

NORTHERN TERRITORY OF AUSTRALIA

*Planning Act*

AMENDMENT TO NT PLANNING SCHEME

I, DELIA PHOEBE LAWRIE, the Minister for Planning and Lands, under section 25 (2)(c) of the *Planning Act*:

- (a) alter the proposal to amend the NT Planning Scheme numbered PA2009/0229 in accordance with the Schedule to this instrument; and
- (b) amend the NT Planning Scheme in accordance with the altered proposal.

Dated 27 October 2009.

  
Minister for Planning and Lands

SCHEDULE

AMENDMENT TO NT PLANNING SCHEME

AMENDMENT No. 89

**1. Citation**

This amendment to the NT Planning Scheme may be cited as Amendment No. 89.

**2. Definition**

In this amendment –

"amending map" means the map, signed by the Minister for Planning and Lands and marked "NT Planning Scheme Amendment No. 89", deposited in the office of the Department of Planning and Infrastructure, Darwin;

"zoning map" means the zoning map within the meaning of the NT Planning Scheme.

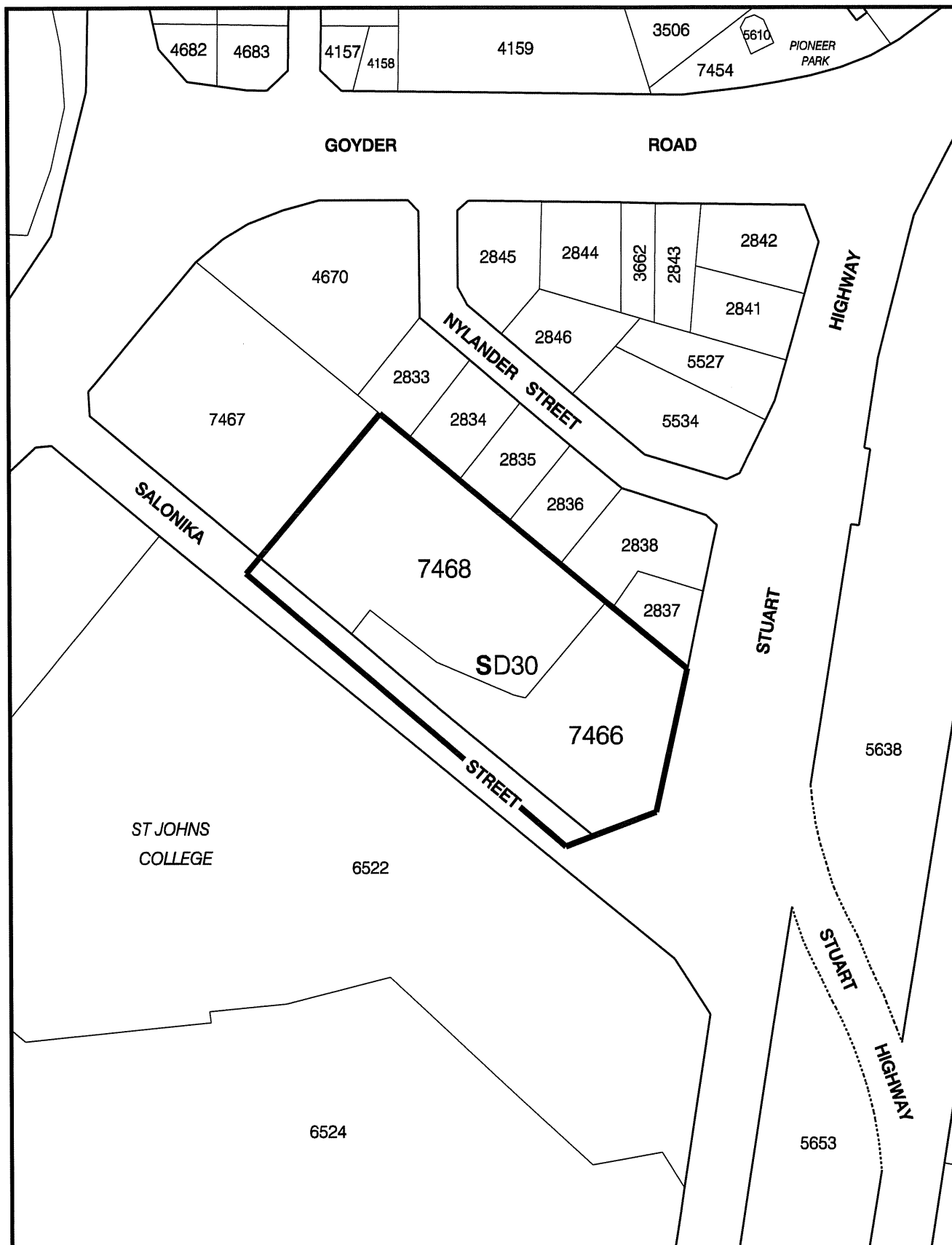
**3. Amendment of zoning map**

The NT Planning Scheme is amended by:

