

Alice Springs Town Plan 1992



NORTHERN TERRITORY OF AUSTRALIA

ALICE SPRINGS TOWN PLAN 1992

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NORTHERN TERRITORY OF AUSTRALIA

PLANNING ACT

ALICE SPRINGS TOWN PLAN 1992

I, MAXWELL HENRY ORTMANN, Minister for Lands and Housing, hereby make the following planning instrument under the Planning Act.

Dated 24th day of June 1992.

MAXWELL ORTMANN
Minister for Lands and Housing

PART I - PRELIMINARY

1.0 CITATION

- 1.1 This planning instrument (hereinafter referred to as this Plan) may be cited as the Alice Springs Town Plan 1992.

2.0 REPEAL AND SAVINGS

- 2.1 Subject to this clause, each planning instrument which was, immediately before the commencement of this Plan, applicable to the planning area known as Planning Area 8 described by a notice under the Planning Act or to the Municipality of Alice Springs, whether it subsisted by virtue of Part IX of the Act or was made after the commencement of the Act, is repealed.
- 2.2 The Minister may accept a draft planning instrument prepared before the commencement of this Plan, and make a planning instrument in relation to the draft planning instrument, and this Plan shall be amended to the extent of its inconsistency with a planning instrument so made.

3.0 APPLICATION

- 3.1 This Plan applies to and in relation to the land comprised within the Municipality of Alice Springs.

4.0 CONSENT AUTHORITY

- 4.1 The Development Consent Authority (the Authority) is the consent authority.

5.0 EXCEPTIONS

- 5.1 Nothing in this Plan prevents the use of any land -
- (a) as a public street; or
 - (b) as a public park.
- 5.2 Nothing in this Plan prevents the construction, alteration, repair or maintenance of -
- (a) facilities for the reticulation of water, sewage, gas or electricity, or the reticulation or transmission of telecommunication services other than, subject to clause 10.1, towers, aerials or masts for mobile telephone telecommunications;
 - (b) stormwater drains; or
 - (c) roads and traffic lights.
- 5.3 Nothing in this Plan prevents or applies to the strengthening or restoration to a safe condition of a building or works.
- 5.4 Nothing in this Plan prevents the erection or display of a sign which is -
- (a) a traffic control or driver advisory guide, service or similar device;
 - (b) displayed by reason of a statutory obligation by the Territory, a statutory corporation, an authority of the Territory or of the Commonwealth or a local government authority; or
 - (c) on enclosed land or within a building and not readily visible from land outside the enclosure or building.
- 5.5 Nothing in this Plan prevents the erection or display of an **advertising sign**.
- 5.6 Nothing in this Plan prevents, with the consent of the Authority, extensions or additions (including outbuildings) to a multiple dwelling in Zone R1 that was constructed in accordance with a development permit.

6.0 INTERPRETATION

6.1 In this Plan, unless the contrary intention appears -

"advertising sign" means a device using words, letters or images exhibited for the purpose of advertising, announcement or display and includes a **business sign** and a **promotion sign**;

"agriculture (intensive)" means any primary production activity, be it plant or animal based, where the natural environment is significantly adapted or augmented to sustain production;

"agriculture (passive)" means any primary production activity be it plant or animal based where the natural environment is not significantly altered or degraded. The land may be fenced and watering points provided but not otherwise altered including cleared;

"bed and breakfast accommodation" means temporary accommodation for travellers provided within a **dwelling** by the resident of that **dwelling**, but does not include a **guesthouse and hostel** or a **motel**;

"bedroom" means a room, whether intended or not so intended or described, which could by its design reasonably afford (or by reasonable effort be altered to afford) the occupant regular sleeping accommodation;

"business sign" means an **advertising sign** restricted to the name and occupation of, and the nature of the services or goods available from, the person occupying the land on which the sign is erected, and includes, where a number of persons are carrying on different businesses in a place, a sign identifying the place;

"caravan" includes a vehicle registered or eligible for registration within the meaning of the Motor Vehicles Act which is designed or adapted for human habitation;

"caravan park" means land used for the parking of 2 or more **caravans** or the erection or placement and use of tents or mobile homes for the purpose of providing accommodation for members of the public;

"caretaker's residence" means a **dwelling** which is ancillary to the lawful use of the land on which it is erected and which is used as a residence by the caretaker of the land;

"car park" means the provision for parking of motor vehicles otherwise than as an ancillary use of land whether or not the **car park** is operated as a commercial enterprise;

"car parking space" means an individually accessible space set aside or designated for the parking of one motor vehicle;

"child care centre" means a building or place used for minding or caring for 4 or more children not normally residing at the building or place;

"common building boundary" means the boundary between one allotment and an adjoining allotment in the same subdivision designated pursuant to clause 16.2;

"community centre" means -

- (a) a club room;
- (b) an assembly hall;
- (c) a games room;
- (d) a reading room;
- (e) a canteen; or
- (f) a meeting room;

or any other building designed or adapted primarily to provide facilities for organisations for social, sporting or cultural purposes but does not include premises licensed under the Liquor Act;

"convention centre" means a building, or part of a building, used for conventions, conferences or similar functions including, for such purposes, a bar, a **restaurant** and **offices**;

"demountable structure" means a building which is wholly or substantially prefabricated and which is designed to be transported from **site** to **site** but does not include a **caravan** or transportable module used in conjunction with an **educational establishment** or used as a construction site office;

"dwelling" means a building, or part of a building, designed, constructed or adapted for human habitation as a self-contained unit;

"educational establishment" includes an academy, college, gallery, kindergarten, lecture hall, museum, primary or secondary school, technical college or university, but does not include a **child care centre**, an **institutional establishment** or a **place of worship**;

"extractive industry" means the extraction of sand, gravel, clay, turf, soil, rock, stone, oil, gas, minerals or similar material from the surface or from beneath the surface of land and includes -

- (a) the crushing or storage of such material on the land from which the material is extracted or on land adjacent thereto; and
- (b) mining or dredging;

"floor area", in relation to a building, includes -

- (a) all wall thicknesses of the external walls; and
- (b) all roof areas used as floors,

but does not include verandahs, balconies or areas set aside for car parking including access to such car parking;

"flora and fauna sanctuary" means land set aside for the protection of plant and animal life;

"fuel depot" means a depot for the storage or sale of solid, liquid or gaseous fuel, but does not include a **service station**;

"funeral parlour" means a building used for the storage or preparation for burial or cremation of human bodies, and includes a funeral chapel associated with it;

"general industry" means an **industry** other than an **extractive industry**, a **light industry**, an **offensive or hazardous industry** or a **rural industry**;

"guesthouse and hostel" includes boarding houses, lodging houses and other premises used to provide board or lodging with communal toilet, ablution, dining and cooking facilities but does not include a **motel** or **hotel** or **bed and breakfast accommodation**;

"habitable room" -

- (a) includes a **bedroom**, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, sunroom, sundeck, verandah, balcony and the like that is designed, constructed or adapted for the activities normally associated with domestic living; but
- (b) does not include a bathroom, shower room, laundry, closet fixture, room or space for food storage, pantry, walk-in wardrobe, corridor, hallway, lobby, photographic darkroom, clothes-drying room and other spaces of a specialised nature not occupied frequently or for an extended period;

"home occupation" means an occupation or profession which is carried on in a **dwelling** or within the curtilage of a **dwelling** by a person resident in the **dwelling** and which does not detrimentally affect the amenity of a locality but does not include the use of land as family day care venues, where the approval of neighbours is obtained in advance;

"hospital" means a building used for the medical treatment or care of sick persons, whether resident or not, but does not include **supporting accommodation** or a **medical clinic**;

"hotel" means premises which require a licence under the Liquor Act whether or not accommodation is provided for members of the public and whether or not meals are served, but does not include a **motel** or **licensed club**;

"indoor recreation establishment" means a building used for recreation purposes, but does not include recreation on the **site** of a **dwelling** intended for exclusive use by occupiers of the **dwelling**;

"industry" includes the following operations -

- (a) the carrying out of a process of manufacture whether or not to produce a finished article;
- (b) the dismantling and separating into parts of an article, machinery or vehicle;
- (c) the breaking up of articles, machinery or vehicles;
- (d) the treatment of waste materials;

- (e) the repairing, laundering and servicing of articles including vehicles, machinery and buildings, but not including on-site work on buildings;
- (f) the packaging of goods or machinery;
- (g) the process of testing or analysis of an article, goods or materials;
- (h) the storage outdoors of goods, equipment or vehicles not in association with any other activity on the **site**, but not including a **vehicle sales yard**;
- (i) if on the same land as any of the operations referred to in paragraphs (a) to (h):
 - (i) the storage of goods used in connection with or resulting from any of those operations;
 - (ii) the provision of amenities for persons engaged in those operations;
 - (iii) the sale of goods resulting from those operations; or
 - (iv) any work of administration or accounting in connection with those operations,

and includes an **industry** or a class of **industry** particularly described or defined in this Plan, but does not include a **home occupation**;

"institutional establishment" means a building or place used wholly or principally as -

- (a) a home or institution for mentally ill persons within the meaning of the Mental Health Act; or
- (b) a penal or reform institution;

"kennel and cattery" means a building or place used as a commercial enterprise for the accommodation, breeding or training of more than 2 dogs or cats;

"licensed club" means a building or place used as club rooms which require a licence under the Liquor Act;

"light industry" means an **industry** in which the process carried on, the machinery used and the goods and commodities carried to and from the premises on which the **industry** is sited are not of such a kind as are likely to cause an injury to, or prejudicially affect the amenity of, the surrounding locality by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or otherwise;

"market" means a building or place used by a number of vendors for the sale of goods by retail or wholesale, but does not include a **shop** or a **warehouse**;

"medical clinic" means a building or place used by one or more medical practitioners, physiotherapists, dentists or persons ordinarily associated with health care, or their employees, but does not include a **hospital**;

"motel" means a building or place wholly or principally used for the accommodation of travellers and the vehicles used by them, whether or not the building or place is also used to provide meals to the travellers or to members of the general public and whether or not the premises are licensed under the Liquor Act but does not include **bed and breakfast accommodation**;

"motor body works" means a building or place for repairing damaged motor vehicles and includes body building, panel beating or spray painting of motor vehicles;

"motor repair station" means a building or place used for carrying out repairs to motor vehicles but does not include a **motor body works**;

"multiple dwelling" means a building or group of buildings on a **site** which individually or collectively contain more than one **dwelling**;

"net floor area", in relation to a building, includes all the area between internal surfaces of external walls but does not include -

- (a) stairs, cleaners' cupboards, ablution facilities, lift shafts, escalators or tea rooms where the tea rooms are provided as a standard facility in the building;
- (b) lobbies between lifts facing other lifts servicing the same floor;
- (c) areas set aside as public space or thoroughfares and not used exclusively by the occupiers of the building;
- (d) areas set aside as plant and lift motor rooms;
- (e) areas set aside for use of service or delivery vehicles; and
- (f) areas set aside for car parking or access;

"nursery" means a building or place wholly or principally used for growing, producing or displaying plants, vegetables, flowers or other flora for sale by retail, whether or not seeds, equipment, soil, sand, rocks, railway sleepers or other associated products are produced, displayed or sold, but does not include the use of land for **agriculture (intensive)** and **agriculture (passive)**;

"offensive or hazardous industry" means an **industry** including an abattoir which, by reason of the processes involved, the method of manufacture or the nature of the material used, produced or stored, may -

- (a) cause or create dust, effluvia, fumes, vapours, smell or gases;
 - (b) discharge foul liquid, blood or other impurities or matters,
- and thereby -

- (c) constitute a danger to persons (other than persons engaged in the **industry**) or property; or
- (d) produce conditions which are liable to or may become offensive to persons (other than persons engaged in the **industry**);

"office" means a building or part of a building used for the conduct of administration whether public or otherwise, the practice of a profession, or the carrying on of mercantile, banking, insurance, legal, clerical or similar services, but does not include a **home occupation**, a **medical clinic** or a **veterinary clinic**;

"outdoor entertainment" means the provision outdoors or in the open air of entertainment or amusement to members of the public, whether or not food is provided;

"parking area" means an area inclusive of all **car parking spaces** and connecting driveways set aside or designated for the parking of 3 or more motor vehicles;

"passenger terminal" means a building or place used as a railway or bus station, airline passenger terminal or heliport passenger terminal;

"place of worship" means a building or place used as a church, chapel, mosque, synagogue or place of religious instruction or worship or for the purpose of religious training, but does not include an **institutional establishment** or an **educational establishment**;

"plot ratio", in relation to a **site**, means the number obtained by dividing the **floor area** of the building or buildings on the **site** by the area of the **site**;

"private camping" means the parking of **caravans** or mobile homes, or the erection and use of tents or cabins, for the purpose of providing accommodation principally for the members of an association or organisation occupying the land, but does not include a **caravan park**;

"promotion sign" means an **advertising sign** which contains information relating to -

- (a) goods, services or products of a class not provided, produced or sold; or
 - (b) events or activities which are not carried on,
- on the land or in the building on which the sign is constructed or erected;

"recycling depot" means a building or place used for the collection, storage, abandonment or sale of scrap metals, waste paper, rags, bottles or other scrap material or goods, or used for the collection, dismantling, storage, salvaging or abandonment of automobiles or other vehicles or machinery whether or not parts of them are for sale;

"research centre" means a building or place used wholly or principally for the purpose of conducting scientific research;

"restaurant" means premises (other than a **shop**, or part of a **hotel** or a **motel**) in which meals, which are intended for consumption on the premises, are served to the public whether or not the premises require a licence under the Liquor Act;

"rural industry" means an **industry**, other than an **offensive or hazardous industry** which involves the production, treatment, processing or packing of primary products produced on the land on which the **industry** is located, and includes the servicing, in a workshop, of plant or equipment used for **agriculture (intensive)** or **agriculture (passive)**;

"service station" means a building or place used for the sale by retail of petrol, oils and other products for use in connection with the operation of motor vehicles, whether or not the building or place is used for -

- (a) the sale by retail of spare parts and accessories for motor vehicles;
- (b) the washing and greasing of motor vehicles;
- (c) the installation of accessories in motor vehicles; or
- (d) the repairing and servicing of motor vehicles involving the use of hand tools, but not including **motor body works**;

"shop" means a building or place used for selling, exposing or offering for sale by retail or hire goods, but does not include a **market**, a **restaurant**, a **service station**, **showroom sales** or a **vehicle sales yard**;

"showroom sales" means the sale or hire in a building or place with a total of not less than 500 square metres **floor area** in one occupancy of -

- (a) furniture, floor coverings, furnishings, household appliances or camping gear; or
- (b) materials, tools, equipment or machinery for use in **industry**, commerce, the building or automotive trades, landscape gardening or primary production, medical purposes or party hire,

but is not used for the sale or hire of any other class of goods;

"site" means -

- (a) unless paragraph (b) or (c) applies – an area of land that is (or, in the case of Crown land, could be) the subject of a single title under the *Land Titles Act*;
- (b) unless paragraph (c) applies – an area of land to which a units plan within the meaning of the *Unit Titles Act* relates;
- (c) if there is a building development plan within the meaning of the *Unit Titles Act* in relation to an area of land – all of the land to which the building development plan relates; or
- (d) an area of land, whether consisting of one or more allotments, that is the subject of an application to the consent authority.

"single dwelling" means a **single dwelling** on a single lot used for residential purposes on a permanent basis;

"special purposes" means a purpose in relation to -

- (a) a morgue, cemetery or crematorium;
- (b) law courts, administration of justice and functions pertaining to public records;
- (c) a railway, heliport or airport;
- (d) an official government residence;
- (e) an ambulance, police or fire station; and
- (f) a building, mast or tower wholly or principally used for the transmission or reception of radio or television signals, but does not include a household installation used for that purpose;

"sports and recreation" means the use of land for recreation purposes and includes public parks, public gardens, foreshore reserves or children's playgrounds, or grounds for recreation where spectator participation is minimal, but does not include the riding, driving or racing of motor vehicles or the training, riding or racing of animals;

"stock and sales yard" means a building or place used for the sale of livestock;

"storey" means the part within a building which is situated between one floor level and the floor level immediately above or, where there is no floor immediately above, the ceiling or roof immediately above, but does not include -

- (a) the roof top part of the building designed, constructed or used only for the accommodation of -
 - (i) a lift shaft, stairway or meter room;
 - (ii) a bath, shower, laundry or closet fixture; or
 - (iii) vehicles; or
- (b) a mezzanine;

"supporting accommodation" means -

- (a) a convalescent or nursing home, an orphanage, a children's home, an institution for poor or disadvantaged persons or a home for the care of aged persons;
- (b) premises used for the care of resident persons receiving medical treatment but not full-time medical treatment; or
- (c) premises used by people moving from their homes or an institution and living for a short time in shared, supporting or rehabilitating accommodation,

but does not include an **institutional establishment**, a **hospital** or a **medical clinic**;

"transport terminal" means a building or place used -

- (a) for the loading, discharge or storage of goods in the course of the transport of those goods by air, road or rail to a wholesale, retail or industrial outlet;
- (b) solely for the garaging and basic maintenance of fleet vehicles used for the transport of goods; or
- (c) for the servicing, repair and garaging of buses and other vehicles used for the purposes of a bus transport undertaking;

"vehicle sales yard" means a building or place used wholly or principally for the display for sale by retail or for rental of motor vehicles, **caravans**, trailers or boats but does not include a **shop** or **showroom sales**;

"veterinary clinic" means a building or place used for the treatment of sick or injured animals, whether or not the animals are boarded there as part of the treatment;

"warehouse" means a building or place used for the bulk storage of goods, or the display and sale of goods by wholesale, but does not include a **market** or **showroom sales**;

"zoning map" means the **zoning map** referred to in clause 7.1 as in force from time to time;

"zoning table" means the table to clause 8.1.

- 6.2 A reference in this Plan to a building or place used for a particular purpose includes a reference to a building or place intended for that use.

PART II - ZONES

DIVISION 1 - ADMINISTRATION

7.0 ARRANGEMENT OF ZONES

- 7.1 The land to which this Plan applies is divided into the zones shown on the **zoning map**, which are the zones referred to in this Plan.

8.0 PERMITTED, CONSENT AND PROHIBITED USE

- 8.1 Land within a zone described in the **zoning table** may only be used in accordance with this Plan.
- 8.2 A use of land is permitted without the consent of the Authority where the use is shown as "permitted" in the **zoning table**, only if the use complies with the provisions of the clauses (if any) set out opposite the use in the table, otherwise (where applicable) the consent of the Authority must first be obtained to vary the relevant control clauses.
- 8.3 A use of land shown as "consent" in the **zoning table** shall be permitted only with the consent of the Authority.
- 8.4 Where a proposed use of land does not appear in clause 6 the proposed use is permitted only with the consent of the Authority.
- 8.5 In considering whether to grant consent to a proposed use pursuant to clauses 8.3 and 8.4 and to what conditions (if any) the consent should be subject, the Authority shall amongst other things have regard to -
- (a) the objective and policy of the relevant zone set out in clauses 15.1 to 15.23 inclusive and the provisions of Part III; and
 - (b) the merits of the proposal advanced by the applicant.
- 8.6 The provisions contained in Part III are regarded as the minimum standard of development, however the Authority may, where it has the power to do so, and where it can be shown that there are special circumstances, consent to vary the relevant clauses.
- 8.7 Where a proposed use of land is shown as "prohibited" in the **zoning table**, the use is prohibited.
- 8.8 Subdivision of land is permitted only with the consent of the Authority.

