





## SPECIFIC USES – DARWIN

### SD1

Amendment 67  
gazetted 24.12.2008  
Rezoned Lot 1869  
Coronation Drive, Town  
of Darwin to Zone MR  
and as a consequence  
omits SD1

**OMITTED**

### SD2

Amendment 89  
gazetted 11.11.2009  
Rezoned Lots 7466 and  
7468 Salonika Street,  
Town of Darwin to  
SD30 and as a  
consequence omits  
SD2

**OMITTED**

### SD3

Lot 3327 Hudson Fysh Avenue, Ludmilla, Town of Darwin.

1. The purpose of this zone is to facilitate the use and development of the land for a limited range of residential and commercial activities.
2. A use or development in accordance with Zone C and with **consent**:
  - (a) a maximum of two **shops**;
  - (b) **single dwelling**;
  - (c) **home occupation**; and
  - (d) **office**.

## SD4

Amendment 21  
gazetted 05.09.2007  
omits the table SD4  
and substitutes a new  
table SD4.

Lots 9585, 6191 and 8634 Bagot Road, Millner, Town of Nightcliff.

1. The purpose of this zone is to facilitate the use and development of the land for a limited range of residential and commercial activities.
2. Subject to paragraphs 3, 4, 5 and 6 and with consent, showroom sales in the "homemaker" theme together with:
  - (a) **caretaker's residence;**
  - (b) **child care centre;**
  - (c) **leisure and recreation;**
  - (d) market;
  - (e) **medical clinic;**
  - (f) **multiple dwellings;**
  - (g) **office;**
  - (h) **plant nursery;**
  - (i) **restaurant;**
  - (j) **shop;** and
  - (k) **veterinary clinic;**
3. A **shop** shall not exceed a **floor area** of 300m<sup>2</sup>.
4. The purpose of this paragraph is to ensure the residential amenity of the adjoining dwellings in Brayshaw Crescent is not compromised by the commercial use of the land.

A landscaped buffer with a minimum width of 9m planted with suitable screen vegetation is to be planted and maintained along the southern boundary of Lot 8634.
5. The purpose of this paragraph is to ensure the amenity of the Millner primary school is not compromised by the commercial use of the land.

A landscaped buffer with a minimum width of 3m planted with suitable screen vegetation is to be planted and maintained along the eastern boundary of Lot 8634.
6. The consent authority may **consent** to the development of the land that does not meet the standards set out in paragraphs 4 and 5 only if it is satisfied that special circumstances justify the giving of **consent**.

## SD5

Amendment 71  
gazetted 04.02.2009  
rezones Lot 9240 and  
as a consequence  
omits SD5

Lot 9240 Bagot Road, Millner, Town of Nightcliff.

**OMITTED**

## SD6

Lots 7332 and 7333 were subdivided to create Lots 7590 and 7591.

Amendment 25 rezones Lot 7591 from SD6 to SD21

Lot 7590 Gregory Street Parap, Town of Darwin.  
(Formerly part of Lots 7332 and 7333)

1. The purpose of this zone is to facilitate the use of the site for a telecommunications installation.
2. The land may be used with **consent** for the purpose of a maritime communications station and ancillary facilities.

## SD7

Lots 3376 and 3377, 6520, 3380 and 7456 Stuart Highway, Parap, Town of Darwin.

1. The purpose of this zone is to facilitate the use and development of the land for a limited range of residential and commercial activities.
2. Without **consent** but subject to paragraph 4:
  - (a) **caretaker's residence**;
  - (b) **community centre**;
  - (c) **medical clinic**;
  - (d) **plant nursery**;
  - (e) **supporting accommodation**; and
  - (f) **veterinary clinic**.
3. With **consent** but subject to paragraph 4:
  - (a) a gallery or museum, providing the building has a **plot ratio** not exceeding 1;
  - (b) a **hostel**, providing the building has a **plot ratio** not exceeding 0.75;
  - (c) **offices** for the provision of non-industrial services (other than medical services) including but not limited to mercantile, legal, financial, administrative or clerical services, providing the building has a **plot ratio** not exceeding 1;
  - (d) a building for the sale or hire of furniture, floor coverings, furnishings, household appliances, camping gear or materials, tools, equipment or machinery for use in industry, commerce, the building or automotive trades, landscape gardening or primary production, medical purposes or party hire, providing the building has not less than 300m<sup>2</sup> **floor area** and is occupied by one tenant only; and
  - (e) **vehicle sales and hire**.
4. A use or development for a purpose specified in paragraphs 2 or 3 is subject to the following conditions:
  - (a) a wall or solid wall fencing shall be erected or dense screen planting installed along the rear boundary (being the boundary furthest from the Stuart Highway) of each lot within the zone, so as to provide an effective visual barrier between those lots and lots outside the zone;

- (b) there is no vehicular or pedestrian access from Jones Place or White Crescent to a lot within the zone;
- (c) air conditioning plant and other equipment within the zone which generates noise that may be heard by persons outside the lot is sited, and sound baffles or other structures that minimise noise shall be installed so as to minimise that noise;
- (d) a 3m wide landscape strip which has been planted with vegetation is provided along the Stuart Highway frontage of all lots within the zone; and
- (e) the car parking requirements within this zone in respect of a use or development referred to in:
  - i. sub-paragraph 3(a) – are to accord with the requirements in respect of an **education establishment**; and
  - ii. sub-paragraph 3(d) – are to accord with the requirements in respect of a building used or developed for **showroom sales**.

SD8

Lot 1812 Mackillop Street, Parap, Town of Darwin.

1. The purpose of this zone is to expand the range of permissible uses of the land to include a **hostel** and **caretaker's residence**.
2. A use or development in accordance with Zone SD and with **consent**, a **hostel** and a **caretaker's residence** provided:
  - (a) there are not more than 20 habitable rooms in the **hostel**; and
  - (b) no building on the land exceeds two **storeys** in height.

Fisherman's Wharf locality, Stuart Park, Town of Darwin.

1. The purpose of this zone is to encourage the expansion of the existing waterfront and maritime industrial activities and the development of a mixed use area of residential, industrial and commercial uses that are related to the waterfront.
2. Subject to paragraphs 3 – 8 (inclusive) and with **consent**:
 

(a) <b>caretaker's residence</b> ;	(n) market;
(b) <b>car park</b> ;	(o) <b>medical clinic</b> ;
(c) <b>child care centre</b> ;	(p) <b>motel</b> ;
(d) <b>community centre</b> ;	(q) <b>multiple dwellings</b> ;
(e) convention centre;	(r) <b>office</b> ;
(f) <b>education establishment</b> ;	(s) research centre;
(g) <b>hostel</b> ;	(t) <b>passenger terminal</b> ;
(h) <b>home occupation</b> ;	(u) <b>restaurant</b> ;
(i) <b>hotel</b> ;	(v) <b>service station</b> ;
(j) <b>leisure and recreation</b> ;	(w) <b>shop</b> ;
(k) <b>licensed club</b> ;	(x) <b>single dwelling</b> ;
(l) <b>light industry</b> ;	(y) <b>showroom sales</b> ;
(m) maritime and waterfront industry	(z) <b>warehouse</b> .
3. Subject to paragraph 4, buildings north of the mooring basin lock are limited to two **storeys** above ground level.
4. A building of three **storeys** above ground level may be permitted north of the mooring basin lock to allow for variation in the roofline in the area if the development does not have a significant adverse impact on the **amenity** enjoyed by the residents of the established areas of Stuart Park.
5. Setbacks for waterfront and maritime industrial buildings are to be in accordance with clause 9.1.1.
6. Setbacks for **residential buildings** are to:
  - (a) ensure no overlooking of adjoining properties; and
  - (b) have regard to and accommodate the prevailing breezes.

7. A building, structure or development is to be designed and constructed to be compatible with the surrounding environment having regard to:
  - (a) the type and colour of materials; and
  - (b) the bulk and height;
  - (c) of the building, structure or development, so as to reduce the visual impact of commercial and industrial buildings in the landscape when viewed from residential areas and public roads.
8. A development is to consider and be compatible with the uses in neighbouring areas.

