

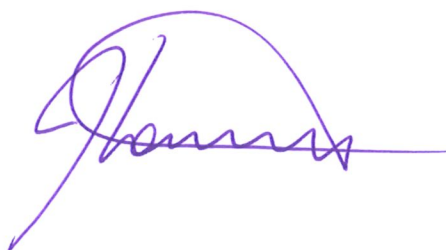
NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999

AMENDMENT TO NT PLANNING SCHEME 2020

I, JOANNE TOWNSEND, Delegate of the 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 amendments specified in this Schedule.

Dated 6 September 2026.



Delegate of the Minister for Lands, Planning and Environment

SCHEDULE

**AMENDMENT TO NT PLANNING SCHEME 2020
PA2026/0183**

1. Amendment to Clause 1.8

At Sub-clause (c)ii

Omit

- ii. it is for the subdivision of land other than that included at Clause 1.8(1)(b)(iii);
or

Insert

- ii. it is for the subdivision of land other than that included at Clause 1.8(1)(b)(iii) and Clause 1.8(1)(b)(iv); or

2. Amendment to Central Darwin Area Plan Clause 12.1 i.

Omit

12.1 Promote tourism, recreation, residential, retail, and commercial development.	i. Uses could include: a) cultural and leisure facilities (interpretive centres, galleries, and the like); b) recreational facilities (parks, safe swimming areas, commercial water based recreation, and the like); c) tourist accommodation (hotel/serviced apartments); d) a range of residential units; e) cafes, bars, and restaurants; f) ground and first floor specialty retail and offices; g) car parking including multi-level (above ground); and i) a future ferry terminal that supports potential tourism opportunities and meets the needs of the growing population
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Insert

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3. Amendment to Darwin Mid Suburbs Area Plan

Title of the plan on Page 8

Omit

District Level Draft Land Use Plan

Insert

District Level Land Use Plan

4. Amendment to Clause 3.1 Preliminary

At Sub-clause 3.1.1

Omit

1. Overlays identify areas of land that have specific development requirements.

Insert

1. Overlays, including overlay maps, identify areas of land that have specific development requirements.

Insert the following new clause at 3.1.2 and renumber existing clauses accordingly

2. The NT Atlas and Spatial Data Directory provides the geographical means for identifying the applicable zones and overlays.

5. Amendment to Overlay 3.7 LSSS Land Subject to Storm Surge, Purpose Statement

Omit

Purpose

Identify areas with a known risk of inundation from primary or secondary storm surges and ensure that development in these areas demonstrates adequate measures to minimise the associated the risk to people, damage to property and costs to the general community caused by storm surge.

Insert

Purpose

Identify areas with a known risk of inundation from primary or secondary storm surges and ensure that development in these areas demonstrates adequate measures to minimise the associated risk to people, damage to property and costs to the general community caused by storm surge.

6. Amendment to Overlay 3.8 LADR Land Adjacent to a Designated Road

Insert the following new clause at 3.8.1 and renumber existing clauses accordingly

1. This Overlay only applies to Unzoned land.

7. Amendment to Clause 5.2.4.1

At Sub-clause 4

Omit

4. For the purposes of this clause:
- (a) the reductions in Table B only apply to uses specifically referenced within Table A and apply to the base car parking rates established in Table A;
 - (b) only one reduction percentage is permitted per category when applying Table B; and
 - (c) the reductions in Table B do not apply to one bedroom **dwelling**s.

Insert

4. For the purposes of this clause:
- (a) only uses in Table A *that specifically reference Table B*, are eligible for reductions provided by Table B and apply to the base car parking rates established in Table A;
 - (b) only one reduction percentage is permitted per category when applying Table B; and
 - (c) the reductions in Table B do not apply to one bedroom **dwelling**s.

At Table B to Clause 5.2.4.1 heading

Omit

Reductions in car parking spaces for specific uses

Insert

Reductions in car parking spaces for specific uses

8. Amendment to Clause 5.2.6.1

At Sub-clause 3(a)

Omit

- (a) planting is focused on the area within the street frontage setbacks side setbacks, communal open space areas and uncovered car parking areas;

Insert

- (a) planting is focused on the area within the street frontage setbacks, side setbacks, communal open space areas and uncovered car parking areas;

9. Amendment to Clause 5.3.7

At Sub-clause 5

Omit

All new **non-residential buildings, hotels/motels**, and **serviced apartments** in Zones HR, CB, C, SC and TC should provide sufficient and accessible shower and changing facilities for staff with the number of showers calculated at the rate specified in the table to this clause.

Insert

All new **non-residential buildings, hotels/motels, rooming accommodation** and **serviced apartments** in Zones HR, CB, C, SC and TC should provide sufficient and accessible shower and changing facilities for staff with the number of showers calculated at the rate specified in the table to this clause.