9.0 ANCILLARY DEVELOPMENT

- 9.1 Where a use or development of land is permitted without consent, a use or development which in the opinion of the Authority is ancillary thereto and which would require consent if proposed as the primary use or development, shall also be permitted without consent.
- 9.2 Notwithstanding the provisions of clause 8.7, where an ancillary use or development of land would be prohibited if proposed as the primary use or development, the ancillary use or development shall be permitted only with the consent of the Authority.

10.0 MOBILE TELEPHONE TELECOMMUNICATIONS TOWERS, &C

- 10.1 Notwithstanding anything to the contrary in this Plan, towers, aerials or masts for the purpose of mobile telephone telecommunications may be developed only with the consent of the Authority.

11.0 ZONING - CLOSURE OF PUBLIC ROAD

- 11.1 If a public road which is shown in 2 or more different zones on the zoning map is closed and the land comprised in the road is amalgamated with adjoining allotments, the common boundary between the adjoining allotments after amalgamation shall become the boundary between the zones.

12.0 DEMOUNTABLE STRUCTURES AND CARAVANS

- 12.1 Notwithstanding anything to the contrary in this Plan -
- except with the consent of the Authority, a demountable structure shall not be placed on any land; or
- except with the consent of the Authority, a caravan (other than in a caravan park) shall not be occupied on any land.
- 12.2 Clause 12.1(b) does not apply to a caravan parked and occupied by a bona fide visitor, such that it is not detrimental to the amenity of the locality.

13.0 REPEALED BY AMENDMENT NUMBER 66

14.0 DEVELOPMENT APPLICATION

- 14.1 The consent of the Authority referred to in this Part shall be sought by a Development Application and shall be accompanied by a statement to substantiate the merit of the proposal.
- 14.2 In the case of a proposed residential subdivision, the statement of merit referred to in clause 14.1 is to have regard to the design criteria contained in clause 16.2.
- 14.3 In the case of a residential dwelling, the statement of merit referred to in clause 14.1 is to have regard to the design criteria specified in clause 17.4.

DIVISION 2 - ZONE OBJECTIVES AND POLICIES

15.0 ZONE OBJECTIVES

15.1 ZONE R1 (RESIDENTIAL 1 - LOW DENSITY)

Objective: To accommodate **single dwellings** on separate lots, each lot generally being of at least 800m², so as to permit the development of low density residences where residential amenity is the primary concern.

Policy: There will be limited opportunities for non-residential uses such as low intensity home-based activities, or community services, that are appropriately located in a residential area and are compatible with the residential function and character of the area.

Residential subdivision is to have regard to the design criteria contained in clause 16.2.

Residential development is to have regard to the design criteria contained in clause 17.4.

ZONING TABLE ZONE R1

USE		RELEVANT CLAUSE
AGRICULTURE - PASSIVE	X	
AGRICULTURE - INTENSIVE	X	
BED AND BREAKFAST ACCOMMODATION	C	17.10,25.1,27
BUSINESS SIGN	C	
CARAVAN PARK	X	
CARETAKER'S RESIDENCE	X	
CAR PARK	X	
CHILD CARE CENTRE	X	
COMMUNITY CENTRE	C	25.1,27
CONVENTION CENTRE	X	
EDUCATIONAL ESTABLISHMENT	X	
EXTRACTIVE INDUSTRY	X	
FLORA AND FAUNA SANCTUARY	X	
FUEL DEPOT	X	
FUNERAL PARLOUR	X	
GENERAL INDUSTRY	X	
GUESTHOUSE AND HOSTEL	X	
HOME OCCUPATION	C	17.7,25.1,27
HOSPITAL	X	
HOTEL	X	
INDOOR RECREATION ESTABLISHMENT	X	
INSTITUTIONAL ESTABLISHMENT	X	
KENNEL AND CATTERY	X	
LICENSED CLUB	X	
LIGHT INDUSTRY	X	
MARKET	X	
MEDICAL CLINIC	X	
MOTEL	X	
MOTOR BODY WORKS	X	
MOTOR REPAIR STATION	X	
MULTIPLE DWELLING	X	
NURSERY	X	
OFFENSIVE OR HAZARDOUS INDUSTRY	X	
OFFICE	X	
OUTDOOR ENTERTAINMENT	X	
PASSENGER TERMINAL	X	
PLACE OF WORSHIP	X	
PRIVATE CAMPING	X	
PROMOTION SIGN	C	
RECYCLING DEPOT	X	
RESEARCH CENTRE	X	
RESTAURANT	X	
RURAL INDUSTRY	X	
SERVICE STATION	X	
SHOP	X	
SHOWROOM SALES	X	
SINGLE DWELLING	P	14.3,17.1,17.2,17.3,17.4,25.1,27
SPECIAL PURPOSES	X	
SPORTS AND RECREATION	C	25.1,27
STOCK AND SALES YARD	X	
SUPPORTING ACCOMMODATION	C	14.3,17.1,17.2,25.1,27
TRANSPORT TERMINAL	X	
VEHICLE SALES YARD	X	
VETERINARY CLINIC	X	
WAREHOUSE	X	
P = PERMITTED		
C = CONSENT		
X = PROHIBITED		

15.1A ZONE R0 (RESIDENTIAL 0 – LOW TO MEDIUM DENSITY)

Objective: To accommodate either **single dwellings** on lots less than 800m² or no more than 2 **multiple dwellings** on lots more than 1000m².

Policy: R0 lots may be provided as either individual lots within a subdivision or as a homogenous estate subdivision.

Infill development of **multiple dwellings** in existing residential areas will be limited to where the development is shown to be compatible with the character and amenity of the locality.

A residential subdivision is to have regard to the design criteria contained in clause 16.2.

Residential development is to have regard to the design criteria contained in clause 17.4.

ZONING TABLE ZONE R0

USE		RELEVANT CLAUSE
AGRICULTURE - PASSIVE	X	
AGRICULTURE - INTENSIVE	X	
BED AND BREAKFAST ACCOMMODATION	C	17.10,25.1,27
BUSINESS SIGN	C	
CARAVAN PARK	X	
CARETAKER'S RESIDENCE	X	
CAR PARK	X	
CHILD CARE CENTRE	X	
COMMUNITY CENTRE	X	
CONVENTION CENTRE	X	
EDUCATIONAL ESTABLISHMENT	X	
EXTRACTIVE INDUSTRY	X	
FLORA AND FAUNA SANCTUARY	X	
FUEL DEPOT	X	
FUNERAL PARLOUR	X	
GENERAL INDUSTRY	X	
GUESTHOUSE AND HOSTEL	X	
HOME OCCUPATION	C	17.7,25.1,27
HOSPITAL	X	
HOTEL	X	
INDOOR RECREATION ESTABLISHMENT	X	
INSTITUTIONAL ESTABLISHMENT	X	
KENNEL AND CATTERY	X	
LICENSED CLUB	X	
LIGHT INDUSTRY	X	
MARKET	X	
MEDICAL CLINIC	X	
MOTEL	X	
MOTOR BODY WORKS	X	
MOTOR REPAIR STATION	X	
MULTIPLE DWELLING	C	14.3,17.1,17.2,17.3,17.4,25.1,27
NURSERY	X	
OFFENSIVE OR HAZARDOUS INDUSTRY	X	
OFFICE	X	
OUTDOOR ENTERTAINMENT	X	
PASSENGER TERMINAL	X	
PLACE OF WORSHIP	X	
PRIVATE CAMPING	X	
PROMOTION SIGN	C	
RECYCLING DEPOT	X	
RESEARCH CENTRE	X	
RESTAURANT	X	
RURAL INDUSTRY	X	
SERVICE STATION	X	
SHOP	X	
SHOWROOM SALES	X	
SINGLE DWELLING	C	14.3,17.1,17.2,17.3,17.4,25.1,27
SPECIAL PURPOSES	X	
SPORTS AND RECREATION	X	
STOCK AND SALES YARD	X	
SUPPORTING ACCOMMODATION	X	
TRANSPORT TERMINAL	X	
VEHICLE SALES YARD	X	
VETERINARY CLINIC	X	
WAREHOUSE	X	
P = PERMITTED		
C = CONSENT		
X = PROHIBITED		

15.2 ZONE R2 (RESIDENTIAL 2 - MEDIUM DENSITY)

Objective: To accommodate **multiple dwellings** at densities which are consistent with the neighbourhood character and amenity.

Policy: To provide **multiple dwelling** sites that are appropriate for the neighbourhood.

All **multiple dwellings** are to be compatible with the scale and character of the locality.

A residential subdivision is to have regard to the design criteria contained in clause 16.2.

Residential development is to have regard to the design criteria contained in clause 17.4.

ZONING TABLE ZONE R2

USE		RELEVANT CLAUSE
AGRICULTURE - PASSIVE	X	
AGRICULTURE - INTENSIVE	X	
BED AND BREAKFAST ACCOMMODATION	C	17.10,25.1,27
BUSINESS SIGN	C	
CARAVAN PARK	X	
CARETAKER'S RESIDENCE	X	
CAR PARK	X	
CHILD CARE CENTRE	X	
COMMUNITY CENTRE	C	25.1,27
CONVENTION CENTRE	X	
EDUCATIONAL ESTABLISHMENT	X	
EXTRACTIVE INDUSTRY	X	
FLORA AND FAUNA SANCTUARY	X	
FUEL DEPOT	X	
FUNERAL PARLOUR	X	
GENERAL INDUSTRY	X	
GUESTHOUSE AND HOSTEL	X	
HOME OCCUPATION	C	17.7,25.1,27
HOSPITAL	X	
HOTEL	X	
INDOOR RECREATION ESTABLISHMENT	X	
INSTITUTIONAL ESTABLISHMENT	X	
KENNEL AND CATTERY	X	
LICENSED CLUB	X	
LIGHT INDUSTRY	X	
MARKET	X	
MEDICAL CLINIC	C	25.1,27
MOTEL	X	
MOTOR BODY WORKS	X	
MOTOR REPAIR STATION	X	
MULTIPLE DWELLING	C	14.3,17.1,17.2,17.3,25.1,27
NURSERY	X	
OFFENSIVE OR HAZARDOUS INDUSTRY	X	
OFFICE	X	
OUTDOOR ENTERTAINMENT	X	
PASSENGER TERMINAL	X	
PLACE OF WORSHIP	X	
PRIVATE CAMPING	X	
PROMOTION SIGN	C	
RECYCLING DEPOT	X	
RESEARCH CENTRE	X	
RESTAURANT	X	
RURAL INDUSTRY	X	
SERVICE STATION	X	
SHOP	X	
SHOWROOM SALES	X	
SINGLE DWELLING	C	14.3,17.1,17.2,17.3,17.4,25.1,27
SPECIAL PURPOSES	X	
SPORTS AND RECREATION	C	25.1,27
STOCK AND SALES YARD	X	
SUPPORTING ACCOMMODATION	C	14.3,17.1,17.2,25.1,27
TRANSPORT TERMINAL	X	
VEHICLE SALES YARD	X	
VETERINARY CLINIC	X	
WAREHOUSE	X	
P = PERMITTED		
C = CONSENT		
X = PROHIBITED		

15.3 ZONE R3 (RESIDENTIAL 3 - HIGHER DENSITY)

Objective: To accommodate predominantly **multiple dwellings** at densities and locations which optimise accessibility to services and community facilities.

Policy: To permit higher density residential development with limited number of **single dwellings**.

To provide for commercial residential uses such as **guesthouses and hostels** and **motels** and limited opportunities for non-residential and community based activities.

Multiple dwelling sites are preferably located on arterial or collector roads, serviced by public transport, in close proximity to public parks or open space and with adequate access to community facilities and services.

Residential subdivision is to have regard to the design criteria contained in clause 16.2.

Residential development is to have regard to the design criteria contained in clause 17.4.

ZONING TABLE ZONE R3

USE		RELEVANT CLAUSE
AGRICULTURE - PASSIVE	X	
AGRICULTURE - INTENSIVE	X	
BED AND BREAKFAST ACCOMMODATION	C	17.10,25.1,27
BUSINESS SIGN	C	
CARAVAN PARK	C	25.1,27
CARETAKER'S RESIDENCE	X	
CAR PARK	X	
CHILD CARE CENTRE	C	25.1,27
COMMUNITY CENTRE	C	25.1,27
CONVENTION CENTRE	X	
EDUCATIONAL ESTABLISHMENT	X	
EXTRACTIVE INDUSTRY	X	
FLORA AND FAUNA SANCTUARY	X	
FUEL DEPOT	X	
FUNERAL PARLOUR	X	
GENERAL INDUSTRY	X	
GUESTHOUSE AND HOSTEL	C	14.2,17.1,17.2,17.3,17.4,25.1,27
HOME OCCUPATION	C	17.7,25.1,27
HOSPITAL	C	25.1,27
HOTEL	X	
INDOOR RECREATION ESTABLISHMENT	X	
INSTITUTIONAL ESTABLISHMENT	X	
KENNEL AND CATTERY	X	
LICENSED CLUB	X	
LIGHT INDUSTRY	X	
MARKET	X	
MEDICAL CLINIC	C	25.1,27
MOTEL	C	14.3,17.1,17.2,17.4,25.1,27
MOTOR BODY WORKS	X	
MOTOR REPAIR STATION	X	
MULTIPLE DWELLING	C	14.3,17.1,17.2,17.3,17.4,25.1,27
NURSERY	X	
OFFENSIVE OR HAZARDOUS INDUSTRY	X	
OFFICE	X	
OUTDOOR ENTERTAINMENT	X	
PASSENGER TERMINAL	X	
PLACE OF WORSHIP	C	25.1,27
PRIVATE CAMPING	X	
PROMOTION SIGN	C	
RECYCLING DEPOT	X	
RESEARCH CENTRE	X	
RESTAURANT	C	25.1,27
RURAL INDUSTRY	X	
SERVICE STATION	X	
SHOP	X	
SHOWROOM SALES	X	
SINGLE DWELLING	C	14.3,17.1,17.2,17.3,17.4,25.1,27
SPECIAL PURPOSES	X	
SPORTS AND RECREATION	C	25.1,27
STOCK AND SALES YARD	X	
SUPPORTING ACCOMMODATION	C	14.3,17.1,17.2,25.1,27
TRANSPORT TERMINAL	X	
VEHICLE SALES YARD	X	
VETERINARY CLINIC	X	
WAREHOUSE	X	
P = PERMITTED	C = CONSENT	X = PROHIBITED

15.4 ZONE CL (COMMUNITY LIVING)

Objective: To provide appropriately located areas for the establishment of community living areas.

Policy: To permit residential accommodation on either a temporary or permanent basis. There would be some opportunities available for the provision of non-residential supporting facilities for the social, cultural and recreational well-being of the occupants.

ZONING TABLE ZONE CL

USE	RELEVANT CLAUSE	
AGRICULTURE - PASSIVE	C	
AGRICULTURE - INTENSIVE	X	
BED AND BREAKFAST ACCOMMODATION	X	
BUSINESS SIGN	C	
CARAVAN PARK	X	
CARETAKER'S RESIDENCE	X	
CAR PARK	X	
CHILD CARE CENTRE	P	25.1,27
COMMUNITY CENTRE	P	27.1,27
CONVENTION CENTRE	C	25.1,27
EDUCATIONAL ESTABLISHMENT	C	25.1,27
EXTRACTIVE INDUSTRY	X	
FLORA AND FAUNA SANCTUARY	P	
FUEL DEPOT	X	
FUNERAL PARLOUR	X	
GENERAL INDUSTRY	X	
GUESTHOUSE AND HOSTEL	C	14.3,17.1,17.2,17.3,17.4,25.1,27
HOME OCCUPATION	P	17.7,25.1,27
HOSPITAL	X	
HOTEL	X	
INDOOR RECREATION ESTABLISHMENT	C	25.1,27
INSTITUTIONAL ESTABLISHMENT	X	
KENNEL AND CATTERY	X	
LICENSED CLUB	X	
LIGHT INDUSTRY	X	
MARKET	X	
MEDICAL CLINIC	C	25.1,27
MOTEL	X	
MOTOR BODY WORKS	X	
MOTOR REPAIR STATION	X	
MULTIPLE DWELLING	P	14.3,17.1,17.2,17.3,25.1,27
NURSERY	C	25.1,27
OFFENSIVE OR HAZARDOUS INDUSTRY	X	
OFFICE	C	21.1,25.1,27
OUTDOOR ENTERTAINMENT	C	25.1,27
PASSENGER TERMINAL	X	
PLACE OF WORSHIP	C	25.1,27
PRIVATE CAMPING	P	
PROMOTION SIGN	C	
RECYCLING DEPOT	X	
RESEARCH CENTRE	C	25.1,27
RESTAURANT	C	25.1,27
RURAL INDUSTRY	C	25.1,27
SERVICE STATION	X	
SHOP	C	20,25.1,27
SHOWROOM SALES	X	
SINGLE DWELLING	P	14.3,17.1,17.2,17.3,17.4,25.1,27
SPECIAL PURPOSES	X	
SPORTS AND RECREATION	P	25.1,27
STOCK AND SALES YARD	X	
SUPPORTING ACCOMMODATION	P	14.3,17.1,17.2,25.1,27
TRANSPORT TERMINAL	X	
VEHICLE SALES YARD	X	
VETERINARY CLINIC	C	25.1,27
WAREHOUSE	X	

P = PERMITTED

C = CONSENT

X = PROHIBITED

15.5 ZONE B1 (BUSINESS 1 - CENTRAL)

Objective: To delineate the Central Business District which accommodates the higher order retail, recreational, commercial, business and government activities.

Policy: To promote commercial development at the highest appropriate intensity in a physical environment which encourages pedestrian movement, while permitting residential uses such as **multiple dwellings** and **motels** to maximise the threshold population and out-of-business-hours utilisation.