SD10

Dinah Beach locality, Stuart Park, Town of Darwin

1. The purpose of this zone is to encourage the development of a mixed use area of medium density residential and commercial uses that are related to the waterfront and a limited expansion of the existing waterfront and maritime industrial activities.
2. With **consent**:
 

(a) <b>caretaker's residence</b> ;	(i) <b>medical clinic</b> ;
(b) <b>community centre</b> ;	(j) <b>motel</b> ;
(c) <b>hostel</b> ;	(k) <b>multiple dwellings</b> ;
(d) <b>hotel</b> ;	(l) <b>office</b> ;
(e) <b>leisure and recreation</b> ;	(m) <b>passenger terminal</b> ;
(f) <b>licensed club</b> ;	(n) <b>restaurant</b> ;
(g) maritime and waterfront industry;	(o) <b>shop</b> ;
(h) market;	(p) <b>single dwelling</b> ; and
	(q) <b>showroom sales</b> .
3. Buildings or structures are not to cover more than 50% of each lot at ground level.
4. Subject to paragraph 5, buildings are to be limited to two **storeys** above ground level.
5. A building of three **storeys** above ground level may be permitted to allow for variation in the roofline in the area if the development does not have a significant adverse impact on the **amenity** enjoyed by the residents of the established areas of Stuart Park.
6. Setbacks for waterfront and maritime industrial buildings are to be in accordance with clause 9.1.1.
7. Setbacks for **residential buildings** are to:
  - (a) ensure no undue overlooking of adjoining properties; and
  - (b) have regard to and accommodate the prevailing breezes.

SD11

Part Lots 4579 and 4580 Rapid Creek Road, Lots 4598, 8708, 9454, 9723, 9738, 9739, 9757, 9759, 9761, 9763, 9765, 9767 and 9769 Freshwater Road, Town of Nightcliff being land adjacent to Rapid Creek between Trower and McMillans Roads.

1. The purpose of this zone is to facilitate the use and development of the land for a range of uses consistent with the non-urban character and **amenity** of the area so zoned.
2. In accordance with the provisions of Zone RL and without **consent**:
  - (a) **dependant unit**;
  - (b) **group home**;
  - (c) **home occupation**;
  - (d) **retail agricultural stall**;
  - (e) **single dwelling**;
3. In accordance with the provisions of Zone RL and with **consent**:
  - (a) **agriculture**;
  - (b) **animal boarding**;
  - (c) **bed and breakfast accommodation**;
  - (d) **caretaker's residence**;
  - (e) **education establishment**;
  - (f) **leisure and recreation**;
  - (g) **medical consulting rooms**;
  - (h) **plant nursery**;
  - (i) **research centre**;
  - (j) **restaurant**;
  - (k) **rural industry**;
  - (l) **stables**;
  - (m) **supporting accommodation**;
  - (n) **veterinary clinic**.
4. A lot may only be subdivided if each lot that is created by the subdivision:
  - (a) is approximately 1ha in area; and
  - (b) contains at least 1000m<sup>2</sup> of land above the level of the 1.0% AEP flood event specified in the *Rapid Creek Flood Study* (Connell Wagner – May 1999) in relation to the land.

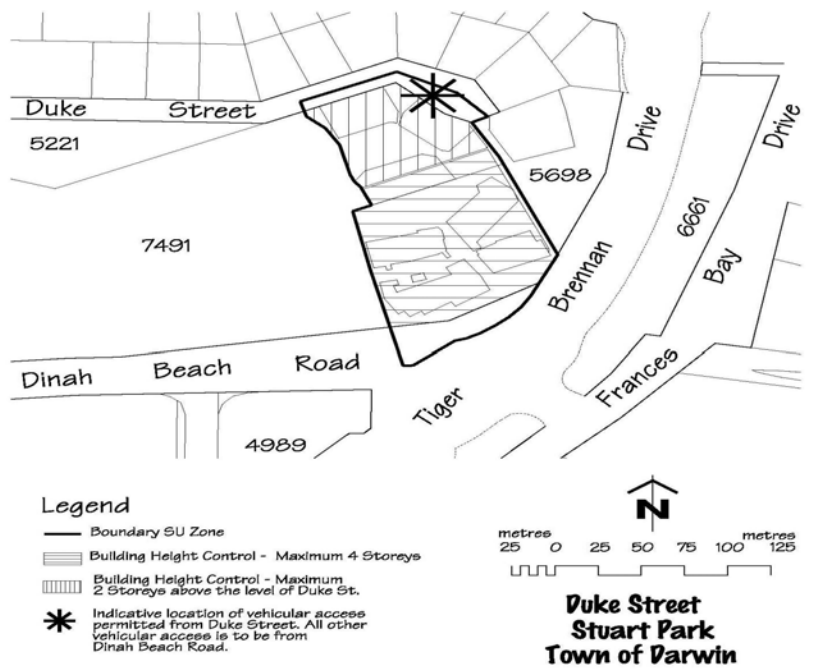
See clause 2.8

## SD12

Amendment No. 11  
gazetted 13.06.2007  
amends SD12 as a  
consequence of the  
creation of SD20

Building Development Parcel 7427 and Building Lots 7428, 7429 and 7430 and Building Development Parcel 7562 and Building Lots 7563, 7564, 7565 and 7566, Dinah Beach Road and Duke Street, Stuart Park, Town of Darwin.

1. The purpose of this zone is to facilitate the use and development of the land for medium density residential purposes.
2. Subject to paragraphs 3 – 7 (inclusive) and with **consent**:
  - (a) **child care centre**;
  - (b) **community centre**;
  - (c) **education establishment**;
  - (d) **group home**;
  - (e) **hostel**;
  - (f) **home occupation**;
  - (g) **hotel**;
  - (h) **medical consulting rooms**;
  - (i) **motel**;
  - (j) **multiple dwellings**;
  - (k) **place of worship**;
  - (l) **restaurant**;
  - (m) **single dwelling**;
  - (n) **shop**;
  - (o) **supporting accommodation**.
3. Building heights and vehicular access are to be in accordance with the diagram to this clause.
4. Buildings must not cover more than 50% of each **site**.
5. Not less than 30% of each site is to be landscaped.
6. Landscaping plans are to be submitted with each development application.
7. Loading and unloading areas for commercial developments are to be screened from passing traffic and pedestrians and located where possible on streets other than main streets.



**SD13**

Lot 6738 (11) Villaflor Crescent, Town of Darwin.

1. The purpose of this zone is to facilitate the use and development of the land for a range of purposes while restricting the height of future development.
2. In accordance with the provisions of Zone MR and with **consent**:
  - (a) **bed and breakfast accommodation**;
  - (b) **community centre**;
  - (c) **dependant unit**;
  - (d) **group home**;
  - (e) **home occupation**;
  - (f) **hospital**;
  - (g) **hostel**;
  - (h) **leisure and recreation**;
  - (i) **medical consulting rooms**;
  - (j) **motel**;
  - (k) **multiple dwellings**;
  - (l) **place of worship**;
  - (m) **restaurant**;
  - (n) **retail agricultural stall**;
  - (o) **single dwelling**;
  - (p) **supporting accommodation**;
3. provided that no building exceeds three **storeys** in height.

**SD14**

Lot 5648 and proposed Lot 5976 East Point, Fannie Bay, Town of Darwin.

1. The purpose of this zone is to facilitate the use and development of the land for marine related activity.
2. With **consent**:
  - (a) boat construction, service and maintenance;
  - (b) the sale of boats, boat spare parts and ancillary items and of water sports equipment;
  - (c) dry boat storage; and
  - (d) **caretaker's residence**.

## SD15

Amendment 89 gazetted 11.11.2009 introduces SD30 which applies to Lots 7466 and 7468 Town of Darwin. SD15 is altered as a consequence to exclude Lot 7468.

Lots 7467 (10) Salonika Street, Town of Darwin.

