

NORTHERN TERRITORY OF AUSTRALIA
PROPOSAL TO AMEND NT PLANNING SCHEME
PA2017/0613

The Minister for Infrastructure, Planning and Logistics has accepted an application to amend the NT Planning Scheme made by Cardiff Law on behalf of Parklands Darwin Pty Ltd for exhibition. The application seeks to rezone Lots 6907 and 6908 (16 - 25 Blake Street, The Gardens) from Zone CP (Community Purposes) to a Zone SU (Specific Use Zone) to facilitate residential development in accordance with Zone HR (Higher Density Residential), Zone MR (Medium Density Residential) and specific non-residential activities.

Attached are:

- a locality map
- extracts from the NT Planning Scheme relating to Zone CP (Community Purposes); and
- a copy of the application.

Period of Exhibition and Lodging a Submission

The exhibition period is from 8 November 2019 to 20 December 2019.

This extends the exhibition period a further two weeks from 6.12.2019.

The suitability of the subject site for uses in accordance with the proposed zone is the primary consideration in the assessment of proposals to amend the NT Planning Scheme. Matters relating to the intended development of the site are addressed in the development application and assessment processes.

Written submissions about the proposed planning scheme amendment are to be received by 11.59pm on 20 December 2019 and addressed to:

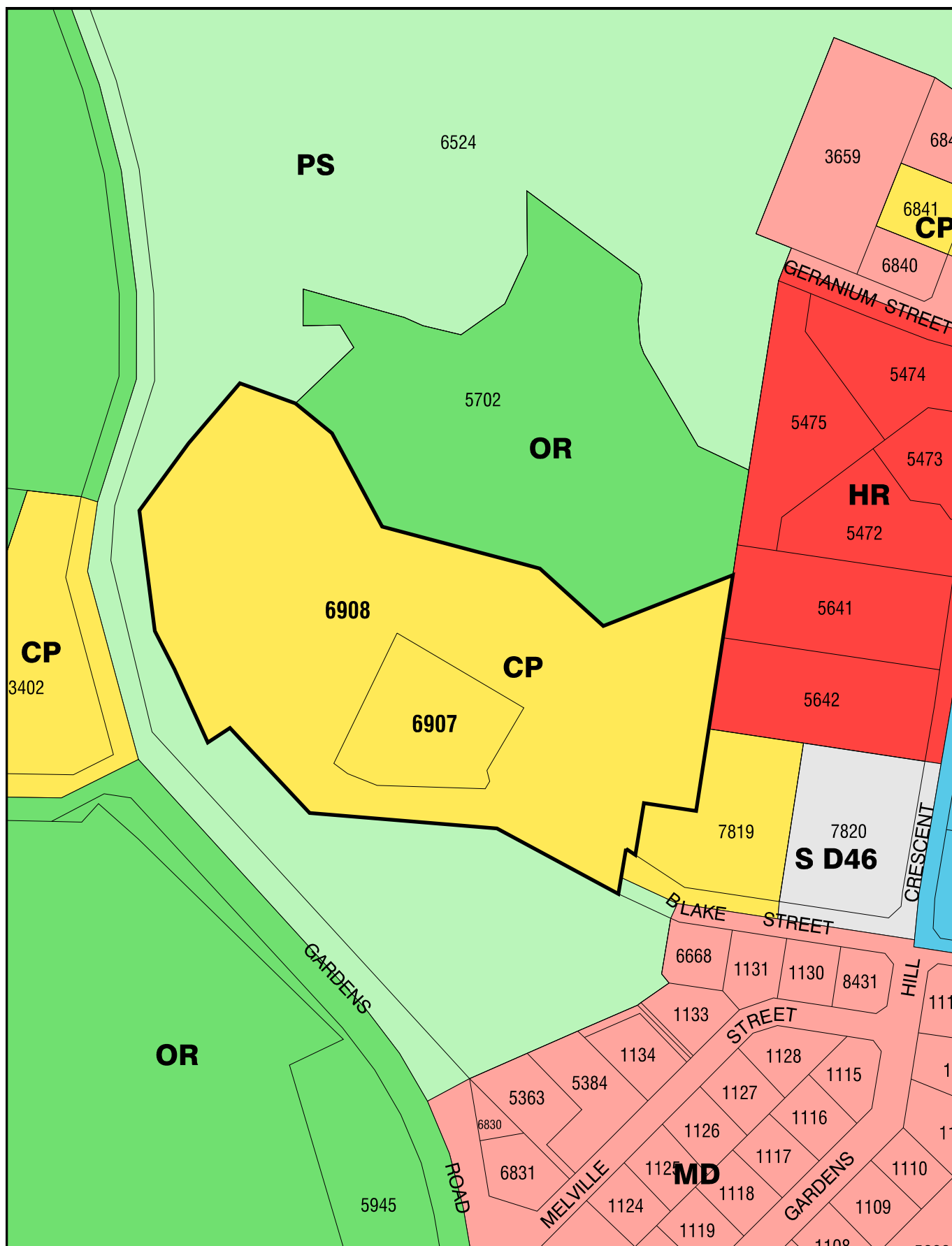
NT Planning Commission
GPO Box 1680
DARWIN NT 0801; or

Email: planning.ntg@nt.gov.au; or

Fax: (08) 8999 7189; or

Hand delivered to: Level 1 Energy House, 18-20 Cavenagh Street, Darwin.

For more information please contact the David Dwight, Project Officer, Lands Planning on telephone (08) 8999 6121



EXISTING ZONING PLAN
NT PLANNING SCHEME
AMENDMENT PA2017/0613
REZONE LOTS 6907 and 6908
TOWN OF DARWIN
From Zone CP (Community Purposes)
to Zone SU (Specific Use Zone)



Department of Infrastructure, Planning and Logistics



Scale 1: 3000 @ A4



File No.: PA2017/0613

Date: 9-Sep-19

Drawing Name: PSA Lots 6907 6908 Darwin.dgn

5.21 ZONE CP – COMMUNITY PURPOSES

1. The primary purpose of Zone CP is to provide for community services and facilities, whether publicly or privately owned or operated, including facilities for civic and government administration.
2. Design is expected to incorporate landscaping that will enhance the visual appearance of the development. The development of residential accommodation is to only be in association with and ancillary to the primary use of the land.

Clause 6.8 refers to **Demountable Structures**.

Clause 6.2 limits the height of buildings within the Municipality of Alice Springs.

Clause 6.9 controls the use and development of land within the ANEF 20 unit value contour adjacent to airports.

Clause 6.14 refers to land subject to flooding and storm surge.

Clause 7.10.2 refers to **caravans**.

Clause 10.2 refers to the **clearing of native vegetation**.

Clause 13.5 refers to the erection of mobile telephone communications towers.