ZONING TABLE ZONE B1

USE		RELEVANT CLAUSE
AGRICULTURE - PASSIVE	X	
AGRICULTURE - INTENSIVE	X	
BED AND BREAKFAST ACCOMMODATION	C	17.10,25.1,27
BUSINESS SIGN	P	
CARAVAN PARK	X	
CARETAKER'S RESIDENCE	P	22.0,23.0,24.0,25.1,27.1,27.5,27.6
CAR PARK	C	22.0,23.0,24.0,25.1,27.1,27.5,27.6
CHILD CARE CENTRE	P	22.0,23.0,24.0,25.1,27.1,27.5,27.6
COMMUNITY CENTRE	C	22.0,23.0,24.0,25.1,27.1,27.5,27.6
CONVENTION CENTRE	P	22.0,23.0,24.0,25.1,27.1,27.5,27.6
EDUCATIONAL ESTABLISHMENT	C	22.0,23.0,24.0,25.1,27.1,27.5,27.6
EXTRACTIVE INDUSTRY	X	
FLORA AND FAUNA SANCTUARY	X	
FUEL DEPOT	X	
FUNERAL PARLOUR	C	22.0,23.0,24.0,25.1,27.1,27.5,27.6
GENERAL INDUSTRY	X	
GUESTHOUSE AND HOSTEL	C	22.0,23.0,24.0,25.1,27.1,27.5,27.6
HOME OCCUPATION	C	17.7,25.1,27
HOSPITAL	C	22.0,23.0,24.0,25.1,27.1,27.5,27.6
HOTEL	C	22.0,23.0,24.0,25.1,27.1,27.5,27.6
INDOOR RECREATION ESTABLISHMENT	P	22.0,23.0,24.0,25.1,27.1,27.5,27.6
INSTITUTIONAL ESTABLISHMENT	C	22.0,23.0,24.0,25.1,27.1,27.5,27.6
KENNEL AND CATTERY	X	
LICENSED CLUB	P	22.0,23.0,24.0,25.1,27.1,27.5,27.6
LIGHT INDUSTRY	X	
MARKET	P	22.0,23.0,24.0,25.1,27.1,27.5,27.6
MEDICAL CLINIC	P	22.0,23.0,24.0,25.1,27.1,27.5,27.6
MOTEL	C	22.0,23.0,24.0,25.1,27.1,27.5,27.6
MOTOR BODY WORKS	X	
MOTOR REPAIR STATION	X	
MULTIPLE DWELLING	C	14.3,17.1,17.2,17.3,17.4,25.1,27
NURSERY	X	
OFFENSIVE OR HAZARDOUS INDUSTRY	X	
OFFICE	P	22.0,23.0,24.0,25.1,27.1,27.5,27.6
OUTDOOR ENTERTAINMENT	C	22.0,23.0,24.0,25.1,27.1,27.5,27.6
PASSENGER TERMINAL	C	22.0,23.0,24.0,25.1,27.1,27.5,27.6
PLACE OF WORSHIP	P	22.0,23.0,24.0,25.1,27.1,27.5,27.6
PRIVATE CAMPING	X	
PROMOTION SIGN	C	
RECYCLING DEPOT	X	
RESEARCH CENTRE	C	22.0,23.0,24.0,25.1,27.1,27.5,27.6
RESTAURANT	P	22.0,23.0,24.0,25.1,27.1,27.5,27.6
RURAL INDUSTRY	X	
SERVICE STATION	C	19.1,22.0,23.0,24.0,25.1,27.1,27.5,27.6
SHOP	P	22.0,23.0,24.0,25.1,27.1,27.5,27.6
SHOWROOM SALES	P	22.0,23.0,24.0,25.1,27.1,27.5,27.6
SINGLE DWELLING	C	14.3,17.1,17.2,17.3,17.4,25.1,27
SPECIAL PURPOSES	C	22.0,23.0,24.0,25.1,27.1,27.5,27.6
SPORTS AND RECREATION	C	22.0,23.0,24.0,25.1,27.1,27.5,27.6
STOCK AND SALES YARD	X	
SUPPORTING ACCOMMODATION	C	22.0,23.0,24.0,25.1,27.1,27.5,27.6
TRANSPORT TERMINAL	X	
VEHICLE SALES YARD	X	
VETERINARY CLINIC	X	
WAREHOUSE	X	

P = PERMITTED C = CONSENT X = PROHIBITED

15.6 ZONE B2 (BUSINESS 2 - LOCAL)

Objective: To provide appropriately sited areas for business and community uses to function as district or neighbourhood centres.

Policy: To accommodate developments which typically comprise a small supermarket, **service station**, newsagency, **medical clinic**, speciality shops and community facilities at a level of service consistent with day-to-day convenience. The building form and intensity of the development are to be compatible with the locality.

ZONING TABLE ZONE B2

USE		RELEVANT CLAUSE
AGRICULTURE - PASSIVE	X	
AGRICULTURE - INTENSIVE	X	
BED AND BREAKFAST ACCOMMODATION	C	17.10,25.1,27
BUSINESS SIGN	P	
CARAVAN PARK	X	
CARETAKER'S RESIDENCE	P	22.0,23.0,24.0,25.1,27.1,27.5,27.6
CAR PARK	C	22.0,23.0,24.0,25.1,27.1,27.5,27.6
CHILD CARE CENTRE	C	22.0,23.0,24.0,25.1,27.1,27.5,27.6
COMMUNITY CENTRE	P	22.0,23.0,24.0,25.1,27.1,27.5,27.6
CONVENTION CENTRE	C	22.0,23.0,24.0,25.1,27.1,27.5,27.6
EDUCATIONAL ESTABLISHMENT	C	22.0,23.0,24.0,25.1,27.1,27.5,27.6
EXTRACTIVE INDUSTRY	X	
FLORA AND FAUNA SANCTUARY	X	
FUEL DEPOT	X	
FUNERAL PARLOUR	X	
GENERAL INDUSTRY	X	
GUESTHOUSE AND HOSTEL	C	22.0,23.0,24.0,25.1,27.1,27.5,27.6
HOME OCCUPATION	C	17.7,25.1,27
HOSPITAL	X	
HOTEL	C	22.0,23.0,24.0,25.1,27.1,27.5,27.6
INDOOR RECREATION ESTABLISHMENT	P	22.0,23.0,24.0,25.1,27.1,27.5,27.6
INSTITUTIONAL ESTABLISHMENT	X	
KENNEL AND CATTERY	X	
LICENSED CLUB	C	22.0,23.0,24.0,25.1,27.1,27.5,27.6
LIGHT INDUSTRY	X	
MARKET	P	22.0,23.0,24.0,25.1,27.1,27.5,27.6
MEDICAL CLINIC	P	22.0,23.0,24.0,25.1,27.1,27.5,27.6
MOTEL	C	22.0,23.0,24.0,25.1,27.1,27.5,27.6
MOTOR BODY WORKS	X	
MOTOR REPAIR STATION	X	
MULTIPLE DWELLING	C	14.3,17.1,17.2,17.3,17.4,25.1,27
NURSERY	C	22.0,23.0,24.0,25.1,27.1,27.5,27.6
OFFENSIVE OR HAZARDOUS INDUSTRY	X	
OFFICE	C	22.0,23.0,24.0,25.1,27.1,27.5,27.6
OUTDOOR ENTERTAINMENT	C	22.0,23.0,24.0,25.1,27.1,27.5,27.6
PASSENGER TERMINAL	X	
PLACE OF WORSHIP	C	22.0,23.0,24.0,25.1,27.1,27.5,27.6
PRIVATE CAMPING	X	
PROMOTION SIGN	C	
RECYCLING DEPOT	X	
RESEARCH CENTRE	X	
RESTAURANT	P	22.0,23.0,24.0,25.1,27.1,27.5,27.6
RURAL INDUSTRY	X	
SERVICE STATION	C	19.1,22.0,23.0,24.0,25.1,27.1,27.5,27.6
SHOP	P	22.0,23.0,24.0,25.1,27.1,27.5,27.6
SHOWROOM SALES	P	22.0,23.0,24.0,25.1,27.1,27.5,27.6
SINGLE DWELLING	C	14.3,17.1,17.2,17.3,17.4,25.1,27
SPECIAL PURPOSES	C	22.0,23.0,24.0,25.1,27.1,27.5,27.6
SPORTS AND RECREATION	C	22.0,23.0,24.0,25.1,27.1,27.5,27.6
STOCK AND SALES YARD	X	
SUPPORTING ACCOMMODATION	X	
TRANSPORT TERMINAL	X	
VEHICLE SALES YARD	C	22.0,23.0,24.0,25.1,27.1,27.5,27.6
VETERINARY CLINIC	C	22.0,23.0,24.0,25.1,27.1,27.5,27.6
WAREHOUSE	X	
P = PERMITTED		
C = CONSENT		
X = PROHIBITED		

15.7 ZONE B3 (BUSINESS 3 - TOURIST)

Objective: To establish areas at appropriate locations which are capable of accommodating a variety of tourist-orientated uses without detrimentally affecting the level of amenity enjoyed in surrounding areas.

Policy: To permit a mixture of compatible tourist activities, commercial or residential, while maintaining a commitment to separation of non compatible uses.

ZONING TABLE ZONE B3

USE		RELEVANT CLAUSE
AGRICULTURE - PASSIVE	X	
AGRICULTURE - INTENSIVE	X	
BED AND BREAKFAST ACCOMMODATION	C	17.10,25.1,27
BUSINESS SIGN	C	
CARAVAN PARK	C	
CARETAKER'S RESIDENCE	X	
CAR PARK	C	22.0,23.0,24.0,25.1,27.1,27.5,27.6
CHILD CARE CENTRE	C	22.0,23.0,24.0,25.1,27.1,27.5,27.6
COMMUNITY CENTRE	C	22.0,23.0,24.0,25.1,27.1,27.5,27.6
CONVENTION CENTRE	C	22.0,23.0,24.0,25.1,27.1,27.5,27.6
EDUCATIONAL ESTABLISHMENT	X	
EXTRACTIVE INDUSTRY	X	
FLORA AND FAUNA SANCTUARY	C	
FUEL DEPOT	X	
FUNERAL PARLOUR	X	
GENERAL INDUSTRY	X	
GUESTHOUSE AND HOSTEL	C	22.0,23.0,24.0,25.1,27.1,27.5,27.6
HOME OCCUPATION	C	17.7,25.1,27
HOSPITAL	X	
HOTEL	C	22.0,23.0,24.0,25.1,27.1,27.5,27.6
INDOOR RECREATION ESTABLISHMENT	C	22.0,23.0,24.0,25.1,27.1,27.5,27.6
INSTITUTIONAL ESTABLISHMENT	C	
KENNEL AND CATTERY	X	
LICENSED CLUB	C	22.0,23.0,24.0,25.1,27.1,27.5,27.6
LIGHT INDUSTRY	X	
MARKET	C	22.0,23.0,24.0,25.1,27.1,27.5,27.6
MEDICAL CLINIC	C	22.0,23.0,24.0,25.1,27.1,27.5,27.6
MOTEL	C	22.0,23.0,24.0,25.1,27.1,27.5,27.6
MOTOR BODY WORKS	X	
MOTOR REPAIR STATION	X	
MULTIPLE DWELLING	C	14.3,17.1,17.2,17.3,17.4,25.1,27
NURSERY	X	
OFFENSIVE OR HAZARDOUS INDUSTRY	X	
OFFICE	C	22.0,23.0,24.0,25.1,27.1,27.5,27.6
OUTDOOR ENTERTAINMENT	C	22.0,23.0,24.0,25.1,27.1,27.5,27.6
PASSENGER TERMINAL	C	
PLACE OF WORSHIP	C	22.0,23.0,24.0,25.1,27.1,27.5,27.6
PRIVATE CAMPING	C	
PROMOTION SIGN	C	
RECYCLING DEPOT	X	
RESEARCH CENTRE	C	
RESTAURANT	C	22.0,23.0,24.0,25.1,27.1,27.5,27.6
RURAL INDUSTRY	X	
SERVICE STATION	C	19.1,22.0,23.0,24.0,25.1,27.1,27.5,27.6
SHOP	C	22.0,23.0,24.0,25.1,27.1,27.5,27.6
SHOWROOM SALES	X	
SINGLE DWELLING	C	14.3,17.1,17.2,17.3,17.4,25.1,27
SPECIAL PURPOSES	C	22.0,23.0,24.0,25.1,27.1,27.5,27.6
SPORTS AND RECREATION	C	22.0,23.0,24.0,25.1,27.1,27.5,27.6
STOCK AND SALES YARD	X	
SUPPORTING ACCOMMODATION	C	
TRANSPORT TERMINAL	X	
VEHICLE SALES YARD	X	
VETERINARY CLINIC	C	22.0,23.0,24.0,25.1,27.1,27.5,27.6
WAREHOUSE	X	
P = PERMITTED		
C = CONSENT		
X = PROHIBITED		

15.8 ZONE I1 (INDUSTRY 1 - LIGHT)

Objective: To accommodate the lower range of industrial activities which have a high level of direct public trading, such as the service/retail and light industrial uses which will not, by the nature of their operation, detrimentally affect the amenity of adjoining or nearby land.

Policy: To permit service/retail uses with a high level of visual amenity and public facilities such as car parking. Limited opportunities are available for compatible non-industrial uses of a size and nature commensurate with the primary use of the zone.

ZONING TABLE ZONE I1

USE		RELEVANT CLAUSE
AGRICULTURE - PASSIVE	X	
AGRICULTURE - INTENSIVE	X	
BED AND BREAKFAST ACCOMMODATION	X	
BUSINESS SIGN	P	
CARAVAN PARK	X	
CARETAKER'S RESIDENCE	P	18.1,18.2,18.3,25.1,27.1,27.5,27.6
CAR PARK	C	18.1,18.2,18.3,25.1,27.1,27.5,27.6
CHILD CARE CENTRE	C	18.1,18.2,18.3,25.1,27.1,27.5,27.6
COMMUNITY CENTRE	C	18.1,18.2,18.3,25.1,27.1,27.5,27.6
CONVENTION CENTRE	X	
EDUCATIONAL ESTABLISHMENT	C	18.1,18.2,18.3,25.1,27.1,27.5,27.6
EXTRACTIVE INDUSTRY	X	
FLORA AND FAUNA SANCTUARY	X	
FUEL DEPOT	X	
FUNERAL PARLOUR	C	18.1,18.2,18.3,25.1,27.1,27.5,27.6
GENERAL INDUSTRY	X	
GUESTHOUSE AND HOSTEL	X	
HOME OCCUPATION	X	
HOSPITAL	X	
HOTEL	C	18.1,18.2,18.3,25.1,27.1,27.5,27.6
INDOOR RECREATION ESTABLISHMENT	C	18.1,18.2,18.3,25.1,27.1,27.5,27.6
INSTITUTIONAL ESTABLISHMENT	X	
KENNEL AND CATTERY	C	18.1,18.2,18.3,25.1,27.1,27.5,27.6
LICENSED CLUB	C	18.1,18.2,18.3,25.1,27.1,27.5,27.6
LIGHT INDUSTRY	P	18.1,18.2,18.3,25.1,27.1,27.5,27.6
MARKET	C	18.1,18.2,18.3,25.1,27.1,27.5,27.6
MEDICAL CLINIC	C	18.1,18.2,18.3,25.1,27.1,27.5,27.6
MOTEL	X	
MOTOR BODY WORKS	P	18.1,18.2,18.3,25.1,27.1,27.5,27.6
MOTOR REPAIR STATION	P	18.1,18.2,18.3,25.1,27.1,27.5,27.6
MULTIPLE DWELLING	X	
NURSERY	C	18.1,18.2,18.3,25.1,27.1,27.5,27.6
OFFENSIVE OR HAZARDOUS INDUSTRY	X	
OFFICE	X	
OUTDOOR ENTERTAINMENT	C	18.1,18.2,18.3,25.1,27.1,27.5,27.6
PASSENGER TERMINAL	C	18.1,18.2,18.3,25.1,27.1,27.5,27.6
PLACE OF WORSHIP	C	18.1,18.2,18.3,25.1,27.1,27.5,27.6
PRIVATE CAMPING	X	
PROMOTION SIGN	P	
RECYCLING DEPOT	C	18.1,18.2,18.3,25.1,27.1,27.5,27.6
RESEARCH CENTRE	C	18.1,18.2,18.3,25.1,27.1,27.5,27.6
RESTAURANT	C	18.1,18.2,18.3,25.1,27.1,27.5,27.6
RURAL INDUSTRY	X	
SERVICE STATION	C	18.1,18.2,18.3,19.1,25.1,27.1,27.5,27.6
SHOP	C	18.1,18.2,18.3,20.0,25.1,27.1,27.5,27.6
SHOWROOM SALES	P	18.1,18.2,18.3,25.1,27.1,27.5,27.6
SINGLE DWELLING	X	
SPECIAL PURPOSES	C	18.1,18.2,18.3,25.1,27.1,27.5,27.6
SPORTS AND RECREATION	C	18.1,18.2,18.3,25.1,27.1,27.5,27.6
STOCK AND SALES YARD	X	
SUPPORTING ACCOMMODATION	X	
TRANSPORT TERMINAL	C	18.1,18.2,18.3,25.1,27.1,27.5,27.6
VEHICLE SALES YARD	P	18.1,18.2,18.3,25.1,27.1,27.5,27.6
VETERINARY CLINIC	C	18.1,18.2,18.3,25.1,27.1,27.5,27.6
WAREHOUSE	P	18.1,18.2,18.3,25.1,27.1,27.5,27.6

P = PERMITTED

C = CONSENT

X = PROHIBITED

15.9 ZONE I2 (INDUSTRY 2 - GENERAL)

Objective: To accommodate those industries which are least compatible with other urban uses but which, by their nature, are not hazardous, offensive or noxious.

Policy: To permit a mixture of industrial uses (including **light industries**) with limited opportunities for non-industrial uses. Allotments are to be larger than the normal to cater for the land-demanding activities such as junk yards and warehousing and to provide internal buffers.

ZONING TABLE ZONE I2

USE		RELEVANT CLAUSE
AGRICULTURE - PASSIVE	X	
AGRICULTURE - INTENSIVE	X	
BED AND BREAKFAST ACCOMMODATION	X	
BUSINESS SIGN	P	
CARAVAN PARK	X	
CARETAKER'S RESIDENCE	P	18.1,18.2,18.3,25.1,27.1,27.5,27.6
CAR PARK	C	18.1,18.2,18.3,25.1,27.1,27.5,27.6
CHILD CARE CENTRE	C	18.1,18.2,18.3,25.1,27.1,27.5,27.6
COMMUNITY CENTRE	C	18.1,18.2,18.3,25.1,27.1,27.5,27.6
CONVENTION CENTRE	X	
EDUCATIONAL ESTABLISHMENT	C	18.1,18.2,18.3,25.1,27.1,27.5,27.6
EXTRACTIVE INDUSTRY	X	
FLORA AND FAUNA SANCTUARY	X	
FUEL DEPOT	C	
FUNERAL PARLOUR	C	18.1,18.2,18.3,25.1,27.1,27.5,27.6
GENERAL INDUSTRY	P	18.1,18.2,18.3,25.1,27.1,27.5,27.6
GUESTHOUSE AND HOSTEL	X	
HOME OCCUPATION	X	
HOSPITAL	X	
HOTEL	C	18.1,18.2,18.3,25.1,27.1,27.5,27.6
INDOOR RECREATION ESTABLISHMENT	C	18.1,18.2,18.3,25.1,27.1,27.5,27.6
INSTITUTIONAL ESTABLISHMENT	X	
KENNEL AND CATTERY	C	18.1,18.2,18.3,25.1,27.1,27.5,27.6
LICENSED CLUB	C	18.1,18.2,18.3,25.1,27.1,27.5,27.6
LIGHT INDUSTRY	P	18.1,18.2,18.3,25.1,27.1,27.5,27.6
MARKET	X	
MEDICAL CLINIC	C	18.1,18.2,18.3,25.1,27.1,27.5,27.6
MOTEL	X	
MOTOR BODY WORKS	P	18.1,18.2,18.3,25.1,27.1,27.5,27.6
MOTOR REPAIR STATION	P	18.1,18.2,18.3,25.1,27.1,27.5,27.6
MULTIPLE DWELLING	X	
NURSERY	C	18.1,18.2,18.3,25.1,27.1,27.5,27.6
OFFENSIVE OR HAZARDOUS INDUSTRY	X	
OFFICE	X	
OUTDOOR ENTERTAINMENT	C	18.1,18.2,18.3,25.1,27.1,27.5,27.6
PASSENGER TERMINAL	C	18.1,18.2,18.3,25.1,27.1,27.5,27.6
PLACE OF WORSHIP	C	18.1,18.2,18.3,25.1,27.1,27.5,27.6
PRIVATE CAMPING	X	
PROMOTION SIGN	P	
RECYCLING DEPOT	C	18.1,18.2,18.3,25.1,27.1,27.5,27.6
RESEARCH CENTRE	C	18.1,18.2,18.3,25.1,27.1,27.5,27.6
RESTAURANT	C	18.1,18.2,18.3,25.1,27.1,27.5,27.6
RURAL INDUSTRY	C	
SERVICE STATION	C	18.1,18.2,18.3,19.1,25.1,27.1,27.5,27.6
SHOP	C	18.1,18.2,18.3,20.0,25.1,27.1,27.5,27.6
SHOWROOM SALES	C	18.1,18.2,18.3,25.1,27.1,27.5,27.6
SINGLE DWELLING	X	
SPECIAL PURPOSES	C	18.1,18.2,18.3,25.1,27.1,27.5,27.6
SPORTS AND RECREATION	C	18.1,18.2,18.3,25.1,27.1,27.5,27.6
STOCK AND SALES YARD	C	
SUPPORTING ACCOMMODATION	X	
TRANSPORT TERMINAL	P	18.1,18.2,18.3,25.1,27.1,27.5,27.6
VEHICLE SALES YARD	P	18.1,18.2,18.3,25.1,27.1,27.5,27.6
VETERINARY CLINIC	P	18.1,18.2,18.3,25.1,27.1,27.5,27.6
WAREHOUSE	P	18.1,18.2,18.3,25.1,27.1,27.5,27.6
P = PERMITTED	C = CONSENT	X = PROHIBITED

15.10 ZONE O1 (OPEN SPACE 1 - NEIGHBOURHOOD PARKS)

Objective: To provide public parkland and open space areas for passive recreational activities, in close proximity to its users.

