

NORTHERN TERRITORY OF AUSTRALIA

*Planning Act*

AMENDMENT TO NT PLANNING SCHEME

I, GERALD FRANCIS MCCARTHY the Minister for Lands and Planning, under section 25(2)(c) of the *Planning Act*:

- (a) alter the proposal to amend the NT Planning Scheme numbered PA2011/0778 in accordance with the Schedule to this instrument; and
- (b) amend the NT Planning Scheme in accordance with the altered proposal.

Dated 1 August 2012.



Minister for Lands and Planning

**SCHEDULE**

**AMENDMENT TO NT PLANNING SCHEME**

**AMENDMENT No. 248**

**1. Citation**

This amendment to the NT Planning Scheme may be cited as Amendment No. 248.

**2. Substitution of clause 6.3.3**

Omit clause 6.3.3 Urban Design Requirements in Central Darwin and substitute it with the following revision of clause 6.3.3:

6.3.3 Urban Design Requirements in Central Darwin

1. The purpose of this clause is to promote exemplary urban design in Central Darwin.
2. The extent of Central Darwin is to be in accordance with the diagram to Clause 6.3.1.
3. The design of buildings in Central Darwin is to provide 75% of the length of the site boundary at ground level as active street frontage through such treatments as:
  - (a) frequent, operational and legible entrances; that are directly accessible from the public footpath;
  - (b) clear glass windows with views to and from the street;
  - (c) open space incorporating active frontages, landscaping and retention of significant existing landscaping;
  - (d) areas that are attractive, safe and functional for pedestrians within the development **site**;
  - (e) areas that allow for alfresco dining;
  - (f) limiting services at street level on building frontages to the following:
    - i. fire egress;
    - ii. single vehicle entry and exit point to and from the building except on larger sites where additional access points are supported by a Traffic Study for the site;
    - iii. direct single point access to service equipment by all service authorities; and
    - iv. fire booster connection points.
4. Buildings in Central Darwin are to:
  - (a) provide awnings to streets for the full extent of the site frontage that allow for the planting and growth of mature trees within the road reserve;
  - (b) provide mid block pedestrian linkages (arcades) at ground level from one street to the other in buildings that have dual frontages;
  - (c) have facades that have a clearly articulated base, middle and top; and
  - (d) integrate plant rooms and service equipment on roof tops.
5. Ground level **car parking areas** in buildings are limited only to the number of **car parking spaces** required for ground level retail tenancy customers.
6. All **car parking areas** are to be screened so that they are not visible from the street or public spaces.
7. The consent authority may **consent** to an application that is not in accordance with sub-clause 3 only if it is satisfied that compliance would be impractical.
8. This clause does not apply to the land bounded by the dotted orange line delineated on the diagram to clause 6.3.1.

Clause 6.12 refers to landscaping

Refer to "Design guidance to achieve active frontages and provide for services" for advice to achieve active street frontages in relation to service authority requirements.

*Amendment No. 248*

9. An application for a development in Central Darwin should prior to consideration by the consent authority include an acknowledgement in writing, from the agency responsible for power and water; the agency responsible for fire and rescue services and Darwin City Council that the requirement for service provisions has been discussed with a view to minimise their impact on active street frontages.

**NORTHERN TERRITORY OF AUSTRALIA**

***Planning Act***

**NOTICE OF MAKING OF AMENDMENT TO NT PLANNING SCHEME  
AMENDMENT No. 248**

**DARWIN LOCALITY**

I, GERALD FRANCIS MCCARTHY, the 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, altered the proposal and amended clause 6.3.3 Urban Design Requirements in Central Darwin of the NT Planning Scheme in accordance with the altered proposal without re-exhibition
- (b) copies of the amendment, (Amendment No. 248), are available from the Offices of the Department of Lands and Planning, Ground Floor, Arnhemica House, 16 Parap Road, Parap.

Dated 1 August

2012

A handwritten signature in black ink, appearing to read 'G McCarthy', is written over a horizontal line.

Minister for Lands and Planning

**NORTHERN TERRITORY OF AUSTRALIA**

***Planning Act***  
**Section 29**

**Reasons for Decision**

**NT PLANNING SCHEME**  
**AMENDMENT No. 248**

An amendment to the NT Planning Scheme is an amendment to Government policy and merits careful consideration to ensure it is consistent with land capability, desired land use planning outcomes and community expectations.

The proposed amendment to clause 6.3.3 Urban Design Requirements in Central Darwin will:

- Assist designers and assessment officers to better understand the requirements of the Service Authorities; and
- Reduce the detrimental impact of Service Authorities' requirements on the outcomes of active street frontages.



**GERALD FRANCIS MCCARTHY**  
Minister for Lands and Planning

/ 18 /2012