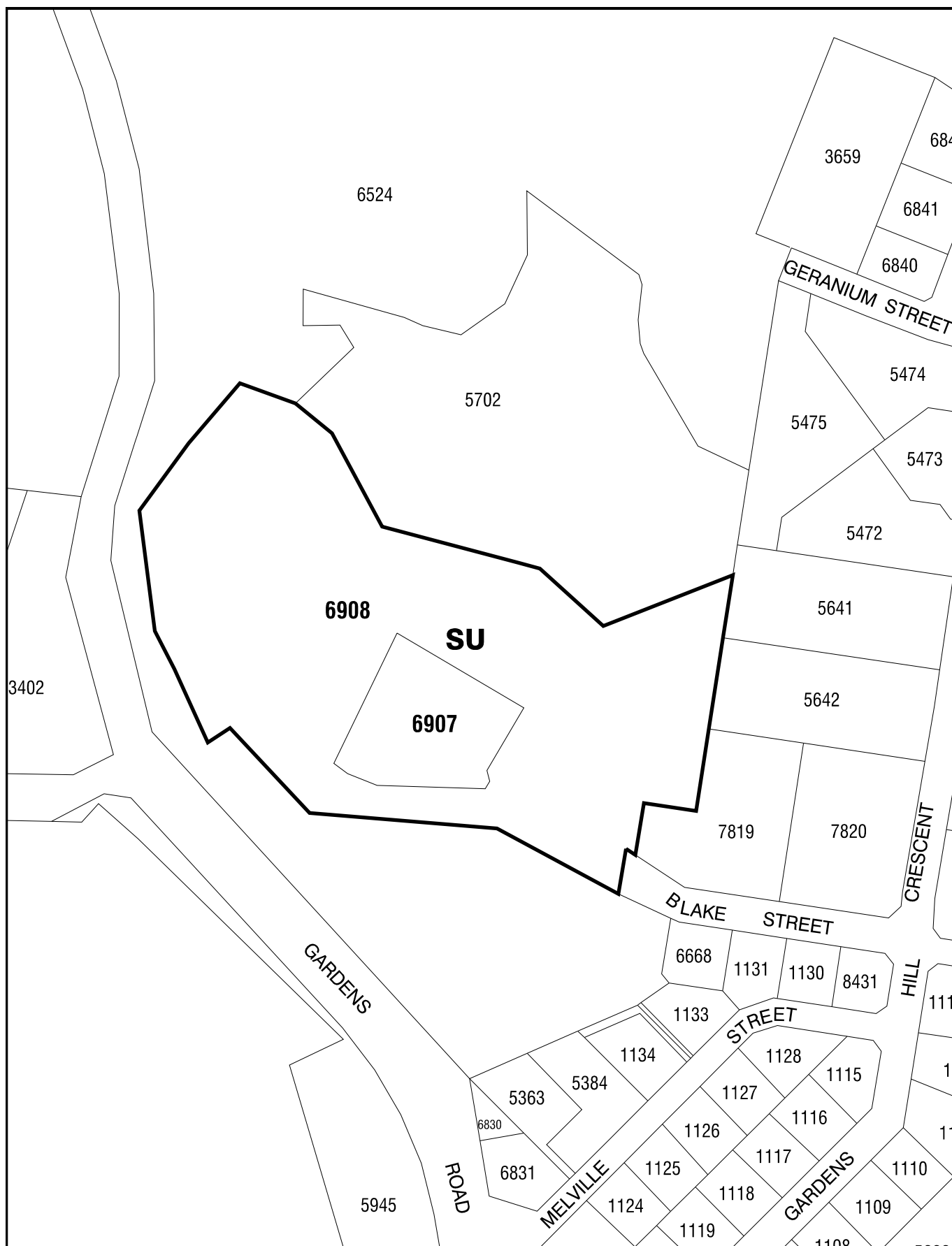
ZONING TABLE – ZONE CP

abattoir	x	
agriculture	x	
animal boarding	D	6.1, 6.5.1, 10.1, 10.2
business sign	P	6.7
caravan park	x	
caretaker's residence	P	6.1, 6.5.1, 7.3, 7.10.3
car park	x	
child care centre	P	6.1, 6.5.1, 8.1.5, 8.2, 10.2
community centre	P	6.1, 6.5.1, 8.2, 10.2
domestic livestock	x	
education establishment	P	6.5.1, 8.2, 10.2
fuel depot	x	
general industry	x	
group home	x	
home based child care centre	x	
home based contracting	x	
home based visitor accommodation	x	
home occupation	P	7.10.7
horticulture	x	
hospital	D	6.1, 6.5.1, 6.6, 8.2, 10.2
hostel	x	
hotel	x	
independent unit	x	
intensive animal husbandry	x	
leisure and recreation	D	6.1, 6.5.1, 10.2
licensed club	x	
light industry	x	
medical clinic	D	6.1, 6.5.1, 8.2, 10.2
medical consulting rooms	x	
motel	x	
motor body works	x	
motor repair station	x	
multiple dwellings	x	
office	x	
passenger terminal	D	6.1, 6.5.1, 8.2, 10.2
place of worship	P	6.1, 6.5.1, 8.2, 10.2
plant nursery	D	6.1, 6.5.1, 10.2
promotion sign	D	6.7
recycling depot	D	6.1, 6.5.1, 8.2, 10.2
restaurant	x	
retail agricultural stall	x	
rural industry	x	
service station	x	
shop	x	
showroom sales	x	
single dwelling	x	
stables	x	
supporting accommodation	P	6.1, 6.5.1, 7.3, 7.5, 7.6, 7.7, 7.8, 10.2
transport terminal	x	
vehicle sales and hire	x	
veterinary clinic	D	6.1, 6.5.1, 8.2, 10.2
warehouse	x	

P = Permitted S = Self Assessable D = Discretionary x = Prohibited

Amendment No. 87
gazetted 09.09.2009
amends clause 6.1
to remove the height
limit for **education
establishments** in
Zones CP and CL

Amendment No. 451
published in the NT
News on 29.07.2016
omits and substitutes
the table to clause 5.21



PROPOSED ZONING PLAN
 NT PLANNING SCHEME
 AMENDMENT PA2017/0613
 REZONE LOTS 6907 and 6908
 TOWN OF DARWIN
 From Zone CP (Community Purposes)
 to Zone SU (Specific Use Zone)



Department of Infrastructure, Planning and Logistics



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File No.: PA2017/0613

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Drawing Name: PSA Lots 6907 6908 Darwin.dgn

SCHEDULE
AMENDMENT TO NT PLANNING SCHEME
AMENDMENT No. TBA

1. Citation

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

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. TBA", deposited in the office of the Department of Lands, Planning and the Environment, Darwin;

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

"master plan" means the Design Intent prepared by Archidiom dated 19 June 2019 and accompanying documentation annexed to this instrument.

3. Amendment of Zoning Map

The NT Planning Scheme is amended by 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 SD "TBA" which are Lot 6907 and 6908 Town of Darwin.

4. Amendment to Schedule 1 to clause 2.4

The NT Planning Scheme is amended by amending Schedule 1 to clause 2.4 - Specific Uses to introduce new SD "TBA" (Specific Use Zone Darwin No. "TBA"):

SD"TBA" Lots 6907 and 6908 Town of Darwin (16-25 Blake Street, The Gardens "the Land").

1. The purpose of this zone is to facilitate the use and development of the land for a predominantly residential development general in accordance with the Zone HR (High Density Residential) and Zone MR (Medium Density Residential) with non-residential activities. Refer to the Precinct Plan for delineation of the HR and MR area.

2. With consent, and subject to sections 4 and 5, the Land in the HR precinct may be developed for :
 - (a) **caretaker's residence;**
 - (b) **child care centre;**
 - (c) **home occupation;**
 - (d) **hotel**
 - (e) **motel**
 - (f) **multiple dwellings;**
 - (g) **office;**
 - (h) **restaurant; and**
 - (i) **shop; and**
 - (j) **single dwelling.**
3. With consent, and subject to sections 4 and 5, the Land in the MR precinct may be developed for :
 - (a) **single dwelling, and**
 - (b) **multiple dwellings**
4. A development application for a permissible development must be generally in accordance with the master plan annexed to this instrument.

5. Supplementary Provisions for Parts 4 and 5

The following provisions are intended to be supplementary to the applicable provisions of the NT Planning Scheme for the HR and MR zones.

1. Master Plan for Lots 6907 and 6908, Town of Darwin

The Master Plan envisages the Land being subdivided in stages, generally in accordance with the Staging Plan in the Master Plan. The majority of the site is in a high density mixed use residential precinct either side of a new road through the middle of the Land with a medium density precinct at the eastern end of the Land near lots 7819, 5642 and 5641. A more detailed subdivision plan shall be provided with the initial application to subdivide the Land. As the Land will develop without intervening existing development, the built form requires a unique set guidelines and these are set out in paragraphs 2(v) and 3 (iii) below.

2. HR Precinct

In the HR precinct, development is to consist of predominantly multiple dwelling development on individual lots generally in accordance with the following;

- I. The total floor space used for non-residential uses in any individual development is not to exceed 10% of the gross floor area.
- II. The site coverage ratio of buildings from the third storey above ground level must not exceed 0.6.
- III. Each development must include landscaped areas equivalent to at least 15% of the site area. (NB: this may occur at any level and includes both hard and soft landscaping elements)
- IV. Development should provide a high level of pedestrian amenity at ground level by including treatments such as :
 - (a) providing an active street frontage along the new internal road when not behind the open space areas;
 - (b) screening on-site car parking areas from view from adjoining road;
 - (c) planting mature shade trees in road reserves adjoining the site; and
 - (d) provision of footpaths in road reserves adjoining the individual sites.
- V. Building setbacks should minimise the effects of building mass and encourage breeze penetration through and between buildings.

Buildings are to be set back from lot boundaries in accordance with the table to this paragraph

Table to Paragraph 2V		Building Setbacks in the HR Precinct
1. Minimum building setbacks at ground level		
Lot Boundary	Minimum Setback in Metres	
New Road (residential)	4m	
Rear boundary	3m	
Side boundary	2m	
For any part of the building at ground level used for car parking	Zero to the rear and side boundaries	
2. Minimum building setbacks for all levels above the ground level		
Lot Boundary	Minimum Setback in Metres	
New road	5m	
Side boundary	4m	
Rear boundary	3m	
3. Basement levels may be built to all boundaries		

NB: The provisions in this Table are intended to replace Clauses 7.3 of the NT Planning Scheme.

3. MR Dwelling Precinct

- I. In the MR precinct the Land is to be developed for either multiple dwellings or single dwellings on individual lots and are to be no more than 3 storeys above ground level. The propose lots adjacent to Lots 5642 and 5641 must only be developed for single dwellings and setbacks should minimise the impact on Lots 5642 and 5641.
- II. The minimum lot size in this precinct shall be 200m² with a minimum frontage width of 6m.
- III. Buildings are to be set back from lot boundaries in accordance with the table to this paragraph.

Table to Paragraph III		Building Setbacks in the MR Precinct
4. Minimum building setbacks at ground level		
Lot Boundary	Minimum Setback in Metres	
New Road	3m	
Rear boundary	4m	
Side boundary	1.5m on one boundary and zero on the other boundary	

NB: The provisions in this Table are intended to replace Clauses 7 3.3 & 7.3.4 of the NT Planning Scheme.

6. Administrative Requirements & Provisions

1. To alert future residents to the continued use of the Darwin Amphitheatre, a cautionary note is to be placed on all new titles.
2. Except as provided for specifically in this zone, the provisions of the NT Planning Scheme applicable to Zone HR (High Density Residential) and Zone MR (medium Density Residential) apply to development in this zone. Where this is a conflict the provisions of this instrument shall prevail.
3. The provisions in Section 5 of this instrument may be varied as the consent authority sees fit in determining applications.

