

Summary of changes since Stage Two

This appendix summarises the changes made by the NT Planning Commission following Stage Two engagement on the Designing Better project.

The changes made were in response to the valuable submissions and feedback received from stakeholders throughout the engagement process.

It is intended that this section is read in conjunction with the Stage Two consultation paper, the Stage Two consultation report and the proposed amendments provided by the Planning Commission to the Minister for consideration.

Table 1: Amendments made to clauses post-Stage Two consultation

Clause reference from Stage Two		Changes post-Stage Two
Landscaping		
Clause 5.2.6 (Landscaping)	Purpose statement	Reverts back to existing purpose statement in the Scheme as reference to Landscaping in Zone CB is no longer included within the clause.
	Sub-clause 4	Shifted to a new Clause 5.2.6.1 (Landscaping in Zone CB). This new clause includes a specific purpose statement and administrative sub-clauses to provide further guidance to the interpretation of the requirement. Editor's notes have also been carried over.
	Other	Sub-clauses have been re-numbered to reflect the changes made to the clause.
Clause 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures)	Sub-clause 7	Moved to Clause 5.2.6. (Landscaping). Added detail clarifies that the requirement for landscaping does not apply where setbacks are used for private open space.
Setbacks		
Clause 5.2.7 (Setbacks for Development Adjacent to land in Zones LR, LMR, MR or HR)	Purpose statement, sub-clause 2 and sub-clause 4	The changes proposed to this clause during Stage Two consultation have not been pursued and do not appear in the version post-Stage Two.
Clause 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures)	Sub-clause 6	Existing roofline setbacks for dwellings-multiple in Zones MR, HR and C have been amended and included within Table B and Table C to the clause.
	Sub-clause 6	Reference to 'cantilevered' has been removed and incorporated into a new requirement in

Clause reference from Stage Two		Changes post-Stage Two
		Clause 5.4.8.2 (Building Design for Dwellings-multiple)
	Editor's note	Editor's note has been included to clarify that rooflines and balconies can extend into the road reserve area within Zone C, but only with the approval of the relevant local authority.
	Other	Sub-clauses have been re-numbered as sub-clauses 5 and 7 have been shifted to Clause 5.2.6 and administration clause 5 is no longer relevant.
Residential Plot Ratio		
Clause 5.4.1 (Residential Density and Residential Plot Ratio)	Purpose statement	New statement (d) has been included to reflect the residential plot ratio requirements.
	New sub-clause	New sub-clause added to clarify that the residential plot ratio does not apply to dwellings at ground level. During Stage Two consultation, this information was contained in the residential plot ratio guidance note.
	Other	Sub-clauses have been re-numbered to reflect the additional sub-clause within the clause.
Residential Height Limitations		
Clause 5.4.2 (Residential Height Limitations)	N/A	No changes made.
Private Open Space		
Clause 5.4.6.2 (Private Open Space for Dwellings-multiple)	Sub-clause 1 and 2	Minor amendment removes the reference to 'zone purpose and outcomes'.
	Sub-clause 4(b)	Reference to 'dining area' included to provide flexibility and clarity as to where private open space is to be located.
	Sub-clause 4(d)	Requirement removed.
	Sub-clause 6(a)	'Public areas' has been amended to 'public spaces' to provide consistency in language within the Planning Scheme.
Residential Building Design		
	Clause reference	5.4.X has been re-numbered to clause 5.4.8.2.

Clause reference from Stage Two		Changes post-Stage Two
Clause 5.4.X (Building Design for Dwellings-multiple)	Purpose statement	Amended to appropriately reflect the requirements in the clause.
	Administration sub-clauses	Administrative sub-clauses introduced to inform design and decision making where a variation is sought.
	Sub-clause 5	Amended to clarify that areas for vehicle access are excluded from the requirement.
	Sub-clause 9	Amended to clarify that screening is required where air conditioning plants front the public realm or neighbouring properties.
	Sub-clause 11	Amended to include reference to locating air conditioner plant away from openings in habitable rooms.
	New sub-clause	New requirement relocates the requirement from tables to Clause 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures) that balconies must be cantilevered.
	New sub-clause	New requirement included that clarifies the extent of screening allowed on balconies that face a street.
	Other	Sub-clauses re-numbered in response to the increase in sub-clauses.
Building Articulation		
Clause 5.4.X (Building Articulation)	Clause reference	5.4.X has been re-numbered to clause 5.4.17
	Sub-clause 1	Amendment to clarify that the requirements in the clause do not apply to the ground floor of residential buildings in Zone CB.
	Sub-clause 2	Minor amendment removes the reference to 'zone purpose and outcomes'.
Fencing		
Clause 5.4.X (Fencing in Zones MR and HR)	Clause number	5.4.X has been re-numbered to clause 5.4.18.1
	Clause title	Amendment made to reflect that the clause applies to all development in Zones MR and HR, not just dwellings-multiple.
	Purpose statement	Minor amendment replaces the words 'medium and high density residential buildings' with 'medium and high density areas' to reflect the changed scope of the clause.