10. Amendment to Clause 5.4.18.1

Omit

Purpose

Promote fencing in medium and high density areas that provides a positive interface with the public domain, while allowing necessary privacy for residents and neighboring properties.

Administration

- 1 The consent authority may consent to a use or development that is not in accordance with sub-clause 4 if it is satisfied the fence enhances the streetscape and allows for passive surveillance to the public domain. .

Insert

Purpose

Promote fencing in medium and high density areas that provides a positive interface with the public domain, while allowing necessary privacy for residents and neighbouring properties.

Administration

- 1 The consent authority may consent to a use or development that is not in accordance with sub-clause 4 if it is satisfied the fence enhances the streetscape and allows for passive surveillance to the public domain.

11. Amendment to Clause 5.5.2

At Sub-clause 1

Omit

Administration

- 1 The consent authority may consent to a use or development that is not in accordance with sub-clauses 2 and 3 only if it is satisfied the development is appropriate to the site having regard to the purpose of this clause, the amenity of the streetscape, and the potential impact on the amenity of the locality and adjoining property.

Insert

Administration

- 1 The consent authority may consent to a use or development that is not in accordance with sub-clauses 3 and 4 only if it is satisfied the development is appropriate to the site having regard to the purpose of this clause, the amenity of the streetscape, and the potential impact on the amenity of the locality and adjoining property.

12. Amendment to Clause 5.5.3

At Sub-clause 16

Omit

Provide bicycle **access**, storage facilities and shower facilities.

Insert

Provide bicycle accessway and storage, storage facilities and shower facilities.

13. Amendment to Clause 5.6.1

At Sub-clause 3

Omit

3. A clearly identifiable, dedicated pedestrian **access** is to be provided to the main entrance of the building from the street and customer **car parking areas**.

Insert

3. A clearly identifiable, dedicated pedestrian accessway is to be provided to the main entrance of the building from the street and customer **car parking areas**.

14. Amendment to Schedule 3

At Sub-clause 3.(ah)

Omit

- (ah) the clearing of native vegetation and the removal of gravel for the construction, alteration, repair or maintenance of a road or main road subject to the land to be cleared meeting the criteria as set out in the Gravel Pit Criteria, and provided that approval to undertake these works has been obtained from the NT Government agency responsible for road network management as set out in NT Government Administrative Arrangements Orders.

Insert

- (ah) the clearing of native vegetation and the removal of gravel for the construction, alteration, repair or maintenance of a road or main road subject to the land to be cleared meeting the criteria as set out in the [Gravel Pit Criteria](#), and provided that approval to undertake these works has been obtained from the NT Government agency responsible for road network management as set out in NT Government Administrative Arrangements Orders.

15. Amendment to Schedule 3

At Sub-clause 3.(d)

Omit

- (d) the subdivision of rural or unzoned land to less than 1ha for the purpose of creating a lot to accommodate infrastructure for water supply, sewerage, gas, electricity. This type of subdivision is exempt from:
 - (i) Clause 6.3.1 (Lot Size and Configuration for Subdivision in Zones RL, R and H, and Unzoned Land) sub-clauses 7, 9 and 11;
 - (ii) Clause 6.3.3 (Site Characteristics for Subdivision for Lots of 1ha or Greater in Zones RL, R and H, and Unzoned Land) sub-clauses 1-5;
 - ...
 - (iv) Clause 6.3.6 (Lots less than 8 ha for Urban and Community Uses on Unzoned Land);

Insert

- (d) the subdivision of rural or unzoned land to less than 1ha for the purpose of creating a lot to accommodate infrastructure for water supply, sewerage, gas or electricity. This type of subdivision is exempt from:
 - (i) Clause 6.3.2 (Lot Size and Configuration for Subdivision in Zones RL, R and H, and Unzoned Land) sub-clauses 5 and 8;
 - (ii) Clause 6.3.3 (Site Characteristics for Subdivision for Lots of 1ha or Greater in Zones RL, R and H, and Unzoned Land) sub-clauses 1-6;
 - ...
 - (iv) Clause 6.3.6 (Lots less than 8 ha on Unzoned Land);

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999
Section 29

Reasons for Decision

NORTHERN TERRITORY PLANNING SCHEME 2020

PA2026/0183

I have decided, under section 12(2)(a) of the *Planning Act 1999*, to amend the NT Planning Scheme 2020 to make minor administrative amendments, which have become apparent during the interpretation and application of the scheme.

I am satisfied that the amendment:

- Accords with Clause 6 of the Declared Class of Amendments, that are not so significant as to require exhibition, are administrative in nature and will not change the intent of the planning scheme; and
- has merit and is in the public interest as it ensures the planning scheme remains current and easily interpreted.



JOANNE TOWNSEND
Delegate

Minister for Lands, Planning and Environment

6 / 9 / 2026