Transmission Note

Date: 10 August 2019

Re: Parklands Rezoning

The application material as amended in January 2018 is now further varied by substituting the following documents:

- Draft Scheme Amendment
- Rezoning Application v.2
- Parklands Vision 2016

With the following documents:

- Draft Scheme Amendment 2019
- Rezoning Application v.3
- Design Intent 2019

The application material is further amended by the inclusions of the i3 Consulting Technical Note dated February 2019.

10 August 2019

Minister for Planning
C/- Department of Infrastructure, Planning & Logistics
GPO Box 1680
DARWIN NT 0801

10 August 2019

Dear Minister

REQUEST FOR PLANNING SCHEME AMENDMENT

LOTS 6907 and 6908 TOWN OF DARWIN : (16-25 BLAKE STREET, THE GARDENS)

BACKGROUND

The application is made under section 13(1) of the Planning Act – Attached is a copy of the completed application form.

This application is made by Parklands Darwin Pty Ltd, the registered owner of Lots 6907 & 6908 (“the Land”). Attached are copies of the title searches.

The Land is located at 16 – 25 Blake Street – refer to the Locality Plan attached.

The configuration of the Land at the end of Blake Street with an area of 5.234ha is shown in the Cadastral Plan attached.

THE LAND TO BE REZONED

The Land is centrally located on the Darwin Peninsula and conveniently positioned close to the CBD, Larrakeyah, Cullen Bay, Mindil Beach, Fannie Bay and Stuart Park. It presents a very rare opportunity for infill development on the fringe of CBD, within three to four minutes’ walk from existing public transport facilities, shops and services in an area which has long been identified for higher density development.

The Land was for over 40 years owned by the Australian Government and used for telecommunication purposes. With advances in technology, the facility became redundant and was disposed by public tender and eventually acquired by Parklands Darwin Pty Ltd in February 2014.

THE PROPOSED REZONING

This application seeks to amend the Northern Territory Planning Scheme by substituting the existing zoning of CP (Community Purposes) with an item added to Schedule 1 of the Planning Scheme to introduce a new Specific Use over the Land. The current zoning map is attached.

The current zoning reflects its previous usage rather than any strategic vision.

Recently, the NT Planning Scheme was amended to include reference to the Darwin Inner Suburbs Area Plan (the DISAP). The DISAP has identified the Land as an area for change, recognising that the current CP zone is now redundant and the site is ready for redevelopment.

The purpose of the proposed Specific Use is to enable the land to be developed for predominately higher density residential development as envisaged in the DISAP.

A Master Plan for the Land entitled the Parklands Darwin – A vision for the Future and dated 19 June 2019.

The proposed terms of the desired SU zone are set out in attached draft instrument, which serves as Attachment A of the application form.

REASON FOR PROPOSAL –APPLICATION FORM (ATTACHMENT B)

As noted above, the DISAP identified the land as an area for change, recognising that the current CP zone is now redundant and the site is ready for redevelopment. Below is an extract from page 5 of the DISAP:-

The Northern Territory Compact Urban Growth Policy

The Darwin Inner Suburbs Area Plan implements the Northern Territory Compact Urban Growth Policy as it identifies compact urban growth localities around activity centres, public transport corridors and other localities that satisfy the objectives of this Policy.

The DISAP contains a number of specific provisions for the Land, including that it be developed through a Master Plan via specific use rezoning with densities general in accordance with the MR (medium Density Residential) and HR (High Density Residential) zone.

The DISAP goes on to provides a decision making framework to inform consideration of future rezonings, viz: *“this Area Plan provides a decision making framework to inform consideration of any future rezoning proposal. Rezonings are to be in accordance with the Vision, Goals and relevant Principles expressed by this Area Plan and servicing requirements.”*[Also from page 5].

The DISAP (also at page 5) provides that *“A rezoning application that is consistent with this Area Plan will also be consistent with the Northern Territory Compact Urban Growth Policy. Therefore, any rezoning application that is consistent with this Area Plan is not required to address the performance criteria of the Policy”*.

Having regard to the provisions of the DISAP the applicant submits that no further reasons for the proposal are required.

MASTER PLAN

The overarching development intent is to open a new road as an extension of Blake Street with an option to connect the Land to Gardens Road (if facilitated by the Northern Territory Government - hereafter the NTG) and subdivide the Land into large parcels of sufficient area to accommodate a standalone high density residential development. See attached Design Intent.

Each development will employ a modern and innovative design which respects the character of the Land whilst providing a contemporary residential amenity.

In addition to creating around 17 higher density parcels, a number of smaller medium density lots are proposed as buffer to the adjoining multiple dwellings on lots 5641 and 5642 on Gardens Hill Crescent. These would be serviced by a new cul-de-sac road immediately on the right inside the development.

The subdivision is intended to be completed in a number of stages with the development of the individual lots to be rolled out over the next 40 years. Refer to the Staging Plan.

The Land is currently only accessible via Blake Street and while vehicle access via Gardens Road, has been foreshadowed to minimise the impact on the surrounding local street this can only be achieved with the support of the NTG. In the absence of such support access would be via Blake Street. The Gardens Road connection could in the absence of a road, facilitate pedestrian and cycle paths through the Land providing a much needed east/west connection between the Stuart Highway, Gardens Rd, Gilruth Ave and Mindil Beach – refer to the Urban Connectivity Plan.

Within the development, it is planned to create a pedestrian and cycle friendly environment which will include a landscaped boulevard and public open space. Connections into the Darwin Amphitheatre (and on to the Botanic Gardens) are also possible.

Urban Utilities

The Land has access to all the urban services required to service the proposed development. See attached advice from PAWA.

Stormwater runoff would be collected internally and then made available for irrigation in surrounding parks.

Traffic Management

The proponent engaged a traffic engineering consultant to assess the capacity of roads surrounding the site to accommodate the increased traffic that would be generated by the proposed development. The initial traffic impact assessment report dated October 2015 relied upon the Gardens Road Connection. With the subsequent decision by the NTG to proceed with the Garamilla/Barneson Boulevard Project, the traffic engineer was asked to review his initial findings/recommendations in light of the potential reduction of vehicle numbers on the Stuart Highway, the longer delivery period for the development and the likely evolution in personal mobility over the next 40 years. To this end the traffic engineer has provided a Technical Note 4 February 2019.

As envisaged by the DISAP, the preferable option is to direct traffic generated by the development to Gardens Rd. Nevertheless the existing road network with access via Blake Street, Gardens Hill Crescent and Geranium Street with appropriate augmentation would accommodate the traffic from the development.

Merits of the proposal

An appropriately tailored and transparent SU zoning provision, reflecting the objectives and acceptable responses of the DISAP would enable a better response to the intrinsic characteristics of the redevelopment site, in particular its significant size and strategic location.

Located on the CBD fringe, within a three to four minute walk of existing public transport facilities, shops and services; and proximate land approved, or zoned for high density and multi-dwelling use - the 5.2340 hectare redevelopment site presents a unique opportunity for the Territory to secure an innovative mixed use development, showcasing best practice urban design.

The development outcomes envisaged by the scheme amendment would encourage residents to

locate close to employment/activity centres, (minimising transport and infrastructure challenges), while fulfilling community calls for quality, compact inner city development to ensure the Territory's supply of developable land is used most efficiently.

A responsive design will produce a more permeable outcome for the redevelopment site - critical to capitalise on the potential offered by the strategic location for improved pedestrian and cycle connectivity, linkages and active transport options between CBD, public open space and foreshore areas, entertainment, sporting and tourist facilities.

The proposed Master Plan reinforces an inherently strong local identity, providing areas of high social legibility and plentiful open space/ recreational opportunity for residents, visitors and users. The design seeks a vibrant communal space in Darwin's showcase – featuring public art, green and built spaces accessible to the community, to promote opportunities for physical and social connection.

Adopting a specific and responsive planning approach to activate the redevelopment site, presents an opportunity for the planning scheme to deliver best practice urban form - with a more sustainable fit for the objectives and acceptable responses.

Sustainable development delivering an immediate and significant catalyst for the Darwin Economy

By appropriately activating the redevelopment site, the planning scheme holds the potential to bring to fruition the proposed redevelopment with the capacity to carry the Northern Territory economy during this challenging time.

The redevelopment site presents a unique infill opportunity to make the most efficient use of the finite supply of developable land on Darwin's CBD fringe. With an area approaching 5.25 hectares in one parcel, the site holds the potential to accommodate 2 -3000 people, close to shops, existing employment centres, public open spaces, public transport and schools, promoting improved access to jobs, services and facilities.

Unlike most of the other sites earmarked by the DISAP for change, the redevelopment site is available **NOW**, allowing immediate realisation of the policy directions sought for the DISAP.

Sterilisation of the redevelopment site through a CP zoning ignores the significant potential offered by the redevelopment site to realise best practice design. By employing appropriate mixed use residential development, Parklands will contribute to a high quality environment fostering interconnectivity, linkages and active transport options between CBD, shopping, commercial, major

open space, community, sporting and tourist facilities – while delivering public open space outcomes to strengthen and enhance the Darwin urban experience.

In addition to being consistent with the DISAP, the proposed rezoning is consistent with the policy articulated in the *Greater Darwin Plan 2012* (GDP 2012) to accommodate residential growth by increased density along transport corridors and by developing under-utilised land within the existing urban framework.

REQUEST FOR PUBLIC EXHIBITION

This application seeks approval to place this proposed amendment to the NT Planning Scheme on public exhibition to enable the views of interested people to be considered and heard.