1. The purpose of this zone is to facilitate the use and development of the land primarily for residential purposes providing opportunities for complementary commercial and ancillary activities.
2. A use or development is to contribute to the development of the Gardens Hill area as an integrated and harmonised mixed use area by:
  - a) comprising residential and commercial activity incorporating public open space;
  - b) taking advantage of outlooks and physical connections to surrounding precincts; and
  - c) the creation of a land mark development through definitive streetscaping and quality architecture.
3. With **consent**, and subject to paragraphs 4 to 13 inclusive:

(a) <b>bed and breakfast accommodation;</b>	(m) <b>medical clinic;</b>
(b) <b>caretaker's residence;</b>	(n) <b>motel;</b>
(c) <b>child care centre;</b>	(o) <b>multiple dwellings;</b>
(d) <b>community centre;</b>	(p) <b>office;</b>
(e) <b>convention centre;</b>	(q) <b>place of worship;</b>
(f) <b>dependant unit;</b>	(r) research centre;
(g) <b>home occupation;</b>	(s) <b>restaurant;</b>
(h) <b>hospital;</b>	(t) <b>shop;</b>
(i) <b>hostel;</b>	(u) <b>showroom sales;</b>
(j) <b>hotel;</b>	(v) <b>single dwelling;</b>
(k) <b>licensed club;</b>	(w) <b>supporting accommodation;</b>
(l) <b>medical consulting rooms;</b>	(x) <b>veterinary clinic.</b>
4. A development application for a use or development specified above is to include:
  - (a) a master plan for development of the **site**;
  - (b) a staging plan for the proposed development;
  - (c) information regarding the timeframes for development and the provision of shared facilities to the **site**; and
  - (d) an interface management strategy which addresses the relationship of the proposed land uses with adjoining existing land uses and in the case of the Salvation Army site, possible future expansion of activities on that **site**.

5. Buildings shall not cover more than 50% of the **site**.
6. Buildings or structures on the **site** are to provide for variations in the roofline and heights of buildings and be limited to a maximum of six **storeys** for **sites** of less than 5000m<sup>2</sup> in area and four **storeys** for **sites** less than 2500m<sup>2</sup> in area.
7. Buildings to a maximum height of 8 **storeys** may be permitted if the development demonstrates special architectural merit and makes a positive contribution to the future **amenity** and identity of the locality.
8. Setbacks to commercial development are to:
  - (a) ensure privacy for residential development on the **site** and adjoining **sites**;
  - (b) be cognisant of the impacts of and on adjoining land uses; and
  - (c) provide appropriate **amenity** for the streetscape.
9. All car parking is to be screened from the street, preferably in basement **car parks** and where car parking is not under cover, shade landscaping is to be incorporated into the design of the **car parking areas**.
10. Loading and unloading areas for commercial developments are to be screened from passing traffic and pedestrians and are to be accessed from Salonika Street.
11. Any perimeter fencing is to be unobtrusive and complement the streetscape by:
  - (a) providing a link between differing buildings and structures; and
  - (b) facilitating appropriate pedestrian connections through, to and from the **site**.
12. Lighting is to be designed and constructed to ensure compatibility with any residential use on the land and to prevent overspill to adjoining properties.
13. Buildings or works are to be designed and constructed to be compatible with the surrounding environment having regard to:
  - (a) the topography and relationship to adjoining land uses;
  - (b) the impact of the bulk and height of buildings or structures on development of an identity for the area and the visual impact when viewed from other precincts;
  - (c) the need to create a pedestrian scale at ground level and develop pedestrian connections within the precinct and to other precincts and land uses; and
  - (d) the type and colour of materials.

SD16

Lot 7425 Bayview Boulevard, Town of Darwin.

1. The purpose of this zone is to ensure the land is developed and maintained for the purpose of a **car park** to the benefit of development on Lot 5988 (proposed Lot 6242) Town of Darwin.
2. With **consent** a ground level **car park** with approximately 40 car parking spaces provided the **car park** is used for the purposes of the part of Lot 5988 that is proposed Lot 6242 and landscape buffers are established to protect the **amenity** of the road reserve and of Lots 7353 and 7354, Town of Darwin.

Lot 9793 Lee Point Road, Town of Nightcliff.

1. The purpose of this zone is to facilitate the subdivision, use and development of the land as a residential estate.
2. With **consent** land within this zone may be developed for the purpose of a residential subdivision if:
  - (a) the development application to subdivide the land is accompanied by a drawing indicating the proposed land use and zoning of each lot and a report indicating the stage at which an application will be made to rezone each lot and that drawing will form part of any development permit for subdivision; and
  - (b) not more than 7.7ha (10% of the subdivision area) is developed for either **multiple dwellings** and a further 3ha (4% of the subdivision area) may be developed for **multiple dwellings** with no more than two **dwellings** on a single lot.
3. The purpose of this paragraph is to ensure residential subdivisions contain lots of a size, configuration and orientation suitable for residential purposes.

Land within this zone may be subdivided to accommodate **single dwellings** on lots less than 800m<sup>2</sup> if the minimum lot size throughout the zone will be at least 600m<sup>2</sup> and the average lot size will be at least 700m<sup>2</sup>.

The subdivision design is expected to:

- (a) provide that lots have sufficient area and appropriate dimensions to provide for the proposed density of developments including **dwellings**, vehicle access, parking and ancillary buildings;
- (b) provide that lots are oriented to allow **dwellings** to take advantage of environmental conditions such as prevailing breezes and sunlight;
- (c) provide that potential land use conflicts are minimized by taking account of the visual and acoustic privacy of residents;
- (d) provide that where there are lots for **multiple dwellings** the lots are:
  - i distributed in small groups capable of being serviced by public transport;
  - ii in close proximity to public open space and with adequate access to community facilities and services; and
  - iii not located in a cul-de-sac.
- (e) incorporate a distributor road network that is designed to accommodate through traffic and discourage excessive speed, with roundabouts as the preferred traffic control device at cross intersections;
- (f) incorporate residential streets designed for low traffic speeds, giving priority to the needs of pedestrians;

- (g) incorporate street networks capable of accommodating safe and convenient bus routes with stops within 400m radius of a majority of **dwelling**s;
  - (h) incorporate pedestrian and cycle links;
  - (i) connect to paths in adjacent areas and between areas of public open space;
  - (j) promote user safety and provide links to schools, commercial facilities and public transport services;
  - (k) protect service infrastructure by providing or preserving easements; and
  - (l) provide a minimum of 7.7ha (10% of the subdivision area) as public open space which:
    - i ensures the majority of **dwelling**s are within 400m walking distance of a neighbourhood park with a minimum area of 3200m<sup>2</sup>;
    - ii incorporates recreational open space in larger units available for active leisure pursuits; and
    - iii is designed to provide a safe environment for users by allowing clear views of the open space from surrounding buildings or passing vehicles.
4. Without **consent** a lot may be developed for the purposes of a **single dwelling** if the **dwelling** does not exceed 8.5m in height and there is no space capable of being occupied in that part of the building that exceeds a height of 7m.
5. With **consent** a lot may be developed for the purpose of **multiple dwelling**s if:
- (a) the development is in accordance with the provisions of Zone MD; and
  - (b) the lot has been identified as a site for **multiple dwelling**s on a subdivision plan approved by a development permit.
6. The purpose of this paragraph is to promote site-responsive designs for **multiple dwelling**s, that are pleasant for the occupants and do not unreasonably affect the use and enjoyment of adjacent land.
- Building design should:
- (a) locate development on the **site** for correct solar orientation;
  - (b) minimise expanses of walls by varying building heights, setbacks and façades;
  - (c) avoid visibly flat roofs and be consistent with the parapet height where this is a predominant design element in the locality;
  - (d) conceal service ducts, pipes, air conditioners, air conditioning plants etc;
  - (e) avoid overlooking of private open spaces and **habitable rooms** of adjacent residences on the same and adjacent **sites**;

- (f) locate bedrooms and private open spaces away from noise sources;
- (g) control its own noise sources and minimise the transmission of noise between **dwelling**s;
- (h) where close to high noise sources (such as busy roads and airport flight paths), be of appropriate acoustic design and construction;
- (i) balance the achievement of visual and acoustic privacy with passive climate control features;
- (j) allow breeze penetration and circulation; and
- (k) minimise use of reflective surfaces.

7. The purpose of this paragraph is to ensure that suitable areas for communal open space are provided for multiple dwellings.

Where the proposed use is **multiple dwellings** a minimum of 15% of the **site**, being not less than 6m wide at any point, should be communal open space.

8. The design of the communal open space is to have regard to:

- (a) the overall **dwelling** density proposed for the **site**;
- (b) the proximity and quality of alternative private or public open space;
- (c) the need to clearly distinguish communal open space from private and public open space and the need to maintain the reasonable privacy of nearby **dwelling**s;
- (d) the type of activities provided for and the hours of operation of communal facilities;
- (e) the projected needs of children for outdoor play;
- (f) the provision of landscaping and shade;
- (g) safety issues including lighting and informal surveillance;
- (h) on-site traffic circulation; and
- (i) future maintenance and management requirements.

