

NORTHERN TERRITORY OF AUSTRALIA
PROPOSAL TO AMEND NT PLANNING SCHEME
PA2025/0079

The Minister for Lands, Planning and Environment has accepted an application to amend the NT Planning Scheme 2020 made by Tatam Planning Co for exhibition. The application seeks to:

- rezone part of Lot 5292 Town of Darwin (77 Ross Smith Avenue, Parap NT) from Zone OR (Organised Recreation) to Zone LR (Low density Residential)
- Amend the plans on pages 8, 12 and 30 of the Darwin Inner Suburbs Area Plan to reflect the change in land use of the subject site

The proposed amendment is intended to facilitate the conversion of a dwelling-caretakers to a dwelling-single.

Attached are:

- a locality map
- extracts from the NT Planning Scheme 2020 relating to Zone OR (Organised Recreation);
- extracts from the NT Planning Scheme 2020 relating to Zone LR (Low-Density Residential);
- a copy of the application.

Period of Exhibition and Lodging a Submission

The exhibition period is from Friday 20 June 2025 to Friday 18 July 2025.

The suitability of the subject site for uses in accordance with the proposed zone is the primary consideration in the assessment of proposals to amend the NT Planning Scheme 2020. Matters relating to the intended development of the site are addressed in the development application and assessment processes.

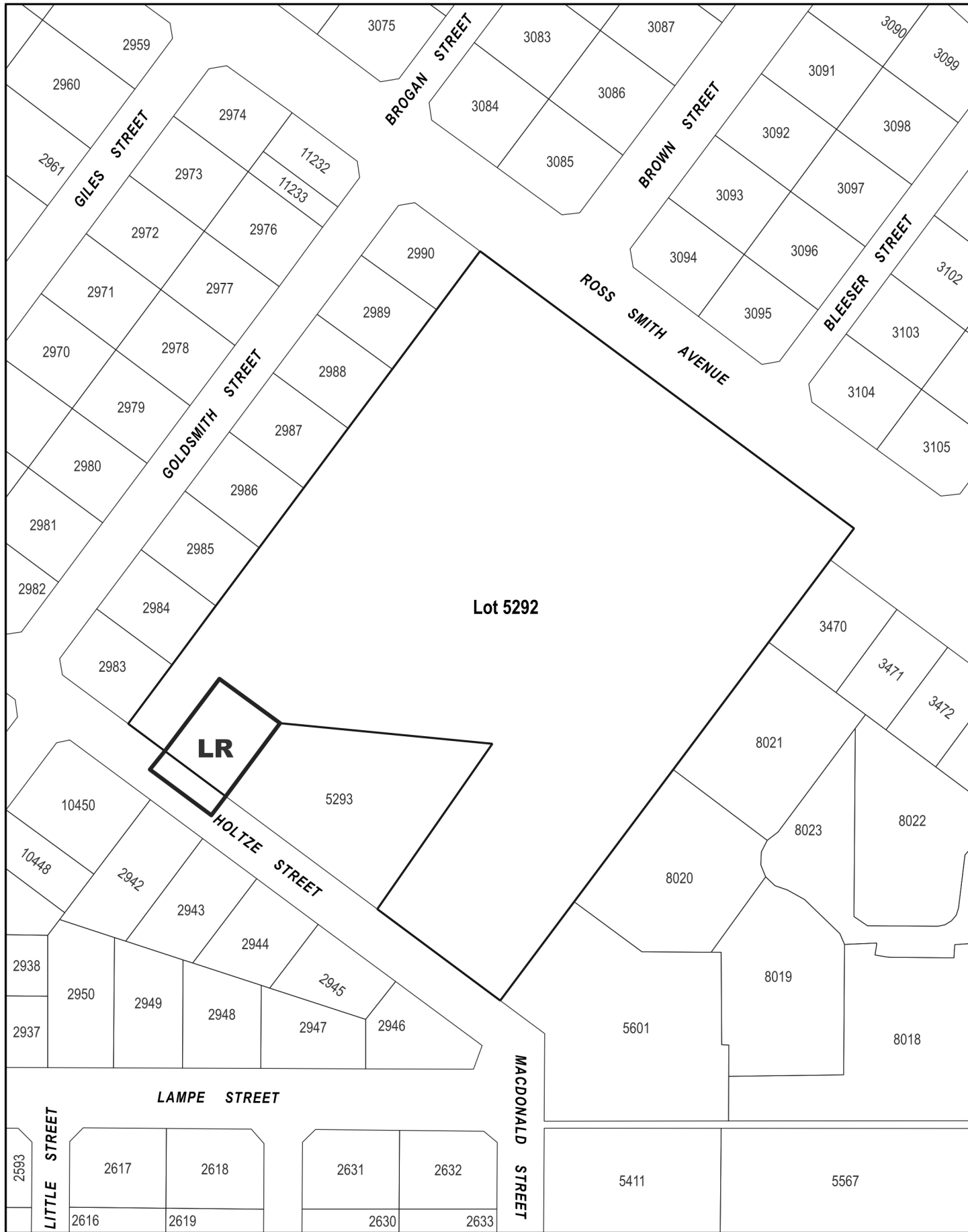
Written submissions about the proposed planning scheme amendment are to be received by 11.59pm on Friday 18 July 2025 and addressed to:

NT Planning Commission
GPO Box 1680
DARWIN NT 0801; or

Email: planning.ntg@nt.gov.au; or

Hand delivered to Level 1 Energy House 18-20 Cavenagh Street Darwin CBD.

For more information please contact the Darwin office of the Department of Lands, Planning and Environment on 8999 8963 or by emailing planning.ntg@nt.gov.au



Proposed NT Planning Scheme
Rezone Part Lot 5292
Town of Darwin
From Zone OR (Organised Recreation)
to LR (Low-Density Residential)



Department of Lands, Planning and Environment



Scale: 1:2000 @A4



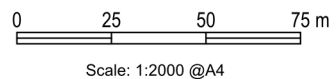
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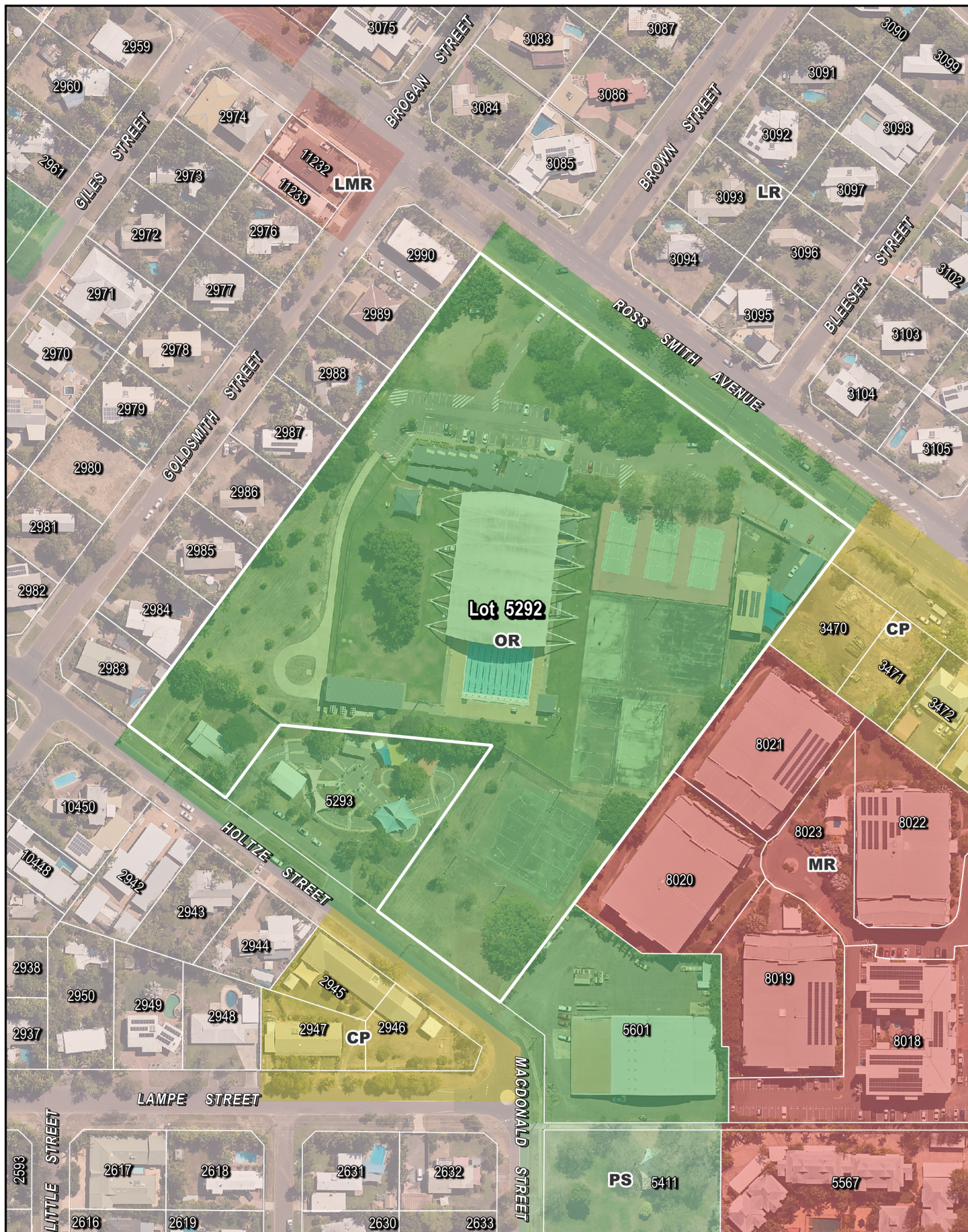
Existing NT Planning Scheme
 Rezone Part Lot 5292
 Town of Darwin
 From Zone OR (Organised Recreation)
 to LR (Low-Density Residential)



Department of Lands, Planning and Environment



File No:
 Date: 14/03/2025

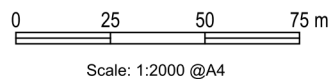


Locality Plan
 Rezone Part Lot 5292
 Town of Darwin
 From Zone OR (Organised Recreation)
 to LR (Low-Density Residential)



File No:
 Date: 14/03/2025

Department of Lands, Planning and Environment





STATEMENT OF EFFECT.

FEBRUARY 2025

PARTIAL REZONING
FROM OR
(ORGANISED
RECREATION) TO LR
(LOW DENSITY
RESIDENTIAL).

77 ROSS SMITH AVENUE,
PARAP (PART LOT 5292
TOWN OF DARWIN)



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SUMMARY.

