

NORTHERN TERRITORY OF AUSTRALIA

*Planning Act 1999*

AMENDMENT TO NT PLANNING SCHEME 2020

I, LOUISE MCCORMICK, delegate for the Minister for Infrastructure, Planning and Logistics, under section 13(3)(b) of the *Planning Act 1999*, amend the NT Planning Scheme 2020 by making the amendment, specified in the Schedule.

*Louise McCormick*

Dated *25 August* 2023.

Delegate for the Minister for Infrastructure, Planning and Logistics

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**SCHEDULE**

**AMENDMENT TO NT PLANNING SCHEME 2020**

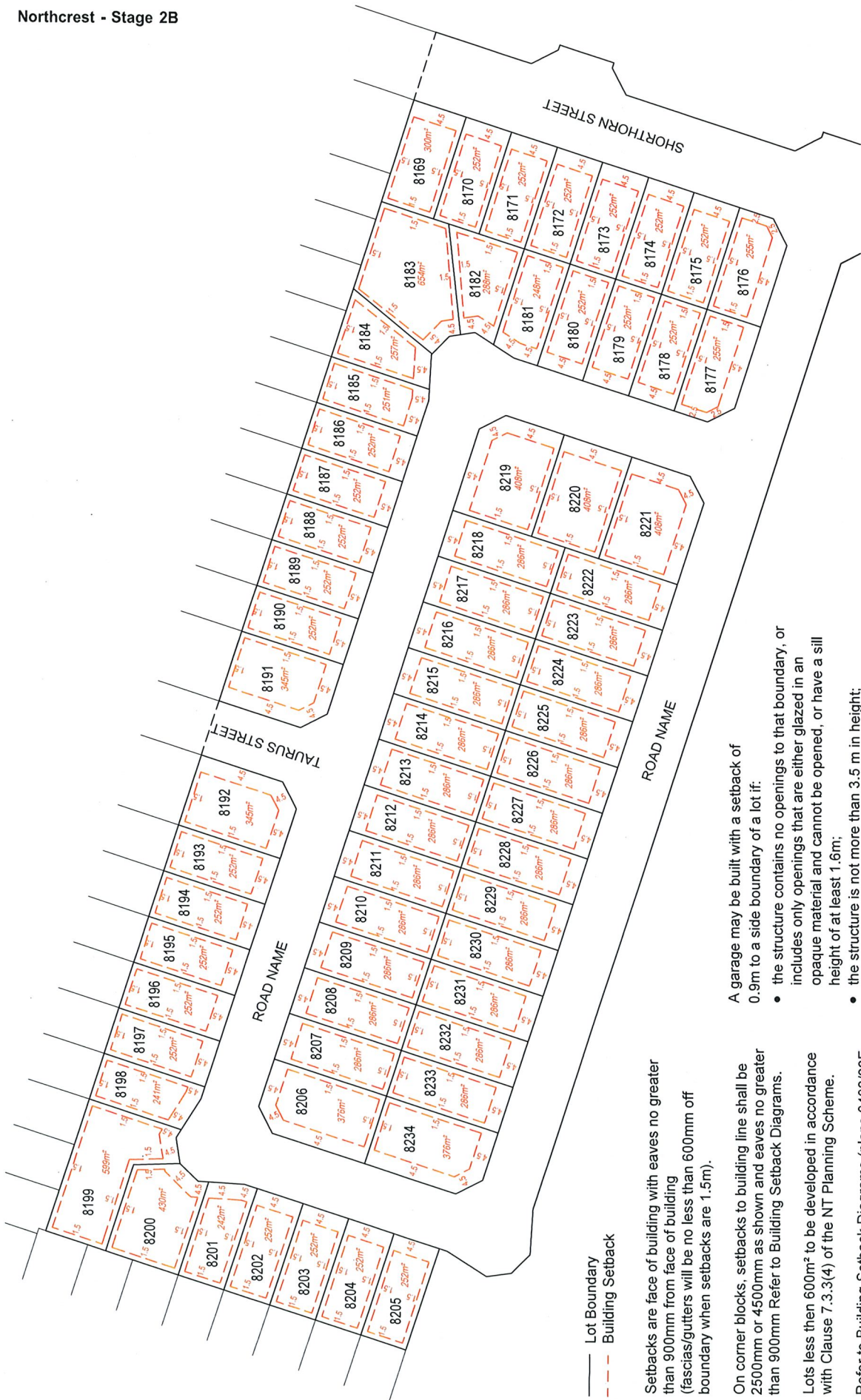
**AMENDMENT No. 89**

**1. Citation**

This amendment to the NT Planning Scheme 2020 may be cited as Amendment No. 89

**2. Amendment to Schedule 9: Building Setback Plans**

*Insert*



— Lot Boundary  
- - - Building Setback

Setbacks are face of building with eaves no greater than 900mm from face of building (fascias/gutters will be no less than 600mm off boundary when setbacks are 1.5m).

On corner blocks, setbacks to building line shall be 2500mm or 4500mm as shown and eaves no greater than 900mm Refer to Building Setback Diagrams.

Lots less than 600m² to be developed in accordance with Clause 7.3.3(4) of the NT Planning Scheme.

Refer to Building Setback Diagrams (plans 9492/22F & G) in conjunction with the Northcrest Design Guidelines for details of the permitted 1.5m articulation zone for porches, verandahs, decks, balconies and extent of eaves.

A garage may be built with a setback of 0.9m to a side boundary of a lot if:

- the structure contains no openings to that boundary, or includes only openings that are either glazed in an opaque material and cannot be opened, or have a sill height of at least 1.6m;
- the structure is not more than 3.5 m in height;
- the structure does not exceed 9.0 m in length; and
- the structure complies with the Building Code of Australia (BCA).

All areas and dimensions are subject to survey.

## Northcrest - Stage 3D



- Lot Boundary
- - - Building Setback

Setbacks are face of building with eaves no greater than 900mm from face of building (fascias/gutters will be no less than 600mm off boundary when setbacks are 1.5m).

