

NORTHERN TERRITORY OF AUSTRALIA
PROPOSAL TO AMEND NT PLANNING SCHEME
PA2019/0133

INTRODUCTION OF THE CENTRAL DARWIN AREA PLAN

The Minister for Infrastructure Planning and Logistic is seeking comments on a proposal to amend the NT Planning Scheme.

The proposed amendment is to include the Central Darwin Area Plan as a policy document in schedule 2 to clause 2.7 of the NT Planning Scheme. The inclusion of the Central Darwin Area Plan will supersede existing sections of the NT Planning Scheme which will be removed. These sections relate to the Darwin Waterfront Planning Principles and Area Plan and the Frances Bay Planning Principles and Area Plan.

The proposed amendment is also to revise part 6.3 of the NT Planning Scheme, which relates to buildings in Central Darwin, to align with policy provisions of the Central Darwin Area Plan. These policy provisions aim to deliver built form improvements in conjunction with greater building heights for the Esplanade Character Area.

An explanation of the proposed changes can be found on page 2 of this document.

Period of Exhibition and Lodging a Submission

The exhibition period is from Friday 7 June 2019 to Friday 5 July 2019.

Written submissions about the proposed planning scheme amendment are to be received by 11:59pm on Friday 5 July, 2019 and made to:

Director Lands Planning
Department of Infrastructure Planning and Logistics
GPO Box 1680
DARWIN NT 0801; or

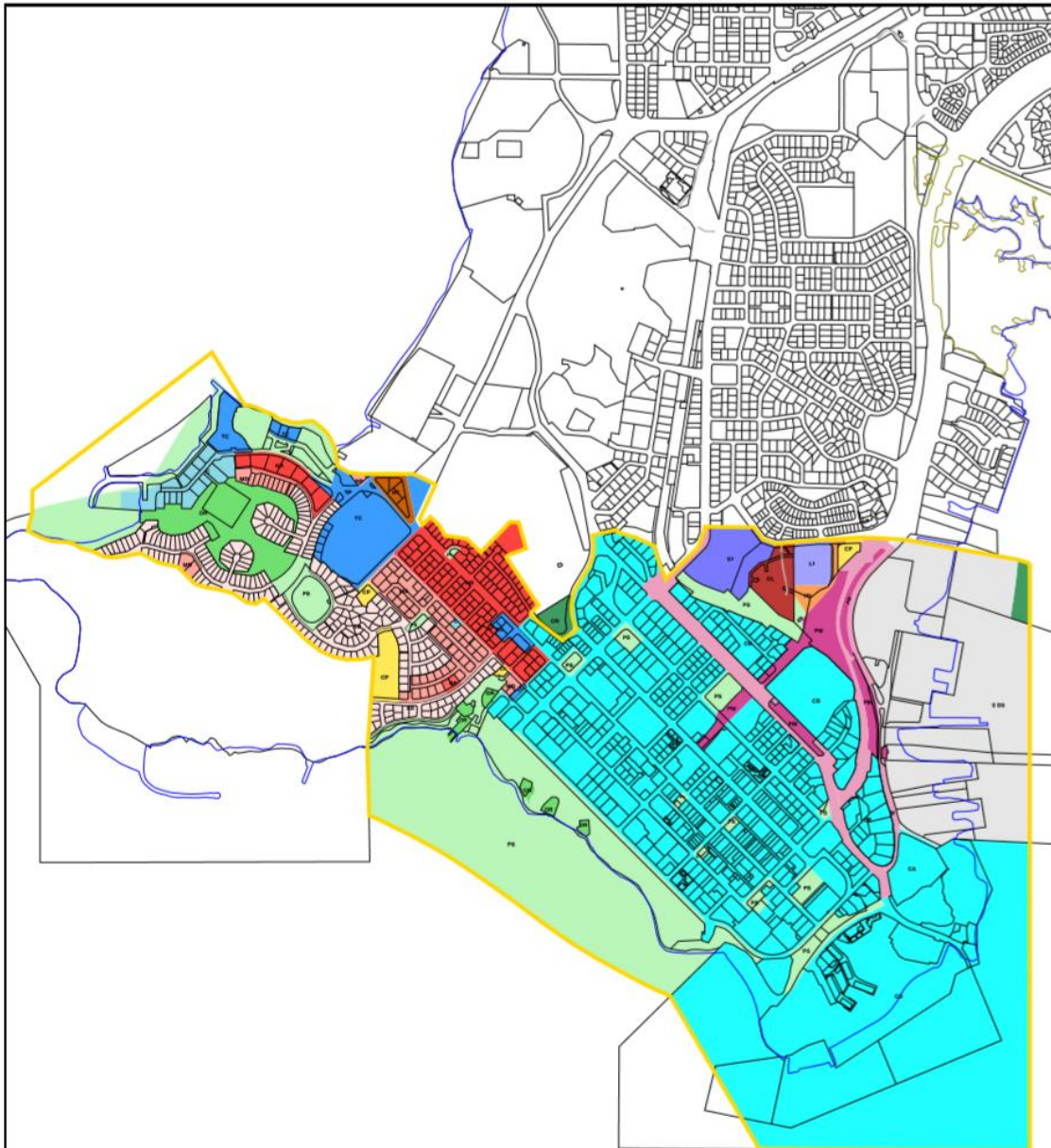
Email: planning.dipl@nt.gov.au; or

Fax: (08) 8999 7189; or

Hand delivered to First Floor, Energy House, 18 - 20 Cavenagh Street, Darwin

For more information please telephone 8999 6036.

