

Berrimah Farm Planning Principles and Area Plan



















Version	Amendment No.	Date Published	Details
1	357 (NTPS 2007)	3.10.2014	Introduction of the Berrimah Farm Planning Principles and Area Plan
2	472	3.3.2017	Omits and replaces the Berrimah Farm Planning Principles and Area Plan
3	3 (NTPS 2020)	30.10.2020	Minor alterations for consistency with the NT Planning Scheme 2020
4	56	29.07.2022	Planning proposal to make minor amendments

1. Future development within the Berrimah Farm locality is to:
 - (a) minimise the off-site impacts of concentrated stormwater by managing the magnitude, quality and duration of stormwater runoff to ensure that the capacity of downstream infrastructure is not exceeded and that the quality of stormwater does not unreasonably impact the receiving environment.
 - (b) accord with the Defence (Areas Control) Regulations 1989.
 - (c) appropriately present the WWII Heritage Site and provide access to the general public.
 - (d) mitigate the impacts of noise associated with aircraft, traffic and industrial land uses to provide a high quality of amenity for future residents by creating visually appealing solutions through the use of architectural design, landscaping and other techniques.
 - (e) create a safe and diverse urban residential environment that:
 - i. is structured around a Secondary Activity Centre;
 - ii. is generally developed in the order of six storeys in height around the Secondary Activity Centre and reduces in height and density with distance from the centre;
 - iii. comprises a variety of lot sizes and housing types;
 - iv. provides high quality adaptable public spaces and open space areas that are usable for both passive and active recreation; and
 - v. has an interconnected local road network that distributes the anticipated traffic flow within the site and integrates with the surrounding road network through appropriate intersection design.
 - (f) create a pedestrian and cyclist network that:
 - i. traverses the site to create a loop suitable for exercise and commuting;
 - ii. provides safe connections to the bike path on the northern side of the Stuart Highway at the stage of development at which construction of the Stuart Highway intersection is complete; and
 - iii. provides connections between the Secondary Activity Centre, adjacent sites and other public spaces including active and passive public open space.
 - (g) create a Secondary Activity Centre that:
 - i. is a safe, vibrant, street-based, mixed-use environment and provides commercial and retail uses of a size catering to the local population catchment;
 - ii. provides for a high-quality urban design space, promoting facilities and services within walkable distances to medium and high density residential development;
 - iii. provides a pedestrian-friendly environment with direct and convenient access to high frequency public transport services;
 - iv. provides safe and direct access for pedestrians and cyclists to the main/major bus stop;

- v. includes an urban public space that provides a focus for community gathering and events;
 - vi. provides for commercial, retail, restaurants, licensed clubs, entertainment, business uses, hotels, and medical services opportunities at ground level and high density residential development at upper levels;
 - vii. locates the highest densities of mixed-use development around community spaces and within convenient access to public transport facilities;
 - viii. allows traffic to move through the centre efficiently;
 - ix. provides off-street parking behind buildings, totally or partially screened from the street;
 - x. provides on-street car parking where appropriate;
 - xi. provides footpaths adjacent to ground floor commercial and retail uses that are sufficiently wide to encourage street life such as alfresco dining outside restaurants, food carts and retail kiosks as appropriate;
 - xii. provides shade and shelter for pedestrians; and
 - xiii. provides landscaping to soften the pedestrian environment.
- (h) promote a community focused, integrated and engaging Secondary Activity Centre through:
- i. provision of convenient pedestrian links between public transport and urban public space and shops;
 - ii. activation of the street by locating a sleeve of smaller retail tenancies in front of large format retail stores;
 - iii. location of anchor stores and entertainment uses to encourage pedestrian flow past smaller specialty shops;
 - iv. incorporation of appropriate traffic calming measures to manage traffic behaviour;
 - v. provision of good quality, safe, comfortable, and engaging public spaces that create a sense of place; and
 - vi. encouragement of property title arrangements, including unit titles schemes, that include open or integrated spaces at ground level to ensure cohesive and well-maintained community and trading spaces; and
 - vii. buildings and uses are designed to have a clearly defined pedestrian entry which is legible particularly where multiple uses occur.
- (i) create a multi-user research precinct that:
- i. contains multi-storey office and shared use facilities including laboratories for use by Government and private organisations;
 - ii. provides an active frontage to the surrounding road network or allows compatible ancillary uses to provide an active frontage to the surrounding road network; and
 - iii. preserves the large trees and established vegetation that currently creates well shaded communal areas between buildings.
- (j) create community, education and aged care facilities that:
- i. are accessed from within 600 m of the Secondary Activity Centre; and
 - ii. provide flexible and coordinated spaces and facilities; and