PLANNING SCHEME AMENDMENT DETAILS.	
Proposed PSA.	Partial Rezoning from OR (Organised Recreation) to LR (Low Density Residential) and associated changes to the Darwin Inner Suburbs Area Plan.
Current Zoning.	OR (Organised Recreation)
Proposed Zoning.	LR (Low Density Residential)
Purpose of Proposed PSA.	Facilitate the subdivision of the site and allow existing dwelling (former Dwelling - Caretakers) within a residential zone. Associated changes to the Darwin Inner Suburbs Area Plan are proposed to ensure consistency.
Consent Authority.	Minister for Lands, Planning & Environment
Site Address.	77 Ross Smith Avenue, Parap (Lot 5292 Town of Darwin)
Owner Details.	City of Darwin
Beneficiaries.	N/A.
Applicant.	Tatam Planning Co.
Contact Address.	PO Box 2224 Darwin NT 0801.
Contact Person.	Catriona Tatam.
Contact Email.	cat@tatamplanningco.com.au.
Job Reference.	J091.

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STATEMENT OF EFFECT.
PLANNING SCHEME AMENDMENT – PARTIAL REZONING
FROM OR (ORGANISED RECREATION) TO LR (LOW DENSITY RESIDENTIAL)
77 ROSS SMITH AVENUE, PARAP (LOT 5292 TOWN OF DARWIN)



1. INTRODUCTION.

1.1 PLANNING SCHEME AMENDMENT.

Tatam Planning Co. has been engaged by the City of Darwin to prepare a Planning Scheme Amendment for Part Lot 5292 Town of Darwin (77 Ross Smith Avenue, Parap). The Planning Scheme Amendment (PSA) is for a partial rezoning from OR (Organised Recreation) to LR (Low Density Residential) for a small portion of the site, in order to facilitate the subdivision of the site where the existing Dwelling - Caretakers is located.

The subject site is shown as being within the Organised Recreation land use structure within the Darwin Inner Suburbs Area Plan (DISAP). The proposed partial rezoning from OR (Organised Recreation) to LR (Low Density Residential) requires a concurrent change to the DISAP from the Social Infrastructure framework in Part 3.4 to the Residential framework within Part 3.1.

This application is made pursuant to Section 12A of the *Northern Territory Planning Act 1999*, and the assessment contained herein demonstrates that the proposal is in compliance with all requirements under the *NT Planning Act 1999*.

It is noted that the proposed subdivision has been lodged at the same time as the proposed PSA, but can be considered independently under Section 44(b) of the *NT Planning Act* (rather than a Concurrent Application under Section 30(1)).

1.2 CONTENTS OF THIS PLANNING SCHEME AMENDMENT.

This Planning Scheme Amendment has been prepared to support the proposed rezoning. Included within this Planning Scheme Amendment are the following attachments:

- **Attachment A.** Certificate of Title Documents.
- **Attachment B.** Survey Plan.
- **Attachment C.** Site Aerial.
- **Attachment D.** Current Site Zoning.
- **Attachment E.** Current Darwin Inner Suburbs Area Plan Extracts.
- **Attachment F.** Proposed Site Zoning.
- **Attachment G.** Proposed Darwin Inner Suburbs Area Plan Extracts.
- **Attachment H.** City of Darwin Parap Pool Master Plan.

In preparing this Planning Scheme Amendment, Tatam Planning Co. has conducted a site and locality inspection, examined the development and site history, discussed the proposed rezoning with the client, and considered the relevant provisions of the *NT Planning Act 1999* (NTPA).

It is noted that Tatam Planning Co. also liaised with the Development Assessment Services (DAS) and Lands Planning unit within the Department of Infrastructure, Planning & Logistics. Verbal advice provided by DAS in early September 2024 indicated that an application to rezone the site from OR to LR and an associated change to the DISAP should be lodged separately to that of the proposed subdivision. That is, the application should not be lodged as a formal concurrent application, although the applications will be lodged concurrently.

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FROM OR (ORGANISED RECREATION) TO LR (LOW DENSITY RESIDENTIAL)
 77 ROSS SMITH AVENUE, PARAP (LOT 5292 TOWN OF DARWIN)



1.3 OWNERSHIP OF THE SITE AND BENEFICIARIES.

The Title identifies the current landowner of Lot 5292 Town of Darwin as The City of Darwin. This application is lodged by Tatam Planning Co with the landowner's consent.

It is our understanding that no other persons in a beneficiary to this specific application other than those identified above. Title documents for the site are provided in **Attachment A**.

1.4 PLANNING HISTORY OF THE SITE.

The Certificate of Title lists the previous building and development approvals issued over the site. The development approvals of relevance to the DA are described in **Table 1**.

TABLE 1: PLANNING HISTORY.

PERMIT.	DATE ISSUED.	APPLICATION PURPOSE.
DV0847	18/02/1983	Clubhouse & Courts
S2304	30/03/1992	Subdivision to create 1 lot.
Building Permit	unknown	Waterslide & pumphouse
Building Permit	08/06/1999	Shade Structure
Building Permit	01/11/2011	Shade Structure
DP16/0302	22/06/2016	Alterations and Additions to existing Leisure and Recreation facility (Parap Pool)
DP16/0302A	22/12/2016	Redevelopment of Parap Leisure & Sports Center (Leisure & Rec use)
Building Permit	16/09/2017	Good Neighbour Colorbond fencing
Building Permit	03/10/2017	Shade Structure
DP17/0405	19/10/2017	Redevelopment of Parap Leisure & Sports Center (Leisure & Rec use)
Building Permit	09/10/2017	Leisure and Recreation facilities including 2 x Swimming Pools
Building Permit	09/01/2018	Storage Shed and Carport
Building Permit	14/05/2019	Removal of internal walls and new kitchenette to ground floor
Building Permit	26/04/2019	Arafura Games Parap Pool, Marquees for Public Assembly
Building Permit	14/05/2019	Demolition of Arafura Games Parap Pool, Marquees for Public Assembly
Building Permit	02/02/2021	Shade Sail
Building Permit	17/03/2021	PV Solar Panel installation
Building Permit	09/12/2021	Ground Floor renovations

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No reference is made to the existing Caretaker's Dwelling in the above approvals. It is considered likely that the Dwelling - Caretakers has existing use rights and is considered to be a Deemed Permit under Section 45 of the Act.

Title documents for the site are provided in **Attachment A**.

2. SITE AND LOCALITY.

2.1 DESCRIPTION OF LOCALITY.

The subject site is located within the suburb of Parap. Parap is considered to be one of the inner-city suburbs of Darwin and is included within the Darwin Inner Suburbs Area Plan (DISAP). The area comprises predominantly residential uses, with the dominant housing typology being single dwellings, with some Dwellings-Group on land in Zone LR and LMR.

The locality also includes areas of commercial land, public open space, and organised recreation. In close proximity to the site, there is commercial development along parts of Ross Smith Avenue, as well as the Parap Village commercial area.

There is ample public open space in the immediate area, including Fannie Bay Oval, Allen Park, Aviators Park, Fannie Bay Foreshore, and the East Point Reserve. The suburb also includes extensive areas of Organised Recreation, including the Parap Pool (located on the subject site), Fannie Bay Race Course, the 1934 Qantas hangar and the various sailing and boating clubs near Vestey's Beach/ Fannie Bay.

Community purpose sites in the area include the historic Fannie Bay Gaol, Parap Primary School, Parap Preschool, Parap Girl Guides Hall, and the Royal Life Saving Society.

2.2 DESCRIPTION OF THE SITE.

The subject site is Lot 5292 Town of Darwin, also known as 77 Ross Smith Avenue, Parap. This site measures 38,000m² (3.8 ha), and is currently zoned OR (Organised Recreation).

The site is a large irregular shaped lot with dual frontage to both Ross Smith Avenue and Holtze Street. The subject site is developed as the City of Darwin's Parap Pool, and this application specifically relates to the existing Caretaker's Dwelling for the Parap Pool on site. The existing Caretaker's Dwelling fronts onto Holtze Street.

The site contains the following development:

- Reception, Office and Swim club house
- 50m pool with large shade structure
- Splash/ play area
- Pump house and storage sheds
- Tennis Clubhouse and tennis/netball courts (10)
- Royal Lifesaving Head Office and Store areas.
- Visitor car parking area and vehicle access points from Ross Smith Avenue
- Dwelling - Caretakers with single vehicle crossover to Holtze Street
- Associated fencing and landscaping.

Survey Plan S 80/106 is provided at **Attachment B**. A site aerial is provided at **Attachment C**. A current zoning plan is provided at **Attachment D**.

It is noted that there is a Parap Pool Master Plan applicable to the site, which is intended to guide the future development of the site. Refer **Attachment H**.

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2.3 DARWIN INNER SUBURBS AREA PLAN.

The subject site is shown as being within the Organised Recreation land use structure within the Darwin Inner Suburbs Area Plan (DISAP), which reflects the current OR zoning and the use of the site by the City of Darwin as the Parap Pool development.

It is noted that the DISAP applies a specific 'Parap Community Hub Concept' to the site. Development within this concept area is to be in accordance with the City of Darwin's Parap Pool Master Plan. This document is provided at **Attachment H**, but does not conflict with the proposed partial rezoning or intended administrative changes to the DISAP. The 'Parap Community Hub Concept' will still apply to the remainder of the Parap Pool site.

The site is proposed to be partially rezoned from OR (Organised Recreation) to LR (Low Density Residential) and resulting changes made to the DISAP. The proposed partial rezoning requires a concurrent change to the DISAP from the Social Infrastructure framework in Part 3.4 to the Residential framework within Part 3.1.

An extract of the current DISAP mapping and provisions is provided at **Attachment E**. An extract of the proposed DISAP mapping and provisions is provided at **Attachment G**.

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3. PROPOSED PLANNING SCHEME AMENDMENT - REZONING.

3.1 CURRENT ZONING.

The current zoning of the site is OR (Organised Recreation). The site has been developed as the Parap Pool facility and other ancillary recreational uses in line with the land use intent of the zone.

The current zoning is shown at **Attachment D**.

3.2 PROPOSED ZONING.

The proposed partial zoning of the site is LR (Low Density Residential), noting that the proposed rezoning affects only 1,100m² of the site. The majority of the site (3.69ha) is to remain zoned OR (Organised Recreation).

The partial rezoning is intended to complement the subdivision of Lot A (Parap Pool facility – 3.69ha) and Lot B (Dwelling - Caretakers – 1,100m²). The rezoning will allow the existing Dwelling - Caretakers to be considered as a Dwelling – Single, which is a permitted use in Zone LR.

It is noted that whilst the subdivision can occur without the rezoning (and visa-versa), the Dwelling - Caretakers cannot be considered as such without any associated use to caretake on the same site once subdivided. Therefore, once subdivided, the existing Dwelling - Caretakers (Merit Assessable in Zone OR) would be considered as a Dwelling – Single, which is prohibited in Zone OR.

The rezoning from OR to LR is considered the most appropriate approach in regard to subdividing the site and allowing the existing Dwelling – Caretakers to be converted to a Dwelling -Single. A Dwelling- Single is a permitted use within Zone LR and no consent is required, where compliant with all provisions of the Scheme.