We look forward to receiving your favourable response.

Yours faithfully,

A handwritten signature in black ink that reads "P.R. Cardiff". The signature is stylized with a large, sweeping 'C' and a distinct 'P'.

Peter R Cardiff
Director

List of Annexures

Annexure 1 – Application Form

Annexure 2 Title Searches

Annexure 3 Locality Plan.

Annexure 4 Cadastral Plan

Annexure 5 Zoning Map

Annexure 6 Design Intent/Master Plan

Annexure 7 – Proposed terms of the SU zoning.

Annexure 8 - Advice from PAWA

Annexure 9 – Traffic Impact Assessment Report. And Technical Note

NORTHERN TERRITORY OF AUSTRALIA Planning Act

Proposal to amend a Planning Scheme- section 13(1)


1. LAND INFORMATION (FOR PROPOSED CHANGE IN ZONING ONLY)

Town/Hundred/Locality:	Darwin
Parcel Number(s) and/or Unit number:	Lots 6908 + 6907
LTO Plan:	98/127
Number and Street Name:	16-25 Blake Street
and	
Existing Zone:	CP
Proposed Zone:	SU
Tenure:	Fee Simple
Is the proponent the land owner?:	<input checked="" type="radio"/> YES / <input type="radio"/> NO

2. PROPONENT INFORMATION

PROponent INFORMATION	
ILIS Customer no. (if known):	
Company name (if applicable):	Parklands Darwin Pty Ltd
ABN or ACN (if applicable):	ACN 166 220 248
Title: Mr Mrs Miss Ms Dr Other:	
Family name(s):	
Given name(s):	
Preferred name(s):	
Postal address:	c/- Cardiff Law 690 Box 1251 Brisbane Q 4001
Telephone no. (business hours):	07 3824 2974
Facsimile no.:	
E-mail address:	prc@cardiff.law.com.au

3. DESCRIPTION OF PROPOSED AMENDMENT

Attach A detailed statement describing the proposed amendment.	ATTACHMENT A 
and	
Where the proposed amendment relates to a published document, the title of the document proposed to be amended:	

4. REASON(S) FOR PROPOSAL

Attach a detailed statement describing why the proposed amendment should be considered.

ATTACHMENT B



5. APPLICANT TO SIGN AND/OR AFFIX SEAL

The application is complete and all required documentation is attached.

Signature(s)

Date

3/12/2017

PRIVACY NOTE:

The Department of Lands, Planning and the Environment, on behalf of the Minister, is authorised under the *Planning Act* to collect the information on this form, or otherwise provided by you, to consider a proposal to amend a Planning Scheme. Failure to provide the information in full may result in delays in processing of the application.

Some of the personal information provided by you on this application may be publicly available, as part of a public exhibition process. The information may also be provided to other NT Government agencies, the Australian Valuation Office, local governments and Commonwealth Government Departments and agencies, as required by law.

Collection of personal information on this form is done in accordance with the privacy legislation contained within the *Information Act 2002 (NT)*. For more information please refer to the Department of Lands, Planning and the Environment privacy statement located at www.lands.nt.gov.au/

Any personal information provided can be subsequently accessed by you on request.

If you have any queries please contact:

Lands Planning

Department of Lands, Planning and the Environment

GPO BOX 1680

DARWIN NT 0801 or

Phone: (08) 8999 8963

Fax: (08) 8999 7189

Email: planning.dlpe@nt.gov.au

Date Registered: 15/10/2019

Volume 836 Folio 048

Duplicate Certificate as to Title issued? No

SEARCH CERTIFICATE

Lot 6907 Town of Darwin from plan(s) LTO98/127
Area under title is 5840 square metres

Owner:

Parklands Darwin Pty Ltd (ACN 166 220 248)
of GPO Box 1198, Darwin NT 0801

Registered Date	Dealing Number	Description
<hr/>		
Previous title is Volume 836 Folio 035		
End of Dealings		

Date Registered: 15/10/2019

Volume 836 Folio 047

Duplicate Certificate as to Title issued? No

SEARCH CERTIFICATE

Lot 6908 Town of Darwin from plan(s) LTO98/127

Area under title is 4 hectares 6500 square metres

Owner:

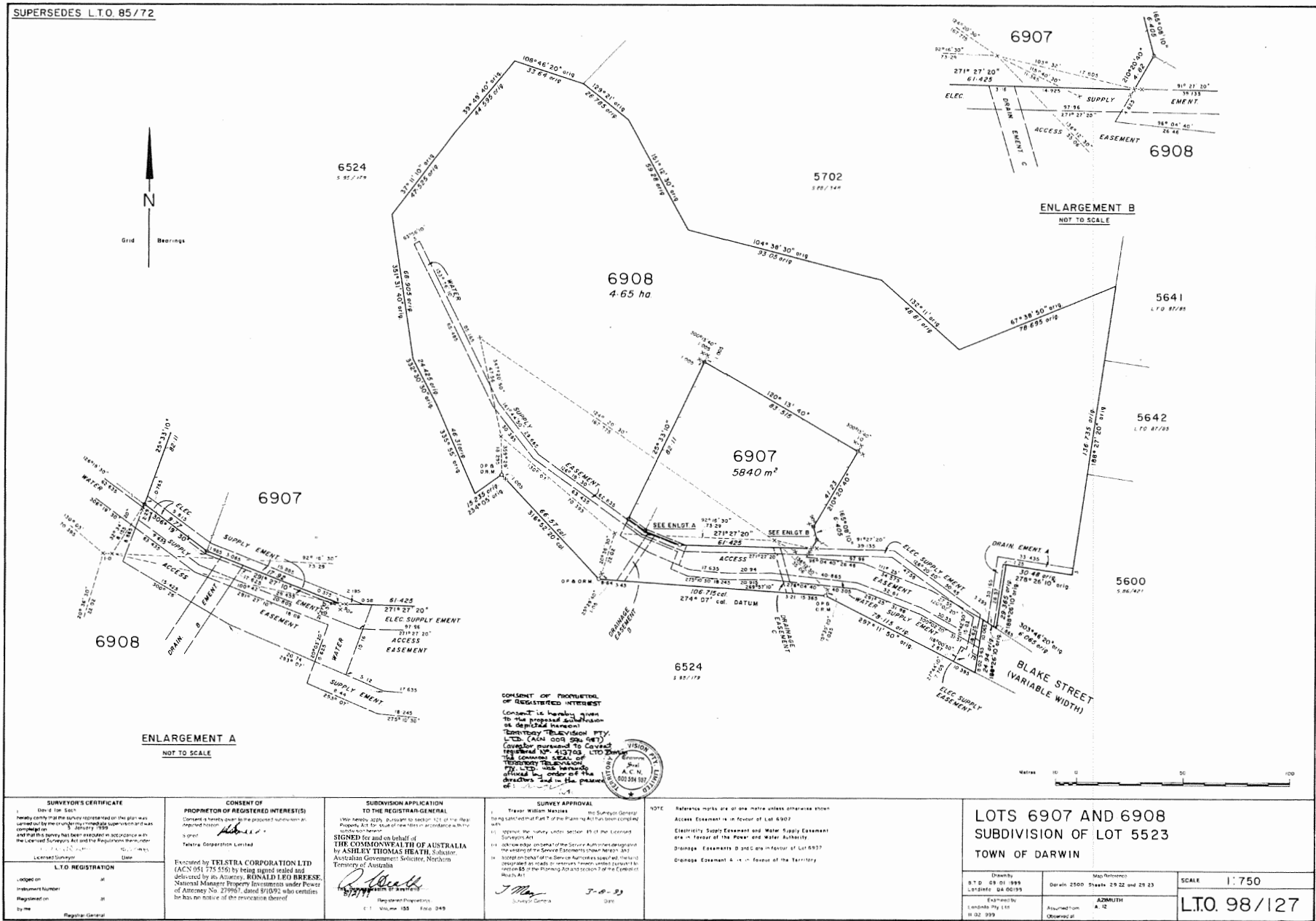
Parklands Darwin Pty Ltd (ACN 166 220 248)

of GPO Box 1198, Darwin NT 0801

Easements:

