

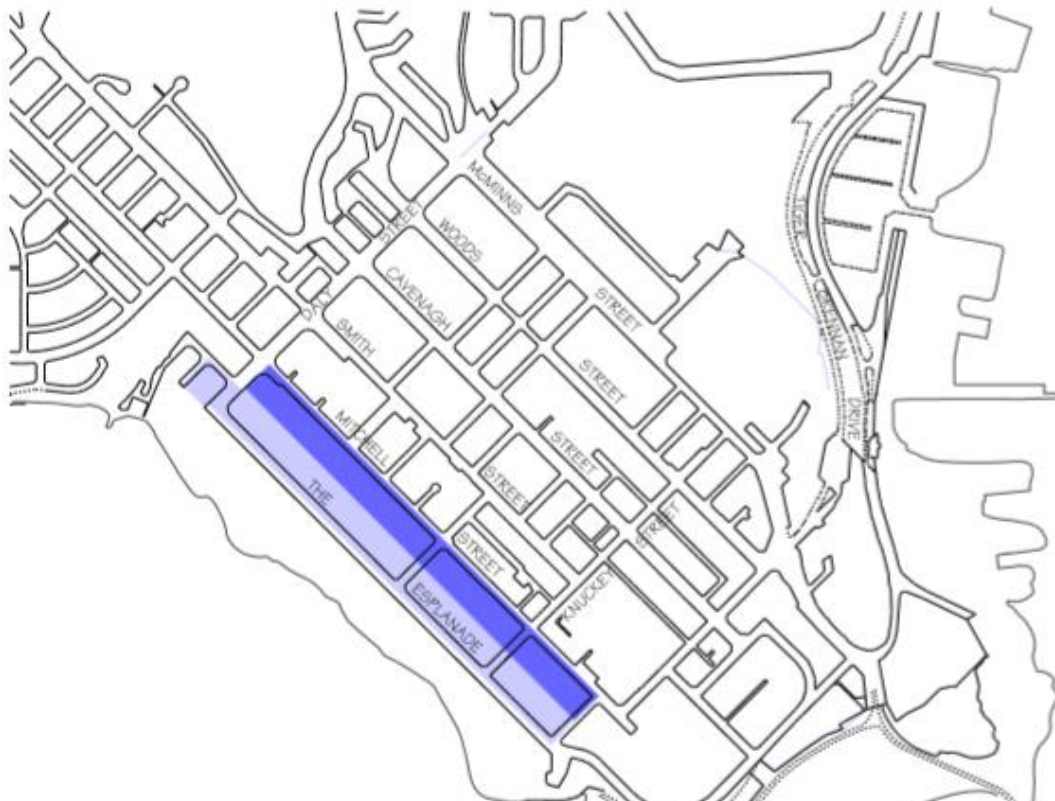
Proposed Consequential Amendments to Northern Territory Planning Scheme

1. Amendments to Section 6.3 to align height controls with Area Plan

6.3 Buildings in Central Darwin

6.3.1 Building Heights in ~~Central Darwin~~ the Esplanade Character Area

1. The purpose of this clause is to ~~limit~~ ensure that the height of buildings within ~~Central Darwin the Esplanade Character Area~~ to achieve a city form with the highest buildings and structures at the centre of the peninsula, stepping down towards the perimeter ~~optimising~~ optimise opportunities for harbour views and deliver high quality built form outcomes appropriate for development which fronts Bicentennial Park and the Darwin Harbour.
2. All buildings within the ~~Central Darwin Perimeter Area Esplanade Character Area and the Central Darwin Core Area~~ are to ~~be in accordance with the diagram to this clause.~~ have a maximum height of 55m Above Ground Level (AGL).
3. Despite sub-clause 2, the consent authority may **consent** to a building in the ~~Perimeter Area to a maximum height of 55m~~ Esplanade Character Area having a Building Height greater than 55m Above Ground Level (AGL) if the development meets the ~~following criteria:~~ outlined within Objective 11.1 and Acceptable Response (i) of the Central Darwin Area Plan. ~~the site has a combined area equal to or greater than 3500m²;~~
 - (a) ~~in addition to any communal and private open space required elsewhere by the Planning Scheme, include a minimum 15% of the site area as publically accessible open space within the site, that provides amenity for adjacent streets and is attractive, interesting, comfortable, safe and functional for pedestrians; and~~
 - (b) ~~it is demonstrated that the building will achieve an energy efficiency outcome greater than that required under the Building Code of Australia.~~
4. An application for a development under sub-clause 3 must include a site analysis and urban design study prepared by appropriately qualified professionals that demonstrate, to the satisfaction of the consent authority, that the proposed development responds to the attributes of the **site** and enhances the surrounding neighbourhoods without adversely impacting on the existing and future **amenity**.
5. For the purposes of this clause the height of any point of a building is to be measured from the highest natural point on the **site** boundary.
6. ~~The consent authority must not consent to a development in the Core Area that is not in accordance with this clause.~~
- 7.6. ~~The consent authority must not consent to a development in the Perimeter Area~~ The consent authority must not consent to a development in the Esplanade Character Area that is not in accordance with the requirements of sub-clauses ~~3(a) and 3(c).~~



