

# Draft Discussion Paper

Review of the NT Planning Scheme Performance Criteria

November 2015

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# 1. Purpose of the Discussion Paper

Feedback obtained during the Darwin Inner Suburbs Area Plan project identified a need to improve building design outcomes in residential areas and activity centres by re-considering the development standards set by the NT Planning Scheme.

This document aims to start a conversation around potential changes to the NT Planning Scheme in relation to performance criteria attached to Zone SD, Zone MD, Zone MR, Zone HR and larger urban activity centres.

The potential changes outlined within this document if adopted would have application to the standard residential and larger urban mixed use activity centres across all zoned land referenced within the Northern Territory Planning Scheme.

Your feedback on these changes is encouraged.

## 2. New Criteria for Multiple Dwelling Residential Zones

Development Principles	
Objectives	Possible responses
1. <b>Varied and contextually responsive roof forms.</b>	Roof design that addresses the context of the building and adjacent roof forms.
2. <b>Design and construction of dwellings that present a residential character.</b>	<p>A domestic design approach comprising a balance of solid and void elements, embellished with architectural features such as balconies, fenestration, window sills, eaves and roof forms.</p> <p>Recognisably domestic materials and finishes that avoid industrial and commercial type finishes, which are applied with regard to the site context.</p>
3. <b>Car parking is to be hidden from view in multiple dwelling apartment buildings.</b>	<p>Car parking located behind buildings, in basements, or if in buildings above ground floor level or if at ground level sleeved behind dwellings.</p> <p>On site car parking areas screened to ensure that these areas are not visible from the primary or secondary street or adjoining sites.</p> <p>No parking in front of buildings other than within the road reserve for on street parking.</p>
4. <b>Opportunities for passive surveillance.</b>	Development oriented to maximise the number of dwellings overlooking the public realm (including parks and streets).
5. <b>Building design that provides a positive contribution to the public realm.</b>	<p>Ground floor units that:</p> <ul style="list-style-type: none"> <li>• are orientated towards primary and secondary streets; and</li> <li>• have direct pedestrian access to and are visible from primary and secondary streets.</li> </ul> <p>Fences taller than 1.2 m abutting primary and secondary streets are to have breaks that allow for visual permeability.</p>
6. <b>Reduce perception of building bulk and massing and reduce the visual impact of large buildings.</b>	<p>Building design that:</p> <ul style="list-style-type: none"> <li>• breaks large buildings into several smaller elements; and</li> <li>• utilises rhythmic decorative building elements and columns, pillars, window placement, balconies and other architectural to subdivide the facades of larger buildings into smaller vertical segments.</li> </ul>

Development Principles	
Objectives	Possible responses
7. <b>Sensitive treatment of significant view corridors.</b>	Buildings on elevated sites readily visible from surrounding localities are to be orientated to present the short access to the external boundary of the site to minimise the perception of size and bulk.
8. <b>Adequate separation between residential buildings to facilitate residential privacy and breeze penetration.</b>	<p>Buildings are to be setback from side and rear lot boundaries as follows:</p> <p>Between three and four storeys –</p> <ul style="list-style-type: none"> <li>• 6m where habitable rooms/balconies interface; and</li> <li>• 3m between non-habitable rooms.</li> </ul> <p>Five storeys and above –</p> <ul style="list-style-type: none"> <li>• 9m where habitable rooms/balconies interface; and</li> <li>• 4.5m between non-habitable rooms.</li> </ul> <p>Where two or more buildings adjoin each other on the same site, the following separation distances apply:</p> <p>Up to four storeys –</p> <ul style="list-style-type: none"> <li>• 12m where habitable rooms/balconies interface;</li> <li>• 9m where habitable rooms/balconies and a non-habitable rooms interface; and</li> <li>• 6m between non-habitable rooms.</li> </ul> <p>Five storeys and above –</p> <ul style="list-style-type: none"> <li>• 18m where habitable rooms/balconies interface;</li> <li>• 12m where habitable rooms/balconies and a non-habitable rooms interface; and</li> <li>• 9m between non-habitable rooms.</li> </ul>

