



Northern Territory Planning Scheme



USER GUIDE TO THE NORTHERN TERRITORY PLANNING SCHEME I

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USER GUIDE TO THE NORTHERN TERRITORY PLANNING SCHEME

Introduction

The Northern Territory Planning Scheme (the Planning Scheme) applies to the whole Territory other than areas that are subject to a specific planning scheme in accordance with section 8 of the *Planning Act*; eg the Town of Jabiru.

How the Scheme Works

Planning Principles and Framework

Part 2 of the Planning Scheme lists a number of what are described as “planning principles”. They are broad expressions of the Northern Territory Government’s commitment to outcomes of land use planning and development control. The Planning Scheme distinguishes between those principles equally applicable across the Territory and those specific to a particular region.

The Planning Scheme requires a consent authority to make determinations of development applications in a manner that, if not actively advancing those principles, is consistent with them.

A consent authority cannot make a determination that is demonstrably inconsistent with or would frustrate achievement of those principles.

Framework drawings and Area Plans broadly identify the expected nature of development into the future. The zoning maps identify the zones and hence the provisions of the Planning Scheme that may apply to uses within the zones.

Zoned Land

The first layer of information in a planning scheme is zones. Zoning maps indicate the type of land use that is preferred in a particular location. The preference is indicated through the zone purpose statement and the zoning table which specifies whether the land use or development is permitted, self-assessable, discretionary or prohibited.

Zoning maps are available on the internet or at the offices of the Department of Infrastructure, Planning and Logistics in Darwin, Katherine and Alice Springs. Zoning and other site specific information can also be determined by obtaining (upon application) a Planning Certificate, similarly available from the Department and for which a fee is charged.

Within the title block of a zoning map there may be a diagram identifying a particular location appearing on that map. Where this is the case it indicates an Area Plan, which can be found within the text of the Planning Scheme, applies to that location.

Having determined the applicable zoning, the simplest way of finding out what, if any, provisions apply to the use or development of land is by reference to the zoning table. On the page facing the table is a description of the purpose of the zone. The table lists a range of uses that are defined by the Planning Scheme and appear at clause 3.0.

For each defined use the zoning table indicates whether the use is:

- permitted without the consent of the consent authority;
- self-assessable;
- permissible only with the consent of the consent authority; or
- prohibited in a particular zone.

Where a particular control applies to a use or development, that control is listed by clause number in the table and the clause(s) should be read to obtain full information regarding the manner in which the use or development may be undertaken.

Notes may appear in the margin adjacent to the zone purpose and/or a particular clause. These are to assist in cross-referencing related matters within the Planning Scheme. It is useful to review each of the clauses to which the notes refer to ensure a full understanding of the provisions applying to a use or development.

Where an Area Plan has been identified on the zoning map as being relevant to a location, reference should also be made to that Plan. The Area Plans are found in Part 8 of the Planning Scheme and include both text and diagram explaining the intentions for use and development in that area. The Plans show the intended land use outcome for the particular location for the guidance of the community and the consent authority. Although not binding on the consent authority, it should not make determinations that are demonstrably inconsistent with or would frustrate the achievement of the outcomes. An Area Plan may be accompanied by Planning Principles specific to the area described.

Land that is subject to zoning within the Planning Scheme includes many of the larger towns and associated rural areas and major remote towns.

Land that is subject of a Specific Use Zone but that is outside the areas described above include Crab Claw Island; the Brewer Industrial Estate (south of Alice Springs); Kings Canyon; Lake Bennett; the King Ash Bay Fishing Club and the Town of Pellew (the Sir Edward Pellew Group of islands).

Unzoned Land

There are several areas of the Territory where land use controls apply but which are not zoned. If land is not within a zone and not subject to the operation of an Act other than the *Planning Act* (eg, the *Pastoral Land Act* or *Mining Act* that control clearing) a permit is required to clear in excess of 1ha of native vegetation.

Noting the above exceptions and other than for subdivision, unzoned land is not subject to land use controls under the *Planning Act*.

Subdivision

Development consent is required to subdivide or consolidate any land, whether it is zoned or not. An exception is land that is controlled by the *Pastoral Lands Act*, however the subdivision of a pastoral property to facilitate a non-pastoral activity does require consent under the *Planning Act* via this Planning Scheme.

The Planning Scheme establishes certain standards for subdivision including minimum lot sizes, general layout, the provision of open space etc. These provisions should be read in conjunction with the requirements of service authorities and local and community government councils that may also have particular requirements relating to their areas of responsibility. Note that the lease of land for a period in excess of 12 years also requires subdivision approval.

Defined Uses

To avoid doubt a range of common land uses and activities are individually defined by clause 3.0. Throughout the Planning Scheme these defined terms appear in bold text. Other than in Zones SD, MD, MR and HR a use or development that is not, in the opinion of the consent authority, adequately defined by the Planning Scheme is automatically considered an unspecified discretionary use. This means that, whatever the circumstances, approval of the consent authority (which may be the Development Consent Authority or otherwise the Minister for Lands, Planning and the Environment depending on the location) is necessary. In Zones SD, MD, MR and HR an unspecified use is automatically prohibited. All other words have their ordinary meaning.

CHECK LIST OF ISSUES	
Issue	Source of Information
What is the use or development?	See definitions at clause 3.0
Is the use or development consistent with the planning principles?	See NT and relevant regional planning principles at Part 2.
What is the zone?	See zoning maps.
What is the purpose of the zone?	See zone purpose statement opposite the relevant zone table.
What uses are allowed in the zone?	See zone table.
What are the rules for the use or development in a zone?	See clauses specified against the use or development in the zone table. See also any clauses specified in the margin notes.
Is there an Area Plan relevant to the area?	See locality key in title block of the zoning map.
Is approval required for access?	See zone map for location of main roads.

What Happens Next?

If consent is required for the use or development of land an application is made to the consent authority. The Development Consent Authority is a panel of five members appointed by the Minister. A fee is payable for lodging an application.

The consent authority will:

- advertise the proposal in the newspaper and invite interested persons to inspect the application. Unless deemed by the consent authority to be impracticable a sign is erected on the site describing the proposed use or development. Any person can lodge a submission, either objecting to or supporting a proposal. An objection can be to the proposal in its entirety or to one or more elements of the proposal; and
- refer the application to the appropriate service authorities and if the land is within a local government area, to the Council, for comment.

The consent authority will consider the application in the context of its obligations under the *Planning Act*, the provisions of the Planning Scheme, the comments of the service authorities and Council and any submissions. Approval from the consent authority should not be presumed. The consent authority will consider all applications on their individual merit, exercising the discretion afforded it under the *Planning Act*.

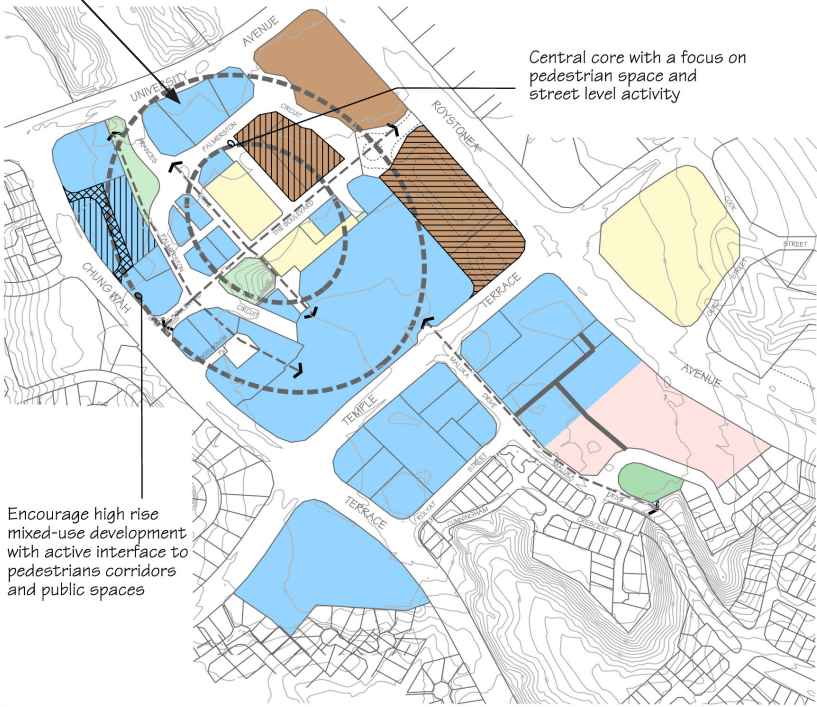
The consent authority may issue a Development Permit which may have conditions attached to it. It may issue a Notice of Refusal that must include reasons for the refusal. Where a right of appeal exists to a person other than the applicant the consent authority will issue a Notice of Determination.

Division 2 of Part 9 of the *Planning Act* sets out those decisions of a consent authority that may be appealed. An appeal against a determination of the consent authority may be lodged with the Lands, Planning and Mining Tribunal within the specified period.

AREA PLANS

The drawing uses the same colour themes as all other graphics forming part of the Planning Scheme.

Notes detailing specific issues expected to be addressed through a combination of the Area Plan and other components or controls in the Planning Scheme.



- Legend
- Residential
 - Mixed uses Commercial, Residential & Tourist Accommodation
 - Community Use
 - Commercial (Possible Residential or tourist Accommodation at Upper Levels)
 - Open Space
 - Conservation
 - Integrated Multi-level public carpark
 - Integrated Public Transport Hub
 - Possible Road Closure
 - Pedestrian Focus
 - Proposed Roads

Palmerston City Centre Area Plan



Palmerston CBD Area Plan (as per planning scheme).dgn

DEFINITIONS

Words are individually defined.

3.0 DEFINITIONS

In this document, unless inconsistent with the context or subject matter:

"**abattoir**" means premises used for the slaughter and dressing of animals, and includes the processing of meat from such slaughter;

"**agriculture**" means, as a commercial enterprise:

- (a) the growing of crops, pasture, timber trees and the like, but does not include a **plant nursery** or **horticulture**; and
- (b) the keeping and breeding of livestock;

but does not include **intensive animal husbandry** or **stables**;

"**amenity**" in relation to a locality or building, means any quality, condition or factor that makes or contributes to making the locality or building harmonious, pleasant or enjoyable;

"**animal boarding**" means premises used as a commercial enterprise for the accommodation or breeding of domestic animals;

"**basement**" means a **storey** either below ground level or that projects no more than one meter above ground level;

"**bed and breakfast accommodation**" means temporary accommodation for travellers provided within a **dwelling** by the resident of that **dwelling**;

"**building setback**" means the distance from any lot boundary to a building;

"**business sign**" means a device using words, letters or images exhibited for the purpose of advertising, announcement or display restricted to the name of the business carried on and the nature of the services or goods available, on the land on which the sign is erected, and includes, where a number of persons are carrying on different businesses on that land, 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 **caravans** or the erection or placement and use of tents or cabins for the purpose of providing accommodation;

"**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 by the caretaker of the land;

Clause 10.1 refers to animal related use and development.

Clause 10.2 refers to the clearing of native vegetation.

Clause 10.1 refers to animal related use and development.

See also **storey**

Clause 7.10.1 specifies criteria relating to the use.

Clause 6.7 refers.

Clause 6.10 refers to **business** or **promotion** signs within a Heritage zone.

See also **promotion sign**. Alice Springs, Darwin, Palmerston, Katherine and Tennant Creek municipal councils control the erection of **business** or **promotion** signs.

On land within a road corridor under the care and control of the Department of Planning and Infrastructure the approval of that Department is also required.

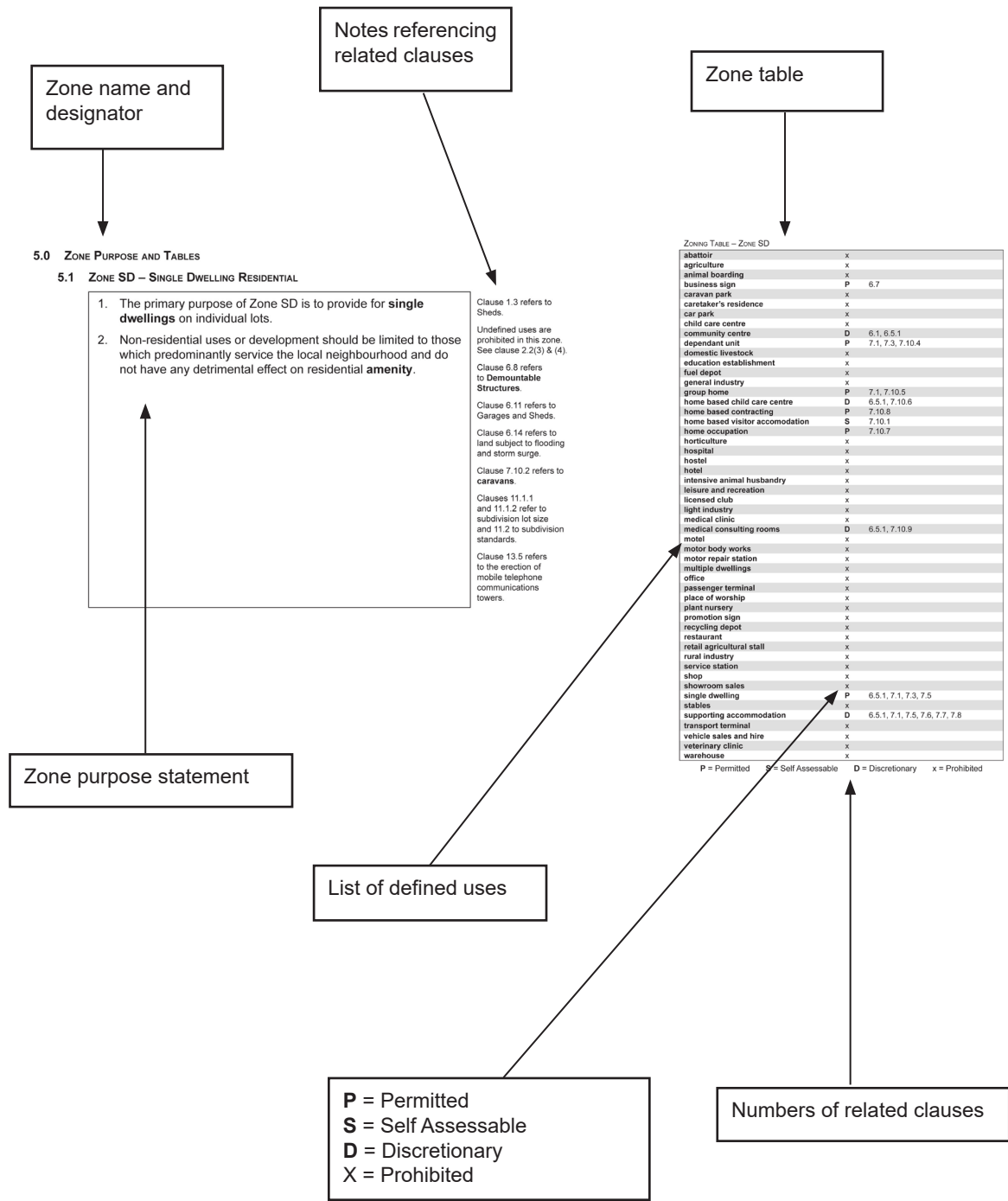
Clause 7.10.2 limits the use of **caravans** outside **caravan parks**.

Clause 7.10.3 limits the floor area of caretaker's residences.

Notes referencing related clauses and definitions.

Other words similarly defined appear in bold where used.

ZONE PURPOSE STATEMENT AND TABLE



PART 1

1.0 PRELIMINARY

1.1 CITATION

This document is the Northern Territory Planning Scheme and may be cited as the Planning Scheme.

1.2 APPLICATION

1. This Planning Scheme applies to the whole of the Northern Territory with the exception of an area subject of a specific planning scheme made under section 8 of the *Planning Act*.
2. Where there is an inconsistency between the contents of Part 3 and Part 8 of the Planning Scheme the provisions of Part 3 prevail.

Provisions relating to subdivision and the **clearing of native vegetation** apply to most of the Northern Territory.

1.3 EXCEPTIONS

1. Unless specified, other than for subdivision or consolidation or by virtue of an Interim Development Control Order, this Planning Scheme does not prevent the use or development of land that is not zoned.
2. Unless specified, this Planning Scheme does not prevent any of the following:
 - (a) the use or development of land:
 - i. as a road; or
 - ii. for **sport and recreation**;
 - (b) the construction, alteration, repair or maintenance of:
 - i. facilities for the reticulation of water, sewerage, gas or electricity or, subject to clause 13.5, transmission of telecommunications services;
 - ii. public infrastructure for stormwater drainage and flood mitigation; or
 - iii. roads and traffic lights;
 - (c) the strengthening to a safe condition of a building or works;
 - (d) the erection or display of a sign which is:
 - i. a traffic control or driver advisory guide, service or similar device;
 - ii. displayed under a statutory obligation;
 - iii. on enclosed land or within a building and not readily visible from land outside the enclosure or building;
 - iv. of a temporary nature used to advertise property that is available for rent, lease, sale, auction or inspection subject to clause 6.7;
 - v. displayed on or inside a vehicle, other than a vehicle which is adapted and exhibited primarily as an advertising sign;

Clause 10.2 requires consent for the **clearing of native vegetation**.

Clause 13.5 refers to the development of telecommunication facilities.

Clause 6.10 refers to building works in Zone HT (Heritage).

Subject to clause 6.10 Alice Springs, Darwin, Palmerston, Katherine and Tennant Creek municipal councils control the erection of advertising signs.

On land within a road corridor under the care and control of the Department of Transport the approval of that Department is also required.

Amendment No. 225
gazetted 15.08.2012
alters sub-clause 2(b).

Amendment No. 543
published in the NT
News on 13.03.2020
amends subclause (b)ii

Amendment No. 16
gazetted 22.08.2007
alters sub-clause 2(f).

Amendment No. 26
gazetted 10.08.2007
introduces sub-clause
2(h).

Amendment No. 54
gazetted 07.05.2008
introduces sub-clause
2(i).

Amendment No. 103
gazetted 26.10.2009
introduces sub-clause
2(j).

Amendment No. 204
gazetted 15.02.2012
omits sub-clauses 2 (i)
and (j).

Amendment No. 451
published in the NT
News on 29.07.2016
omits and substitutes
sub-clause 2(k).

Amendment No. 142
gazetted 04.08.2010
introduces sub-clause
2(l).

Amendment No. 204
gazetted 15.02.2012
introduces sub-clause
2(m) which lapsed on
30.06.2012.

Amendment No. 239
gazetted 18.07.2012
introduces sub-clause
2(n).