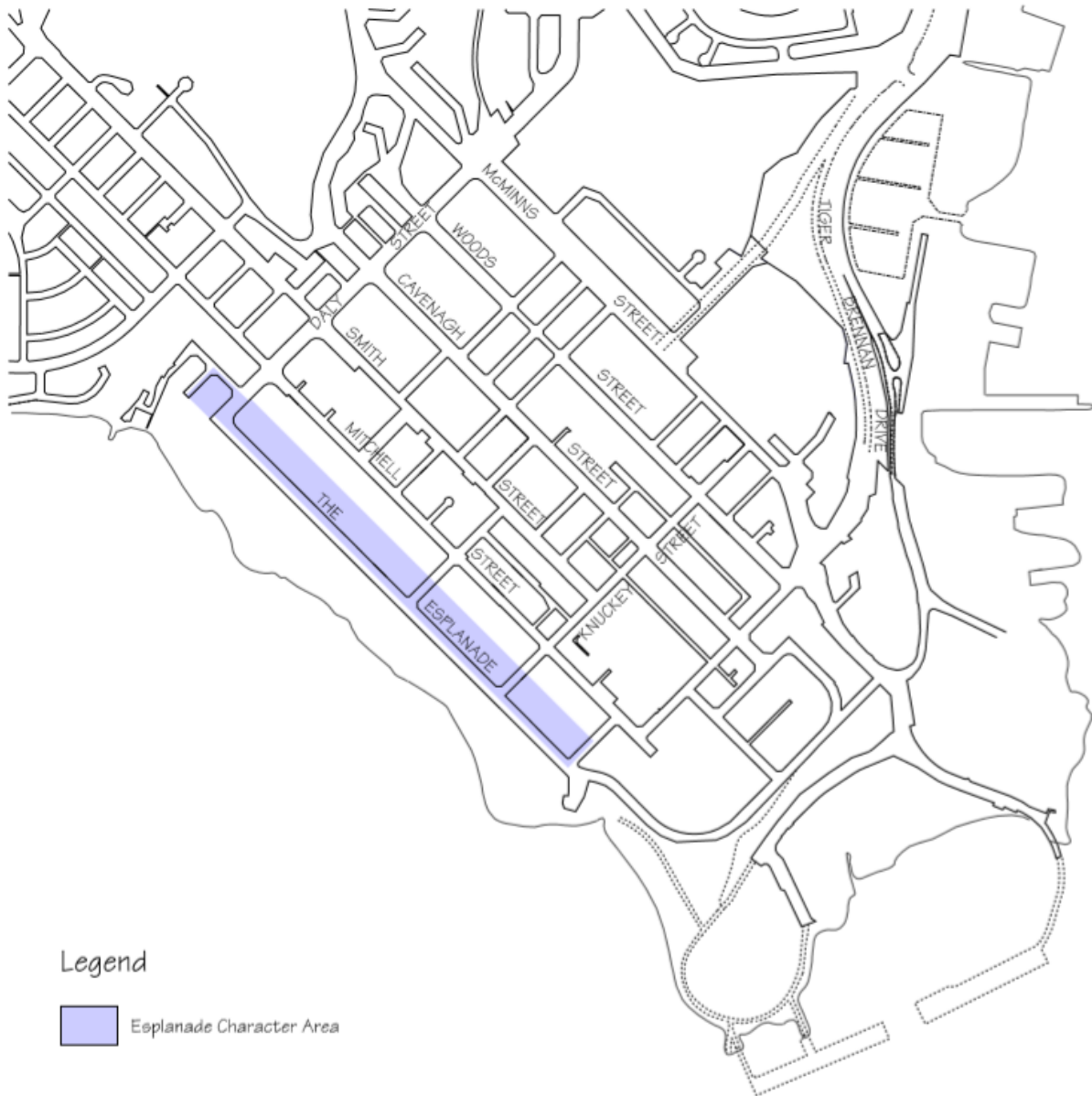
Legend

- Central Darwin Perimeter Area
Maximum height 36m Above Ground Level
- Central Darwin Core Area
Maximum height 90m above Ground Level

Replace this map with the following map for the sole purpose of identifying the area subject to controls.

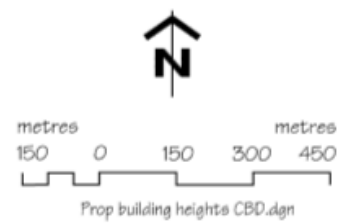


Building Heights within Central Darwin



Legend

 Esplanade Character Area



Building Heights within the Esplanade Character Area

2. Amendments to Sections 6.3.2 and 6.3.3 to align built form provisions with the Area Plan

6.3.2 Volumetric Control in Central Darwin

1. The purpose of this clause is to ensure the siting and mass of buildings within Central Darwin promotes:
 - (a) a built form that maximises the potential for view corridors to Darwin Harbour;
 - (b) the penetration of daylight and breeze circulation between buildings;
 - (c) privacy for residents of adjoining properties; and
 - (d) a built form that reasonably anticipates the future development of adjoining sites.
2. This clause applies to land within Zone CB (Central Business) in Central Darwin, with exception to land subject to ~~clause 14.1.1—Darwin City Waterfront Planning Principles and Area Plan.~~Focus Area B: Darwin Waterfront, of the Central Darwin Area Plan.
3. Development in Central Darwin is to be designed in accordance with the diagram to this clause.

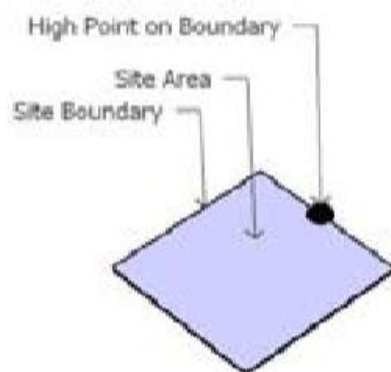
6.3.3 Urban Design Requirements in Central Darwin

1. The purpose of this clause is to promote exemplary urban design in Central Darwin.
2. This clause applies to land within Zone CB (Central Business) in Central Darwin, ~~with exception to land subject to clause 14.1.1—Darwin City Waterfront Planning Principles and Area Plan.~~
3. The design of buildings in Central Darwin is to provide 75% of the length of the site boundary at ground level as active street frontage through such street treatments as:
 - (a) frequent, operational and legible entrances; that are directly accessible from the public footpath;
