Floor, 16 Parap Road, Parap.

Dated 19. June 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. 289

Lots 17 & 18 Hundred of Bagot (175 & 155 Stuart Highway, Howard Springs) is suitable for rezoning from Zone RL (Rural Living) to Zone CN (Conservation) & SL14 (Specific Use Zone Litchfield Number 14).

Specifically, this rezoning is suitable because:

- The site is in close proximity to services including schools, public transport connections and retail centres;
- The proposal is not considered likely to negatively impact the amenity of neighbouring land holders; and
- The proposal will provide a different type of housing option in the rural area.



PETER GLEN CHANDLER
Minister for Lands, Planning and the Environment

19/6 / 2013