Amendment No. 242
gazetted 25.07.2012
introduces sub-clause
2(o).

- vi. an interpretive sign used for describing a place or an item of historical or educational significance; or
- vii. a public safety advisory sign displayed by a government agency or local authority;
- (e) subject to clause 6.10, the erection or display of a **business sign** or **promotion sign** within the municipalities of Alice Springs, Darwin, Palmerston, Katherine or Tennant Creek;
- (f) the conduct of any mining activity under any mining interest (where the terms "mining activity" and "mining interest" have the same meaning as in the *Mining Management Act*);
- (g) the erection, placement or use of a construction site **office** permitted under the *Building Act*;
- (h) the use or development of land for a period not exceeding 28 days in association with a special community event or festival where management of the event is assisted by a community organisation, education establishment, or recognised religious or charitable organisation, or a department or institutional establishment of the Crown. Any buildings or structures constructed for the purpose are to be removed within the 28 day period;
- (i) OMITTED;
- (j) OMITTED;
- (k) the erection of one or more sheds in Zones other than H, A, RR, RL and R that:
 - i. is 6m or more from the **primary street** and 2.5m or more from a **secondary street** when measured to the wall of the shed or where there is no wall, the outer face of any column;
 - ii. has a cumulative floor area of 15m² or less;
 - iii. is 2.5m or less in height;
 - iv. has no openings in walls that are less than 1.5m from a lot or unit title; and
 - v. does not discharge rainwater on an adjacent lot or unit title.
- (l) the continued use of a community or government facility or infrastructure established prior to 1 February 2007 and listed in Schedule 6;
- (m) lapsed 30 June 2012.
- (n) earthworks associated with construction of a driveway on Section 5901 Hundred of Bagot.
- (o) the temporary use of Lot 5654 Town of Darwin for a community garden until 1 July 2017 despite the requirements of clause 13.3 Main Roads and Proposed Main Roads;

Amendment No. 254
gazetted 20.02.2013
introduces sub-clause
2(p).

Amendment No.280
gazetted 15.05.2013
introduces sub-clause
2(q).

Amendment No. 311
gazetted 22.01.2014
introduces sub-clause
2(r).

Amendment No. 381
published in the NT
News on 27.03.2015
introduces sub-clause
3.

Amendment No. 420
published in the NT
News on 02.10.2015
introduces sub-clause
2(t).

Amendment No. 445
published in the NT
News on 29.07.2016
introduces sub-clause
2(u).

Amendment No. 451
published in the NT
News on 29.07.2016
introduces sub-clause
2(v).

Amendment No. 451
published in the NT
News on 29.07.2016
introduces sub-clause
2(w).

- (p) the construction of drainage works in the vicinity of Sections 3407, 3408, 5210, 5211, 5212, 5213, 5214 and 5215 Hundred of Strangways.
- (q) the erection of eight 12m high light poles in association with the Alice Springs Go-kart track on Lot 5196 Town of Alice Springs.
- (r) the erection of a 17m high projection screen in association with the Blatherskite Park Showground on Lot 5687 Town of Alice Springs.
- (s) the subdivision of rural or unzoned land to less than 1ha for the purpose of creating a lot to accommodate infrastructure for water supply, sewerage, gas, electricity or telecommunications. This type of subdivision is exempt from:
 - i. Clauses 11.4.1 (Site Characteristics in Subdivisions of Rural Land or Unzoned Land for Lots of 1ha or Greater) sub-clauses 2 to 6;
 - ii. Clause 11.4.2 (Infrastructure in Subdivisions of Rural and Unzoned Land);
 - iii. Clause 11.4.3 (Lot Size and Configuration in Subdivision of Rural and Unzoned Land sub-clauses 2(b), 2(d) and 2(f); and
 - iv. Clause 11.4.7 (Subdivision in Unzoned Land for Lots less than 1ha).
- (t) the clearing of native vegetation on Lots 5646s and 5979 Town of Darwin for the purposes of maintaining drainage infrastructure and land filling on Lot 8434 Town of Darwin to facilitate the ongoing maintenance of the Ludmilla Creek catchment.
- (u) the construction and maintenance of works at Lot 4221 Town of Darwin and Section 4294 Hundred of Bagot that are associated with the mitigation of stormwater flooding.
- (v) a shade sail of 30m² or less for all non-residential zones.
- (w) the use or development of land in Zones LI and GI for the purpose of expansion of an existing use that is not a prohibited use and where the proposed use or development:
 - i. complies with the standards of Part 4 and 5 of this Planning Scheme;
 - ii. is a maximum of 200m² or 15% of the area of the **site**, whichever is the greater;
 - iii. is not located over a registered easement;
 - iv. is not located over a lot boundary, including over a road reserve;
 - v. will not inhibit vehicular access to the lot, parking on the lot, or loading and unloading on or from the lot;
 - vi. will not reduce the area of land or buildings allocated to waste management or service vehicle access thereto;

Amendment No. 451
published in the NT
News on 29.07.2016
introduces sub-clause
2(x)

Amendment No. 451
published in the NT
News on 29.07.2016
introduces sub-clause
2(y)

Amendment No. 491
published in the NT
News on 26.01.2018
introduces sub-clauses
(aa) and (ab)

- vii. is not a **demountable structure** or a **residential building**; and
 - viii. is not located on a lot that abuts land that is in Zone SD, MD, MR or HR.
- (x) the use or development of land in Zones CB, C, SC and TC for the purpose of expansion of an existing use that is not a prohibited use and where that use or development:
- i. complies with the standards of Part 4 and 5 of this Planning Scheme;
 - ii. is a maximum of 100m² or 15% of the **site**, whichever is the greater;
 - iii. is not located over a registered easement;
 - iv. is not located over a lot boundary, including over a road reserve;
 - v. will not inhibit vehicular access to the lot, parking on the lot, or loading and unloading on or from the lot;
 - vi. will not reduce the area of land or buildings allocated to waste management or service vehicle access thereto;
 - vii. is not a **demountable structure** or a **residential building**;
 - viii. will not reduce the area of clear glass or level of transparency of the façade of the existing premises as viewed from the **primary street**;
 - ix. will not reduce the level of accessibility for people with disabilities; and
 - x. will not increase the height of the existing premises.
- (y) where it is proposed to construct an extension, ancillary outbuilding, carport, **pergola** or a shade sail in association with one or more dwellings in a **multiple dwelling** development in Zones SD, MD, MR, HR, CV and CL, **consent** is not required if it:
- i. complies with the standards of Part 4 and 5 of the Planning Scheme;
 - ii. will not allow an increase in the number of dwellings capable of separate occupancy;
 - iii. is contained wholly within the respective unit title and is not on or over a registered easement; and
 - iv. will not result in an additional storey or an increase in the maximum height of the development.
- (z) the use and development of Lot 7732 Town of Alice Springs for the purpose of a community centre and office until 29 December 2017.
- (aa) the use and development of Lot 9543 Town of Palmerston for the purposes of an education establishment until 29 June 2018; and
- (ab) the use and development of Lot 1143 Town of Katherine for the purposes of an education establishment and toilet

Amendment No. 519
published in the NT
News on 19.04.2019
introduces sub-clause
(ac)

Amentment No. 510
published in the NT
News on 07.06.2019
introduces sub-clause
(ad) and (ae).

Amentment No. 522
published in the NT
News on 14.06.2019
introduces sub-clause
(af).

Amentment No. 537
published in the NT
News on 24.01.2019
introduces sub-clause
(ag).

block until 29 June 2018.

- (ac) the use and development of part lot 1 Hundred of Strangways adjacent to section 5368 Hundred of Strangways for leisure and recreation until 31 October 2019
- (ad) subleasing of car parking spaces that are contained within a legally established building in Zone CB in the Municipality of Darwin. Any use of the land for the purposes of a car park permitted only by virtue of this clause, is to cease on 18 June 2020.
- (ae) the use or development of the land for the purposes of an alfresco dining area in Zone CB in the Municipality of Darwin, only if the alfresco dining use:
 - i. is established prior to 18 June 2020;
 - ii. is associated with a lawfully established use;
 - iii. does not constrain the function or reduce the number of any on-site car parking spaces, loading bays or ancillary manoeuvring spaces; and
 - iv. does not involve development adjoining or adjacent to a tree within adjoining private property, parkland or road reserve, or written agreement has been obtained from the relevant land owner, the City of Darwin or the Minister for Infrastructure, Planning and Logistics to indicate that the development will not adversely impact on either the root system or branches of the tree.
- (af) the use and development of Section 2284 Hundred of Strangways for an education establishment with ancillary accomodation until 25 May 2020.
- (ag) subleasing of **car parking spaces** that are contained within a legally established building in Zone CB in Central Darwin.
- (ah) the temporary use and/or development of land for medical or health related activities associated with the need to rapidly respond to the COVID-19 Pandemic as advised necessary by a department or institutional establishment of the Crown. Following the COVID-19 Pandemic being declared finished by the Northern Territory Government, the use and/or development must cease and the land must, within 12 months, be reinstated to its previous state unless otherwise approved.
- (ai) Physical improvements associated with an existing use, funded by either the 'Home Improvement Scheme', the 'Business Improvement Grant' or the 'Immediate Work Grant' under the March 2020 'Jobs Rescue and Recovery Plan' response to the COVID-19 pandemic, specifically where the physical improvements are:
 - i. Internal works, physical upgrades and improvements; or
 - ii. External works using the 'Home Improvement Scheme' that are fully compliant with Part 4 of the Planning Scheme.

Amendment No. 383 published in the NT News on 17.04.2015 introduces sub-clause 4.

Amendment No. 426 published in the NT News on 16.11.2015 introduces sub-clause 5.

Amendment No. 507 published in the NT News on 18.01.2019 introduces sub-clause 6.

Amendment No. 537 published in the NT News on 24.01.2020 introduces clause 7.

3. Subdivision for the purpose of whole-of-town leases to formalise land title arrangements for existing infrastructure (including site servicing):
 - (a) applies only to land granted under the *Aboriginal Land Rights (Northern Territory) Act 1976 (Cth)*, Community Living Areas as described in the *Associations Act*, and the communities of Canteen Creek and Nauiyu; and
 - (b) is exempt from Part 5 of this Planning Scheme other than:
 - i. Clause 11.1.1 (Minimum Lot Sizes and Requirements);
 - ii. Clause 11.1.3 (Subdivision of Land Zoned FD);
 - iii. Clause 11.1.4 (Subdivision for the Purposes of a Unit Title Scheme);
 - iv. Clause 11.2.2 (Infrastructure and Community Facilities in Residential Subdivisions);
 - v. Clause 11.2.3 (Lot Size and Configuration in Residential Subdivisions);
 - vi. Clause 11.3.2 (Infrastructure in Industrial Subdivisions);
 - vii. Clause 11.3.2 (Infrastructure in Industrial Subdivisions);
 - viii. Clause 11.3.3 (Lot Size and Configuration in Industrial Subdivisions);
 - ix. Clause 11.4.1 (Site Characteristics of Subdivisions of Rural and Unzoned Land) sub-clauses 1 and 9; and
4. Clause 11.4.2 (Infrastructure in Subdivisions of Rural and Unzoned Land) sub-clauses 1, 2 and 3(a). The installation of demountable structures for the purpose of providing temporary emergency accommodation and ancillary uses is permitted only on land within the boundaries of Galiwin'ku Area Plan (refer to clause 14.6.20). Any buildings or demountable structures constructed or provided for the purpose are to be removed within a four year period.
5. If specified under this sub-clause, transitional arrangements may apply to the development or use of land not in compliance with an amended provision of the Planning Scheme:
 - (a) In relation to Amendment No. 415 to Clause 7.5 (Private Open Space), dated 18 September 2015, full compliance with the amended provision is not required if a building permit has been issued or a contract to build has been signed for the development of land prior to 6 November 2015.
6. The installation of demountable structures for the purpose of 10 temporary dwellings to provide transitional accommodation is permitted only on NT Portion 2087 (Administrative Lot 10 and 11, Townsite of Mara), Lots 463, 497, 625, 773, 789 and 790, Town of Borroloola. The demountable structures used for this purpose must be removed by 30 June 2022.
7. This Planning Scheme does not prevent the use or development of land for the purpose of an alfresco dining area on land within Zone CB (Central Business) in Central Darwin, only if the alfresco dining area use:

- (a) is located at ground level;
- (b) is associated with a lawfully established use;
- (c) does not constrain the function or reduce the number of any on-site car parking spaces, loading bays or ancillary manoeuvring spaces; and
- (d) does not involve development adjacent to a tree within a road reserve or park, or written agreement has been obtained from the relevant authority to indicate that the development will not adversely impact on either the root system or branches of a tree within the road reserve or park.

For purposes of this exception only, alfresco dining means an 'open air dining area', which may include a courtyard, a beer garden, a deck or any other space within private property boundaries or (subject to land owner **consent**) on public land or road reserve, which is:

- permanently open along at least two sides;
- the open sides are at least of equal length to the sides bounded by a wall or the like; and
- where tables and chairs are provided as a seating space for a business whose main function is the provision of food and/or beverages.

2.0 ADMINISTRATION

2.1 ZONES

The zones referred to in this Planning Scheme are those shown on the zoning maps.

2.2 PERMITTED, SELF ASSESSABLE, DISCRETIONARY AND PROHIBITED DEVELOPMENT

Amendment No. 279
gazetted 08.05.2013
omits and substitutes
clause 2.2

1. Land within a zone may be used or developed only in accordance with the Act and this Planning Scheme.
2. A use or development of land within a zone is permitted without consent if the use or development:
 - (a) is shown on the relevant zoning table as permitted; and
 - (b) complies with all the provisions of this Planning Scheme relating to that use or development in the zone.
3. A use or development of land within a zone is self assessable if the use or development:
 - (a) is shown on the relevant zoning table as self assessable;
 - (b) complies with all the provisions of this Planning Scheme relating to that use or development in the zone; andthe approved form is completed and lodged with the Department of Infrastructure, Planning and Logistics.
4. A use or development of land within a zone requires consent if any of the following apply in relation to the use or development:
 - (a) it is shown on the relevant zoning table as discretionary;
 - (b) subject to sub-clause 5, it is not shown on the relevant zoning table;
 - (c) it does not comply with all the provisions of this Planning Scheme relating to that use or development within the zone; or
 - (d) a provision of this Planning Scheme expressly requires consent.
5. Subject to clause 2.3, a use or development of land within a zone is prohibited if the use or development is:
 - (a) in Zones SD, MD, MR or HR and is not shown on the relevant zoning table; or
 - (b) shown on the relevant zoning table as prohibited.

2.3 USE OR DEVELOPMENT OF A HERITAGE PLACE

1. Despite anything to the contrary in this Planning Scheme the consent authority may **consent** to a use or development of a **heritage place** that would otherwise be prohibited.
2. The consent authority must not **consent** to a use or development under sub-clause 1 except with the concurrence of the Minister responsible for the administration of the *Heritage Act*.

2.4 SPECIFIC USE ZONES

1. Despite anything to the contrary in this Planning Scheme, land described in Schedule 1 (Specific Use Zones) may be used or developed as specified in the Schedule subject to any conditions specified in the Schedule and any further conditions imposed by the consent authority.
2. The provisions of Parts 1, 2, 4, 5, 7 and 8 apply to development described in Schedule 1 except where they conflict with any conditions specified in that Schedule.

2.5 EXERCISE OF DISCRETION BY THE CONSENT AUTHORITY

1. In considering an application for **consent** for a proposed use or development, the consent authority must consider the proposed use or development in its entirety except in relation to:
 - (a) an application to alter or vary a development permit under sections 43A, 46 or 57 of the *Act*; or
 - (b) access to a **main road**.
2. Parts 4 and 5 set out the standards that apply to the development of land, subject to sub-clauses 3, 4 and 5.
3. The consent authority may **consent** to the development of land that does not meet the standard set out in Parts 4 or 5 in circumstances set out in a provision of Parts 4 or 5.
4. The consent authority may **consent** to the development of land that does not meet the standard set out in Parts 4 or 5 if it is satisfied that special circumstances justify the giving of **consent**.
5. When consenting to a development of land, the consent authority may impose a condition requiring a higher standard of development than is set out in a provision of Parts 4 or 5 if it considers it necessary to do so.

Amendment No. 424
published in the NT
News on 04.12.2015
introduces sub-clause 3

2.6 SUBDIVISION OF LAND

Land may be subdivided or consolidated only with **consent** and subject to the relevant provisions of Part 5 of this Planning Scheme.

2.7 REFERENCE TO POLICY

1. The interpretation of this Planning Scheme and the determinations of a consent authority must have regard to the policies and planning concepts expressed in those documents appearing in Part 8 or Schedule 2 and ensure that a use or development or proposed use or development is consistent with them.
2. Where there is an inconsistency between any applicable policy and this Planning Scheme, the provisions of the Planning Scheme will prevail.

Amendment No. 320
gazetted 26.03.2014
omits and substitutes
clause 2.7

2.8 REFERENCE TO GUIDELINES

1. Applications for a use or development must demonstrate consideration of and the consent authority must have regard to any guidelines applicable to the use or development appearing in Schedule 3 and ensure that a use or development or proposed use or development is consistent with them.
2. Where there is an inconsistency between any applicable guideline and this Planning Scheme, the provisions of the Planning Scheme will prevail.

2.9 ANCILLARY USE AND DEVELOPMENT

1. Unless expressly provided by this Planning Scheme, where a use or development of land is permitted without **consent**, an ancillary use or development which would require **consent** if proposed as the primary use or development, is also permitted without **consent** provided it complies with the provisions of the clauses (if any) specified opposite the use or development in the relevant zoning table.
2. Where the ancillary use or development of land would be prohibited if proposed as the primary use or development, the ancillary use or development is permitted only with **consent**.

2.10 OMITTED

Amendment No. 451
published in the NT
News on 29.07.2016
omits clause 2.10
(Carports, Pergolas
and Shade Sails over
Existing Car Parking
in Multiple Dwelling
Developments)



3.0 DEFINITIONS

In this document, unless inconsistent with the context or subject matter:

“abattoir” means premises used for the slaughter and dressing of animals, and includes the processing of meat from such slaughter;

“agriculture” means, as a commercial enterprise:

- (a) the growing of crops, pasture, timber trees and the like, but does not include a **plant nursery** or **horticulture**; and
- (b) the keeping and breeding of livestock;

but does not include **intensive animal husbandry** or **stables**;

“amenity” in relation to a locality or building, means any quality, condition or factor that makes or contributes to making the locality or building harmonious, pleasant or enjoyable;

“animal boarding” means premises used as a commercial enterprise for the accommodation or breeding of domestic animals;

“basement” means a **storey** either below ground level or that projects no more than one metre above ground level;

“bed and breakfast accommodation”

“building setback” means the distance from any lot boundary to a building and shall be measured from all boundaries to:

- the wall of a building;
- the outer surface of the railings of a balcony or verandah;
- the outer surface of any support column of a ground level verandah; and
- the outer surface of any support column for structures without external walls except that the setback of a shade sail is measured to the outer extremity of the fabric.

