

DESIGN GUIDANCE FOR DEVELOPMENT IN ZONE CB (CENTRAL BUSINESS) IN ALICE SPRINGS

PURPOSE

This document provides design guidance to the requirements of Clause 6.2 of the NT Planning Scheme for development with the area zoned CB (Central Business) in Alice Springs – refer Figure 1.

The Guidance Notes are not prescriptive and provide opportunities for developers, architects and designers to innovate. However they do require recognition that buildings should contribute positively to streetscapes in the Alice Springs town centre. This is particularly so given the potential impact taller buildings may have on the unique views both from and to surrounding natural areas.

The range of matters relate to built form and do not rely on abstractions such as site coverage or floor space ratios (FSR). They do however give guidance to allowable height and setbacks. Other controls (such as parking ratios) are contained within the Northern Territory Planning Scheme.

The notes are generally based on performance and offer guidance on the following:

1. Building Heights
2. Building Design
3. Materials
4. Privacy and Amenity

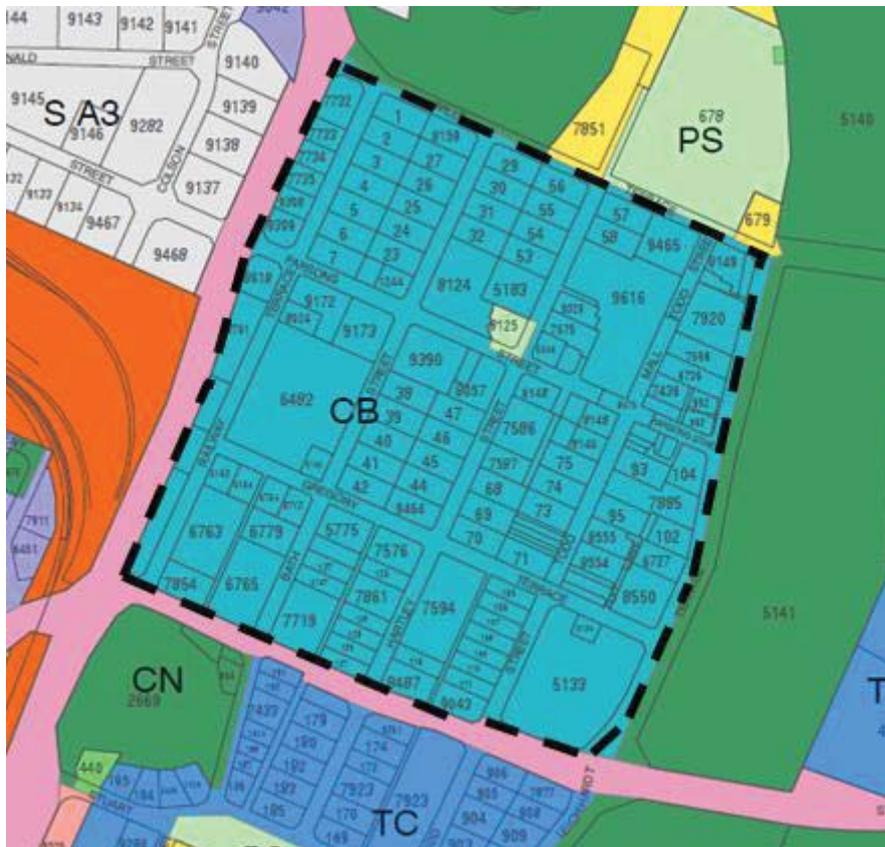


Figure 1 – Area where the Guidance Notes apply

1. Building Height and Protection of Views

Objective

- To maintain key vistas to the MacDonnell Ranges, Anzac Hill, Billy Goat Hill Annie Meyers Hill and the Todd River.
- To enhance the visual amenity of any roof areas which are visible from the surrounding hills.

Guidance

- Buildings up to 8 storeys, to a maximum of 34m above existing natural ground level should be located to avoid adversely impacting on significant viewlines (refer Figures 2 to 10).
- Where a building will be clearly visible from surrounding hills suitable screening of air conditioning units, vents, communications infrastructure and other utility elements should be considered. Figure 4 provides a cross-section of the viewline from Anzac Hill to demonstrate the building height at which roof top infrastructure may be visible.
- Design solutions may include articulating the roof, or separating its mass with varied roof pitches orientation and colour, or using special roof features which relate to the nature of the building and the character of the area.
- The use of roof gardens, terraces and the like may soften the appearance of roofs, provide improved insulation to buildings and visual relief to the overall townscape and roofscape.