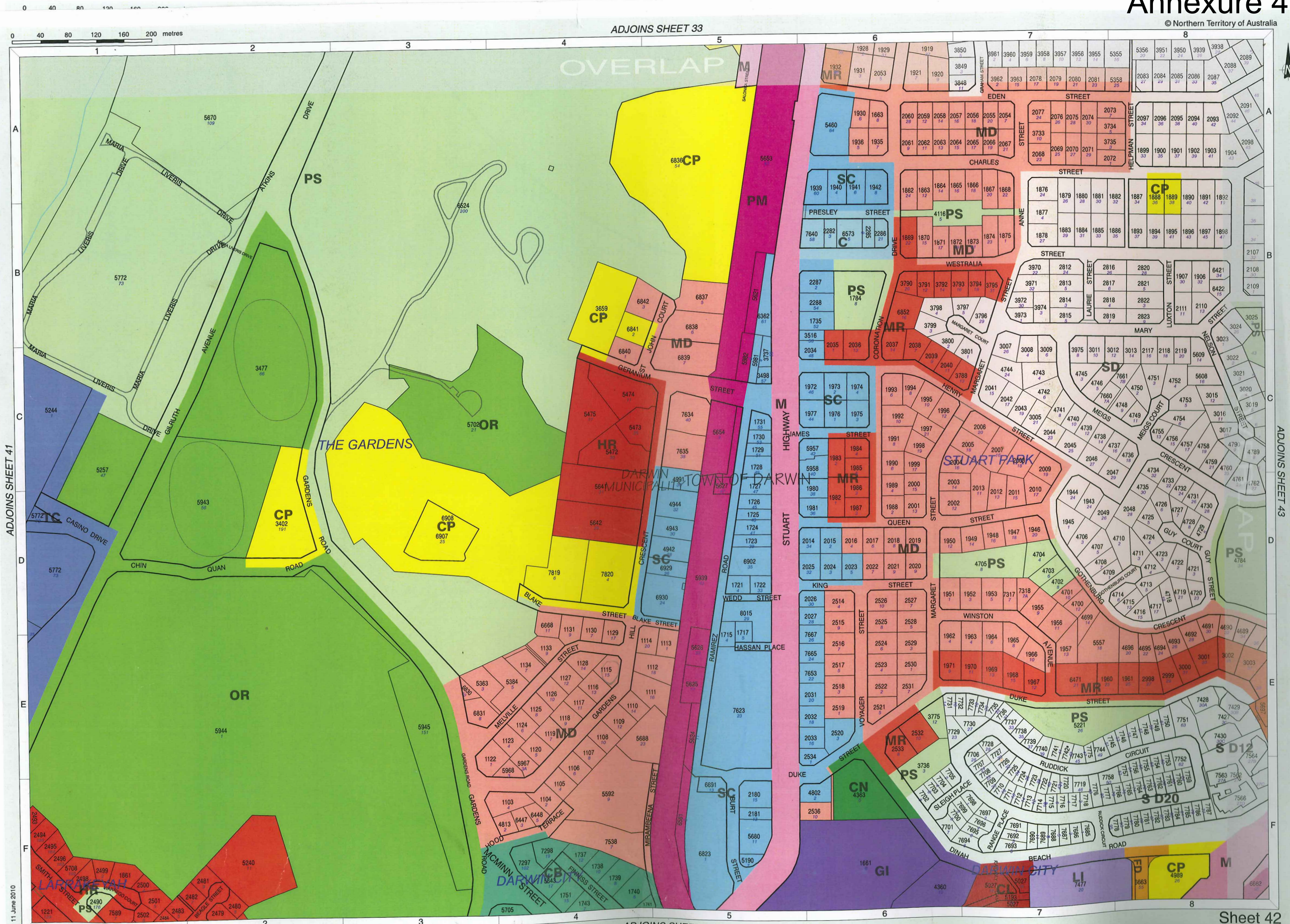
Water supply Easement to Power and Water Authority

Registered Date	Dealing Number	Description
		Previous title is Volume 836 Folio 034
09/10/2019	923734	Electricity supply Easement to Power and Water Corporation
12/03/1987	187061	Drainage easement to Northern Territory of Australia
End of Dealings		

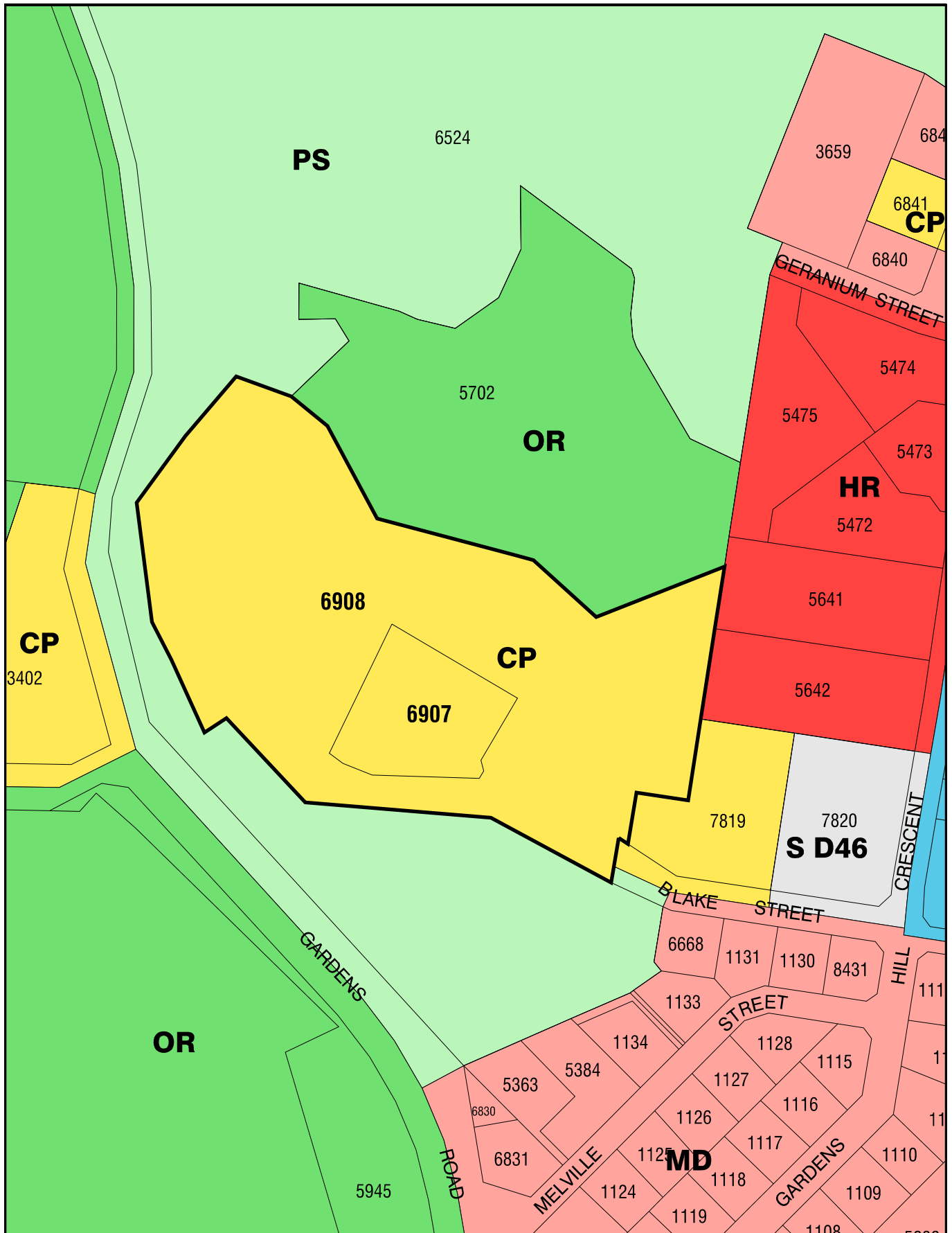




Res.Makrylos - 21 Makrylos Circuit Darwin\CAD\04.00 Schematic Design\Working - 17.09.15



Annexure 5



EXISTING ZONING PLAN
NT PLANNING SCHEME
AMENDMENT PA2017/0613
REZONE LOTS 6907 and 6908
TOWN OF DARWIN
From Zone CP (Community Purposes)
to Zone SU (Specific Use Zone)



Department of Infrastructure, Planning and Logistics



Scale 1: 3000 @ A4



File No.: PA2017/0613

Date: 9-Sep-19

Drawing Name: PSA Lots 6907 6908 Darwin.dgn

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architecture // interiors // masterplanning // project management

Makrylos
Group of Companies

PARKLANDS DARWIN | *A Vision for the Future*

DESIGN INTENT | 27.06.19



S:\015 - MAK Parklands\01.00 Schematic Design\SK PACKAGES\WORKING E - MAK_PARKLANDS - STAGING PLAN



DEVELOPMENT STATISTICS

1. SITE AREA	52345m ²
2. ROAD + SIDEWALK	6808m ²
3. PUBLIC OPEN SPACE	5235m ² (10% OF SITE AREA)

LEGEND

- 1 SITE ENTRY STATEMENT
- 2 4M WIDE LINKAGE ACCESS FOR PEDESTRIANS, CYCLISTS, CONNECTIONS/LINKS TO "BIRDSONG GULLY" AND SECONDARY ACCESS FOR EMERGENCY VEHICLES
- 3 NEW INTERNAL ROAD 16M RESERVE
- 4 PERMANENT EMERGENCY ROAD ACCESS TO AMPHITHEATRE (TO CITY OF DARWIN REQUIREMENTS)
- 5 PUBLIC OPEN SPACE / RECREATIONAL AREA / PLAYGROUND EQUIPMENT
- 6 LOOKOUT / COVERED AREA / PATIO / VIEWING DECK
- 7 PEDESTRIAN LINK TO BOTANICAL GARDENS
- 8 VISITOR CARPARKING BAYS TO THE REQUIREMENTS OF THE CITY OF DARWIN

4M WIDE LINKAGE ACCESS FOR PEDESTRIANS, CYCLISTS, CONNECTIONS/LINKS TO "BIRDSONG GULLY" AND SECONDARY ACCESS FOR EMERGENCY VEHICLES

ARCHIDIOM

architecture // interiors // masterplanning // project management
Level 5, 25 Elkhorn Avenue, PO Box 328, Surfers Paradise, Queensland, 4217
T // +61 7 5592 1049 W // archidiom.com.au