In the event of a **site** having frontage to more than one street, the **building setback** through the corner truncation is measured from the intersecting point of the **primary street setback** and the **secondary street setback**.

Clause 10.1 refers to animal related use and development.

Clause 10.2 refers to the **clearing of native vegetation**.

Clause 10.1 refers to animal related use and development.

See also **storey**

Amendment No. 279 gazetted 8.05.2013 deletes the term “bed and breakfast accommodation” and replaced by a new term “**home based visitor accommodation**”

Amendment No. 451 published in the NT News on 29.07.2016 omits and substitutes the definition of “**Building Setback**”

“**business sign**” means a device using words, letters or images exhibited for the purpose of advertising, announcement or display restricted to the name of the business carried on and the nature of the services or goods available, on the land on which the sign is erected, and includes, where a number of persons are carrying on different businesses on that land, 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 **caravans** or the erection or placement and use of tents or cabins for the purpose of providing accommodation;

“**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 by the caretaker of the land;

“**car park**” means the parking of motor vehicles otherwise than as an ancillary use of land;

“**car parking area**” means an area set aside or designated for the parking of three or more motor vehicles;

“**car parking space**” means a space designated for the parking of one motor vehicle;

“**child care centre**” means premises used for the caring for 17 or more children;

Clause 6.7 refers.

Clause 6.10 refers to **business** or **promotion** signs within a Heritage zone.

See also **promotion sign**. Alice Springs, Darwin, Palmerston, Katherine and Tennant Creek municipal councils control the erection of **business** or **promotion** signs.

On land within a road corridor under the care and control of the Department of Transport the approval of that Department is also required.

Clause 7.10.2 limits the use of **caravans** outside **caravan parks**.

Clause 7.10.3 limits the floor area of **caretaker’s residences**.

Clause 6.5.3 specifies criteria relating to parking layout.

Clause 6.5.3 specifies criteria relating to parking layout.

For most uses the Building Code of Australia requires the provision of parking for disabled people.

Clause 8.1.5 specifies criteria relating to the use.

“clearing of native vegetation” means the removal or destruction, by any means, of **native vegetation** on an area of land, other than:

- (a) the removal or destruction of a declared weed within the meaning of the *Weeds Management Act* or of a plant removed under the *Plant Diseases Act*;
- (b) the lopping of a tree;
- (c) incidentally through the grazing of livestock;
- (d) the harvesting of **native vegetation** planted for harvest;
- (e) for a road to access the land or other land;
- (f) in the course of Aboriginal traditional use, including the gathering of food or the production of cultural artefacts;
- (g) by fire;
- (h) the removal or destruction of **native vegetation** occurring on a **site** previously cleared in accordance with a permit issued under the Act; or
- (i) incidentally through mowing an area previously cleared of **native vegetation**;

and includes the selective removal of a species of plant, a group of species of plants, a storey or group of storeys in whole or in part;

“common building boundary” means the designated boundary between one lot and an adjoining lot in the same subdivision;

“community centre” means a building or part of a building designed or adapted primarily to provide facilities for social, sporting or cultural purposes but does not include premises licensed under the *Liquor Act*;

“consent” means the consent of the consent authority within the meaning of the *Planning Act*;

“demountable structure” means a building, including transport containers, 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 **education establishment** or as a **medical clinic** or as a construction site office or a prefabricated **dwelling**;

“dependant unit”;

“domestic livestock” means the keeping, exercising or training, other than as a commercial enterprise, of any of the following:

- (a) horses or other equine animals;
- (b) ox, buffalo or other bovine animals;
- (c) camels; or
- (d) pigs;

Clauses 10.2 and 10.3 refer.

Clause 11.1.2 provides for lots of less than 800m².

Clause 6.8 refers to the placement of **demountable structures**.

Clause 10.1 refers to animal related use and development.

Amendment No.16 gazetted 17.03.2010 amends the definition of **“demountable structure”**

Amendment No. 321 published in the NT News on 14.05.2014 deletes the term “dependant unit” and replaced by a new term **“independent unit”**

Amendment No. 451 published in the NT News on 29.07.2016 introduces the term and definition for “Fully Screened”

Amendment No.176 gazetted 28.09.2011 clarifies how to measure building height.

Amendment No.494 gazetted 22.02.19 introduces the term and definition for “helicopter landing sites”

“**dwelling**” means a building, or part of a building, designed, constructed or adapted as a self-contained residence;

“**education establishment**” means an academy, college, kindergarten, lecture hall, primary or secondary school, technical college or university, but does not include a place of worship;

“**floor area**” in relation to a building, includes all wall thicknesses of the external walls and all roof areas used as floors, but does not include verandahs, balconies or areas set aside for car parking or access thereto;

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

“**fully screened**”, in relation to a verandah or balcony, means a permanently fixed durable external screen, designed and coloured to blend in with the development to at least 1.7m above floor level, which is no more than 25% transparent and consists of perforated panels or trellis with a maximum of 25% openings or solid translucent panels or louvered slats, which are only able to be opened to a 45° angle and do not allow direct overlooking into an adjacent **residential building**.

“**general industry**” means an **industry** other than a **light industry** or a **rural industry**;

“**ground level**” means the ground surface level that exists on a site prior to the commencement of earth or construction works associated with the development of a building.

“**group home**” means a **dwelling**:

- (a) occupied by persons who are not necessarily related and who live together as a single household, with or without paid supervision or care; and
- (b) where management of the household is assisted by a community organisation, **education establishment** or recognised religious or charitable organisation, or a department or institutional establishment of the Crown;

but does not include **supporting accommodation**;

“**habitable room**” means any room of a **dwelling** other than a bathroom, laundry, toilet, pantry, walk-in wardrobe, corridor, stair, lobby, photographic darkroom, clothes drying room or other space of a specialised nature occupied neither frequently nor for extended periods;

“**heritage object**” means a heritage object within the meaning of the *Heritage Act*;

“**helicopter landing site**” “helicopter landing site” means a place that may be used for the purposes of landing or taking-off of helicopters, other than as a commercial enterprise and does not include a helicopter engaged in the provision of emergency service operations, transport terminal, or passenger terminal.

See also **net floor area**.

See also **industry**, **light industry** and **rural industry**.

Clause 6.1 and 7.1 refers to the measurement of residential building height

Amendment No. 279
gazetted 8.05.2013
introduces the definition
"home based visitor
accommodation"

"**home based child care centre**" means the caring in a **dwelling** for six to a maximum of 16 children including children who reside in the **dwelling**, by a person who resides in the **dwelling**;

"**heritage place**" means a heritage place within the meaning of the *Heritage Act*;

"**home based contracting**" means the storage on the **site** of a **dwelling** of materials and/ or vehicles associated with a business operated by a person resident in the **dwelling**, but which business does not operate on the **site** of the **dwelling**;

"**home based visitor accommodation**" means temporary accommodation provided on the premises of a **dwelling** by the resident of that **dwelling**, as a commercial enterprise for persons away from their normal place of residence but does not include a **hostel**.

"**home occupation**" means an occupation or profession which is carried on in a **dwelling** or on the **site** of a **dwelling** by a person resident in the **dwelling** and may include the caring for up to five children including children who reside in the **dwelling**;

"**horticulture**" means the commercial cultivation of fruit, vegetables, flowers and the like;

"**hospital**" means a building used to provide health services including preventative care, diagnosis, medical and surgical treatment and counselling to persons admitted as in-patients;

"**hostel**" includes boarding houses, guest houses, lodging houses and other premises used to provide board or lodging with communal toilet, ablution, dining or cooking facilities but does not include **home based visitor accommodation** or a **group home**;

"**hotel**" means premises which require a licence under the *Liquor Act* and where, as a principal part of the business, alcoholic beverages are ordinarily sold to the public for consumption on the premises whether or not accommodation is provided for members of the public and whether or not meals are served, but does not include a **licensed club**, **motel** or **restaurant**;

"**independent unit**" means an ancillary **dwelling** constructed on the same **site** as a **single dwelling**;

Clause 7.10.8 refers to the operation of the use.

Clause 7.10.1 specifies criteria relating to the use.

Clause 7.10.7 refers to the operation of the use.

See also **agriculture**.

Amendment No. 321
published in the
NT News on
14.05.2014 introduces
the definition of
"independent unit"

“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 of an article, machinery or vehicle;
- (c) the treatment of waste materials;
- (d) the packaging of goods or machinery;
- (e) the process of testing or analysis of an article, goods or materials;
- (f) the storage of goods, equipment or vehicles not in association with any other activity on the **site**, but not including **transport terminal, vehicle sales and hire or warehouse**;

and if on the same land as any of the operations referred to in paragraphs (a) to (f) above:

- (g) the storage of goods used in conjunction with or resulting from any of the above operations;
- (h) the provision of amenities for persons engaged in the operations;
- (i) the sale of goods resulting from the operations;
- (j) any work of administration or accounting in connection with an operation; and
- (k) an industry or class of industry particularly described in this Planning Scheme;

but does not include **motor body works, motor repair station** or a **home occupation**;

“intensive animal husbandry” means:

- (a) the keeping and feeding of animals, including poultry and pigs, in sheds, stalls, ponds, compounds or stockyards; or
- (b) aquaculture;

as a commercial enterprise;

“leisure and recreation” means the provision indoors or outdoors of recreation, leisure or sporting activities and includes cinemas, theatres, sporting facilities and the like as a commercial enterprise but does not include a **licensed club** or **community centre**;

“licensed club” means premises 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 adversely 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;

See also **general industry, light industry** and **rural industry**

Clause 10.1 refers to animal related use and development.

See also **general industry, industry** and **rural industry**.

“**main road**” means a main road defined on the zoning maps;

“**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**;

“**medical consulting rooms**” means a room or suite of rooms on the **site** of a **single dwelling** used by a resident of that **dwelling** for the purposes of his or her work as a medical practitioner, dentist or person ordinarily associated with health care;

“**mezzanine**” means an intermediate floor within a room;

“**mining**” means all modes of extracting either minerals or extractive minerals by underground, surface or open-cut workings, other than in pursuance of an extractive mineral permit issued under the *Mining Act* or an authorisation under section 178(2) of that Act for a like purpose and includes the crushing, storage or processing of such material on the land from which the material is extracted or on land adjacent thereto;

“**motel**” means premises wholly or principally used for the accommodation of travellers and the vehicles used by them, whether or not the building 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 **home based visitor accommodation**;

“**motor body works**” means premises for repairing the body work of motor vehicles and includes body building, panel beating or spray painting of motor vehicles;

“**motor repair station**” means premises used for carrying out repairs to motor vehicles but does not include a **motor body works** or a **transport terminal**;

“**multiple dwellings**” means a building or group of buildings on a **site** which individually or collectively contain more than one **dwelling** (including serviced apartments) but does not include an **independent unit**;

“**native vegetation**” means terrestrial and inter-tidal flora indigenous to the Northern Territory, including grasses, shrubs and mangroves;

“**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 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 delivery vehicles; and
- (f) areas set aside for car parking or access;

Clause 7.10.9 refers to the operation of the use.

See also **storey**

Clause 11.4.4 refers.

Serviced apartments attract a different requirement for **car parking**. See clause 6.5.1

See also **floor area**.

Amendment No. 106
gazetted 16.12.2009
introduces a definition
of “**pergola**”

Amendment No. 106
gazetted 16.12.2009
introduces a definition
of “**primary street**”

“**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**;

“**passenger terminal**” means premises used as a railway or bus station, shipping passenger terminal, airline passenger terminal, hoverport or heliport;

“**pergola**” is an unroofed open structure constructed at ground level without external walls but may be covered with permeable shade cloth;

“**place of worship**” means premises used as a church, chapel, mosque, temple, synagogue or place of religious instruction or worship or for the purpose of religious training;

“**plant nursery**” means premises principally used for the growing and/ or display of plants for sale, whether or not seeds, equipment, soil, sand, rocks, railway sleepers or other associated products are displayed or sold, but does not include the use of land for **agriculture** or **horticulture**;

“**plot ratio**” means the **floor area** divided by the area of the **site**;

“**primary street**” means the street or where there is more than one street, the street with the wider carriageway or that which carries the greater volume of traffic but does not include any street where access is prohibited by the controlling Agency;

“**promotion sign**” means a device using words, letters or images exhibited for the purpose of advertising, announcement or display which contains information relating to:

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

“**proposed main road**” means a proposed main road shown on the zoning maps;

“**recycling depot**” means premises used for the collection, storage or sale of scrap metals, waste paper, rags, bottles or other scrap material or goods, or used for dismantling, storage or salvaging of machinery whether or not parts of them are for sale;

“**residential building**” means a building or part of a building used or developed or proposed to be used or developed for a **caretaker’s residence, independent unit, group home, hostel, hotel** (where the **hotel** includes accommodation available to members of the public), **motel, multiple dwellings, single dwelling** or **supporting accommodation**;

Clause 8.1.2 refers to interchangeable uses in Zones CB and C.

See also **secondary street**

Clause 6.7 refers.

Clause 6.10 refers to **business** or **promotion signs** within a Heritage zone.

See also business sign.

Alice Springs, Darwin, Katherine, Palmerston and Tennant Creek municipal councils control the erection of **business** and **promotion signs**.

On land within a road corridor under the care and control of the Department of Transport the approval of that Department is also required.

Clause 7.1 refers to building heights and clause 7.3 to setback requirements.

Amendment No. 451 published in the NT News on 29.07.2016 omits and substitutes the definition of “**Secondary street**”

Amendment No. 451 published in the NT News on 29.07.2016 introduces the term and definition for “**Serviced apartment**”

Amendment No. 452 published in the NT News on 29.07.2016 introduces the term and definition for “**Site coverage**”

Amendment No. 483 published in the NT News on 06.10.2017 omits the term and definition for “**Site coverage**”

“**restaurant**” means premises (other than a **shop**, or part of a **hotel** or a **motel**) in which meals are served to the public whether or not the premises provides a drive-through service or requires a licence under the *Liquor Act*;

“**retail agricultural stall**” means a building used for the display and retail sale of agricultural, market garden or horticultural produce grown on the land on which the building is erected;

“**rural industry**” means an **industry** which involves the treatment, processing or packing of primary products transported to the **site** where 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 adversely affect the **amenity** of the surrounding locality;

“**secondary street**” means – in the case of a site that has access to more than one public street – the street or streets that are not the primary street;

“**serviced apartment**” means a building (or part of a building) providing self-contained accommodation to tourists or visitors on a commercial basis and which is regularly serviced or cleaned by an owner or manager of the building or by an agent of an owner or manager of the building.

“**service station**” means premises used for the sale by retail of fuels, oils and other products for use in connection with the operation of motor vehicles, whether or not it includes convenience shopping, but does not include a **fuel depot**, **motor repair station** or **motor body works**;

“**shop**” means premises used for the display and sale by retail or for hire of goods or services but does not include a **restaurant**, **retail agricultural stall**, **service station**, **showroom sales** or **vehicle sales and hire**;

“**showroom sales**” means the sale or hire in premises of goods of a bulky nature including:

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

“**single dwelling**” means a building containing one **dwelling** only;

“**site**” means an area of land, whether consisting of one lot or more, which is the subject of an application to the consent authority;

Clause 8.1.2 refers to interchangeable uses in Zones CB and C.

See also **general industry**, **industry** and **light industry**.

Clause 10.6 refers.

See also **primary street**.

Clause 8.1.4 refers.

Clause 8.1.2 refers to interchangeable uses in zones CB and C.

Amendment No. 451 published in the NT News on 29.07.2016 omits and substitutes the definition of **"Supporting Accommodation"**

Amendment No. 225 gazetted 15.08.2012 introduces the definition "telecommunications facility".

"sport and recreation" means the use of land for recreation purposes, but does not include such a use which involves commercial transactions, motor sports or activities which, by virtue of the generation of noise or disturbance, will adversely affect the **amenity** of adjoining land nor does it include **leisure and recreation**;

"stables" means premises used for the keeping, exercising or training of horses or other animals of burden but does not include **domestic livestock** or **intensive animal husbandry**;

"storey" means that part of a building between floor levels. If there is no floor above, it is the part between the floor level and the ceiling. It may comprise an attic, **basement** or built over area for car parking;

"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; or
- (b) premises used by people moving from their homes or an institution and living for a short time in shared, supporting or rehabilitating accommodation where day-to-day management and operation of the premises is provided by a community organisation or recognised religious or charitable organisation or a department or institutional establishment of the Crown.

"telecommunications facility" means land used to accommodate:

- (a) any part of the infrastructure of a telecommunications network; or
- (b) any line, equipment, apparatus, tower, mast, antenna, tunnel, duct, hole, pit, pole or other structure or thing used, or for use, in or in connection with a telecommunications network.

"transport terminal" means premises used for the:

- (a) loading, discharge or storage of goods in the course of the transport of those goods by air, road, rail or ship;
- (b) garaging and basic maintenance of fleet vehicles; or
- (c) servicing, repair and garaging of buses;

"vehicle sales and hire" means premises used wholly or principally for the display for sale by retail or for rental of motor vehicles, **caravans**, trailers, farm machinery or boats but does not include **motor body works**, **motor repair station**, a **shop** or **showroom sales**;

"veterinary clinic" means premises used for the medical treatment of animals, whether or not the animals are boarded there as part of the treatment;

"warehouse" means premises used for the bulk storage of goods, or the display and sale of goods by wholesale.

Clause 1.3 subclause 2(a)(ii) refers.

Clause 10.1 refers to animal related use and development.

Clause 13.5 refers to the development of telecommunication facilities.

Clause 10.5 refers.

