

SPECIFIC USES – KATHERINE

SK1

Amendment 27
gazetted 16.01.2008
rezoned Lots 2785
and 2788 Town of
Katherine from SK1
to Zone MD

SK1 lot numbers
updated to reflect
current cadastre.

Lots 2386 and 2787 Katherine East, Town of Katherine.

The purpose of this zone is to facilitate the use and development of the land for suburban residential purposes.

With **consent**, subdivision and development for suburban residential purposes.

SK2

Lot 470 Gwendoline Drive and Fogarty Street, Town of Katherine.

With consent, a **motel** and **restaurant**.

SK3

Lots 545 and 546 Victoria Highway, Town of Katherine.

With **consent**, a backpackers **hostel** and a **single dwelling**.

SK4

Amendment 69
gazetted 18.02.2009
introduces SK4

Lots 3120, 3121, 3122, 3123 and 3124 Rundle Street,
Town of Katherine

1. The primary purpose of the zone is to facilitate the development and use of the land for a range of elevated residential housing options.
2. Subject to paragraph 3 and with **consent**, land may be developed for the purpose of:
 - (a) **bed and breakfast accommodation;**
 - (b) **dependant unit;**
 - (c) **home based child care centre;**
 - (d) **multiple dwellings;**

subject to the relevant clauses of the Planning Scheme which would apply if the land were within Zone MD (Multiple Dwelling Residential).

3. The purpose of this paragraph is to reduce risk to people, damage to property and costs to the general community caused by flooding.

In this paragraph:

- a) "flood level" means the water level associated with a 1.0% AEP flood event;
- b) "AEP" means Annual Exceedence Probability, which is the likelihood, in percentage terms, of a flood of a given size occurring in a specified area in any one year;

The finished floor level of **habitable rooms** in **dwelling**s in this zone is to be at least 300 mm above the defined flood level for the site.

The use of fill to achieve the required finished floor levels is not permitted.

The consent authority must not **consent** to a development that is not in accordance with this paragraph.

4. Without **consent**:

- (a) **home based contracting** ;
- (b) **home occupation**;
- (c) **single dwelling**,

if the proposal complies with paragraph 3 and the requirements of this Planning Scheme that would apply were the land in Zone MD and otherwise only with **consent**.

SK5

Amendment 94
gazetted 24.02.2010
introduces SK5

Part Lots 3231 and 3232 Katherine East, Town of Katherine.

1. The purpose of this zone is to facilitate the subdivision, use and development of the land for residential purposes at a density compatible with existing development within the locality.
2. The purpose of this paragraph is to ensure that the residential subdivision in this zone contains lots of a size, configuration and orientation suitable for residential purposes.

Land within this zone may be subdivided to accommodate a **single dwelling** if:

- (a) the minimum lot size is at least 550m²; and
- (b) no more than 29 lots are created.

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

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

if the development complies with all other requirements of the Planning Scheme as if the land were in Zone SD.

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

- (a) **bed and breakfast;**
- (b) **community centre;**
- (c) **home based child care centre;**
- (d) **medical consulting rooms;**
- (e) **supporting accommodation.**

Development for a purpose specified in this paragraph is subject to the relevant clauses of the Planning Scheme which would apply were the land within Zone SD.



