

NORTHERN TERRITORY OF AUSTRALIA

PROPOSAL TO AMEND NT PLANNING SCHEME PA2008/0373

NORTHERN TERRITORY PLANNING SCHEME

The Minister for Planning and Lands has initiated an amendment to the Northern Territory Planning Scheme to change Clause 6.3 Building Heights in Central Darwin including new height, volumetric and podium controls.

Attached are:

- the Minister for Planning and Lands' section 17 determination under the *Planning Act* to exhibit the proposed planning scheme amendment; and
- proposed new Clause 6.3 and diagrams.

The Minister has determined to exhibit the proposal from Friday 12 June 2009 to Friday 10 July 2009.

Written submissions about the proposed planning scheme amendment are to be received by 4pm on Friday, 10 July 2009 and made to:

David Haylock
Project Manager
Planning Branch
Department of Planning and Infrastructure
GPO Box 1680
DARWIN NT 0801; or

Facsimile: (08) 8999 7189 or

Emailed to planning@nt.gov.au or

Hand delivered to Ground Floor, Cavenagh House, 38 Cavenagh Street, Darwin;

For more information please telephone 8999 8963.

NORTHERN TERRITORY OF AUSTRALIA

Planning Act

**NOTICE OF EXHIBITION OF PROPOSAL
TO AMEND NT PLANNING SCHEME
PA2008/0373**

I, DELIA PHOEBE LAWRIE, the Minister for Planning and Lands, with reference to section 17 of the *Planning Act*, give notice of the following:

- (a) a proposal to amend the NT Planning Scheme, numbered PA2008/0373 as referred to in (e), is to be exhibited under Division 3 of Part 2 of the Act;
- (b) the amendment is to be exhibited at the following location:

Offices of the Department of Planning and Infrastructure
Ground Floor, Cavenagh House, 38 Cavenagh Street, Darwin;
- (c) the period of exhibition is for 28 days, commencing upon first newspaper publication of the notice required by section 17(1);
- (d) written submissions in respect of this exhibition should be made to:

David Haylock
Project Manager
Strategic Lands Planning
Department of Planning and Infrastructure
GPO Box 1680
DARWIN NT 0801 or

Fax: (08) 8999 7189 or
Email: planning@nt.gov.au

- (e) the proposed amendment is to the NT Planning Scheme, to change Clause 6.3 Building Height in Central Darwin including new height, volumetric and podium controls.

Dated

7 June

2009.