PART 2

4.0 PLANNING PRINCIPLES AND FRAMEWORK

The interpretation of this Planning Scheme and the determinations of a consent authority must have regard to the planning principles and the relevant framework drawings (as may be the case) contained in this Part and ensure that a use or development or proposed use or development is consistent with them

4.1 NORTHERN TERRITORY

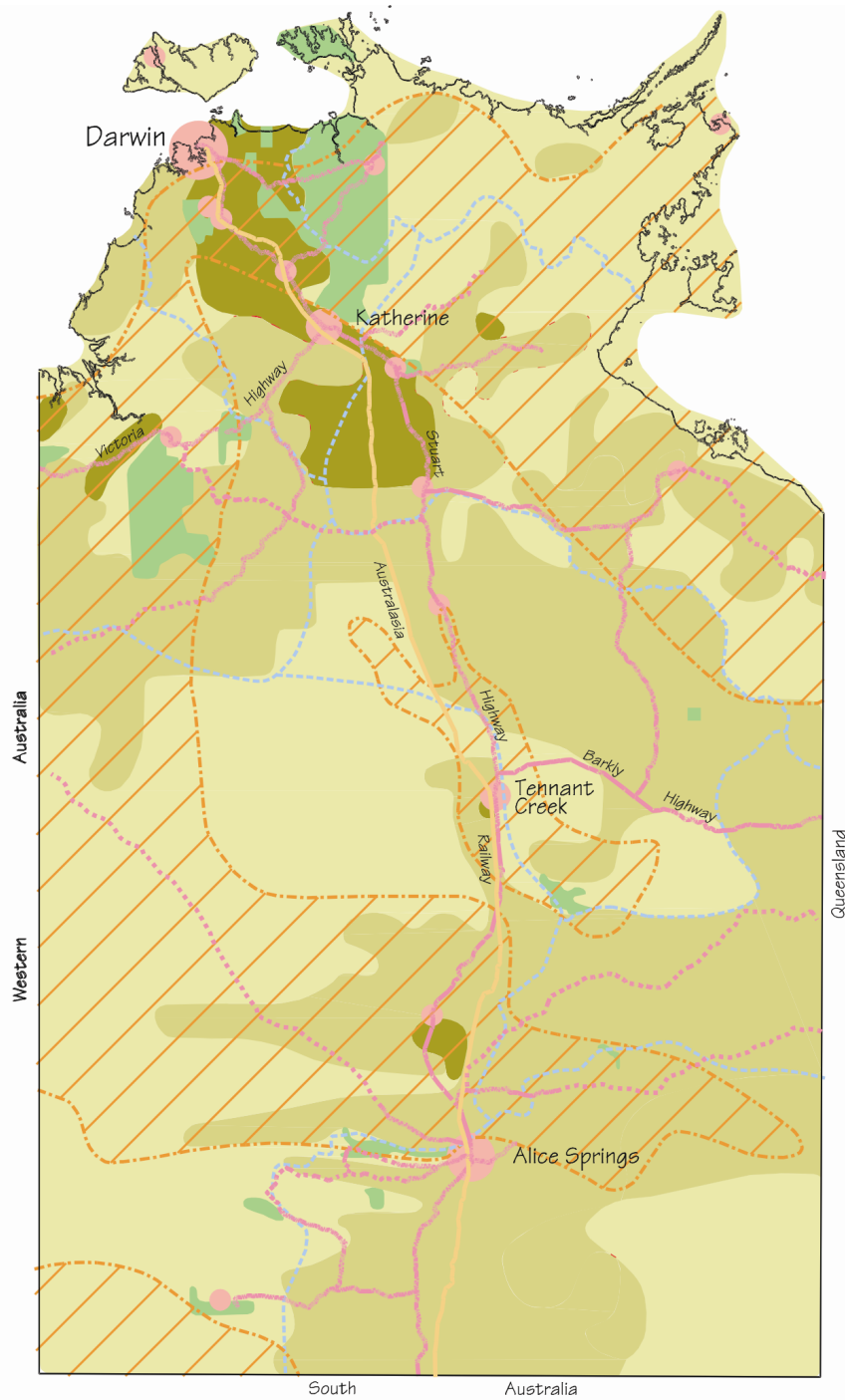
The administration of this Planning Scheme is to:

- (a) contribute to a built, rural and natural environment supporting the diverse lifestyle and the social, cultural and economic development of the Territory promoting:
 - i. safe communities;
 - ii. housing choice;
 - iii. public infrastructure including a coordinated, integrated and efficient transport network;
 - iv. recreational and cultural opportunities;
 - v. commercial, primary production and industrial diversity servicing community needs and export potential; and
 - vi. best practice environmental management;
- (b) contribute to the sustainable use and development of land and water resources so that the use and development of land is consistent with the principles of sustainable development and avoids pollution and minimises degradation of the environment or over commitment of water resources;
- (c) facilitate the supply of sufficient land for residential, commercial, industrial, recreational, primary production, institutional and other public uses so that the subdivision of land is cost effective, equitable and timely and maximises the value of public and private investment in infrastructure;
- (d) promote a more compact urban form in appropriate locations to maximise infrastructure utilisation and enhance urban liveability;
- (e) promote urban/ building design which is climatically appropriate, water and energy efficient and contributes to the existing and future character and appearance of an area;
- (f) ensure development does not unreasonably intrude on or compromise the privacy of adjoining residential uses and ensures its own **amenity** is not compromised in the future;
- (g) assist in the conservation of areas and sites of environmental, cultural or heritage value as identified by Government;

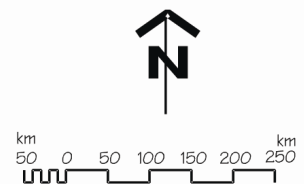
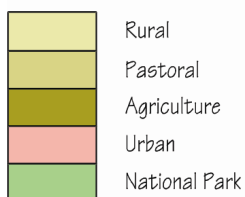
Amendment No. 387
published in the NT
News on 19.06.2015
introduces sub-clause
d.

Amendment No. 387
published in the NT
News on 19.06.2015
introduces sub-clause l.

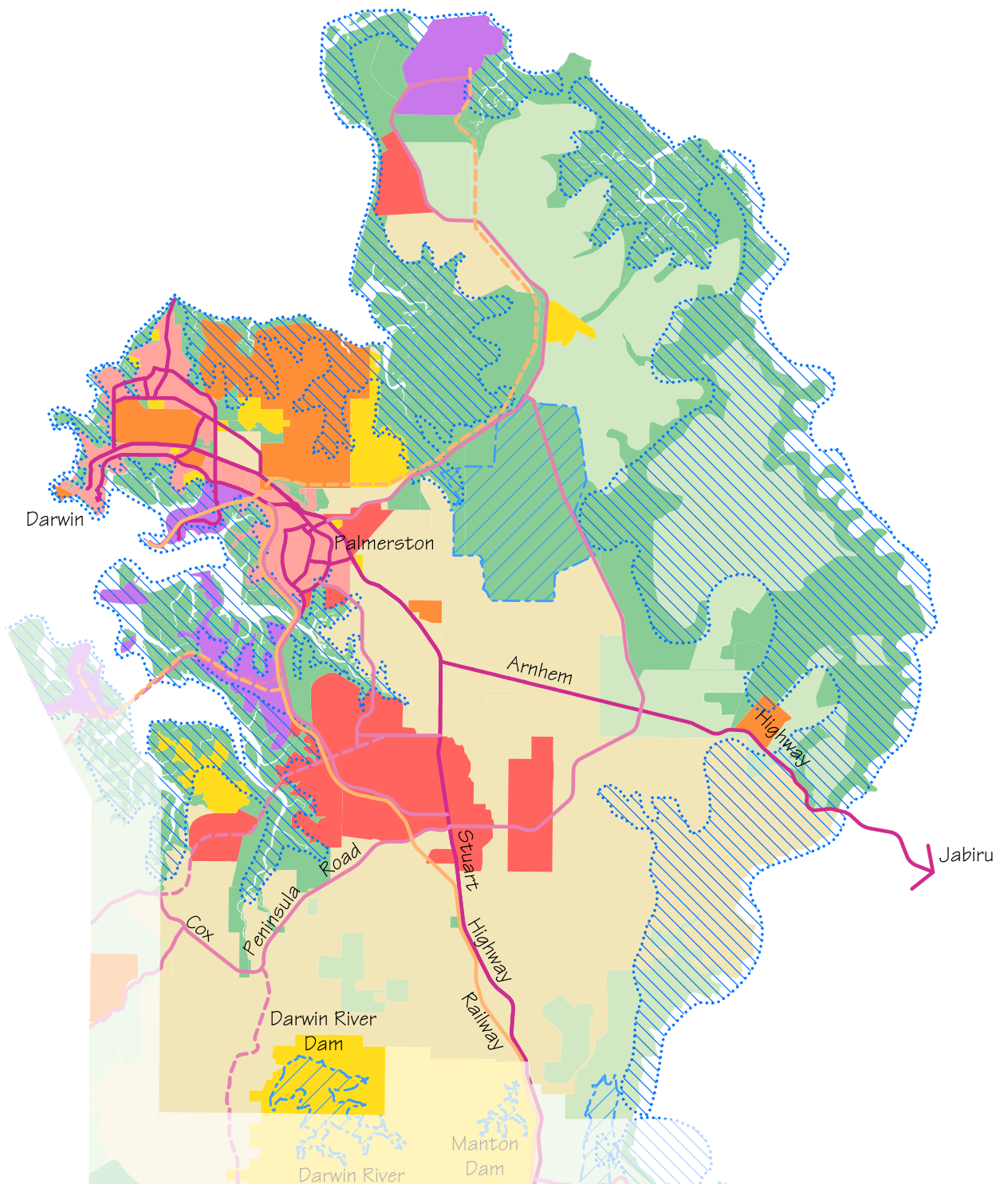
- (h) facilitate the sustainable use of land for primary production so that land particularly suited to agriculture, horticulture and other primary production activities, by reason of the nature of the soils, proximity to adequate water supplies or for other reasons, will be preserved for those activities within the context of competing land uses;
- (i) facilitate the further development of the tourist industry capitalising on the Territory's aesthetic, natural and cultural heritage;
- (j) consider flood and storm surge levels associated with floods and cyclones to minimise risk to life and property;
- (k) value land for its inherent ecosystem functions in protecting native flora, fauna, soil and water resources; and
- (l) consider the provision of social infrastructure in order to maintain and enhance the quality of community facilities.



Legend



Northern Territory Planning Scheme Northern Territory Land Use Framework



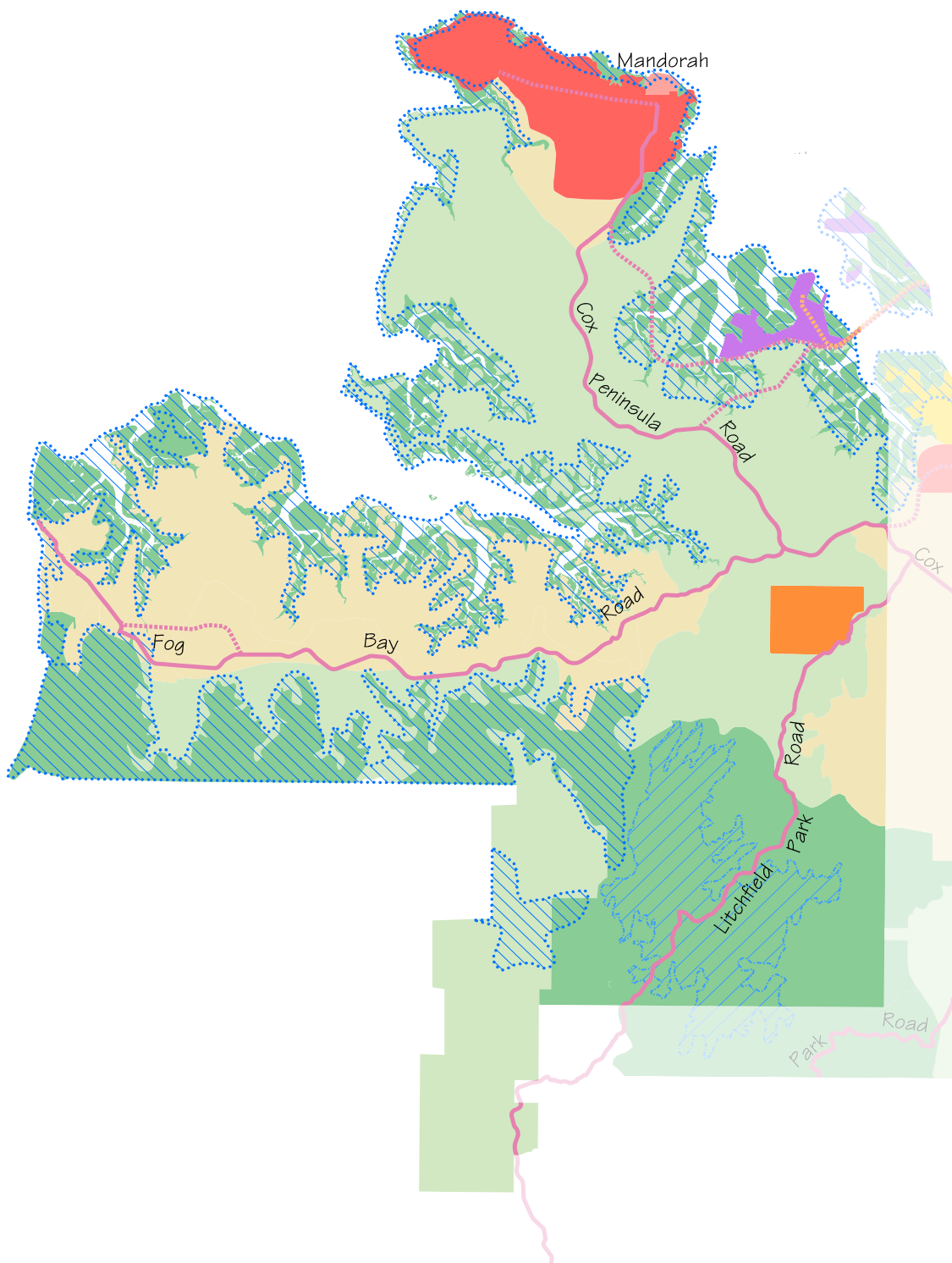
LEGEND

 Urban	 Indicative Area Subject to Flooding, Inundation, Storm Tide or Very Poorly Drained Soils
 Future Urban	 Water Management Area
 Major Industry	 Main Road
 Public Use	 Main Road (Proposed)
 Defence	 Railway / Railway (Proposed)
 Natural Feature	
 Agriculture	
 Rural	



Darwin Regional Land Use Framework Plan 1 of 3

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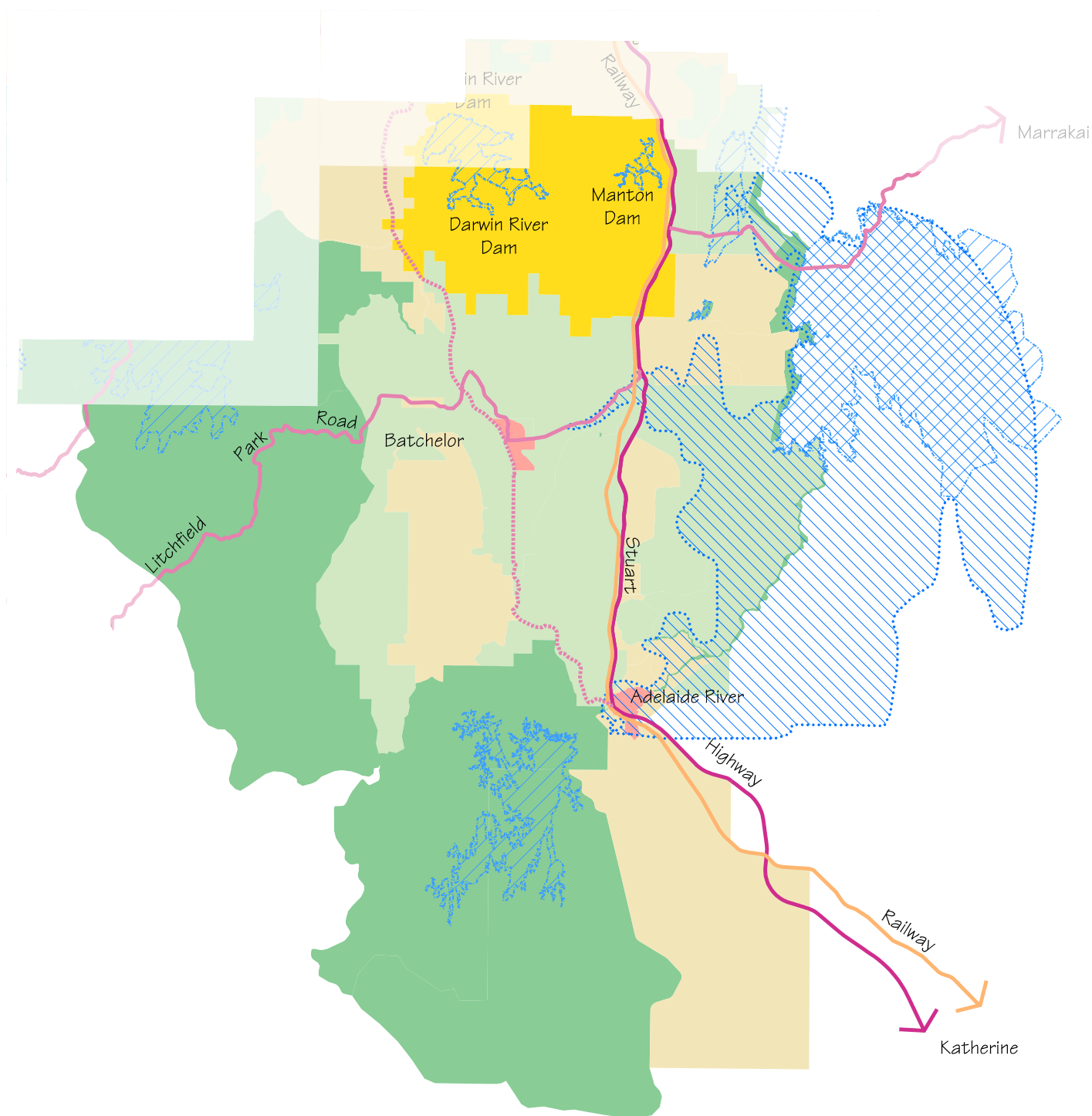
LEGEND

 Urban	 Indicative Area Subject to Flooding, Inundation, Storm Tide or Very Poorly Drained Soils
 Future Urban	 Water Management Area
 Major Industry	 Main Road
 Public Use	 Main Road (Proposed)
 Defence	 Railway / Railway (Proposed)
 Natural Feature	
 Agriculture	
 Rural	



