
Articles & Information

Department of Lands and Planning Update

DLP will be providing updates on a selection of current items including major projects, recent decisions of note and proposals currently on exhibition and upcoming events. In this edition we focus on Planning Scheme Amendments.

Recent Decisions

Kulaluk – Part Lot 5182 Town of Darwin

Planit Consulting applied to the Minister for Lands and Planning to rezone part Lot 5182 Town of Darwin (213 Dick Ward Drive, Ludmilla) from Zones RD (Restricted Development) and CL (Community Living) to three distinct specific use zones and Zone CN (Conservation).

The three specific use precincts proposed were:

- Precinct 1 (2.1ha at the corner of Dick Ward Drive and Totem Road, and 16.2ha on Fitzer Drive between Dick Ward Drive and Bagot Road) – Light industrial and service commercial land uses;
- Precinct 2 (7.4ha on Dick Ward Drive between Fitzer Drive and Nadpur Street) – medium density residential; and
- Precinct 3 (1.9ha on the corner of Dick Ward Drive and Nadpur Street) – medium density residential.

The application attracted 171 submissions.

After considering all relevant matters and submissions, the Minister for Lands and Planning noted that storm surge and proximity to the Darwin International Airport were major issues constraining the development of the site.

The Minister decided not to support residential land uses in this location as it could potentially:

- compromise the safety, health and amenity of future workers and residents by placing additional people in an area of high aircraft noise and within the aircraft take off crash zone;
- jeopardise the efficient and curfew free operation of the Darwin International Airport by allowing additional residents to be located in close proximity to its activities; and
- present a risk to public safety by allowing additional people to live in an area affected by storm surge.

The applicant was invited to amend the proposal to exclude residential land uses.

On 3 June 2011 the Minister approved an altered Specific Use Zone Schedule for Precinct 1 that specifies the appropriate land uses for the site, including associated design and development requirements.

In his decision to alter and approve the amendment, the Minister commented that the proposal as approved “will facilitate land uses that could, subject to appropriate noise attenuation measures, address impacts of aircraft noise, whilst preserving the amenity of the nearby residential area”.