

SD46

Amendment No. 384
published in the NT
News on 10.07.2015
introduces SD46

Lot 7820 Town of Darwin (4 Blake Street, Stuart Park).

1. The purpose of this zone is to facilitate the use and development of the land for a predominantly residential development, with complementary commercial activities.
2. With **consent**, and subject to paragraphs 3 to 13 inclusive, the land may be developed for :
 - (a) **caretaker's residence**;
 - (b) **home occupation**;
 - (c) **multiple dwellings**;
 - (d) **office**;
 - (e) **restaurant**; and
 - (f) **shop**.
3. Development is to contribute to improving the amenity of the Blake Street Precinct as an inner-city mixed use area by:
 - (a) creating a landmark development through high architectural quality and distinctive streetscapes;
 - (b) providing high levels of pedestrian amenity;
 - (c) designing buildings with active interfaces;
 - (d) designing buildings to take advantage of views while taking into account potential view corridors of future development reasonably to be expected in the surrounding precinct;
 - (e) designing buildings to ensure that all building services, plant rooms, elevator shafts, roof-top elements and the like are integrated in the design of the building.
4. A development application for a permissible development is to include:
 - (a) a master plan for development of the whole site;
 - (b) a plan showing the stages in which the development is to be completed;
 - (c) a plan showing the provision of facilities to be shared between stages;
 - (d) a site analysis and urban design study that demonstrates that the proposed development contributes positively to the neighbourhood and meets the requirements of paragraphs 5 to 10 inclusive;
 - (e) a landscape plan for the proposed development and adjoining streets;
 - (f) a schedule of external building materials, including type and colour, to be used in the construction of buildings and streetscapes; and
 - (g) a traffic study by qualified traffic engineering consultants, to the requirements and satisfaction of the City of Darwin, including identification of any upgrade to vehicular, cycle and pedestrian infrastructure required to service the proposed development.
5. Development is to include multiple dwellings in a variety of sizes up to a maximum of 118 multiple dwellings.

6. The total floor space used for office, restaurant, and shop is not to exceed 250m².
7. Buildings up to 7 storeys may be constructed on the land.
8. The site coverage ratio of buildings from the third storey above ground level must not exceed 0.5.
9. Development must include landscaped areas equivalent to at least 45% of the site area.
10. Development must include landscaped screens to parking areas at ground level, and landscaping at ground level in the setback from the boundary with Lot 7819.
11. Development should provide a high level of pedestrian amenity at ground level by treatments such as:
 - (a) providing an active street frontage for at least 75% of the Gardens Hill Crescent boundary;
 - (b) screening on-site car parking areas from view from adjoining roads;
 - (c) planting mature shade trees in road reserves adjoining the site; and
 - (d) provision of footpaths in road reserves adjoining the site.
12. Building setbacks should minimise the effects of building mass, avoid undue overlooking of adjoining properties, 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 Clause 12 - Building Setbacks

1. Minimum building setbacks for a podium of residential building.

Lot Boundary	Minimum Setbacks, in metres
Gardens Hill Crescent	6m
Side boundary (common boundary with Lot 5642)	6.3m
Rear boundary (common boundary with Lot 7819)	2m
Blake Street	2m

2. Minimum building setbacks for a tower of a residential building.

Lot Boundary	Minimum Setbacks, in metres
Gardens Hill Crescent, for a distance of 40m measured from the boundary with Lot 5642	13.50m
Gardens Hill Crescent, beyond 40m measured from the boundary with Lot 5642	4.10m
Side boundary (common boundary with Lot 5642)	7.50m

Rear boundary (common boundary with Lot 7819)	17m
Blake Street	5.75m
3. Shops, restaurants and offices are to be located at the intersection of Blake Street and Gardens Hill Crescent and setback no more than 1m of these site boundaries.	
4. Minimum distance between residential towers on the site. The minimum distance between residential buildings on the site is to be 9m.	
For the purposes of this table: “ground level” means the highest point on the site boundary; “podium” means the part of a residential building situated between ground level and 5m above ground level; and “tower” means the part of a residential building situated above a height of 5m, above ground level. Building setback is measured from site boundaries to: <ul style="list-style-type: none"> • the wall of a residential building; • the outer surface of the railings of a balcony or a verandah of a dwelling; and • the outer surface of any support column of a ground level verandah of a dwelling. No part of the roof structure, including gutters and eaves, is to encroach more than 0.9m into the minimum building setback from the lot boundaries.	
13. Unless provided for specifically in this zone, the provisions of the NT Planning Scheme applicable to Zone HR (High Density Residential) apply to development in this zone.	

SD47

Amendment No. 443 published in the NT News on 22.07.2016 introduces SD47

Part Section 4440 Hundred of Bagot (10 Boulter Road, Berrimah).	
1. The purpose of this zone is to facilitate the development of the land for light industrial purposes that minimise the impacts of exposure to aircraft noise, and that does not inhibit the operation of the Darwin International Airport.	
2. The parts of Section 4440 that are subject to this clause are the two areas of land that are bounded by a thick black line and marked as areas A and B on the diagram to this clause.	
3. Area A is to be: <ul style="list-style-type: none"> (a) used with consent in accordance with the provisions of Zone LI (Light Industry); and (b) notwithstanding the above, the following uses are prohibited within this area:: <ul style="list-style-type: none"> i. caretaker’s residence; ii. education establishment; iii. home occupation; iv. medical clinic; and v. place of worship. 	