- iii. education facilities are to be located on identified public transport routes.
- (k) Create a high aesthetic and amenity commercial precinct, Precinct 1B, adjacent to the Secondary Activity Centre and Stuart Highway that:
- i. is designated and sited to respond to adjoining land uses and street frontages;
 - ii. provides appropriate landscaping to integrate with the streetscape and promotes pedestrian movements;
 - iii. provides for commercial uses such as showroom, vehicle sales, service station, drive through fast food and similar, drive through liquor stores, offices and mini storage;
 - iv. medical centres, childcare centres, food premises and shop uses are accessed generally within 150m of the Secondary Activity Centre; and
 - v. does not include any residential uses.
2. Any future rezoning, development or use, where community purpose land is adjacent to land within Zone LI (Light Industry) or Zone GI (General Industry) must take into account and address potential environmental impacts and risks associated with the interface, and if rezoning is proposed, the zone must provide that all development proposals on this rezoned land require consent.



- 
SECONDARY ACTIVITY CENTRE
 150-420 DWELLINGS PER HECTARE (GROSS) PRECINCT 1A ONLY
 PRECINCT 1A MAXIMUM HEIGHT: 10 STOREY
 - 
50-100 DWELLINGS PER HECTARE
 SINGLE DWELLING (TERRACE / VILLA)
 MULTIPLE DWELLING MAXIMUM HEIGHT: 6 STOREY
 - 
25-60 DWELLINGS PER HECTARE
 SINGLE DWELLING (DETACHED)
 SINGLE DWELLING (TERRACE / VILLA)
 MULTIPLE DWELLING MAXIMUM HEIGHT: 3 STOREY
 - 
16-40 DWELLINGS PER HECTARE
 SINGLE DWELLING (DETACHED)
 SINGLE DWELLING (TERRACE / VILLA)
 MULTIPLE DWELLING MAXIMUM HEIGHT: 3 STOREY
 - 
10-25 DWELLINGS PER HECTARE
 SINGLE DWELLING (DETACHED)
 MAXIMUM HEIGHT: 2 STOREY
 - 
MAJOR ROADS
 POTENTIAL BUS ROUTES, CYCLEWAYS & PEDESTRIAN LINKS
 - 
BUFFER / FENCING TREATMENT AREAS
 TO TIGER BRENNAN DRIVE
 - 
HEIGHT CONTROLLED AREA
 HEIGHT CONTROLLED BY DEFENCE (AREAS CONTROL) REGULATIONS 1989
 - 
GENERAL INDUSTRY ZONING
-
- 
RESIDENTIAL
 - 
MIXED USE
 RESIDENTIAL & COMMERCIAL
 - 
COMMUNITY
 - 
COMMERCIAL
 - 
TOURISM
 - 
OPEN SPACE
 INCORPORATING DRAINAGE FEATURES, NATURAL HABITAT AND RECREATIONAL OPPORTUNITIES
-
- 
1A SECONDARY ACTIVITY CENTRE SUPPORTED BY MIXED USE DEVELOPMENT
 SECONDARY ACTIVITY CENTRE CONSISTING OF RESTAURANTS, FOOD PREMISES, RETAILING (INC. LARGE FORMAT STORES), ENTERTAINMENT, LICENSED CLUBS, BUSINESS USES, HOTELS/MOTELS, HIGH DENSITY RESIDENTIAL AND MEDICAL SERVICES
 - 
1B COMMERCIAL USES SUCH AS SHOWROOM, VEHICLE SALES, SERVICE STATION, DRIVE THROUGH FAST FOOD AND SIMILAR, DRIVE THROUGH LIQUOR STORES, OFFICES, MINI STORAGE
 - 
2 COLLECTION OF GOVERNMENT, PRIVATE RESEARCH, COMMERCIAL BASED ORGANISATIONS AND SUPPORTING USES
 - 
3 EDUCATION FACILITIES (6 HA).
 - 
4 SPECIALIST COMMERCIAL SUCH AS: INDOOR LEISURE, RECREATIONAL AND SPORTS FACILITIES, MEDICAL CLINICS, SHOWROOMS, OFFICES, HOTELS, MOTEL, TOURIST ACCOMMODATION, SERVICE STATION AND MINI STORAGE
 - 
5 RETIREMENT FACILITIES
 - 
6 OFFICE, PARK, STORAGE AND ANCILLARY PURPOSES, RESEARCH INSTITUTIONS
 - 
7 AREA TO WHICH PLANNING PRINCIPLE 2 APPLIES

