

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999

AMENDMENT TO NT PLANNING SCHEME 2020

PA2026/0193

I, JOSHUA ROLAND BURGOYNE, Minister for Lands, Planning and Environment, under section 12(2)(a) of the *Planning Act 1999*, amend the NT Planning Scheme 2020 by making the amendment, specified in the Schedule.



Dated

16.6.2026.

Minister for Lands, Planning and Environment

SCHEDULE

AMENDMENT TO NT PLANNING SCHEME 2020

1. Amendment to Clause 5.4.13

Omit '5.4.13 Dwelling-Independent' in full and insert

Purpose

Ensure a **dwelling-independent** provides for increased housing choice while remaining **ancillary** to the **dwelling-single** on a **site**, and is developed in a manner that:

- (a) avoids significant impact on the amenity of adjoining and nearby property;
- (b) does not detrimentally impact on the natural environment; and
- (c) does not adversely impact the local road network;

Administration

1. The consent authority must not **consent** to a **dwelling-independent** that is not in accordance with sub-clauses 3, 6, and 7.

2. The consent authority may **consent** to a **dwelling-independent** that is not in accordance with sub-clause 4 only if it is satisfied it is consistent with the purpose of this clause and the zone purpose and outcomes, and it is appropriate to the **site** having regard to such matters as its location, scale and impact on surrounding **amenity**.

Requirements

3. There will be no more than one **dwelling-independent** on a **site**.
4. The maximum **floor area** of the **dwelling-independent** in:
 - (a) Zones H, A, RL and R shall not exceed 100m²; and
 - (b) in all other zones shall not exceed 75m².
5. There is only one shared vehicle **access** point to the road, unless the relevant authority has approved a second **access**.
6. Both **dwelling**s will be serviced by either a single bore or a single connection to a reticulated water supply.
7. Both **dwelling**s will be serviced by a single connection to a reticulated power supply.

Editor's Note: Where reticulated sewerage is unavailable, the [Code of Practice for Wastewater Management](#) provides further guidance on the requirements for wastewater management in the Northern Territory.

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999
Section 29

REASONS FOR DECISION

NORTHERN TERRITORY PLANNING SCHEME 2020

PA2026/0193

Pursuant to section 12(1) of the *Planning Act 1999*, I have decided to amend the NT Planning Scheme 2020 to update the provisions of Clause 5.4.13 Dwelling-Independent.

Pursuant to section 12(2) of the Act, I am satisfied that the amendment is not so significant as to require exhibition as it:

- seeks to remove an administrative burden from the housing supply process;
- is considered to maintain the low-density character of the rural area; and
- supports appropriate rural living.



JOSHUA ROLAND BURGOYNE
Minister for Lands, Planning and Environment

16 / 6 / 2026