The proposed zoning is shown at **Attachment F**.

3.3 PROPOSED UPDATES TO THE DISAP.

To ensure consistency within the strategic framework, the proposed Planning Scheme Amendment contained within this report includes a minor change to the DISAP to reflect the changes and applicable residential strategic provisions applicable to the site. It is proposed to designate the site as being 'Residential - Low Density' in line with the proposed zoning.

The updating of the DISAP as part of this PSA is at the discretion of the Minister and the Department of Lands, Planning and Environment.

The proposed changes to the DISAP mapping is shown at **Attachment F**.

4. NT PLANNING ACT 1999.

4.1 CLAUSE 2A – PURPOSE AND OBJECTIVES.

The purpose of the NT Planning Act 1999 (NTPA) is to establish a system to facilitate planning for the orderly use and development of land to achieve the following objectives:

- a) to ensure that strategic planning is applied to planning schemes and implemented in individual planning decisions;*
- b) to ensure that strategic planning reflects the wishes and needs of the community;*
- c) to ensure that appropriate public consultation and input are included in the formulation of planning schemes and the making of decisions under planning schemes;*
- d) to ensure that the planning system is clear, comprehensive, effective, efficient and accessible to the community;*
- e) to promote the sustainable development of land;*
- f) to promote the responsible use of land and water resources to limit the adverse effects of development on ecological processes;*
- g) to maintain the health of the natural environment and ecological processes;*
- h) to protect the quality of life of future generations;*
- i) to assist the provision of public utilities, infrastructure and facilities for the benefit of the community;*
- j) to promote the good design of buildings and other works that respects the amenity of the locality;*
- k) to assist the conservation and enhancement of places, areas, buildings, other works and landforms that are of cultural, aesthetic, architectural or historical value;*
- l) to respect and encourage fair and open decision making and public access to processes for review of planning related decisions.*

The proposed Planning Scheme Amendment for the partial rezoning of Lot 5292 Town of Darwin (77 Ross Smith Avenue, Parap) from OR (Organised Recreation) to LR (Low Density Residential) has been assessed as part of the report contained herein to ensure compliance with the Purpose and Objectives of the NTPA.

4.2 CLAUSE 6A - PERSONS AND BODIES PERFORMING FUNCTIONS UNDER ACT

Under this Clause, the Minister's functions under this Act include:

- a) to make and amend specific planning schemes under Part 2;*

The Minister is identified as the Consent Authority for the proposed Planning Scheme Amendment.

4.3 CLAUSE 12A(2) - REQUEST TO AMEND PLANNING SCHEME

Under this clause, a person or body may request the Minister to amend a planning scheme. The request must be in writing and include the following:

- a) an explanation of the proposed amendment;*

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This application seeks a Planning Scheme Amendment to the Northern Territory Planning Scheme 2020, through the intended partial rezoning of Lot 5292 Town of Darwin (77 Ross Smith Avenue, Parap) from Zone OR (Organised Recreation) to LR (Low Density Residential). Associated changes to the DISAP will ensure that the proposed rezoning is consistent with the applicable strategic frameworks and the low density outcomes anticipated in the immediate area under the Darwin Inner Suburbs Area Plan.

b) a statement of the purpose of the proposed amendment and its desired effect;

The purpose of the proposed amendment is to partially rezone the site from OR (Organised Recreation) to LR (Low Density Residential), noting that the proposed rezoning affects only 1,100m² of the site. The majority of the site (3.69ha) is to remain zoned OR (Organised Recreation).

The partial rezoning is intended to complement the subdivision of Lot A (Parap Pool facility – 3.69ha) and Lot B (Dwelling - Caretakers – 1,100m²). The rezoning will allow the existing Dwelling - Caretakers to be considered as a Dwelling – Single, which is a permitted use in Zone LR.

It is noted that whilst the subdivision can occur without the rezoning (and visa-versa), the Dwelling - Caretakers cannot be considered as such without any associated use to caretake on the same site once subdivided. Therefore, once subdivided, the existing Dwelling - Caretakers (Merit Assessable in Zone OR) would be considered as a Dwelling – Single, which is prohibited in Zone OR.

The rezoning from OR to LR is considered the most appropriate approach in regard to subdividing the site and allowing the existing Dwelling – Caretakers to be converted to a Dwelling -Single. A Dwelling- Single is a permitted use within Zone LR and no consent is required, where compliant with all provisions of the Scheme.

The proposed zoning is shown at **Attachment F**.

c) an assessment of the proposed amendment with respect to the matters to be considered by the Minister under section 13(1);

This report comprises an assessment of the proposed amendment, having due consideration to the matters considered by the Minister under Section 13(1). Refer assessment below.

d) the details of any community consultation conducted, or to be conducted, in addition to the consultation required under this Act.

No preliminary community consultation has been undertaken in relation to this specific rezoning application. Should the Minister accept the proposed Planning Scheme Amendment for the purposes of exhibition, the proposed rezoning will be exhibited per the requirements of the Act. This will be for a 28-day period and will include a sign on site and inclusion in the online Planning Notices.

4.4 CLAUSE 13 - MINISTER'S CONSIDERATION OF REQUEST AND DECISION

(1) When considering a request to amend a planning scheme, the Minister must also consider the following:

a) whether the proposed amendment promotes the purpose and objectives of this Act;

The proposed amendment is considered to be in general alignment with the purpose and objectives of the Act under Clause 2A, particularly in relation to subclauses (a) and (b). The proposed amendment includes

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relevant changes to the strategic planning framework in place to ensure consistency. The changes to the DISAP strategic framework underwent community consultation to ensure it reflected the wishes and needs of the community, and any proposed changes will be exhibited to the community. This ensures that orderly and proper planning decisions can be made.

- b) whether the proposed amendment, other than a proposed amendment to a strategic framework, is contrary to any strategic framework in the planning scheme;*

The proposed amendment is subject to the following strategic frameworks:

- Darwin Regional Land Use Plan; and
- Darwin Inner Suburbs Area Plan.

The proposed amendment includes an amendment to the strategic framework of the DISAP. A detailed assessment of the proposed rezoning against these Strategic Frameworks is provided below.

4.4.1 DARWIN REGIONAL LAND USE PLAN

The subject site is within the 'Urban / Peri-Urban' land use structure under the Darwin Regional Land Use Plan (DRLUP). The 'Urban / Peri-Urban' land use structure contemplates the following development outcomes:

- A variety of housing types;
- Retail and commercial;
- Community facilities and services;
- Sport, recreation, and urban open space; and
- Natural and conservation areas.

The proposed partial rezoning will not impact on the delivery of a variety of housing types, as the intended zone will allow the existing Dwelling – Caretaker on site to convert to that of Dwelling - Single without any physical changes on site. The rezoning will formalise existing development in a manner consistent with the DRLUP, with the NTPS provisions ensuring resultant amenity, design, and land use outcomes of the development on site appropriately consider the surrounding locality.

The proposed amendment is consistent with the broad regional strategic land uses envisaged under the DRLUP.

4.4.2 DARWIN INNER SUBURBS AREA PLAN

The intent of the Darwin Inner Suburbs Area Plan (DISAP) is to provide a detailed land use framework within the context of the broad regional strategic planning policies established by the Darwin Regional Land Use Plan 2015.

The subject site is shown as being within the Organised Recreation land use structure within the Darwin Inner Suburbs Area Plan (DISAP), which reflects the current OR zoning and the use of the site by the City of Darwin as the Parap Pool development.

It is noted that the DISAP applies a specific 'Parap Community Hub Concept' to the site. Development within this concept area is to be in accordance with the City of Darwin's Parap Pool Master Plan. This document is provided at **Attachment H**, but does not conflict with the proposed partial rezoning or intended administrative changes to the DISAP. The 'Parap Community Hub

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Concept' will still apply to the remainder of the Parap Pool site.

The proposed partial rezoning requires a concurrent change to the DISAP from the Social Infrastructure framework in Part 3.4 to the Residential framework within Part 3.1.

The DISAP goal for Residential land use areas is to *"protect and recognise the aesthetics and associated lifestyle of established residential areas while facilitating new housing opportunities that reflect the diverse needs of Darwin's regional population"*.

The objectives of the DISAP in regard to the 'Residential – Low Density' areas are as follows:

Residential - Low Density	
Objectives	Acceptable Responses
<ol style="list-style-type: none">1. <i>Development of new single detached dwellings.</i>2. <i>Limit the impact of new single dwelling development on the established neighbourhood character.</i>3. <i>Limited change in built form and neighbourhood character.</i>	Development is to be in accordance with the provisions of Zone LR (Low Density Residential), subject to any Concepts identified herein.

The proposed amendment is for a rezoning from OR (Organised Recreation) to LR (low Density Residential), and the above provisions are considered suitable to the site.

The rezoning would allow the subdivision of the Dwelling- Caretakers lot from the main Parap Pool Site, and conversion of this use to the permitted Dwelling – Single use within the proposed residential zone. No physical development is intended on site at this point in time, noting that development of the site under the LR zone would broadly limit the use of the site to that of single residential development and would not allow for further subdivision or densification of the residential lot (under the existing Scheme provisions at the time of writing). Therefore no impacts to the established character of the neighbourhood or changes to built form are likely.

An extract of the current DISAP mapping and provisions is provided at **Attachment E**. An extract of the proposed DISAP mapping and provisions is provided at **Attachment G**.

- c) *whether the proposed amendment is within a declared class of amendments that do not require exhibition;*

The proposed amendment is not understood to be within a declared class of amendments that do not require exhibition.

- d) *whether the proposed amendment is not significant enough to require exhibition;*

Pending the Minister's decision, the amendment may require exhibition. It is respectfully requested that the Minister waive exhibition, on the basis that the residential intention of the site is already existing by way of the existing Dwelling – Caretakers, which is intended to be retained as a Dwelling – Single once subdivided. It is not considered that the proposed amendment is so significant as to require exhibition, as it only seeks to formalise and future-proof the residential use on site.

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e) the merits of the proposed amendment and whether the amendment is in the public interest;

The merits of the proposed amendment are as follows:

- The site is considered suitable for the intended zone.
- The existing use (Dwelling – Caretakers) and intended use (Dwelling – Single) of the site are compatible with the surrounding area.
- The nature of the rezoning to LR (Low Density Residential) is suitable to the local context.
- The proposed partial rezoning will not introduce negative impacts on the surrounding area.
- The proposed Planning Scheme Amendment not detrimental to the public interest due to the application of orderly and proper planning in line with the amended strategic framework (as proposed) and established planning processes under the Act.
- The proposed Planning Scheme Amendment will enable the land to be utilised for a residential purpose in a residential zone, rather than for caretaker purposes in a non-residential zone.

f) any report from the Planning Commission under section 12B(3);

Should the Minister request a report from the Planning Commission, it is noted that such a report shall be considered as part of this Planning Scheme Amendment.

g) any other matters the Minister considers appropriate.