Darwin Regional Land Use Framework Plan 2 of 3

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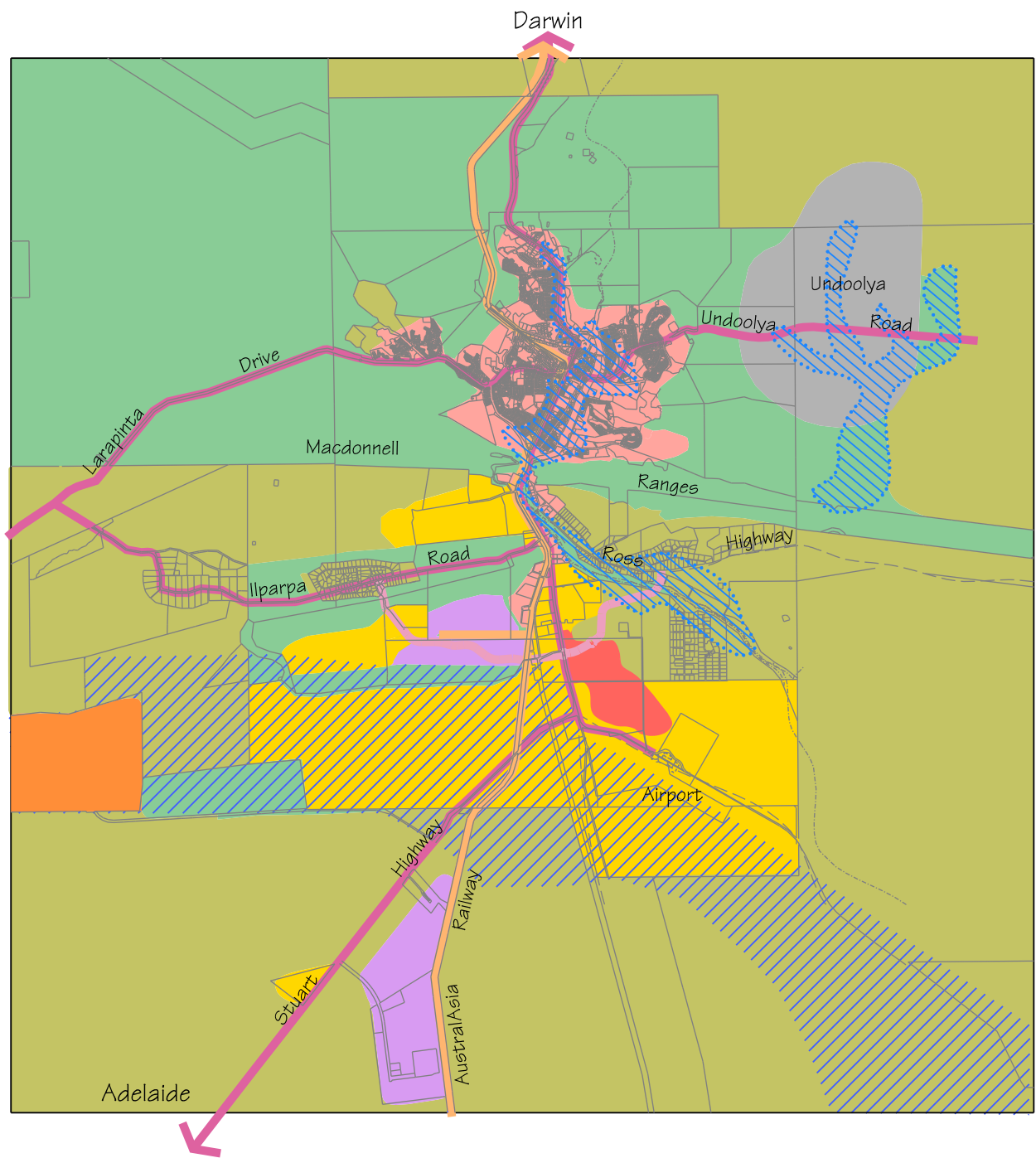
LEGEND

	Urban		Indicative Area Subject to Flooding, Inundation, Storm Tide or Very Poorly Drained Soils
	Future Urban		Water Management Area
	Major Industry		Main Road
	Public Use		Main Road (Proposed)
	Defence		Railway / Railway (Proposed)
	Natural Feature		
	Agriculture		
	Rural		



Darwin Regional Land Use Framework Plan 3 of 3

Q:\6--13 Planning\Darwin Regional Land Use Plan 2014\Darwin Land Use Framework 2014.dgn



Legend

	Pastoral & Rural
	Urban
	Future Urban
	Long Term Growth Option
	Major Industry
	Public Use
	Defence
	Natural Feature

	Water Management Area
	Defined Flood Area
	Main Road
	Main Road (Proposed)
	Railway



Alice Springs Land Use Framework

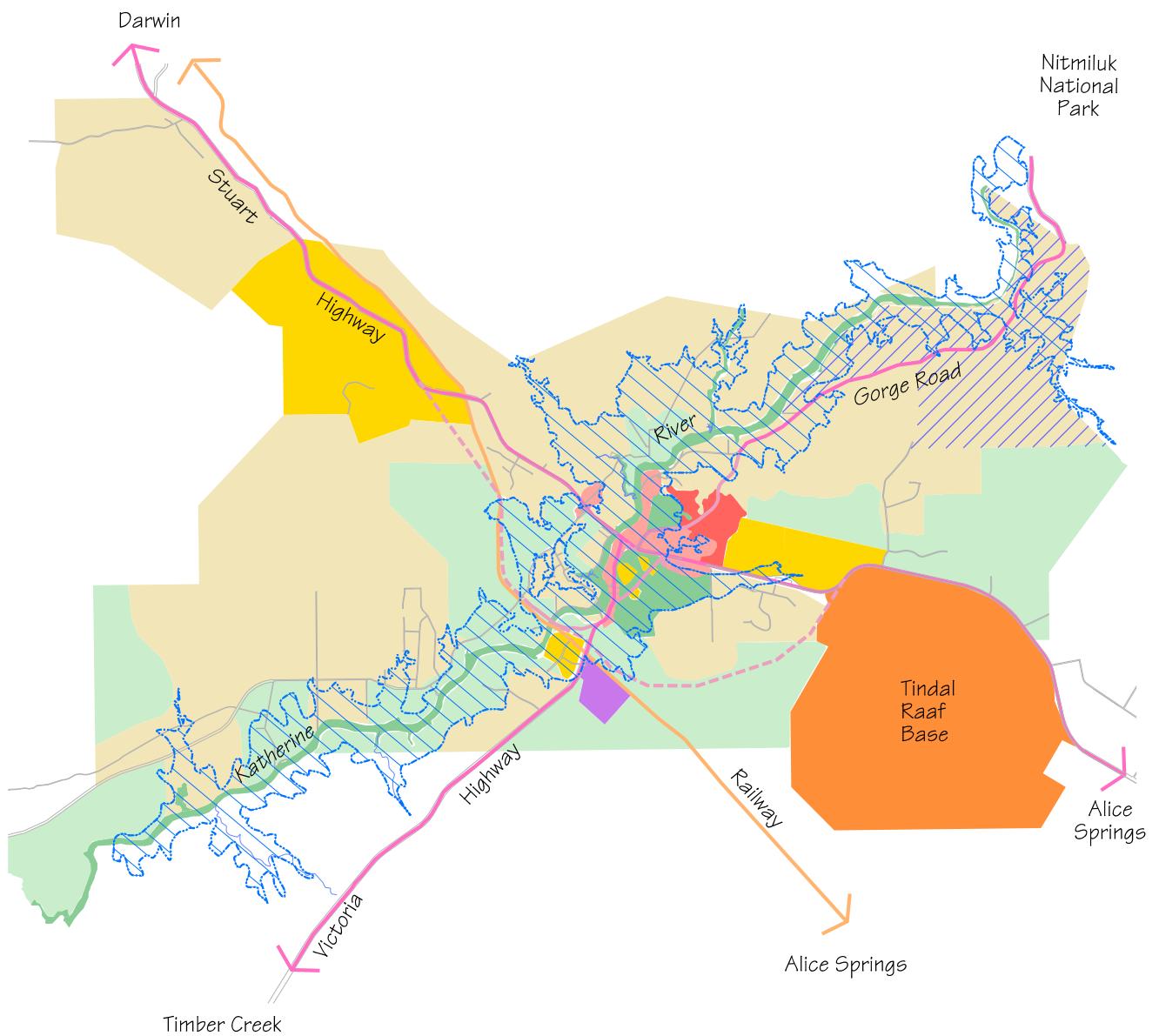
4.3 ALICE SPRINGS

Amendment No. 133
gazetted 12.05.2010
omits and substitutes
Clause 4.3 including
the Alice Springs
Land Use Framework
drawing.

Amendment No. 213
gazetted 07.03.2012
amends the Alice
Springs Land Use
Framework by
expanding the future
urban area to include
Airport land.

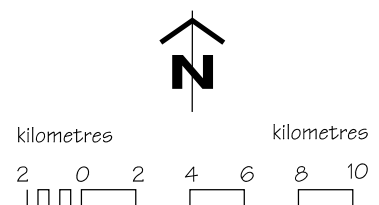
The administration of this Planning Scheme in relation to Alice Springs is to:

- (a) provide for orderly development catering for a growing population maximising options for urban infill adjacent to the town centre and other identified neighbourhood centres and community facilities as well as appropriate expansion at Larapinta, Mount Johns Valley and Arid Zone Research Institute site consistent with the Alice Springs Land Use Framework and any area plans in Part 8 applicable in the circumstances;
- (b) preserve the existing tourist commercial focus and rural character of established small lot rural subdivisions south of Heavitree Gap;
- (c) affirm the primacy of the existing central business district as the retail and office centre of the town with convenience shopping needs being supported by neighbourhood and district facilities of limited floor space;
- (d) provide appropriate areas for future industrial development to west of the Arid Zone Research Institute site in the Blatherskite Valley, which include access to arterial road and rail networks, while preserving and protecting natural drainage systems;
- (e) provide opportunities to create residential and work environments taking advantage of the scenic ranges, protected through the maintenance of height restrictions and encouragement of design sensitive to the location; and
- (f) protect the Roe Creek and Rocky Hill borefields from inappropriate land uses and development.



Legend

 Urban	 Water Management Area
 Future Urban	 Indicative Area of Land Subject to Flooding
 Major Industry	 Main Road
 Public Use	 Main Road (Proposed)
 Defence	 Railway
 Natural Feature	
 Agriculture	
 Rural	



Katherine Land Use Framework

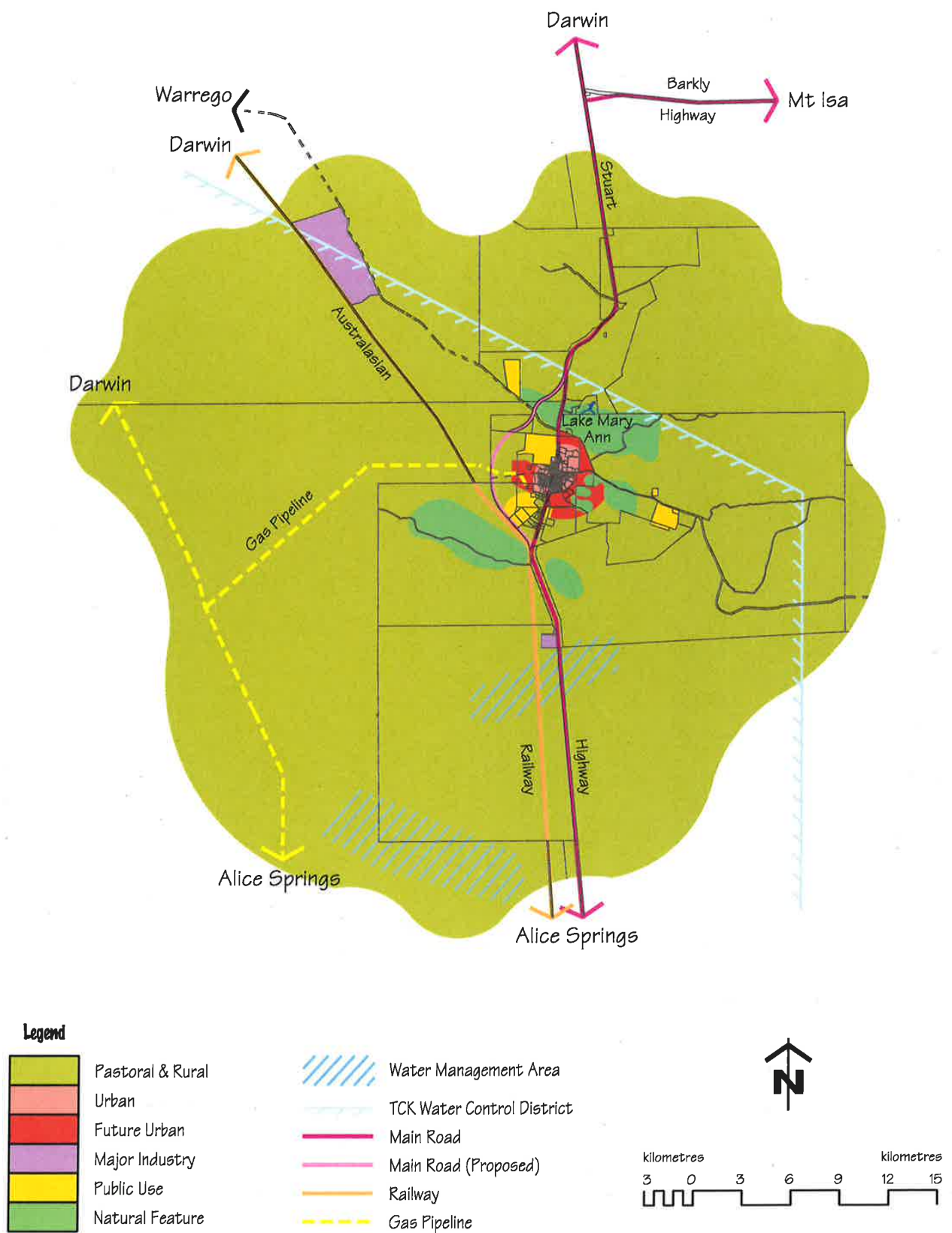
katherine framework 2014.dgn

4.5 TENNANT CREEK

Amendment No. 227
gazetted 26.06.2013
introduces Planning
Principles and
associated Land Use
Framework for Tennant
Creek.

The administration of this Planning Scheme in relation to Tennant Creek is to:

- (a) provide for orderly and appropriate land use and development catering for a growing population using development options including urban infill and subdivisions at Tennant Creek 'East' consistent with the Tennant Creek Land Use Framework and any area plans in Part 8 applicable in the circumstances;
- (b) affirm the primacy of the existing business hub on Paterson Street with convenience shopping needs being supported by future neighbourhood facilities of limited floor space as required;
- (c) preserve the existing rural character of established small lot rural subdivisions south of the town;
- (d) provide appropriate areas for future industrial development to the west of the town, which includes access to arterial road and rail networks, while preserving and protecting natural drainage systems; and
- (e) protect the Kelly Well and Cabbage Gum borefields from inappropriate land uses and development.



Tennant Creek Land Use Framework

PART 3

INDEX OF ZONES	
Residential Zones	
SD	Single Dwelling Residential
MD	Multiple Dwelling Residential
MR	Medium Density Residential
HR	High Density Residential
CV	Caravan Parks
CL	Community Living
Commercial Zones	
CB	Central Business
C	Commercial
SC	Service Commercial
TC	Tourist Commercial
Industrial Zones	
LI	Light Industry
GI	General Industry
DV	Development
Recreation Zones	
PS	Public Open Space
OR	Organised Recreation
Rural Zones	
H	Horticulture
A	Agriculture
RR	Rural Residential
RL	Rural Living
R	Rural
Other Zones	
CP	Community Purposes
CN	Conservation
HT	Heritage
RD	Restricted Development
WM	Water Management
FD	Future Development
T	Township
SU	Specific Use
Infrastructure Zones	
M	Main Road
PM	Proposed Main road
RW	Railway
U	Utilities

See Schedule 1

See Clause 13

5.0 ZONE PURPOSE AND TABLES

5.1 ZONE SD – SINGLE DWELLING RESIDENTIAL

Amendment No. 452 published in the NT News on 29.07.2016 omits and substitutes clause 5.1

Amendment No. 483 published in the NT News on 06.10.2017 omits and substitutes sub-clauses in 5.1.

1. The primary purpose of Zone SD is to provide **single dwellings** on individual lots.
2. Non-residential uses or development should be limited to those which predominantly service the local neighbourhood and do not have any detrimental effect on residential **amenity**.

Clause 1.3 refers to Sheds.

Undefined uses are prohibited in this zone. See clause 2.2(3) & (4).

Clause 6.8 refers to **Demountable Structures**.

Clause 6.14 refers to land subject to flooding and storm surge.

Clause 7.10.2 refers to **caravans**.

Clauses 11.1.1 and 11.1.2 refer to subdivision lot size and 11.2 to subdivision standards.

Clause 13.5 refers to the erection of mobile telephone communications towers.

ZONING TABLE – ZONE SD

Amendment No. 452
published in the NT
News on 29.07.2016
omits and substitutes
the table to clause 5.1

Amendment No. 483
published in the NT
News on 06.10.2017
omits and substitutes
the table to clause 5.1

Amendment No. 494
published in the NT
News on 22.02.2019
introduces 'helicopter
landing sites' to the
table

abattoir	X	
agriculture	X	
animal boarding	X	
business sign	P	6.7
caravan park	X	
caretaker's residence	X	
car park	X	
child care centre	X	
community centre	D	6.1, 6.5.1
domestic livestock	X	
education establishment	X	
fuel depot	X	
general industry	X	
group home	P	7.1, 7.10.5
helicopter landing sites	X	
home based child care centre	D	6.5.1, 7.10.6
home based contracting	P	7.10.8
home based visitor accommodation	S	7.10.1
home occupation	P	7.10.7
horticulture	X	
hospital	X	
hostel	X	
hotel	X	
independent unit	P	6.5.1, 7.1, 7.3, 7.5, 7.10.4
intensive animal husbandry	X	
leisure and recreation	X	
licensed club	X	
light industry	X	
medical clinic	X	
medical consulting rooms	D	6.5.1, 7.10.9
motel	X	
motor body works	X	
motor repair station	X	
multiple dwellings	X	
office	X	
passenger terminal	X	
place of worship	X	
plant nursery	X	
promotion sign	X	
recycling depot	X	
restaurant	X	
retail agricultural stall	X	
rural industry	X	
service station	X	
shop	X	
showroom sales	X	
single dwelling	P	6.5.1, 7.1, 7.3, 7.5
stables	X	
supporting accommodation	D	6.5.1, 7.1, 7.5, 7.6, 7.7, 7.8
transport terminal	X	
vehicle sales and hire	X	
veterinary clinic	X	
warehouse	X	

P = Permitted **S** = Self Assessable **D** = Discretionary **x** = Prohibited

5.2 ZONE MD – MULTIPLE DWELLING RESIDENTIAL

Amendment No. 320
gazetted 26.03.2014
omits and substitutes
clause 5.2

1. The primary purpose of Zone MD is to provide for a range of housing options to a maximum height of two **storeys** above **ground level**.
2. The scale, character and architectural style of infill development should be compatible with the streetscape and surrounding development.
3. A **single dwelling** on a lot less than 600m² should be integrated in terms of design and site layout with adjacent development and street infrastructure.