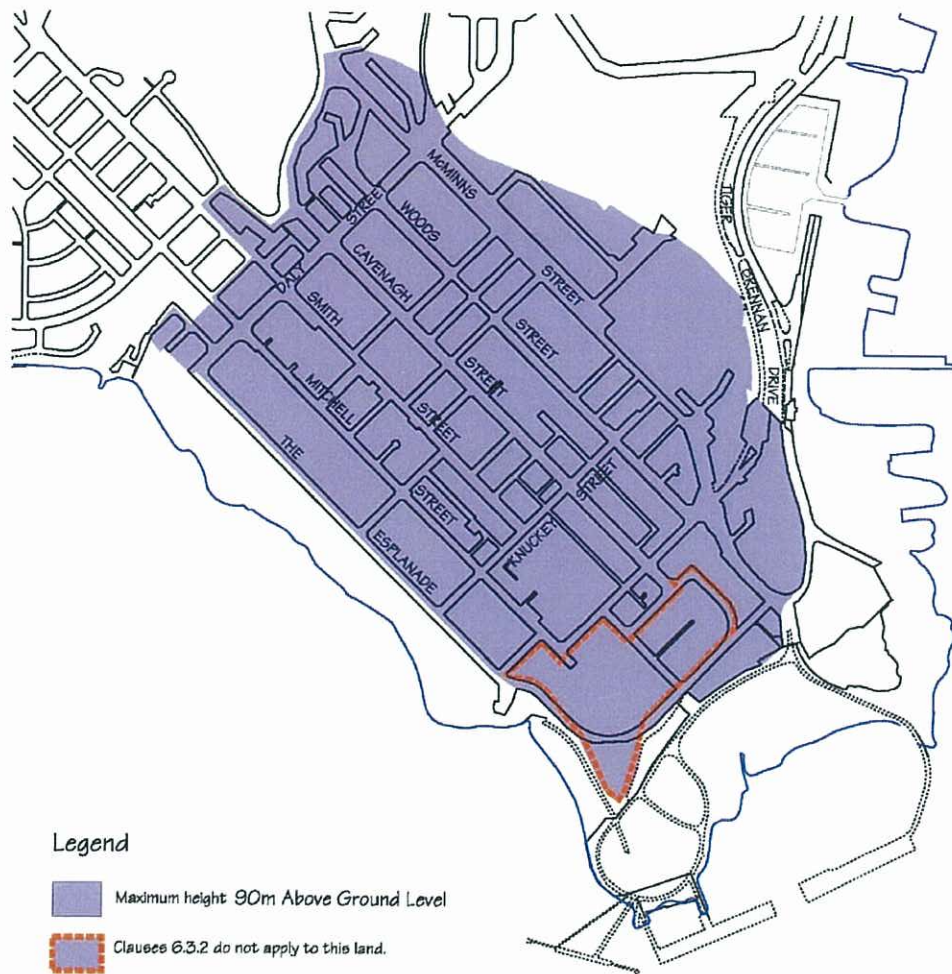

DELIA PHOEBE LAWRIE
Minister for Planning and Lands

6.3 BUILDINGS IN THE DARWIN CB ZONE



6.3.1 Building Height

1. The purpose of this clause is to determine the maximum permissible height of buildings within Darwin CB zone.
2. The maximum height of a building within the Darwin CB zone is not to exceed 90 metres Above Ground Level (AGL) as specified in the diagram to this clause.
3. The height of any point of a building is to be measured from the highest point on the site boundary.
4. The consent authority may only consent to development that is in accordance with this clause.

DIAGRAM TO CLAUSE 6.3.1



Legend

-  Maximum height 90m Above Ground Level
-  Clauses 6.3.2 do not apply to this land.



drafting\darwin\prop building heights CBD.dgn (may09)

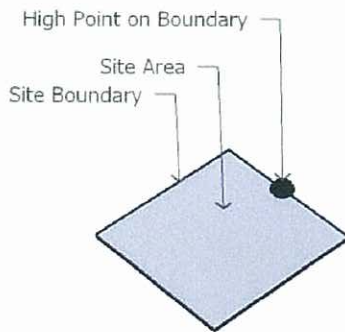
Building Heights within the Darwin CB Zone

6.3.2 VOLUMETRIC CONTROL IN THE DARWIN CB ZONE

1. The purpose of this clause is to ensure the siting and mass of buildings within Darwin CB zone promotes a built form that maximises potential for view corridors to the harbour, the penetration of daylight and breeze circulation between buildings.
2. Development in the Darwin CB zone shall be sited in accordance with the diagram to Clause 6.3.2.
3. This clause does not apply to the land bounded by the dotted orange line on the diagram to Clause 6.3.1.

DIAGRAM TO CLAUSE 6.3.2

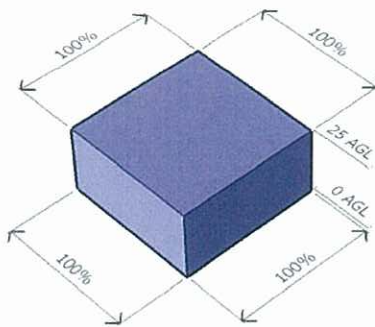
Site



Note

Highest point on site boundary (from which building height is measured)

Tier 1



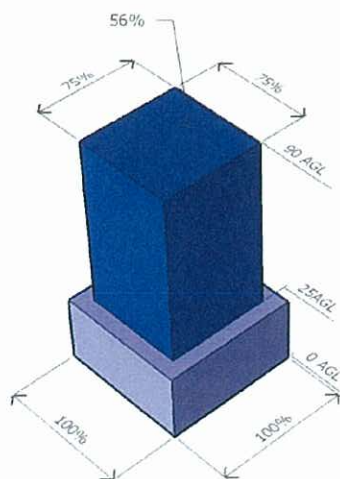
Height

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

Floor Area

Up to 100% of the Site Area.

Tier 2



Height

Max. 90m Above Ground Level (AGL) inclusive of any plant or equipment, aerials or lightning rods.

Floor Area

Up to 56% of the Site Area.

Setbacks

Minimum 6 metres from all boundaries,

Dimensions

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

EXPLANATION NOTES

6.3 BUILDINGS IN CENTRAL DARWIN

Background Statement

Existing Clause 6.3" *Building Heights in Central Darwin*" is proposed to be replaced with a new Clause 6.3 " *Buildings in Central Darwin*" and 2 sub clauses which together describe the attributes for new buildings in Central Darwin.

6.3.1 Building Height

Building height in Central Darwin is currently described in terms of Australian Height Datum.

The new clause proposes to replace this with metres Above Ground Level.

The use of Above Ground Level will cause buildings at the maximum height to reflect the peninsula's natural slope.

The proposed maximum Above Ground Level heights (90 metres Above Ground Level) accords with the maximum height permitted by the aviation and defense authorities.

The height of buildings is to be measured from the highest point on the site boundary.

6.3.2 VOLUMETRIC CONTROL

In addressing the bulk of buildings within sites, an envelope control was adopted in favour of plot ratio and site coverage so as to establish controls which will produce view corridors and adequate separation between buildings.

Setback controls are also intended to control the distance between towers on the same or adjacent sites and to set the tower back off all boundaries to allow breezeways, sunlight penetration and open up views and vistas from nearby buildings..

.Setback controls that address the scale of podium in relation to street are intended to ensure a well defined building façade along street frontage.