

NORTHERN TERRITORY OF AUSTRALIA

Planning Act

AMENDMENT TO NT PLANNING SCHEME

I, DELIA PHOEBE LAWRIE, the Minister for Planning and Lands, under section 25(2)(c) of the *Planning Act*:

- (a) alter the proposal to amend the NT Planning Scheme numbered PA2008/0852 in accordance with the Schedule to this instrument; and
- (b) amend the NT Planning Scheme in accordance with the altered proposal.

Dated 28 October 2009



Minister for Planning and Lands

SCHEDULE

AMENDMENT TO NT PLANNING SCHEME

AMENDMENT No. 82

(a) Citation

This amendment to the NT Planning Scheme may be cited as Amendment No. 82.

2. Definitions

In this amendment –

"amending map" means the map, signed by the Minister for Planning and Lands and marked "NT Planning Scheme Amendment No. 82", deposited in the office of the Department of Planning and Infrastructure, 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 Darwin 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 SD26 (Specific use Darwin No.26), which is Lot 9370 Town of Nightcliff (Lee Point Road, Lee Point).
- (b) amending schedule 1 to clause 2.4 – Specific uses to include the following table:

SD 26

Lot 9370 Lee Point Road, Town of Nightcliff.

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 through a range of lot sizes and housing types.
2. Development Design Philosophy
Any subdivision and future development is expected to be designed to respond to Darwin's tropical climate and lifestyle attributes. This includes, but is not limited to, adherence to the following design principles:
 - (a) lot patterns which are best suited to catching prevailing breezes;
 - (b) local streets which include a single carriageway with footprints which enable groupings of large street trees in public space and smaller trees in front yards;
 - (c) lots and dwellings sited so as to have sufficient area to provide for the dwellings, vehicle access, parking and ancillary structures;
 - (d) the inclusion and adaptation of porches and decks as living spaces which are designed to encourage activation of and overlooking of streets and public spaces;
 - (e) a mix of heavy and lightweight elements in the front façade of the building;
 - (f) breezeway separations between buildings and the inclusion of side yard spaces; and
 - (g) housing which promotes cross ventilation through building orientation and layout, with extended roofs and overhangs for additional shade and weather protection.
3. 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 drawing indicating the proposed land use of each lot and that drawing forms part of any development permit for subdivision.

4. The purpose of this paragraph is to ensure residential subdivisions contain lots of a size, configuration and orientation suitable for residential purposes.

The overall subdivision design should:

- (a) ensure the average number of dwelling units per hectare does not exceed 10 across the area of the zone defined as the area of the site less the area required for a buffer to biting insects;
- (b) not include any lot with an area of less than 450m²;
- (c) include a dominant lot size of between 500m² and 700m²;
- (d) ensure lots are generally square in shape, with a minimum frontage of 18 metres, unless a lot is of an irregular shape or truncated;
- (e) provide a street layout which is generally orientated within 30 degrees of North;
- (f) ensure that no lot, that has greater than 80% of its area within the biting insect buffer, has an area of less than 4000m²;
- (g) not include more than 20% of all dwellings as **multiple dwellings**; and
- (h) ensure that lots for **multiple dwellings** are distributed in a manner to enable servicing by public transport and be located in close proximity to public open space and / or community facilities.

5. Without **consent** a lot may be developed for the purpose of:

- (a) **dependant unit**;
- (b) display home;
- (c) **group home**;
- (d) **home based contracting**;
- (e) **home occupation**; and
- (f) **single dwelling**.

Development for a purpose specified in this paragraph is subject to the relevant clauses of this scheme as if the land were in Zone SD.

If a development specified in this paragraph does not comply with the requirements of this paragraph it shall be permitted only with **consent**.

