

NORTHERN TERRITORY OF AUSTRALIA

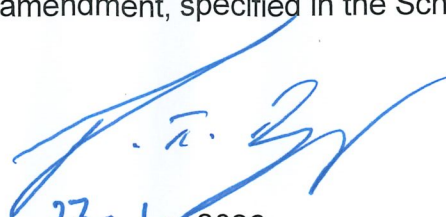
*Planning Act 1999*

AMENDMENT TO NT PLANNING SCHEME 2020

PA2024/0130

I, JOSHUA ROLAND BURGOYNE, Minister for Lands, Planning and Environment, under section 25(3)(b) of the *Planning Act 1999*, amend the NT Planning Scheme 2020 by making the amendment, specified in the Schedule.

Dated



27-1-2026

Minister for Lands, Planning and Environment

**SCHEDULE**

**AMENDMENT TO NT PLANNING SCHEME 2020**

**1. Amendment to Part 5 Table A to Clause 5.4.1: Dwelling Density in Certain Zones**

*Omit*

<b>Table A to Clause 5.4.1: Dwelling Density in Certain Zones</b>	
<b>Zone</b>	<b>Dwelling Density</b>
LR, RR, RL, R and for a <b>dwelling-single</b> in CL, CV and T	1 <b>dwelling-single</b> per lot
LMR and for <b>dwellings-group</b> in CL and T and <b>dwellings-multiple</b> in T	1 per 300m <sup>2</sup>
A and H	2 per lot

Insert

<b>Table A to Clause 5.4.1: Dwelling Density in Certain Zones</b>	
<b>Zone</b>	<b>Dwelling Density</b>
LR, RR, RL, R and CV	1 <b>dwelling-single</b> per lot and may include a <b>dwelling-independent</b>
LMR	1 <b>dwelling-single</b> per lot and may include a <b>dwelling-independent</b> <u>or</u> 1 <b>dwelling</b> per 150m <sup>2</sup> for a 1 bedroom <b>dwelling</b> as part of a <b>dwelling-group</b> or <b>dwelling multiple</b> <u>or</u> 1 <b>dwelling</b> per 300m <sup>2</sup> for a 2+ bedroom <b>dwelling</b> as part of a <b>dwelling-group</b> or <b>dwelling-multiple</b>
CL	1 <b>dwelling-single</b> per lot and may include a <b>dwelling-independent</b> <u>or</u> 1 <b>dwelling</b> per 300m <sup>2</sup> as part of a <b>dwelling-group</b>
T	1 <b>dwelling-single</b> per lot and may include a <b>dwelling-independent</b> <u>or</u> 1 <b>dwelling</b> per 300m <sup>2</sup> as part of a <b>dwelling-group</b> or <b>dwelling-multiple</b>
H and A	1 <b>dwelling-single</b> per lot and may include a <b>dwelling-independent</b> <u>or</u> 2 <b>dwellings</b> per lot as part of a <b>dwelling-group</b>

**Editor's Note: An area that can be readily converted to a bedroom or that combines sleeping and living areas, is considered a bedroom for the purpose of this clause.**

## **2. Amendment to Part 5 Clause 5.2.4.1 Car Parking Spaces**

Omit

### Administration

1. This clause does not apply where alternative car parking space requirements are established under clause 5.9 (Location specific development requirements).
2. The consent authority may **consent** to use or development that is not in accordance with sub-clause 4 if it is satisfied a reduction in the number of **car parking spaces** is appropriate with regard to:

- (a) the zoning of the land, the use or development or proposed use or development of the land, and the possible future use or development of the land;
  - (b) the provision of **car parking spaces** in the vicinity of the land;
  - (c) the availability of the public transport in the vicinity of the land; and
  - (d) the potential impact on the surrounding road network and the **amenity** of the locality and adjoining property; or
  - (e) if the use or development relates to a **heritage place** and the Minister responsible for the administration of the *Heritage Act 2011* supports the reduced provision of **car parking spaces** in the interest of preserving the significance of the **heritage place**.
3. The consent authority may require the provision of **car parking spaces** for any **ancillary** use or development in addition to that specified for the **primary use** or development in the table to this clause.

Requirements

4. Use and development is to include the minimum number of **car parking spaces** specified in the table to this clause (rounded up to the next whole number).

**Editor’s Note: Clause 5.2.4.4 provides for the design and layout of a car parking area.**

<b>Table to Clause 5.2.4.1: Minimum number of required parking spaces</b>	
<b>Use or Development</b>	<b>Minimum Number of Car Parking Spaces Required</b>
...	...
<b>Dwelling-group</b>	2 per <b>dwelling</b>
...	...
<b>Dwelling-multiple</b>	2 per <b>dwelling</b>
...	...

*Insert*

Administration

1. This clause does not apply where alternative **car parking space** requirements are established under clause 5.9 (Location specific development requirements).
2. The consent authority may **consent** to use or development that is not in accordance with sub-clause 5 if it is satisfied a reduction in the number of **car parking spaces** is appropriate with regard to:

- (a) the zoning of the land, the use or development or proposed use or development of the land, and the possible future use or development of the land;
  - (b) the provision of **car parking spaces** in the vicinity of the land;
  - (c) the availability of the public transport in the vicinity of the land;
  - (d) the potential impact on the surrounding road network and the **amenity** of the locality and adjoining property; and
  - (e) if the use or development relates to a **heritage place** and the Minister responsible for the administration of the *Heritage Act 2011* supports the reduced provision of **car parking spaces** in the interest of preserving the significance of the **heritage place**.
3. The consent authority may require the provision of **car parking spaces** for any **ancillary** use or development in addition to that specified for the **primary use** or development in the relevant table to this clause.
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 dwellings.

