

Lots 4995, 5961, 6566, 7419 and 7474, Town of Darwin Development Application

PROPOSAL

The Northern Territory Government has commissioned the design and construction of the Civic and State Square Precinct in order to revitalise the State Square area of the CBD.

Works completed to date include the construction of the State Square underground carpark, the conversion of the parliamentary carpark into landscaped parkland, the redevelopment of Liberty Square and the demolition of the Chan Building.

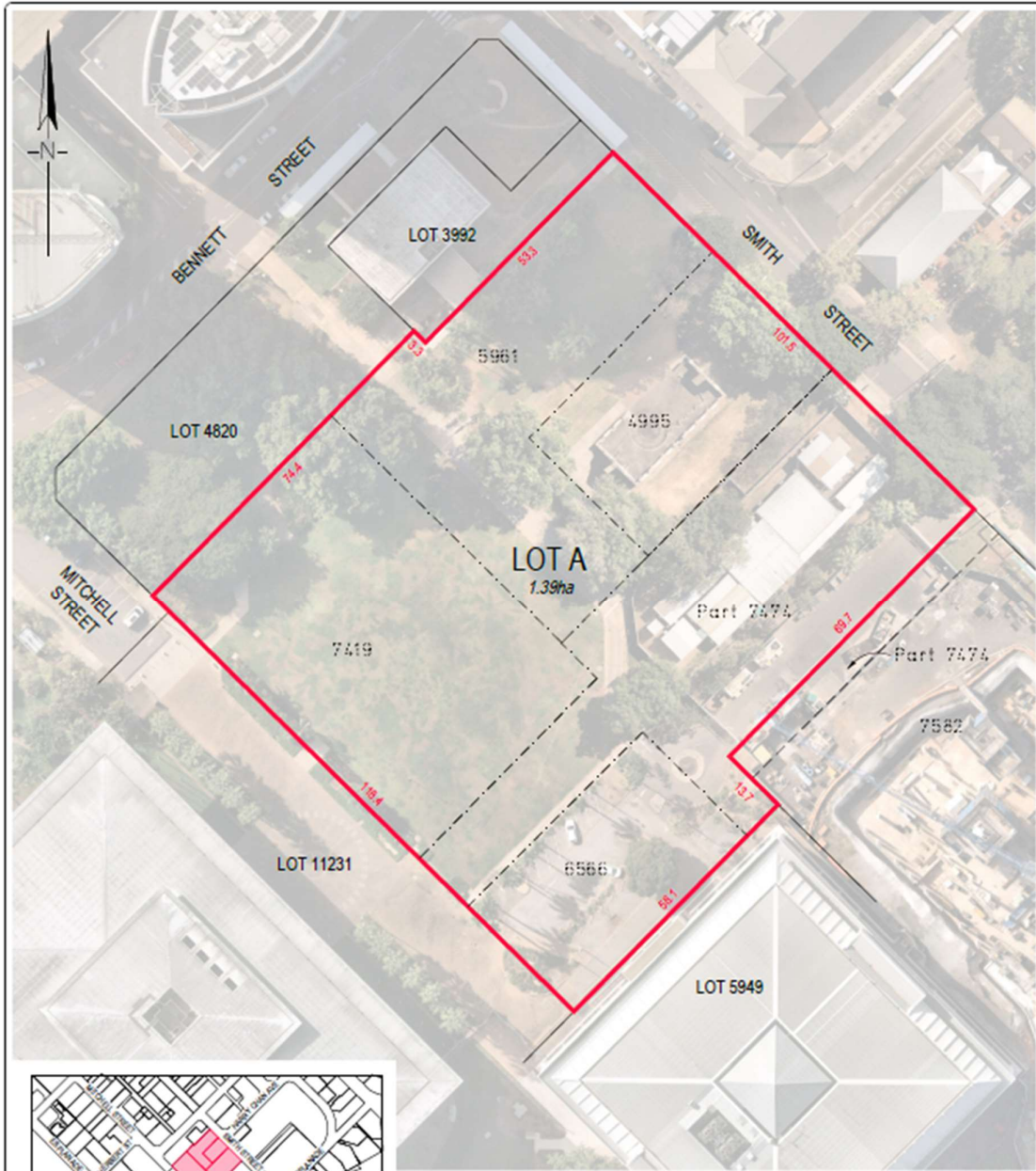
Construction of the Northern Territory Art Gallery (NTAG) is well underway, and design works for the balance open space areas have commenced.

Tranche 1 of the redevelopment of the balance open space areas comprises the area bounded by Smith Street, the NTAG, Parliament House, the Supreme Court, the Tourist Information allotment and Lot 4820 (open space) that fronts Bennett Street.

The Tranche 1 area is made up of the land comprised within NT Government 'parcels' Lots 4995, 5961, 6566, 7419 and part of 7474. A portion of Lot 7474 makes up the new parcel being created for the NTAG.

In order to facilitate servicing and redevelopment, the intention is to create a new parcel for the Tranche 1 area. Plan 24/12971/1 (copy on the following page) indicates the extent of Tranche 1 and the proposed Lot.

This application is seeking the approval of the Development Consent Authority (DCA) for the creation of a new parcel that comprises the land included in NT Government parcels 4995, 5961, 6566, 7419 and part of Lot 7474, Town of Darwin, in order to create one lot in accordance with attached plan 24/12971/1.