6. With **consent** a lot may be developed for the purpose of:

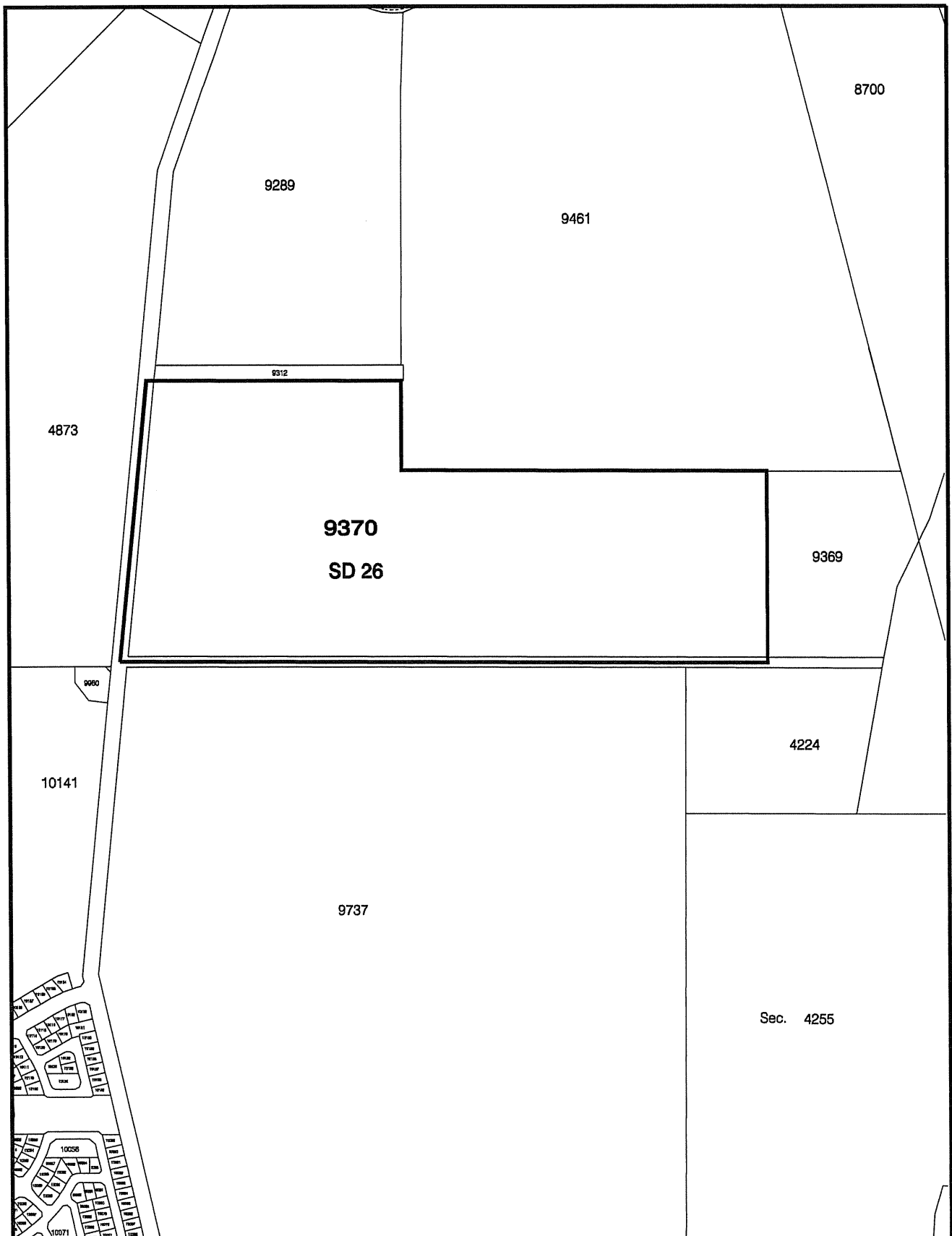
- (a) **bed and breakfast accommodation**;
- (b) **community centre**;
- (c) **home based childcare centre**;
- (d) **medical consulting rooms**;
- (e) **supporting accommodation**; and
- (f) temporary sales office.

Development for a purpose specified in this paragraph is subject to the relevant clauses of this scheme as if the land were in Zone SD.

7. With **consent** a lot may be developed for the purpose of **multiple dwellings** subject to all the relevant clauses of this scheme as if the land were in Zone MD.

The consent authority may **consent** to the development of a lot for the purpose of **multiple dwellings** only where it has been identified for **multiple dwellings** on the land use drawing endorsed under paragraph 3.

8. With **consent** a lot may be developed for purposes consistent with Zone CP, where the lot has been identified for community purposes on the land use drawing endorsed under paragraph 3, and subject to all the relevant clauses of this scheme as if the land were in Zone CP.
9. With **consent** a lot may be developed for purposes consistent with Zone C, where the lot has been identified for commercial purposes on the land use drawing endorsed under paragraph 3, and subject to all the relevant clauses of this scheme as if the land were in Zone C.



**NT PLANNING SCHEME
AMENDMENT No. 82
LOT 9370, TOWN OF NIGHTCLIFF**



Northern Territory Government
Department of Planning and Infrastructure

0 100 200 300 400 500 600m

Scale 1: 10,000

MINISTER FOR PLANNING AND LANDS

[Signature]

Date *28/10/09*

File No. : PA 2008/0852

Date: 19/03/2008

Drawing Name: z/Drafting/Darwin/PSA Lee point Rd 9370.dgn

X