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Our ref: PA2014/0922

NORTHERN PLANNING CONSULTANTS
c/- Brad Cunnington
3/ 15 Somerville Gardens
Parap NT 0820

bradcunnington@gmail.com

Dear Mr Cunnington

RE: LEE POINT AREA PLAN (LOT 4873 & LOT 9370 TOWN OF NIGHTCLIFF)

The Minister for Lands and Planning has approved the proposed amendment to the NT Planning Scheme to introduce the Lee Point Planning Principles and Area Plan within Part 8 of the Planning Scheme, to zone Lot 4873 Town of Nightcliff to part Zone CN (Conservation) and part Zone FD (Future Development), and to rezone Lot 9370 Town of Nightcliff from Zone SD26 (Specific Use Darwin No. 26) to Zone FD (Future Development).

Attached for your information is a copy of **Amendment No. 369** to the NT Planning Scheme which will come into effect by virtue of a notice placed in the NT News today, Friday 4 September 2015.

You may contact me on 8999 7684 if you would like to discuss this further.

Yours sincerely



STEVEN CONN
Senior Planner
Lands Planning

04 September 2015

NORTHERN TERRITORY OF AUSTRALIA

Planning Act

AMENDMENT TO NT PLANNING SCHEME

I, DAVID WILLIAM TOLLNER, Minister for Lands and Planning, under section 25(2)(c) of the *Planning Act*, alter the proposal and amend the NT Planning Scheme in accordance with the altered proposal by making the amendment, specified in the Schedule.

Dated

27/8/2015.



Minister for Lands and Planning

SCHEDULE

AMENDMENT TO NT PLANNING SCHEME

AMENDMENT No. 369

1. Citation

This amendment to the NT Planning Scheme may be cited as Amendment No. 369.

2. Definition

In this amendment:

“amending map” means the map, signed by the Minister for Lands and Planning and marked “NT Planning Scheme Amendment No. 369”, deposited in the office of the Department of Lands, Planning and the Environment, Darwin;

“area plan” means the area plan within the meaning of the NT Planning Scheme;

“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 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 Part Zone CN (Conservation) and Part Zone FD (Future Development) for Lot 4873 Town of Nightcliff, and which is lettered Zone FD (Future Development) for Lot 9370 Town of Nightcliff.

4. Amendment of Schedule 1:

- Deletion of SD26

5. Amendment of Part 8:

Part 8 of the NT Planning Scheme is amended by way of adding the Lee Point Planning Principles and Area Plan at Clause 14.1.5.

14.1 Darwin

14.1.5 Lee Point Planning Principles and Area Plan

14.1.5 Planning Principles for the Lee Point Area Plan

Future development within the Lee Point area is to:

1. Preserve and integrate areas and items of environmental and heritage significance by:
 - (a) Limiting development below the escarpment to community uses, tourism activity and pedestrian / cycle tracks that protect the environmental values of the coastal reserve and adjoining vegetation types;
 - (b) implementing appropriate environmental and engineering measures including but not limited to the application of principles of water sensitive urban design; and
 - (c) adopting measures that acknowledge the role of Lot 4873 Town of Nightcliff in the Indonesia – Malaysia Confrontation including, where practicable, the retention of existing defence items or replacement with artistic/ cultural interpretive works that reflect the historical significance of the land.
2. Provide compact interconnected neighbourhoods as an extension to the existing northern suburbs that:
 - (a) foster a distinct identity in the street layout and built form responding to the site's unique location, including its proximity to the Casuarina Coastal Reserve;
 - (b) create a quality public realm and built form environment responsive to local climatic conditions through, but not

- limited to, the design of public areas and open space, the use of pedestrian shelters and landscaping, and the implementation of an energy-efficient built form;
- (c) facilitate access north from Lyons and Muirhead to future community, commercial and recreation facilities;
 - (d) maintain a high level of public access to Lee Point and promote access to the Darwin Northern Suburbs and other major centres through a connected local road network, including access to public transport and key pedestrian / cycleways identified on the Area Plan;
 - (e) include a lineal open space between development and the coastal reserve, and establish pedestrian connections to the Casuarina Coastal Reserve; and
 - (f) promote walking and cycling as the preferred mode of travel for local trips.
3. Provide a mixed use village centre that integrates services to the local community while maximising opportunities for tourism by:
- (a) creating urban spaces that take advantage of the coastal location of the site;
 - (b) providing a destination and focal point for visitors that is easily accessible to pedestrians, cyclists and vehicles travelling along Lee Point Road;
 - (c) providing a mix of tourist accommodation, commercial development including tourism and recreation, and residential development along the main street;
 - (d) maximising opportunities for active street frontage in the main street;
 - (e) maximising accessibility to the centre by catering for all modes of transport;
 - (f) reducing traffic speed to create a pedestrian-friendly shared public environment with clearly identified key pedestrian access locations; and
 - (g) integrating development within the village centre with surrounding residential areas.
4. Provide a range of housing options and lot sizes to cater for diverse household types by:
- (a) including the development of small lot housing to complement more traditional housing types;
 - (b) creating a mix of lot sizes for single and/ or multiple dwellings;
 - (c) associating medium and high density housing including townhouses and apartments with neighbourhood centres,