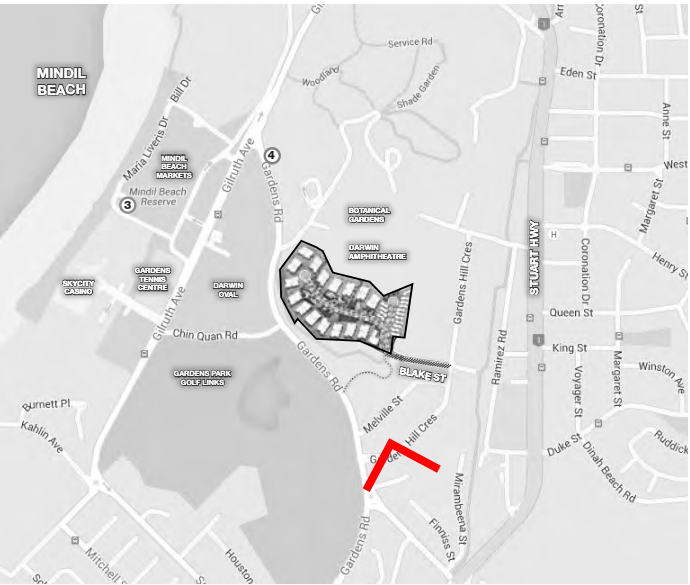
Makrylos
Group of Companies



PARKLANDS DARWIN - A Vision for the Future

SITE MASTERPLAN

1:2000 @ A3 | 27.06.19 | DESIGN INTENT PACKAGE | SK 14 | A





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PARKLANDS DARWIN - A Vision for the Future

PERSPECTIVE 2

NTS @ A3 | 27.06.19 | DESIGN INTENT PACKAGE | SK 16 | A



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PERSPECTIVE 3

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PERSPECTIVE 4

NTS @ A3	27.06.19	DESIGN INTENT PACKAGE	SK 18	A
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PERSPECTIVE 5

NTS @ A3	27.06.19	DESIGN INTENT PACKAGE	SK 19	A
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- 1 LAWN POCKET
- 2 PARKING BAYS
- 3 SHELTER
- 4 OUTDOOR GYM ELEMENTS
- 5 SEATING WALLS
- 6 PLAYGROUND



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COMMUNAL POCKET LANDSCAPING

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S:\015 - MAK Parklands\01.00 Schematic Design\SK PACKAGES\WORKING E - MAK PARKLANDS - STAGING PLAN



- MR (MEDIUM DENSITY RESIDENTIAL)
- HR (HIGH DENSITY RESIDENTIAL)
- PUBLIC OPEN SPACE/RECREATION (INCLUDES ACCESS TO LOTS)
- ROADWAY
- KEY PEDESTRIAN CONNECTION

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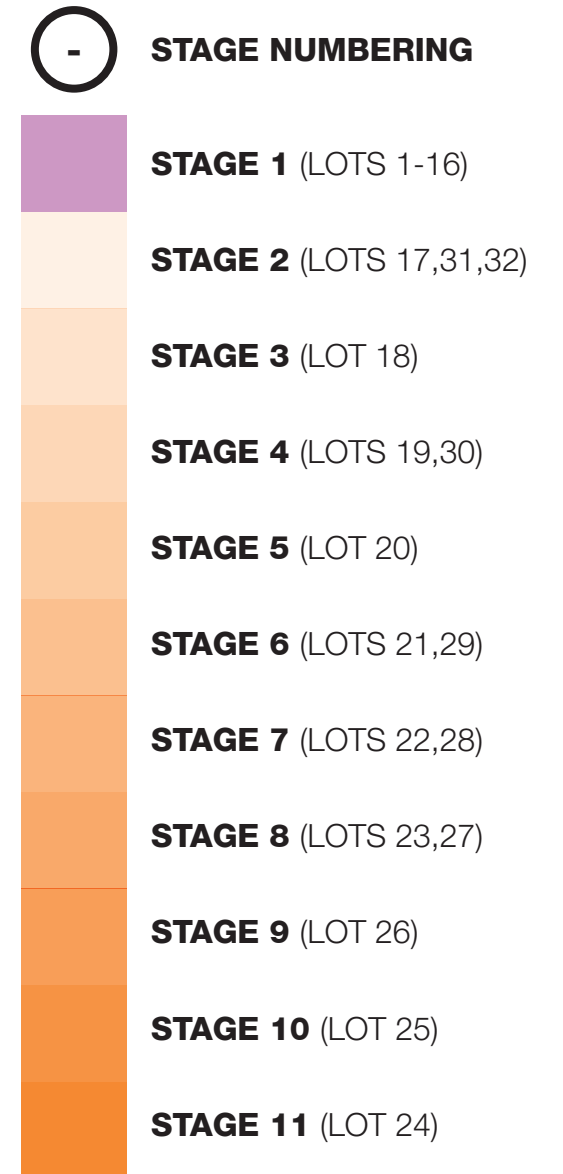
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PRECINCT PLAN

1:2000 @ A3 | 27.06.19 | DESIGN INTENT PACKAGE | SK 22 | A

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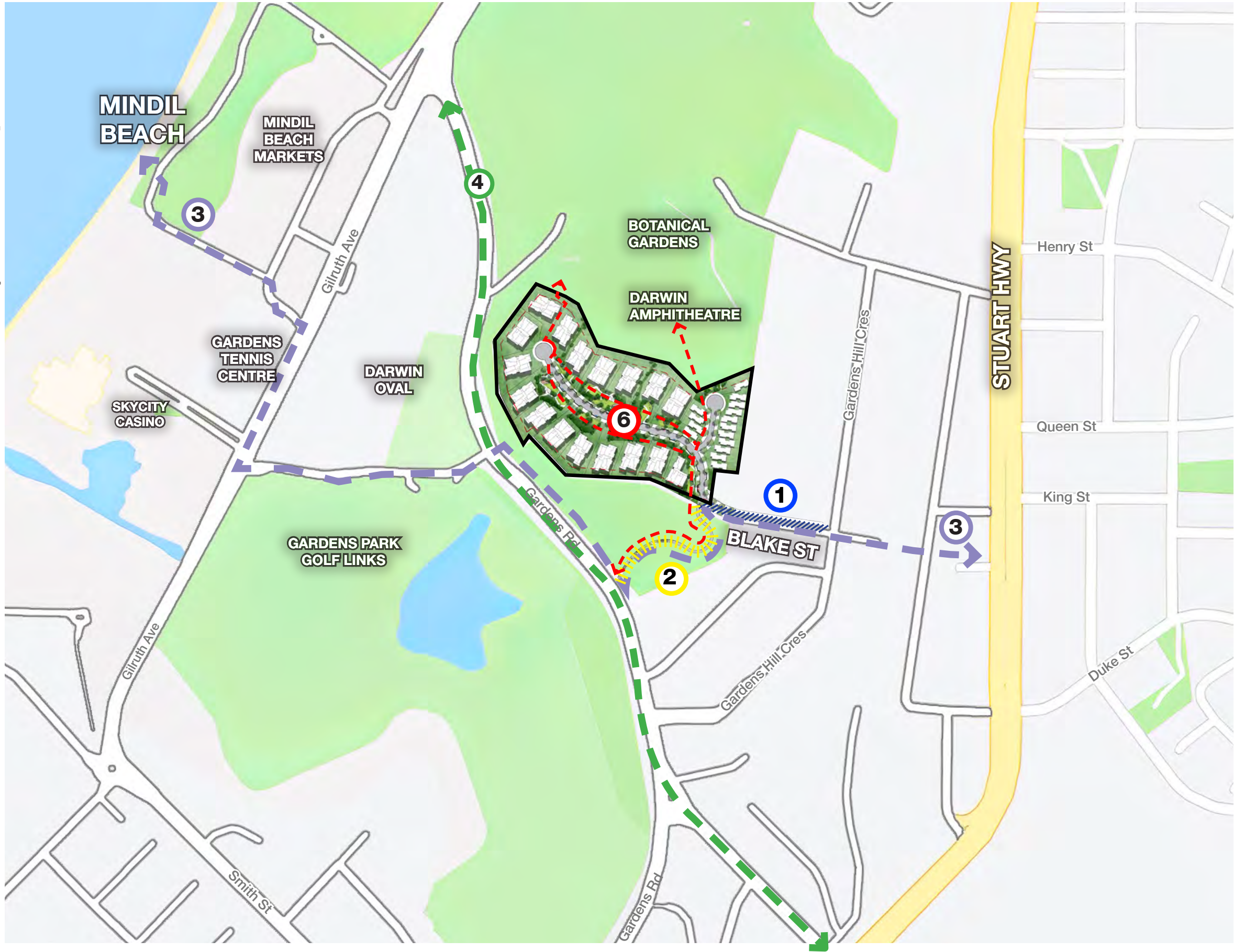
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STAGING PLAN

1:2000 @ A3 | 27.06.19 | DESIGN INTENT PACKAGE | SK 23 | A



- ① GARDENS ROAD
- ② GARDENS HILL CRESCENT
- ③ BLAKE STREET
- ④ GARDENS OVAL DARWIN
- ⑤ DARWIN AMPHITHEATRE
- ⑥ GEORGE BROWN DARWIN BOTANIC GARDENS
- NEIGHBOURHOOD STREET (16M RESERVE)
- PUBLIC OPEN SPACE / RECREATIONAL FACILITIES
- PEDESTRIAN & CYCLE ACCESS BETWEEN BIRDSONG GULLY, AMPHITHEATRE & BOTANIC GARDENS
- ROAD ACCESS WITH ON-ROAD CYCLE LANES
- SHARED SITE ACCESS



-  1. Blake Street existing connection to proposed development site.
-  2. 4m wide Linkage Access for pedestrians, cyclists, connections/links to "Birdsong Gully" and secondary access for emergency vehicles
-  3. Possible Pedestrian & Cycle Corridor from Stuart Highway to Mindil Beach
-  4. Pedestrian & Cycle Corridor between Daly Street & Gilruth Avenue (On Eastern side of Gardens Road)
-  5. Connecting access from Birdsong Gully to Blake Street & Botanic Gardens through Development site
-  6. Proposed Development site

SCHEDULE

AMENDMENT TO NT PLANNING SCHEME

AMENDMENT No. TBA

1. Citation

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

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. TBA", deposited in the office of the Department of Lands, Planning and the Environment, Darwin;

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

"master plan" means the Design Intent prepared by Archidiom dated 19 June 2019 and accompanying documentation annexed to this instrument.