9. With **consent** land within this zone may be developed for the following purposes:

- |  |                                    |
|--|------------------------------------|
| (a) temporary sales office;            | (f) <b>sports and recreation</b> ; |
| (b) display homes;                     | (g) <b>medical clinic</b> ;        |
| (c) <b>child care centre</b> ;         | (h) convenience shops; and         |
| (d) <b>educational establishment</b> ; | (i) <b>service station</b> ;       |
| (e) <b>community centre</b> ;          |                                    |

provided the development is consistent with the drawing approved under paragraph 2.

## SD18

Amendment No. 8  
gazetted 04.04.2007  
introduces SD18

### Lot 5378 Iliffe Street, Town of Darwin

1. The purpose of this zone is to facilitate the ongoing use and development of the land by the Power and Water Corporation for a depot and office complex.
2. With **consent** and subject to paragraph 4:
  - (a) **fuel depot**;
  - (b) **office**;
  - (c) staff social facilities; and
  - (d) training rooms and facilities.
3. Without **consent** and subject to paragraph 4:
  - (a) **caretaker's residence**;
  - (b) **light industry**; and
  - (c) **warehouse**.
4. The objective of this paragraph is to minimise the visual and acoustic impact of development adjacent to Zone SD and Zone MD and to ensure that an adequate level of visual amenity is maintained.
  - (a) A use or development specified in paragraphs 2 or 3 shall be setback a minimum of:
    - i. 9m from the Stuart Highway boundary;
    - ii. 20m from the Armidale Street boundary and the boundary to Lot 2162;
    - iii. 5m from the Iliffe Street boundary and provide a minimum 3m wide planted landscape buffer to Iliffe Street.
  - (b) Despite paragraph 4(a) a use or development specified in paragraphs 2 or 3 may be located within 20m of the Armidale Street boundary or the boundary to Lot 2162 only with **consent** subject to provision of:
    - i. a solid screen fence of a minimum height of 1.8 m setback 3m from the Armidale Street boundary and screen landscaping of the 3m setback;
    - ii. a solid screen fence of a minimum height of 1.8m at the boundary to Lot 2162; and
    - iii. a landscaped buffer with a width of 3m at the boundary to Lot 2162.

The consent authority must not **consent** to a development that is within 20m of the Armidale Street boundary or the boundary to Lot 2162 that is not in accordance with paragraph 4(b) unless it is satisfied that special circumstances justify the giving of **consent**.

SD19

Amendment No 9  
gazetted 04.04.2007  
introduces SD19

Part Lot 9989 (71) Progress Drive, Town of Nightcliff

1. With the consent of the Authority, the land within this zone may be developed and used for the purpose of **multiple dwellings**.
2. Without **consent**:
  - (a) **home occupation**;  
if the proposal complies with the requirements of this Planning Scheme as if the land were in Zone HR.
3. The purpose of this clause is to ensure that development is:
  - of a density compatible with the existing and planned provision of reticulated services and community facilities which will service the area;
  - consistent with land capability; and
  - of a height compatible with adjoining or nearby existing development or development reasonably anticipated.Development within this zone will comprise:
  - (a) a maximum of 44 **multiple dwellings**; and
  - (b) a minimum of 3 buildings with a maximum building height each of 33m AHD or 6 **storeys**, whichever is the lesser.
4. The purpose of this clause is to ensure that the development is provided with open space and landscaped areas that:
  - include clearly designated and useable private open space areas that provide privacy for residents and are directly accessible from main living areas;
  - include communal open space areas that are functional, useable and accessible; and
  - contribute to the appearance and amenity of the site.Development within this zone will provide:
  - (a) a private balcony to all **multiple dwellings** which is directly accessible from the main internal living area with a minimum area of 20m<sup>2</sup> and a minimum depth of 3m;
  - (b) a minimum of 815m<sup>2</sup> of communal open space at ground level with a minimum dimension of 6m; and
  - (c) a minimum of 550m<sup>2</sup> at ground level, exclusive of the communal open space, which is landscaped.
5. The purpose of this clause is to ensure that sufficient off street parking is provided to service the proposed development.  
  
Development within this zone will provide a minimum of 2.2 on site car parking spaces per **multiple dwelling**.

## SD20

Amendment No 11  
gazetted 13.06.2007  
introduces SD20

### Lot 7491 (17) Dinah Beach Road, Town of Darwin

1. The purpose of this zone is to facilitate the subdivision, use and development of the land as a residential estate.
2. With **consent** land within this zone may be developed for the purpose of a residential subdivision if the development application to subdivide the land is accompanied by a drawing indicating the proposed land use of each lot and that drawing forms part of any development permit for subdivision.
3. The purpose of this paragraph is to ensure that residential subdivisions in this zone are integrated with infrastructure, community services and facilities and provide infrastructure and facilities which ensure appropriate levels of residential **amenity**.

The subdivision design should:

- (a) include pedestrian and cycle links through the **site** to facilitate future connections between Stuart Park and Central Darwin;
  - (b) integrate existing adjacent public open spaces with public open spaces and road and pedestrian networks within the **site**;
  - (c) include a road network design that fosters a low speed environment with priority given to pedestrian needs and that allows for access by public transport services where required; and
  - (d) minimise the impact of traffic and movements on Duke Street by siting the primary vehicular access point on Dinah Beach Road.
4. The purpose of this paragraph is to ensure residential subdivisions in this zone contain lots of a size, configuration and orientation suitable for residential purposes.

Land within this zone may be subdivided to accommodate a **single dwelling** if the minimum lot size is at least 450m<sup>2</sup> and the average lot size of the area being subdivided for **single dwellings** is at least 520m<sup>2</sup>.

The subdivision design should:

- (a) provide for lots that are oriented to allow a **single dwelling** to:
  - i. take advantage of prevailing breezes, and
  - ii. minimise exposure to western insolation;

- (b) incorporate drawings showing the building footprint for each **single dwelling** lot that will form part of any development permit for subdivision that:
  - i. orients **dwellings** to take into account the visual and acoustic privacy needs of residents particularly with respect to private open space areas and bedrooms;
  - ii. may include a **common building boundary**;
  - iii. may include reduced **building setbacks** to the **primary street** frontage where:
    - increased **building setbacks** to the rear boundary are incorporated, and
    - garages, carports and the like are set behind or in line with the main **dwelling** building line;
  - iv. complies with the building envelope requirements of clause 11.2.3 with respect to lots with areas less than 600m<sup>2</sup>; and
  - v. provides for passive surveillance of public open space where lots are located adjacent to such areas.

5. Without **consent** a lot may be developed for the purpose of a **single dwelling** if:

- (a) the development is consistent with the building footprint endorsed for the lot under paragraph 4; and
- (b) the development complies with all other requirements of the Planning Scheme as if the land were in Zone SD.

If a **single dwelling** does not comply with the requirements of this paragraph it shall be permitted only with **consent** and the consent authority may **consent** only if it is satisfied that special circumstances justify the giving of **consent**.