Policy: Development should be limited and consistent with the passive recreational requirements for local, public use.

ZONING TABLE ZONE O1

USE		RELEVANT CLAUSE
AGRICULTURE - PASSIVE	X	
AGRICULTURE - INTENSIVE	X	
BED AND BREAKFAST ACCOMMODATION	X	
BUSINESS SIGN	X	
CARAVAN PARK	X	
CARETAKER'S RESIDENCE	C	25.1
CAR PARK	X	
CHILD CARE CENTRE	X	
COMMUNITY CENTRE	X	
CONVENTION CENTRE	X	
EDUCATIONAL ESTABLISHMENT	X	
EXTRACTIVE INDUSTRY	X	
FLORA AND FAUNA SANCTUARY	P	25.1,27.4,27.5,27.6
FUEL DEPOT	X	
FUNERAL PARLOUR	X	
GENERAL INDUSTRY	X	
GUESTHOUSE AND HOSTEL	X	
HOME OCCUPATION	X	
HOSPITAL	X	
HOTEL	X	
INDOOR RECREATION ESTABLISHMENT	X	
INSTITUTIONAL ESTABLISHMENT	X	
KENNEL AND CATTERY	X	
LICENSED CLUB	X	
LIGHT INDUSTRY	X	
MARKET	X	
MEDICAL CLINIC	X	
MOTEL	X	
MOTOR BODY WORKS	X	
MOTOR REPAIR STATION	X	
MULTIPLE DWELLING	X	
NURSERY	X	
OFFENSIVE OR HAZARDOUS INDUSTRY	X	
OFFICE	X	
OUTDOOR ENTERTAINMENT	X	
PASSENGER TERMINAL	X	
PLACE OF WORSHIP	X	
PRIVATE CAMPING	X	
PROMOTION SIGN	X	
RECYCLING DEPOT	X	
RESEARCH CENTRE	X	
RESTAURANT	X	
RURAL INDUSTRY	X	
SERVICE STATION	X	
SHOP	X	
SHOWROOM SALES	X	
SINGLE DWELLING	X	
SPECIAL PURPOSES	X	
SPORTS AND RECREATION	P	25.1,27.4,27.5,27.6
STOCK AND SALES YARD	X	
SUPPORTING ACCOMMODATION	X	
TRANSPORT TERMINAL	X	
VEHICLE SALES YARD	X	
VETERINARY CLINIC	X	
WAREHOUSE	X	

P = PERMITTED

C = CONSENT

X = PROHIBITED

15.11 ZONE O2 (ORGANISED RECREATION)

Objective: To accommodate areas which may be publicly or privately owned or operated for organised recreational activities.

Policy: Development should be of a nature consistent with the recreational use of the land. Advertising should be limited to that necessary to identify the use of the land and be sited so as to minimise the impact on the locality.

ZONING TABLE ZONE O2

USE		RELEVANT CLAUSE
AGRICULTURE - PASSIVE	X	
AGRICULTURE - INTENSIVE	X	
BED AND BREAKFAST ACCOMMODATION	X	
BUSINESS SIGN	C	
CARAVAN PARK	X	
CARETAKER'S RESIDENCE	C	25.1
CAR PARK	C	27.5,27.6
CHILD CARE CENTRE	C	25.1,27.1,27.5,27.6
COMMUNITY CENTRE	P	25.1,27.1,27.5,27.6
CONVENTION CENTRE	X	
EDUCATIONAL ESTABLISHMENT	C	25.1,27.1,27.5,27.6
EXTRACTIVE INDUSTRY	X	
FLORA AND FAUNA SANCTUARY	P	25.1,27.4,27.5,27.6
FUEL DEPOT	X	
FUNERAL PARLOUR	X	
GENERAL INDUSTRY	X	
GUESTHOUSE AND HOSTEL	X	
HOME OCCUPATION	X	
HOSPITAL	X	
HOTEL	X	
INDOOR RECREATION ESTABLISHMENT	C	25.1,27.1,27.5,27.6
INSTITUTIONAL ESTABLISHMENT	X	
KENNEL AND CATTERY	X	
LICENSED CLUB	C	25.1,27.1,27.5,27.6
LIGHT INDUSTRY	X	
MARKET	C	25.1,27.1,27.5,27.6
MEDICAL CLINIC	X	
MOTEL	X	
MOTOR BODY WORKS	X	
MOTOR REPAIR STATION	X	
MULTIPLE DWELLING	X	
NURSERY	X	
OFFENSIVE OR HAZARDOUS INDUSTRY	X	
OFFICE	X	
OUTDOOR ENTERTAINMENT	C	25.1,27.1,27.5,27.6
PASSENGER TERMINAL	X	
PLACE OF WORSHIP	X	
PRIVATE CAMPING	X	
PROMOTION SIGN	C	25.1
RECYCLING DEPOT	X	
RESEARCH CENTRE	X	
RESTAURANT	C	25.1,27.1,27.5,27.6
RURAL INDUSTRY	X	
SERVICE STATION	X	
SHOP	C	20.0,25.1,27.1,27.5,27.6
SHOWROOM SALES	X	
SINGLE DWELLING	X	
SPECIAL PURPOSES	C	25.1,27.1,27.5,27.6
SPORTS AND RECREATION	P	25.1,27.4,27.5,27.6
STOCK AND SALES YARD	X	
SUPPORTING ACCOMMODATION	X	
TRANSPORT TERMINAL	X	
VEHICLE SALES YARD	X	
VETERINARY CLINIC	X	
WAREHOUSE	X	

P = PERMITTED

C = CONSENT

X = PROHIBITED

15.12 ZONE O3 (REGIONAL PARKS AND CONSERVATION AREAS)

Objective: To accommodate open space areas which are of regional significance or environmental sensitivity.

Policy: Development should complement the existing environment so that there is minimal impact on the locality and should enhance the amenity of the area.

ZONING TABLE ZONE O3

USE		RELEVANT CLAUSE
AGRICULTURE - PASSIVE	X	
AGRICULTURE - INTENSIVE	X	
BED AND BREAKFAST ACCOMMODATION	X	
BUSINESS SIGN	C	
CARAVAN PARK	X	
CARETAKER'S RESIDENCE	C	25.1
CAR PARK	X	
CHILD CARE CENTRE	X	
COMMUNITY CENTRE	C	25.1,27.1,27.5,27.6
CONVENTION CENTRE	X	
EDUCATIONAL ESTABLISHMENT	C	25.1,27.1,27.5,27.6
EXTRACTIVE INDUSTRY	X	
FLORA AND FAUNA SANCTUARY	P	25.1,27.4,27.5,27.6
FUEL DEPOT	X	
FUNERAL PARLOUR	X	
GENERAL INDUSTRY	X	
GUESTHOUSE AND HOSTEL	X	
HOME OCCUPATION	X	
HOSPITAL	X	
HOTEL	X	
INDOOR RECREATION ESTABLISHMENT	X	
INSTITUTIONAL ESTABLISHMENT	X	
KENNEL AND CATTERY	X	
LICENSED CLUB	X	
LIGHT INDUSTRY	X	
MARKET	X	
MEDICAL CLINIC	X	
MOTEL	X	
MOTOR BODY WORKS	X	
MOTOR REPAIR STATION	X	
MULTIPLE DWELLING	X	
NURSERY	X	
OFFENSIVE OR HAZARDOUS INDUSTRY	X	
OFFICE	X	
OUTDOOR ENTERTAINMENT	C	25.1,27.1,27.5,27.6
PASSENGER TERMINAL	X	
PLACE OF WORSHIP	X	
PRIVATE CAMPING	X	
PROMOTION SIGN	X	
RECYCLING DEPOT	X	
RESEARCH CENTRE	C	25.1,27.1,27.5,27.6
RESTAURANT	C	25.1,27.1,27.5,27.6
RURAL INDUSTRY	X	
SERVICE STATION	X	
SHOP	C	20.0,25.1,27.1,27.5,27.6
SHOWROOM SALES	X	
SINGLE DWELLING	X	
SPECIAL PURPOSES	X	
SPORTS AND RECREATION	C	
STOCK AND SALES YARD	X	
SUPPORTING ACCOMMODATION	X	
TRANSPORT TERMINAL	X	
VEHICLE SALES YARD	X	
VETERINARY CLINIC	X	
WAREHOUSE	X	

P = PERMITTED

C = CONSENT

X = PROHIBITED

15.13 ZONE FU (FUTURE USES)

Objective: To limit development to a level which will not restrict future development potential.

Policy: This zone applies to land where constraints such as lack of services, proximity to dominating land uses or similar influences make development of the **site** premature.

ZONING TABLE ZONE FU

USE		RELEVANT CLAUSE
AGRICULTURE - PASSIVE	P	
AGRICULTURE - INTENSIVE	C	
BED AND BREAKFAST ACCOMMODATION	X	
BUSINESS SIGN	C	
CARAVAN PARK	X	
CARETAKER'S RESIDENCE	X	
CAR PARK	X	
CHILD CARE CENTRE	X	
COMMUNITY CENTRE	X	
CONVENTION CENTRE	X	
EDUCATIONAL ESTABLISHMENT	X	
EXTRACTIVE INDUSTRY	X	
FLORA AND FAUNA SANCTUARY	C	
FUEL DEPOT	X	
FUNERAL PARLOUR	X	
GENERAL INDUSTRY	X	
GUESTHOUSE AND HOSTEL	X	
HOME OCCUPATION	C	17.7
HOSPITAL	X	
HOTEL	X	
INDOOR RECREATION ESTABLISHMENT	X	
INSTITUTIONAL ESTABLISHMENT	X	
KENNEL AND CATTERY	X	
LICENSED CLUB	X	
LIGHT INDUSTRY	X	
MARKET	X	
MEDICAL CLINIC	X	
MOTEL	X	
MOTOR BODY WORKS	X	
MOTOR REPAIR STATION	X	
MULTIPLE DWELLING	X	
NURSERY	C	25.1,27.1,27.5,27.6
OFFENSIVE OR HAZARDOUS INDUSTRY	X	
OFFICE	X	
OUTDOOR ENTERTAINMENT	C	25.1,27.1,27.5,27.6
PASSENGER TERMINAL	X	
PLACE OF WORSHIP	X	
PRIVATE CAMPING	X	
PROMOTION SIGN	C	
RECYCLING DEPOT	X	
RESEARCH CENTRE	X	
RESTAURANT	X	
RURAL INDUSTRY	X	
SERVICE STATION	X	
SHOP	X	
SHOWROOM SALES	X	
SINGLE DWELLING	C	14.3,17.1,17.2,17.3,17.4,25.1,27
SPECIAL PURPOSES	X	
SPORTS AND RECREATION	C	
STOCK AND SALES YARD	X	
SUPPORTING ACCOMMODATION	X	
TRANSPORT TERMINAL	X	
VEHICLE SALES YARD	X	
VETERINARY CLINIC	X	
WAREHOUSE	X	
P = PERMITTED		
C = CONSENT		
X = PROHIBITED		

15.14 ZONE CP (COMMUNITY PURPOSES)

Objective: To accommodate a variety of community-orientated uses in a precinct to service the surrounding population.

Policy: To permit a variety of community uses that are compatible with surrounding uses within or outside the zone. Institution uses, viz: educational, health, religious and cultural, will predominate. Residential accommodation may be permitted in association with and ancillary to the primary use.

ZONING TABLE ZONE CP

USE	RELEVANT CLAUSE	
AGRICULTURE - PASSIVE	C	
AGRICULTURE - INTENSIVE	C	
BED AND BREAKFAST ACCOMMODATION	X	
BUSINESS SIGN	C	
CARAVAN PARK	X	
CARETAKER'S RESIDENCE	X	
CAR PARK	C	25.1,27.1,27.5,27.6
CHILD CARE CENTRE	P	25.1,27.1,27.5,27.6
COMMUNITY CENTRE	P	25.1,27.1,27.5,27.6
CONVENTION CENTRE	C	25.1,27.1,27.5,27.6
EDUCATIONAL ESTABLISHMENT	P	25.1,27.1,27.5,27.6
EXTRACTIVE INDUSTRY	X	
FLORA AND FAUNA SANCTUARY	X	
FUEL DEPOT	X	
FUNERAL PARLOUR	X	
GENERAL INDUSTRY	X	
GUESTHOUSE AND HOSTEL	X	
HOME OCCUPATION	X	
HOSPITAL	P	25.1,27.1,27.5,27.6
HOTEL	X	
INDOOR RECREATION ESTABLISHMENT	C	25.1,27.1,27.5,27.6
INSTITUTIONAL ESTABLISHMENT	P	25.1,27.1,27.5,27.6
KENNEL AND CATTERY	X	
LICENSED CLUB	C	25.1,27.1,27.5,27.6
LIGHT INDUSTRY	X	
MARKET	C	25.1,27.1,27.5,27.6
MEDICAL CLINIC	C	
MOTEL	X	
MOTOR BODY WORKS	X	
MOTOR REPAIR STATION	X	
MULTIPLE DWELLING	C	14.3,17.1,17.2,17.3,17.4,25.1,27
NURSERY	C	25.1,27.1,27.5,27.6
OFFENSIVE OR HAZARDOUS INDUSTRY	X	
OFFICE	C	21.0,25.1,27.1,27.5,27.6
OUTDOOR ENTERTAINMENT	C	25.1,27.1,27.5,27.6
PASSENGER TERMINAL	X	
PLACE OF WORSHIP	P	25.1,27.1,27.5,27.6
PRIVATE CAMPING	C	25.1,27.1,27.5,27.6
PROMOTION SIGN	C	25.1,27.1,27.5,27.6
RECYCLING DEPOT	X	
RESEARCH CENTRE	P	25.1,27.1,27.5,27.6
RESTAURANT	C	25.1,27.1,27.5,27.6
RURAL INDUSTRY	X	
SERVICE STATION	X	
SHOP	X	
SHOWROOM SALES	X	
SINGLE DWELLING	C	14.3,17.1,17.2,17.3,17.4,25.1,27
SPECIAL PURPOSES	P	25.1,27.1,27.5,27.6
SPORTS AND RECREATION	P	25.1,27.1,27.5,27.6
STOCK AND SALES YARD	X	
SUPPORTING ACCOMMODATION	P	25.1,27.1,27.5,27.6
TRANSPORT TERMINAL	X	
VEHICLE SALES YARD	X	
VETERINARY CLINIC	C	25.1,27.1,27.5,27.6
WAREHOUSE	X	
P = PERMITTED		
C = CONSENT		
X = PROHIBITED		

15.15 ZONE RL1 (RURAL LIVING 1 - CLOSE SETTLEMENT)

Objective: To provide opportunities for living in a semi-rural environment in close proximity to an urban area.

Policy: To permit primarily residential development with a high level of accessibility to urban services and facilities.

Land within this zone is to be immediately adjacent to the urban area. There would be limited opportunities for both urban and non-urban uses. Allotments will provide adequate separation between **dwelling**s but will generally be inadequate for agricultural pursuits without degrading the quality of the land.

ZONING TABLE ZONE RL1

USE		RELEVANT CLAUSE
AGRICULTURE - PASSIVE	X	
AGRICULTURE - INTENSIVE	X	
BED AND BREAKFAST ACCOMMODATION	C	
BUSINESS SIGN	C	
CARAVAN PARK	X	
CARETAKER'S RESIDENCE	X	
CAR PARK	X	
CHILD CARE CENTRE	X	
COMMUNITY CENTRE	X	
CONVENTION CENTRE	X	
EDUCATIONAL ESTABLISHMENT	C	25.1,27.1,27.5,27.6
EXTRACTIVE INDUSTRY	X	
FLORA AND FAUNA SANCTUARY	P	25.1,27.4,27.5,27.6
FUEL DEPOT	X	
FUNERAL PARLOUR	X	
GENERAL INDUSTRY	X	
GUESTHOUSE AND HOSTEL	X	
HOME OCCUPATION	C	17.7
HOSPITAL	X	
HOTEL	X	
INDOOR RECREATION ESTABLISHMENT	X	
INSTITUTIONAL ESTABLISHMENT	X	
KENNEL AND CATTERY	X	
LICENSED CLUB	X	
LIGHT INDUSTRY	X	
MARKET	X	
MEDICAL CLINIC	X	
MOTEL	X	
MOTOR BODY WORKS	X	
MOTOR REPAIR STATION	X	
MULTIPLE DWELLING	C	14.3,17.1,17.2,17.3,17.4,25.1,27
NURSERY	C	25.1,27.1,27.5,27.6
OFFENSIVE OR HAZARDOUS INDUSTRY	X	
OFFICE	X	
OUTDOOR ENTERTAINMENT	X	
PASSENGER TERMINAL	X	
PLACE OF WORSHIP	X	
PRIVATE CAMPING	X	
PROMOTION SIGN	C	
RECYCLING DEPOT	X	
RESEARCH CENTRE	X	
RESTAURANT	X	
RURAL INDUSTRY	X	
SERVICE STATION	X	
SHOP	X	
SHOWROOM SALES	X	
SINGLE DWELLING	P	14.3,17.1,17.2,17.3,17.4,25.1,27
SPECIAL PURPOSES	X	
SPORTS AND RECREATION	C	
STOCK AND SALES YARD	X	
SUPPORTING ACCOMMODATION	C	17.1,25.1,27.1,27.5,27.6
TRANSPORT TERMINAL	X	
VEHICLE SALES YARD	X	
VETERINARY CLINIC	X	
WAREHOUSE	X	
P = PERMITTED	C = CONSENT	X = PROHIBITED

15.16 ZONE RL2 (RURAL LIVING 2 - DISPERSED SETTLEMENT)

Objective: To provide opportunities for living in a rural environment with limited accessibility to the urban area.