#### Requirements

5. Use and development is to include the minimum number of **car parking spaces** within the development **site**, as specified in the relevant table to this clause (rounded up to the next whole number).

<b>Table A to Clause 5.2.4.1: Minimum number of required parking spaces</b>	
<b>Use or Development</b>	<b>Minimum Number of Car Parking Spaces Required</b>
...	...
<b>Dwelling-group</b>	1 per one bedroom <b>dwelling</b> 2 per <b>dwelling</b> with two or more bedrooms <u>Plus</u> any reductions in accordance with Table B (if the development meets the criteria)
...	...
<b>Dwelling-multiple</b>	1 per one bedroom <b>dwelling</b> 2 per <b>dwelling</b> with two or more bedrooms <u>Plus</u> any reductions in accordance with Table B (if the development meets the criteria)

...	...
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**Editor's Notes:**

- (1) **Clause 5.2.4.4 provides for the design and layout of a car parking area.**
- (2) **An area that can be readily converted to a bedroom or that combines sleeping and living areas, is considered a bedroom for the purpose of this clause.**

<b>Table B to Clause 5.2.4.1: Reductions in car parking spaces for specific uses</b>		
<b>Category</b>		<b>Reduction permitted</b>
<b>1</b>	<b>Access to alternative transport options</b>	
(a)	The development is located wholly within 200m walking distance of a public bus stop that provides <b>access</b> to: five or more bus routes; or a minimum 15 minute bus frequency (using multiple routes) during morning and afternoon peak hours Monday to Friday.	15%
(b)	The development is located wholly within 400m walking distance of a public bus stop that provides <b>access</b> to: five or more bus routes; or a minimum 15 minute bus frequency (using multiple routes) during morning and afternoon peak hours Monday to Friday.	10%
(c)	The development is located wholly within 400m riding distance of a dedicated on-road bicycle lane or dedicated shared path (cycling and pedestrian).	5%
<b>2</b>	<b>Proximity to commercial areas</b>	
(a)	The development is located wholly within a commercial zone or 200m walking distance of a commercial zone.	15%
(b)	The development is located wholly within 400m walking distance of a commercial zone.	10%
<b>3</b>	<b>Social housing</b>	
(a)	The dwelling is for: community housing to be owned and/ or managed by a registered provider under the National Regulatory System for Community Housing (NRSCH); or public housing owned and/ or managed by the Northern Territory Government.	20%

**Editor's Notes:**

- (1) **Where a reduction in car parking is sought across more than one category (1, 2 and 3), the reduction percentages are combined, and the reduction is calculated cumulatively across all categories.**

- (2) Morning and afternoon peak hours occur between 7am and 9am, and 4pm and 6pm Monday to Friday.
  - (3) Dedicated shared paths (cycling and pedestrian) within the major centres are identified at <https://nt.gov.au/driving/public-transport-cycling/cycling-and-walking/cycling-and-walking>
  - (4) The boundary of a commercial area is defined by the extent of the land within a commercial zone in the relevant location. Commercial zones are identified in the Table to Clause 4.1.
  - (5) Clause 5.2.9.11 and Clause 5.2.9.12 provide for car parking spaces specific to Darwin City Centre. The extent of Darwin City Centre is identified by the diagram to Clause 5.9.2.
  - (6) NT community housing providers registered with the NRSCH are identified at <https://dhlqcd.nt.gov.au/social-housing/community-housing>
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NORTHERN TERRITORY OF AUSTRALIA

*Planning Act 1999*

Section 29

REASONS FOR DECISION

NORTHERN TERRITORY PLANNING SCHEME 2020

PA2024/0130

I have decided to alter the exhibited proposal and amend the NT Planning Scheme 2020 by:

- reducing the minimum area of land required to establish a one bedroom dwelling in Zone LMR (Low-Medium Density Residential) from 300 square metres to 150 square metres;
- reducing the minimum number of car parking spaces required for one bedroom dwellings from two spaces to one; and
- providing further reductions to the number of required car parking spaces ranging from 5% up to 50% for dwellings located close to public transport, commercial areas, and for social housing.

I am satisfied that, pursuant to section 25(3)(b), the amendment:

- (a) promotes the purpose and objectives of the *Planning Act 1999* as it will provide for greater housing diversity, availability and affordability for group and multiple dwelling development in well-located areas Territory wide; and
- (b) was exhibited in accordance with the *Planning Act 1999* and altered to respond to submissions and internal reviews.

Pursuant to section 27(1) I am satisfied that the altered amendment is not sufficiently extensive to justify re-exhibiting as it responds to submissions, provides clarity for decision-making, and maintains the intent of the exhibited amendment.



JOSHUA ROLAND BURGOYNE  
Minister for Lands, Planning and Environment

27 / 1 / 2026