

PART 7

13.0 TRANSPORT AND INFRASTRUCTURE

13.1 RAILWAY CORRIDOR

1. The purpose of this clause is to ensure that the use and development of the corridor and additional land in Zone RW does not constrain the safe and efficient operation of the railway.
2. The use and development of the corridor and additional land is to be in accordance with section 8 of the *AustralAsia Railway (Special Provisions) Act*.
3. In this clause, “corridor” and “additional land” have the meaning they have in the *AustralAsia Railway (Special Provisions) Act*.

The development provisions contained in this clause are as provided by section 8 of the *AustralAsia Railway (Special Provisions) Act*. Section 8(9) specifies that these development provisions prevail over any other provisions of this Planning Scheme or of the *Planning Act*. As provided by the *AustralAsia Railway (Special Provisions) Act*, the Minister for Planning and Lands is the consent authority for the corridor and additional land.

As provided by the *AustralAsia Railway (Special Provisions) Act*, Division 2 of Part 5 of the *Planning Act* (exhibition of proposals) does not apply in relation to a development in respect of the corridor or additional land unless the Minister determines that, in the circumstances of a particular application, it is appropriate for the proposal to be exhibited. A provision of or under the Act or *Building Act* that relates to the siting of buildings, plot ratios or to buildings constructed across lot boundaries does not apply to the corridor or to additional land.

13.2 LAND ADJACENT TO MAIN ROADS

1. The purpose of this clause is to ensure that access to **main roads** from adjacent land does not prejudice traffic safety.
2. Despite anything to the contrary in this Planning Scheme, access to a use or development or proposed use or development from a **main road** is to be only with **consent** and in accordance with the requirements of the Agency responsible for the care, control and maintenance of the **main road**.

13.3 MAIN ROADS AND PROPOSED MAIN ROADS

1. The purpose of this clause is to ensure the use or development of land in Zone M or Zone PM does not prejudice traffic safety or the **amenity** of the **main road** or the future development of a **proposed main road**, as applicable.
2. Despite anything to the contrary in this Planning Scheme, land in Zone M or Zone PM, may be used or developed other than for a public road only with **consent** and in accordance with the requirements of the Agency responsible for the care, control and maintenance of the **main road** or **proposed main road**, as applicable.