Policy: To permit a balance between residential and rural developments.

Urban services and facilities will be limited and land within this zone will normally be buffered from the urban area by the RL1 zone. Allotments will provide substantial separation between **dwelling**s and opportunities for **agriculture (passive)** will depend on the probability of land degradation.

ZONING TABLE ZONE RL2

USE	RELEVANT CLAUSE	
AGRICULTURE - PASSIVE	C	
AGRICULTURE - INTENSIVE	X	
BED AND BREAKFAST ACCOMMODATION	C	
BUSINESS SIGN	C	
CARAVAN PARK	X	
CARETAKER'S RESIDENCE	X	
CAR PARK	X	
CHILD CARE CENTRE	X	
COMMUNITY CENTRE	X	
CONVENTION CENTRE	X	
EDUCATIONAL ESTABLISHMENT	C	25.1,27.1,27.5,27.6
EXTRACTIVE INDUSTRY	X	
FLORA AND FAUNA SANCTUARY	P	25.1,27.4,27.5,27.6
FUEL DEPOT	X	
FUNERAL PARLOUR	X	
GENERAL INDUSTRY	X	
GUESTHOUSE AND HOSTEL	X	
HOME OCCUPATION	C	17.7
HOSPITAL	X	
HOTEL	X	
INDOOR RECREATION ESTABLISHMENT	X	
INSTITUTIONAL ESTABLISHMENT	X	
KENNEL AND CATTERY	C	
LICENSED CLUB	X	
LIGHT INDUSTRY	X	
MARKET	X	
MEDICAL CLINIC	X	
MOTEL	X	
MOTOR BODY WORKS	X	
MOTOR REPAIR STATION	X	
MULTIPLE DWELLING	C	14.3,17.1,17.2,17.3,17.4,25.1,27
NURSERY	C	25.1,27.1,27.5,27.6
OFFENSIVE OR HAZARDOUS INDUSTRY	X	
OFFICE	X	
OUTDOOR ENTERTAINMENT	C	
PASSENGER TERMINAL	X	
PLACE OF WORSHIP	X	
PRIVATE CAMPING	X	
PROMOTION SIGN	C	
RECYCLING DEPOT	X	
RESEARCH CENTRE	C	
RESTAURANT	C	
RURAL INDUSTRY	C	
SERVICE STATION	X	
SHOP	X	
SHOWROOM SALES	X	
SINGLE DWELLING	P	14.3,17.1,17.2,17.3,17.4,25.1,27
SPECIAL PURPOSES	X	
SPORTS AND RECREATION	C	
STOCK AND SALES YARD	C	
SUPPORTING ACCOMMODATION	C	17.1,25.1,27.1,27.5,27.6
TRANSPORT TERMINAL	X	
VEHICLE SALES YARD	X	
VETERINARY CLINIC	C	
WAREHOUSE	X	
P = PERMITTED	C = CONSENT	X = PROHIBITED

15.17 ZONE R (RURAL)

Objective: To provide opportunities for rural pursuits within the town area and usually be positioned between the urban area and the surrounding pastoral areas.

Policy: To permit rural development with limited opportunities for urban uses. Allotments will be of sufficient size to permit rural pursuits, the potential for which will be determined by local environmental conditions. Residents within this zone will be dispersed and will enjoy very few urban services and facilities.

ZONING TABLE ZONE R

USE	RELEVANT CLAUSE	
AGRICULTURE - PASSIVE	P	
AGRICULTURE - INTENSIVE	C	
BED AND BREAKFAST ACCOMMODATION	C	
BUSINESS SIGN	C	
CARAVAN PARK	X	
CARETAKER'S RESIDENCE	X	
CAR PARK	X	
CHILD CARE CENTRE	X	
COMMUNITY CENTRE	X	
CONVENTION CENTRE	X	
EDUCATIONAL ESTABLISHMENT	C	25.1,27.1,27.5,27.6
EXTRACTIVE INDUSTRY	C	
FLORA AND FAUNA SANCTUARY	P	25.1,27.4,27.5,27.6
FUEL DEPOT	X	
FUNERAL PARLOUR	X	
GENERAL INDUSTRY	X	
GUESTHOUSE AND HOSTEL	X	
HOME OCCUPATION	P	17.7
HOSPITAL	X	
HOTEL	X	
INDOOR RECREATION ESTABLISHMENT	X	
INSTITUTIONAL ESTABLISHMENT	X	
KENNEL AND CATTERY	C	25.1,27.1,27.5,27.6
LICENSED CLUB	X	
LIGHT INDUSTRY	X	
MARKET	X	
MEDICAL CLINIC	X	
MOTEL	X	
MOTOR BODY WORKS	X	
MOTOR REPAIR STATION	X	
MULTIPLE DWELLING	X	
NURSERY	C	25.1,27.1,27.5,27.6
OFFENSIVE OR HAZARDOUS INDUSTRY	X	
OFFICE	X	
OUTDOOR ENTERTAINMENT	X	
PASSENGER TERMINAL	X	
PLACE OF WORSHIP	X	
PRIVATE CAMPING	X	
PROMOTION SIGN	X	
RECYCLING DEPOT	X	
RESEARCH CENTRE	C	25.1,27.1,27.5,27.6
RESTAURANT	X	
RURAL INDUSTRY	C	25.1,27.1,27.5,27.6
SERVICE STATION	X	
SHOP	X	
SHOWROOM SALES	X	
SINGLE DWELLING	P	14.3,17.1,17.2,17.3,17.4,25.1,27
SPECIAL PURPOSES	X	
SPORTS AND RECREATION	C	
STOCK AND SALES YARD	X	
SUPPORTING ACCOMMODATION	X	
TRANSPORT TERMINAL	X	
VEHICLE SALES YARD	X	
VETERINARY CLINIC	C	25.1,27.1,27.5,27.6
WAREHOUSE	X	

P = PERMITTED

C = CONSENT

X = PROHIBITED

15.18 ZONE SU (SPECIFIC USE)

- 15.18.1 **Objective:** To accommodate specific development projects which may not be permissible or adequately catered for in other zones.

Policy: This zone will be applied only where the ultimate development of the subject land is known. The use must be demonstrated to be consistent with existing or proposed future development in the area and be of a design compatible with the built environment of the locality.

- 15.18.2 Notwithstanding anything in this Plan to the contrary, land described in Column 1 of the table to this clause may be used either with or without the consent of the Authority only for the purposes specified (and subject to such conditions as may be prescribed) opposite in Column 2 of the said table. The provisions of Part III of this Plan apply to development within this zone except where the provisions conflict with conditions specified in Column 2 of the table.

TABLE TO CLAUSE 15.18.1

SPECIFIC USES

COLUMN 1	COLUMN 2
(1) Lots 7411, 7413, 7708, 7709 and 8041 (Larapinta)	With the consent of the Authority for subdivision and development for suburban residential purposes.
(2) Lot 7913 (Stott Terrace)	With the consent of the Authority, to provide access to Lot 274, Town of Alice Springs and for short term parking of vehicles ancillary to the business carried on on that lot.
(3) Lot 2321 (Larapinta Drive)	SUPERSEDED BY AMENDMENT NO 73
(4) Lot 7902 (Commonage Road)	With the consent of the Authority a municipal waste disposal site.
(5) Lot 6766 (Telegraph Terrace)	With the consent of the Authority a women's community centre, including accommodation and offices appertaining to those purposes.
(6) Lot 2664 (South Terrace)	With the consent of the Authority a communal Aboriginal housing area.
(7) Lot 7860 (Cromwell Drive)	SUPERSEDED BY AMENDMENT NO 49
(8) Lot 7465 Sadadeen Road, Town of Alice Springs	<p>With the consent of the Authority, the land may be subdivided and used for the purposes of single dwellings, multiple dwellings, home occupation and sports and recreation, on condition that –</p> <ul style="list-style-type: none"> (a) not more than 78 dwellings, being single dwellings or multiple dwellings, are constructed; (b) no building comprised of more than 2 storeys is constructed; (c) all buildings are designed and constructed, and certified by a building certifier, as defined in the <i>Building Act</i>, as having been designed and constructed, so as to take into account high soil salinity; (d) all building roofs are constructed of tiles or "Colourbond" metal sheeting; (e) all development on the site takes into account the 1:100 year flood level;

	<p>(f) the design and engineering of roads, open space areas and landscaping takes into account the high soil salinity of the area;</p> <p>(g) Coolibah trees situated on the south western corner of the land are protected and the area of land on which they are situated is designated and used for open space only;</p> <p>(h) perimeter fencing is constructed of materials of low visual impact and the external perimeter fence of the development is not constructed of metal cladding.</p>
(9) NT Portion 1924 and Part NT Portion 1994 (Petrick Road)	<p>Without the consent of the Authority the land may be used for single dwellings and with the consent of the Authority the land may be used for -</p> <p>(a) caretaker's residence;</p> <p>(b) multiple dwellings;</p> <p>(c) flora and fauna sanctuary;</p> <p>(d) home occupations;</p> <p>(e) sports and recreation;</p> <p>(f) veterinary clinic,</p> <p>but the land shall not be subdivided into more than five allotments or into allotments which are less than 5000 square metres in area.</p>
(10) Approximately 0.5 hectares of vacant Crown land adjacent to Lots 2699, 949, 444 and 1033 Stuart Highway, Alice Springs	<p>With the consent of the consent authority, for the purpose of administrative offices, storage facilities, vehicle parking, outdoor meeting area, barbecue area, caretaker's residence, display facilities.</p>
(11) Lot 6930 corner of Larapinta and Bradshaw Drives, Town of Alice Springs	SUPERSEDED BY AMENDMENT NO 15
(12) Lot 800 Stuart Highway and part of Portion 427, Colonel Rose Drive, Town of Alice Springs, both vacant Crown land	<p>With the consent of the Authority, permit use of the land for the purpose of a citrus orchard and for ancillary purposes.</p>
(14) Lot 2703 Bradshaw Drive, Town of Alice Springs	SUPERSEDED BY AMENDMENT NO 33
(15) Lot 5803 Len Kittle Drive, Town of Alice Springs	<p>Without the consent of the Authority the land may be used for -</p>

	<p>(a) animal pound and ancillary uses;</p> <p>(b) kennel and cattery and ancillary uses;</p> <p>(c) caretaker's residence; and</p> <p>(d) caretaker's office.</p> <p>With the consent of the Authority the land may be used for a veterinary clinic and ancillary uses.</p>
(16) Lots 3560 and 3562 Bullen Road, Town of Alice Springs	<p>With the consent of the Authority -</p> <p>(a) for 8 multiple dwellings; and</p> <p>(b) for any use for which the consent of the Authority is required in the R zone.</p> <p>Without the consent of the Authority, for any use permitted without the consent of the Authority in the R zone.</p>
(18) Lots 7880 and 7881 Larapinta Drive, Town of Alice Springs	SUPERSEDED BY AMENDMENT NO 73
(19) Lot 912 Stokes Street and Lot 8607, part Lot 8137 and part Lot 8608 Stuart Highway, Town of Alice Springs	<p>POLICY:</p> <p>Land use is to be mainly confined to light industry, warehouses, tourist accommodation and low density retailing (the sale of goods requiring large floor areas for display and storage, where there is a relatively low turnover of goods).</p> <p>It is intended that the landscaping to be carried out on the land along the boundary of the land with the Stuart Highway is to be of a theme consistent with the existing landscaping along that part of the Highway.</p> <p>PURPOSES:</p> <p>With the consent of the Authority, the land may be subdivided and developed for -</p> <p>(a) caretaker's residence;</p> <p>(b) car park;</p> <p>(c) guesthouse and hostel;</p> <p>(d) indoor recreation establishment</p>

	<p>(e) light industry;</p> <p>(f) motel;</p> <p>(g) nursery;</p> <p>(h) passenger terminal;</p> <p>(ha) service station;</p> <p>(i) vehicle sales yard;</p> <p>(j) warehouse; or</p> <p>(k) the sale or hire in a building or place from an area, occupied by one business, of at least 500 square metres in floor area, of -</p> <p style="padding-left: 40px;">(i) furniture, floor coverings, furnishings, household appliances, camping gear, automotive parts and accessories or items used for the carrying out of improvements to dwellings; or</p> <p style="padding-left: 40px;">(ii) materials, tools, equipment or machinery for use in industry, commerce, the building or automotive trades, landscape gardening or primary production or for medical purposes or party hire,</p> <p style="padding-left: 40px;">where the area is not used for the sale or hire of any other class of goods,</p> <p>subject to the conditions that –</p> <p>(l) the minimum size of an allotment after subdivision (other than an allotment required for the purposes of a public utility) is to be 3000 square metres, with an average lot size of 3500 square metres;</p> <p>(m) a building is not to be more than 2 storeys high; and</p> <p>(n) except with the consent of the Authority -</p> <p style="padding-left: 40px;">(i) all buildings and structures must be located in accordance with the following table:</p> <table style="margin-left: 100px;"> <thead> <tr> <th style="text-align: left;">Setback</th><th style="text-align: right;">(metres)</th></tr> </thead> <tbody> <tr> <td>Stuart Highway frontages</td><td style="text-align: right;">6.0</td></tr> <tr> <td>All other street frontages</td><td style="text-align: right;">9.0</td></tr> <tr> <td>Side and Rear</td><td style="text-align: right;">5.0;</td></tr> </tbody> </table> <p style="padding-left: 40px;">(ii) lots which abut the Stuart Highway</p>	Setback	(metres)	Stuart Highway frontages	6.0	All other street frontages	9.0	Side and Rear	5.0;
Setback	(metres)								
Stuart Highway frontages	6.0								
All other street frontages	9.0								
Side and Rear	5.0;								

	<p>must incorporate a landscaped area to the equivalent of 12% of the site area and all other lots must incorporate a landscaped area to the equivalent of 15% of the site area;</p> <p>(iii) landscaping is to be located predominantly in the area between a building or structure and a street, but also along any boundary that is visible from the proposed corridor of the Australasia Railway; and</p> <p>(iv) the area of a site covered by buildings or structures must not exceed 50% of the site.</p>
(20) Land including parts of Lot 8537 Burke Street, Town of Alice Springs	<p>With the consent of the Authority, for multiple dwellings, on the condition that -</p> <p>(a) the provisions of Part III that apply in relation to zone R2 apply to the land;</p> <p>(b) notwithstanding paragraph (a), not more than 2 dwellings are located on each lot on the land; and</p> <p>(c) the front of each dwelling on the land faces towards the street nearest the dwelling.</p>
(21) Land to which Alice Springs Town Plan (Amendment No 56) relates including Lot 7732 Stuart Highway, Town of Alice Springs	<p>With the consent of the Authority, for purposes consistent with and in accordance with zone B1 but allowing for a vehicle sales yard.</p>
(22) Lot 6402 Cypress Crescent, Town of Alice Springs	<p>With the consent of the Authority, 10 single-storey dwellings, on the condition that the front of each dwelling that is adjacent to Cypress Crescent faces that street.</p>
(23) Part of Lot 8085 Stuart Highway, Town of Alice Springs	<p>With the consent of the Authority, a building for the purpose of providing offices, on condition that -</p> <p>(a) at least 20% of the site is to be landscaped;</p> <p>(b) landscaping is to be predominantly located in the area between the building and the Stuart Highway frontage;</p> <p>(c) the building is not to cover more than 50% of the site;</p> <p>(d) the building is to be not more than 2 storeys high;</p>

	<ul style="list-style-type: none"> (e) car parking for disabled persons is to be provided; (f) not less than 2.5 car parking spaces are to be provided for every 100m² of the net floor area of the building; (g) a loading bay is to be provided; and (h) the following setback requirements (measured from the boundary of the site to the part of the building structure or car parking space closest to that boundary) apply: <ul style="list-style-type: none"> (i) the building is to be set back 6 metres from each side boundary; (ii) if the building is - <ul style="list-style-type: none"> (A) single storey - it is to be set back 7 metres from the front boundary; (B) double storey (including mezzanines) - it is to be set back 18 metres from the front boundary; (iii) car parking areas (including carports) are to be set back 7 metres from the front boundary; and (iv) any verandah is to be set back 4.5 metres from the front boundary, of the site.
<p>(24) Land to which Alice Springs Town Plan (Amendment No 68) relates, including Lot 3 Railway Terrace, Town of Alice Springs</p>	<p>The land may be used and developed –</p> <ul style="list-style-type: none"> (a) in accordance with the provisions of this Plan that would apply to the land if it were in Zone B1; or (b) with the consent of the Authority, for the purposes of a vehicle sales yard, on the condition that – <ul style="list-style-type: none"> (i) no building on the land is more than one storey high; (ii) car parking areas, display areas and buildings on the land are set back 5 metres from the boundary of the land with Railway Terrace; and

	<p>(iii) except with the consent of the Authority, at least 10% of the site is landscaped in a manner that minimises any potential adverse effect caused by the development on the amenity of the streetscape and surrounding areas.</p>
<p>(25) Land to which Alice Springs Town Plan (Amendment No 70) relates, including part (approximately 5.156 hectares) of Lot 9105 Smith Street, Town of Alice Springs</p>	<p>The land use is to be mainly confined to light industrial and service commercial uses.</p> <p>The land may be developed, with the consent of the Authority –</p> <p>(a) in accordance with the provisions of this Plan that would apply to the land if it were in Zone I1 (unless there is an inconsistency with a provision of this Plan that applies to land in Zone SU, in which case the provision in respect of Zone SU land is to prevail to the extent of the inconsistency); and</p> <p>(b) on the condition that –</p> <p>(i) the number of vehicular access points</p> <p>(ii) landscaping is provided in a manner that recognises the high visibility of the land from Smith Street and parts of the proposed corridor of the AustralAsia Railway and aims to achieve a high level of visual amenity for the area, particularly when viewed from those transport corridors; and</p> <p>(iii) the development incorporates adequate facilities for car parking.</p> <p>The Authority may consent to vary minimum requirements for future consent applications relating to individual lots if the proposed landscaping is to be provided in a manner that demonstrably recognises the aims referred to in paragraph (b)(ii).</p>

PART III - PROVISIONS

DIVISION 1 - SUBDIVISION

16.0 DEVELOPMENT CONTROLS (SUBDIVISION)

16.1 SUBDIVISION GENERAL

16.1.1 MINIMUM LOT SIZES AND REQUIREMENTS

1. The purpose of this clause is to ensure that lots will be capable of accommodating potential future uses.
2. Land to which this clause applies may be subdivided only in accordance with the minimum lot size and requirements specified in the table to this clause.
3. The consent authority must not **consent** to a subdivision in zones R0, R1, R2, R3, RL1 or RL2 that results in an allotment size less than 95% of the minimum specified in the table to this clause and not more than one allotment in a subdivision may have an area less than the minimum specified in the table to this clause, unless the subdivision is for the purpose of an Integrated Residential Development within zones R1, R2 and R3 pursuant to clause 16.1.2.