LOCATION
Not to Scale

Note:
Easements should be confirmed with the current Certificate of Title
Areas and dimensions (including easements) are subject to survey
Aerial image obtained from Neemap, dated 04/05/2024
Aerial image is shown for background information only
and is not rectified or accurately positioned
4995, 5961, 6566, 7419 and 7474 are NTG 'parcels' (no titles issued)



	SURVEY & PLANNING CONSULTANTS 10 HARVEY STREET DARWIN NT 0801 Ph: (08) 8981 2494 FAX: (08) 8981 5206 darwin@eja.com.au www.eja.com.au	LOTS 4995, 5961, 6566, 7419 and 7474 TOWN OF DARWIN	Scale: 1:750 (A3) Date:
	DEVELOPMENT APPLICATION Client: SITZLER PTY LTD	Licensed Surveyor: Date:	Drawn by: ic Date: 24/06/2024 Cad File: 12971-1.DWG

The proposed Lot



MATTERS TO BE ADDRESSED

46(3)(aa) – Interested parties

Applicant Details

Earl James and Associates

Representative: Kevin Dodd

Address: GPO Box 884, Darwin NT 0801

Email: kdodd@eja.com.au

Phone: 08 89812494

Landowner:

Lots 4995, 5961, 6566, 7419 and 7474, Town of Darwin

Northern Territory Government

Address: GPO Box 2520, Darwin NT 0801

Phone: c/o 08 89812494

46(3)(a) – Compliance with the NT Planning Scheme

Property details:

Lot 4995, Town of Darwin

Title details: Volume 0 Folio 0

Survey Plan: B643

Address: 15 Smith Street, Darwin City

Easements: nil

Lot Area: 1,750m²

Lot 5961, Town of Darwin

Title details: Volume 0 Folio 0

Survey Plan: S911035

Address: 15 Smith Street, Darwin City

Easements: Nil

Lot Area: 3,050m²



Lot 6566, Town of Darwin

Title details: Volume 0 Folio 0

Survey Plan: S951037

Address: 9 Smith Street, Darwin City

Easements: Nil

Lot Area: 1,370m²

Lot 7419, Town of Darwin

Title details: Volume 0 Folio 0

Survey Plan: S2002/151

Address: 16 Mitchell Street, Darwin City

Easements: Nil

Lot Area: 3,730m²

Lot 7474, Town of Darwin

Title details: Volume 0 Folio 0

Survey Plan: S2003/151

Address: 9 Smith Street, Darwin City

Easements: Nil

Lot Area: 4,250m²



Strategic Framework

The Darwin Regional Land Use Plan (DRLUP) applies to the subject land and identifies the subject land as Urban/Peri-Urban.

The subdivision proposal will result in a parcel that is entirely suitable for the use identified in the DRLUP.

The Central Darwin Area Plan (CDAP) also applies to the subject land.

The CDAP indicates that the land use vision for the subject area is *civic and community purpose* and the reason the new parcel is being created is to promote and facilitate that very vision.

Zoning

The majority of the subject area is zoned CB (Central Business) and there is a portion that is zoned PS (Public Open Space) under the NT Planning Scheme.

It is proposed to adopt a PS zone for the whole area and an application is being prepared to make the appropriate change to the NT Planning Scheme.

The Purpose of the PS zone is to *...retain and enrich open spaces for public use and enjoyment, and the enhancement of public amenity.*

This Purpose is consistent with the uses that are intended for the Tranche 1 area

Overlays

The Overlays in the NTPS identify areas of land that have specific development requirements.

The Record of Administrative Interests advises that no Overlays apply to the subject land.



Existing zones

Zone Outcomes

As previously mentioned, the parcel being proposed by the current application is to facilitate the development of open space and landscaped areas forming part of the State Square redevelopment.

The parcel will have direct access onto Smith Street and it is expected that new pedestrian links and bicycle paths will be created through to Parliament House and the other adjoining areas.

There are reticulated power, water, sewerage and telecommunication services adjacent to the subject land and these will be connected if required. Servicing requirements will be confirmed with the relevant authorities.

Stormwater drainage has been investigated and will be designed and constructed as part of the development of the area. These works will be carried out in accordance with the requirements of City and Darwin and NT Government (if applicable).

46(3)(b) – Compliance with an Interim Development Control Order

The Applicant is not aware of any Interim Development Control Orders applying to the subject land.

46(3)(c) – Referral to the NT EPA

There is no requirement for the proposed development to be referred to the NT EPA under Part 4, Division 3 of the Environment Protection Act 2019 and the proposed development has not been referred to the NT EPA under that legislation.

46(3)(d) – Merits of the proposed development

The merit of the proposal is that it will facilitate the revitalisation of the State Square precinct in accordance with the objectives of the NT Government.

The redevelopment will have long lasting benefits for the Darwin community as it will lead to enhanced open space and landscaped areas.

46(3)(e) – The physical characteristics of the land

The subject land does not have any physical characteristics that would make the creation of the new parcel inappropriate. Current design work for the future development of the parcel has involved extensive survey and the physical characteristics of the land will be taken into account during the design phase.

46(3)(f) – Public facilities or open space

The proposal will actually facilitate the development of additional public facilities and open space.

46(3)(g) – Public utilities and infrastructure

The new parcel will be connected to reticulated power, water, sewer and communications and will have direct access onto an established public road.

Service authorities and Council are being consulted as part of the design phase to ensure that servicing and access is in accordance with the relevant standards and requirements.

46(3)(h) – Potential impact on the existing and future amenity of the area

The proposal will serve to enhance the amenity of the area as it is an integral part of the revitalisation of this part of the CBD.

46(3)(j) – Benefit or detriment to the public interest

The proposal will benefit the public interest as it will facilitate the revitalisation of this part of the city, and this will have lasting benefits for the community. There will be economic benefit during the construction phase that will follow the creation of the new parcel and there will be ongoing economic and social benefits for the community.



46(3)(k) – Compliance with the Building Act

No new boundaries are being introduced and consequently the proposal to create the new Lot will not conflict with building regulations.

