

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999

AMENDMENT TO NT PLANNING SCHEME 2020

PA2025/0303

I, JOSHUA ROLAND BURGOYNE, Minister for Lands, Planning and Environment, under section 13(3)(b) of the *Planning Act 1999*, amend the NT Planning Scheme 2020 by making the amendment, specified in the Schedule.

Dated

8/10/

2025

Minister for Lands, Planning and Environment

SCHEDULE

AMENDMENT TO NT PLANNING SCHEME 2020

1. Definition

In this amendment –

"amending map" means the attached map, signed by the Minister for Lands, Planning and Environment and marked with Planning Application reference PA2025/0303, deposited in the office of the Department of Lands, Planning and Environment, Darwin;

"zoning map" means the zoning map within the meaning of the NT Planning Scheme 2020 as in force prior to the amendment taking effect.

2. Amendment of Zoning Map

The NT Planning Scheme 2020 is amended by amending the zoning map relating to Lot 7820 Town of Darwin (4 Blake Street, The Gardens) 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 SU.

3. Amendment to Schedule 4: Specific Use Zones

4.1.3 Specific Uses – Darwin

SU Zone - Lot 7820 Town of Darwin (4 Blake Street, The Gardens)

Purpose

Facilitate the use and development of the land for a predominantly residential development with complementary commercial activities.

Administration

1. This specific use zone applies to Lot 7820 Town of Darwin (4 Blake Street, The Gardens).
2. Unless specified in this zone, Clause 4.5 (Zone HR – High Density Residential) applies to the use and development of land subject to this specific use zone.
3. The consent authority must not consent to a development that is not in accordance with subclauses 5 – 14 inclusive.

Zone Outcomes

4. Development is to contribute to improving the amenity of the Blake Street Precinct as an inner-city mixed use area by:
 - a) creating a landmark development through high architectural quality and distinctive streetscapes;
 - b) providing high levels of pedestrian amenity;
 - c) designing buildings with active interfaces;
 - d) designing buildings to take advantage of views while taking into account potential view corridors of future development reasonably to be expected in the surrounding precinct; and
 - e) designing buildings to ensure that all building services, plant rooms, elevator shafts, roof-top elements and the like are integrated in the design of the building.

Requirements

5. A development application for a permissible development is to include:
 - a) a master plan for the development of the whole site;
 - b) a plan showing the stages in which the development is to be completed;
 - c) a plan showing the provision of facilities to be shared between stages;
 - d) a site analysis and urban design study that demonstrates that the proposed development contributes positively to the neighbourhood and meets the requirements of paragraphs 6 to 11 inclusive;
 - e) a landscape plan for the proposed development and adjoining streets;

- f) a schedule of external building materials, including type and colour, to be used in the construction of the building and streetscapes; and
 - g) a traffic study by qualified traffic engineering consultants, to the requirements and satisfaction of the City of Darwin, including identification of any updates to vehicular, cycle and pedestrian infrastructure required to service the proposed development.
6. Development is to include **dwelling-multiple** in a variety of sizes up to a maximum of 118 **dwelling-multiple**.
 7. The total floor space used for **office, food premises-café/takeaway, food premises-restaurant, and shop** is not to exceed 250m².
 8. Buildings up to 7 storeys above ground level may be constructed on the land.
 9. The site coverage ratio of buildings from the third storey above ground level is not to exceed 0.5.
 10. Development is to include landscaped areas equivalent to at least 45% of the site area.
 11. Development is to include landscaped screens to parking areas at ground level, and landscaping at ground level in the setback from the boundary with Lot 7819.
 12. Development is to provide a high level of pedestrian amenity at ground level by treatments such as:
 - a) providing an active street frontage to at least 75% of the Gardens Hill Crescent boundary;
 - b) screening on-site car parking areas from view from adjoining roads;
 - c) planting mature shade trees, with a minimum height of 2 metres at the time of planting, within road reserves adjoining the site; and
 - d) provision of footpaths in road reserves adjoining the site.
 13. Building setbacks are to minimise the effects of building mass, avoid undue overlooking of adjoining properties, and encourage breeze penetration through and between buildings.
 14. Buildings are to be set back from lot boundaries in accordance with the table A.