Noted.

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77 ROSS SMITH AVENUE, PARAP (LOT 5292 TOWN OF DARWIN)



CONCLUSION.

Tatam Planning Co. has been engaged by the City of Darwin to prepare a Planning Scheme Amendment for Part Lot 5292 Town of Darwin (77 Ross Smith Avenue, Parap). The Planning Scheme Amendment (PSA) is for a partial rezoning from OR (Organised Recreation) to LR (Low Density Residential) for a small portion of the site, in order to facilitate the subdivision of the site where the existing Dwelling - Caretakers is located.

The subject site is not shown as being within a residential land use structure, with the site designated as non-residential (shown in grey) within the Darwin Inner Suburbs Area Plan (DISAP). The proposed partial rezoning from OR (Organised Recreation) to LR (Low Density Residential) requires a concurrent change to the DISAP to define the residential density envisaged.

This application is made pursuant to Section 12A of the *Northern Territory Planning Act 1999*, and the assessment contained herein demonstrates that the proposal is in compliance with all requirements under the *NT Planning Act 1999*.

It is noted that the proposed subdivision has been lodged at the same time as the proposed PSA, but can be considered independently under Section 44(b) of the *NT Planning Act* (rather than a Concurrent Application under Section 30(1)).

The merits of the proposed amendment are as follows:

- The site is considered suitable for the intended zone.
- The existing use (Dwelling – Caretakers) and intended use (Dwelling – Single) of the site are compatible with the surrounding area.
- The nature of the rezoning to LR (Low Density Residential) is suitable to the local context.
- The proposed partial rezoning will not introduce negative impacts on the surrounding area.
- The proposed Planning Scheme Amendment not detrimental to the public interest due to the application of orderly and proper planning in line with the amended strategic framework (as proposed) and established planning processes under the Act.
- The proposed Planning Scheme Amendment will enable the land to be utilised for a residential purpose in a residential zone, rather than for caretaker purposes in a non-residential zone.

In consideration of the requirements of all relevant statutory planning tests of the NTPA, there are considered to be reasonable grounds for the Minister to either waive or approve the exhibition of the proposal, and subsequently determine to amend the Planning Scheme to rezone Lot 5292 Town of Darwin (77 Ross Smith Avenue) from OR (Organised Recreation) to LR (Low Density Residential).

Mr Amit Magotra
Manager Urban Planning
Department of Infrastructure, Planning & Logistics
GPO Box 1680
DARWIN NT 0801

Dear Mr Magotra

Parcel Description: **Part Lot 5292 Town of Darwin
77 Ross Smith Avenue
Parap**

Proposed Development: **Partial Rezoning from Organised Recreation (OR) to Low
Density Residential (LR)**

~~Thank you for the development application referred to this office in October 2024 concerning the
above.~~

City of Darwin acknowledges that we are the land owner and the applicant for the above proposal.

Should the application be approved, City of Darwin's standard policies and its responsibilities
under the Local Government Act 2019 and the Planning Act will be appropriately implemented.

If you require any further information in relation to this application, please feel free to contact
City of Darwin's Innovation Team on 8930 0300 or darwin@darwin.nt.gov.au

Yours sincerely

Signed by:

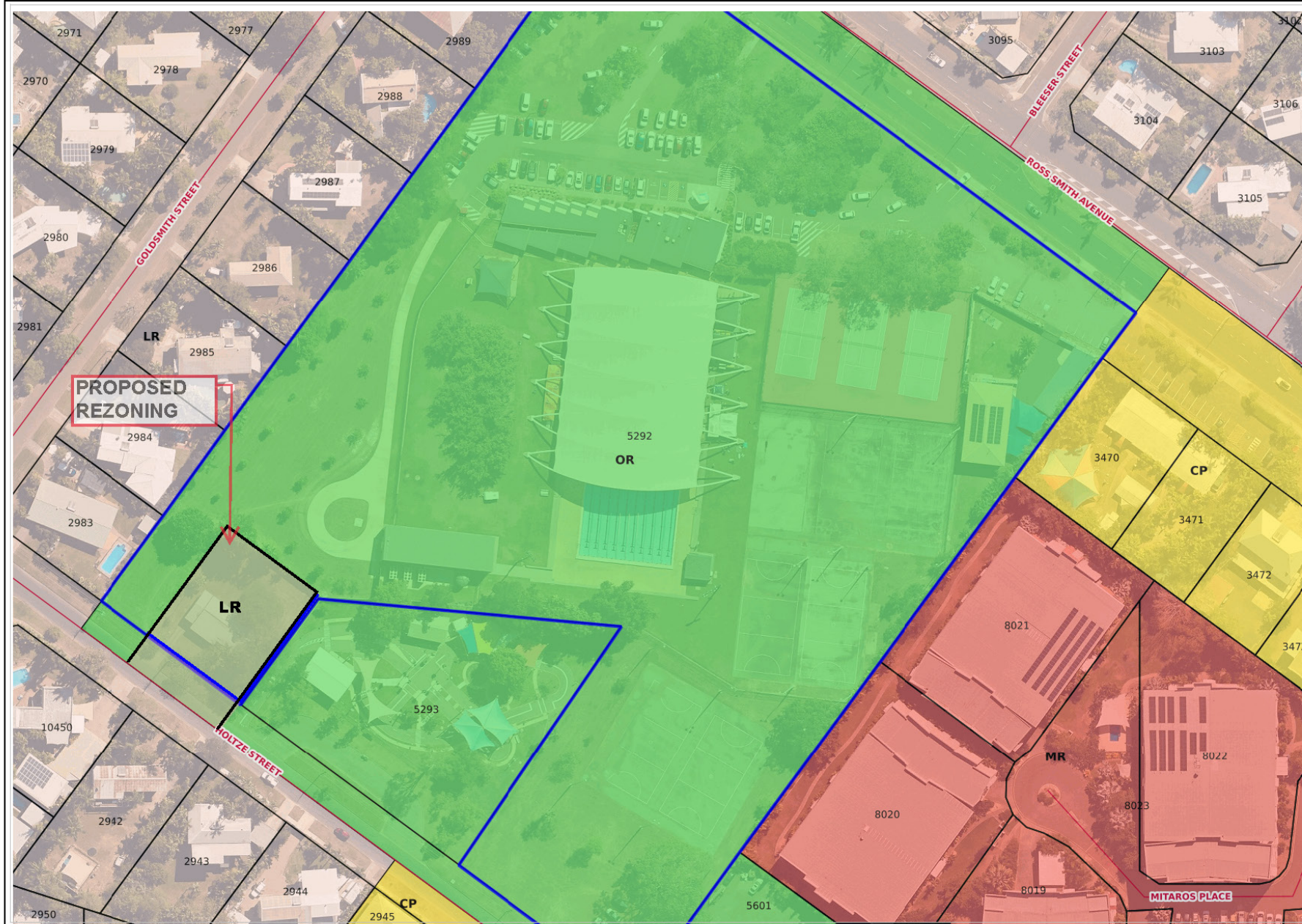
F6F74CE252F870E7

ALICE PERCY
GENERAL MANAGER INNOVATION

06/02/2025

ATTACHMENT F - SITE ZONING (PROPOSED)

77 ROSS SMITH AVENUE, PARAP (LOT 5292 TOWN OF DARWIN)



LEGEND

TOWN PLANNING ZONES

- CP - Community Purpose
- LR - Low Density Residential
- MR - Medium Density Residential
- OR - Organised Recreation



Metres 20 40 60

nrmmaps.nt.gov.au

Geospatial Services Branch

Department of Environment,
Parks and Water Security
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STATEMENT OF EFFECT.
PLANNING SCHEME AMENDMENT – PARTIAL REZONING
FROM OR (ORGANISED RECREATION) TO LR (LOW DENSITY RESIDENTIAL)
77 ROSS SMITH AVENUE, PARAP (LOT 5292 TOWN OF DARWIN)



ATTACHMENT A.

CERTIFICATE OF TITLE.

Date Registered: 26/06/2017

Volume 819 Folio 632

Duplicate Certificate as to Title issued? No

SEARCH CERTIFICATE

Lot 5292 Town of Darwin from plan(s) S 80/106
Area under title is 3 hectares 8000 square metres

Owner:

City of Darwin
of 1 Harry Chan Avenue, Darwin NT 0800

Easements:

Electronic communications Easement to Northern Territory of Australia

Registered Date	Dealing Number	Description
		Previous title is Volume 806 Folio 449
26/06/2017	889375	Electricity supply Easement to Power and Water Corporation
23/11/2009	715504	Drainage Easement granted to the proprietor(s) of lot(s) 5602
End of Dealings		



NORTHERN TERRITORY OF AUSTRALIA

Record of Administrative Interests and Information

Record of Administrative Interests and Information

The information contained in this record of Administrative Interests only relates to the below parcel reference.

Parcel Reference: Lot 05292 Town of Darwin plan(s) S 80/106

(See section 38 of the Land Title Act)

Note: The Record of Administrative Interests and Information is not part of the Land Register and is not guaranteed by the Northern Territory of Australia, and the NT Government accepts no Liability for any omission, misstatement or inaccuracy contained in this statement.

Registrar General

Government Land Register

(none found)

Custodian - Registrar General (+61 8 8999 6252)

Current Title

CUFT 819 632 (order 1)

Tenure Type

ESTATE IN FEE SIMPLE

Tenure Status

Current

Area Under Title

3 hectares 8000 square metres

Owners

City of Darwin
1 Harry Chan Avenue, Darwin NT 0800

Easements

Electronic communications Easement to Northern Territory of Australia
Electricity supply Easement to Power and Water Corporation

Scheme Name

(none found)

Scheme Body Corporate Name

(none found)

Reserved Name(s)

(none found)



Unit Entitlements

(none found)

Transfers

(none found)

Tenure Comments

(none found)

Historic Titles

CUFT 806 449 (order 1)

CUFT 742 488 (order 1)

CUFT 534 046 (order 1)

CUFT 214 035 (order 1)

CUCL 194 060 (order 1)

Visit the website http://www.nt.gov.au/justice/bdm/land_title_office/

Custodian - Surveyor General (+61 8 8995 5354)**Address**

77 ROSS SMITH AVE, PARAP

Survey Plan

S 80/106

Survey Status

Approved

Parcel Status

CURRENT

Parcel Area

3 hectares, 8000 square metres

Map Reference

Code 200 Scale 2500 Sheet 29.24

Parent Parcels

(none found)

Parcel Comments

FORMER PT LOT 2991 AND LOT 3468 VIDE S80/106/13. PROCLAIMED RESERVE 1661 FOR RECREATION AND AMUSEMENT NTG G34 26/8/1983. R1661 REVOKED NTG 11/10/1989.