- (a) amending the zoning map relating to Darwin 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 SD30, which is Lots 7466 and 7468 Town of Darwin (129 Stuart Highway and 10 Salonika Street Parap); and
- (b) amending Schedule 1 to clause 2.4 – Specific Uses to include the following table:

<b>SD30</b>	<p>Lots 7466 and 7468 (129 Stuart Highway and 10 Salonika Street), Town of Darwin.</p> <ol style="list-style-type: none"><li>1. The purpose of this zone is to facilitate the use and development of the land for a complimentary mix of commercial and residential activities.</li><li>2. A use or development is to contribute to the development of the Gardens Hill area as an integrated and harmonised mixed use area by:<ol style="list-style-type: none"><li>(a) comprising residential and commercial activity incorporating publicly accessible linkages;</li><li>(b) taking advantage of outlooks and physical connections to surrounding precincts; and</li><li>(c) the creation of a land mark development through definitive streetscaping and quality architecture.</li></ol></li><li>3. With <b>consent</b>, and subject to paragraphs 4 to 12 inclusive:<table><tr><td>(a) <b>bed and breakfast accommodation;</b></td><td>(l) <b>licensed club;</b></td></tr><tr><td>(b) <b>caretaker's residence;</b></td><td>(m) <b>medical clinic;</b></td></tr><tr><td>(c) <b>child care centre;</b></td><td>(n) <b>medical consulting rooms;</b></td></tr><tr><td>(d) <b>community centre;</b></td><td>(o) <b>motel;</b></td></tr><tr><td>(e) <b>convention centre;</b></td><td>(p) <b>multiple dwellings;</b></td></tr><tr><td>(f) <b>education establishment;</b></td><td>(q) <b>office;</b></td></tr><tr><td>(g) <b>home occupation;</b></td><td>(r) <b>place of worship;</b></td></tr><tr><td>(h) <b>hospital;</b></td><td>(s) <b>restaurant;</b></td></tr><tr><td>(i) <b>hostel;</b></td><td>(t) <b>shop;</b></td></tr><tr><td>(j) <b>hotel;</b></td><td>(u) <b>showroom sales;</b></td></tr><tr><td>(k) <b>leisure and recreation;</b></td><td>(v) <b>supporting accommodation; and</b></td></tr><tr><td></td><td>(w) <b>veterinary clinic.</b></td></tr></table></li><li>4. Setbacks to commercial development are to:<ol style="list-style-type: none"><li>(a) ensure privacy for residential development on the <b>site</b> and adjoining <b>sites</b>;</li><li>(b) be cognisant of the impacts of and on adjoining land uses; and</li><li>(c) provide appropriate <b>amenity</b> for the streetscape.</li></ol></li><li>5. All car parking is to be screened from the street, preferably in basement <b>car parks</b> and where car parking is not under cover, shade landscaping is to be incorporated into the design of the <b>car parking areas</b>.</li></ol>	(a) <b>bed and breakfast accommodation;</b>	(l) <b>licensed club;</b>	(b) <b>caretaker's residence;</b>	(m) <b>medical clinic;</b>	(c) <b>child care centre;</b>	(n) <b>medical consulting rooms;</b>	(d) <b>community centre;</b>	(o) <b>motel;</b>	(e) <b>convention centre;</b>	(p) <b>multiple dwellings;</b>	(f) <b>education establishment;</b>	(q) <b>office;</b>	(g) <b>home occupation;</b>	(r) <b>place of worship;</b>	(h) <b>hospital;</b>	(s) <b>restaurant;</b>	(i) <b>hostel;</b>	(t) <b>shop;</b>	(j) <b>hotel;</b>	(u) <b>showroom sales;</b>	(k) <b>leisure and recreation;</b>	(v) <b>supporting accommodation; and</b>		(w) <b>veterinary clinic.</b>
(a) <b>bed and breakfast accommodation;</b>	(l) <b>licensed club;</b>																								
(b) <b>caretaker's residence;</b>	(m) <b>medical clinic;</b>																								
(c) <b>child care centre;</b>	(n) <b>medical consulting rooms;</b>																								
(d) <b>community centre;</b>	(o) <b>motel;</b>																								
(e) <b>convention centre;</b>	(p) <b>multiple dwellings;</b>																								
(f) <b>education establishment;</b>	(q) <b>office;</b>																								
(g) <b>home occupation;</b>	(r) <b>place of worship;</b>																								
(h) <b>hospital;</b>	(s) <b>restaurant;</b>																								
(i) <b>hostel;</b>	(t) <b>shop;</b>																								
(j) <b>hotel;</b>	(u) <b>showroom sales;</b>																								
(k) <b>leisure and recreation;</b>	(v) <b>supporting accommodation; and</b>																								
	(w) <b>veterinary clinic.</b>																								