3. Amendment of Zoning Map

The NT Planning Scheme is amended by 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 SD "TBA" which are Lot 6907 and 6908 Town of Darwin.

4. Amendment to Schedule 1 to clause 2.4

The NT Planning Scheme is amended by amending Schedule 1 to clause 2.4 - Specific Uses to introduce new SD "TBA" (Specific Use Zone Darwin No. "TBA"):

SD "TBA" Lots 6907 and 6908 Town of Darwin (16-25 Blake Street, The Gardens "the Land").

1. The purpose of this zone is to facilitate the use and development of the land for a predominantly residential development general in accordance with the Zone HR (High Density Residential) and Zone MR (Medium Density Residential) with non-residential activities. Refer to the Precinct Plan for delineation of the HR and MR area.

2. With consent, and subject to sections 4 and 5, the Land in the HR precinct may be developed for :
 - (a) **caretaker's residence;**
 - (b) **child care centre;**
 - (c) **home occupation;**
 - (d) **hotel**
 - (e) **motel**
 - (f) **multiple dwellings;**
 - (g) **office;**
 - (h) **restaurant; and**
 - (i) **shop; and**
 - (j) **single dwelling.**
3. With consent, and subject to sections 4 and 5, the Land in the MR precinct may be developed for :
 - (a) **single dwelling, and**
 - (b) **multiple dwellings**
4. A development application for a permissible development must be generally in accordance with the master plan annexed to this instrument.

5. Supplementary Provisions for Parts 4 and 5

The following provisions are intended to be supplementary to the applicable provisions of the NT Planning Scheme for the HR and MR zones.

1. Master Plan for Lots 6907 and 6908, Town of Darwin

The Master Plan envisages the Land being subdivided in stages, generally in accordance with the Staging Plan in the Master Plan. The majority of the site is in a high density mixed use residential precinct either side of a new road through the middle of the Land with a medium density precinct at the eastern end of the Land near lots 7819, 5642 and 5641. A more detailed subdivision plan shall be provided with the initial application to subdivide the Land. As the Land will develop without intervening existing development, the built form requires a unique set guidelines and these are set out in paragraphs 2(v) and 3 (iii) below.

2. HR Precinct

In the HR precinct, development is to consist of predominantly multiple dwelling development on individual lots generally in accordance with the following;

- I. The total floor space used for non-residential uses in any individual development is not to exceed 10% of the gross floor area.
- II. The site coverage ratio of buildings from the third storey above ground level must not exceed 0.6.
- III. Each development must include landscaped areas equivalent to at least 15% of the site area. (NB: this may occur at any level and includes both hard and soft landscaping elements)
- IV. Development should provide a high level of pedestrian amenity at ground level by including treatments such as :
 - (a) providing an active street frontage along the new internal road when not behind the open space areas;
 - (b) screening on-site car parking areas from view from adjoining road;
 - (c) planting mature shade trees in road reserves adjoining the site; and
 - (d) provision of footpaths in road reserves adjoining the individual sites.
- V. Building setbacks should minimise the effects of building mass and encourage breeze penetration through and between buildings.

Buildings are to be set back from lot boundaries in accordance with the table to this paragraph

Table to Paragraph 2V		Building Setbacks in the HR Precinct	
1. Minimum building setbacks at ground level			
Lot Boundary		Minimum Setback in Metres	
New Road (residential)		4m	
Rear boundary		3m	
Side boundary		2m	
For any part of the building at ground level used for car parking		Zero to the rear and side boundaries	
2. Minimum building setbacks for all levels above the ground level			
Lot Boundary		Minimum Setback in Metres	
New road		5m	
Side boundary		4m	
Rear boundary		3m	
3. Basement levels may be built to all boundaries			

NB: The provisions in this Table are intended to replace Clauses 7.3 of the NT Planning Scheme.

3. MR Dwelling Precinct

- I. In the MR precinct the Land is to be developed for either multiple dwellings or single dwellings on individual lots and are to be no more than 3 storeys above ground level. The propose lots adjacent to Lots 5642 and 5641 must only be developed for single dwellings and setbacks should minimise the impact on Lots 5642 and 5641.
- II. The minimum lot size in this precinct shall be 200m² with a minimum frontage width of 6m.
- III. Buildings are to be set back from lot boundaries in accordance with the table to this paragraph.

Table to Paragraph III		Building Setbacks in the MR Precinct	
4. Minimum building setbacks at ground level			
Lot Boundary		Minimum Setback in Metres	
New Road		3m	
Rear boundary		4m	
Side boundary		1.5m on one boundary and zero on the other boundary	

NB: The provisions in this Table are intended to replace Clauses 7 3.3 & 7.3.4 of the NT Planning Scheme.

6. Administrative Requirements & Provisions

1. To alert future residents to the continued use of the Darwin Amphitheatre, a cautionary note is to be placed on all new titles.
2. Except as provided for specifically in this zone, the provisions of the NT Planning Scheme applicable to Zone HR (High Density Residential) and Zone MR (medium Density Residential) apply to development in this zone. Where this is a conflict the provisions of this instrument shall prevail.
3. The provisions in Section 5 of this instrument may be varied as the consent authority sees fit in determining applications.

From: McKenna, Tanya [mailto:Tanya.McKenna@powerwater.com.au]
Sent: Wednesday, 6 December 2017 3:58 PM
To: Michael Makrylos <ginamakrylos@bigpond.com>
Subject: FW: Expression of Interest - Water and Sewerage Analysis - Lot 6908 (16) Blake Street The Gardens

Hi Michael/Gina,

As requested a copy of the previous modelling advise.

Kind Regards,

Tanya McKenna

Services Development Officer

Water Services

Power and Water Corporation

Be advised I work Monday to Thursday

Ben Hammond Complex 15 Iliffe Street Woolner


PO Box 37471 Winnellie NT 0821

Tel: (08) 89 955 803

Tel: 1800 245 092

Email: waterdevelopment@powerwater.com.au

Web: www.powerwater.com.au

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Please be advised that Services Development will be closed for routine tasks for the Christmas period between 4:30pm Friday 22 December 2017 and 8am Monday 8 January 2018. Services Development would like to take this opportunity to wish you a Merry Christmas and a Happy and Safe New Year.

[http://www.powerwater.com.au/data/assets/pdf_file/0006/152862/Connection Code Bulletin - 2017.pdf](http://www.powerwater.com.au/data/assets/pdf_file/0006/152862/Connection_Code_Bulletin_-_2017.pdf)

From: McKenna, Tanya

Sent: Tuesday, 15 July 2014 2:27 PM

To: ginamakrylos@bigpond.com

Subject: Expression of Interest - Water and Sewerage Analysis - Lot 6908 (16) Blake Street The Gardens

Hi Michael,

An expression of interest was received for Lot 6908 Blake St Gardens – Proposal to stage the ultimate development with an initial 60 x 1, 120 x 2 bedroom HR in 3, 4 and 5 storey developments. Refer to attached for proposed layout.

A previous Expression of Interest (EOI) was received for this lot for 1500 to 2000 units. The developer still considers this appropriate for the ultimate development.

WATER – refer to attached plan

The proposed number of storeys has increased from 4 to 5; therefore the fire-fighting requirements will increase from 45 L/s to 60 L/s from the previous analysis.

The non-return valves and water supply feeding to the adjacent radio tower on Lot 6907 need to be reviewed. The developer indicated his intention to remove the radio tower for this development. The developer may need to relocate the non-return valve to the western side of the proposed service connection.

As per previous recommendations, the existing DN150 main has insufficient capacity to provide a 60 L/s (or 45 L/s) fire-fighting requirements. The DN150 main between Gardens Hill Crescent and the development will need to be upgraded/duplicated to DN225. PWC would prefer a duplication to provide security of supply to the development (Non-return valve may restrict water supply from Gardens Rd).

For the ultimate development of 1500 to 2000 units, this main needs to be a DN300 size. The developer indicated his preference to install DN300 for the ultimate development. The DN300 will need to be extended to the DN375 MSCL for the ultimate development; however this section is not required for the current proposal.

The Developer is required to construct a DN225 along the northern side of Blake Street looping with the existing DN150 CICAL water main at the end of Blake Street and connecting to the existing DN225 CICAL on the corner of Gardens Hill Road. However the developer has future proposals that will call for this new DN225 to be upgraded to a DN300 so it may be prudent to install the DN300 in light of this information. The future proposed stages for Lot 6908 will then require the DN300 to be extended further along Blake Street to connect in with the DN375 MSCL.