Survey Comments

(none found)

Proposed Easements

(none found)

Local Government Area

DARWIN MUNICIPALITY

Region

DARWIN



Custodian - Valuer General (+61 8 8995 5375)

Owner's Last Known Address

CITY OF DARWIN, PO BOX 84, DARWIN NT 0801

Parcels in Valuation

Lot 05292 Town of Darwin

Unimproved Capital Value

\$1,250,000 on 01/07/2023 for valuation unit A
\$35,000 on 01/07/2023 for valuation unit B
\$660,000 on 01/07/2023 for valuation unit C
\$1,250,000 on 01/07/2020 for valuation unit A
\$35,000 on 01/07/2020 for valuation unit B
\$660,000 on 01/07/2020 for valuation unit C
\$1,375,000 on 01/07/2017 for valuation unit A
\$39,000 on 01/07/2017 for valuation unit B
\$730,000 on 01/07/2017 for valuation unit C
\$1,430,000 on 01/07/2014 for valuation unit A
\$40,000 on 01/07/2014 for valuation unit B
\$750,000 on 01/07/2014 for valuation unit C
\$1,300,000 on 01/07/2011 for valuation unit A
\$35,000 on 01/07/2011 for valuation unit B
\$680,000 on 01/07/2011 for valuation unit C
\$862,500 on 01/07/2008 for valuation unit A
\$22,500 on 01/07/2008 for valuation unit B
\$457,500 on 01/07/2008 for valuation unit C
\$575,000 on 01/07/2005 for valuation unit A
\$15,000 on 01/07/2005 for valuation unit B
\$305,000 on 01/07/2005 for valuation unit C
\$420,000 on 01/07/2002 for valuation unit A
\$14,000 on 01/07/2002 for valuation unit B
\$225,000 on 01/07/2002 for valuation unit C
\$412,000 on 01/07/1999 for valuation unit A
\$13,750 on 01/07/1999 for valuation unit B
\$178,000 on 01/07/1999 for valuation unit C
\$300,000 on 01/07/1996 for valuation unit A
\$10,000 on 01/07/1996 for valuation unit B
\$130,000 on 01/07/1996 for valuation unit C
\$256,500 on 01/07/1993 for valuation unit A
\$8,500 on 01/07/1993 for valuation unit B
\$85,000 on 01/07/1993 for valuation unit C
\$210,000 on 01/01/1991 for valuation unit A
\$7,000 on 01/01/1991 for valuation unit B
\$45,000 on 01/01/1991 for valuation unit C
\$160,000 on 01/01/1988
\$70,000 on 01/01/1985
\$50,000 on 01/01/1982
\$40,000 on 01/05/1979

Custodian - Property Purchasing (+61 8 8999 6886)

Acquisitions

(none found)

Custodian - Building Advisory Service (+61 8 8999 8965)

Building Control Areas

BBDAR001 - Building Control Area

DARWIN BUILDING AREA

Building Permits

Application Number: 22 of 22
Description: Ground Floor Renovations
Number of Residential Units:
Australian Bureau of Statistics Type: (none found)
Building Class: Assembly building
Area: 0 square metres
Certification: Assembly building - Occupancy Permit - *issued on 2021-12-09 00:00:00.0*

Application Number: 21 of 22
Description: Shade Sail
Number of Residential Units:
Australian Bureau of Statistics Type: (none found)
Building Class: Non-habitable building
Area: 120 square metres
Certification: Non-habitable building - Occupancy Permit - *issued on 2021-02-02 00:00:00.0*

Application Number: 20 of 22
Description: PV Solar Panel Installation
Number of Residential Units:
Australian Bureau of Statistics Type: (none found)
Building Class: Structure (Fence, Mast)
Area: 0 square metres
Certification: Structure (Fence, Mast) - Occupancy Permit - *issued on 2021-03-17 00:00:00.0*

Application Number: 18 of 22
Description: Demolition of Arafura Games Parap Pool, Marquees for Public Assembly
Number of Residential Units:
Australian Bureau of Statistics Type: (none found)
Building Class: Assembly building
Area: 0 square metres
Certification: Assembly building - Occupancy Permit - *issued on 2019-05-14 00:00:00.0*

Application Number: 17 of 22
Description: Arafura Games Parap Pool - TEMPORARY OCCUPANCY VALID 26/04/2019 - 11:59PM 04/05/2019 (BUILDING ACT SECTION 74)
Number of Residential Units:
Australian Bureau of Statistics Type: (none found)
Building Class: Office



Area:	Non-habitable building
Certification:	0 square metres Office - Occupancy Permit - <i>issued on 2019-04-26 00:00:00.0</i> Non-habitable building - Occupancy Permit - <i>issued on 2019-04-26 00:00:00.0</i>
Application Number:	16 of 22
Description:	Arafura Games Parap Pool, Marquees for Public Assembly
Number of Residential Units:	
Australian Bureau of Statistics Type:	(none found)
Building Class:	Assembly building
Area:	0 square metres
Certification:	Assembly building - Occupancy Permit - <i>issued on 2019-04-26 00:00:00.0</i>
Application Number:	15 of 22
Description:	Removal of Internal walls and new kitchenette to Ground Floor
Number of Residential Units:	
Australian Bureau of Statistics Type:	(none found)
Building Class:	Assembly building Office
Area:	0 square metres
Certification:	Assembly building - Occupancy Permit - <i>issued on 2019-05-14 00:00:00.0</i> Office - Occupancy Permit - <i>issued on 2019-05-14 00:00:00.0</i>
Application Number:	13 of 22
Description:	Storage Shed & Carport
Number of Residential Units:	
Australian Bureau of Statistics Type:	(none found)
Building Class:	Non-habitable building
Area:	120 square metres
Certification:	Non-habitable building - Occupancy Permit - <i>issued on 2018-01-09 00:00:00.0</i>
Application Number:	12 of 22
Description:	New shade structure
Number of Residential Units:	
Australian Bureau of Statistics Type:	(none found)
Building Class:	Non-habitable building
Area:	89 square metres
Certification:	Non-habitable building - Occupancy Permit - <i>issued on 2017-10-03 00:00:00.0</i>
Application Number:	11 of 22
Description:	GOOD NEIGHBOUR COLORBOND FENCING
Number of Residential Units:	
Australian Bureau of Statistics Type:	(none found)



Building Class:	Structure (Fence, Mast)
Area:	(none found)
Certification:	Structure (Fence, Mast) - Certificate of Self-Certification - <i>issued on 2017-09-16 00:00:00.0</i>
<hr/>	
Application Number:	10 of 22
Description:	Leisure & Recreation Facilities including 2 x Swimming Pools
Number of Residential Units:	
Australian Bureau of Statistics Type:	(none found)
Building Class:	Office Shop Assembly building Non-habitable building Structure (Fence, Mast) Storage,warehouse,wholesale building Factory
Area:	846 square metres
Certification:	Office - Occupancy Permit - <i>issued on 2017-10-09 00:00:00.0</i> Shop - Occupancy Permit - <i>issued on 2017-10-09 00:00:00.0</i> Assembly building - Occupancy Permit - <i>issued on 2017-10-09 00:00:00.0</i> Non-habitable building - Occupancy Permit - <i>issued on 2017-10-09 00:00:00.0</i> Structure (Fence, Mast) - Occupancy Permit - <i>issued on 2017-10-09 00:00:00.0</i> Storage,warehouse,wholesale building - Occupancy Permit - <i>issued on 2017-10-09 00:00:00.0</i> Factory - Occupancy Permit - <i>issued on 2017-10-09 00:00:00.0</i>
<hr/>	
Application Number:	9 of 22
Description:	Shade structure
Number of Residential Units:	1
Australian Bureau of Statistics Type:	(none found)
Building Class:	Non-habitable building
Area:	1224 square metres
Certification:	Non-habitable building - Full Code - <i>issued on 2011-11-01 00:00:00.0</i>
<hr/>	
Application Number:	7 of 22
Description:	SHADE STRUCTURE
Number of Residential Units:	0
Australian Bureau of Statistics Type:	(none found)
Building Class:	Structure (Fence, Mast)
Area:	120 square metres
Certification:	Structure (Fence, Mast) - Full Code - <i>issued on 1999-06-08 00:00:00.0</i>
<hr/>	
Application Number:	2 of 22
Description:	WATERSLIDE & PUMP HOUSE
Number of Residential Units:	0
Australian Bureau of Statistics Type:	(none found)



Building Class:	Public
Area:	85 square metres
Certification:	Public - Full Code - <i>issued on</i> 1984-04-27 00:00:00.0

Visit the website <http://www.nt.gov.au/building/>

Custodian - Town Planning and Development Assessment Services (+61 8 8999 6046)

Planning Scheme Zone

OR (Organised Recreation)

Overlays:

(none found)

Strategic Frameworks: The following strategic frameworks may apply to your land

Regional Plans:

- Darwin Regional Land Use Plan

Sub Regional Plans:

- None

Area Plans:

- Darwin Inner Suburbs Area Plan

Interim Development Control Orders

(none found)

Planning Notes

(none found)

Planning Applications

File Number

PA1983/0007

Type

Variation of Development Permit

Date Received

13/10/2017

Application Purpose

Redev. Parap Leisure & Sports Centre (Leisure & Rec use)

Application Status

Approved

Other Affected Parcels

(none found)

Instrument Signed

19/10/2017

Instrument Number

DP17/0405

Instrument Issued

Signed

Instrument Status

Current

File Number

PA2016/0138

Type

Variation of Development Permit

Date Received

07/11/2016

Application Purpose

Redev. Parap Leisure & Sports Centre (Leisure & Rec use)

Application Status

Approved

Other Affected Parcels

(none found)

Instrument Signed

22/12/2016

Instrument Number

DP16/0302A

Instrument Issued

Signed

Instrument Status

Completed

File Number

PA2016/0138

Type

Development

Date Received

01/03/2016

Application Purpose

Alterations and additions to existing Leisure and Recreation facility (Parap pool)

Application Status

Approved

Other Affected Parcels

(none found)

Instrument Signed

22/06/2016

Instrument Number

DP16/0302

Instrument Issued

Signed

Instrument Status

Current



File Number

PA1992/0091

Type

Subdivision

Date Received

04/03/1992

Application Purpose

CREATE 1 LOT

Application Status

Approved

Other Affected Parcels

(none found)

Instrument Signed

30/03/1992

Instrument Number

S 2304

Instrument Issued

Signed

Instrument Status**File Number**

PA1983/0007

Type

Development

Date Received

30/12/1982

Application Purpose

CLUBHOUSE & COURTS

Application Status

Approved

Other Affected Parcels

(none found)

Instrument Signed

18/02/1983

Instrument Number

DV0847

Instrument Issued

Signed

Instrument Status

Completed



Custodian - Pastoral Estate - Vegetation Assessment Unit (+61 8 8999 4454)

(none found)

Visit the website for information on Pastoral land permits.