# 3. New Criteria for Larger Urban Mixed Use Activity Centres

Development Principles	
Objectives	Possible responses
<p>1. <b>Active frontages, street address and opportunities for passive surveillance in mixed use locations.</b></p>	<p>Buildings provide:</p> <ul style="list-style-type: none"> <li>• 75% of the length of the boundary that interface with a primary or secondary street as active frontage including:</li> <li>• clear glass windows with views to and from the street;</li> <li>• frequent operational entrances to tenancies/ buildings; and/ or</li> <li>• al fresco dining areas and courtyards that can be used by tenants and their guests.</li> </ul> <p>Design details to maximise opportunities for passive surveillance and minimise entrapment opportunities including:</p> <ul style="list-style-type: none"> <li>• the placement of windows to provide views to and from the street; and</li> <li>• operational doors that allow entrance and exit opportunities; and</li> <li>• permeable screening and landscaping to loading docks.</li> </ul> <p>Ground floor units and commercial premises:</p> <ul style="list-style-type: none"> <li>• orientated towards primary and secondary streets;</li> <li>• overlook and provide passive surveillance of public open spaces; and</li> <li>• have direct and visible pedestrian access points on primary and secondary streets interfaces.</li> </ul> <p>Fences incorporate permeable panels above 1.2m to provide a balance between privacy and visual surveillance of primary and secondary streets.</p>
<p>2. <b>Al fresco dining that does not impede pedestrian movement.</b></p>	<p>Al fresco areas are provided within the site boundary on a primary or secondary street where the footpath width is less than 3m or where the al fresco area impedes the movement of pedestrians and wheelchairs.</p>
<p>3. <b>Continuous shop frontages along primary streets in mixed use areas.</b></p>	<p>Continuous tenancies/ units on the ground floor where buildings interface with primary streets and on secondary streets where practical.</p> <p>A break in continuity of tenancies on a primary street accommodates an open space plaza for public art, a pedestrian seating area, a courtyard for the tenancy/ unit or the like. Such breaks are limited to areas where a continuous building façade is impractical, or where a significant contribution to the public domain is created.</p>
<p>4. <b>Shade over pedestrian footpaths.</b></p>	<p>Awnings to primary and secondary streets for the full extent of the site frontage to:</p> <ul style="list-style-type: none"> <li>• cover the full width of the footpath where practical; and</li> <li>• allow for the planting and growth of mature trees within the road reserve.</li> </ul>

Development Principles	
Objectives	Possible responses
<p>5. <b>Articulation of buildings to minimise the impacts of bulk and mass and provide for breeze penetration, access to natural light and variation to the streetscape within an overall unified public domain.</b></p>	<p>Building form characterised by:</p> <ul style="list-style-type: none"> <li>• a podium with either single or multiple towers set back from the edge of the podium;</li> <li>• an overall length less than 25 m;</li> <li>• vertical and horizontal features that respond to neighbouring building and that contribute to continuity;</li> <li>• decorative elements in a rhythmic pattern; and</li> <li>• architectural components such as columns, pillars, windows and balconies to minimise the impacts of mass and subdivide the façade into smaller elements.</li> </ul>
<p>6. <b>Appropriate separation between buildings on residential zoned land and mixed use buildings for privacy, access to natural light and breeze penetration.</b></p>	<p>A site abutting residential land developed for mixed use provides:</p> <ul style="list-style-type: none"> <li>• a laneway of 9 m, containing 3 m of landscaping, adjacent to the boundary with the residential land; or</li> <li>• development in accordance with clause 8.3 of the NT Planning Scheme; or</li> <li>• where the building exceeds 4 storeys setbacks of: <ul style="list-style-type: none"> <li>• 9 m where habitable rooms / balconies interface; or</li> <li>• 4.5 m between non-habitable rooms; and</li> <li>• a 3 m landscape buffer within the setback.</li> </ul> </li> </ul>
<p>7. <b>Appropriate setbacks for contiguous mixed use buildings and from primary and secondary streets.</b></p>	<p>No building setbacks for podium levels from primary and secondary streets or from adjoining commercial sites.</p> <p>At an interface between levels above the podium and public open space or a primary/ secondary street, a building setback of 4.5 m from the edge of the podium. Balconies may encroach into this setback by 3m.</p>