6. With **consent** a lot may be developed for the purpose of:

- |   |                                       |
|---|---------------------------------------|
| (a) <b>bed and breakfast</b> ;            | (g) <b>home based contracting</b> ;   |
| (b) <b>community centre</b> ;             | (h) <b>medical consulting rooms</b> ; |
| (c) <b>dependant unit</b> ;               | (i) <b>supporting accommodation</b> ; |
| (d) display homes;                        | (j) temporary sales office.           |
| (e) <b>group home</b> ;                   |                                       |
| (f) <b>home based child care centre</b> ; |                                       |

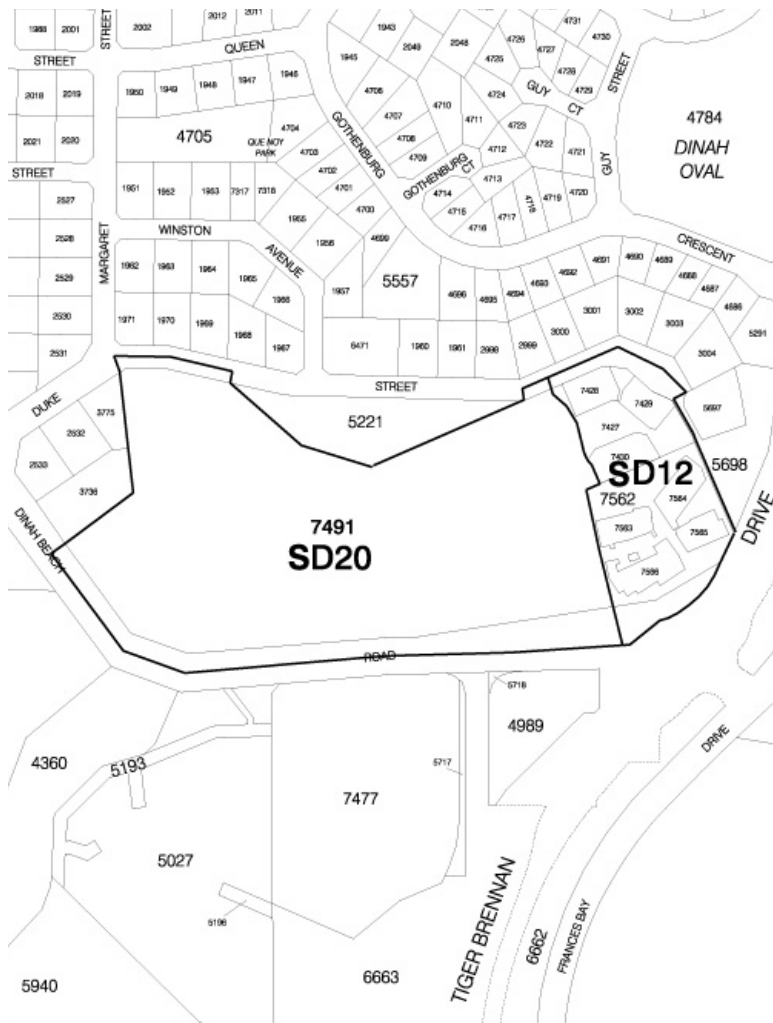
Development for a purpose specified in this paragraph is subject to the relevant clauses of the Planning Scheme which would apply were the land within Zone SD.

The consent authority must not **consent** to development which does not comply with the relevant clauses of the Planning Scheme on lots with areas less than 600m<sup>2</sup>.

7. With **consent** land may be developed for the purpose of **multiple dwellings** subject to all of the relevant clauses of the Planning Scheme that would apply were the land in Zone MD.

The consent authority may **consent** to the development of a lot for the purpose of **multiple dwellings** only where it has been identified for **multiple dwellings** on the land use drawing endorsed under paragraph 2.

8. Without **consent** land within this zone may be developed for the purpose of a **home occupation** if the development complies with clause 7.10.7 and otherwise only with the **consent** of the consent authority.



## SD21

Amendment 25  
gazetted 10.10.2007  
introduces SD21

### Lot 7591 (16) Gregory Street, Town of Darwin

1. The purpose of this zone is to facilitate the subdivision, use and development of the land for residential purposes at a density compatible with existing development within the locality.
2. The purpose of this paragraph is to ensure that the residential subdivision in this zone contains lots of a size, configuration and orientation suitable for residential purposes.

Land within this zone may be subdivided to accommodate a **single dwelling** if:

- (a) the minimum lot size is at least 700m<sup>2</sup>;
- (b) no more than 24 lots are created;
- (c) lots which share a rear boundary with other land within Zone SD have an area of no less than 760m<sup>2</sup>;
- (d) one lot only has access to Weddell Street; and
- (e) any new road intersection is limited to Gregory Street.

The subdivision design may include one or more **common building boundaries** nominated at the time of subdivision for lots less than 800m<sup>2</sup> that are not adjacent to a public road or land in Zone SD and a **single dwelling** may be built up to a **common building boundary** despite the setback provisions of clause 7.3.

3. There is no requirement for public open space within the subdivision.
4. Without **consent** a lot may be developed for the purpose of:
  - (a) **dependant unit**;
  - (b) **group home**;
  - (c) **home based contracting**;
  - (d) **home occupation**;
  - (e) **single dwelling**;

if the development complies with all other requirements of the Planning Scheme as if the land were in Zone SD.

5. With **consent** a lot may be developed for the purpose of:
  - (a) **bed and breakfast**;
  - (b) **community centre**;
  - (c) **home based child care centre**;
  - (d) **medical consulting rooms**;
  - (e) **supporting accommodation**.

Development for a purpose specified in this paragraph is subject to the relevant clauses of the Planning Scheme which would apply were the land within Zone SD.

## SD22

Amendment 60  
gazetted 01.10.2008  
introduces SD22

Amendment 104  
gazetted 21.10.2009  
introduces SD31  
which supercedes  
SD22

Part Portion 2235 Stuart Highway, Hundred of Bagot

**OMITTED**

## SD23

Amendment No 70  
gazetted 02.12.2009  
introduces SD23

Part Lot 9737 Lee Point Road, Town of Nightcliff.

1. The purpose of this zone is to facilitate the subdivision, use and development of the land as a residential estate that provides for housing choice through a range of lot sizes and housing types.
2. Development Design Philosophy  
Any subdivision and future development is expected to be designed to respond to Darwin's tropical climate and lifestyle attributes. This includes, but is not limited to, adherence to the following design principles:
  - (a) lot patterns which are best suited to catching prevailing breezes;
  - (b) local streets which include a single carriageway with footprints which enable groupings of large street trees in public space and smaller trees in front yards;
  - (c) lots and dwellings sited so as to have sufficient area to provide for the dwellings, vehicle access, parking and ancillary structures;
  - (d) the inclusion and adaptation of porches and decks as living spaces which are designed to encourage activation of and overlooking of streets and public spaces;
  - (e) a mix of heavy and lightweight elements in the front façade of the building;
  - (f) breezeway separations between buildings and the inclusion of side yard spaces; and
  - (g) housing which promotes cross ventilation through building orientation and layout, with extended roofs and overhangs for additional shade and weather protection.
3. With **consent** land within this zone may be developed for the purpose of a subdivision if:
  - (a) the development application to subdivide the land is accompanied by a drawing indicating the proposed land use of each lot and that drawing forms part of any development permit for subdivision;
  - (b) the subdivision design incorporates a predominantly grassed strip along the eastern boundary of the zone with a width of 200m or as required by the NT Government's authority for medical entomology. The strip will form a part of a 1km buffer to the biting insect breeding areas of Buffalo Creek;

- (c) The subdivision design ensures no residential development is proposed within 700m of the primary settlement ponds of the sewage treatment plant;
- (d) the overall subdivision design includes the following open spaces:
  - i. one or more east-west parks and open space corridors generally linked to the Lyons central park and open space corridor, incorporating stormwater drainage systems that are appropriate for Darwin's climate;
  - ii. subject to the requirements of local government and service authorities, an open space link along Lee Point Road; and
  - iii. a vegetated visual screen no less than 20m wide along and abutting the northern boundary of Fitzmaurice Drive;
- (e) the overall subdivision design includes provision for a future road corridor not less than 30m wide, generally along the eastern boundary of the zone.

4. The purpose of this paragraph is to ensure residential subdivisions contain lots of a size, configuration and orientation suitable for residential purposes.

The overall subdivision design should:

- (a) ensure the average number of dwelling units per hectare does not exceed 10 across the area of the zone defined as the area of the site:
  - less the area of the grassland strip required by paragraph 3(b);
  - less the area of the odour buffer required by paragraph 3(c); and
  - less the area of the future road corridor required by paragraph 3(e);
- (b) not include any lot with an area of less than 450m<sup>2</sup>;
- (c) include a dominant lot size of between 500m<sup>2</sup> and 700m<sup>2</sup>;
- (d) ensure lots are generally square in shape, with a minimum frontage of 18m, unless a lot is of an irregular shape or truncated;
- (e) provide a street layout which is generally orientated within 30 degrees of north;
- (f) ensure that no lot, that has greater than 80% of its area within the biting insect buffer, has an area of less than 4000m<sup>2</sup>;
- (g) not include more than 20% of all dwellings as **multiple dwellings**;
- (h) ensure that lots for **multiple dwellings** are distributed in a manner to enable servicing by public transport and be located in close proximity to public open space and / or community facilities; and
- (i) ensure these lots are connected to reticulated services.