TABLE TO CLAUSE 16.1

Zone	Minimum Lot Size (m ²)
R0	500
R1	800
R2	1200
R3	1200
RL1	4000
RL2	2 Hectares
R	40 Hectares
I1	1225
I2	2500
FU	100 Hectares

16.1.2 INTEGRATED RESIDENTIAL DEVELOPMENT

1. The purpose of this clause is to provide for integrated residential developments in zones R0, R1, R2 and R3 to accommodate dwellings on lots of less than 800m².
2. An integrated residential development is a new estate in which the dwellings and estate are integrated in terms of design.
3. An integrated development is to have at least 30 contiguous lots.
4. Not more than 50% of lots in an integrated residential development are to be less than 800m².

5. In an integrated residential development in zone R1:
 - (a) the minimum lot size is to be at least 450m²; and
 - (b) the average lot size is to be at least 700m².
6. In an integrated residential development:
 - (a) lots of less than 800m² may have one or more common boundaries that are not adjacent to a public road; and
 - (b) a dwelling may be built up to a common building boundary referred to in paragraph (a) despite the setback provisions of clause 17.2.

16.2 RESIDENTIAL SUBDIVISION DESIGN

The objective of this clause is to ensure the provision of a range of lot sizes to suit a variety of **dwelling** and household types, with areas and dimensions that meet user requirements, and to provide lots that are oriented where practicable to facilitate design that is appropriate for environmental and climatic conditions.

ASSESSMENT CRITERIA

The following criteria are to be used by the Authority in evaluating residential subdivision proposals:

16.2.1. SIZE

1. Lots should have –
 - (a) appropriate area and dimensions to provide for the proposed density of development, including **dwelling**s, ancillary outbuildings and private open space; and
 - (b) convenient vehicle access and parking.
2. The design of lot sizes and dimensions is to take into account –
 - (a) the slope of the land and the desirability of minimising site disturbance/earthworks associated with **dwelling** construction;
 - (b) the retention and protection of significant natural or cultural features;
 - (c) site constraints including soil instability and stormwater drainage risk;
 - (d) the retention of special features such as trees and views; and
 - (e) the protection of statutory easements and service infrastructure.
3. A range of lot sizes should be provided to meet the requirements of people with different housing needs, and to encourage opportunities for housing diversity and choice.

16.2.2 ORIENTATION AND ENERGY CONSERVATION

1. Lots should be appropriately oriented so that subsequent **dwelling**s are able to incorporate energy conservation measures.
2. Lots should have adequate dimensions to allow suitable on-site solar access to buildings and areas of both private and communal open space taking into account likely **dwelling** size and the relationship of lots to each other and to the street.

16.2.3 HILLSIDES AND RIDGE LINES

Subdivision of hillsides and ridges with slopes greater than 33% (1 in 3) should be avoided due to increased erosion hazard and other environmental hazards.

16.2.4 DWELLING DENSITIES

Lots capable of accommodating higher residential densities should be located on arterial or collector roads, serviced by public transport, in close proximity to public parks or open space and with adequate access to community facilities and services.

16.2.5 FLOODING

1. Development of greenfield sites should accommodate the construction of habitable **floor areas** which are 300mm above the 1% Annual Exceedence Probability (AEP).
2. Natural drainage lines should be retained and enhanced with multi-use open space where possible in favour of formalised channels or open unlined drains.

16.2.6 OPEN SPACES

1. Pedestrian and bicycle linkages should be provided between areas of public open space.
2. Sufficient areas of public open space should be provided to meet the needs of the projected population.

16.2.7 The design of residential subdivisions is to have regard to the assessment criteria, and except with the consent of the Authority, is to provide for the minimum requirements set out in the table to this clause.

TABLE TO CLAUSE 16.2

Lot Size	Building Envelope	Slope	Orientation
>800m ²	17m x 17m (exclusive of any boundary setbacks or service authority easements)	Where slopes exceed 20% designated building envelopes are required	
800m ² to 600m ²	17m x 17m (exclusive of any boundary setbacks or service authority easements)	Slopes are not to exceed 10%.	
<600m ²	12m x 15m (OR 10m x 15m where a boundary wall is nominated as part of the building envelope and exclusive of any boundary setbacks or service authority easements)	Slopes are not to exceed 5%.	Lots shall be oriented so that the long axis is within 20° of True North or 20° of True East

DIVISION 2 - RESIDENTIAL DEVELOPMENTS

17.0 SPECIAL REQUIREMENTS FOR RESIDENTIAL DEVELOPMENTS

17.1 OPEN SPACE

17.1.1 PRIVATE OPEN SPACE

The objective of this clause is to ensure that adequate private open space is provided for each **dwelling**.

For the purposes of this clause, private open space is that area, generally unroofed, which adjoins a **dwelling** and could reasonably be used for domestic purposes by residents of that **dwelling** as a yard, garden, recreation area or the like.

ASSESSMENT CRITERIA

The following criteria are to be used by the Authority in evaluating residential development proposals:

1. Private open space areas should satisfy the minimum dimensions contained in the table to clause 17.1.1 and accommodate both outdoor recreation needs as well as providing space for service functions such as clothes drying and domestic storage.
2. Part of the private open space should enable an extension of the function of the **dwelling** for dining, entertainment, recreation and children's play and be directly accessible from the **dwelling**.
3. The location of private open space should take into account views from the site, the natural features of the site and the location of any private open space associated with neighbouring **dwelling**s.
4. The location and orientation of private open space should provide for maximum year round use.
5. If a **single dwelling** within a **multiple dwelling** has no direct access at ground level to open space, the **multiple dwelling** is to incorporate a component of communal open space.

The design of private open space is to have regard to the assessment criteria and except with the consent of the Authority, is to provide for the requirements set out in the table to this clause.

TABLE TO CLAUSE 17.1.1

	Minimum Area	Minimum Dimension	Other Requirements
Single dwellings	50m ²	6m x 6m	Directly accessible from the dwelling; suitably screened from the street and adjacent dwellings.
Multiple dwellings (with direct ground level access)	35m ²	5m x 4m	Not steeper than 1:10 (10%); directly accessible from the dwelling and suitably screened from the street and adjacent dwellings.
Multiple dwellings (without direct ground level access)	5.4m ²	1.8m x 3.0m	Balcony areas must be directly accessible from the dwelling and suitably screened from the street and adjacent dwellings.

17.1.2 COMMUNAL OPEN SPACE

The objective of this clause is to ensure that suitable areas of communal open space or recreational facilities are provided for **multiple dwellings** to meet user requirements for outdoor activities and use.

For the purposes of this clause communal open space is open space provided for the shared benefit of all residents of a **multiple dwelling** development for relaxation, recreation and entertainment, and may include landscaped areas and recreational facilities.

ASSESSMENT CRITERIA

The following criteria are to be used by the Authority in evaluating residential development if 10 or more **dwellings** are proposed on a lot.

The design of communal open space is to have regard for the following:

- (a) the overall **dwelling** density proposed for the site;
- (b) the proximity and quality of alternative private or public open space;
- (c) the need to distinguish communal open space clearly from private and public open space;
- (d) the type of activities provided for;
- (e) the future maintenance and management requirements;
- (f) the need to maintain the privacy of nearby **dwellings**;
- (g) the projected needs of children for outdoor play;

- (h) the need for landscaping to provide a sense of enclosure for communal open spaces, while allowing informal surveillance and meeting security needs;
- (i) the on-site traffic circulation;
- (j) the hours of operation of communal facilities; and
- (k) the lighting of pedestrian ways, dwelling entries, driveways and car parks to ensure a high level of safety for residents and visitors at night.

Communal open space for **multiple dwelling** development incorporating 10 or more **dwelling**s is to have regard to the assessment criteria and except with the consent of the Authority, is to provide for 10 percent of the lot area being for communal open space.

17.1.3 LANDSCAPING

The objective of this clause is to ensure that landscaping undertaken on a site complements and enhances the streetscape and contributes to the creation of a pleasant and attractive residential environment.

ASSESSMENT CRITERIA

The following criteria are to be used by the Authority in evaluating residential development proposals:

- (a) planting should be focussed on the area within the street frontage setbacks and communal open space areas;
- (b) appropriate arid zone species should be used taking into account the existing streetscape, or if there is a landscape strategy in relation to the area – the strategy;
- (c) landscape planning should assist energy conservation of the **dwelling** and provide for enjoyable private open spaces by using plants to –
 - (i) shade eastern, northern and western aspects of the **dwelling** in summer, and allow solar access to the building and private open spaces in winter; and
 - (ii) reduce the severity of prevailing winds;
- (d) landscaped areas should be designed to facilitate on-site infiltration of stormwater run-off (water harvesting);
- (e) significant trees and vegetation that contribute to the character and amenity of the site and the streetscape should be retained;
- (f) the layout of the landscaping and choice of plants should take into account the need for surveillance of parks, play areas, parking areas and other public areas.

Landscaping for a site to be used or developed for **multiple dwellings, guesthouse and hostel** or **motel** (other than in the B1, B2 and B3 zones) is to have regard to the assessment criteria and except with the consent of the Authority, is to be undertaken on not less than 20% of the site.

- 17.1.4 For the purpose of this clause, landscaping may include paved areas for pedestrian traffic, entertainment and recreation facilities. The quality and extent of the landscaping established on the site is the minimum standard to be maintained on the site for the life of the development. Adequate means of irrigating and maintaining the landscaping is to be provided.

17.2 BUILDING ENVELOPES

The objective of this clause is to ensure that building alignment, height and length are appropriate to the site and surrounds, adjacent building setbacks and the streetscape and are in scale with surrounding development.

ASSESSMENT CRITERIA

The following criteria are to be used by the Authority in evaluating residential development proposals:

1. The setback of buildings and associated structures (carports, sheds, verandahs and pergolas) should assist the integration of new development into the streetscape, make efficient use of the site and provide amenity for residents.
2. Building proximity to side and rear boundaries should be appropriate for the residential character of the area so that the visual bulk of the building presents no significant loss of amenity for adjacent sites. Setbacks should be progressively increased as building height increases. If development on lots less than 600m² is proposed, **common building boundaries** are encouraged in order to maximise the potential for greater privacy for neighbouring **dwelling**s and their private open space.
3. The location of carports and garages should be integrated with the design features of the associated **dwelling** and should not diminish the attractiveness of the streetscape or the dominant views of the **dwelling** from the street.

Unless otherwise designated pursuant to clause 16.2 as a **common building boundary** or except with the consent of the Authority, the minimum setback for single storey buildings and associated structures (including sheds) is to have regard to the assessment criteria and is to be constructed in accordance with the table to this clause.

Sheds less than 10 square metres in **floor area** are exempt from side and rear boundary setback requirements.

**TABLE TO CLAUSE 17.2 – MINIMUM SETBACKS
FOR SINGLE STOREY DEVELOPMENT**

Property Boundary	R1 zone (m)	R0, R2 and R3 zone	Edge of carports, eaves and verandahs	Pergolas
Street frontages				
- primary	6.0	6.0	4.5	4.5
- secondary	2.5	2.5	1.5	1.5
Side	1.5	1.5	0.5	0
Rear	1.5	2.5	0.5	0

17.2.1 In the table to this clause –

- (a) primary street means the street with the wider carriageway or that which carries the greater volume of traffic;
- (b) secondary street means a street that is not a primary street;
- (c) the setbacks specified are those calculated before a subdivision under clause 16.2; and
- (d) the specified setbacks apply throughout the length and height of the sides, front and rear of the building.

17.2.2 Except with the consent of the Authority, the setback for a multistorey building (for that part of the wall of the building over 3.6 metres high) is increased by 0.5 metres for every 1.0 metre of height (or part of a metre) that the wall is over 3.6 metres in height.

17.2.3 Except with the consent of the Authority, the total length of the boundary wall of a building is not to be more than 50 percent of the length of the side property boundary, regardless of whether the boundary is a designated **common building boundary**.

17.3 RESIDENTIAL DENSITIES

1. The purpose of this clause is to ensure that residential development is:
 - (a) of a density compatible with the existing and planned provision of reticulated services and community facilities which will service the area; and
 - (b) consistent with land capability.
2. The maximum number of dwellings that may be constructed on a site is to be determined in accordance with the table to this clause.

TABLE TO CLAUSE 17.3

Zone	Dwelling Density (m²)
R0	1 per 500m ²
R1	1 single dwelling only
R2	1 per 300m ²
R3, B1, B2, B3	1 storey 1 per 400m ² 2 storey 1 per 200m ² 3 storey 1 per 133m ²
RL1	1 per 4000m ²
RL2	1 per 2 ha (20000m ²)
R	1 per 40 ha (40000m ²)

17.4 DESIGN CRITERIA FOR SINGLE DWELLINGS AND MULTIPLE DWELLINGS

The objective of this clause is to ensure that all forms of residential development are based on a demonstrated appreciation of the characteristics of the site and its neighbourhood context (relationship to surrounding development), and that any resulting design demonstrates a positive response to the criteria.

17.4.1 All applications for **multiple dwelling** development and **single dwellings** on lots less than 800m² are to demonstrate site analysis, including:

- (a) topography;
- (b) flood liability (where relevant);
- (c) existing vegetation;
- (d) buildings (including those to be retained);
- (e) views to and from the site;
- (f) vehicular and pedestrian access (including disabled access where appropriate);
- (g) flooding and stormwater drainage;
- (h) lot orientation;
- (i) noise sources;
- (j) filled areas and the method of retaining the fill; and
- (k) fences, boundaries and easements.

- 17.4.2 An application for a **multiple dwelling** development, or a **single dwelling** on a lot that is less than 800m², is to demonstrate a responsive design solution with respect to the neighbourhood context, including:
- (a) the location and use of adjacent buildings;
 - (b) abutting private open spaces and habitable room windows that overlook the site;
 - (c) views and solar access enjoyed by adjacent residents;
 - (d) major trees on adjacent properties;
 - (e) the location and height of walls built to the site's boundary;
 - (f) the location and character of any adjacent public open spaces;
 - (g) street frontage features such as service poles, street trees, kerb crossovers, bus stops and services;
 - (h) the built form and character of adjacent and nearby development;
 - (i) the direction and distances to local shops, schools, public transport, parks and community facilities; and
 - (j) any differences in levels between the site and adjacent properties.
- 17.4.3 The consideration of the relevant matters contained in clause 17.4.1 (site analysis) and clause 17.4.2 (neighbourhood context) are to be reflected in the following design elements:
- (a) lot size and orientation;
 - (b) building siting and design;
 - (c) private and communal open space;
 - (d) vehicle movement and parking;
 - (e) streetscape;
 - (f) landscaping; and
 - (g) management of stormwater drainage.

17.5 DELETED BY AMENDMENT NO 66

17.6 DELETED BY AMENDMENT NO 66

17.7 HOME OCCUPATIONS

The objective of this clause is to ensure that **home occupations** are established, and continue to operate, in a manner that does not detract from the amenity of the locality or from the residential amenity of the premises in which the **home occupation** is established.

Except with the consent of the Authority, a **dwelling** shall not be used for the purpose of a **home occupation** unless -

- (a) assistance is only provided by persons resident in the **dwelling**;
- (b) the total area used (whether temporarily or permanently) does not exceed 30 square metres;
- (c) no greater demand or load is imposed on the services provided by a public utility organisation beyond that which is ordinarily required by other users of the services in the locality;
- (d) no **advertising sign** is displayed, other than one which identifies the name and occupation of the resident of the **dwelling** and which is not more than 0.3 square metres;
- (e) no goods are visible in a window or about the **dwelling** and its **site**; and
- (f) not more than one vehicle registered as a commercial vehicle under the Motor Vehicles Act is used for the purposes of the **home occupation**.

17.8 DELETED BY AMENDMENT NO 66

17.9 DELETED BY AMENDMENT NO 66

17.10 BED AND BREAKFAST ACCOMMODATION IN RESIDENTIAL AND RURAL LIVING ZONES

Objective: The objective of this clause is to ensure that **bed and breakfast accommodation** may be established in, and operate from, a **dwelling**, provided the use does not detract from the **amenity** of the locality in which the use is established.

With the consent of the Authority, a **dwelling** may be used for **bed and breakfast accommodation** in Zones R1, R0, R2, R3, B1, B2, B3, RL1, RL2 and R provided that -

- (a) the Authority is satisfied that the **dwelling** is suitable for the nature of the proposed use;
- (b) not more than 5 travellers are accommodated in the **dwelling** at any one time;
- (c) a minimum of 2 car parking spaces are provided on site; and
- (d) in Zones R1, R0, R2, R3, RL1, RL2 and R no sign exceeding 0.3 square metres advertising **bed and breakfast accommodation** is displayed.

17.11 DELETED BY AMENDMENT NO 66

DIVISION 3 - INDUSTRIAL USES

18.0 COMMON REQUIREMENTS IN INDUSTRIAL ZONES

18.1 BUILDING SITE COVERAGE

The objective of this clause is to ensure industrial allotments are developed in a manner which will provide adequate building and landscape setbacks, car **parking areas** and loading bays.

Except with the consent of the Authority, in the I1 and I2 zones, the area of a **site** covered by buildings shall not exceed 60 percent of the **site**.

18.2 BUILDING SETBACKS

18.2.1 The objective of this clause is to enhance the visual amenity in industrial zones.

Except with the consent of the Authority, buildings in the I1 and I2 zones shall not be located other than in accordance with the table to this clause.

TABLE TO CLAUSE 18.2
BUILDING SETBACK TABLE
INDUSTRIAL DEVELOPMENT

	Setback in metres
<u>Minimum Setback to Streets</u>	
Buildings with frontage to Stuart Highway, Smith Street or Larapinta Drive	9
Buildings having frontage to all other streets	3
<u>Minimum Setback to Side and Rear Boundaries</u>	
Distance from at least one side boundary	5
Distance from rear boundary	5

18.2.2 Where more than one building is located on a **site**, the **site** shall, for the purpose of clause 18.2, be deemed to consist of such number of **sites** as there are buildings on the **site** and the boundaries of the deemed **site** shall be the lines which are half the average distance between the building on the deemed **site** and the buildings closest to it on all sides.

18.3 LANDSCAPING

The objective of this clause is to enhance the level of visual amenity in industrial zones.

Except with the consent of the Authority, all uses in the I1 and I2 zones shall incorporate a landscaped area equivalent to 15 percent of the **site**. Such area shall include the frontage setback required pursuant to clause 18.2.

19.0 COMMON REQUIREMENTS FOR SERVICE STATIONS

The objective of this clause is to ensure that **service station** developments do not, by reason of appearance, cause detriment to the amenity of an area or, by reason of vehicle movements, create a potential hazard to traffic on abutting roadways.

Except with the consent of the Authority, a **site** shall not be developed for a **service station** unless -

- (a) a vehicular crossing over the footpath is not more than 9 metres wide, is not closer than 6 metres to another vehicular crossing and is not closer than 15 metres to a road intersection;
- (b) separate entrances to and exits from the **site** are provided and exits are separated by physical barriers and so identified by suitable signs readily visible to persons using the adjoining road or entering or leaving the **site**;
- (c) vehicles temporarily stored pending repairs are screened from view from a road and from land used for residential purposes;
- (d) inlets to bulk fuel storage tanks are situated so that tankers, while discharging fuel into the tanks, stand wholly within the **site**;
- (e) fuel pumps are not closer than 3 metres to the edge of the road reserve; and
- (f) at least 15 percent of the **site** is landscaped.

DIVISION 4 - COMMERCIAL USES

20.0 SHOPS OTHER THAN IN B1 AND B2 ZONES

The objective of this clause is to ensure that retailing activity outside B1 and B2 zones does not alter the function of the zone in which it is located.