Clause reference from Stage Two		Changes post-Stage Two
	Purpose statement	Minor amendment that replaces the words 'Zones LR and LMR' with 'lower density development' for consistency in language.
Street Frontage of Residential Buildings in Zone CB		
Clause 5.4.X (Street Front of residential Buildings in Zone CB)	Clause number	5.4.X has been re-numbered to clause 5.4.19.
	Purpose statement	A new purpose statement more accurately reflects the intent of the requirements in the clause.
	Administration sub-clauses	Administrative sub-clauses have been introduced to inform design and decision making where a variation is sought.
	Sub-clause 4	Requirement amended to further clarify the intent of the requirement.
	Sub-clause 5	Removed.
	Sub-clause 6	Further detail to clarify the intent of the requirement.
	New sub-clause	New requirement that ensures safety for pedestrians in respect to vehicles entering/existing a site.
	New Editor's Note	New Editor's Note provides reference to the existing document 'Design Guidance to Achieve Active Frontages and provide for Services' within Schedule 5 of the Scheme.
	New Editor's Note	New Editor's Note provides further explanation that rooflines and balconies can extend into the road reserve area within Zone C, but only with the approval of the relevant local authority.
Other	Sub-clauses have been re-numbered in response to the increase in sub-clauses.	
Design of Commercial Buildings		
Clause 5.5.3 (Design of Commercial and Other Non-residential development)	All references within the clause	Changes proposed during Stage Two are not progressing and are instead incorporated within the new clause 5.5.15 (Design of Commercial and Mixed Use Development in Zones C and CB) – see Table 2.
Active Street Frontages		
Clause 5.5.X (Active Street Frontages of	Clause number	5.4.X has been re-numbered to clause 5.5.16.

Clause reference from Stage Two		Changes post-Stage Two
Commercial and Mixed Use Buildings in Zones CB, C and HR)	Clause title	Reference to Zone HR removed.
	Administration sub-clauses	Administrative sub-clauses introduced to inform design and decision making where a variation is sought.
	Sub-clause 5	Requirement removed as it is to be included elsewhere in the Scheme.
	Sub-clause 6	Amended to clarify that the requirement only applies where fronting a primary or secondary street, or a public space.
	Sub-clause 7	Requirement is amended to provide further detail around the parameters of active street frontage.
	New sub-clause	New requirement to clarify that areas outside the 'active street frontage' are to limit the presentation of blank walls.
	Guidance Note	A new guidance note assists with interpretation.
Schedule 2: Definitions		
Schedule 2.2	Active street frontage	Minor amendment replaces the word 'place' with 'space' for consistency with other language in the planning scheme.

Table 2: Other amendments introduced since Stage Two consultation

Clause reference		Changes post-Stage Two
Communal Open Space		
Clause 5.4.7	Sub-clauses 3 and 4	Administrative sub-clauses introduced to inform design and decision making where a variation is sought.
	Other	Sub-clauses have been re-numbered in response to the increase in sub-clauses.
Commercial Building Design		
Clause 5.5.15	Entire clause	<p>New clause to provide direction for commercial and mixed use buildings in Zones CB and C.</p> <p>During Stage Two, requirements were proposed to be included or amended within Clause 5.5.3. As the clause is applicable to several zones the suggested amendments were not appropriate.</p> <p>The new requirements proposed are based on feedback received throughout Stage Two, and the existing requirements in Clause 5.5.3 that are applicable in zones CB and C.</p> <p>A new purpose statement and administrative sub-clauses have been developed to provide guidance.</p>