5. Without **consent** a lot may be developed for the purpose of:

- (a) **dependant unit;**
- (b) display home;
- (c) **group home;**
- (d) **home based contracting;**
- (e) **home occupation;** and
- (f) **single dwelling.**

Development for a purpose specified in this paragraph is subject to the relevant clauses of the Planning Scheme that would apply were the land within Zone SD.

If a development specified in this paragraph does not comply with the requirements of this paragraph it shall be permitted only with **consent**.

6. With **consent** a lot may be developed for the purpose of:

- (a) **bed and breakfast accommodation;**
- (b) **community centre;**
- (c) **home based childcare centre;**
- (d) **medical consulting rooms;**
- (e) **supporting accommodation;** and
- (f) temporary sales office.

Development for a purpose specified in this paragraph is subject to the relevant clauses of the Planning Scheme that would apply were the land within Zone SD.

7. With **consent** a lot may be developed for the purpose of **multiple dwellings** subject to all the relevant clauses of the Planning Scheme that would apply were the land within Zone MD.

The consent authority may **consent** to the development of a lot for the purpose of **multiple dwellings** only where it has been identified for **multiple dwellings** on the land use drawing endorsed under paragraph 3.

8. With **consent** a lot may be developed for purposes consistent with Zone CP, where the lot has been identified for community purposes on the land use drawing endorsed under paragraph 3, and subject to all the relevant clauses of the Planning Scheme that would apply were the land within Zone CP.

9. With **consent** a lot may be developed for purposes consistent with Zone C, where the lot has been identified for commercial purposes on the land use drawing endorsed under paragraph 3, and subject to all the relevant clauses of the Planning Scheme that would apply were the land within Zone C.

## SD24

Amendment 73  
gazetted 08.07.2009  
creates SD24

### Lot 9327 Dick Ward Drive, Town of Nightcliff

1. The purpose of this zone is to facilitate the subdivision, development and use of the land as a residential estate with one **storey, single dwellings** and **multiple dwellings**.
2. With **consent**, land within this zone may be developed for the purpose of a residential subdivision with a maximum of 8 lots, which may include lots for **single dwellings** and a maximum of 4 **multiple dwellings**. An application to subdivide the land is to be accompanied by a drawing indicating the proposed use of each lot, including the number of **dwellings** to be constructed on each lot, and an approved version of that drawing will be endorsed under the development permit for subdivision.
3. The purpose of this paragraph is to ensure that residential subdivisions in this zone are integrated with infrastructure, community services and facilities which ensure appropriate levels of residential **amenity**.

The subdivision design should:

- (a) include a road and intersection design that encourages a low speed environment within the estate and a safe connection to Dick Ward Drive;
- (b) include details of street and feature landscaping at the interface of the **site** with Dick Ward Drive and internally;
- (c) include solid boundary fencing to adjoining properties that is a minimum of 1.8m in height. Details of proposed finishes both internal to the subdivision and to adjoining properties must be provided;
- (d) provide for connection to reticulated services;
- (e) demonstrate consideration of, and mitigate potential impacts on adjoining properties with respect to stormwater flow and flooding; and
- (f) provide connections to the existing pedestrian network on Dick Ward Drive and internal accessibility.

4. The purpose of this paragraph is to ensure that residential subdivisions in this zone contain lots of a size, configuration and orientation suitable for residential purposes.

Land within this zone may be subdivided to accommodate a **single dwelling** if the minimum lot size is at least 450m<sup>2</sup> and the average lot size of the area being subdivided for **single dwellings** is at least 700m<sup>2</sup>.

Land within this zone may be subdivided to accommodate **multiple dwellings** if the minimum lot size is at least 700m<sup>2</sup>.

The subdivision design should incorporate drawings showing the building footprint and indicative living zones for each **single dwelling** lot that:

- (a) orient **dwellings** to take into account the visual and acoustic privacy needs of residents particularly with respect to private open space areas and bedrooms;
- (b) orient **dwellings** to take advantage of prevailing breezes and minimise exposure to western insolation;
- (c) may include a **common building boundary**, provided that the boundary is not shared with an existing lot that is within Zone RR or Zone SD;
- (d) may include **building setbacks** to the **primary street** frontage that are reduced from those required by clause 7.3 only where **building setbacks** to the side and rear boundaries are increased from those required by clause 7.3; and
- (e) comply with the building envelope requirements of clause 11.2.3 (Lot Size and Configuration in Residential Subdivisions) with respect to lots with areas less than 600m<sup>2</sup>.

An approved version of the building footprint and indicative living zones drawing will be endorsed under the development permit for subdivision.

5. Clause 11.2.1 of the planning scheme does not apply in this zone.

6. The purpose of this paragraph is to enhance the **amenity** of properties and **dwelling**s and to reduce risk to people, damage to property and costs to the general community caused by storm surge.
- (a) Without **consent** a lot may be developed for the purpose of a **single dwelling** if:
- i. the development is consistent with the building footprint and living zones endorsed for the lot under paragraph 4;
  - ii. the building contains a single **storey** only and, subject to paragraph 6(a)(iii), is a ground level structure;
  - iii. the finished floor level of **habitable rooms** of a **dwelling** is at least 300 mm above the primary storm surge level of the **site** (“primary storm surge level” means the water level associated with a 1% Annual Exceedence Probability of inundation by storm surge);
  - iv. the **dwelling** incorporates aircraft noise mitigation measures, in accordance with a report by a qualified acoustic consultant, that would produce night time indoor design sound levels not exceeding 50 dB(A) in bedrooms and 55 dB(A) in other habitable rooms; and
  - v. the development complies with all other requirements of the Planning Scheme as if the land were in Zone SD.

If a **single dwelling** does not comply with the requirements of paragraph 6(a) it shall be permitted only with **consent**, and the consent authority may **consent** only if it is satisfied that special circumstances justify the giving of **consent**.

- (b) With **consent** land may be developed for the purpose of **multiple dwellings** if :
- i. the lot has been identified for the purpose of **multiple dwellings** on the drawing endorsed under paragraph 2;
  - ii. any building contains a single **storey** only and, subject to paragraph 6(b)(iii), is a ground level structure;
  - iii. the finished floor level of **habitable rooms** of a **dwelling** is at least 300mm above the primary storm surge level of the **site** (“primary storm surge level” means the water level associated with a 1% Annual Exceedence Probability of inundation by storm surge);
  - iv. the **dwellings** incorporate aircraft noise mitigation measures, in accordance with a report by a qualified acoustic consultant, that would produce night time indoor design sound levels not exceeding 50 dB(A) in bedrooms and 55 dB(A) in other habitable rooms;

- v. the development complies with all other requirements of the Planning Scheme as if the land were in Zone MD.

If **multiple dwellings** do not comply with the requirements of paragraph 6(b) the consent authority may **consent** only if it is satisfied that special circumstances justify the giving of **consent**.

- 7. Without **consent** land within this zone may be developed for the purpose of a **home occupation** if the development complies with clause 7.10.7 (Home Occupation), and otherwise only with the **consent** of the consent authority.
- 8. With **consent** a lot may be developed for the purpose of:
  - (a) **bed and breakfast accommodation;**
  - (b) **dependant unit;**
  - (c) display homes;
  - (d) **group home;**
  - (e) **home based child care centre;**
  - (f) **medical consulting rooms;**
  - (g) **supporting accommodation;**
  - (h) temporary sales centre.

Development for a purpose specified in this paragraph is subject to the relevant clauses of the Planning Scheme which would apply if the land were within Zone SD and the finished floor level of **habitable rooms** of any new building is at least 300mm above the primary storm surge level of the **site** ("primary storm surge level" means the water level associated with a 1% Annual Exceedence Probability of inundation by storm surge).

The consent authority must not **consent** to development outlined in this paragraph which does not comply with the relevant clauses of the Planning Scheme on lots with areas less than 600m<sup>2</sup>.

## SD25

Amendment 65  
gazetted 06.05.2009  
creates SD25

Lots 1822 Stokes Street and Lots 3376 and 3377 Stuart Highway,  
Parap, Town of Darwin.

1. The purpose of this zone is to facilitate the use and development of the land for community service activities.

2. Without **consent**:

- (a) **caretaker's residence**;
- (b) **community centre**;
- (c) **dependant unit**;
- (d) **group home**;
- (e) **home based contracting**;
- (f) **home occupation**;
- (g) **single dwelling**;

if the development complies with all other requirements of the planning scheme as if the land were in Zone SD.