6. Buildings or works are to be designed and constructed to be compatible with the surrounding environment having regard to:
  - (a) the topography and relationship to adjoining land uses;
  - (b) the impact of the bulk and height of buildings or structures on adjoining development and the visual impact when viewed from other precincts;
  - (c) the need to create a pedestrian scale at ground level and develop pedestrian connections within the precinct and to other precincts and land uses; and
  - (d) the type and colours of materials.
7. Buildings and structures on the site are not to exceed a height of 14 **storeys** or RL 73.5m AHD, whichever is the lesser. The measurement of the height of a building or structure must include the measurement of any plant, lightning rod and vegetation on the building or structure.
8. Any building higher than two **storeys** above ground level is not to cover more than 30% of the **site** area.
9. A maximum of 300 **multiple dwellings** are to be developed on the site.
10. Clauses 7.8 and 8.2 of the Planning Scheme apply to any proposed development on the site.
11. A development application for a use or development specified above is to include:
  - (a) a master plan for development of the **site**;
  - (b) a staging plan for the proposed development;
  - (c) information regarding the timeframes for development and the provision of shared facilities to the **site**; and
  - (d) a traffic study completed by qualified traffic engineers, to the requirements of the General Manager of Infrastructure, Darwin City Council and the General Manager, Sustainability, Strategic Planning and Policy, Department of Planning and Infrastructure. This study will also need to identify any potential need to upgrade vehicular and pedestrian infrastructure to service the proposed development.
12. Lighting is to be designed and constructed to ensure compatibility with any residential use on the land and to prevent overspill to adjoining properties.



**NT PLANNING SCHEME  
AMENDMENT No. 89  
LOTS 7466 & 7468 TOWN OF DARWIN**



**Northern  
Territory  
Government**

Department of Planning & Infrastructure



Scale 1: 2,500 @ A4



**MINISTER FOR PLANNING AND LANDS**

*[Signature]*

Date **27/10/09**

File No. : PA2009/0229

Date: 29/04/2009

Drawing Name: z/Drafting/Darwin/Lot 7466\_Darwin.dgn

X

**NORTHERN TERRITORY OF AUSTRALIA**

***Planning Act***

**NOTICE OF MAKING OF AMENDMENT TO NT PLANNING SCHEME**

**AMENDMENT No. 89**

**DARWIN LOCALITY**

I, DELIA PHOEBE LAWRIE, the Minister for Planning and Lands, under section 28(1) of the *Planning Act*, give notice that –

- (a) I have, under section 25 of the Act, amended the NT Planning Scheme by rezoning Lots 7466 and 7468 Town of Darwin (129 Stuart Highway and 10 Salonika Street Parap) to Zone SD30 (Specific Use Zone Darwin No. 30); and
- (b) copies of the amendment, (Amendment No. 89), are available from the Offices of the Department of Planning and Infrastructure, Ground Floor, 38 Cavenagh Street, Darwin.

Dated 27 October 2009



Minister for Planning and Lands

**NORTHERN TERRITORY OF AUSTRALIA**

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

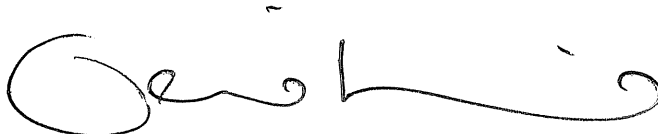
**NT PLANNING SCHEME AMENDMENT**

**AMENDMENT No. 89**

**Reasons for Decision**

The proximity of Lots 7466 and 7468 Town of Darwin (129 Stuart Highway and 10 Salonika Street Parap) to Darwin's Central Business District makes it a suitable location for an activity hub. The new specific use zone will facilitate the transformation of this prominent precinct to a master planned mixed use area that will complement Darwin's Central Business District.

The exhibited version of the planning scheme amendment has been altered to clarify the intention of the specific use zone provisions.



DELIA PHOEBE LAWRIE  
Minister for Planning and Lands

27 / 10 / 2009