

NORTHERN TERRITORY OF AUSTRALIA

Planning Act Section 29

Reasons for Decision

NORTHERN TERRITORY PLANNING SCHEME AMENDMENT AMENDMENT No. 432

Amendment No. 432 amends clause 6.2 (Building Heights in Alice Springs) of the NT Planning Scheme to allow building heights up to eight storeys within Zone CB (Central Business) in Alice Springs and to introduce guidance notes relating to such development under clause 2.8.

The amendment introduces:

- Changes to the maximum building height within Zone CB in Alice Springs to allow for buildings up to eight storeys, to a maximum of 34 metres above ground level. This will establish a capacity to better facilitate opportunities for more cost effective structures which incorporate substantial mixed use development including retail, commercial and residential uses. The new maximum building height will avoid obstructing views of Heavitree Gap and the ranges from the top of Anzac Hill.
- A requirement for a minimum site area before a building above three storeys can be considered, to ensure that a development site has sufficient land area to reasonably meet the range of provisions for development up to eight storeys.
- Building design guidelines, to be referred to under clause 2.8 of the Planning Scheme, against which a developer must demonstrate that a proposal has been taken into account and against which the DCA must assess a proposal before determining an application.



DAVID WILLIAM TOLLNER
Minister for Lands, Planning
and the Environment

10 / 2 / 2016

NORTHERN TERRITORY OF AUSTRALIA

Planning Act

AMENDMENT OF NT PLANNING SCHEME

I, DAVID WILLIAM TOLLNER the Minister for Lands, Planning and the Environment, under section 25(2)(a) of the *Planning Act*, amend the NT Planning Scheme by making the amendment specified in the Schedule.

Dated

10/2/2016

Minister for Lands, Planning and the Environment

SCHEDULE

AMENDMENT OF NT PLANNING SCHEME

AMENDMENT No. 432

1. Citation

This amendment to the NT Planning Scheme may be cited as Amendment No. 432.

2. Amendment

The NT Planning Scheme is amended by amending clause 6.2 (Building Heights in Alice Springs) by deleting and replacing it with the following:

6.2 Building Heights in Alice Springs

6.2.1 General Height Controls

1. The purpose of this clause is to recognise the low-rise character of Alice Springs, but allow for buildings up to 8 storeys within Zone CB.
2. Despite anything to the contrary in this Planning Scheme, the height of a building within the Municipality of Alice Springs is not to exceed the height specified in the table to this clause except for **education establishments** in Zone CP.
3. The height of any building or structure forming part of an **education establishment** is not to exceed three storeys or 14m above **ground level**.
4. The height of a building is to be determined as in sub- clause 6.1.
5. The consent authority must not **consent** to development that is not in accordance with this clause.

Clause 6.1 controls building heights generally.

Clause 7.1 controls the height of **dwelling**s in some zones.

A topographical survey may be required to accurately determine ground level.

Structures below ground level should consider the impact on and from the Alice Springs Town Basin aquifer.

Table to Clause 6.2.1	
Zone	Maximum Building Height
CB	8 storeys to a maximum of 34m
C, SC, TC and MR	3 storeys to a maximum of 14m
All other zones	2 storeys to a maximum of 8.5m

6.2.2 Building Heights within Zone CB in Alice Springs

1. The purpose of this clause is to allow taller buildings while preserving significant views and vistas from and to surrounding areas.
2. All buildings above 3 storeys within Zone CB in Alice Springs must meet the following criteria:
 - (a) the **site** has a combined area equal to or greater than 2000m²; and
 - (b) no building obstructs identified significant viewlines.
3. Development above 3 storeys or 14m shall provide suitable 3D imaging demonstrating how the building responds to the identified viewsapes and significant viewlines.
4. The consent authority must not **consent** to development that is not in accordance with this clause.

Refer to "Guidance Notes" for significant viewlines

Refer to "Guidance Notes" for format required for lodgement of 3D electronic files

6.2.3 Building Design Requirements within Zone CB in Alice Springs

1. The purpose of this clause is to promote exemplary building design within Central Alice Springs which responds sympathetically to local climatic and environmental characteristics and declared heritage places and registered and recorded sacred site.
2. Setbacks for all buildings must comply with the Diagram and Table to 6.2.3.
3. The design of buildings in Central Alice Springs are to provide 75% of the length of the site boundary at ground level as active street frontage through such treatments as:
 - (a) frequent, operational and legible entrances; that are directly accessible from the public footpath;
 - (b) clear glass windows with views to and from the street;
 - (c) open space incorporating active street frontages, landscaping and retention of significant existing landscaping;
 - (d) areas that are attractive, safe and functional for pedestrians within the development **site**;
 - (e) areas that allow for alfresco dining;
 - (f) limiting services at street level on building frontages to the following:
 - i. fire egress;
 - ii. single vehicle entry and exit point to and from the building except on larger sites where additional access points are supported by a Traffic Study for the site;
 - iii. direct single point access to service equipment by all service authorities; and
 - iv. fire booster connection points.
4. Buildings in Central Alice Springs are to provide awnings to streets for the full extent of the site frontage, that allow for the planting and growth of mature trees within the road reserve.
5. Ground level car parking areas are to be designed so that they are not visible from the street or public spaces.
6. New development should respond sympathetically to the historic context provided by adjoining declared heritage places and registered and recorded sacred sites.
7. The consent authority may consent to an application that is not in accordance with sub-clauses 3, 4, 5 and 6 only if it is satisfied that compliance would be impractical or the application can demonstrate that an alternative solution would more effectively meet the requirements.