Locality Map – Central Darwin



Amend the NT Planning Scheme by incorporating the Central Darwin Area Plan as a Policy document in the Northern Territory Planning Scheme



Department of Infrastructure, Planning and Logistics

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File No.: PA2019/0133

Date: 11-Apr-19

Drawing Name: PSA Central Darwin Area Plan.dgn

1. Background – The Central Darwin Area Plan

The Central Darwin Area Plan provides a practical framework to guide and manage change into the future within the context of the Compact Urban Growth Policy and the Darwin Regional Land Use Plan. The Central Darwin Area Plan is a long term plan that sets a land use and development vision for the area over the long term. Central Darwin includes the area from Larrakeyah to the Darwin Waterfront and from the Esplanade to Dinah Beach Road, including Frances Bay.

The Area Plan identifies eight focus areas with principles objectives and acceptable responses. These provisions aim to guide and facilitate development in a manner which responds to the opportunities and constraints of the focus area.

Seven themes are identified within the Area Plan, which have application across the entire Central Darwin area. These themes have been developed following the investigation of the social, cultural, infrastructural and movement network considerations that are currently relevant and/or will be relevant into the far term.

Principles and concepts are presented within the Area Plan that provide certainty for the community, development industry and decision makers with regard to the most appropriate locations for future development.

Extensive community and stakeholder consultation has been incorporated into the Area Plan, informing a balanced approach that allows for change whilst preserving the valued character of Central Darwin. A copy of the Area Plan is provided at **Attachment 1** to this document.

Background considerations that have informed the Central Darwin Area Plan, including social, essential services and transport infrastructure studies, are contained within the document titled Central Darwin Area Plan – Needs Assessment provided at **Attachment 2** to this document.

Preparation of the Area Plan included two stages of consultation with members of the public, government agencies and industry groups. Key issues raised by stakeholders during Stage Two consultation which have been considered within this version of the draft Area Plan include:

- Retention of green public spaces and the establishment of shaded areas and more trees;
- Requests for new development to be consistent with the surrounding built environment;
- Redevelopment of Frances Bay into a mixed use area that incorporates the maritime and railway history of the area; and
- Identification of green links through the City with high amenity, shared movement corridors.

A copy of the Stage Two Consultation Report is provided at **Attachment 3** to this document. A Schedule of Submissions and Responses has been prepared which considers and responds to submitter concerns received during Stage Two Consultation. The Schedule of Submissions and Responses is provided at **Attachment 4** to this document.

2. Current Situation

In consultation with major stakeholders and the community, the Northern Territory Planning Commission has finalised the draft Central Darwin Area Plan and recommended that the

Minister for Infrastructure Planning and Logistics consider a formal amendment to the NT Planning Scheme to include the Area Plan as a policy document.

3. Inclusion of the Central Darwin Area Plan in the NT Planning Scheme

Under the *Planning Act 1999*, a consent authority is to make decisions consistent with policies contained within schedule 2 of the NT Planning Scheme. Inclusion of the Area Plan at schedule 2 to clause 2.7 of the NT Planning Scheme therefore legally establishes its role as a policy and provides for its effective implementation.

The proposed amendment is also to revise part 6.3 of the NT Planning Scheme, which relates to buildings in Central Darwin, to align with policy provisions of the Central Darwin Area Plan. These policy provisions aim to deliver built form improvements in conjunction with greater building heights for the Esplanade Character Area.

The Central Darwin Area Plan introduces a focus area for the Esplanade Character Area. The focus area reinforces the role of the area for the provision of accommodation and cultural, entertainment and recreation activities.

The provisions for the Esplanade Character Area enable increased amenity at the pedestrian scale and would result in the modification of some existing NT Planning Scheme provisions restricting building height.

Existing NT Planning Scheme controls limit height of buildings along the Esplanade/Central Darwin Perimeter Area to 36m and enable the consent authority to grant consent to a building to a maximum height of 55m. this amendment would allow for a building height of 55m as of right, and allow for additional height where design criteria contained within the Central Darwin Area Plan are satisfied.

The design criteria will facilitate buildings with high levels of ground floor activation for increased amenity as a trade-off for permitting taller buildings. These design criteria include, but are not limited to, the following:

- reduced podium heights;
- provision of activated facades and/or habitable rooms (rather than blank facades);
- not providing car parking that is visible from the street; and
- providing deep soil planting zone(s) and generous landscaping.

Incorporating the Central Darwin Area Plan into the NT Planning Scheme will result in other scheme provisions becoming superseded. Provisions for the Darwin Waterfront Area Plan and the Frances Bay Area Plan would be superseded through the inclusion of the Central Darwin Area Plan within the NT Planning Scheme, and therefore are proposed to be deleted.

The changes to schedule 2, clause 6.3 and deletion of superseded sections as consequence to the introduction of the Central Darwin Area Plan into the NT Planning Scheme are outlined in **Attachment 5** to this document, with edits shown in **red** text.

The Central Darwin Needs Assessment is not proposed for inclusion within the NT Planning Scheme as a policy document. The Needs Assessment does not make policy statements and hence does not belong in the Planning Scheme. However, this document will be included within the NT Planning Scheme as a 'Background Material' document.