

HELP PROTECT OUR COMMUNITY ASSETS

PLEASE UNITE WITH US TO MAINTAIN COMMUNITY PURPOSE LAND AND HALT THE CONCRETE INVASION

WHAT IS AT RISK?

- COMMUNITY SERVICES FOR ALL TERRITORIANS
- EASE OF TRAFFIC FLOW AND PARKING
- BEAUTY AND AMMENITY OF OUR SUBURBS
- READY ACCESS OF EMERGENCY SERVICES
- VALUABLE PUBLIC ASSETS : THE GEORGE BROWN BOTANIC GARDEN AND THE DARWIN AMPHITHEATER
- OUR TROPICAL ENVIRONMENT AND LIFESTYLE

YOU ARE INVITED TO MAKE A SUBMISSION

**RE: GARDENS HILL CRESCENT AND BLAKE STREET REZONING AND DEVELOPMENT
APPLICATION LOT 7820- (CORNER VACANT BLOCK ADJACENT TO CHANNEL 9) 2x
9 STOREY TOWERS – 143 UNITS +OFFICE +RETAIL**

DATE : SUBMISSIONS MUST BE RECEIVED BY 4PM 12 SEPTEMBER 2014

Please review this extensive development proposal at the following website:

http://www.lands.nt.gov.au/data/assets/pdf_file/0012/42213/PA2014-0240.pdf

The residents of The Gardens would greatly appreciate your support by way of:

- WRITTEN OBJECTION TO THE REZONING OF THIS LAND,
- Spreading the word to friends, colleagues and Community Groups who could also contribute to the campaign for better planning decisions for Darwin and surrounding regions.

Please note that the final date for submissions is Friday 12 September by 4pm.

This proposal has dire consequences far beyond the immediate surrounds of Gardens Hill Crescent and Blake Street. The same developer has also acquired the parcel of land below Channel 9 which shares a boundary with the Darwin Amphitheatre and the George Brown Botanic Gardens. There is proposed development for this land, possibly comprising 16 storey towers and **1000 – 1500 units**. Discussions re this second development have revealed surveys to annex Botanic Garden land as access to the development and would inevitably lead to the closure of the Amphitheatre and a loss of public green space.

THIS TYPE OF DEVELOPMENT DEPRIVES NORTHERN TERRITORIANS OF COMMUNITY SERVICES AND VALUABLE PUBLIC ASSETS. THERE IS NO PRECEDENT FOR THIS TYPE OF DEVELOPMENT.

Should you require further information or assistance with completing a letter to submit to the Development Consent Authority please contact: Catherine: 0412114559 SaveTheGardens@gmail.com

With thanks for your support,

Residents of The Gardens. Facebook: Save The Gardens Darwin

Note: A precedent has been set for The Gardens when a development application to build The Botanic Gardens Apartments (Geranium Street) to eight stories was rejected in 2011. Please consider noting this in your submission to the DCA. You are welcome to use the attached template as a guide for your own submission but please add your own comments and concerns.

Director, Lands Planning
Department of Lands, Planning and the Environment
GPO Box 1680 Darwin NT 0801

Email: planning.dlpe@nt.gov.au Fax: 08 8999 7189

Cc: Minister for Lands Planning and the Environment Minister.chandler@nt.gov.au; michael.gunner@nt.gov.au;
ken.vowles@nt.gov.au; Minister.Price@nt.gov.au; gerry.wood@nt.gov.au; Chief.Minister@nt.gov.au; Minister.Styles@nt.gov.au

Dear Director, Lands and Planning,

Re: Proposed Planning Scheme Amendment Lot 7820, 4 Blake Street, The Gardens. Rezoning from Zone CP (Community Purpose) to specific use zone, mixed use development – two nine storey buildings comprising residential and retail uses.

I/we wish to lodge my/our objections to the above listed proposed amendment along with my/our concerns and comments as written below:

- **The current zone category of Community Purpose is appropriate for The Gardens and the adjacent zoning area. Very little Community Zoned land remains in the CBD. The Planning Act supports CP land zoning where there is HR zoning to provide facilities and services to the community. The onus is on Town Planning and the Minister for Lands and Planning to preserve CP land for its intended use, i.e. SERVING THE COMMUNITY. There is no justification for this rezoning.**
- The Gardens has a high ratio of units to single dwellings and limited road access. Further residential development will greatly diminish the amenity of the suburb and impede access. I believe development in keeping with Community Purpose guidelines is appropriate and would add value, not only to this suburb, but also to Darwin city residents in general.
- The proposed development and usage (specifically office and retail), is incongruous with the surrounding area and bears no relation to structures already established. The limited number of business premises (with the exception of Channel 9) does not attract a high volume of either pedestrian or vehicular traffic.
- The scale of the proposed development is unprecedented within an area comprising low profile single storey and two storey dwellings. The majority of the surrounding dwellings are owner occupied and/ or exist as part of a unit complex. As such they will not, in the foreseeable future, be redeveloped into multistorey dwellings. A mass of two nine storey towers is completely incongruous and out of place in this environment and will destroy surrounding amenity (this is in breach of the Planning Act). NB insufficient set back, green space and parking.
- Contrary to the findings of the proposals' traffic survey, the development would have a catastrophic impact on the four traffic corridors supporting The Gardens, two of which end in cul-de-sacs. Melville Street becomes a single vehicle passage with on street parking. Gardens Hill Crescent has significant danger points at the entry of both Melville and Blake Streets. On street parking causes traffic to transgress into oncoming lanes. 143 units including one, two and three bedrooms have the real possibility of bringing, conservatively, a further 500 vehicles into the precinct. This estimation does not include traffic associated with the office and retail space. This raises concerns re accessibility for Emergency services.
- The proposed development does not comply with the minimal requirements for allocated off street parking, falling short by 25 spaces. This is of particular significance given that high rental rates in Darwin have caused a sharp increase in the number of individuals per dwelling. A three bedroom apartment can easily provide lodging for six individuals each possessing a vehicle.
- The style and scale of the development is in breach of the NT Planning Scheme Principles (Part 2, Section 4.1) and will destroy the amenity of life and the privacy of all surrounding dwellings. There will be significant loss of light and natural breezeways for adjacent residences along with significant increases in noise, traffic and loss of parking and ease of access.
- The critical needs of the Darwin region (a) Community Services and infrastructure, (b) affordable housing and (c) choice and variety. (As per directives spoken by the Minister for Lands and Planning 2014) are not supported by this rezoning application

My further comments are:

A precedent has been set with the rejection of an eight storey development for the Geranium Street Botanic Gardens Apartments 2011. I would ask that the DCA acknowledges this decision.

In closing, I /we ask that my/our objection to this amendment to rezone be duly noted and considered by the Minister for Lands and Planning.

Yours Sincerely,

Name: _____

Address: _____ Email: _____

Signed: _____ Date: _____