Refer to "Design Guidance to Achieve Active Frontages and Provide for Services" for advice to achieve active street frontages in relation to service authority requirements

Clause 6.12 refers to landscaping

Refer to "Community Safety Design Guide"

An application for development in Alice Springs Zone CB should prior to consideration by the consent authority include an acknowledgement in writing, from the agency responsible for power and water; the agency responsible

for fire rescue services and Alice Springs Town Council that the requirement for service provisions has been discussed with a view to minimise their impact on active street frontages.

Diagram to Clause 6.2.3

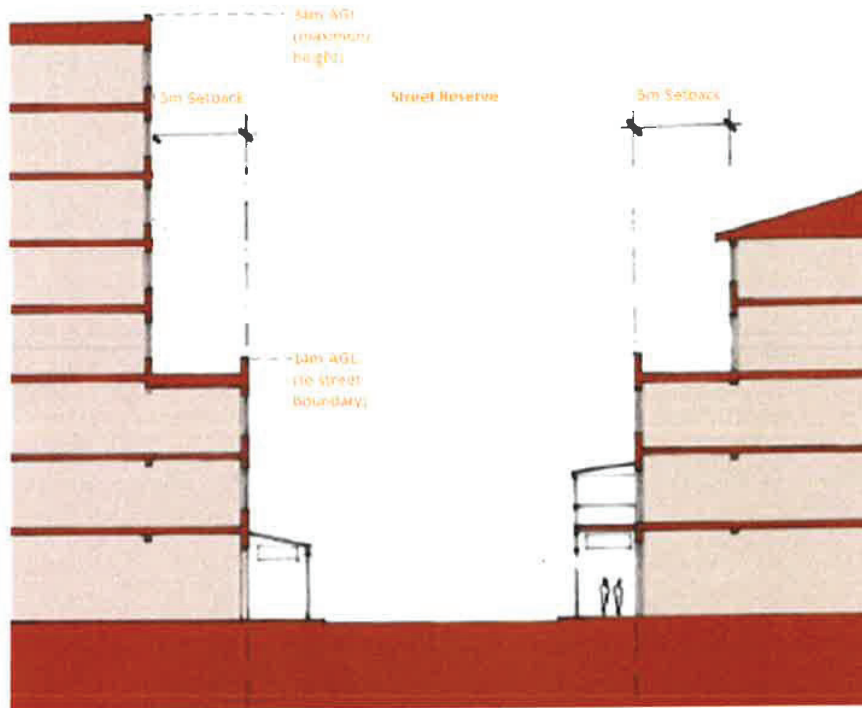


Table to Clause 6.2.3

Level	Controls
<u>Ground Level (GL)</u>	Building height is to be measured from the highest point of the site
<u>Up to 14m AGL</u>	
Height:	Maximum, exclusive of any plant or equipment, aerials or lightning rods.
Floor Area:	Up to 100% of the site area.
Setbacks:	Verandahs, balconies or windows to rooms designed for accommodation are to be set back a minimum of 6m from adjoining site boundaries other than to a street or public open space.
<u>14m to 34m AGL</u>	
Height:	Maximum, inclusive of any plant or equipment, aerials or lightning rods.
Setbacks:	Minimum 5m from any street boundary. Verandahs, balconies or windows to rooms designed for accommodation are to be set back a minimum of 6m from adjoining site boundaries other than to a street or public open space.
Note:	For the purpose of this clause accommodation means rooms designed for being slept in, for domestic living and dining purposes and food preparation areas but does not include bathrooms, toilets, reception and foyer areas and conference rooms.

NORTHERN TERRITORY OF AUSTRALIA

Planning Act

**NOTICE OF AMENDMENT OF NT PLANNING SCHEME
AMENDMENT No. 432**

I, DAVID WILLIAM TOLLNER, the Minister for Lands, Planning and the Environment, under section 28(1) of the *Planning Act*, give notice that -

- (a) I have, under section 25 of the Act, amended the Northern Territory Planning Scheme by amending clause 6.2 allow to allow building heights up to eight storeys within Zone CB (Central Business) in Alice Springs and to introduce guidance notes relating to such development under clause 2.8; and
- (b) copies of the amendment, (Amendment No. 432), are available from the Offices of the Department of Lands and Planning, Level 1, Alice Plaza, Todd Mall, Alice Springs.

Dated

10/2/2016



DAVID WILLIAM TOLLNER
Minister for Lands, Planning
and the Environment