Other than in B1 and B2 zones the **net floor area** of a **shop** shall not exceed 100 square metres.

21.0 OFFICES OTHER THAN IN B1 AND B2 ZONES

21.1 The objective of this clause is to ensure that **office** activity outside B1 and B2 zones does not alter the function of the zone in which it is located.

21.2 Subject to subclause 21.3, other than in B1 and B2 zones, the **net floor area** of an **office** is not to exceed 300 square metres.

21.3 The **net floor area** of an **office** in the CP zone may only exceed 300 square metres -

- (a) with the consent of the Authority; and
- (b) where the **office** is to be used primarily for the purposes of or in association with a public utility.

22.0 SITE COVERAGE IN B1, B2 AND B3 ZONES

The objective of this clause is to ensure that there is adequate open space between buildings having regard to the existing and desirable intensity of development within that zone.

Except with the consent of the Authority, no building shall be used or constructed in B1, B2 and B3 zones where the **site** coverage exceeds 85, 60 and 40 percent respectively.

23.0 PLOT RATIO IN B1 ZONE

The objective of this clause is to facilitate the highest intensity development in the B1 zone where there is a demonstrated community benefit.

The base **plot ratio** limit in the B1 zone shall be 1, however the Authority may consent to a higher **plot ratio** (but not exceeding 3) in some circumstances. These circumstances include -

- (a) a design which responds to the image, streetscape, building alignment, orientation, scale and amenity of the town centre and complements the arid character and climate of central Australia;
- (b) retention of existing vegetation or provision of landscaping in addition to that required by this Part;
- (c) frontage to Todd Mall;
- (d) provision of pedestrian facilities, such as a link between streets, passive waiting areas or ablutions; and

- (e) provision of either undercover car parking or car parking in excess of that required by this Part.

24.0 LANDSCAPING IN B1, B2 AND B3 ZONES

The objective of this clause is to ensure that developments in B1, B2 and B3 zones incorporate an adequate amount of landscaping to enhance the level of visual amenity in the locality.

Except with the consent of the Authority, developments in B1, B2 and B3 zones shall incorporate an adequately landscaped open space area equivalent to 10, 15 and 20 percent of the **site** respectively.

DIVISION 5 - BUILDING HEIGHT

25.0 BUILDING HEIGHT LIMITATIONS

25.1 MAXIMUM BUILDING HEIGHTS

The objective of this clause is to maintain the current low rise character of the built environment.

No building shall be constructed where the height of the building exceeds that specified in the table to this clause.

TABLE TO CLAUSE 25.1

ZONE	MAXIMUM PERMITTED BUILDING HEIGHT
B1, B2, B3 and R3	3 storeys
All other zones	2 storeys

- 25.2 Clause 25.1 may be varied, with the consent of the Authority, in the area shown hatched and bound by the black line and marked SUBJECT AREA in the diagram to this clause.

DIVISION 6

26.0 *****

DIVISION 7 - PARKING OF VEHICLES

27.0 PROVISION FOR CAR PARKING

27.1.1 PARKING REQUIREMENTS

The objective of this clause is to ensure that developments provide sufficient off-street car parking to service the proposed use.

Except with the consent of the Authority, a person shall not use or develop land for a purpose specified in Column 1 of the table to this clause unless provision is made on the land for **car parking spaces**, being no fewer in number than the number calculated in accordance with the formula specified opposite in Column 2.

- 27.1.2 Where a calculation made pursuant to clause 27.1.1 results in a number which is not a whole number, the number of **car parking spaces** required shall be the next highest whole number.

27.2 REDUCTION IN PARKING REQUIREMENTS

The objective of this clause is to provide for a reduction in the calculated parking requirement having regard to the criteria specified.

Where the Authority is satisfied that fewer **car parking spaces** are required than the number otherwise calculated in accordance with clause 27.1.1 after having regard to -

- (a) the provision of **car parking spaces** in the vicinity of the land;
- (b) the availability of public transport in the vicinity of the land; and
- (c) the zoning of the land, the use or development or proposed use or development of the land and possible future use or development of the land.

The Authority may grant consent to the use of the land conditional to the provision of such number of **car parking spaces** (or for no **car parking spaces**) as may be specified by the Authority.

27.3 PAYMENT IN LIEU OF PROVISION OF CAR PARKING SPACES

The objective of this clause is to facilitate the payment of a monetary contribution in lieu of the provision of the required **car parking spaces**.

A service authority may require the payment of a monetary contribution, referred to in section 70(3) of the *Planning Act*, in lieu of the provision of some or all of the required number of **car parking spaces** and that contribution is to be paid in accordance with Part 6 of the Act.

TABLE TO CLAUSE 27.1
PARKING REQUIREMENTS

COLUMN 1	COLUMN 2
Use or development	Minimum number of car parking spaces required
Caravan park	for every caravan , mobile home or tent site - 1.1
Child care centre	for every employee - 1 <u>plus</u> 2 additional spaces
Community centre	for every 100 square metres of net floor area - 5
Convention centre	for every 100 square metres of net floor area - 5
Dwelling	for every dwelling – 2
Educational establishment	
a) primary or secondary school	for every classroom – 1 <u>plus</u> 2 additional spaces
b) tertiary educational establishment	for every classroom – 1 <u>plus</u> for every 6 students – 1 <u>plus</u> 2 additional spaces
Funeral parlour	for every 100 square metres of net floor area used as a chapel – 5
General industry and Offensive or hazardous industry	for every 100 square metres of net floor area - 1 <u>plus</u> for every 25 square metres of net floor area used for offices - 1
Guesthouse and hostel	for every 5 persons - 1 <u>plus</u> for every staff member - 1 <u>plus</u> 1 mini-bus bay
Hospital	for every 4 patient beds - 1 <u>plus</u> for every 100 square metres of floor area used for administrative purposes - 4

COLUMN 1	COLUMN 2
Use or development	Minimum number of car parking spaces required
Hotel	for every two guest suites or bedrooms - 1 <u>plus</u> for every 100 square metres of floor area used as a bar - 50 <u>plus</u> for drive-in bottle shop (if any): for cars being served or awaiting service - 10
Indoor recreation establishment	
a) racquet court games	for every court - 4 <u>plus</u> for indoor spectator facilities (if any): for every 4 seats - 1
b) cinema or theatre	for every 4 seats - 1
c) otherwise than specified in a) or b)	for every 100 square metres of net floor area - 10 <u>plus</u> for spectator facilities (if any): for every 4 seats - 1
Institutional establishment	for every employee - 1 <u>plus</u> for every 100 square metres of net floor area - 1
Kennel and cattery	for every employee - 1 <u>plus</u> 4
Licensed club	for every 100 square metres of floor area used as a lounge area or beer garden - 10 <u>plus</u> for every 100 square metres of floor area used as a bar - 20
Light industry	for every 100 square metres of net floor area used for industrial purposes other than as an office - 1 <u>plus</u> for every 25 square metres of net floor area used for offices - 1
Medical clinic	for every consulting room - 3 <u>plus</u> 1 additional space
Motel	for every guest suite or bedroom - 1 <u>plus</u> for every 100 square metres of floor area used as a lounge bar or beer garden - 16
Motor body works	for every 100 square metres of net floor area - 6

COLUMN 1	COLUMN 2
Use or development	Minimum number of car parking spaces required
Motor repair station	for every 100 square metres of net floor area - 6
Multiple dwelling	as for ' dwelling '
Nursery	for every 100 square metres of net floor area of any building – 2 <u>plus</u> for every 1000 square metres used for outdoor nursery area – 4
Offensive or hazardous industry	see general industry
Office (not elsewhere referred to in this table)	for every 100 square metres of net floor area - 2.5
Passenger terminal	for every 100 square metres of net floor area - 5 <u>or</u> as many car spaces as can be provided on 25% of the site area, whichever results in the greater number of spaces (calculated exclusive of areas used for taxi stands or bus loading purposes)
Place of worship	for every 100 square metres of net floor area - 5
Private camping	for every site – 1.1
Recycling depot	for every 100 square metres of net floor area used other than as an office - 1 <u>plus</u> for every 25 square metres of net floor area used for offices – 1 <u>plus</u> for every 1000 square metres of the site area used for open storage - 4
Restaurant	for every 100 square metres of net floor area - 7
Service industry	for every 100 square metres of net floor area used for industrial purposes other than as an office - 2 <u>plus</u> for every 25 square metres of net floor area used for offices – 1
Service station	for every 100 square metres of net floor area - 2 <u>or</u> 10 whichever is the greater
Shop	for every 100 square metres of net floor area - 6

COLUMN 1	COLUMN 2
Use or development	Minimum number of car parking spaces required
Showroom sales	for every 100 square metres of net floor area used for showroom sales - 4 <u>plus</u> for every 25 square metres of net floor area used for offices – 1 <u>plus</u> for every 200 square metres used for outdoor display and sales purposes - 1
Single dwelling	as for ' dwelling '
Special purposes	
a) cemetery or crematorium;	for every 100 square metres of net floor area used as a chapel – 5
b) law courts, administration of justice or radio or TV installation	for every 100 square metres of net floor area - 2.5
c) ambulance, police or fire station	for every 100 square metres of net floor area (excluding operating vehicle parking areas) - 2.5
Stables	for every stall - 1
Supporting accommodation	for every 4 beds - 1 <u>plus</u> for every 100 square metres of floor area used as administration area - 4
Transport terminal	for every 100 square metres of floor area used as a transport terminal - 1 <u>or</u> as many car parking spaces as can be accommodated on 25% of the site area, whichever is the greater number of spaces
Vehicle sales yard	for every 100 square metres of net floor area - 4 <u>plus</u> for every 25 square metres of net floor area used for offices – 1 <u>plus</u> for every 200 square metres of site used for open air display – 1

COLUMN 1	COLUMN 2
Use or development	Minimum number of car parking spaces required
Veterinary clinic	for every 100 square metres of net floor area - 4
Warehouse	for every 100 square metres of net floor area (excluding offices) - 1 <u>plus</u> for every 25 square metres of net floor area used for offices – 1

27.4 UNLISTED LAND USES

Where a use or development is proposed which is not listed in the table to clause 27.1, the number of **car parking spaces** required for that development shall be as determined by the Authority.

27.5 PARKING LAYOUT

27.5.1 The objective of this clause is to ensure that a **parking area** is constructed to a standard and located so as to facilitate its convenient use.

Except with the consent of the Authority, a **parking area** shall -

- (a) be of a gradient suitable for safe and convenient vehicular parking;
- (b) be of functional design and provide separate access to every **car parking space**;
- (c) be designed to allow a vehicle to enter from and exit to a public road in a forward gear;
- (d) be sealed and well drained;
- (e) be established, used and maintained only for the purpose of the parking of vehicles; and
- (f) be designed in accordance with the dimensions set out in the table and diagram to this clause.

27.5.2 Access lanes and driveways to a **parking area** shall have a minimum width of 6 metres for two-way traffic flow or 3.5 metres for one-way traffic flow.

27.6 SCREENING OF PARKING AREAS

The objective of this clause is to ensure that **parking areas** are adequately screened from the street so as to enhance the streetscape.

Except with consent of the Authority, **parking areas** if situated between a building and a frontage to a road or other public place shall be located not less than 3 metres from that frontage, and the strip so created shall be landscaped so that the parking area behind is screened when viewed from the road or public place.

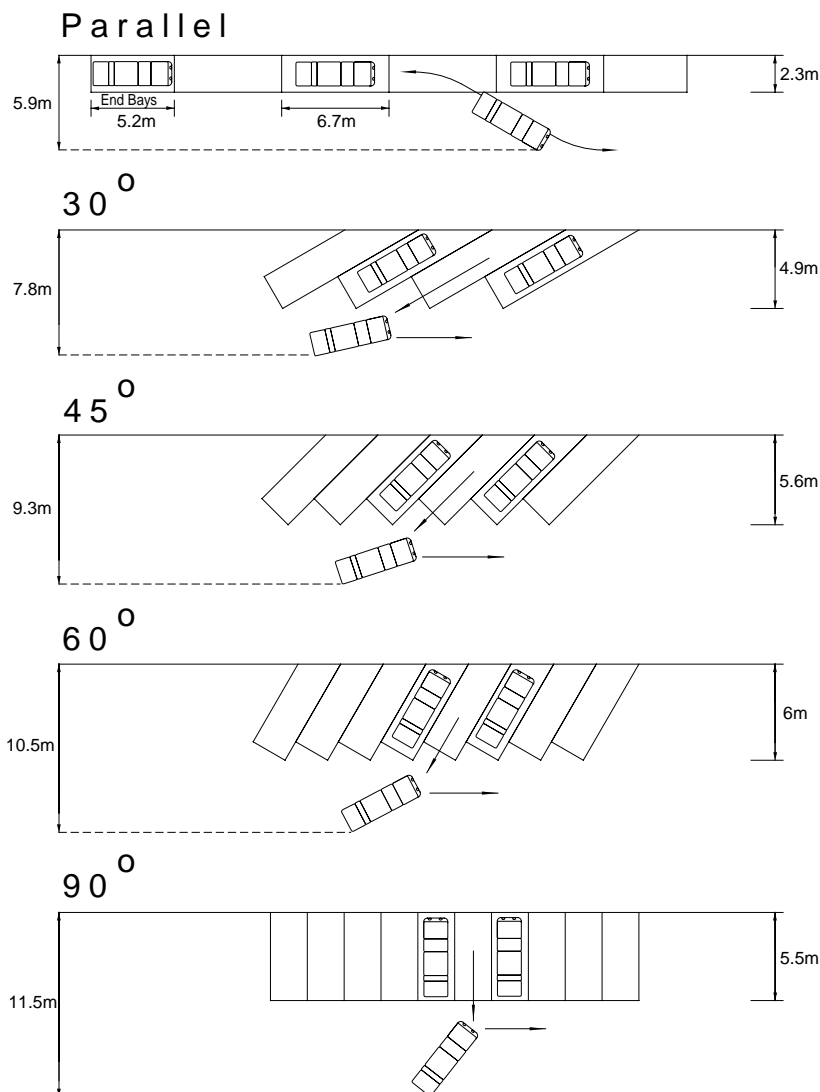
TABLE AND DIAGRAM TO CLAUSE 27.5

Bay Sizes for On-Site Parking

Angle of parking (degree)	Bay width (metres)	Bay length* (metres)	Width used for parking manoeuvre (metres)
0 (parallel)	2.3	6.7**	5.9
30	2.5	4.9	7.8
45	2.5	5.6	9.3
60	2.5	6.0	10.5
90	2.5	5.5	11.5

* Bay length for angle parking is measured at right angles to the boundary of the car park; for parallel parking it is measured along the boundary.

** End bays for parallel parking may be reduced to 5.2 metres if necessary. Where the parking turnover is high bays could be up to 7.3 metres long to minimise manoeuvring delays.



DIVISION 8 - LOADING BAYS

28.0 LOADING BAYS

The objective of this clause is to ensure that adequate provision is made on **site** for the loading and unloading of vehicles associated with the use of the land.

Except with the consent of the Authority, a building or **site** shall not be developed for a **general industry, light industry, shop, showroom sales, transport terminal or warehouse** unless provision is made wholly within the **site** for the accommodation of vehicles whilst being loaded or unloaded. Loading bays shall be provided at the ratio of -

- (a) for every single occupation up to a total **floor area** of 10,000 square metres - 1 per 2,000 square metres of **floor area**; and
- (b) for every 5,000 square metres of **floor area** or part thereof in excess of 10,000 square metres - an additional loading bay.

A loading bay required by this clause shall have minimum dimensions of 7.5 metres by 3.5 metres, a minimum height clearance of 4 metres and adequate access shall be provided.

DEVELOPMENT MATRIX

	R 0	R 1	R 2	R 3	C L	B 1	B 2	B 3	I 1	I 2	O 1	O 2	O 3	F U	C P	R L 1	R L 2	R
AGRICULTURE - PASSIVE	C	.	.	.	.	.	.	.	.	P	C	.	C	P
AGRICULTURE - INTENSIVE	C	C	.	.	C
BED AND BREAKFAST ACCOMMODATION	C	C	C	C	.	.	.	.	.	.	.	.	.	.	.	C	C	C
BUSINESS SIGN	C	C	C	C	C	P	P	C	P	P	.	C	C	C	C	C	C	C
CARAVAN PARK	.	.	.	C	.	.	.	C	.	.	.	.	.	.	.	.	.	.
CARETAKER'S RESIDENCE	P	P	.	P	P	C	C	C	.	.	.	.	.
CAR PARK	C	C	C	C	C	.	C	.	.	C	.	.	.
CHILD CARE CENTRE	.	.	.	C	P	P	C	C	C	C	.	C	.	.	P	.	.	.
COMMUNITY CENTRE	.	C	C	C	P	C	P	C	C	C	.	P	C	.	P	.	.	.
CONVENTION CENTRE	C	P	C	C	.	.	.	.	.	.	C	.	.	.
EDUCATIONAL ESTABLISHMENT	C	C	C	.	C	C	.	C	C	.	P	C	C	C
EXTRACTIVE INDUSTRY	C
FLORA AND FAUNA SANCTUARY	P	.	.	C	.	.	P	P	P	C	.	P	P	P
FUEL DEPOT	C	.	.	.	.	.	.	.	.
FUNERAL PARLOUR	C	.	.	C	C	.	.	.	.	.	.	.	.
GENERAL INDUSTRY	P	.	.	.	.	.	.	.	.
GUESTHOUSE AND HOSTEL	.	.	.	C	C	C	C	C	.	.	.	.	.	.	.	.	.	.
HOME OCCUPATION	C	C	C	C	P	.	.	.	.	.	.	.	.	C	.	C	C	P
HOSPITAL	.	.	.	C	.	C	.	.	.	.	.	.	.	.	P	.	.	.
HOTEL	C	C	C	C	C	.	.	.	.	.	.	.	.
INDOOR RECREATION ESTABLISHMENT	.	.	.	C	P	P	C	C	C	C	.	C	.	.	C	.	.	.
INSTITUTIONAL ESTABLISHMENT	C	.	C	.	.	.	.	.	.	.	P	.	.	.
KENNEL AND CATTERY	C	C	.	.	.	.	.	.	C	C
LICENSED CLUB	P	C	C	C	C	.	C	.	.	C	.	.	.
LIGHT INDUSTRY	P	P	.	.	.	.	.	.	.	.
MARKET	P	P	C	C	.	.	C	.	.	C	.	.	.
MEDICAL CLINIC	.	.	C	C	C	P	P	C	C	C	.	.	.	.	C	.	.	.
MOTEL	.	.	.	C	C	C	C	C	.	.	.	.	.	.	.	.	.	.
MOTOR BODY WORKS	P	P	.	.	.	.	.	.	.	.
MOTOR REPAIR STATION	P	P	.	.	.	.	.	.	.	.
MULTIPLE DWELLING	C	.	C	C	P	C	C	C	.	.	.	.	.	.	C	C	C	.
NURSERY	C	.	C	.	C	C	.	.	.	C	C	C	C	C
OFFENSIVE OR HAZARDOUS INDUSTRY
OFFICE	C	P	C	C	.	.	.	.	.	.	C	.	.	.
OUTDOOR ENTERTAINMENT	C	C	C	C	C	C	.	C	C	C	C	.	C	.
PASSENGER TERMINAL	C	.	C	C	C	C	.	.	.	.	.	.	.	.
PLACE OF WORSHIP	.	.	.	C	C	P	C	C	C	C	.	.	.	.	P	.	.	.
PRIVATE CAMPING	P	.	.	C	.	.	.	.	.	.	C	.	.	.
PROMOTION SIGN	C	C	C	C	C	C	C	C	P	P	.	C	.	C	C	C	C	.
RECYCLING DEPOT	C	C	.	.	.	.	.	.	.	.
RESEARCH CENTRE	C	C	.	C	C	C	.	C	.	P	.	C	C	.
RESTAURANT	.	.	.	C	C	P	P	C	C	C	.	C	C	C	C	.	C	.
RURAL INDUSTRY	C	.	.	.	.	C	.	.	.	.	.	.	C	C
SERVICE STATION	C	C	C	C	C	.	.	.	.	.	.	.	.
SHOP	C	P	P	C	C	C	.	C	C	C	.	.	.	.
SHOWROOM SALES	P	P	.	P	C	.	.	.	.	.	.	.	.
SINGLE DWELLING	C	P	C	C	P	.	.	C	.	.	.	.	.	C	C	P	P	P
SPECIAL PURPOSES	C	C	C	C	C	.	C	.	.	P	.	.	.
SPORTS AND RECREATION	.	C	C	C	P	C	C	C	C	C	P	P	C	C	P	C	C	C
STOCK AND SALES YARD	C	.	.	.	.	.	.	C	.
SUPPORTING ACCOMMODATION	.	C	C	C	P	C	.	C	.	.	.	.	.	.	P	C	C	.
TRANSPORT TERMINAL	C	P	.	.	.	.	.	.	.	.
VEHICLE SALES YARD	C	.	P	P	.	.	.	.	.	.	.	.
VETERINARY CLINIC	C	.	C	C	C	P	.	.	.	.	C	.	C	C
WAREHOUSE	P	P	.	.	.	.	.	.	.	.