If the development listed in paragraph 2 does not comply with the requirements of Zone SD it will be permitted only with **consent** and the consent authority may **consent** only if it is satisfied that special circumstances justify the giving of **consent**.

3. With **consent**:

- a) **child care centre**
- b) **medical clinic**;
- c) **medical consulting rooms**;
- d) **office**; and
- e) **supporting accommodation**.

if the development complies with all other requirements of the planning scheme as if the land were in Zone C.

## SD26

Amendment No 82  
gazetted 02.12.2009  
introduces SD26

Lot 9370 Lee Point Road, Town of Nightcliff.

1. The purpose of this zone is to facilitate the subdivision, use and development of the land as a residential estate that provides for housing choice through a range of lot sizes and housing types.
2. Development Design Philosophy  
Any subdivision and future development is expected to be designed to respond to Darwin's tropical climate and lifestyle attributes. This includes, but is not limited to, adherence to the following design principles:
  - (a) lot patterns which are best suited to catching prevailing breezes;
  - (b) local streets which include a single carriageway with footprints which enable groupings of large street trees in public space and smaller trees in front yards;
  - (c) lots and dwellings sited so as to have sufficient area to provide for the dwellings, vehicle access, parking and ancillary structures;
  - (d) the inclusion and adaptation of porches and decks as living spaces which are designed to encourage activation of and overlooking of streets and public spaces;
  - (e) a mix of heavy and lightweight elements in the front façade of the building;
  - (f) breezeway separations between buildings and the inclusion of side yard spaces; and
  - (g) housing which promotes cross ventilation through building orientation and layout, with extended roofs and overhangs for additional shade and weather protection.
3. With **consent** land within this zone may be developed for the purpose of a subdivision if the development application to subdivide the land is accompanied by a drawing indicating the proposed land use of each lot and that drawing forms part of any development permit for subdivision.
4. The purpose of this paragraph is to ensure residential subdivisions contain lots of a size, configuration and orientation suitable for residential purposes.  
The overall subdivision design should:
  - (a) ensure the average number of dwelling units per hectare does not exceed 10 across the area of the zone defined as the area of the site less the area required for a buffer to biting insects;
  - (b) not include any lot with an area of less than 450m<sup>2</sup>;
  - (c) include a dominant lot size of between 500m<sup>2</sup> and 700m<sup>2</sup>;
  - (d) ensure lots are generally square in shape, with a minimum frontage of 18m, unless a lot is of an irregular shape or truncated;
  - (e) provide a street layout which is generally orientated within 30 degrees of North;

- (f) ensure that no lot, that has greater than 80% of its area within the biting insect buffer, has an area of less than 4000m<sup>2</sup>;
- (g) not include more than 20% of all dwellings as **multiple dwellings**; and
- (h) ensure that lots for **multiple dwellings** are distributed in a manner to enable servicing by public transport and be located in close proximity to public open space and / or community facilities.

5. Without **consent** a lot may be developed for the purpose of:

- (a) **dependant unit**;
- (b) display home;
- (c) **group home**;
- (d) **home based contracting**;
- (e) **home occupation**; and
- (f) **single dwelling**.

Development for a purpose specified in this paragraph is subject to the relevant clauses of this scheme as if the land were in Zone SD.

If a development specified in this paragraph does not comply with the requirements of this paragraph it shall be permitted only with **consent**.

6. With **consent** a lot may be developed for the purpose of:

- (a) **bed and breakfast accommodation**;
- (b) **community centre**;
- (c) **home based childcare centre**;
- (d) **medical consulting rooms**;
- (e) **supporting accommodation**; and
- (f) temporary sales office.

Development for a purpose specified in this paragraph is subject to the relevant clauses of this scheme as if the land were in Zone SD.

7. With **consent** a lot may be developed for the purpose of **multiple dwellings** subject to all the relevant clauses of this scheme as if the land were in Zone MD.

The consent authority may **consent** to the development of a lot for the purpose of **multiple dwellings** only where it has been identified for **multiple dwellings** on the land use drawing endorsed under paragraph 3.

10. With **consent** a lot may be developed for purposes consistent with Zone CP, where the lot has been identified for community purposes on the land use drawing endorsed under paragraph 3, and subject to all the relevant clauses of this scheme as if the land were in Zone CP.

11. With **consent** a lot may be developed for purposes consistent with Zone C, where the lot has been identified for commercial purposes on the land use drawing endorsed under paragraph 3, and subject to all the relevant clauses of this scheme as if the land were in Zone C.

## SD27

Amendment 84  
gazetted 17.06.2009  
creates SD27

### Lot 1252 Brooks Place, Town of Nightcliff

1. The purpose of this zone is to facilitate the use and development of the land for single storey, two bedroom **multiple dwellings** for seniors.
2. With **consent** the land may be developed for the purpose of **multiple dwellings** if the development complies with all other requirements of the Planning Scheme as if the land were in Zone MD (Multiple Dwelling Residential).  
  
If the development does not comply with the listed requirements, the consent authority may **consent** to a variation of the requirements only if it is satisfied that special circumstances justify the giving of **consent**.
3. Despite paragraph 2, the consent authority must not **consent** to a development that exceeds:
  - a) one **storey** in height; and
  - b) any more than four, two bedroom **multiple dwellings**.

## SD28

Amendment 85  
gazetted 17.06.2009  
creates SD28

### Lot 1535 McKay Place, Town of Nightcliff

1. The purpose of this zone is to facilitate the use and development of the land for single storey, two bedroom **multiple dwellings** for seniors.
2. With **consent** the land may be developed for the purpose of **multiple dwellings** if the development complies with all other requirements of the Planning Scheme as if the land were in Zone MD (Multiple Dwelling Residential).  
  
If the development does not comply with the listed requirements, the consent authority may **consent** to a variation of the requirements only if it is satisfied that special circumstances justify the giving of **consent**.
3. Despite paragraph 2, the consent authority must not **consent** to a development that exceeds:
  - (a) one **storey** in height; and
  - (b) any more than four, two bedroom **multiple dwellings**.

**SD29**

Amendment 86  
gazetted 17.06.2009  
creates SD29

Lot 2414 Marshall Court, Town of Sanderson

1. The purpose of this zone is to facilitate the use and development of the land for single storey, two bedroom **multiple dwellings** for seniors.
2. With **consent** the land may be developed for the purpose of **multiple dwellings** if the development complies with all other requirements of the Planning Scheme as if the land were in Zone MD (Multiple Dwelling Residential).

If the development does not comply with the listed requirements, the consent authority may consent to a variation of the requirements only if it is satisfied that special circumstances justify the giving of consent.

3. Despite paragraph 2, the consent authority must not consent to a development that exceeds:
  - (a) one **storey** in height; and
  - (b) any more than two, two bedroom **multiple dwellings**.

**SD30**

Amendment 89  
gazetted 11.11.2009  
creates SD30

Lots 7466 and 7468 Stuart Highway and Salonika Street, Town of Darwin.

1. The purpose of this zone is to facilitate the use and development of the land for a complimentary mix of commercial and residential activities.
2. A use or development is to contribute to the development of the Gardens Hill area as an integrated and harmonised mixed use area by:
  - a) comprising residential and commercial activity incorporating publicly accessible linkages;
  - b) taking advantage of outlooks and physical connections to surrounding precincts; and
  - c) the creation of a land mark development through definitive streetscaping and quality architecture.
3. With **consent**, and subject to paragraphs 4 to 12 inclusive:

(a) <b>bed and breakfast accommodation;</b>	(m) <b>medical clinic;</b>
(b) <b>caretaker's residence;</b>	(n) <b>medical consulting rooms;</b>
(c) <b>child care centre;</b>	(o) <b>motel;</b>
(d) <b>community centre;</b>	(p) <b>multiple dwellings;</b>
(e) convention centre;	(q) <b>office;</b>
(f) <b>education establishment;</b>	(r) <b>place of worship;</b>
(g) <b>home occupation;</b>	(s) <b>restaurant;</b>
(h) <b>hospital;</b>	(t) <b>shop;</b>
(i) <b>hostel;</b>	(u) <b>showroom sales;</b>
(j) <b>hotel;</b>	(v) <b>supporting accommodation;</b> and
(k) <b>leisure and recreation;</b>	(w) <b>veterinary clinic.</b>
(l) <b>licensed club;</b>	
4. Setbacks to commercial development are to:
  - (a) ensure privacy for residential development on the **site** and adjoining **sites**;
  - (b) be cognisant of the impacts of and on adjoining land uses; and
  - (c) provide appropriate **amenity** for the streetscape.
5. All car parking is to be screened from the street, preferably in basement **car parks** and where car parking is not under cover, shade landscaping is to be incorporated into the design of the **car parking areas**.