Clause 1.3 refers to Sheds.

Undefined uses are prohibited in this zone. See clause 2.2(3) & (4).

Clause 6.8 refers to **Demountable Structures**.

Clause 6.14 refers to land subject to flooding and storm surge.

Clause 7.10.2 refers to **caravans**.

Clauses 11.1.1 and 11.1.2 refer to subdivision lot size and 11.2 to subdivision standards.

Clause 13.5 refers to the erection of mobile telephone communications towers.

Clause 11.2.4 refers to lots less than 600m² for **single dwellings** in Zone MD.

ZONING TABLE – ZONE MD

abattoir	x	
agriculture	x	
animal boarding	x	
business sign	P	6.7
caravan park	x	
caretaker's residence	x	
car park	x	
child care centre	x	
community centre	D	6.1, 6.5.1
domestic livestock	x	
education establishment	x	
fuel depot	x	
general industry	x	
group home	P	7.1, 7.10.5
helicopter landing sites	x	
home based child care centre	D	6.5.1, 7.10.6
home based contracting	P	7.10.8
home based visitor accommodation	S	7.10.1
home occupation	P	7.10.7
horticulture	x	
hospital	x	
hostel	x	
hotel	x	
independent unit	P	6.5.1, 7.1, 7.3, 7.5, 7.10.4
intensive animal husbandry	x	
leisure and recreation	x	
licensed club	x	
light industry	x	
medical clinic	x	
medical consulting rooms	D	6.5.1, 7.10.9
motel	x	
motor body works	x	
motor repair station	x	
multiple dwellings	D	6.5.1, 7.1, 7.3, 7.5, 7.6, 7.7, 7.8
office	x	
passenger terminal	x	
place of worship	x	
plant nursery	x	
promotion sign	x	
recycling depot	x	
restaurant	x	
retail agricultural stall	x	
rural industry	x	
service station	x	
shop	x	
showroom sales	x	
single dwelling	P	6.5.1, 6.5.4, 7.1, 7.3, 7.3.3, 7.5
stables	x	
supporting accommodation	D	6.5.1, 7.1, 7.3, 7.5, 7.6, 7.7, 7.8
transport terminal	x	
vehicle sales and hire	x	
veterinary clinic	x	
warehouse	x	

P = Permitted **S** = Self Assessable **D** = Discretionary **x** = Prohibited

Amendment No. 494
published in the NT
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introduces 'helicopter
landing sites' to the
table

5.3 ZONE MR – MEDIUM DENSITY RESIDENTIAL

1. The primary purpose of Zone MR is to provide for a range of housing options to a maximum height of four **storeys** above **ground level**.
2. The availability or future availability of services, size of lots and proximity to major roads, schools and other community facilities should be sufficient to support **multiple dwelling** residential development.
3. The scale, character and architectural style of infill development should be compatible with the streetscape and surrounding development.

Clause 1.3 refers to Sheds.

Undefined uses are prohibited in this zone. See clause 2.2(3) & (4).

Clause 6.8 refers to **Demountable Structures**.

Clause 6.2 limits the height of buildings within the Municipality of Alice Springs.

Clause 6.14 refers to land subject to flooding and storm surge.

Clause 7.1 limits the height of **residential buildings** in certain circumstances.

Clause 7.10.2 refers to **caravans**.

Clauses 11.1.1 and 11.1.2 refer to subdivision lot size and 11.2 to subdivision standards.

Clause 13.5 refers to the erection of mobile telephone communications towers.

ZONING TABLE – ZONE MR

abattoir	x	
agriculture	x	
animal boarding	x	
business sign	P	6.7
caravan park	x	
caretaker's residence	x	
car park	x	
child care centre	x	
community centre	D	6.1, 6.5.1
domestic livestock	x	
education establishment	x	
fuel depot	x	
general industry	x	
group home	P	7.1, 7.10.5
helicopter landing sites	x	
home based child care centre	D	6.5.1, 7.10.6
home based contracting	P	7.10.8
home based visitor accommodation	S	7.10.1
home occupation	P	7.10.7
horticulture	x	
hospital	x	
hostel	x	
hotel	x	
independent unit	P	6.5.1, 7.1, 7.3, 7.5, 7.10.4
intensive animal husbandry	x	
leisure and recreation	x	
licensed club	x	
light industry	x	
medical clinic	x	
medical consulting rooms	D	6.5.1, 7.10.9
motel	x	
motor body works	x	
motor repair station	x	
multiple dwellings	D	6.5.1, 7.1, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8
office	x	
passenger terminal	x	
place of worship	x	
plant nursery	x	
promotion sign	x	
recycling depot	x	
restaurant	x	
retail agricultural stall	x	
rural industry	x	
service station	x	
shop	x	
showroom sales	x	
single dwelling	P	6.5.1, 7.1, 7.3, 7.5
stables	x	
supporting accommodation	D	6.5.1, 7.1, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8
transport terminal	x	
vehicle sales and hire	x	
veterinary clinic	x	
warehouse	x	

P = Permitted **S** = Self Assessable **D** = Discretionary **x** = Prohibited

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5.4 ZONE HR – HIGH DENSITY RESIDENTIAL

1. The primary purpose of Zone HR is to provide high density housing options close to major roads, schools and other community facilities.
2. The availability of services should be sufficient to accommodate high density residential development.
3. Development is generally not expected to exceed eight **storeys** above **ground level**.

Clause 1.3 refers to Sheds.

Undefined uses are prohibited in this zone. See clause 2.2(3) & (4).

Clause 6.8 refers to **Demountable Structures**.

Clause 6.14 refers to land subject to flooding and storm surge.

Clause 7.10.2 refers to **caravans**.

Clauses 11.1.1 and 11.1.2 refer to subdivision lot size and 11.2 to subdivision standards.

Clause 13.5 refers to the erection of mobile telephone communications towers.

ZONING TABLE – ZONE HR

abattoir	x	
agriculture	x	
animal boarding	x	
business sign	P	6.7
caravan park	x	
caretaker's residence	x	
car park	x	
child care centre	D	6.1, 6.5.1, 8.1.5, 8.2
community centre	D	6.1, 6.5.1, 8.2
domestic livestock	x	
education establishment	D	6.1, 6.5.1
fuel depot	x	
general industry	x	
group home	P	7.1, 7.10.5
helicopter landing sites	x	
home based child care centre	D	6.5.1, 7.10.6
home based contracting	P	7.10.8
home based visitor accommodation	S	7.10.1
home occupation	P	7.10.7
horticulture	x	
hospital	x	
hostel	D	6.5.1, 7.1, 7.3, 7.6, 7.7, 7.8
hotel	x	
independent unit	P	6.5.1, 7.1, 7.3, 7.5, 7.10.4
intensive animal husbandry	x	
leisure and recreation	D	6.1, 6.5.1, 8.2
licensed club	x	
light industry	x	
medical clinic	D	6.1, 6.5.1, 8.2
medical consulting rooms	D	6.5.1, 7.10.9
motel	D	6.5.1, 6.6, 7.1, 8.2
motor body works	x	
motor repair station	x	
multiple dwellings	D	6.5.1, 7.1, 7.3, 7.5, 7.6, 7.7, 7.8
office	x	
passenger terminal	x	
place of worship	D	6.1, 6.5.1, 8.2
plant nursery	x	
promotion sign	x	
recycling depot	x	
restaurant	D	6.1, 6.5.1, 6.6, 8.2
retail agricultural stall	x	
rural industry	x	
service station	x	
shop	x	
showroom sales	x	
single dwelling	P	6.5.1, 7.1, 7.3, 7.5
stables	x	
supporting accommodation	D	6.5.1, 7.1, 7.3, 7.5, 7.6, 7.7, 7.8
transport terminal	x	
vehicle sales and hire	x	
veterinary clinic	x	
warehouse	x	

P = Permitted **S** = Self Assessable **D** = Discretionary x = Prohibited

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5.5 ZONE CV – CARAVAN PARKS

The primary purpose of Zone CV is to provide for **caravan parks**.

Clause 1.3 refers to Sheds.

Clause 6.8 refers to **Demountable Structures**.

Clause 6.14 refers to land subject to flooding and storm surge.

Clause 13.5 refers to the erection of mobile telephone communications towers.

ZONING TABLE – ZONE CV

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published in the NT
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table

abattoir	x	
agriculture	x	
animal boarding	x	
business sign	P	6.7
caravan park	D	6.1, 6.5.1
caretaker's residence	P	7.1, 7.3, 7.10.3
car park	x	
child care centre	x	
community centre	D	6.1, 6.5.1, 8.1.3, 8.2
domestic livestock	x	
education establishment	x	
fuel depot	x	
general industry	x	
group home	x	
helicopter landing sites	x	
home based child care centre	D	6.5.1, 7.10.6, 8.1.3
home based contracting	P	7.10.8, 8.1.3
home based visitor accommodation	S	7.10.1
home occupation	P	7.10.7, 8.1.3
horticulture	x	
hospital	x	
hostel	D	6.5.1, 7.1, 7.3, 7.6, 7.7, 7.8, 8.1.3, 8.2
hotel	x	
independent unit	P	6.5.1, 7.1, 7.3, 7.5, 7.10.4
intensive animal husbandry	x	
leisure and recreation	D	6.1, 6.5.1, 8.1.3, 8.2
licensed club	x	
light industry	x	
medical clinic	x	
medical consulting rooms	D	6.5.1, 7.10.9, 8.1.3
motel	D	6.5.1, 6.6, 7.1, 8.1.3, 8.2
motor body works	x	
motor repair station	x	
multiple dwellings	x	
office	x	
passenger terminal	x	
place of worship	D	6.1, 6.5.1, 8.1.3, 8.2
plant nursery	x	
promotion sign	D	6.7
recycling depot	x	
restaurant	D	6.1, 6.5.1, 6.6, 8.1.3, 8.2
retail agricultural stall	x	
rural industry	x	
service station	x	
shop	D	6.1, 6.5.1, 6.6, 8.1.1, 8.1.3, 8.2
showroom sales	x	
single dwelling	P	6.5.1, 7.1, 7.3, 7.5
stables	x	
supporting accommodation	x	
transport terminal	x	
vehicle sales and hire	x	
veterinary clinic	x	
warehouse	x	

P = Permitted **S** = Self Assessable **D** = Discretionary **x** = Prohibited

5.6 ZONE CL – COMMUNITY LIVING

1. The primary purpose of Zone CL is to provide for community living.
2. Residential accommodation may be temporary or permanent.
3. There may be non-residential facilities for the social, cultural and recreational needs of residents.

Clause 1.3 refers to Sheds.

Clause 6.8 refers to **Demountable Structures**.

Clause 6.2 limits the height of buildings within the Municipality of Alice Springs.

Clause 6.14 refers to land subject to flooding and storm surge.

Clause 7.10.2 refers to **caravans**.

Clause 13.5 refers to the erection of mobile telephone communications towers.

Amendment No. 87
gazetted 09.09.2009
amends clause 6.1
to remove the height
limit for **education
establishments** in
Zones CP and CL

Amendment No. 494
published in the NT
News on 22.02.2019
introduces 'helicopter
landing sites' to the
table

ZONING TABLE – ZONE CL

abattoir	X	
agriculture	P	6.1, 10.1
animal boarding	X	
business sign	P	6.7
caravan park	X	
caretaker's residence	P	6.5.1, 7.1, 7.3, 7.10.3
car park	X	
child care centre	X	
community centre	P	6.1, 6.5.1
domestic livestock	X	
education establishment	P	6.5.1
fuel depot	X	
general industry	X	
group home	P	7.1, 7.10.5
helicopter landing sites	X	
home based child care centre	D	6.5.1, 7.10.6
home based contracting	P	7.10.8
home based visitor accommodation	S	7.10.1
home occupation	P	7.10.7
horticulture	D	
hospital	X	
hostel	D	6.5.1, 7.1, 7.3, 7.6, 7.7, 7.8
hotel	X	
independent unit	P	6.5.1, 7.1, 7.3, 7.5, 7.10.4
intensive animal husbandry	X	
leisure and recreation	D	6.1, 6.5.1
licensed club	X	
light industry	X	
medical clinic	P	6.1, 6.5.1
medical consulting rooms	P	6.5.1, 7.10.9
motel	X	
motor body works	X	
motor repair station	X	
multiple dwellings	P	6.5.1, 7.1, 7.3, 7.5, 7.6, 7.7, 7.8
office	D	6.1, 6.5.1, 6.6
passenger terminal	X	
place of worship	P	6.1, 6.5.1
plant nursery	D	6.1, 6.5.1
promotion sign	D	6.7
recycling depot	X	
restaurant	X	
retail agricultural stall	P	6.1
rural industry	X	
service station	X	
shop	P	6.1, 6.5.1, 6.6, 8.1.1
showroom sales	X	
single dwelling	P	6.5.1, 7.1, 7.3, 7.5
stables	D	6.1, 6.5.1, 10.1
supporting accommodation	P	6.5.1, 7.1, 7.3, 7.5, 7.6, 7.7, 7.8
transport terminal	X	
vehicle sales and hire	X	
veterinary clinic	X	
warehouse	X	

P = Permitted **S** = Self Assessable **D** = Discretionary **x** = Prohibited

5.7 ZONE CB – CENTRAL BUSINESS

1. The primary purpose of Zone CB is to provide for a diversity of activities including administrative, judicial, professional, **office**, entertainment, cultural, residential and retail and other business activities with a commitment to the separation of incompatible activities.
2. Building form and design is expected to be sensitive to the needs of pedestrian movement and facilitate the creation of safe and active street frontages and public places and a vibrant commercial precinct.

Clause 6.8 refers to **Demountable Structures**.

Clause 6.2 limits the height of buildings within the Municipality of Alice Springs.

Clause 6.14 refers to land subject to flooding and storm surge.

Clause 7.10.2 refers to **caravans**.

Clause 8.1.2 refers to interchangeable uses in Zone CB.

Clause 13.5 refers to the erection of mobile telephone communications towers.

ZONING TABLE – ZONE CB

abattoir	x	
agriculture	x	
animal boarding	x	
business sign	P	6.7
caravan park	x	
caretaker's residence	P	6.5.1, 7.10.3
car park	D	(6.2, 6.3), 6.5.3, 8.2
child care centre	D	(6.2, 6.3), 6.5.1, 8.1.5, 8.2
community centre	D	(6.2, 6.3), 6.5.1, 8.2
domestic livestock	x	
education establishment	D	(6.2, 6.3), 6.5.1, 8.2
fuel depot	x	
general industry	x	
group home	P	7.10.5
helicopter landing sites	x	
home based child care centre	x	
home based contracting	x	
home based visitor accommodation	S	7.10.1
home occupation	P	7.10.7
horticulture	x	
hospital	x	
hostel	D	(6.2, 6.3), 6.5.1, 7.6, 7.8, 8.2
hotel	D	(6.2, 6.3), 6.5.1, 6.6, 8.2
independent unit	D	6.5.1, 7.1, 7.3, 7.5, 7.10.4
intensive animal husbandry	x	
leisure and recreation	D	(6.2, 6.3), 6.5.1, 8.2
licensed club	D	(6.2, 6.3), 6.5.1, 6.6, 8.2
light industry	D	(6.2, 6.3), 6.5.1, 6.6
medical clinic	D	(6.2, 6.3), 6.5.1, 8.2
medical consulting rooms	D	6.5.1, 7.10.9
motel	D	(6.2, 6.3), 6.5.1, 6.6, 8.2
motor body works	D	(6.2, 6.3), 6.5.1
motor repair station	D	(6.2, 6.3), 6.5.1
multiple dwellings	D	(6.2, 6.3), 6.5.1, 7.5, 7.6, 7.8
office	D	(6.2, 6.3), 6.5.1, 6.6, 8.1.2, 8.2
passenger terminal	D	(6.2, 6.3), 6.5.1, 8.2
place of worship	D	(6.2, 6.3), 6.5.1, 8.2
plant nursery	D	(6.2, 6.3), 6.5.1
promotion sign	D	6.7
recycling depot	x	
restaurant	D	(6.2, 6.3), 6.5.1, 6.6, 8.1.2, 8.2
retail agricultural stall	x	
rural industry	x	
service station	D	(6.2, 6.3), 6.5.1, 8.1.4
shop	D	(6.2, 6.3), 6.5.1, 6.6, 8.1.2, 8.2
showroom sales	D	(6.2, 6.3), 6.5.1, 6.6, 8.2
single dwelling	x	
stables	x	
supporting accommodation	D	(6.2, 6.3), 6.5.1, 7.5, 7.6, 7.8
transport terminal	x	
vehicle sales and hire	D	(6.2, 6.3), 6.5.1, 8.2
veterinary clinic	D	(6.2, 6.3), 6.5.1, 8.2
warehouse	x	

P = Permitted **S** = Self Assessable **D** = Discretionary x = Prohibited

Note: Bracketed numbers refer to clause variations between centres, 6.2 to Alice Springs and 6.3 to Central Darwin.

Amendment No. 494 published in the NT News on 22.02.2019 introduces 'helicopter landing sites' to the table

5.8 ZONE C – COMMERCIAL

1. The primary purpose of Zone C is to provide for a range of business and community uses.
2. The zone applies to shopping areas ranging from neighbourhood convenience shopping to regional centres.
3. Development should:
 - (a) be of a scale and character appropriate to the service function of a particular centre;
 - (b) respect the **amenity** of adjacent and nearby uses; and
 - (c) promote community safety in building design, having regard to adjacent and nearby uses.

Clause 6.8 refers to **Demountable Structures**.

Clause 6.2 limits the height of buildings within the Municipality of Alice Springs.

Clause 6.14 refers to land subject to inundation.

Clause 7.10.2 refers to **caravans**.

Clause 8.1.2 refers to interchangeable uses in Zone C.

Clause 8.1 describes standards for commercial development.

Clause 13.5 refers to the erection of mobile telephone communications towers.