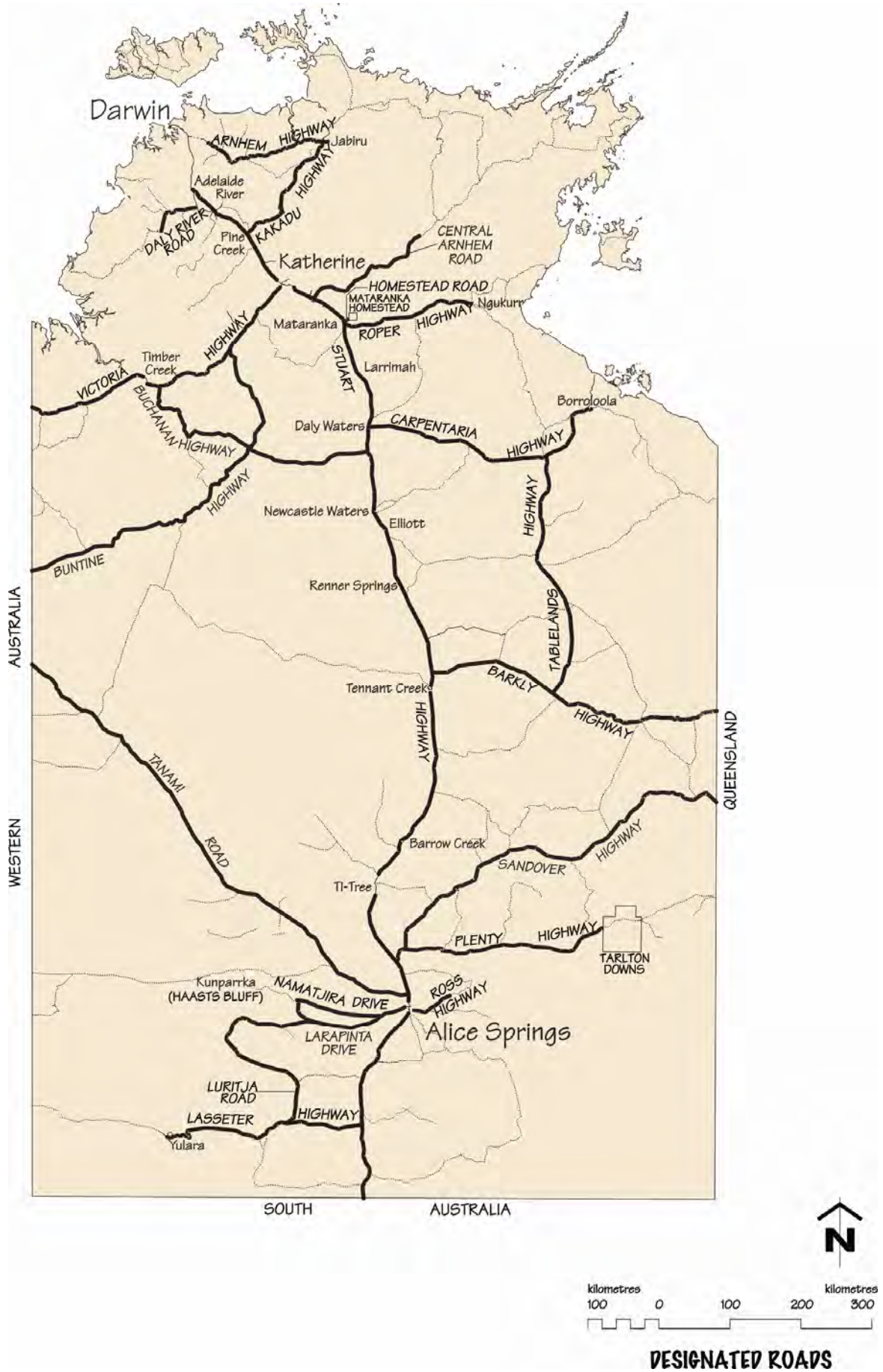
13.4 LAND ADJACENT TO DESIGNATED ROADS

1. The purpose of this clause is to ensure inappropriate development does not compromise the safety or **amenity** of a designated road.
2. Despite clause 1.3 this clause applies to a use or development that is proposed on unzoned land which:
 - (a) is within 500m of the road reserve of a designated road or, where there is no road reserve, within 500m of the centre line of the designated road; and
 - (b) is not within:
 - (i) a local or community government area (other than those parts of the Mataranka and Pine Creek Community Government Areas outside the towns of Mataranka or Pine Creek); or
 - (ii) a town within the meaning of the *Crown Lands Act*.
3. Land subject to this clause may:
 - (a) be used or developed for a **single dwelling** or **agriculture** without **consent**;
 - (b) not be used or developed for any other purpose without **consent**.
4. A designated road is a road specified in the table to this clause.

TABLE TO CLAUSE 13.4

(See map on following page)

Arnhem Highway	Luritja Road
Barkly Highway	Namatjira Drive
Buchanan Highway	Plenty Highway
Buntine Highway	Roper Highway
Carpentaria Highway	Ross Highway
Central Arnhem Road	Sandover Highway
Daly River Road	Stuart Highway
Kakadu Highway	Tablelands Highway
Larapinta Drive	Tanami Road
Lasseter Highway	Victoria Highway



13.5 MOBILE TELEPHONE COMMUNICATIONS TOWERS ETC

1. The purpose of this clause is to ensure the erection of mobile telecommunication towers and infrastructure does not unreasonably detract from the **amenity** of the locality.
2. Despite anything to the contrary in this Planning Scheme, on zoned land, towers, aerials or masts for mobile telephone communications may be developed only with **consent**.

Telecommunication facilities defined by the Commonwealth as "low impact" are immune from Northern Territory planning control.

13.6 UTILITIES

1. The purpose of this clause is to ensure the use or development of land in Zone U does not prejudice the future development of the utility.
2. Land in Zone U may be used or developed for a utility in accordance with the requirements of the Agency or service authority responsible for the utility on the land without **consent**.
3. Land in Zone U may be used or developed other than for a utility only with **consent** and in accordance with the requirements of the Agency or service authority responsible for the utility on the land.
4. In sub-clauses 2 and 3 a utility may include trunk sewers, sewerage ponds, trunk water mains, water storage facilities, electricity transmission and substation facilities, gas pipelines and the like.

"service authority" is defined in the *Planning Act*.