P = PERMITTED

C = CONSENT

. = PROHIBITED

TABLE OF AMENDMENTS
ALICE SPRINGS TOWN PLAN 1992

Amendment Number	Gazette number	Gazette Date	Amendment
1	G43	28/10/92	Rezones approximately 0.5 hectares of vacant Crown land adjacent to Lots 2699, 949, 444 and 1033 Stuart Highway, Alice Springs from O3 to SU (10) and I1.
2	G43	28/10/92	Rezones part of Lot 6478 Ross Highway, Town of Alice Springs from RL1 to RL2.
3	G43	28/10/92	Rezones Lot 6399 at the corner of Memorial Avenue and Flynn Drive, Town of Alice Springs from R3 to R2.
4	G4	27/01/93	Rezones part of Lot 5267 Spearwood Road, Town of Alice Springs from B2 to R2.
5	G4	27/01/93	Rezones Lot 6930 on the corner of Larapinta and Bradshaw Drives, Town of Alice Springs, from FU to SU (11) to permit, with the consent of the Authority, use of the land for any purpose consistent with R1 or O1.
6	G10	10/03/93	Rezones part of Lot 5791 Barrett Drive, Town of Alice Springs from B2 to R2.
7	G20	12/05/93	Rezones part of Lot 800 Stuart Highway and part of Portion 427 Colonel Rose Drive, Town of Alice Springs, both vacant Crown land, from CP and R respectively, to SU (12) to permit, with the consent of the Authority, use of the land for the purpose of a citrus orchard and for ancillary purposes.
8	G33	18/08/93	Rezones Lot 24 Bath Street, Town of Alice Springs from CP to B1.
9	G3	19/01/94	Rezones Lots 4939 to 4945 (inclusive) Madigan Street and Lots 8143 and 8144 Erija Street, Town of Alice Springs from R2 to R1.
10	G5	02/02/94	Rezones Lot 6907 Zeil Street, Lots 6901 and 6833 Nelson Terrace, Lot 6433 Weaving Court, Lots 5759, 6391 and 6459 Battarbee Street and Lot 6463 Tmara Mara Street, Town of Alice Springs from R1 to R2.
11	G24	15/06/94	Rezones Lots 2734, 2760 to 2773 (inclusive), 2806 to 2813 (inclusive) and 3123 to 3130 (inclusive) Memorial Avenue, Lot 2759 Rosenbaum Street, Lot 3505 Van Senden Avenue and Lot 2735 Rounsevell Street, Town of Alice Springs from R2 to R1.

TABLE OF AMENDMENTS
ALICE SPRINGS TOWN PLAN 1992

Amendment Number	Gazette number	Gazette Date	Amendment
12	G31	03/08/94	Rezones Lot 7860 Cromwell Drive, Town of Alice Springs from SU to R1, R2, O1 and SU.
13	G31	03/08/94	Rezones Lot 396 Mueller Street, Town of Alice Springs from R3 to R1.
14			
15	G35	31/08/94	Rezones Lots 8246 to 8283 on the corner of Larapinta and Bradshaw Drives, Town of Alice Springs from SU to R1 and O1 for the purpose of allowing for the provision of a neighbourhood park area to be incorporated into the subdivision design.
16	REJECTED		
17	G23	07/06/95	Rezones part Lot 8391 (Lot 7902 and vacant Crown land) Commonage Road, Town of Alice Springs from CP to SU(4).
18	G31	03/08/94	Rezones part Lot 8234 Barrett Drive, Town of Alice Springs from B2 to R2.
19	WITHDRAWN		
20	G24	14/06/95	Rezones part Lot 8212, Town of Alice Springs from FU, CP and O1 to O3.
21	G25	21/06/95	Rezones Lot 2703 Bradshaw Drive, Town of Alice Springs from FU to SU (14).
22	G18	03/05/95	Rezones Lot 7657 Harms Court, Town of Alice Springs from R1 to O1.
23	G24	14/06/95	Introduction of bed and breakfast accommodation to Zones R1, R2 and R3.
24	G41	11/10/95	Amends table to clause 15.18.1, item (8).
25	G33	16/08/95	Amends zoning tables to clauses 15.15 to 15.17 - makes bed and breakfast a consent use. Amends clause 17.10.
26	G35	30/08/95	Rezones part Lot 6402 Cypress Crescent, Town of Alice Springs from O1 to CP.
27	G46	15/11/95	Rezones Lot 7728 Telegraph Terrace, Town of Alice Springs from O1 and O3 to CP and O3.

TABLE OF AMENDMENTS
ALICE SPRINGS TOWN PLAN 1992

Amendment Number	Gazette number	Gazette Date	Amendment
28	G47	22/11/95	<p>(a) Rezones Lots 8213, 8420 and 8454 Latz Crescent, Town of Alice Springs from SU to R2;</p> <p>(b) Rezones Lots 8421 to 8427 (inclusive), Lots 8446 to 8453 (inclusive) Mirus Court, Town of Alice Springs, Lot 8428, Lot 8429 and Lots 8431 to 8445 (inclusive) Warber Court, Town of Alice Springs from SU to R1; and</p> <p>(c) Rezones Lot 8430 Warber Court, Town of Alice Springs from SU to O1.</p>
29	WITHDRAWN		
30		13/12/95	Rezones Lots 7466, 8163, 8164, 8165, 8166 and 8615 Stott Terrace, Town of Alice Springs from O2 to O3.
31	G5	31/01/96	<p>Rezones Lot 5803 Len Kittle Drive, Town of Alice Springs from O2 to SU (15).</p> <p>Amends table to clause 15.18.1.</p>
32	SUPERSEDED BY AMENDMENT NO 44.		
33	G20	15/05/96	Rezones Lot 2703 Bradshaw Drive, Town of Alice Springs from SU to O1, R1 and R2.
34	G21	22/05/96	<p>Introduces clause 8.8.</p> <p>Minimum lot size in zones R2 and R3.</p> <p>Inserts clause 17.11 (development of lots less than 600 square metres).</p>
35	G25	19/06/96	<p>Rezones Lots 3560 and 3562 Bullen Road, Town of Alice Springs from R to SU.</p> <p>Amends table to clause 15.18.1 (16).</p>
36	G20	15/05/96	Rezones Lot 5513 Grevillea Drive, Town of Alice Springs from CP to R1.
37	G29	17/07/96	Superceded by Amendment No 39.
38	G29	17/07/96	Rezones Lot 1019 Gap Road, Town of Alice Springs from FU to R2.

TABLE OF AMENDMENTS
ALICE SPRINGS TOWN PLAN 1992

Amendment Number	Gazette number	Gazette Date	Amendment
39	G34	21/08/96	Rezones Lot 5125 Kurrajong Drive, Town of Alice Springs from O2 to R2.
40	G42	16/10/96	<p>(a) Rezones Lot 8603 Kramer Street, Town of Alice Springs from SU1 to CP.</p> <p>(b) Rezones Lot 8419 Heidenreich Court and Lot 8461 Rubina Street, Town of Alice Springs from SU1 to O1.</p> <p>(c) Rezones Lots 8401, 8402, 8403, 8404, 8466, 8467, 8468, 8469 and 8470 Kramer Street, Town of Alice Springs, Lots 8400, 8411, 8412, 8413, 8414 and 8465 Latz Crescent, Town of Alice Springs and Lots 8455, 8456, 8457, 8458, 8459, 8460, 8462 and 8463 Rubina Street, Town of Alice Springs from SU1 to R1.</p> <p>(d) Rezones Lots 8464 and 8604 Latz Crescent, Town of Alice Springs from SU1 to R2.</p>
41	G3	22/01/97	Amends table to clause 15.18.1 (18).
42	G6	12/02/97	Rezones Lot 5766 Angguna Avenue, Town of Alice Springs from CP to R2.
43	G5	05/02/97	Rezones Lots 917, 918, 919, 920 and 209 South Terrace, Town of Alice Springs from B3 to CP.
44	G5	05/02/97	Rezones Lots 7434, 7580 and 7585 Stephens Road and Lots 7552, 7553, 7554 and 7555 Heavitree Court, Town of Alice Springs from B3 to R2.
45	G8	26/02/97	Rezones part Lot 8585 Tmara Mara Circuit, Town of Alice Springs from R1 to R2.
46	G48	03/12/97	<p>Rezones Lot 912 Stokes Street and Lot 8607, part Lot 8137 and part Lot 8608 Stuart Highway, Town of Alice Springs from I1, CP and FU to SU.</p> <p>Amends Table to clause 15.18.1 (19).</p>
47	G12	26/03/97	Rezones part Lot 8537 Burke Street, Town of Alice Springs from R1 to R2.
48	G14	09/04/97	Rezones Lot 6393 Undoolya Road, Town of Alice Springs from O2 to CP.

TABLE OF AMENDMENTS
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Amendment Number	Gazette number	Gazette Date	Amendment
49	G11	19/03/97	Rezones Lot 7860 Cromwell Drive, Town of Alice Springs from SU to R2. Amends table to clause 15.18.1 by omitting item 7.
50	G28	16/07/97	Rezones part of Lot 8110, Town of Alice Springs from B3 to O3. Rezones Lots 7882 and 7741 and part of Lots 7727, 8109, 8110, 8111, 8112 and 8122, Town of Alice Springs from B3 to FU.
51	REJECTED		
52	G30	30/07/97	Rezones parts of Lot 8537 Burke Street, Town of Alice Springs from R1 to SU (20). Amends table to clause 15.18.1 (20).
53	G20	27/05/98	Amends clause 5.2(a). Adds new clause 10.0.
54	G38	24/09/97	Rezones Lot 328 South Terrace, Town of Alice Springs from B3 to CP.
55	G38	24/09/97	Rezones Lots 7855 and 8535 Kurrajong Drive, Town of Alice Springs from O2 to R2.
56	G38	24/09/97	Rezones Lot 7732 Stuart Highway, Town of Alice Springs from B1 and O2 to SU21. Amends table to clause 15.18.1 by inserting item 21.
57	G2	21/01/998	Rezones part Lot 4991 Larapinta Drive, Town of Alice Springs from B3 to B2.
58	G16	29/04/98	Rezones Lots 326 and 327 South Terrace, Town of Alice Springs from B3 to CP.
59	G27	15/07/98	Amends clause 21.0.
60	G33	26/08/98	Rezones Lot 6402 Cypress Crescent, Town of Alice Springs from CP to SU. Amends table to clause 15.18.1 - inserts item 22.

TABLE OF AMENDMENTS
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Amendment Number	Gazette number	Gazette Date	Amendment
61	G4	03/02/99	Rezones part Lot 8085 Stuart Highway, Town of Alice Springs from I1 to SU. Amends table to clause 15.18.1 - item 23.
62	G9	10/03/99	Rezones Lot 8995 and part of Lots 8989, 8990, 8999, 9000 and 9001 Diarama Close, Town of Alice Springs from R2 to O1 and O3.
63	G9	10/03/99	Amends table to clause 15.14 - Agriculture – Passive and Agriculture - Intensive.
64	G17	05/05/99	Rezones Lot 8027 and part of Lot 8107 Kurrajong Drive, Town of Alice Springs from O2 to CP.
65	G32	18/08/99	Rezones part of Lot 3133 Newland Street, Town of Alice Springs from O1 to O2.
66	G2	19/01/00	Omits "cluster dwellings", "dependant relative unit", "detached dwelling" and "flats" from clause 6.1. Inserts "multiple dwelling" and "single dwelling" into clause 6.1. Repeals clause 13. Amends clause 14 by inserting 14.2 and 14.3. Repeals clauses 15.1, 15.2 and 15.3 and replaces with 15.1, 15.1A, 15.2 and 15.3. Amends tables to Zones, R1, R0, R2, R3, CL, B1, B2, B3, I1, I2, O1, O2, O3, FU, CP, RL1, RL2, R and SU. Amends clause 15.18.1 – items 8, 9 16 and 20. Repeals clause 16.1 and 16.2 and substitutes new 16.1 and 16.2. Amends clause 17 by omitting clauses 17.1, 17.2, 17.3, 17.4, 17.5 and 17.6 and substituting new 17.1, 17.2, 17.3 and 17.4. Omits clauses 17.8, 17.9 and 17.11. Amends clause 17.10. Amends table to clause 27.1.
67	G46	24/11/99	Rezones part of Lot 9159 Kurrajong Drive, Town of Alice Springs from O3 to CP.

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Amendment Number	Gazette number	Gazette Date	Amendment
68	G5	09/02/00	Rezones Lot 3 Railway Terrace, Town of Alice Springs from B1 to SU. Amends table to clause 15.18.1 – item 24.
69	G21	31/05/00	Rezones Lot 2174 Milner Road, Town of Alice Springs from R1 to CP.
70	G22	07/06/00	Rezones part (approximately 5.156 hectares) of Lot 9105 Smith Street, Town of Alice Springs from I2 and CP to SU. Amends table to clause 15.18.1 – item 25.
71	G22	07/06/00	Amends clause 27.3.
72	G22	07/06/00	Rezones Lot 5143 (17) Parke Crescent, Town of Alice Springs from O1 to CP.
73	G35	06/09/00	Rezones Lots 2321, 7880 and 7881 Larapinta Drive, Town of Alice Springs from SU to R2.
74	G34	30/08/00	Rezones Lot 2053 Cowle Street, Town of Alice Springs from R1 to R0.
75	G34	30/08/00	Amends table to clause 15.18.1 – item 19. Inserts service station after paragraph (g).
76	G18	09/05/01	Rezones Lot 1492 Gap Road, Town of Alice Springs from B3 to O3.
77	G18	09/05/01	Rezones Lot 8892 Clara Court, Town of Alice Springs from R2 to O1.
78	G20	23/05/01	Rezones Lots 6706 to 6709 (inclusive) Taylor Street, Town of Alice Springs from R1 to O3.
79	G39	03/10/01	Amends zoning tables for Zones B1, B2 and B3 to clause 15.5. Amends clause 17.10.
80	G13	03/04/02	Rezones Lot 7906 Echunpa Street, Town of Alice Springs from R1 to RO.
81			
82	G20	22.05.02	Amends clause 6.1 by substituting a new definition of “site”.

TABLE OF AMENDMENTS
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Amendment Number	Gazette number	Gazette Date	Amendment
83	G49	11.12.02	Rezones Lot 8246 Bowman Close from R1 to RO.
84	G1	08.01.03	Rezones Lots 340 and 7404 Palm Circuit from RL2 to B3.
85	G17	30.04.03	Rezones part of Lot 1018 (Lots 9329 and 9284) (2) Stuart Terrace, Alice Springs from CP to R2 and B3.
86	G25	25.06.03	Rezones Lot 7597 (2) Gnoilya Street, Town of Alice Springs from R1 to R2.
87	G8	27.02.04	Amendment of clause 5.0, with the addition of 5.6
88	G19	12.05.04	Rezones Lot 2286 Millner Road from R1 to RO
89	G20	19.05.04	Rezones Lot 3076 Flynn Drive from R1 to RO
90	G22	02.06.04	Rezones Lot 7904 Arunga Street from R1 to RO
91	G22	02.06.04	Rezones Lot 9327 Mahomed Street from R1 to R2
92	G29	21.06.04	Rezones Lot 2277 Parke Crescent from R3 to R2
93	G28	14.06.04	Amends the table to clause 15.18.1 – Item 19 by inserting ‘indoor recreation establishment’ after paragraph (c). Making “indoor recreation establishment” part of SU (19) zone.
94	G27	07.07.04	Amends Zoning Map, Lot 2074 and 2075 Kena Court, Alice Springs made from R1 to R2
95	G48	01.12.04	Rezones Lot 7366 Grant Road, Town of Alice Springs from R1 to RO.
96	G24	26.01.05	Rezones Lot 6146,327 Stuart Highway, Town of Alice Springs from B3 to R1, R2 and O2.
97	G9	02.03.05	Rezones Lot 5531 Stegar Road, Town of Alice Springs from O2 (Organised Recreation) to RL2 (Rural Living – Dispersed Settlement).
98			
99	G21	25.05.05	Amends clause 16.1 and table to 16.1, with the addition of 16.1.1 and 16.1.2. Amends clause 17.3 and table to clause 17.3.

TABLE OF AMENDMENTS
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Amendment Number	Gazette number	Gazette Date	Amendment
100	G35	31.08.05	Rezones Lot 2576 Clarke Street, Town of Alice Springs from R1 (Residential 1 – Low Density) to RO (Residential O – Low to Medium Density).
101	G30	27.07.05	Rezones Lot 299 (9) Mahomed St, Town of Alice Springs from R1 (Residential 1) to R2 (Residential 2).
102	G30	27.07.05	Rezones Lots 326 and 327 South Terrace, Town of Alice Springs from CP (Community Purpose) to B3 (Business 3 – Tourist).
103	G35	31.08.05	Rezones Lot 2913 (67) Bloomfield Street, Town of Alice Springs from R1 (Residential 1 – Low Density) to RO (Residential O – Low to Medium Density).
104			
105	G3	18.01.06	Rezones Lot 2278 (11) Parke Crescent, Town of Alice Springs from R1 (Residential 1 – Low Density) to R2 (Residential 2 – Medium Density).
106	G41	12.10.05	Amends table to clause 17.3
107	G3	18.01.06	Rezones part of Lot 9386 Larapinta Drive, Town of Alice Springs from SU1 (Specific Use) to R1 (Residential 1 – Low Density) and O3 (Regional Parks and Conservation Areas).