

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 PA2010/1469 in accordance with the Schedule to this instrument; and
- (b) amend the NT Planning Scheme in accordance with the altered proposal

Dated 6 January 2012.



Minister for Lands and Planning

SCHEDULE

AMENDMENT TO NT PLANNING SCHEME

AMENDMENT No. 180

1. Citation

This amendment to the NT Planning Scheme may be cited as Amendment No.180.

2. Definition

In this amendment –

"amending map" means the map, signed by the Minister for Lands and Planning and marked "NT Planning Scheme Amendment No.180", deposited in the office of the Department of Lands and Planning, 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 **SD36** which is Lot 4670 Town of Darwin (19 Goyder Road Parap), and
- (b) amending Schedule 1 to clause 2.4 – Specific Uses to include the following table:

1..1.1 Specific Uses – Darwin

SD36

Lot 4670 19 Goyder Road Parap

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.
2. A use or development is to contribute to improving the amenity of the Goyder Road Precinct as an integrated mixed use area by:
 - (a) taking advantage of views and having due regard to impacts on view corridors of the future surrounding neighbourhood and existing buildings;
 - (b) creating a land mark (gateway) development through definitive streetscapes and quality architecture;
 - (c) a design which has a distinctive base, middle and top;
 - (d) ensuring that all roof top structures, such as plant rooms and lift overruns are to be integrated into the design of the building;
 - (e) establishing a design that transitions incrementally in height from the closest tower of Lot 7467 Town of Darwin while having due regard to the surrounding environment
 - (f) providing active building frontages, with high quality landscape and streetscape elements; and
 - (g) a design that reflects the Community Safety Design Guide principles.
3. With **consent**, and subject to paragraphs 4 to 14 inclusive:
 - (a) **bed and breakfast accommodation;**
 - (b) **caretaker's residence;**
 - (c) **child care centre;**
 - (d) **community centre;**
 - (k) **licensed club;**
 - (l) **medical clinic;**
 - (m) **motel;**
 - (n) **multiple dwellings;**
 - (o) **office;**

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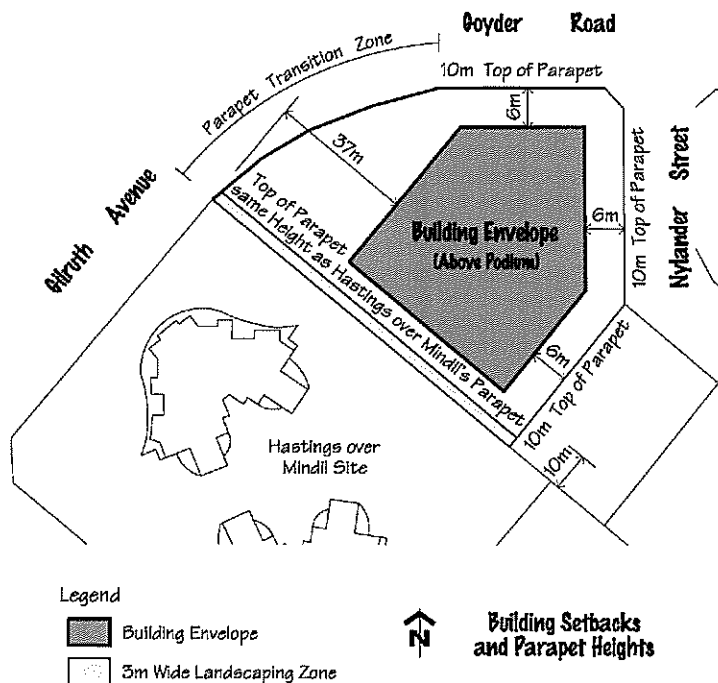
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|-------------------------------------|--|
| (e) convention centre; | (p) place of worship; |
| (f) education establishment; | (q) restaurant; |
| (g) home occupation; | (r) shop; |
| (h) hostel; | (s) supporting accommodation; and |
| (i) hotel; | (t) veterinary clinic |
| (j) leisure and recreation; | |

The above land uses are also subject to the relevant provisions as set out in Parts 4 and 5 of the NT Planning Scheme.