ZONING TABLE – ZONE C

abattoir	x	
agriculture	x	
animal boarding	x	
business sign	P	6.7
caravan park	x	
caretaker's residence	P	6.5.1, 7.1, 7.10.3
car park	D	6.4, 6.5.3
child care centre	D	6.4, 6.5.1, 8.1.5, 8.2
community centre	D	6.4, 6.5.1, 8.2
domestic livestock	x	
education establishment	x	
fuel depot	x	
general industry	x	
group home	x	
helicopter landing sites	x	
home based child care centre	x	
home based contracting	x	
home based visitor accommodation	x	
home occupation	P	7.10.7
horticulture	x	
hospital	x	
hostel	D	6.4, 6.5.1, 7.3, 7.6, 7.8, 7.9, 8.2
hotel	D	6.4, 6.5.1, 6.6, 8.2
independent unit	x	
intensive animal husbandry	x	
leisure and recreation	D	6.4, 6.5.1, 8.2
licensed club	D	6.4, 6.5.1, 6.6, 8.2
light industry	x	
medical clinic	D	6.4, 6.5.1, 8.2
medical consulting rooms	D	6.5.1, 7.10.9
motel	D	6.5.1, 6.6, 8.2
motor body works	x	
motor repair station	D	6.4, 6.5.1
multiple dwellings	D	6.5.1, 7.1, 7.5, 7.6, 7.8, 7.9
office	D	6.4, 6.5.1, 6.6, 8.1.2, 8.2
passenger terminal	x	
place of worship	D	6.4, 6.5.1, 8.2
plant nursery	D	6.4, 6.5.1
promotion sign	D	6.7
recycling depot	x	
restaurant	D	6.4, 6.5.1, 6.6, 8.1.2, 8.2
retail agricultural stall	x	
rural industry	x	
service station	D	6.4, 6.5.1, 8.1.4
shop	D	6.4, 6.5.1, 6.6, 8.1.2, 8.2
showroom sales	D	6.4, 6.5.1, 6.6, 8.2
single dwelling	x	
stables	x	
supporting accommodation	D	6.5.1, 7.5, 7.6, 7.8, 7.9
transport terminal	x	
vehicle sales and hire	D	6.4, 6.5.1, 8.2
veterinary clinic	D	6.4, 6.5.1, 8.2
warehouse	x	

P = Permitted **S** = Self Assessable **D** = Discretionary x = Prohibited

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published in the NT
News on 22.02.2019
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5.9 ZONE SC – SERVICE COMMERCIAL

The primary purpose of Zone SC is to provide for commercial activities which, because of the nature of their business or size of the population catchment, require large sites.

Clause 6.8 refers to **Demountable Structures**.

Clause 6.2 limits the height of buildings within the Municipality of Alice Springs.

Clause 6.14 refers to land subject to flooding and storm surge.

Clause 7.10.2 refers to **caravans**.

Clause 8.1 describes standards for commercial development.

Clause 13.2 controls access to **main roads**.

Clause 13.5 refers to the erection of mobile telephone communications towers.

ZONING TABLE – ZONE SC

abattoir	x	
agriculture	x	
animal boarding	D	6.4, 6.5.1, 10.1
business sign	P	6.7
caravan park	x	
caretaker's residence	P	6.5.1, 7.1, 7.3, 7.10.3
car park	D	6.4, 6.5.3
child care centre	x	
community centre	x	
domestic livestock	x	
education establishment	D	6.4, 6.5.1, 8.2
fuel depot	x	
general industry	x	
group home	x	
helicopter landing sites	x	
home based child care centre	x	
home based contracting	P	7.10.8
home based visitor accommodation	x	
home occupation	P	7.10.7
horticulture	x	
hospital	x	
hostel	D	6.4, 6.5.1, 7.3, 7.6, 7.7, 7.8, 8.2
hotel	D	6.4, 6.5.1, 6.6, 8.2
independent unit	x	
intensive animal husbandry	x	
leisure and recreation	D	6.4, 6.5.1, 8.2
licensed club	D	6.4, 6.5.1, 6.6, 8.2
light industry	D	6.4, 6.5.1, 6.6
medical clinic	D	6.4, 6.5.1, 8.2
medical consulting rooms	x	
motel	D	6.4, 6.5.1, 6.6, 7.1, 7.3, 8.2
motor body works	D	6.4, 6.5.1
motor repair station	D	6.4, 6.5.1
multiple dwellings	x	
office	D	6.4, 6.5.1, 6.6, 8.2
passenger terminal	D	6.4, 6.5.1, 8.2
place of worship	D	6.4, 6.5.1, 8.2
plant nursery	D	6.4, 6.5.1
promotion sign	D	6.7
recycling depot	x	
restaurant	D	6.4, 6.5.1, 6.6, 8.2
retail agricultural stall	x	
rural industry	x	
service station	D	6.4, 6.5.1, 8.1.4
shop	D	6.4, 6.5.1, 6.6, 8.2
showroom sales	P	6.4, 6.5.1, 6.6, 8.2
single dwelling	x	
stables	x	
supporting accommodation	D	6.5.1, 7.1, 7.3, 7.5, 7.6, 7.7, 7.8
transport terminal	D	6.4, 6.5.1, 6.6, 8.2
vehicle sales and hire	D	6.4, 6.5.1, 8.2
veterinary clinic	D	6.4, 6.5.1, 8.2
warehouse	D	6.4, 6.5.1, 6.6

P = Permitted **S** = Self Assessable **D** = Discretionary **x** = Prohibited

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published in the NT
News on 22.02.2019
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table

5.10 ZONE TC – TOURIST COMMERCIAL

1. The primary purpose of Zone TC is to provide for uses or development servicing tourism, including commercial and residential activities.
2. Development should be of a scale and character compatible with uses or development nearby.

Clause 1.3 refers to Sheds.

Clause 6.8 refers to **Demountable Structures**.

Clause 6.2 limits the height of buildings within the Municipality of Alice Springs.

Clause 6.14 refers to land subject to flooding and storm surge.

Clause 8.1 describes standards for commercial development.

Clause 13.2 controls access to **main roads**.

Clause 13.5 refers to the development of telecommunications towers.

ZONING TABLE – ZONE TC

Amendment No. 22
gazetted 11.7.2007
removes reference to
clause 7.1

Amendment No. 494
published in the NT
News on 22.02.2019
introduces 'helicopter
landing sites' to the
table

abattoir	x	
agriculture	x	
animal boarding	x	
business sign	P	6.7
caravan park	D	6.4, 6.5.1
caretaker's residence	P	6.5.1, 7.1, 7.3, 7.10.3
car park	D	6.4, 6.5.3
child care centre	D	6.4, 6.5.1, 8.1.5, 8.2
community centre	D	6.4, 6.5.1, 8.2
domestic livestock	x	
education establishment	D	6.4, 6.5.1, 8.2
fuel depot	x	
general industry	x	
group home	x	
helicopter landing sites	x	
home based child care centre	D	6.5.1, 7.10.6
home based contracting	P	7.10.8
home based visitor accommodation	S	7.10.1
home occupation	P	7.10.7
horticulture	x	
hospital	x	
hostel	D	6.4, 6.5.1, 7.1, 7.3, 7.6, 7.8, 8.2
hotel	D	6.4, 6.5.1, 6.6, 7.1, 8.2
independent unit	D	6.5.1, 7.1, 7.3, 7.5, 7.10.4
intensive animal husbandry	x	
leisure and recreation	D	6.4, 6.5.1, 8.2
licensed club	D	6.4, 6.5.1, 6.6, 8.2
light industry	x	
medical clinic	D	6.4, 6.5.1, 8.2
medical consulting rooms	D	6.5.1, 7.10.9
motel	D	6.5.1, 6.6, 7.1, 7.3, 8.2
motor body works	x	
motor repair station	x	
multiple dwellings	D	6.5.1, 7.1, 7.3, 7.5, 7.6, 7.8,
office	D	6.4, 6.5.1, 6.6, 8.2
passenger terminal	D	6.4, 6.5.1, 8.2
place of worship	D	6.4, 6.5.1, 8.2
plant nursery	D	6.4, 6.5.1
promotion sign	D	6.7
recycling depot	x	
restaurant	D	6.4, 6.5.1, 6.6, 8.2
retail agricultural stall	x	
rural industry	x	
service station	D	6.4, 6.5.1, 8.1.4
shop	D	6.4, 6.5.1, 6.6, 8.2
showroom sales	x	
single dwelling	D	6.5.1, 7.1, 7.3, 7.5
stables	x	
supporting accommodation	x	
transport terminal	x	
vehicle sales and hire	D	6.4, 6.5.1, 8.2
veterinary clinic	x	
warehouse	x	

P = Permitted **S** = Self Assessable **D** = Discretionary **x** = Prohibited

5.11 ZONE LI – LIGHT INDUSTRY

1. The primary purpose of Zone LI is to provide for **light industry** uses or development activities that will not by the nature of their operations, detrimentally affect adjoining or nearby land.
2. **Offices** are expected to primarily provide a service to the **light industry** in the zone and be of a size commensurate with the service provided.
3. **Shops** are expected to be limited to those that either service the needs of the **light industry** in the zone or would be inappropriate in a commercial zone.

Clause 6.8 refers to **Demountable Structures**.

Clause 6.2 limits the height of buildings within the Municipality of Alice Springs.

Clause 6.14 refers to land subject to flooding and storm surge.

Clause 7.10.2 refers to **caravans**.

Clause 9.1.1 describes standards for industrial developments.

Clause 11.1.1 refers to subdivision lot sizes in this zone and clauses 11.3.1 to 11.3.3 to subdivision design.

Clause 13.5 refers to the erection of mobile telephone communications towers.

ZONING TABLE – ZONE LI

abattoir	x	
agriculture	x	
animal boarding	D	6.1, 6.5.1, 9.1.1, 10.1
business sign	P	6.7
caravan park	x	
caretaker's residence	P	6.1, 6.5.1, 7.3, 7.10.3
car park	P	6.1, 6.5.3, 9.1.1
child care centre	x	
community centre	D	6.1, 6.5.1, 9.1.1
domestic livestock	x	
education establishment	D	6.1, 6.5.1, 9.1.1
fuel depot	x	
general industry	x	
group home	x	
helicopter landing sites	x	
home based child care centre	x	
home based contracting	x	
home based visitor accommodation	x	
home occupation	P	7.10.7
horticulture	x	
hospital	x	
hostel	x	
hotel	D	6.1, 6.5.1, 6.6, 9.1.1
independent unit	x	
intensive animal husbandry	x	
leisure and recreation	D	6.1, 6.5.1, 9.1.1
licensed club	D	6.1, 6.5.1, 6.6, 9.1.1
light industry	P	6.1, 6.5.1, 6.6, 9.1.1
medical clinic	P	6.1, 6.5.1, 9.1.1
medical consulting rooms	x	
motel	x	
motor body works	P	6.1, 6.5.1, 9.1.1
motor repair station	P	6.1, 6.5.1, 9.1.1
multiple dwellings	x	
office	D	6.1, 6.5.1, 6.6, 9.1.1
passenger terminal	D	6.1, 6.5.1, 9.1.1
place of worship	D	6.1, 6.5.1, 9.1.1
plant nursery	P	6.1, 6.5.1, 9.1.1
promotion sign	D	6.7
recycling depot	D	6.1, 6.5.1, 9.1.1
restaurant	D	6.1, 6.5.1, 6.6, 9.1.1
retail agricultural stall	x	
rural industry	D	6.1, 6.5.1, 9.1.1
service station	D	6.1, 6.5.1, 8.1.4, 9.1.1
shop	D	6.1, 6.5.1, 6.6, 8.1.1, 9.1.1
showroom sales	P	6.1, 6.5.1, 6.6, 9.1.1
single dwelling	x	
stables	x	
supporting accommodation	x	
transport terminal	P	6.1, 6.5.1, 6.6, 9.1.1
vehicle sales and hire	P	6.1, 6.5.1, 9.1.1
veterinary clinic	D	6.1, 6.5.1, 9.1.1
warehouse	P	6.1, 6.5.1, 6.6, 9.1.1

P = Permitted **S** = Self Assessable **D** = Discretionary x = Prohibited

Amendment No. 494
published in the NT
News on 22.02.2019
introduces 'helicopter
landing sites' to the
table

5.12 ZONE GI – GENERAL INDUSTRY

1. The primary purpose of Zone GI is to provide for **general industry**.
2. **Offices** are expected to primarily provide a service to the **general industry** in the zone and be of a size commensurate with the service provided.
3. **Shops** are expected to be limited to those that either service the needs of the **general industry** in the zone or would be inappropriate in a commercial zone.

Clause 6.8 refers to **Demountable Structures**.

Clause 6.2 limits the height of buildings within the Municipality of Alice Springs.

Clause 6.14 refers to land subject to flooding and storm surge.

Clause 7.10.2 refers to **caravans**.

Clause 9.1.1 describes standards for industrial developments.

Clause 11.1.1 refers to subdivision lot sizes in this zone and clauses 11.3.1 to 11.3.3 to subdivision design.

Clause 13.5 refers to the erection of mobile telephone communications towers.

ZONING TABLE – ZONE GI

abattoir	x	
agriculture	D	6.1, 10.1
animal boarding	D	6.1, 6.5.1, 9.1.1, 10.1
business sign	P	6.7
caravan park	x	
caretaker's residence	P	6.1, 6.5.1, 7.3, 7.10.3
car park	P	6.1, 6.5.3, 9.1.1
child care centre	x	
community centre	x	
domestic livestock	x	
education establishment	D	6.1, 6.5.1, 9.1.1
fuel depot	D	6.1, 6.5.1, 9.1.1
general industry	P	6.1, 6.5.1, 6.6, 9.1.1
group home	x	
helicopter landing sites	x	
home based child care centre	x	
home based contracting	x	
home based visitor accommodation	x	
home occupation	P	7.10.7
horticulture	x	
hospital	x	
hostel	x	
hotel	D	6.1, 6.5.1, 6.6, 9.1.1
independent unit	x	
intensive animal husbandry	x	
leisure and recreation	D	6.1, 6.5.1, 9.1.1
licensed club	D	6.1, 6.5.1, 6.6, 9.1.1
light industry	P	6.1, 6.5.1, 6.6, 9.1.1
medical clinic	P	6.1, 6.5.1, 9.1.1
medical consulting rooms	x	
motel	x	
motor body works	P	6.1, 6.5.1, 9.1.1
motor repair station	P	6.1, 6.5.1, 9.1.1
multiple dwellings	x	
office	D	6.1, 6.5.1, 6.6, 9.1.1
passenger terminal	D	6.1, 6.5.1, 9.1.1
place of worship	D	6.1, 6.5.1, 9.1.1
plant nursery	D	6.1, 6.5.1, 9.1.1
promotion sign	D	6.7
recycling depot	P	6.1, 6.5.1, 9.1.1
restaurant	D	6.1, 6.5.1, 6.6, 9.1.1
retail agricultural stall	x	
rural industry	P	6.1, 6.5.1, 9.1.1
service station	D	6.1, 6.5.1, 8.1.4, 9.1.1
shop	D	6.1, 6.5.1, 6.6, 8.1.1, 9.1.1
showroom sales	D	6.1, 6.5.1, 6.6, 9.1.1
single dwelling	x	
stables	x	
supporting accommodation	x	
transport terminal	P	6.1, 6.5.1, 6.6, 9.1.1
vehicle sales and hire	P	6.1, 6.5.1, 9.1.1
veterinary clinic	P	6.1, 6.5.1, 9.1.1
warehouse	P	6.1, 6.5.1, 6.6, 9.1.1

P = Permitted **S** = Self Assessable **D** = Discretionary **x** = Prohibited

Amendment No. 494
published in the NT
News on 22.02.2019
introduces 'helicopter
landing sites' to the
table

5.13 ZONE DV – DEVELOPMENT

1. The primary purpose of Zone DV is to provide for the development of major strategic industries including gas based, road, rail or port related industries.
2. The zone provides for major industrial development that is of strategic importance to the future economic development of the Territory.
3. Development is to be assessed having regard to, among other things, the environmental impact and the effect on the surrounding development because of the processes involved, the method of manufacture or the nature of the materials used, produced or stored.

Clause 6.8 refers to **Demountable Structures**.

Clause 6.14 refers to land subject to flooding and storm surge.

Clause 7.10.2 refers to **caravans**.

Clause 10.1 refers to Animal Related Use and Development.

Clause 11.1.1 refers to subdivision lot sizes in this zone and clauses 11.3.1 to 11.3.3 to subdivision design.

Clause 13.5 refers to the erection of mobile telephone communications towers.

ZONING TABLE – ZONE DV

Amendment No. 451
published in the NT
News on 29.07.2016
omits and substitutes
the table to clause 5.13

Amendment No. 494
published in the NT
News on 22.02.2019
introduces 'helicopter
landing sites' to the
table

abattoir	D	6.5.1, 9.1.1, 10.1
agriculture	x	
animal boarding	D	6.5.1, 9.1.1, 10.1
business sign	P	6.7
caravan park	x	
caretaker's residence	D	6.5.1, 7.3, 7.10.3
car park	D	6.5.3, 9.1.1
child care centre	x	
community centre	x	
domestic livestock	x	
education establishment	D	6.5.1, 9.1.1
fuel depot	D	6.5.1, 9.1.1
general industry	D	6.5.1, 6.6, 9.1.1
group home	x	
helicopter landing sites	x	
home based child care centre	x	
home based contracting	x	
home based visitor accommodation	x	
home occupation	D	7.10.7
horticulture	x	
hospital	x	
hostel	D	6.5.1, 7.3, 7.6, 7.7, 7.8, 9.1.1
hotel	D	6.5.1, 6.6, 9.1.1
independent unit	x	
intensive animal husbandry	D	6.5.1, 9.1.1, 10.1
leisure and recreation	D	6.5.1, 9.1.1
licensed club	D	6.5.1, 6.6, 9.1.1
light industry	D	6.5.1, 6.6, 9.1.1
medical clinic	D	6.5.1, 9.1.1
medical consulting rooms	x	
motel	D	6.5.1, 6.6, 7.3, 9.1.1
motor body works	D	6.5.1, 9.1.1
motor repair station	D	6.5.1, 9.1.1
multiple dwellings	x	
office	D	6.5.1, 6.6, 9.1.1
passenger terminal	D	6.5.1, 9.1.1
place of worship	x	
plant nursery	x	
promotion sign	D	6.7
recycling depot	D	6.5.1, 9.1.1
restaurant	D	6.5.1, 6.6, 9.1.1
retail agricultural stall	x	
rural industry	x	
service station	D	6.5.1, 8.1.4, 9.1.1
shop	D	6.5.1, 6.6, 8.1.1, 9.1.1
showroom sales	D	6.5.1, 6.6, 9.1.1
single dwelling	x	
stables	x	
supporting accommodation	x	
transport terminal	D	6.5.1, 6.6, 9.1.1
vehicle sales and hire	D	6.5.1, 9.1.1
veterinary clinic	x	
warehouse	D	6.5.1, 6.6, 9.1.1

P = Permitted **S** = Self Assessable **D** = Discretionary x = Prohibited

5.14 ZONE PS – PUBLIC OPEN SPACE

1. The primary purpose of Zone PS is to provide public areas for recreational activity.
2. Development should be limited to that which is for public use and enjoyment consistent with the recreational opportunities of the land and which has minimal adverse impact (if any) on adjoining or nearby property.

