

Single dwellings on ‘greenfield’ lots from 300m² to 450m²

NT Planning Scheme Technical Note

Overview

This technical document provides guidance on clauses of the Planning Scheme¹ relevant to the subdivision and development of 300m² to 450m² lots in Zone FD (Future Development) or Zone LMR (Low-Medium Density Residential).

Consent to subdivide

Development consent is required for all subdivision. The Development Consent Authority can consider small lots in Zone FD providing the proposal is consistent with a relevant Area Plan and planning principles. In Zone LMR lots no less than 300m² can be considered by the Authority. In either zone compliance with the following requirements of the Scheme must be demonstrated:

- Small lots are allowed in Zone LMR provided the lots are not less than 300m² – Table A to Clause 6.2.1.
- Lot configuration must allow at least a 7m x 15m rectangle within the building envelope – Table B to Clause 6.2.1.
- The minimum frontage width is 10m. Vehicle access and street infrastructure must be considered – Table to Clause 6.2.2.
- A building envelope plan or similar is required to show building setbacks and indicate infrastructure in the adjacent road reserve with sufficient detail to demonstrate compliance with Clauses 6.2.2, 5.2.4.5, 5.4.3 and 5.4.3.3
- The location of a vehicle access might be limited by street trees, street furniture or underground services etc. – Clauses 5.2.4.5, 5.4.3 and 6.2.2

The sketches over page illustrate typical building envelopes for lot sizes between 300m² and 450m² in Zone FD or Zone LMR.

Dwelling compliance

Single dwellings are a permitted use in Zone LMR. Note that lots created under Zone FD are usually rezoned for the end use, e.g. Zone LMR, with the release of lot titles.

Development consent is not required in Zone LMR if the proposed dwelling will comply with all relevant provisions of the Planning Scheme including:

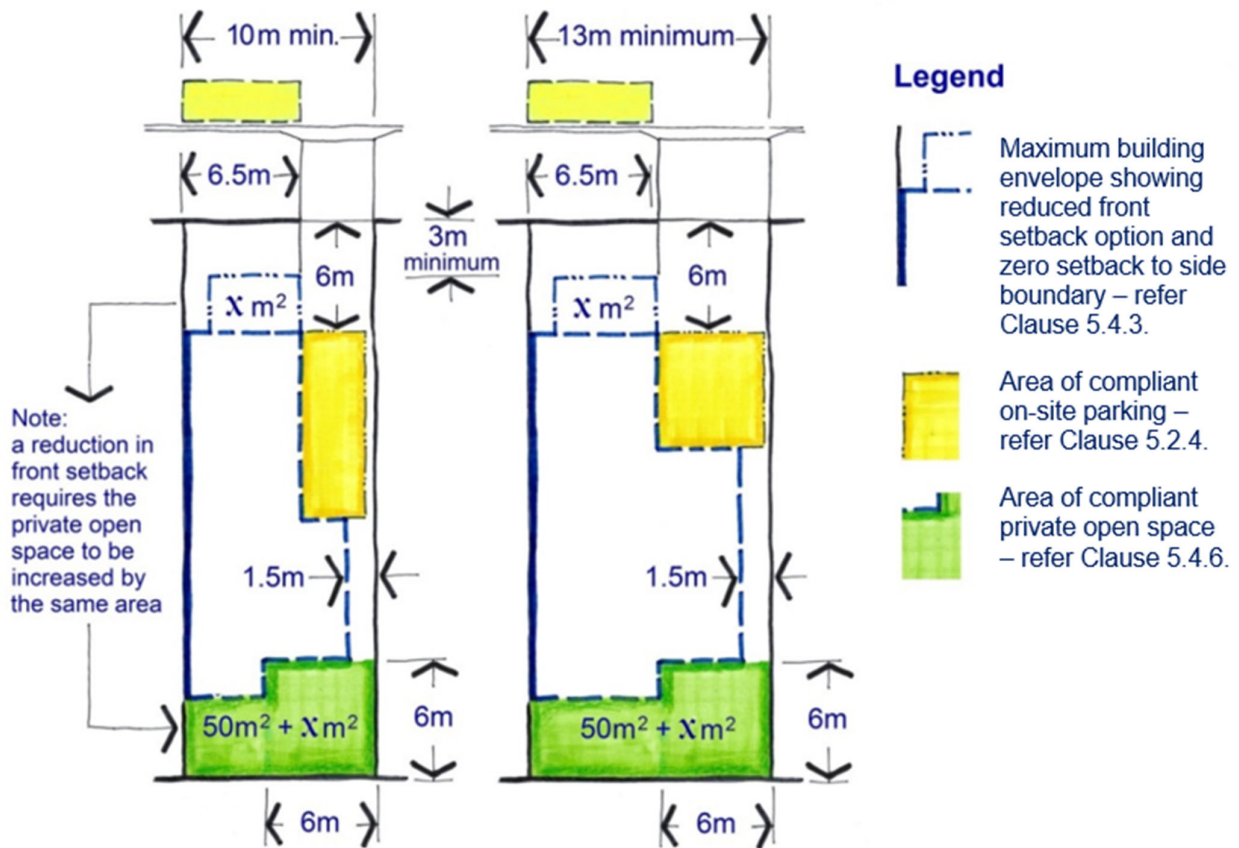
¹ <https://nt.gov.au/property/land-planning-and-development/our-planning-system/nt-planning-scheme>

Single dwellings on 'greenfield' lots from 300m² to 450m²

- The dwelling should be integrated in terms of design and site layout with adjacent development and street infrastructure – Clause 5.2.7.
- Zero building setbacks can only be to boundaries internal to the subdivision and cannot have an air gap Clause 5.4.3.3
- At least 6.5m of the property frontage must be free of vehicle access and onsite parking – Clause 5.2.4.5.
- Private open space must be sufficiently permeable, open to the sky and include an area of deep soil for shade tree planting – Clause 5.4.6.

If a proposed dwelling does not comply with any of the above, a development permit will be required prior to construction.

Concept Lot Configurations for Single Dwellings on lots from 300m² to 450m²



Development application

A development permit application must address the provisions of section 46(3) of the *Planning Act 1999*.

It is recommended that you make an appointment with a planner for guidance in the preparation of your application.

For more information or to make an appointment, go to the development application page² on the NT Government website.

Building requirements

Single dwellings require a building permit prior to the commencement of works and must comply with the requirements of the *Building Act 1993*.

A building permit will only be issued by a private building certifier once any necessary development permit (along with other matters specified in the *Building Act 1993*) is in place.

For more information, go to the building permit page³ on the NT Government website.

² <https://nt.gov.au/property/land-planning-and-development/planning-applications-and-processes/development-applications>

³ <https://nt.gov.au/property/building/build-or-renovate-your-home/building-and-renovating-permits-and-processes/getting-a-building-permit>