Custodian - Power and Water Corporation (1800 245 092)**Meters on Parcel**

Power Water - Electricity	6
Power Water - Water	2

For Account balances, contact the Power and Water Corporation.

Custodian - Pool Fencing Unit (+61 8 8924 3641)**Swimming Pool/Spa Status**

(none found)

For more information, contact the Pool Fencing Unit (+61 8 8924 3641).

Custodian - Department of Industry, Tourism and Trade (+61 8 8999 5263)**Mineral Titles**

Title ID	Status	Title Type	Expiry Date	Legislation
RL390	Granted	Reserve Land		Mineral Titles Act 2010

For additional information contact the Mineral Titles Team on +61 8 8999 5322

Energy Titles

Title ID	Status	Title Type	Expiry Date	Legislation
GRO1	Granted	Geothermal Reserved from Occupation		Geothermal Energy Act 2009
RB56	Granted	Reservation of Blocks		Petroleum Act 1984
RB225	Granted	Reservation of Blocks		Petroleum Act 1984

For additional information contact the Petroleum Tenure Team on +61 8 8999 5263

Land Access Agreements

(none found)

For additional information contact the Land Access Team on +61 8 8999 6442

For further information contact as above or visit the website <https://strike.nt.gov.au>

Custodian - NT Environment Protection Authority (+61 8 8924 4218)

Results of site contamination assessment

(none found)

For further information contact Environment Protection Authority or visit the website
<https://ntepa.nt.gov.au/your-business/public-registers/contaminated-land-audits>

Custodian - Heritage Branch (+61 8 8999 5039)

Heritage Listing:

(none found)

For further information on heritage places contact Heritage Branch or visit the website
<https://nt.gov.au/property/land/heritage-register-search-for-places-or-objects>

Other Interests

For Account balances, contact Darwin City Council

Locality Diagram

The locality diagram is an aerial photograph of a residential and commercial area. A yellow outline highlights the project area, which includes parcels 5292 and 5293. The project area is situated between Goldsmith Street to the west and Holtze Street to the east. To the north of the project area is Brown Street, and to the south is Lampe Street. To the east of the project area are Bleaser Street and Crush Street. The map shows various residential lots with parcel numbers, as well as commercial buildings and parking lots. A north arrow is located in the top right corner of the map.

STATEMENT OF EFFECT.
PLANNING SCHEME AMENDMENT – PARTIAL REZONING
FROM OR (ORGANISED RECREATION) TO LR (LOW DENSITY RESIDENTIAL)
77 ROSS SMITH AVENUE, PARAP (LOT 5292 TOWN OF DARWIN)

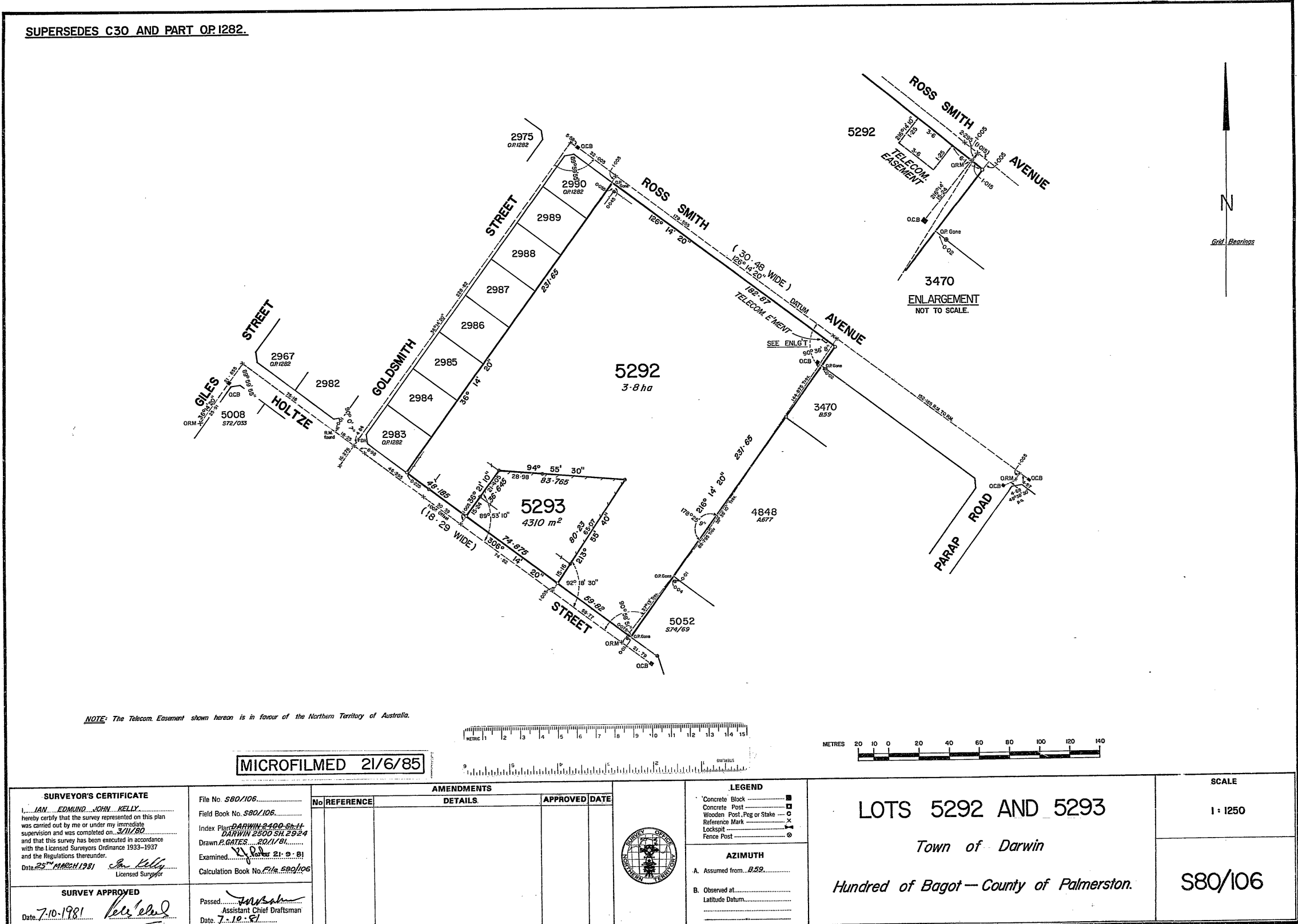


ATTACHMENT B.

SURVEY PLAN.

S80/106

5



COPY TO L.T.O 6-4-83

20-10-81

STATEMENT OF EFFECT.
PLANNING SCHEME AMENDMENT – PARTIAL REZONING
FROM OR (ORGANISED RECREATION) TO LR (LOW DENSITY RESIDENTIAL)
77 ROSS SMITH AVENUE, PARAP (LOT 5292 TOWN OF DARWIN)



ATTACHMENT C.



SITE AERIAL.

ATTACHMENT C - SITE AERIAL

77 ROSS SMITH AVENUE, PARAP (LOT 5292 TOWN OF DARWIN)



LEGEND

-  SUBJECT SITE
-  SUBJECT SITE (DETAIL)



Metres 50 100

nrmaps.nt.gov.au

Geospatial Services Branch

Department of Environment,
Parks and Water Security
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STATEMENT OF EFFECT.
PLANNING SCHEME AMENDMENT – PARTIAL REZONING
FROM OR (ORGANISED RECREATION) TO LR (LOW DENSITY RESIDENTIAL)
77 ROSS SMITH AVENUE, PARAP (LOT 5292 TOWN OF DARWIN)

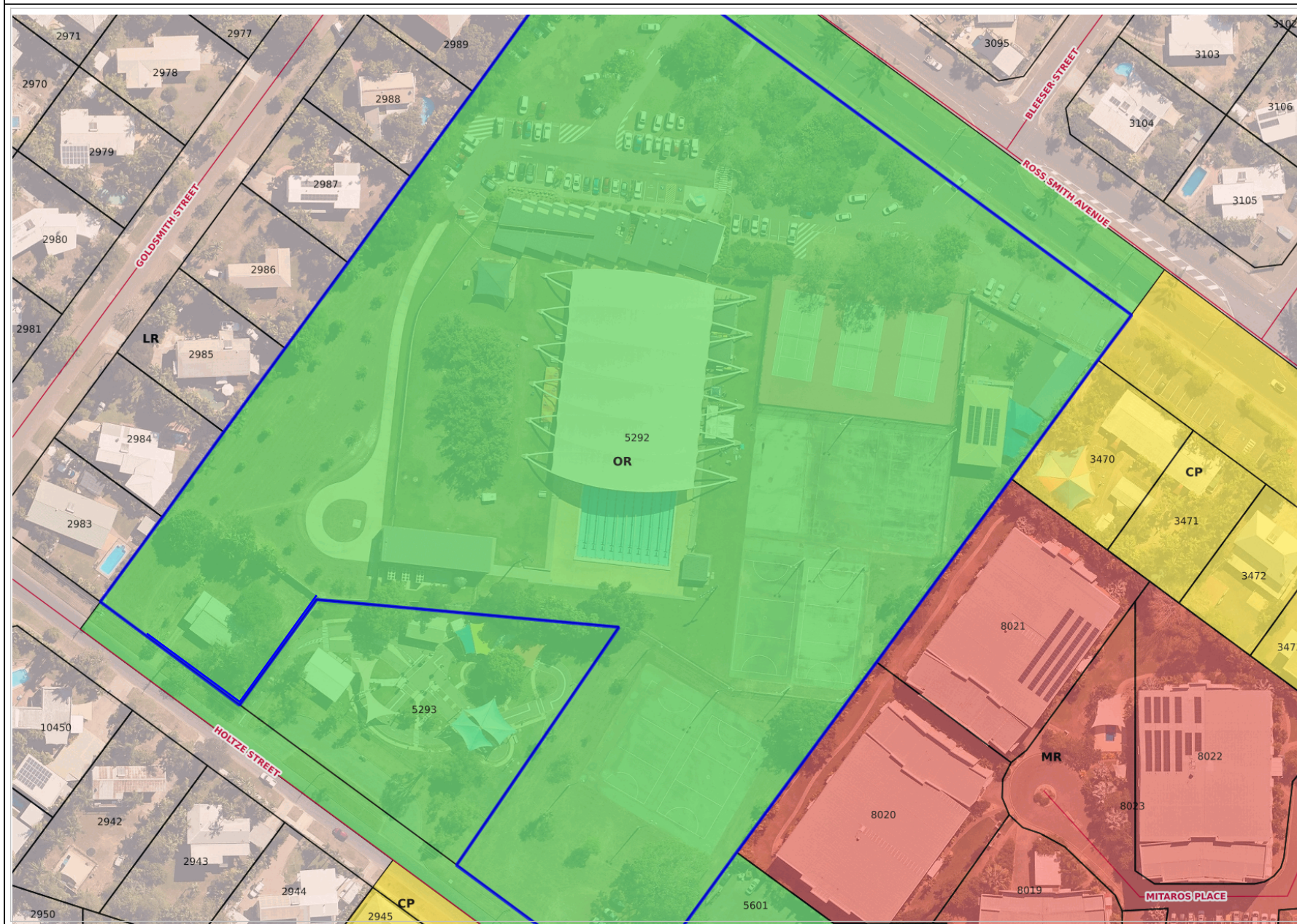


ATTACHMENT D.