SEWER – refer to attached plan

The development has proposed a connection point to Botanic Gardens SPS catchment to the north of the Lot.

The DN150 sewer main to the north of Lot 6908 has insufficient capacity to cope with the increased discharge from this development. A DN225 sewer main should be extended from MH 1/3/6 to the development.

The Developer will be required to construct a new MH as this development will be over 80EP and then construct a new DN225 sewer main to extend it to MH1/3/6. The Developer will need to negotiate with the owners of Lot 6672 for a new sewer easement on behalf of PWC.

Any upgrading of water or sewerage services to the building development shall be provided to the satisfaction of Power and Water, in accordance with the requirements of the Connection Code, at no cost to Power and Water.

However as this development is an Expression of Interest only these recommendations may be altered in light of other possible development within the catchment area at a further stage.

Kind Regards,

Tanya McKenna

Services Development Officer

Services Development

Power and Water Corporation

Be advised I work Monday/Tuesday/Wednesday

Ben Hammond Complex 15 Iliffe Street Woolner

PO Box 37471 Winnellie NT 0821

Tel: (08) 8995 5803

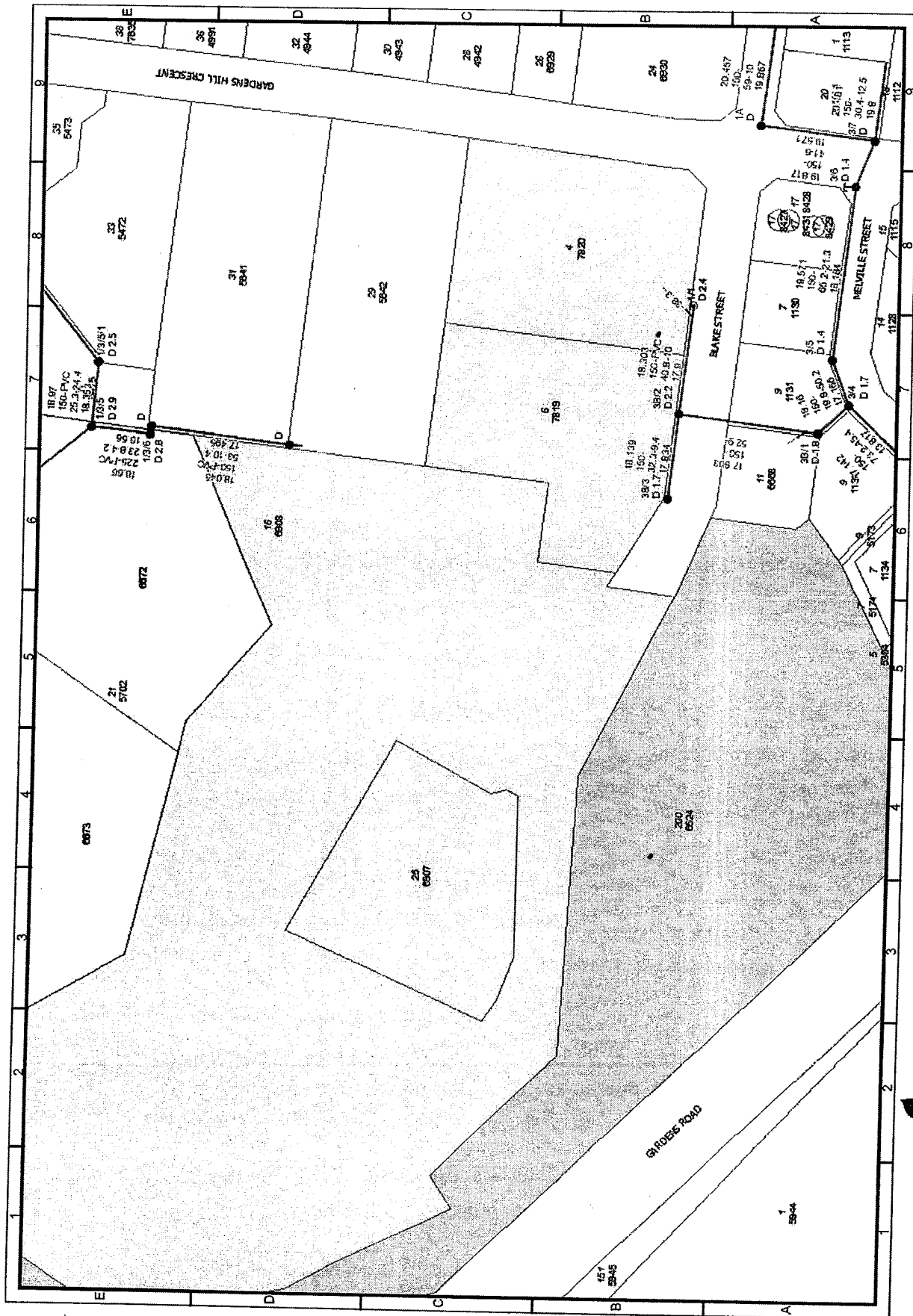
Fax: (08) 8924 5121

Email: tanya.mckenna@powerwater.com.au

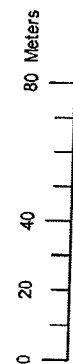
Web: www.powerwater.com.au



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PowerWater
Geographic Information System



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Scale: 1:1,371

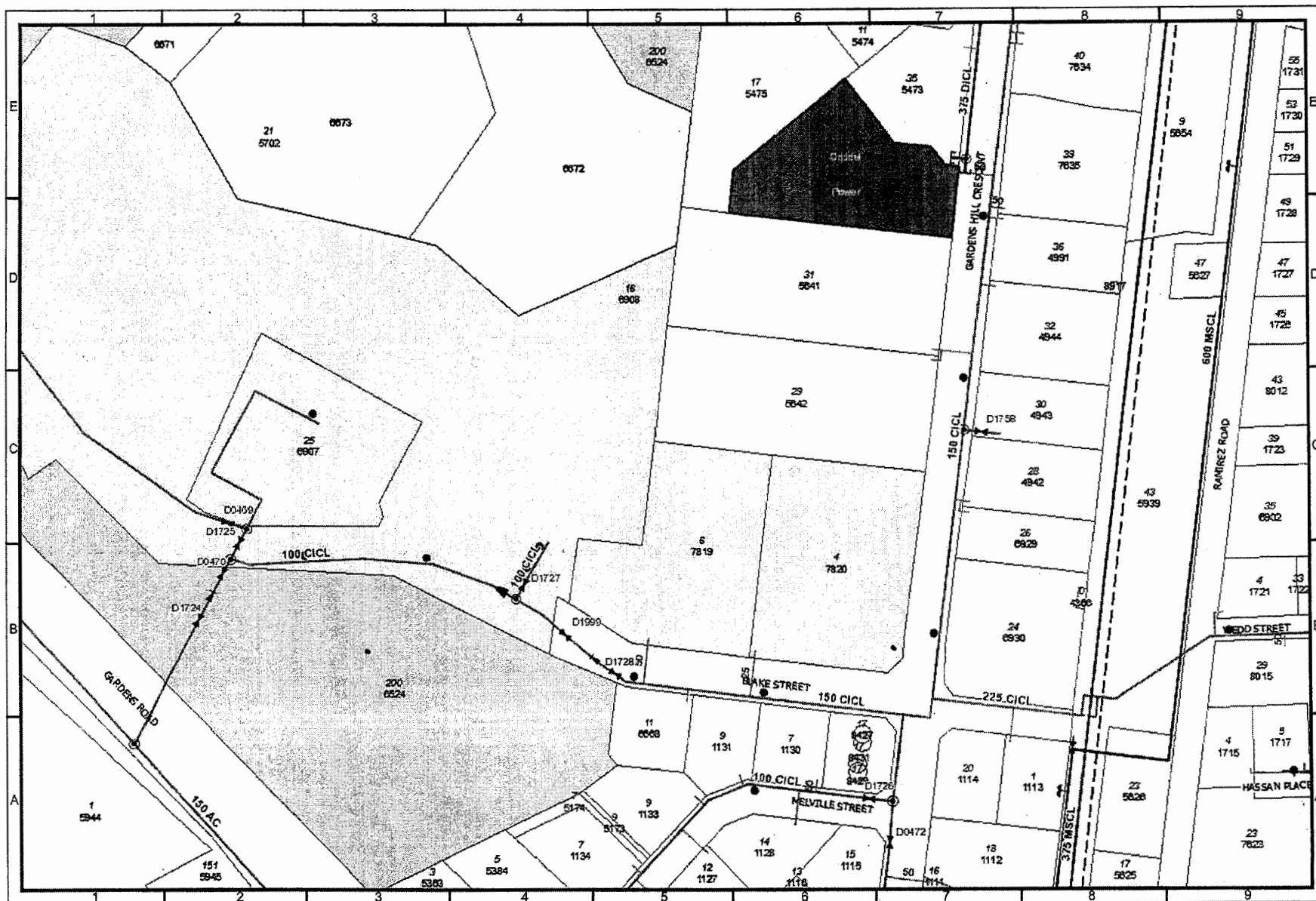
15/07/2014

SEWER - Lot 6908 Blake Street The Gardens

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WATER - Lot 6908 Blake Street The Gardens

15/07/2014