

Updating your paper copy of the NT Planning Scheme

September 2011

Update 4

**Part 4 – Residential Development Performance
Criteria**

1. Remove the following pages from your paper copy of the NT Planning Scheme
Pages - Part 4-25 to Part 4-28
2. Print the replacement pages; and
3. Insert replacement page(s) from
Pages - Part 4-25 to Part 4-28

7.0 RESIDENTIAL DEVELOPMENT PERFORMANCE CRITERIA

7.1 RESIDENTIAL DENSITY AND HEIGHT LIMITATIONS

7.1.1 Residential Density Limitations

Amendment 176 gazetted 28.09.2011 clarifies building height and replacing the existing clause with clauses 7.1.1 and 7.1.2

1. The purpose of this clause is to ensure that residential development is:
 - (a) of a density compatible with the existing and planned provision of reticulated services and community facilities which will service the area; and
 - (b) consistent with land capability.
2. The maximum number of dwellings that may be constructed on a site are to be determined in accordance with tables A, B, C, D and E (as the case requires) to this clause.

Clause 6.1 limits the height of buildings generally.

Clause 6.2 limits the height of buildings in Alice Springs.

TABLE A TO CLAUSE 7.1.1 – DWELLING DENSITY IN CERTAIN ZONES

Zone	Dwelling Density
SD, RR, RL, R and for a single dwelling in CL, CV and T	1 single dwelling per lot and may include a dependant unit .
MD and for multiple dwellings in CL and T	1 per 300m ²

Clause 11.1.2 allows for provision of higher densities of single dwellings as part of integrated residential developments in Zone SD.

Clause 11.1 refers to minimum lot sizes and other associated requirements.

TABLE B TO CLAUSE 7.1.1 – DWELLING DENSITY IN ZONE MR OTHER THAN IN ALICE SPRINGS

Number of Storeys Above Ground Level	1 or 2 Bedrooms	3 Bedrooms	4 Bedrooms
1	155m ²	180m ²	215m ²
2	125m ²	170m ²	210m ²
3	95m ²	130m ²	180m ²
4 (maximum)	85m ²	130m ²	140m ²

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2	125m ²	170m ²	210m ²
3	95m ²	130m ²	180m ²
4 (maximum)	85m ²	130m ²	140m ²

Amendment 122 gazetted 31.03.2010 omits and substitutes Table C to clause 7.1

Amendment 176 gazetted 28.09.2011 clarifies building height and replacing the existing clause with clauses 7.1.1 and 7.1.2

TABLE C TO CLAUSE 7.1.1 – DWELLING DENSITY IN ZONES MR AND TC IN ALICE SPRINGS

Number of Storeys Above Ground Level	Dwelling Density
1	400m ²
2	200m ²
3	133m ²

Clause 6.2 limits building heights in Alice Springs.

TABLE D TO CLAUSE 7.1.1 – DWELLING DENSITY IN ZONE HR

Number of Storeys Above Ground Level	1 or 2 Bedrooms	3 Bedrooms	4 Bedrooms
1	125m ²	170m ²	210m ²
2	95m ²	130m ²	160m ²
3	85m ²	130m ²	160m ²
4	80m ²	110m ²	130m ²
5	75m ²	105m ²	130m ²
6	75m ²	100m ²	125m ²
7	70m ²	100m ²	120m ²
8+	70m ²	95m ²	120m ²

TABLE E TO CLAUSE 7.1.1 – DWELLING DENSITY IN ZONE C FOR RESIDENTIAL BUILDINGS

Number of Storeys Above Ground Level for Residential Buildings	Dwelling Density
1 storey	1 per 400m ²
2 storeys	1 per 200m ²
3 storeys	1 per 133m ²

Clause 7.9 limits residential development at the ground floor level in Zone C.

7.1.2 Residential Height Limitations

1. The purpose of this clause is to ensure that residential development is of a height that:
 - (a) is compatible with adjoining or nearby existing development or development reasonably anticipated; and
 - (b) does not unduly overlook adjoining properties.
2. The height of any point of a **residential building** is to be measured from **ground level** vertically below that point and includes the height of a mound specifically provided or made to elevate the building.
3. Subject to clause 6.2, the height of **residential buildings** that may be constructed on a **site** are to be determined in accordance with the table to this clause.
4. A **residential building** in Zone MR that:
 - (a) abuts land in Zone SD; or
 - (b) has frontage to a street with a reservation width not exceeding 18m on the opposite side of which is land in Zone SD;
 - (c) is not to exceed a height of 3 **storeys** above **ground level**; or
 - (d) subject to clause 6.2, in any other circumstance 4 **storeys** above **ground level**.

The consent authority must not **consent** to a development that is not in accordance with this sub-clause.
5. **Single dwellings** in Zones SD, MD, CL, CV, RR, RL, FD and T are not to contain any part of a room (habitable or otherwise), verandah or balcony 7m above **ground level** without **consent**. Where a room does not have a horizontal ceiling, a normal ceiling envelop of 2.7m shall be applied to the subject **storey**. Anything above the 2.7m envelop will be considered air space and should not be inhabited, unless **consent** is otherwise granted.

Clause 6.1 limits the height of buildings generally.

Clause 6.2 limits the height of buildings in Alice Springs.

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

Amendment 176 gazetted 28.09.2011 clarifies building height and replacing the existing clause with clauses 7.1.1 and 7.1.2

TABLE TO CLAUSE 7.1.2 – DWELLING HEIGHT AND MAXIMUM NUMBER OF STOREYS IN CERTAIN ZONES

Zone	Maximum Number of Storeys and Maximum Dwelling Height above Ground Level for Residential Buildings
SD and for a single dwelling in Zones CL, CV and T	2 – to a maximum height of 8.5m
MD and for multiple dwellings in Zones CL, T	2 – to a maximum height of 8.5m
MR other than in Alice Springs	4 maximum
MR and TC in Alice Springs	3 maximum
HR	8+*
RR	2 – to a maximum height of 8.5m
RL	2 – to a maximum height of 8.5m
R	2 – to a maximum height of 8.5m
C	3
* The consent authority may consent to a development application for a building that exceeds 8 storeys in height in Zone HR only if it is satisfied that special circumstances justify the giving of consent .	

Clause 6.2 limits building heights in Alice Springs.

Clause 7.9 limits residential development on the ground floor in Zone C.

7.2 SECOND DWELLINGS IN ZONES H AND A

1. The purpose of this clause is to permit two **dwellings** on large lots used for agricultural and horticultural purposes.
2. **Multiple dwellings** may be developed on a lot in Zones H and A provided there will be no more than two **dwellings** on the lot.