

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 7 MAR 2014.


Minister for Lands, Planning and the Environment

SCHEDULE

AMENDMENT TO NT PLANNING SCHEME

AMENDMENT No. 324

1. Citation

This amendment to the NT Planning Scheme may be cited as Amendment No. 324.

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.324", 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:

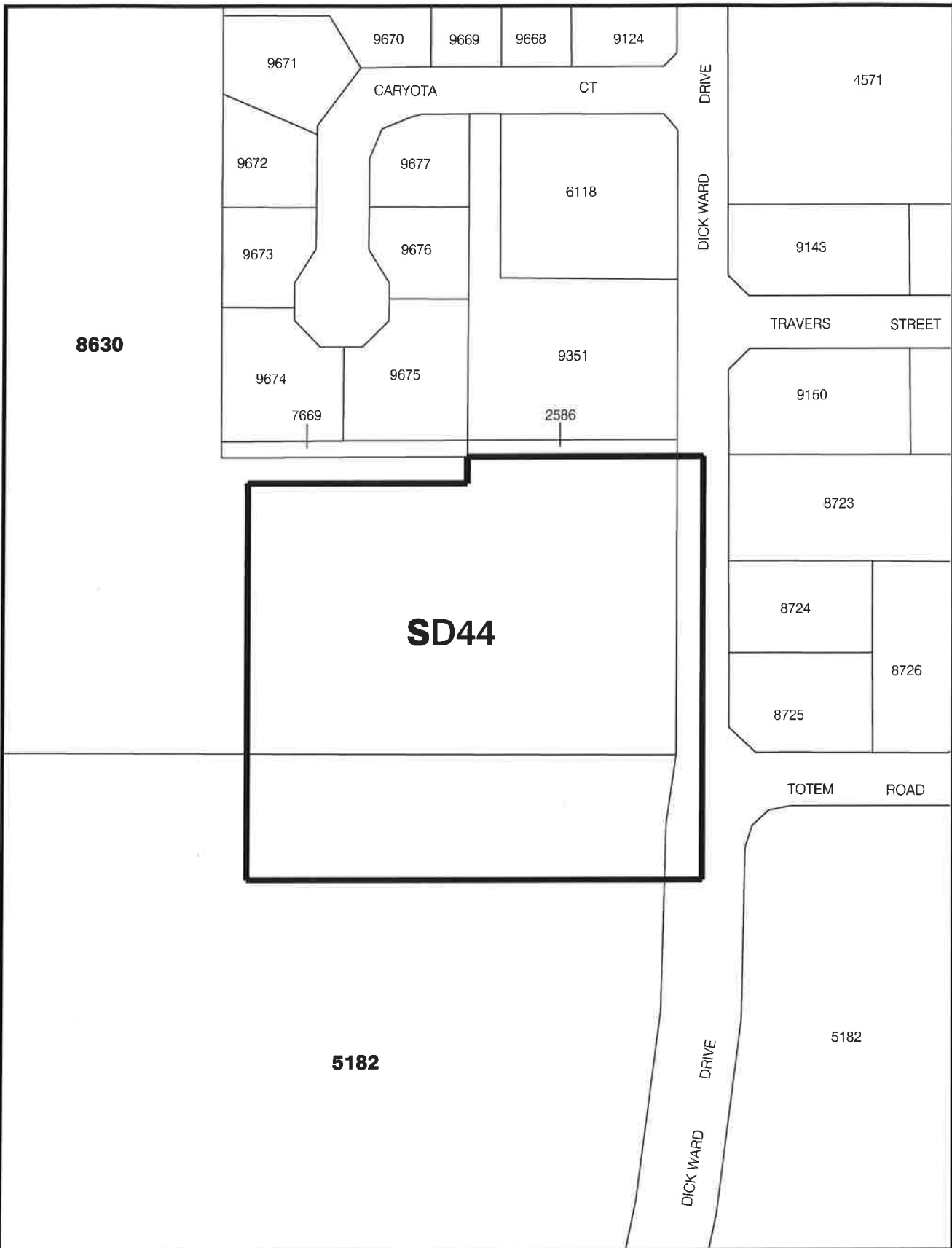
- (a) The NT Planning Scheme is amended by amending the zoning map relating to Darwin to the extent of its inconsistency with the amending map in respect of the area of land shown on the amending map bounded by a thick black line and lettered SD44 which is Part Lots 5182 Town of Darwin and 8630 Town of Nightcliff;
- (b) Amending Schedule 1 to clause 2.4 – Specific Uses to include the following table:

Part Lots 5182 Town of Darwin and 8630 Town of Nightcliff (Dick Ward Drive, Coconut Grove)

1. The purpose of this zone is to provide for light industrial development that addresses:
 - (a) The effects of primary storm surge; and
 - (b) Preserves the safety and maintains the curfew free operation of the Darwin International Airport.
2. Prior to subdivision and the commencement of works to address the issue of storm surge, a hydrological assessment approved by the Department of Land Resource Management must be provided to the satisfaction of the Consent Authority.
3. Subdivision of the land within the zone is to be in accordance with the requirements of 11.3.2 and 11.3.3 of the Northern Territory Planning Scheme.
4. The following uses are permissible only with consent and are to be developed in accordance with the requirements of Zone LI (Light Industry):

<p>(a) animal boarding;</p> <p>(b) business sign;</p> <p>(c) car park;</p> <p>(d) community centre;</p> <p>(e) leisure and recreation;</p> <p>(f) light industry;</p> <p>(g) motor body works;</p> <p>(h) motor repair station;</p> <p>(i) office, only where ancillary to the primary use;</p> <p>(j) passenger terminal;</p>	<p>(k) plant nursery;</p> <p>(l) promotion sign;</p> <p>(m) rural industry;</p> <p>(n) service station;</p> <p>(o) showroom sales;</p> <p>(p) transport terminal;</p> <p>(q) vehicle sales and hire;</p> <p>and</p> <p>(r) warehouse</p>
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Any other use not explicitly stated within this zone is a prohibited use whether posed as a primary or ancillary use.
5. In determining an application for the use or development of land subject to the ANEF 20 unit value contour line or greater, the consent authority is to have regard to the Building Site Acceptability Table (Table 2.1) based on ANEF Zones taken from AS 2021 – 2000 as a guide to the type of use or development it may consent to.
6. Lighting associated with development on land within flight approach paths is not to prejudice the safe operation of an airport.
7. Use or development of land is not to be of a nature that attracts birds or bats to an extent that prejudices the safe operation of an airport.



8630

SD44

5182

NT PLANNING SCHEME
 AMENDMENT No. 324
 PART LOTS 5182 TOWN OF DARWIN
 & 8630 TOWN OF NIGHTCLIFF



Northern
 Territory
 Government

Department of Lands, Planning and the Environment



Scale 1: 2000 @ A4



MINISTER FOR LANDS, PLANNING AND THE ENVIRONMENT

[Signature]
 Date 7/3/14

File No.

Date: 21-Feb-14

Drawing Name: PSA_Part Lots 5182_Darwin & 6830_Nightcliff.dgn

NORTHERN TERRITORY OF AUSTRALIA

Planning Act

**NOTICE OF MAKING OF AMENDMENT TO NT PLANNING SCHEME
AMENDMENT No. 324**

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 Part Lot 5182 Town of Darwin and Part Lot 8630 Town of Nightcliff (95 and 213 Dick Ward Drive, Ludmilla and Coconut Grove) from zone CN (Conservation) to SD44 (Specific Uses Darwin No.44) ; and
- (b) copies of the amendment, (Amendment No. 324), are available from the Offices of the Department of Lands, Planning and the Environment, Ground Floor, 16 Parap Road, Parap.

Dated

7 MAR

2014



Minister for Lands, Planning and the Environment

NORTHERN TERRITORY OF AUSTRALIA

Planning Act
Section 29

Reasons for Decision

NORTHERN TERRITORY PLANNING SCHEME
AMENDMENT No. 324

Part Lot 5182 Town of Darwin and Part Lot 8630 Town of Nightcliff (95 and 213 Dick Ward Drive, Ludmilla and Coconut Grove) is suitable for specific industrial and service commercial uses not prohibited by SD44 (Specific Uses Darwin No. 44).

Specifically, this rezoning is deemed suitable because:

- the proposed SD44 will facilitate a zone that incorporates important measures to ensure that development on the land occurs in a manner that is consistent with Zone LI (Light Industry), however aims to addresses important development issues such as aircraft noise, public safety and Storm Surge; and
- the proposal is seen to contribute to a built environment supporting the economic development of the Territory promoting commercial, primary production and industrial diversity servicing community needs and export potential.



PETER GLEN CHANDLER
Minister for Lands, Planning and the Environment

7 / 3 / 2014