4. A Development Permit for the use and development of the site may be granted that allows uses to be substituted for other consent uses listed at sub-clause 3 when identified on an indicative land use plan submitted with the application. Consent is subject to the provision of adequate car parking being demonstrated and there being no increase in net floor area.
5. Buildings and structures on the site are not to exceed a height of 73.5m AHD. The measurement of the height of a building or structure must include the measurement of any plant, lightning rods and vegetation on the building or structure.
6. Any section of building higher than the podium is not to cover more than 40% of the site area within the setbacks and savings defined by clause 12.
7. Development should create a high level of pedestrian **amenity** at ground level by:
 - (a) ensuring 75% of the length of the Goyder Road and the Nylander Street site boundaries are created as active street frontages through such treatments as:
 - i. frequent, operational and legible entrances that are directly accessible from the public footpath; and
 - ii. clear glass windows with views to and from the street;
 - (b) providing shelter and shade to footpaths for the full extent of the site frontage;
 - (c) providing appropriate species of planting of mature trees within the road reserve; and
 - (d) providing paving and street furniture similar or equal to the quality approved for development on lots 7466 and 7468 Stuart Highway and Salonika Street, Town of Darwin.
8. All car parking must be visually screened from the street and podiums of adjacent buildings
9. All car parking is to be contained in the basement/semi basement levels of the building. Except for visitor car parking which could be located at ground level.
10. All car parking egress and access is expected to be from Goyder Road subject to the finding of a traffic study.
11. Development at or below podium level should encourage active street frontages by providing a zero setback along the Goyder Road and Nylander Street frontages and a variable setback from zero to a setback aligning with the adjoining frontage along Gilruth Avenue on Lot 7467 Town of Darwin.

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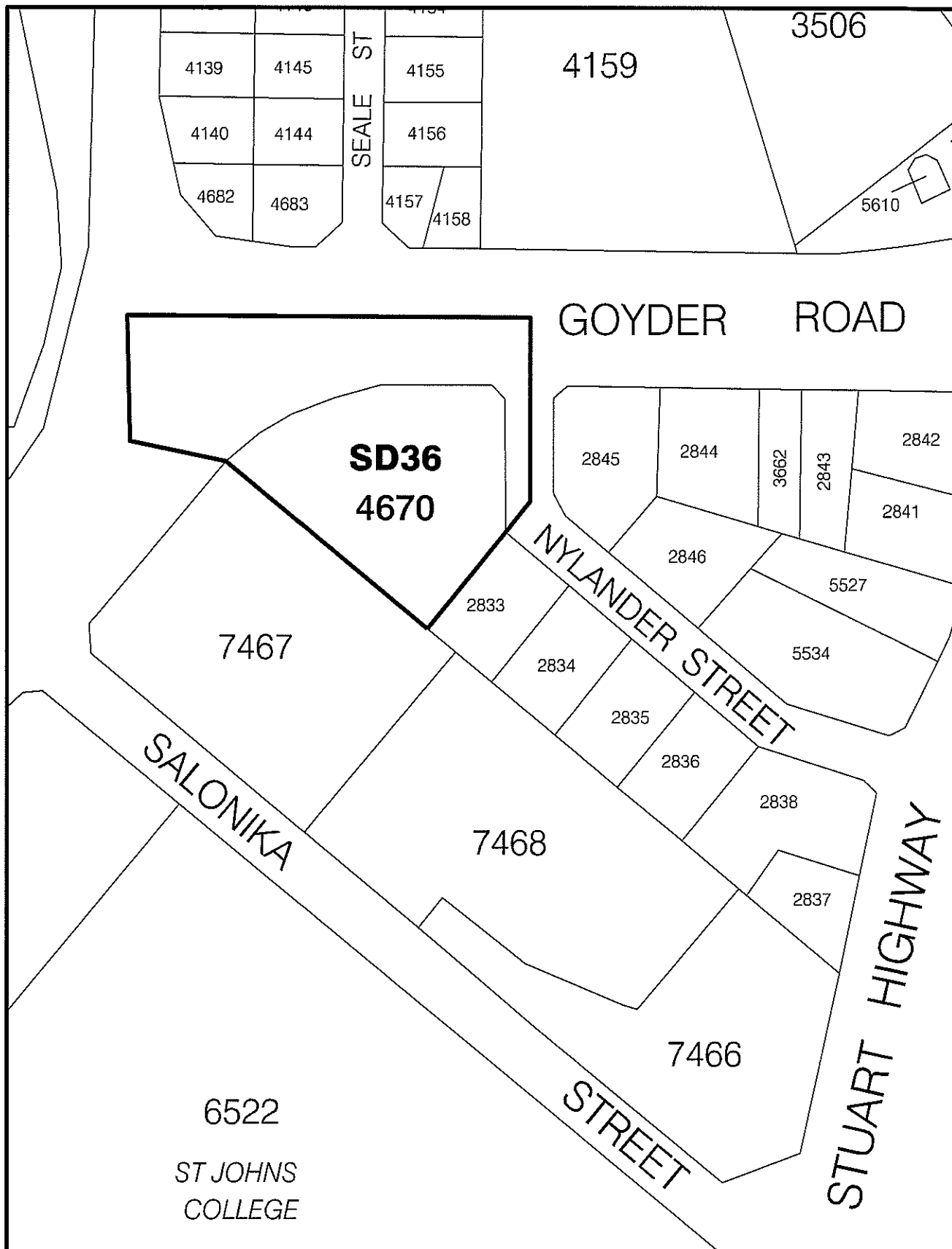
12. Development above the podium (other than shade structures, communal facilities, utilities, landscape and recreational elements and structures ancillary to land uses and activities at the podium level) should be set 6m from the street boundaries and a minimum 10m off the rear boundary, a minimum 6m off the side boundary and not less than 37m from the western extremity of the site, measured from this point along the boundary with lot 7467 Town of Darwin and thence a line perpendicular to that point. (See diagram)
13. The podium edge height along the boundaries of the site (See Diagram)
 - (a) with Lot 7467 Town of Darwin should match (AHD) the podium on that lot, separated by a 3 metre landscaped screen at current ground level that existed prior to any development permit being issued incorporating tall trees.
 - (b) with lot 2833 Town of Darwin, should be 6 metres in height to the top of the parapet above ground level.
 - (c) along the Goyder Road and Nylander Street frontages should be 10 metres in height to the top of the parapet above ground level, and transition in height in accordance with the intent of clause 2(e) adjacent to the Gilruth Avenue and Goyder Road intersection.