On corner blocks, setbacks to building line shall be 2500mm or 4500mm as shown and eaves no greater than 900mm Refer to Building Setback Diagrams.

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- the structure is not more than 3.5 m in height
- the structure does not exceed 9.0 m in length; and
- the structure complies with the Building Code of Australia (BCA).

All areas and dimensions are subject to survey.

A **dwelling-single** on a lot less than 600m² but not less than 300m² may, in accordance with the table to clause 7.3.3(4), have a reduced front setback to **habitable rooms** only providing:

- a) the area of the reduction is to allow an equal increase to the minimum provision of compliant private open space in accordance with clause 5.4.6;
- b) that any **outbuildings**, such as a garage or carport, shall have a front setback no less than 6m; and
- c) a landscaped area is included along the front boundary that will provide visual **amenity** to the public road.



**NORTHERN TERRITORY OF AUSTRALIA**

***Planning Act 1999***  
**Section 29**

**Reasons for Decision**

**NORTHERN TERRITORY PLANNING SCHEME 2020**  
**AMENDMENT No. 89**

Pursuant to section 13(3)(b), I have decided to introduce new Building Setback Plans for Northcrest Stages 2B and 3D into Schedule 9 of the NT Planning Scheme 2020 (NTPS2020).

I have approved the amendment as I am satisfied that, pursuant to section 13(1), the amendment:

- (a) promotes the purpose and objectives of the Act as it:
  - i. is consistent with the Berrimah Farm Planning Principles and Area Plan;
  - ii. helps deliver a clear and effective planning system; and
  - iii. will promote the sustainable development of land and good design of buildings by providing orderly setbacks for single dwellings on small lots.
- (b) has merit and is in the public interest as it will provide for co-ordinated setbacks to preserve the amenity of adjoining development.

Pursuant to section 13(2)(b) I am satisfied that the amendment is not significant enough to require exhibition as statutory exhibition was undertaken as part of the development application process.



LOUISE MCCORMICK  
Delegate  
Minister for Infrastructure, Planning and Logistics

25/ 8 / 2023