 - (b) clear glass windows with views to and from the street;
 - (c) open space incorporating active street frontages, landscaping and retention of significant existing landscaping;
 - (d) areas that are attractive, safe and functional for pedestrians within the development site;
 - (e) areas that allow for alfresco dining;
 - (f) limiting services at street level on building frontages to the following:
 - i. fire egress;
 - ii. single vehicle entry and exit point to and from the building except on larger sites where additional access points are supported by a Traffic Study for the site;
 - iii. direct single point access to service equipment by all service authorities; and
 - iv. fire booster connection points.
4. Buildings in Central Darwin are to:
 - a. provide awnings to streets for the full extent of the site frontage that allow for the planting and growth of mature trees within the road reserve;

- b. provide mid block pedestrian linkages (arcades) at ground level from one street to the other in buildings that have dual frontages;
 - c. have facades that have a clearly articulated base, middle and top; and
 - d. integrate plant rooms and service equipment on roof tops.
5. Ground level **car parking areas** in buildings are limited only to the number of **car parking spaces** required for ground level retail tenancy customers.
 6. All **car parking areas** are to be screened so that they are not visible from the street or public spaces.
 7. The consent authority may **consent** to an application that is not in accordance with sub-clause 3 only if it is satisfied that compliance would be impractical.
 8. An application for development in Central Darwin should prior to consideration by the consent authority include an acknowledgement in writing, from the agency responsible for power and water; the agency responsible for fire rescue services and Darwin City Council that the requirements for service provisions has been discussed with a view to minimise their impact on active street frontages.