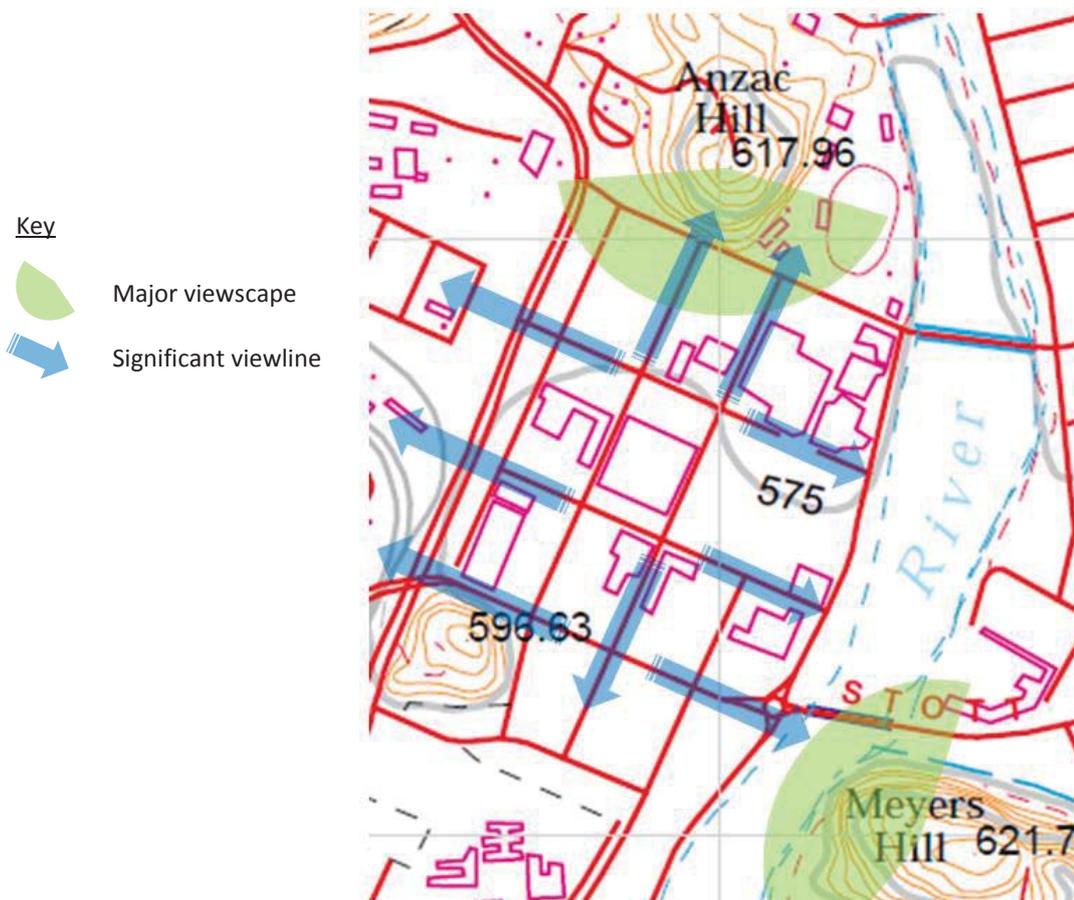


Figure 2 – Viewscales and Significant Viewlines

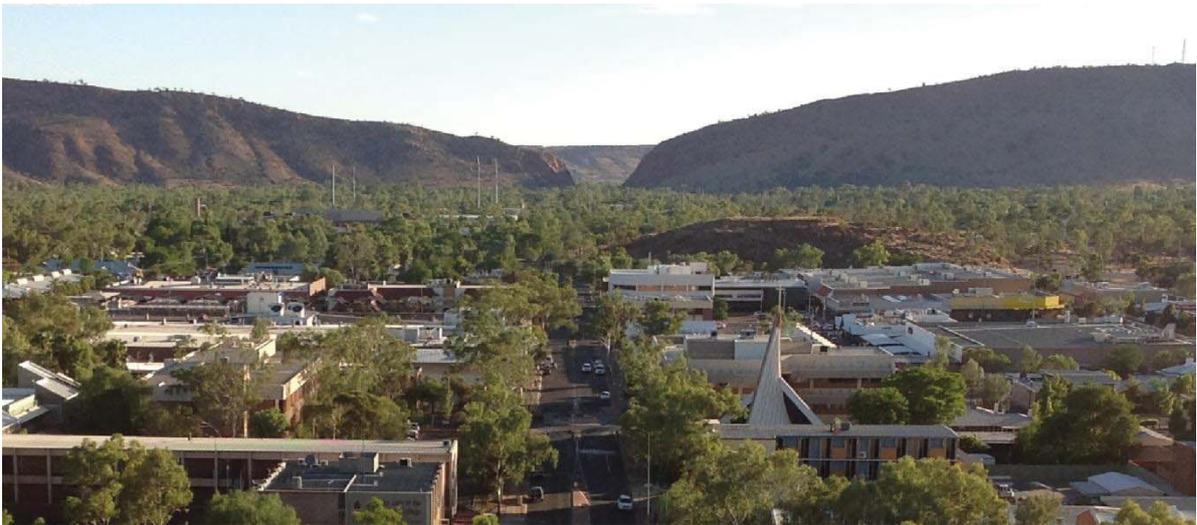


Figure 3 – Part of viewscape from Anzac Hill and significant viewline along Bath Street toward Heavitree Gap

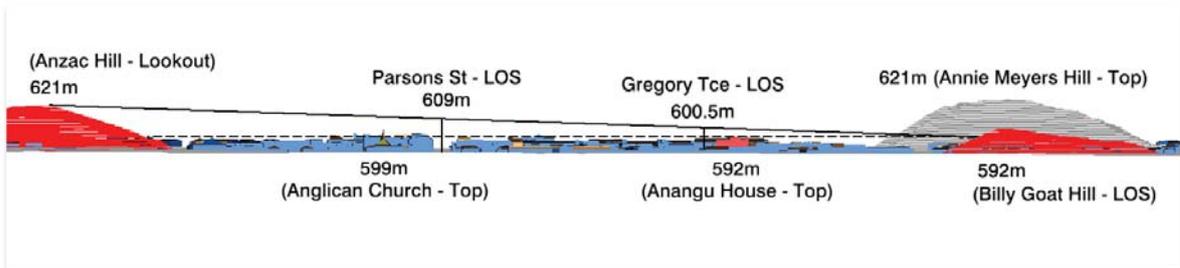


Figure 4 – Cross section between Anzac Hill and Billy Goat Hill



Figure 5 – Significant viewline looking west along Gregory Terrace toward Euro Ridge (from southern end of Todd Mall)



Figure 6 – Significant viewline looking east along Gregory Terrace toward Todd River



Figure 7 – Significant viewline along Parsons Street looking west toward Euro Ridge



Figure 8 – Significant viewline along Parsons Street looking east toward Todd River



Figure 9 – Significant viewline looking east along Stott Terrace toward Annie Meyers Hill



Figure 10 – Significant viewline looking north along Hartley Street toward Spencer Hill

3D Model Formats

The following file formats are to be used in respect to development applications for buildings over 3 storeys.

1. For non-textured georeferenced models and models placed relative to a survey/insertion point, the recommended format is DXF.
2. For non-georeferenced models and models referenced to a local point with textures, 3DS or DAE are the recommended formats.
3. For textured or untextured models which have been created with no spatial reference and object centred, the recommended format is 3DS or DAE.

If a modelling package is not capable of exporting to one of these formats, contact Development Assessment Services (DAS) at the Department of Lands, Planning & Environment.

2. Building Design

Objectives

- For buildings to provide a satisfactory design response which enhances the street character.
- For buildings to provide weather protection for pedestrians at the street edge to increase the useability of the space.
