

# DESIGNING BETTER

## PROJECT SNAPSHOT



NORTHERN TERRITORY  
**PLANNING  
COMMISSION**



# DESIGNING BETTER

In decades to come – as the population ages, the number of people living in a household will continue to grow smaller and people seek to be closer to transport and other services – apartments are likely to become an increasingly popular housing choice. That includes apartments within wholly residential buildings as well as mixed-use developments that combine businesses and residences.

Well-designed apartment buildings provide comfortable, welcoming and enduring homes: that help to create better neighbourhoods and better streets, benefiting the whole community.

The Northern Territory Planning Commission is working with the community and industry to explore options for amending the planning system to better enable best practice design outcomes to be achieved in apartment design.

Designing Better draws on feedback already received from the community and industry through previous projects. It aims to enable the best possible design for apartments and mixed-use developments. Designing Better does not seek to prescribe how to design a building. Rather, it seeks to set the stage for good things to happen through minimum standards and clear objectives.

Designing Better puts forward some ideas and approaches, outlined in this publication, and invites further input from the community and industry. Ultimately, it will lead to a suite of recommendations to amend the Northern Territory Planning Scheme.

**The design ideas outlined here are explored more fully in the Designing Better Discussion Paper, available at [planningcommission.nt.gov.au](http://planningcommission.nt.gov.au). For more information or to have your say, go to [haveyoursay.nt.gov.au/designing-better](http://haveyoursay.nt.gov.au/designing-better).**

# IDEA 1 - FRONTING THE STREET

Well-designed buildings relate well to their streets through:

- › people being able to look out onto the street
- › clear entries and front doors
- › ground level courtyard apartments
- › attractive and appropriate fencing
- › less parking in the front setback area.

These suggestions make it easier for people to safely walk on the street and enter the building.





## IDEA 2 - CONTEXTUAL RESPONSE

Well-designed buildings respond to the climate and Territory environment through:

- › design that addresses, for example, seasonally high rainfall in the Top End and temperature variations in Central Australia
- › developing the Territory character through materials, shapes and colours
- › being good neighbours and respecting setbacks
- › providing meaningful and sympathetic landscaping between and in front of buildings
- › taking cues from and responding to the streetscape.

# IDEA 3 - SPECIAL LANDSCAPE TREATMENTS

Well-designed buildings provide meaningful landscaping through:

- › incorporating existing and new plantings into their design
- › deep soil zones where trees can grow to maturity
- › integrating landscape features into and onto the building in innovative ways.





## IDEA 4 - OUTDOOR LIVING

Well-designed buildings allow people to interact with the outdoors through:

- › generously proportioned outdoor living spaces
- › private and communal places for people to gather and interact
- › outdoor living spaces that look out onto the public domain.

# IDEA 5 - MAKING GREAT PLACES

Well-designed buildings contribute to creating better places for people to live, work, play, create and socialise through:

- › residential uses in and around commercial areas, where appropriate
- › pedestrian activity, visual interest and interactions at ground level by providing shops and alfresco dining
- › relating well to the street
- › working with retail and commercial offerings in a complementary and mutually beneficial way to enhance peoples experience of a place.







## IDEA 6 - INNOVATION AND VARIETY

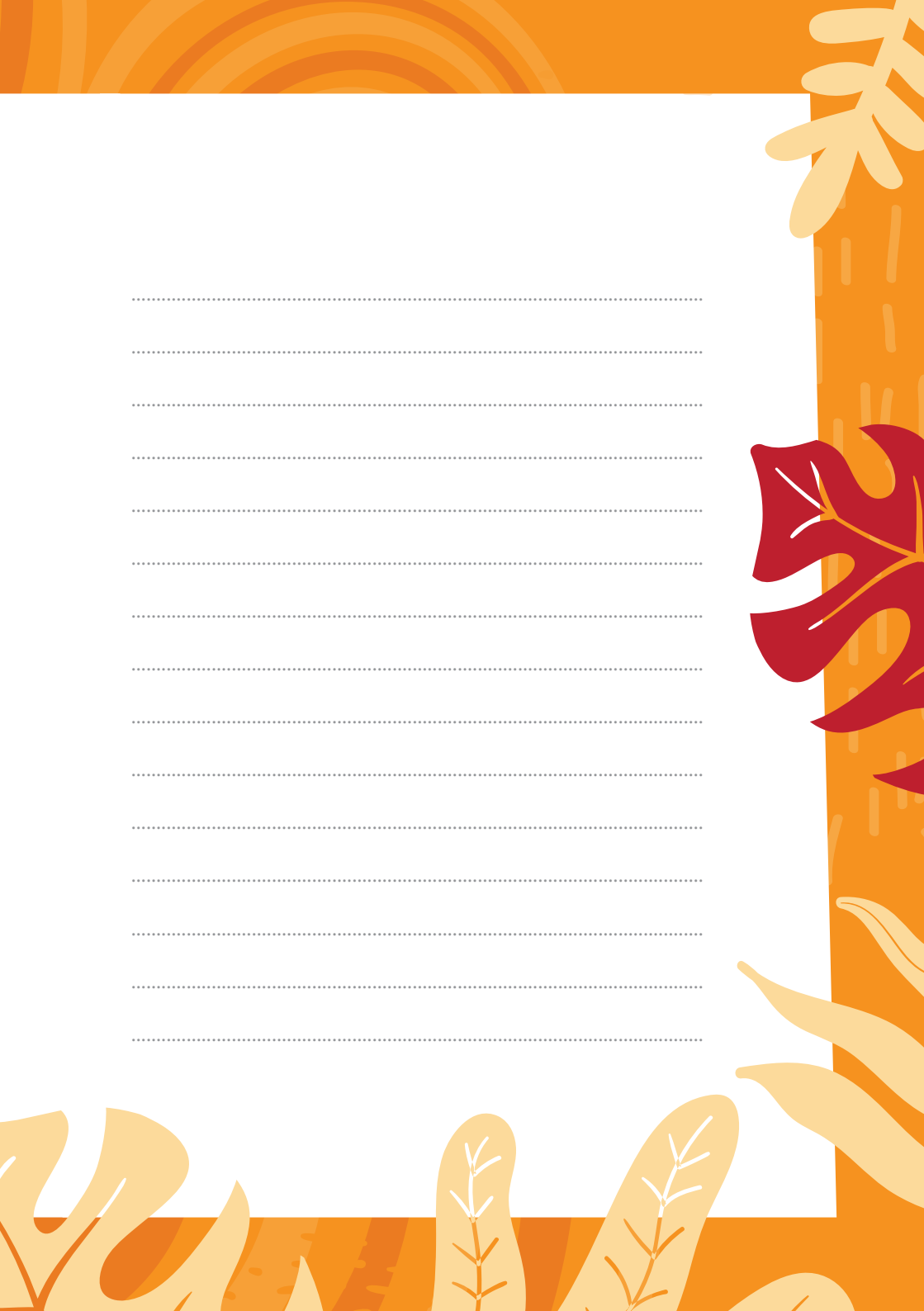
Well-designed buildings innovate and respond to people's needs through:

- › providing a diverse range of apartment types
- › accommodating a range of different lifestyles and activity levels in the same building
- › providing a mix of affordable and premium products.



# NOTES...

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# HOW TO BE INVOLVED

To access more information, provide a submission, or to find out about consultation activities, get in touch with us at:



[www.haveyoursay.nt.gov.au](http://www.haveyoursay.nt.gov.au)



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