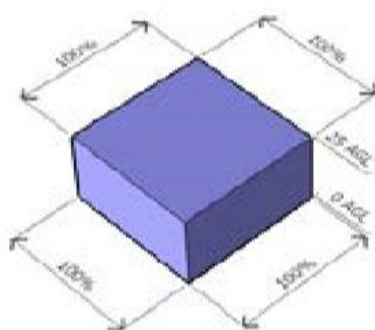
Diagram to Clause 6.3.2

Site



Measurement: Building height is to be measured from the highest point on the **site** boundary.

Tier 1 (Podium)



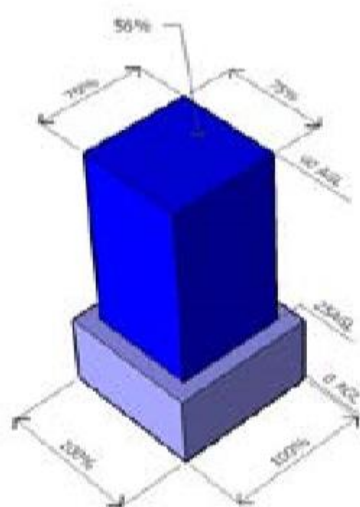
Height: Maximum 25m Above Ground Level (AGL), exclusive of any plant or equipment, aerials, or lightning rods.

Floor Area: Up to 100% of the **site** area.

Setbacks: Verandahs, balconies or windows to rooms designed for accommodation are to be setback a minimum of 6m from adjoining **site** boundaries other than to a street or public open space.

Note: For the purpose of this clause accommodation means room designed for being slept in, for domestic living and dining purposes and food preparation areas but does not include bathrooms, toilets, reception and foyer areas and conference rooms.

Tier 2 (Tower)



~~Height: Maximum 90m AGL in the Core Area only, inclusive of any plant equipment, aerials or lightning rods.~~

Subject to clause 6.3.1, maximum 55m AGL in the Perimeter Area Esplanade Character Area only, inclusive of any plant or equipment, aerials or lightning rods.

Floor Area: Up to 56% of the **site** area and up to a maximum of 1200m² in any single tower.

Setbacks: Minimum 6m from the site boundary.

Minimum 12m between towers on the same site.

Dimensions: The maximum length of each side of Tier 2 is to be no more than 75% of the length of the adjacent boundary.

3. Amendments to Section 14.1.1 and 14.1.3 to delete superseded provisions

Section 14.1.1 Darwin City Waterfront Planning Principles and Area Plan to be deleted from the Scheme as it is superseded by the Central Darwin Area Plan.

14.1.3 Frances Bay Planning Principles to be deleted from the Scheme as it is superseded by the Central Darwin Area Plan.

4. Amendments to Schedule 2 to incorporate the Area Plan as Policy

SCHEDULE 2

SCHEDULE TO CLAUSE 2.7 - REFERENCE TO POLICY

Coomalie Planning Concepts and Land Use Objectives 2000	Department of Infrastructure, Planning and Environment
Finniss Planning Concepts and Land Use Objectives 2002	Department of Infrastructure, Planning and Environment
Capital City Charter	Capital City Committee (Northern Territory Government and Darwin City Council)
Durack Master Plan as referred to in SP8 (Specific Use Zone Palmerston No. 8)	CIC Australia Limited
Katherine Land Use Plan 2014 (amended 2016)	Northern Territory Planning Commission
Northern Territory Compact Urban Growth Policy May 2015	Department of Lands, Planning and the Environment
Darwin Regional Land Use Plan 2015	Department of Lands, Planning and the Environment
Alice Springs Regional Land Use Plan 2016	Northern Territory Planning Commission
Darwin Inner Suburbs Area Plan 2016	Northern Territory Planning Commission
Litchfield Subregional Land Use Plan 2016	Northern Territory Planning Commission
Darwin Mid Suburbs Area Plan May 2016	Northern Territory Planning Commission
Central Darwin Area Plan 2019	Northern Territory Planning Commission