- For buildings to positively respond to the character of any nearby heritage place or building.
- To reduce the visual impact of ground level parking on the streetscape.

Guidance

- Design solutions should be used in combination rather than relying on a single solution and may include but are not limited to:
 - clearly defining the base, middle and top related to the overall proportion of the building (refer Figure 11)
 - stepped built form for floor to floor height variations
 - articulating building entries
 - use of varied colours and materials
 - use of recessed and projecting balconies
 - creating higher forms on corners or features to emphasise a sense of place
- Buildings should be oriented to the street and be entered from the street to promote passive surveillance and support a sense of community safety in public spaces.
- All shops should be entered from the street. Large format retail outlets such as supermarkets may be an exception to this requirement however links to the street must be maintained even when a “sleeve” of shops surrounds this building typology (refer Figure 12).
- Darkened glazing or highly reflective (mirror effect) glazing should not be used in the Alice Springs town centre. Where shading is required, the integrated use of canopies, awnings, verandahs and vegetation is preferable.
- The ground level of buildings should provide an “active frontage” to the street to take advantage of pedestrian movement and interaction.
- Consideration should be given to designing the ground level of buildings to be “retail capable” or “commercial capable” by having at least 4.0m floor slab to floor slab heights and have plumbing and toilets located to the rear of the building to facilitate change over time.
- Where residences have ground level verandahs or patios these should be accessed directly from a living space within the building.

