

#### 4.1.3.X SDX Lots 5727 and 3494 Town of Darwin (121 Mitchell Street and 12 Doctors Gully Road, Larrakeyah)

##### Purpose

*Provide for development expected within Zone HR (High Density Residential), with reduced car parking requirements for housing provided and managed by a registered Community Housing Provider*

##### Administration

- 1. This specific use zone applies to Lots 5727 and 3494 Town of Darwin.*
- 2. The use and development of land subject to this specific use zone is to be in accordance with Zone HR.*
- 3. General and specific development requirements for use and development defined in Schedule 2 are to be applied as if the land were in Zone HR (High Density Residential) unless otherwise varied by this Specific Use Zone for dwelling-group and dwelling-multiple provided and managed by a registered Community Housing Provider.*
- 4. The consent authority must not consent to a development not in accordance with sub-clauses 7 and 8.*

##### Zone Outcomes

- 5. Development that facilitates opportunities for **dwelling-group** and **dwelling-multiple** provided and managed by a registered Community Housing Provider that is responsive to the need and context of the local community.*
- 6. Other forms of development in accordance with Zone HR outcomes.*

##### Requirements

- 7. Where provided and managed by a registered Community Housing Provider, use and development for dwelling-group and dwelling-multiple is to include the minimum number of **car parking spaces** specified in the table to this clause (rounded up to the next whole number).*
- 8. Where ancillary to dwelling-group and/or dwelling-multiple development provided and managed by a registered Community Housing Provider, an office may be established at ground level not exceeding 100m<sup>2</sup>.*

**Table to Clause 7: Minimum number of Car Parking Spaces Required for housing provided by a registered Community Housing Provider**

Use or Development	Minimum number of Car Parking Spaces Required
<b>Dwelling-group and Dwelling-multiple</b>	0.7 per one bedroom <i>dwelling</i> 1.05 per two bedroom <i>dwelling</i> 1.19 per three bedroom <i>dwelling</i> <u>Plus</u> 2 for every 100m <sup>2</sup> of net floor area used for administrative purposes

**Editor's Note: A community housing providers means an entity registered under the Community Housing Providers (National Uniform Legislation) Act 2013 as a community housing provider.**

