

NORTHERN TERRITORY OF AUSTRALIA

*Planning Act 1999*

AMENDMENT TO NT PLANNING SCHEME 2020

PA2025/0321

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

2/6/2026  
J. R. Burgoyne

Minister for Lands, Planning and Environment

**SCHEDULE**

**AMENDMENT TO NT PLANNING SCHEME 2020**

**1. Amendment to Part 3: Overlays - Table to Clause 3.1**

At the end of the table, *insert*:

Land in Proximity to Runway Thresholds	LPRT
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**2. Amendment to Part 3: Overlays - to include Clause 3.XX LPRT – Land in Proximity to Runway Thresholds**

After Clause 3.14, *insert*:

**LPRT – Land in Proximity to Runway Thresholds**

Purpose

Minimise risk to aircraft from building generated windshear and turbulence in proximity to runways.

### Administration

1. This Overlay applies to development on zoned land that is within a windshear assessment trigger area of a runway threshold listed in the table to this Overlay.
2. A windshear assessment trigger area is defined as the rectangular area of land measured 1200m perpendicular from the centreline of the runway (either side of runway) and extending 900m out and 500m in from the runway threshold (beginning or end of runway) as identified in the diagram to this Overlay.
3. Development subject to this Overlay requires **consent** if it:
  - (a) exceeds 8.5m in height above ground level; and
  - (b) exceeds the relevant runway's threshold level by 1m in height for every 35m distance travelled (1:35 surface) perpendicular from the centreline of the runway as identified in the diagram to this Overlay.
4. This Overlay does not apply to:
  - (a) exiting development or additions to an existing development that do not exceed 8.5m in height above ground level and the relevant runway threshold 1:35 surface level; or
  - (b) a chimney, flag pole, aerial, antenna, lightning rod or light pole.
5. An application subject to this Overlay is to include an assessment report by a suitably qualified wind engineer or other suitably qualified wind professional to the satisfaction of the Civil Aviation Safety Authority (CASA).
6. The consent authority may **consent** to a use or development that is not in accordance with sub-clause 7 only if it is satisfied that the development is consistent with the purpose of this Overlay.

### Requirements

7. Development subject to this Overlay is to provide adequate measures to mitigate the effects of windshear and turbulence on aircraft using the relevant aerodrome.

<b>Table to Overlay 3.XX: Land in Proximity to Runway Thresholds</b>		
<b>Aerodrome</b>	<b>Runway threshold (number)</b>	<b>Runway threshold level (Australian Height Datum)</b>
Darwin International Airport	No. 29	24.63m
	No. 11	29.17m
	No. 18	29.13m
	No. 36	27.60m

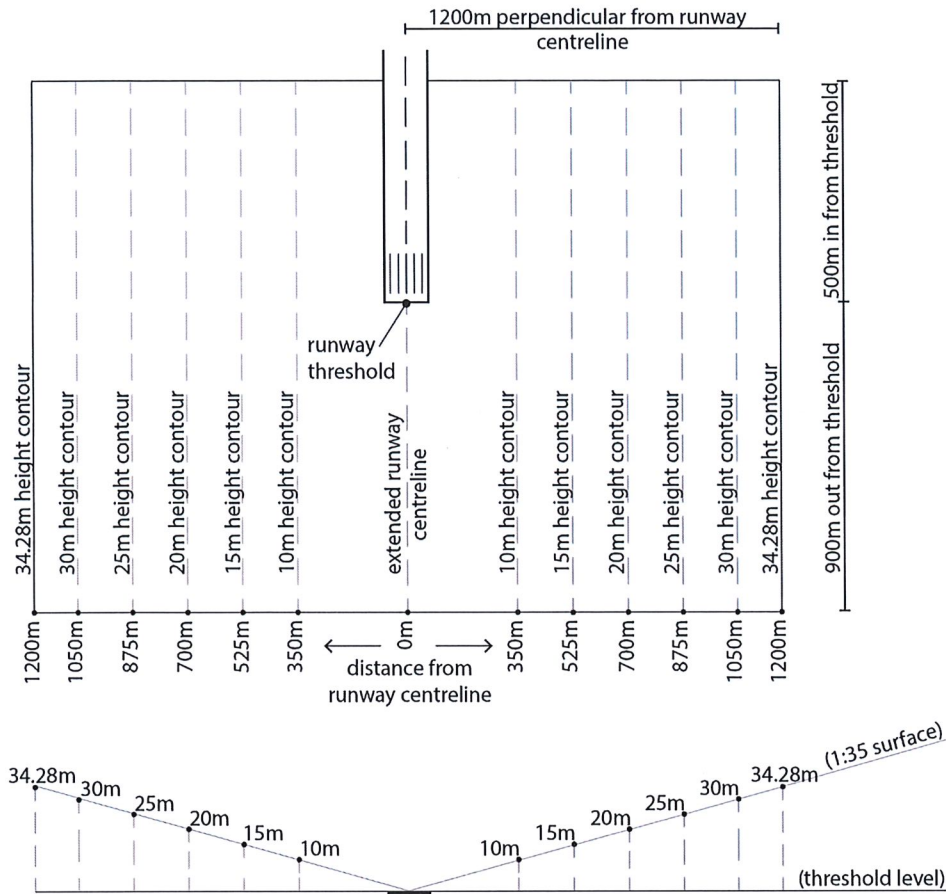


Diagram to Overlay 3.XX: Land in Proximity to Runway Thresholds (not to scale) – (Top) Plan view of windshear assessment trigger area in relation to a runway threshold. (Bottom) Elevation view of 1:35 surface level in relation to a runway threshold.

**Editor's Notes:**

- (a) The physical location of runway threshold numbers can be found on the Civil Aviation Safety Authority website's aerodrome manoeuvring maps <https://www.casa.gov.au/resources-and-education/publications/industry-guides/pilot-guides-and-maps/aerodrome-manoeuvring-maps>
- (b) The National Airports Safeguarding Framework (NASF) Guideline B, provides additional guidance on managing the risks of building generated windshear and turbulence around airports.

**3. Amendment to Part 4: Zoning Tables**

In the Overlay column of all Assessment Tables, *insert*:

3.XX LPRT – Land in Proximity to Runway Thresholds

**NORTHERN TERRITORY OF AUSTRALIA**

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

**Reasons for Decision**

**NORTHERN TERRITORY PLANNING SCHEME 2020**  
**PA2025/0321**

Pursuant to section 12(1) of the *Planning Act 1999*, I have decided to amend the NT Planning Scheme 2020 (NTPS) by introducing a new Part 3 Overlay (Land in Proximity to Runway Thresholds) to manage the risk of building generated windshear and turbulence in proximity to runways.

I am satisfied that the new Part 3 Overlay (Land in Proximity to Runway Thresholds):

- (a) promotes the purpose and objectives of the Act as it:
  - i. will improve the safety of aircraft operating at Darwin International Airport/Royal Australian Air Force (RAAF) Base Darwin;
  - ii. will assist decision makers and landowners on appropriate building form in proximity to Darwin International Airport/RAAF Base Darwin; and
  - iii. will protect the ongoing and strategic importance of Darwin International Airport/RAAF Base Darwin for future generations;
- (b) meets the Northern Territory Government's commitment to implementing National Airports Safeguarding Framework Principles and Guidelines within the Northern Territory's planning regimes.

Pursuant to section 12(2) of the Act, I am satisfied that the amendment is not so significant as to require exhibition as the proposed new Overlay will be applicable to a limited number of properties and only where development exceeds height controls.



JOSHUA ROLAND BURGOYNE  
Minister for Lands, Planning and Environment

2 / 6 / 2026