- public open space and/ or areas of high amenity; and
- (d) providing larger rural residential lots as a further choice and to serve as buffers between urban residential development and potential biting insect areas.
5. Provide an appropriate built form that maximises site opportunities by:
- (a) incorporating a range of building heights to maximise opportunities for coastal views while retaining appropriate built form character and residential scale;
 - (b) providing accommodation and residential development that is climatically appropriate, including appropriate solar orientation and natural ventilation; and
 - (c) respecting adjoining residential areas through appropriate transitions from commercial development and between residential areas of different densities, and by interfacing with Lyons and Muirhead at the same residential density.
6. Provide adequate land for education and community facilities that:
- (a) allows for the shared use of community and active recreation facilities;
 - (b) is located close to public transport and supports a high level of neighbourhood accessibility through the encouragement of cycling and walking; and
 - (c) facilitates safe and efficient access via the local road and pedestrian network to community services and facilities in the broader area, including the Royal Darwin Hospital.

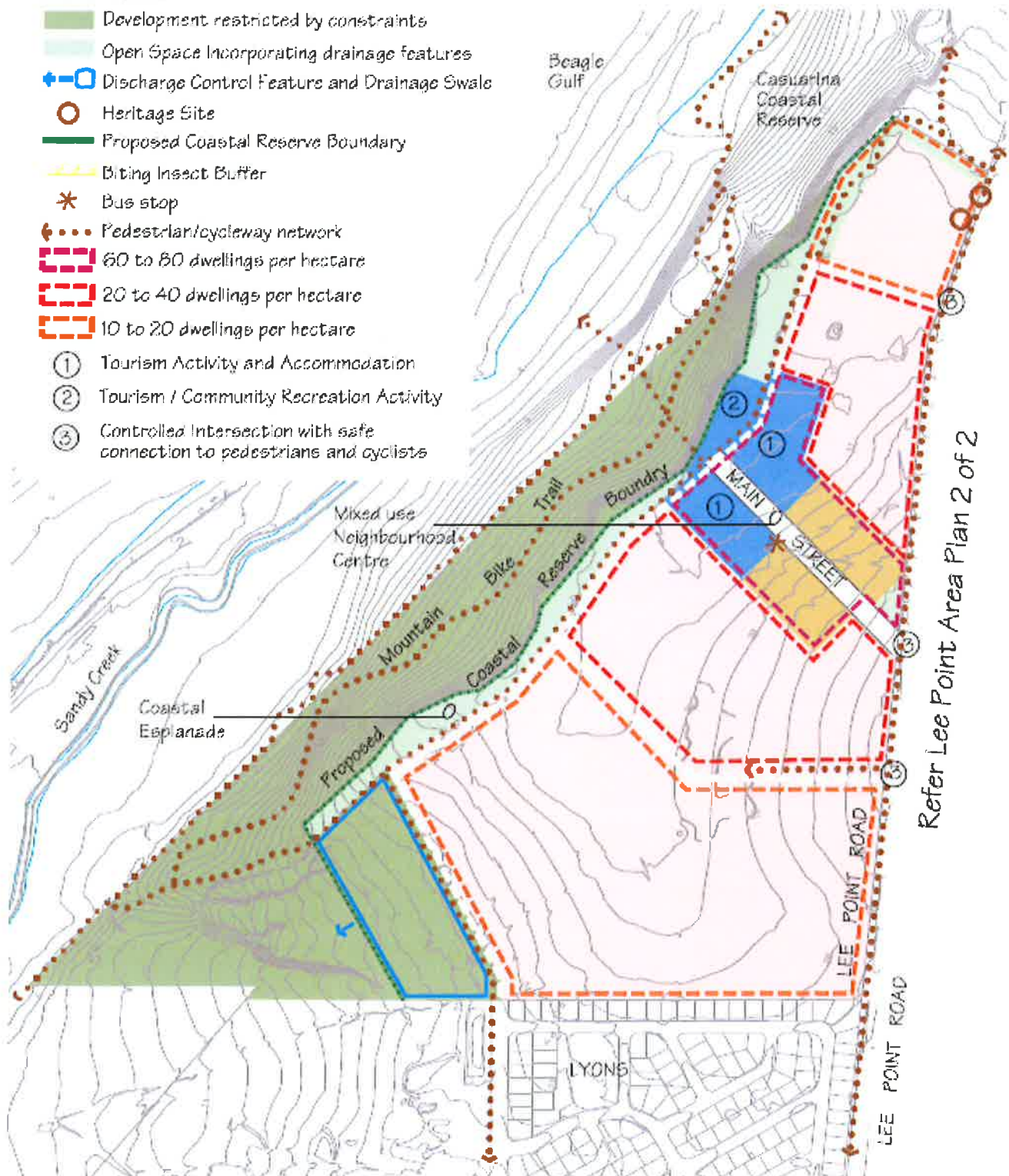
Lee Point Area Plan 1 of 2



This plan must be read in conjunction with the associated planning principles

Legend

- Residential
- Rural Residential Buffer
- Community
- Mixed use - Residential, Commercial, Tourism
- Tourism
- Development restricted by constraints
- Open Space Incorporating drainage features
- Discharge Control Feature and Drainage Swale
- Heritage Site
- Proposed Coastal Reserve Boundary
- Biting Insect Buffer
- Bus stop
- Pedestrian/cycleway network
- 60 to 80 dwellings per hectare
- 20 to 40 dwellings per hectare
- 10 to 20 dwellings per hectare
- ① Tourism Activity and Accommodation
- ② Tourism / Community Recreation Activity
- ③ Controlled Intersection with safe connection to pedestrians and cyclists