14. A development application for a use or development subject to this clause must provide:
 - (a) a site analysis and urban design study that demonstrates that the proposed development contributes positively to the neighbourhood and meets the requirements at sub-clauses 5 to 13 of this clause;
 - (b) a master plan and staging plan for the proposed development;
 - (c) a shared facilities schedule;

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- (d) a traffic study (including pedestrian and cycle pathways) completed by qualified traffic engineers and consultants, to the requirements and satisfaction of the Darwin City Council and the Department of Lands and Planning. This study will also need to identify any potential need to upgrade vehicular, cycle and pedestrian infrastructure to service the proposed development;
- (e) a landscape plan for the public domain and proposed building; and
- (f) the type and colours of materials to be used in the design and construction of the building and streetscape.



NT PLANNING SCHEME
AMENDMENT No. 180
LOT 4670 TOWN OF DARWIN

MINISTER FOR LANDS AND PLANNING

[Signature]

Date: 21 JAN 2011



Northern
Territory
Government

Department of Lands & Planning



Scale 1: 2000 @ A4



File No.

Date: 8-Mar-11

Drawing Name: Lot 4670 PSA and Gazetted Darwin Amendment 180 - David Haylock.dgn

NORTHERN TERRITORY OF AUSTRALIA

Planning Act

**NOTICE OF MAKING OF AMENDMENT TO NT PLANNING SCHEME
AMENDMENT No. 180**

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 of the Act, amended the NT Planning Scheme by rezoning Lot 4670 Town of Darwin (19 Goyder Road, Parap) from Zone SC (Service Commercial) to Zone **SD 36** (Specific Use Zone) to facilitate the use and development of the land predominately for residential purposes with a minor component for commercial activities
- (b) copies of the amendment, Amendment No 180, are available from the Offices of the Department of Lands and Planning, Ground Floor, 38 Cavenagh Street, Darwin.

Dated 6 January

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

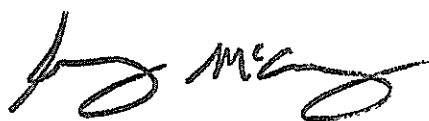
Planning Act
Section 29

NT PLANNING SCHEME AMENDMENT

AMENDMENT No. 180

Reasons for Decision

Lot 4670 Town of Darwin (19 Goyder Road, Parap) is suitable for residential purposes with a minor component for commercial activities as sufficient strategic merit exists for the rezoning of the land. The site is also located near services including local schools, churches and shops, and is unlikely to adversely impact on the amenity of the locality.

A handwritten signature in black ink, appearing to read 'G. McCarthy', is positioned above the printed name of the Minister.

GERALD FRANCIS MCCARTHY
Minister for Lands and Planning

6 / 1 /2012