- Building design should avoid copying or reproducing historic styles or detailing, or include elements that may visually dominate an adjoining heritage place.
- Where car parking is located above ground level, parking areas should be wholly screened from the street or have active frontages sleeved to maintain an active frontage to the street.



Figure 11 – Delineation of ‘top, middle and base’ to guide design response

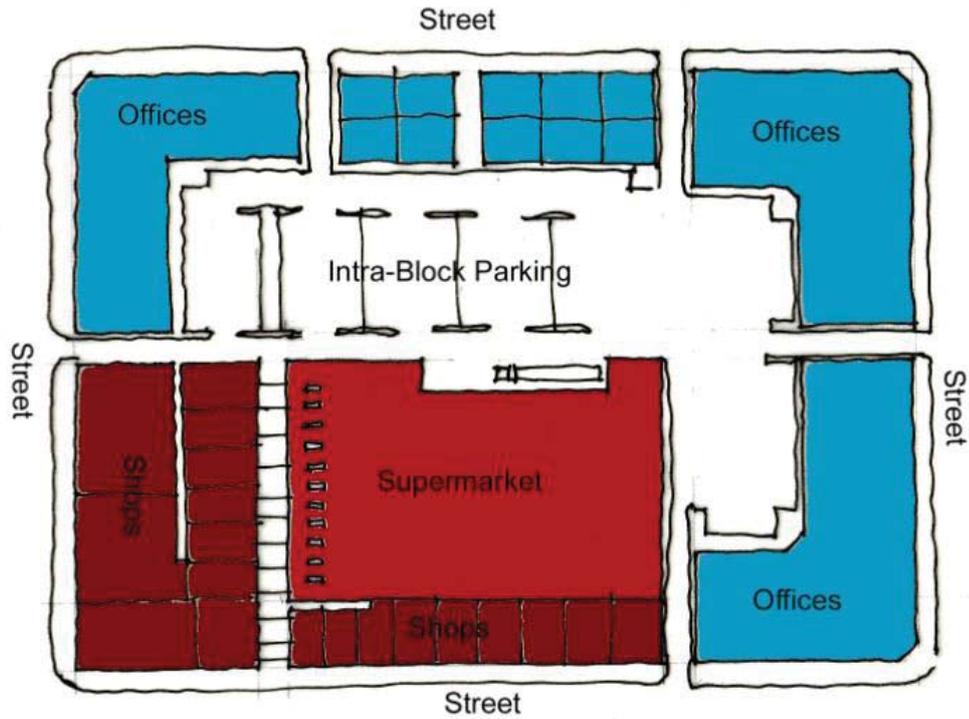


Figure 12 – Design for a large retail outlet and car park ‘sleeved’ to maximize active street frontages for surrounding streets



Figure 13 – Example of effective screening of multi-level car parking with active street frontage



Figure 14 – Examples of awnings and verandas to provide shade and shelter

3. Materials

Objective

- To enhance the local identity of Alice Springs through the use of locally sourced building materials where appropriate.

Guidance

- Building designers should explore the use of local natural materials to capture the local architectural identity and promote the cultural heritage significance of the town.
- Similarity of materials and colours give the built environment strong visual unity. Where practical local natural materials used in adjacent buildings should be incorporated into the design of new buildings. A palette of colours which conveys elements from the local natural setting is attached to this Note to provide suggestions for designers. This selection of colours should not be considered mandatory or exclusive.
- The use of local sandstone, rammed earth using local material, corrugated metal, timber (termite resistant), steel and non-reflective glass is encouraged.



Figure 15 – Examples of the use of local materials



Figure 16 – Example of the use of a mix of local materials and colours

4. Privacy and Noise

Objective

- To ensure that the placement and design of buildings provides reasonable levels of visual and acoustic privacy for residents in the town centre.

Guidance

- Elements of a development that contain residential development should be located and oriented to limit adverse amenity impacts from existing building and activities, such as noise from loading bays, cooking exhausts, service plants, waste collection and bin storage.
- Privacy and amenity may be maximised through:
 - responsive site and building layout
 - varying balcony positions
 - utilising screening devices such as sliding louvered panels or screens, fins and balustrades
 - integrating landscaping and use of planter boxes
- Locating rooms/areas that are least sensitive to noise, closest to noise sources so they form an internal buffer to those rooms/areas that are most sensitive to noise.
- Utilise techniques and materials to minimise the effect of noise, such as acoustic glazing and insulation.