Development Principles	
Objectives	Possible responses
<p>8. <b>Adequate separation between residential buildings as components of a mixed use development to allow for residential privacy and breeze penetration.</b></p>	<p>The following side and rear setbacks of dwellings from the lot boundary are provided:</p> <p>Up to four storeys –</p> <ul style="list-style-type: none"> <li>• 6 m where habitable rooms/balconies interface; and</li> <li>• 3 m between non-habitable rooms.</li> </ul> <p>Five storeys and above –</p> <ul style="list-style-type: none"> <li>• 9 m where habitable rooms/balconies interface; and</li> <li>• 4.5 m between non-habitable rooms.</li> </ul> <p>Separations between two or more buildings adjacent to each other on the same site are:</p> <p>Up to four storeys –</p> <ul style="list-style-type: none"> <li>• 12m where habitable rooms/balconies interface; and</li> <li>• 6m between non-habitable rooms.</li> </ul> <p>Five storeys and above –</p> <ul style="list-style-type: none"> <li>• 18m where habitable rooms/balconies interface; and</li> <li>• 9m between non-habitable rooms.</li> </ul>
<p>9. <b>Appropriate roof design to generate articulation of the top of buildings.</b></p>	<p>No setback of roof lines from the lot boundary in association with the necessary internal drainage.</p> <p>Roof lines and parapets that exceed the building height limits for articulation purposes are not to contain any type of useable floorspace.</p>
<p>10. <b>Adaptive re-use of ground floor levels.</b></p>	<p>Buildings maintain the options for future commercial use on the ground floor by:</p> <ul style="list-style-type: none"> <li>• providing floor to ceiling heights of 2.7m or higher to allow for a change to commercial and retail uses overtime;</li> <li>• locating plumbing and toilets away from primary and secondary street boundaries; and</li> <li>• ensuring that design of the street interface allows for retrofitting the space for commercial purposes.</li> </ul>
<p>11. <b>Car parking hidden from view and located to facilitate continuous pedestrian movement on primary and secondary streets.</b></p>	<p>Car parking either in basements, in buildings above ground floor level or sleeved by commercial, retail or residential uses or behind buildings.</p> <p>On site car parking areas screened from view from the primary street, secondary street or adjoining sites.</p> <p>Parking located in front of buildings only as on street parking within the road reserve.</p> <p>Vehicle access and loading areas for mixed use developments are located on secondary streets or a rear laneway and not on the primary street frontage.</p> <p>Rear laneways are to be a minimum width of 6m.</p>

# 4. New Criteria for Darwin Harbour Foreshore Areas

Development Principles	
Objectives	Possible responses
<p><b>1. New buildings and structures that respond appropriately to the Darwin Harbour Foreshore.</b></p>	<p>Development associated with the harbour foreshore:</p> <ul style="list-style-type: none"> <li>• does not detract from view corridors to the Darwin Harbour or of Darwin from the Harbour;</li> <li>• have minimal impact on the continuous green landscape setting of the foreshore;</li> <li>• connect directly to the existing pedestrian and cycle networks within the locality;</li> <li>• provide continued public access to the foreshore, beach and parklands;</li> <li>• provide generously landscaped spaces to any adjoining public road or public open space reserve; and</li> <li>• ensure that buildings do not negatively impact on the low scale character of the foreshore.</li> </ul>

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