6. Buildings or works are to be designed and constructed to be compatible with the surrounding environment having regard to:
  - (a) the topography and relationship to adjoining land uses;
  - (b) the impact of the bulk and height of buildings or structures on adjoining development and the visual impact when viewed from other precincts;
  - (c) the need to create a pedestrian scale at ground level and develop pedestrian connections within the precinct and to other precincts and land uses; and
  - (d) the type and colours of materials.
7. Buildings and structures on the site are not to exceed a height of 14 **storeys** or RL 73.5m AHD, whichever is the lesser. The measurement of the height of a building or structure must include the measurement of any plant, lightning rod and vegetation on the building or structure.
8. Any building higher than two **storeys** above ground level is not to cover more than 30% of the **site** area.
9. A maximum of 300 **multiple dwellings** are to be developed on the site.
10. Clauses 7.8 and 8.2 of the Planning Scheme apply to any proposed development on the site.
11. A development application for a use or development specified above is to include:
  - (a) a master plan for development of the **site**;
  - (b) a staging plan for the proposed development;
  - (c) information regarding the timeframes for development and the provision of shared facilities to the **site**; and
  - (d) a traffic study completed by qualified traffic engineers, to the requirements of the General Manager of Infrastructure, Darwin City Council and the General Manager, Sustainability, Strategic Planning and Policy, Department of Planning and Infrastructure. This study will also need to identify any potential need to upgrade vehicular and pedestrian infrastructure to service the proposed development.
12. Lighting is to be designed and constructed to ensure compatibility with any residential use on the land and to prevent overspill to adjoining properties.

## SD31

Amendment 104  
gazetted 21.10.2009  
creates SD31

### Part Portion 2235 Stuart Highway, Hundred of Bagot

1. The purpose of this zone is to facilitate the development of the site for commercial purposes which respond to exposure to aircraft noise.
2. This zone applies to the part of Portion 2235, Hundred of Bagot identified on the plan included with this zone.
3. With **consent**, and subject to paragraphs 4 to 9, the land may be developed for the purpose of:
  - (a) **car park**
  - (b) **hotel** with no residential component;
  - (c) indoor **leisure and recreation**;
  - (d) **licensed club**;
  - (e) **medical clinic**;
  - (f) **motor repair station**;
  - (g) **office**;
  - (h) **place of worship**;
  - (i) **plant nursery**;
  - (j) **restaurant**;
  - (k) **service station**;
  - (l) **shop**;
  - (m) **showroom sales**;
  - (n) temporary sales or construction office;
  - (o) **vehicle sales and hire**;
  - (p) **warehouse**; and
  - (q) **veterinary clinic**.
4. The land may be developed for the purpose of the zone if development complies with all requirements of the Planning Scheme as if the land were in Zone C; and if all proposed development can be constructed in compliance with AS2021-2000 'Acoustics – Aircraft noise intrusion – Building siting and construction' (AS2021).
5. The land may be developed for the purpose of a subdivision if the application to subdivide the land is accompanied by a master plan.
6. The purpose of this paragraph is to ensure that subdivisions in this zone provide infrastructure and facilities which ensure appropriate levels of **amenity**.

The subdivision design should:

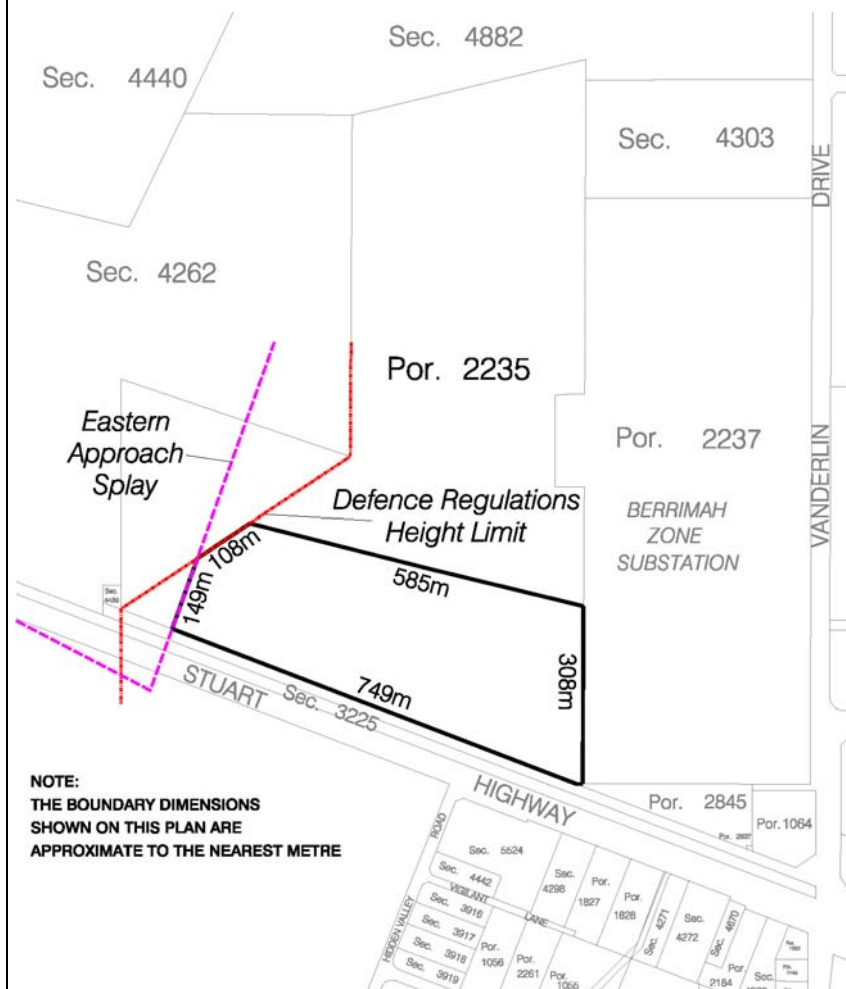
  - (a) include pedestrian links through the **site** and connecting to the Stuart Highway;
  - (b) integrate parking areas and public open spaces with the pedestrian network within the **site**;
  - (c) include a road network design that fosters a low speed environment with priority given to a safe pedestrian environment and access by public transport services; and
  - (d) minimise the impact of traffic and movements on the Stuart Highway by providing a service lane and an appropriately located and designed intersection with the Stuart Highway.

7. The purpose of this paragraph is to ensure that subdivisions in this zone provide lots of a size and configuration suitable for the zone purpose.

Land within this zone may be subdivided if the minimum lot size is at least 1250m<sup>2</sup> and the average lot size for the area being subdivided is at least 2000m<sup>2</sup>.

The subdivision design should:

- (a) provide lots that are located and oriented to minimise exposure to aircraft noise such that compliance with AS2021 is possible with reasonable measures; and
  - (b) demonstrate how buildings will be accommodated within each lot.
8. Development within the zone shall not cause any temporary or permanent structure to breach the defined airspaces for civil or military aviation purposes.
9. Lighting associated with development on land within flight approach paths is not to prejudice the safe operation of an airport.
10. The consent authority must not consent to an application that is not in accordance with the clauses of this zone.



## SD32

Amendment 110  
gazetted 10.03.2010  
creates SD32

Lot 7035 Matthews Road, Town of Sanderson

1. The purpose of this zone is to facilitate the use and development of the land for single storey, two bedroom **multiple dwellings** for seniors.
2. With **consent** the land may be developed for the purpose of **multiple dwellings** if the development complies with all other requirements of the Planning Scheme as if the land were in Zone MD (Multiple Dwelling Residential).

If the development does not comply with the listed requirements, the consent authority may consent to a variation of the requirements only if it is satisfied that special circumstances justify the giving of consent.

3. Despite paragraph 2, the consent authority must not consent to a development that exceeds one **storey** in height.