Refer Lee Point Area Plan 2 of 2

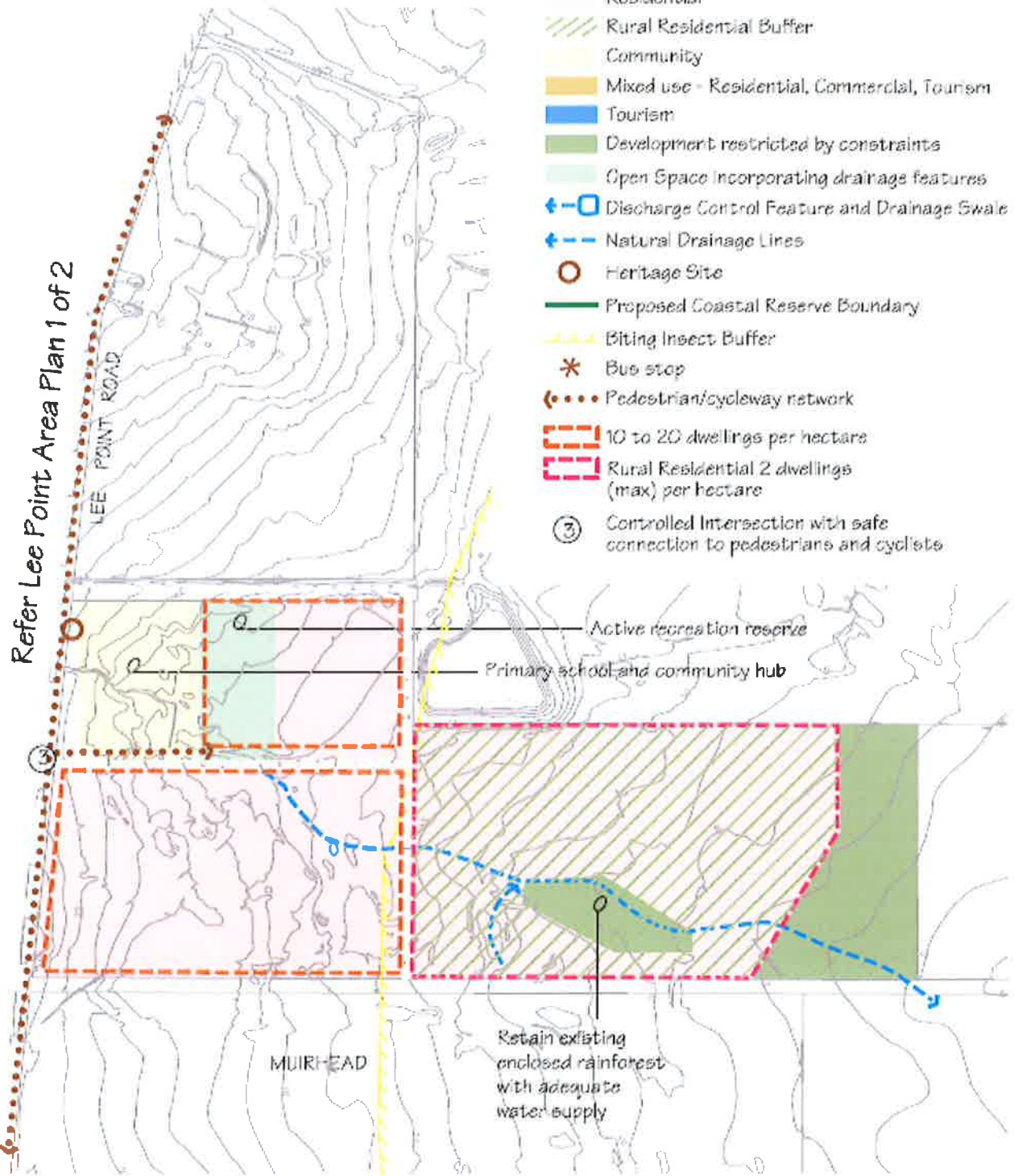
Lee Point Area Plan 2 of 2

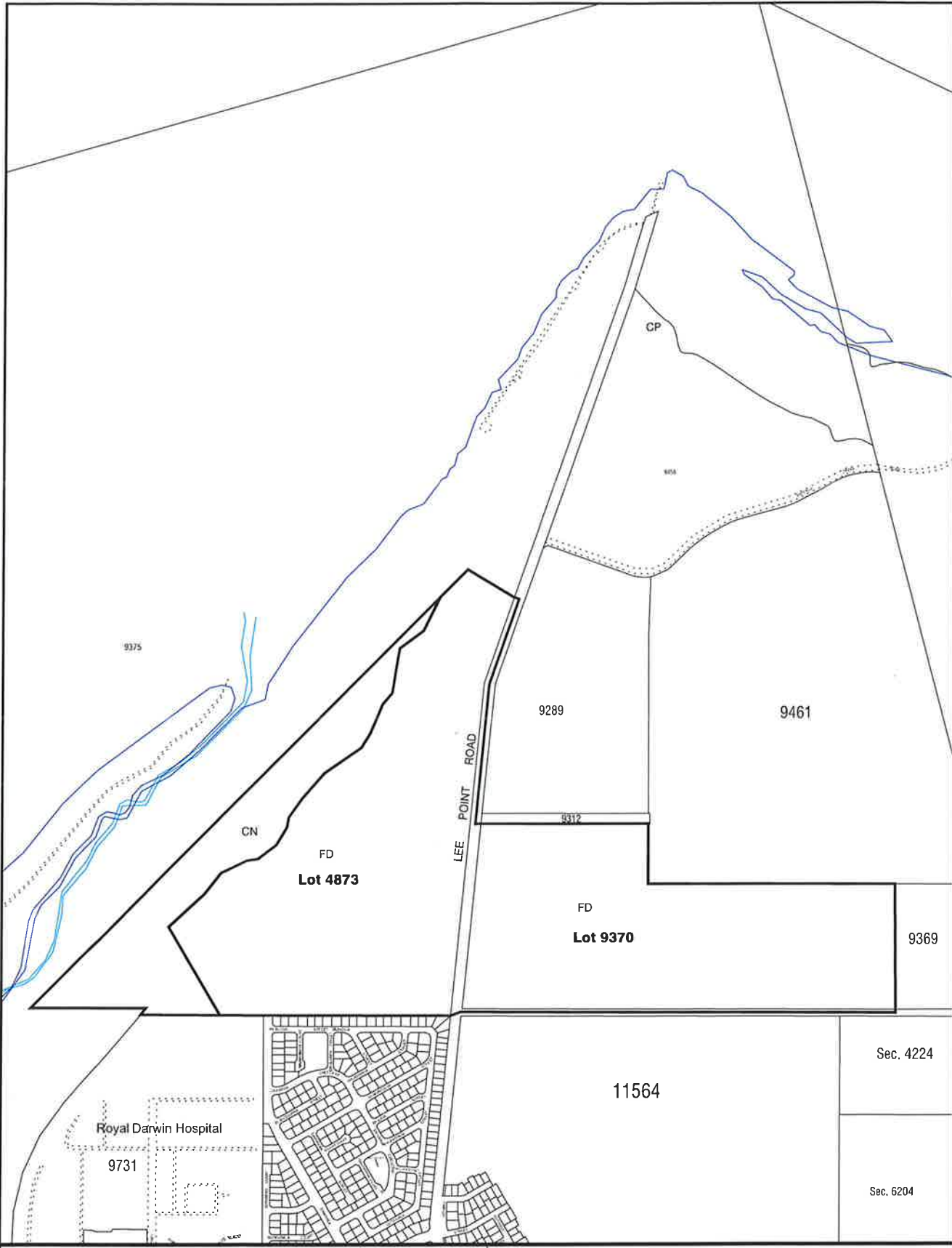


This plan must be read in conjunction with the associated planning principles

Legend

- Residential
- Rural Residential Buffer
- Community
- Mixed use - Residential, Commercial, Tourism
- Tourism
- Development restricted by constraints
- Open Space incorporating drainage features
- Discharge Control Feature and Drainage Swale
- Natural Drainage Lines
- Heritage Site
- Proposed Coastal Reserve Boundary
- Biting Insect Buffer
- Bus stop
- Pedestrian/cycleway network
- 10 to 20 dwellings per hectare
- Rural Residential 2 dwellings (max) per hectare
- Controlled Intersection with safe connection to pedestrians and cyclists





NT PLANNING SCHEME
 AMENDMENT No. 369
 LOT 4873 & 9370 TOWN OF NIGHTCLIFF



Northern Territory Government

Department of Lands, Planning and the Environment



Scale 1: 15000 @ A4



MINISTER FOR LANDS AND PLANNING

Handwritten signature
 Date: 27/8/15

File No. 2014/0922
 Date: 8-Apr-15
 Drawing Name: Lot 4873 Town of Nightcliff.dgn

NORTHERN TERRITORY OF AUSTRALIA

Planning Act

**NOTICE OF MAKING OF AMENDMENT TO NT PLANNING SCHEME
AMENDMENT No. 369**