CURRENT SITE ZONING.

ATTACHMENT D - SITE ZONING (CURRENT)

77 ROSS SMITH AVENUE, PARAP (LOT 5292 TOWN OF DARWIN)



LEGEND

TOWN PLANNING ZONES

- CP - Community Purpose
- LR - Low Density Residential
- MR - Medium Density Residential
- OR - Organised Recreation



Metres 20 40 60

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Geospatial Services Branch

Department of Environment,
Parks and Water Security
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STATEMENT OF EFFECT.
PLANNING SCHEME AMENDMENT – PARTIAL REZONING
FROM OR (ORGANISED RECREATION) TO LR (LOW DENSITY RESIDENTIAL)
77 ROSS SMITH AVENUE, PARAP (LOT 5292 TOWN OF DARWIN)



ATTACHMENT E.

CURRENT DARWIN INNER SUBURBS AREA PLAN.

Darwin Inner Suburbs Area Plan
District Wide Land Use Plan

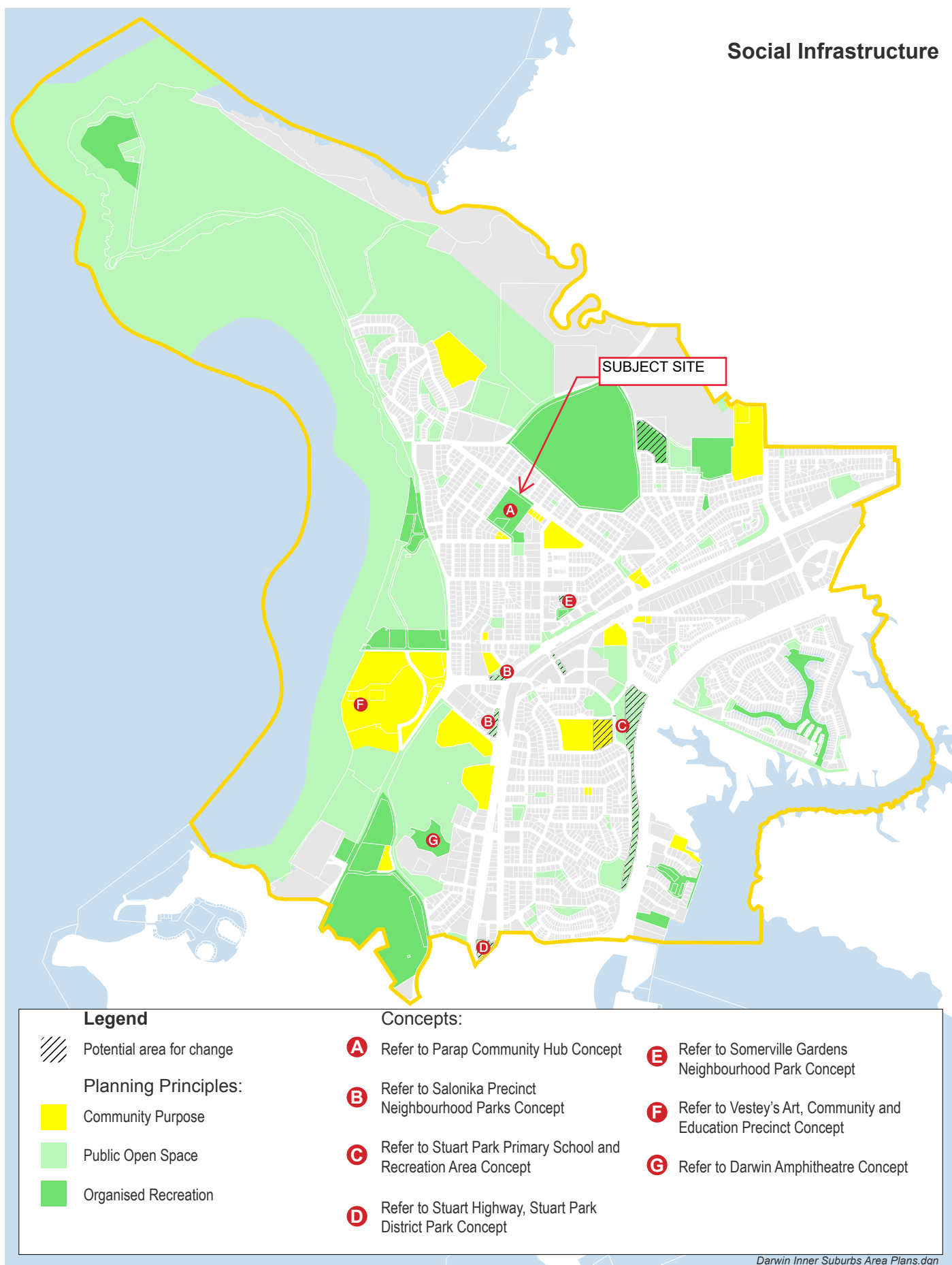


Darwin Inner Suburbs Area Plans.dgn

Residential Areas



Social Infrastructure



STATEMENT OF EFFECT.
PLANNING SCHEME AMENDMENT – PARTIAL REZONING
FROM OR (ORGANISED RECREATION) TO LR (LOW DENSITY RESIDENTIAL)
77 ROSS SMITH AVENUE, PARAP (LOT 5292 TOWN OF DARWIN)

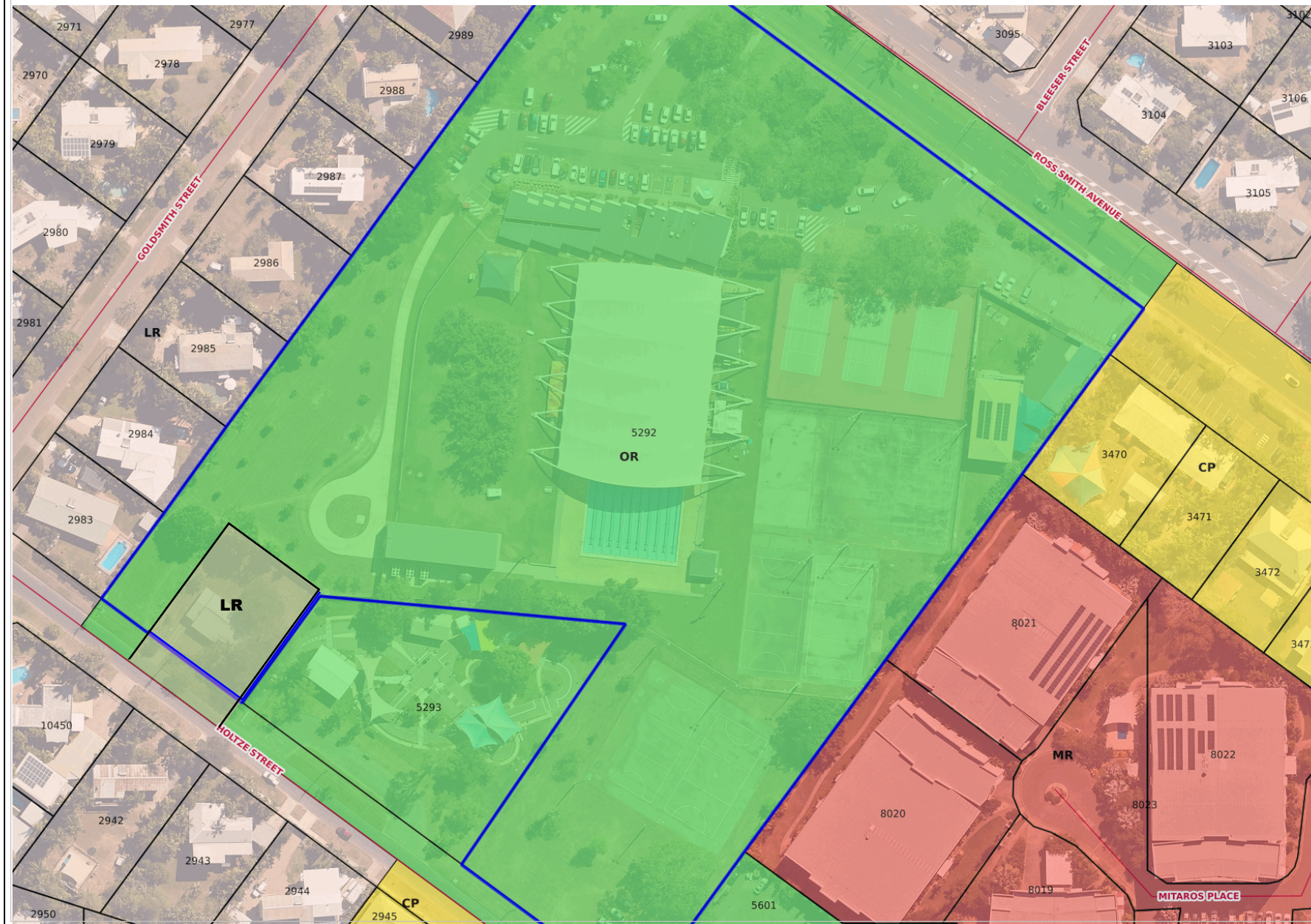


ATTACHMENT F.

PROPOSED ZONING PLAN.

ATTACHMENT F - SITE ZONING (PROPOSED)

77 ROSS SMITH AVENUE, PARAP (LOT 5292 TOWN OF DARWIN)



LEGEND

TOWN PLANNING ZONES

- CP - Community Purpose
- LR - Low Density Residential
- MR - Medium Density Residential
- OR - Organised Recreation



Metres 20 40 60

nrmaps.nt.gov.au

Geospatial Services Branch

Department of Environment,
Parks and Water Security
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STATEMENT OF EFFECT.
PLANNING SCHEME AMENDMENT – PARTIAL REZONING
FROM OR (ORGANISED RECREATION) TO LR (LOW DENSITY RESIDENTIAL)
77 ROSS SMITH AVENUE, PARAP (LOT 5292 TOWN OF DARWIN)



ATTACHMENT G.

PROPOSED DARWIN INNER SUBURBS AREA PLAN.