Table A – Building Setbacks

Lot Boundary	Minimum setbacks
1. Minimum building setbacks for a podium of a residential building	
Garden Hill Crescent	6 metres
Side boundary (common boundary with Lot 5642)	6.3 metres
Rear boundary (common boundary with Lot 7819)	2 metres
Blake Street	2 metres
2. Minimum building setbacks for a tower of a residential building	
Gardens Hill Crescent, for a distance of 40m measured from the boundary with Lot 5642	13.50 metres
Gardens Hill Crescent, beyond 40m measured from the boundary with Lot 5642	4.10 metres
Side boundary (common boundary with Lot 5642)	7.50 metres
Rear boundary (common boundary with Lot 7819)	17 metres
Blake Street	5.75 metres
3. Shops, restaurants and offices are to be located at the intersection of Blake Street and Gardens Hill Crescent and setback no more than 1 metres of these site boundaries	
4. Minimum distance between residential towers on the site. The minimum distance between residential towers on site is to be 9m.	
<p>For the purpose of this table:</p> <p>“ground level” means the highest point on the site boundary.</p> <p>“podium” means the part of the residential building situated between ground level and 5m above ground level; and</p> <p>“tower” means the part of residential building situated above a height of 5m, above ground level.</p> <p>Building setback is measured from site boundaries to:</p> <ul style="list-style-type: none"> • the wall of a residential building; • the outer surface of the railing of a balcony or a verandah of a dwelling; and • the outer surface of any support column of a ground level verandah of a dwelling. <p>No part of the roof structure, including gutters and eaves, is to encroach more than 0.9m into minimum building setback from the lot boundary.</p>	

ASSESSMENT TABLE – ZONE SU

Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Dwelling-Caretakers	Merit assessable	Not Applicable	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 5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC	Not Applicable	5.4.12 Dwelling-Caretakers
Dwelling-Multiple	Merit assessable				5.4.6 Private Open Space 5.4.7 Communal Open Space 5.4.8 Residential Building Design 5.4.17 Building Articulation 5.4.18 Fencing 5.4.19 Residential Plot Ratio
Excavation and Fill	Impact assessable				5.8.9 Excavation and Fill
Food Premises-Café/Take Away	Merit assessable				5.4.18 Fencing 5.5.3 General Building and Site Design 5.5.11 Food Premises
Food Premises-Restaurant	Merit assessable				5.4.18 Fencing 5.5.3 General Building and Site Design 5.5.11 Food Premises
Home Based Business	Merit assessable				5.4.10 Home Based Businesses
Office	Merit assessable				5.5.3 General Building and Site Design
Sex Services-Home Based Business	Merit assessable				5.4.10 Home Based Businesses
Shop	Merit assessable				5.5.3 General Building and Site Design
All other uses defined in Schedule 2 (Definitions)	Prohibited				
Undefined Uses Any use not defined in Schedule 2 (Definitions)	Prohibited				



NT Planning Scheme
 Amendment PA2025/0303
 Lot 7820
 Town of Darwin



Department of Lands, Planning and Environment



MINISTER FOR LANDS, PLANNING AND ENVIRONMENT

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Date: *8/10/2025*

File No: PA2025/0303
 Date: 09/09/2025

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999
Section 29

REASONS FOR DECISION

NORTHERN TERRITORY PLANNING SCHEME 2020

PA2025/0303

Pursuant to section 13(3)(b), I have decided to amend the NT Planning Scheme 2020 to rezone Lot 7820, Town of Darwin (4, Blake Street, The Gardens) from Zone SD46 (Specific Use Darwin No. 46) to a new Specific Use (SU) Zone.

I have approved the amendment as I am satisfied that, pursuant to section 13(1), the amendment:

- (a) promotes the purpose and objectives of the Act as it will enable future development on the land to be assessed under the contemporary provisions of the NTPS 2020, without altering the strategic intent or development outcomes envisaged under the SD46 provisions; and
- (b) has merit and is in the public interest, as it ensures alignment with the existing statutory framework, while providing clarity, transparency, and consistency in decision-making.

Pursuant to section 13(2)(b) I am satisfied that the amendment is not significant enough to require exhibition, as it does not alter the development provisions that exists under SD46.



JOSHUA ROLAND BURGOYNE
Minister for Lands, Planning and Environment

8 / 10 / 2025