I, DAVID WILLIAM TOLLNER, Minister for Lands and Planning, 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 introducing the Lee Point Planning Principles and Area Plan in Part 8 of the NT Planning Scheme, zoning Lot 4873 Town of Nightcliff to Part Zone CN (Conservation) and Part Zone FD (Future Development), and rezoning Lot 9370 Town of Nightcliff to Zone FD (Future Development), as endorsed through Amendment No. 369; and
- (b) copies of the amendment, (Amendment No. 369), are available from the Offices of the Department of Lands, Planning and the Environment, Ground Floor, 16 Parap Road, Parap.

Dated

27 | 8 | 2015



Minister for Lands and Planning

NORTHERN TERRITORY OF AUSTRALIA

Planning Act
Section 29

Reasons for Decision

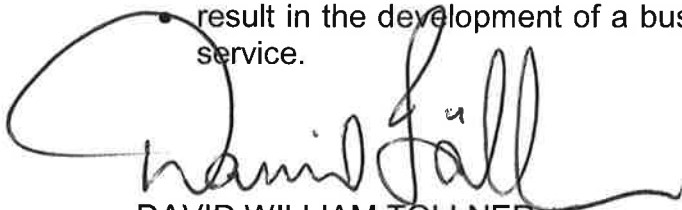
NORTHERN TERRITORY PLANNING SCHEME
AMENDMENT No. 369

The introduction of Lot 4873 Town of Nightcliff into the NT Planning Scheme as Part Zone CN (Conservation) and Part Zone FD (Future Development), and the rezoning of Lot 9370 Town of Nightcliff from Zone SD26 (Specific Use Darwin No. 26) to Zone FD (Future Development) will allow the land to develop in accordance with the Lee Point Planning Principles and Area Plan.

The introduction of the Lee Point Planning Principles and Area Plan provides a framework to guide the development of Lee Point.

Specifically, the introduction of the Lee Point Planning Principles and Area Plan and the rezoning of Lots 4873 and 9370 Town of Nightcliff will:

- establish the intended future land uses for the site with consideration of its location and potential role in the region;
- facilitate development utilising existing transport corridors and other public infrastructure;
- facilitate the delivery of a mixed use development including residential, commercial, community uses, tourism activity and public open space;
- provide greater housing choice through a mix of residential housing densities concentrated around the village centre, in line with the planning principles given in the NT Planning Scheme;
- respond to environmental issues within the locality through identification of the rainforest area in Lot 9370 and the zoning of part of Lot 4873 to Zone CN (Conservation);
- provide a street network, including bicycle and pedestrian paths, that is integrated with the adjoining suburbs of Lyons and Muirhead; and
- result in the development of a bus route connecting to the existing Lyons service.



DAVID WILLIAM TOLLNER
Minister for Lands and Planning

27 / 8 / 2015