Darwin Inner Suburbs Area Plan District Wide Land Use Plan

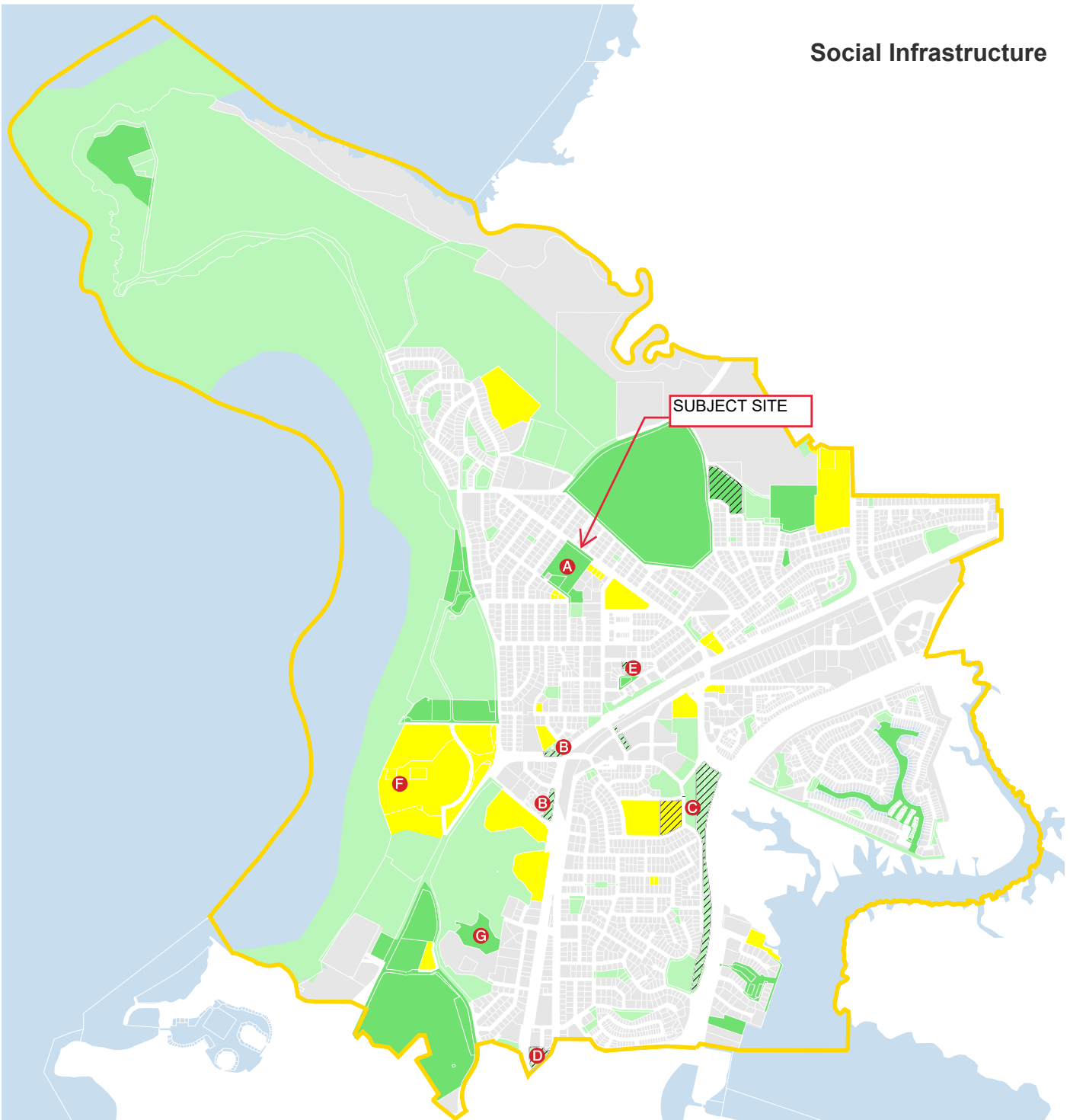


Darwin Inner Suburbs Area Plans.dgn

Residential Areas



Social Infrastructure



Legend



Potential area for change

Planning Principles:



Community Purpose



Public Open Space



Organised Recreation

Concepts:



Refer to Parap Community Hub Concept



Refer to Salonika Precinct Neighbourhood Parks Concept



Refer to Stuart Park Primary School and Recreation Area Concept



Refer to Stuart Highway, Stuart Park District Park Concept



Refer to Somerville Gardens Neighbourhood Park Concept



Refer to Vestey's Art, Community and Education Precinct Concept



Refer to Darwin Amphitheatre Concept

Darwin Inner Suburbs Area Plans.dgn

4.18 Zone OR – Organised Recreation

Zone Purpose

Provide for the development of community and commercial facilities for organised recreation activities.

Zone Outcomes

1. Development primarily for **sport and recreation, leisure and recreation** and **community centre** that cater for the organised active recreation needs of the community, including supporting infrastructure such as amenities blocks, **outbuildings**, spectator stands and lighting infrastructure.
2. Temporary or periodic uses, such as **markets** or outdoor entertainment events, that can be reasonably accommodated by the existing facilities and do not unduly impact on the **amenity** and character of the surrounding area.
3. Other development that is complimentary to and supports organised recreational activities, such as **car park, club, food premises-restaurant** and **shop** may also be established, where they do not compromise or conflict with the **primary use** of the land.
4. All development, including public infrastructure and **outbuildings**, is located, designed, operated and maintained to:
 - (a) make a positive contribution to the locality by incorporating a high quality of built form and landscape design;
 - (b) minimise unreasonable impacts to the **amenity** of surrounding premises and any residential land;
 - (c) mitigate the potential for land use conflict with existing and intended surrounding development;
 - (d) avoid adverse impacts on the local road network;
 - (e) provides safe and convenient pedestrian and bicycle **access** within the development and strong connections to external transport networks;
 - (f) avoid any adverse impacts on ecologically important areas; and
 - (g) allow passive surveillance of public spaces.
5. Development that is not defined in Schedule 2 (Definitions) may occur only when assessment has determined that the development is appropriate in the zone, having regard to the purpose and outcomes of this zone and such matters as the location, nature, scale and intensity of the development.

ASSESSMENT TABLE – ZONE OR – ORGANISED RECREATION					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Caravan Accommodation	Permitted	3.4 CR – Coastal Reclamation 3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge 3.8 LADR – Land Adjacent to a Designated Road 3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance	5.2.1 General Height Control 5.2.4 Car Parking 5.2.5 Loading Bays 5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		5.4.11 Caravan Accommodation
Car Park	Impact assessable				5.5.3 General Building and Site Design
Child Care Centre	Impact assessable				5.5.3 General Building and Site Design 5.5.7 Child Care Centres
Club	Merit assessable				5.5.3 General Building and Site Design 5.8.3 Club
Community Centre	Permitted				
Demountable Structures	Permitted				5.8.7 Demountable Structures
Dwelling-Caretakers	Merit assessable				5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures 5.4.12 Dwelling-Caretakers
Excavation and Fill	Impact assessable				5.8.9 Excavation and Fill
Food Premises-Café/Take Away	Merit assessable				5.5.3 General Building and Site Design 5.5.11 Food Premises
Food Premises-Restaurant	Impact assessable				5.5.3 General Building and Site Design 5.5.11 Food Premises
Home Based Business	Impact assessable				5.4.10 Home Based Business
Leisure and Recreation	Merit assessable				5.5.3 General Building and Site Design 5.8.5 Leisure and Recreation
Market	Permitted				5.8.1 Market
Sex Services-Home Based Business	Permitted				5.4.10 Home Based Businesses
Shop	Impact assessable				5.5.3 General Building and Site Design 5.5.5 Shops in Zones CV, CL, LI, GI, DV, OR and CN
Stables	Impact assessable				5.7.2 Animal related use (Animal Boarding and Stables)
Telecommunications Facility	Impact assessable				5.8.10 Telecommunications Facility

ASSESSMENT TABLE – ZONE OR – ORGANISED RECREATION					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
All other uses defined in Schedule 2 (Definitions)	Prohibited	3.4 CR – Coastal Reclamation	5.2.1 General Height Control		
Undefined Uses Any use not defined in Schedule 2 (Definitions)	Impact assessable	3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge 3.8 LADR – Land Adjacent to a Designated Road 3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance	5.2.4 Car Parking 5.2.5 Loading Bays 5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		Part 2, Part 3, Part 4, Part 5 of this Planning Scheme

4.2 Zone LR – Low Density Residential

Zone Purpose

Provide predominantly for low rise urban residential development comprising individual houses and uses compatible with residential **amenity**, in locations where full reticulated services are available.

Zone Outcomes

1. **Dwellings-single** and associated **dwellings-independent** predominantly two **storeys** or less, on individual lots on a range of lot sizes that respond to changing community needs.
2. **Home based businesses** and **dwellings-community residence** are conducted in a manner consistent with residential **amenity**.
3. **Residential care facilities** are of a scale and conducted in a way that maintains the residential character and **amenity** of the zone.
4. **Dwellings** and **outbuildings** are set back in a manner sympathetic to neighbours, the streetscape and scale and character of surrounding development.
5. Non-residential activities such as **community centres**:
 - (a) support the needs of the immediate residential community;
 - (b) are of a scale and intensity compatible with the residential character and **amenity** of the area;
 - (c) wherever possible, are co-located with other non-residential activities in the locality;
 - (d) avoid adverse impacts on the local road network; and
 - (e) are managed to minimise unreasonable impacts to the **amenity** of surrounding residents.
6. Building design, **site** layout and landscaping provide a sympathetic interface to the adjoining public spaces and between neighbours, provides privacy and attractive outdoor spaces.
7. An efficient pattern of land use with all lots connected to reticulated services, integrated with existing transport networks, and with convenient **access** to open space and community facilities.

ASSESSMENT TABLE – ZONE LR – LOW DENSITY RESIDENTIAL					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Caravan Accommodation	Permitted	3.4 CR – Coastal Reclamation 3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge 3.8 LADR – Land Adjacent to a Designated Road 3.12 RDKE – Residential Development in the Katherine East Locality 3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance	5.2.1 General Height control 5.2.4 Car Parking 5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		5.4.11 Caravan Accommodation
Community Centre	Impact assessable				
Demountable Structures	Merit assessable				5.8.7 Demountable Structures
Dwelling-Community Residence	Permitted				5.4.14 Dwelling-Community Residence
Dwelling-Independent	Permitted				5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.6 Private Open Space 5.4.13 Dwelling-Independent
Dwelling-Single	Permitted				5.4.1 Residential Density 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.6 Private Open Space
Excavation and Fill	Impact assessable				5.8.9 Excavation and Fill
Home Based Business	Permitted				5.4.10 Home Based Businesses
Residential Care Facility	Impact assessable				5.4.1 Residential Density 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.7 Communal Open Space 5.4.8 Residential Building Design 5.4.15 Residential Care Facility 5.4.17 Building Articulation
Sex Services-Home Based Business	Permitted				5.4.10 Homes Based Businesses
Telecommunications Facility	Impact assessable				5.8.10 Telecommunications Facility
All other uses defined in Schedule 2 (Definitions)	Prohibited				
Undefined Uses Any use not defined in Schedule 2 (Definitions)	Prohibited				