Clause 6.8 refers to **Demountable Structures**.

Clause 6.2 limits the height of buildings within the Municipality of Alice Springs.

Clause 6.14 refers to land subject to flooding and storm surge.

Clause 7.10.2 refers to **caravans**.

Clause 13.5 refers to the erection of mobile telephone communications towers.

ZONING TABLE – ZONE PS

abattoir	x	
agriculture	x	
animal boarding	x	
business sign	P	6.7
caravan park	x	
caretaker's residence	D	6.1, 6.5.1, 7.3, 7.10.3
car park	x	
child care centre	x	
community centre	D	6.1, 6.5.1
domestic livestock	x	
education establishment	x	
fuel depot	x	
general industry	x	
group home	x	
helicopter landing sites	x	
home based child care centre	x	
home based contracting	x	
home based visitor accommodation	x	
home occupation	P	7.10.7
horticulture	x	
hospital	x	
hostel	x	
hotel	x	
independent unit	x	
intensive animal husbandry	x	
leisure and recreation	D	6.1, 6.5.1
licensed club	x	
light industry	x	
medical clinic	x	
medical consulting rooms	x	
motel	x	
motor body works	x	
motor repair station	x	
multiple dwellings	x	
office	x	
passenger terminal	x	
place of worship	x	
plant nursery	x	
promotion sign	D	6.7
recycling depot	x	
restaurant	D	6.1, 6.5.1, 6.6
retail agricultural stall	x	
rural industry	x	
service station	x	
shop	x	
showroom sales	x	
single dwelling	x	
stables	x	
supporting accommodation	x	
transport terminal	x	
vehicle sales and hire	x	
veterinary clinic	x	
warehouse	x	

P = Permitted **S** = Self Assessable **D** = Discretionary **x** = Prohibited

Amendment No. 494
published in the NT
News on 22.02.2019
introduces 'helicopter
landing sites' to the
table

5.15 ZONE OR – ORGANISED RECREATION

1. The primary purpose of Zone OR is to provide areas for organised recreational activities.
2. Development is to be limited to that which is consistent with the recreational opportunities of the land.

Clause 6.8 refers to **Demountable Structures**.

Clause 6.2 limits the height of buildings within the Municipality of Alice Springs.

Clause 6.14 refers to land subject to flooding and storm surge.

Clause 7.10.2 refers to **caravans**.

Clause 13.5 refers to the erection of mobile telephone communications towers.

ZONING TABLE – ZONE OR

abattoir	x	
agriculture	x	
animal boarding	x	
business sign	P	6.7
caravan park	x	
caretaker's residence	D	6.1, 6.5.1, 7.3, 7.10.3
car park	D	6.1, 6.5.3, 8.2
child care centre	D	6.1, 6.5.1, 8.1.5, 8.2
community centre	P	6.1, 6.5.1
domestic livestock	x	
education establishment	x	
fuel depot	x	
general industry	x	
group home	x	
helicopter landing sites	x	
home based child care centre	D	6.5.1, 7.10.6
home based contracting	x	
home based visitor accommodation	x	
home occupation	P	7.10.7
horticulture	x	
hospital	x	
hostel	x	
hotel	x	
independent unit	x	
intensive animal husbandry	x	
leisure and recreation	D	6.1, 6.5.1, 8.2
licensed club	D	6.1, 6.5.1, 6.6, 8.2
light industry	x	
medical clinic	x	
medical consulting rooms	x	
motel	x	
motor body works	x	
motor repair station	x	
multiple dwellings	x	
office	x	
passenger terminal	x	
place of worship	x	
plant nursery	x	
promotion sign	P	6.7
recycling depot	x	
restaurant	D	6.1, 6.5.1, 6.6, 8.2
retail agricultural stall	x	
rural industry	x	
service station	x	
shop	D	6.1, 6.5.1, 6.6, 8.1.1, 8.2
showroom sales	x	
single dwelling	x	
stables	D	6.1, 6.5.1, 10.1
supporting accommodation	x	
transport terminal	x	
vehicle sales and hire	x	
veterinary clinic	x	
warehouse	x	

P = Permitted **S** = Self Assessable **D** = Discretionary **x** = Prohibited

Amendment No. 494
published in the NT
News on 22.02.2019
introduces 'helicopter
landing sites' to the
table

5.16 ZONE H – HORTICULTURE

1. The primary purpose of Zone H is to provide suitable land for **horticulture**.
2. The minimum lot size is intended to maintain parcels that are commercially viable for **horticulture**.

Clause 6.8 refers to **Demountable Structures**.

Clause 6.14 refers to land subject to flooding and storm surge.

Clause 7.10.2 refers to **caravans**.

Clause 10.2 refers to the **clearing of native vegetation**.

Clause 11.1.1 refers to subdivision lot sizes and clause 11.4 to subdivision standards.

Clause 13.5 refers to the erection of mobile telephone communications towers.

Areas potentially of environmental significance within the Shire of Litchfield are identified on the map *"Priority Environmental Management Areas – Litchfield Shire"* produced by the former Department of Infrastructure, Planning and Environment, see clause 2.8.

Amendment No. 452
published in the NT
News on 29.07.2016
omits and substitutes
the table to clause 5.16

Amendment No. 483
published in the NT
News on 06.10.2017
omits and substitutes
the table to clause 5.16

Amendment No. 494
published in the NT
News on 22.02.2019
introduces 'helicopter
landing sites' to the
table

ZONING TABLE – ZONE H

abattoir	X	
agriculture	P	6.1, 10.1, 10.2
animal boarding	D	6.1, 6.5.1, 10.1, 10.2
business sign	P	6.7
caravan park	X	
caretaker's residence	X	
car park	X	
child care centre	X	
community centre	X	
domestic livestock	P	6.1, 10.1, 10.2
education establishment	X	
fuel depot	X	
general industry	X	
group home	P	6.1, 7.3, 7.10.5
helicopter landing sites	P	7.10.10
home based child care centre	X	
home based contracting	P	7.10.8, 10.2
home based visitor accommodation	S	7.10.1
home occupation	P	7.10.7
horticulture	P	
hospital	X	
hostel	X	
hotel	X	
independent unit	P	6.5.1, 7.1, 7.3, 7.5, 7.10.4
intensive animal husbandry	D	6.1, 10.1, 10.2
leisure and recreation	X	
licensed club	X	
light industry	X	
medical clinic	X	
medical consulting rooms	X	
motel	X	
motor body works	X	
motor repair station	X	
multiple dwellings	P	6.1, 6.5.1, 7.1, 7.3, 10.2
office	X	
passenger terminal	X	
place of worship	X	
plant nursery	P	6.1, 6.5.1, 10.2
promotion sign	X	
recycling depot	X	
restaurant	X	
retail agricultural stall	P	6.1, 10.2
rural industry	P	6.1, 6.5.1, 10.2, 10.6
service station	X	
shop	X	
showroom sales	X	
single dwelling	P	6.1, 6.5.1, 7.3
stables	D	6.1, 6.5.1, 10.1, 10.2
supporting accommodation	X	
transport terminal	D	6.1, 6.5.1, 6.6, 7.3, 10.1, 10.2, 10.5
vehicle sales and hire	X	
veterinary clinic	X	
warehouse	X	

P = Permitted **S** = Self Assessable **D** = Discretionary **x** = Prohibited

5.17 ZONE A – AGRICULTURE

1. The primary purpose of Zone A is to provide suitable land for **agriculture**.
2. Lot sizes will depend on the capability of the land for commercially viable **agriculture**.

Clause 6.8 refers to **Demountable Structures**.

Clause 6.2 limits the height of buildings within the Municipality of Alice Springs.

Clause 6.9 controls the use and development of land within the ANEF 20 unit value contour adjacent to airports.

Clause 6.14 refers to land subject to flooding and storm surge.

Clause 10.1 refers to Animal Related Use and Development

Clause 10.2 refers to the **clearing of native vegetation**.

Clause 11.4 refers to subdivision standards.

Clause 13.5 refers to the erection of mobile telephone communications towers.

Areas potentially of environmental significance within the Shire of Litchfield are identified on the map "Priority Environmental Management Areas – Litchfield Shire" produced by the former Department of Infrastructure, Planning and Environment, see clause 2.8.

Amendment No. 452
published in the NT
News on 29.07.2016
omits and substitutes
the table to clause 5.17

Amendment No. 483
published in the NT
News on 06.10.2017
omits and substitutes
the table to clause 5.17

ZONING TABLE – ZONE A

abattoir	D	6.1, 6.5.1, 10.1, 10.2
agriculture	P	6.1, 10.1, 10.2
animal boarding	P	6.1, 6.5.1, 10.1, 10.2
business sign	P	6.7
caravan park	D	6.1, 6.5.1, 10.2
caretaker's residence	x	
car park	x	
child care centre	x	
community centre	x	
domestic livestock	P	6.1, 10.1
education establishment	D	6.1, 6.5.1, 10.2
fuel depot	x	
general industry	x	
group home	P	6.1, 7.3, 7.10.5
helicopter landing sites	P	7.10.10
home based child care centre	P	6.5.1, 7.10.6
home based contracting	P	7.10.8, 10.2
home based visitor accommodation	S	7.10.1
home occupation	P	7.10.7
horticulture	P	
hospital	x	
hostel	D	6.1, 6.5.1, 7.3, 7.6, 7.7, 7.8, 10.2
hotel	x	
independent unit	P	6.5.1, 7.1, 7.3, 7.5, 7.10.4
intensive animal husbandry	D	6.1, 10.1, 10.2
leisure and recreation	P	6.1, 6.5.1, 10.2
licensed club	x	
light industry	x	
medical clinic	x	
medical consulting rooms	D	6.5.1, 7.10.9
motel	x	
motor body works	x	
motor repair station	x	
multiple dwellings	P	6.1, 6.5.1, 7.1, 7.3, 10.2
office	x	
passenger terminal	x	
place of worship	D	6.1, 6.5.1, 10.2
plant nursery	P	6.1, 6.5.1, 10.2
promotion sign	x	
recycling depot	x	
restaurant	x	
retail agricultural stall	P	6.1, 10.2
rural industry	P	6.1, 6.5.1, 10.2
service station	x	
shop	x	
showroom sales	x	
single dwelling	P	6.1, 6.5.1, 7.3
stables	D	6.1, 6.5.1, 10.1, 10.2
supporting accommodation	x	
transport terminal	D	6.1, 6.5.1, 6.6, 10.1, 10.2
vehicle sales and hire	x	
veterinary clinic	P	6.1, 6.5.1, 10.2
warehouse	P	6.1, 6.5.1, 6.6, 10.2

P = Permitted **S** = Self Assessable **D** = Discretionary **x** = Prohibited

5.18 ZONE RR – RURAL RESIDENTIAL

1. The primary purpose of Zone RR is to provide for rural residential use.
2. Proposals for rural residential development are expected to demonstrate the relationship of the proposal to existing and proposed future land uses identifying potential impacts on facilities and services and the **amenity** of the locality.
3. If lots are unsewered, provision for the disposal of effluent must be made on-site so that the effluent does not pollute ground or surface waters.

Clause 6.8 refers to **Demountable Structures**.

Clause 6.2 limits the height of buildings within the Municipality of Alice Springs.

Clause 6.9 controls the use and development of land within the ANEF 20 unit value contour adjacent to airports.

Clause 6.14 refers to land subject to flooding and storm surge.

Clause 7.10.2 refers to **caravans**.

Clause 10.2 refers to the **clearing of native vegetation**.

Clause 11.1.1 refers to subdivision lot sizes and clause 11.4 to subdivision standards.

Clause 13.5 refers to the erection of mobile telephone communications towers.

ZONING TABLE – ZONE RR

abattoir	x	
agriculture	x	
animal boarding	x	
business sign	P	6.7
caravan park	x	
caretaker's residence	x	
car park	x	
child care centre	x	
community centre	D	6.1, 6.5.1, 10.2
domestic livestock	P	6.1, 10.1, 10.2
education establishment	x	
fuel depot	x	
general industry	x	
group home	P	6.1, 7.3, 7.10.5
helicopter landing sites	x	
home based child care centre	D	6.5.1, 7.10.6
home based contracting	P	7.10.8, 10.2
home based visitor accommodation	S	7.10.1
home occupation	P	7.10.7
horticulture	x	
hospital	x	
hostel	x	
hotel	x	
independent unit	P	6.5.1, 7.1, 7.3, 7.5, 7.10.4
intensive animal husbandry	x	
leisure and recreation	x	
licensed club	x	
light industry	x	
medical clinic	x	
medical consulting rooms	D	6.5.1, 7.10.9
motel	x	
motor body works	x	
motor repair station	x	
multiple dwellings	x	
office	x	
passenger terminal	x	
place of worship	x	
plant nursery	D	6.1, 6.5.1, 10.2
promotion sign	x	
recycling depot	x	
restaurant	x	
retail agricultural stall	x	
rural industry	x	
service station	x	
shop	x	
showroom sales	x	
single dwelling	P	6.5.1, 7.1, 7.3, 7.5, 10.2
stables	x	
supporting accommodation	D	6.5.1, 7.1, 7.3, 7.5, 7.6, 7.7, 7.8, 10.2
transport terminal	x	
vehicle sales and hire	x	
veterinary clinic	x	
warehouse	x	

P = Permitted **S** = Self Assessable **D** = Discretionary x = Prohibited

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published in the NT
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5.19 ZONE RL – RURAL LIVING

1. The primary purpose of Zone RL is to provide for low-density rural living and a range of rural land uses including **agriculture** and **horticulture**.
2. If lots are unsewered, provision for the disposal of effluent must be made on-site so that the effluent does not pollute ground or surface waters.

Clause 6.8 refers to **Demountable Structures**.

Clause 6.2 limits the height of buildings within the Municipality of Alice Springs.

Clause 6.9 controls the use and development of land within the ANEF 20 unit value contour adjacent to airports.

Clause 6.14 refers to land subject to flooding and storm surge.

Clause 7.10.2 refers to **caravans**.

Clause 10.2 refers to the **clearing of native vegetation**.

Clause 11.1.1 refers to subdivision lot sizes and clause 11.4 to subdivision standards.

Clause 13.5 refers to the erection of mobile telephone communications towers.

Areas potentially of environmental significance within the Shire of Litchfield are identified on the map "Priority Environmental Management Areas – Litchfield Shire" produced by the former Department of Infrastructure, Planning and Environment, see clause 2.8.

ZONING TABLE – ZONE RL

abattoir	x	
agriculture	D	6.1, 10.1, 10.2
animal boarding	D	6.1, 6.5.1, 10.1, 10.2
business sign	P	6.7
caravan park	x	
caretaker's residence	x	
car park	x	
child care centre	D	6.1, 6.5.1, 8.1.5, 10.2
community centre	D	6.1, 6.5.1, 10.2
domestic livestock	P	6.1, 10.1, 10.2
education establishment	x	
fuel depot	x	
general industry	x	
group home	P	7.1, 7.3, 7.10.5
helicopter landing sites	D	7.10.10
home based child care centre	P	6.5.1, 7.10.6
home based contracting	P	7.10.8, 10.2
home based visitor accommodation	S	7.10.1
home occupation	P	7.10.7
horticulture	D	10.2
hospital	x	
hostel	x	
hotel	x	
independent unit	P	6.5.1, 7.1, 7.3, 7.5, 7.10.4
intensive animal husbandry	D	6.1, 10.1, 10.2
leisure and recreation	x	
licensed club	x	
light industry	x	
medical clinic	x	
medical consulting rooms	P	6.5.1, 7.10.9
motel	x	
motor body works	x	
motor repair station	x	
multiple dwellings	x	
office	x	
passenger terminal	x	
place of worship	x	
plant nursery	D	6.1, 6.5.1, 10.2
promotion sign	x	
recycling depot	x	
restaurant	x	
retail agricultural stall	P	6.1, 10.2
rural industry	D	6.1, 6.5.1, 10.2, 10.6
service station	x	
shop	x	
showroom sales	x	
single dwelling	P	6.5.1, 7.1, 7.3
stables	D	6.1, 6.5.1, 10.1, 10.2
supporting accommodation	D	6.5.1, 7.1, 7.3, 7.5, 7.6, 7.7, 7.8, 10.2
transport terminal	x	
vehicle sales and hire	x	
veterinary clinic	D	6.1, 6.5.1, 10.2
warehouse	x	

P = Permitted **S** = Self Assessable **D** = Discretionary **x** = Prohibited

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5.20 ZONE R – RURAL

1. The primary purpose of Zone R is to provide for a range of activities including residential, agricultural and other rural activities.
2. The larger lot sizes in this zone facilitate the separation between potentially incompatible uses and restrict closer settlement.
3. If lots are unsewered, provision for the disposal of effluent must be made on-site so that the effluent does not pollute ground or surface waters.

Clause 6.8 refers to **Demountable Structures**.

Clause 6.2 limits the height of buildings within the Municipality of Alice Springs.

Clause 6.9 controls the use and development of land within the ANEF 20 unit value contour adjacent to airports.

Clause 6.14 refers to land subject to flooding and storm surge.

Clause 7.10.2 refers to **caravans**.

Clause 10.2 refers to the **clearing of native vegetation**.

Clause 11.1.1 refers to subdivision lot sizes and clauses 11.4 to subdivision standards.

Clause 13.5 refers to the erection of mobile telephone communications towers.

Areas potentially of environmental significance within the Shire of Litchfield are identified on the map "Priority Environmental Management Areas – Litchfield Shire" produced by the former Department of Infrastructure, Planning and Environment, see clause 2.8.

ZONING TABLE – ZONE R

abattoir	x	
agriculture	P	6.1, 10.1, 10.2
animal boarding	D	6.1, 10.1, 10.2
business sign	P	6.7
caravan park	x	
caretaker's residence	x	
car park	x	
child care centre	D	6.1, 6.5.1, 8.1.5, 10.2
community centre	D	6.1, 6.5.1, 10.2
domestic livestock	P	6.1, 10.1, 10.2
education establishment	D	6.1, 6.5.1, 10.2
fuel depot	x	
general industry	x	
group home	P	7.1, 7.3, 7.10.5
helicopter landing sites	D	7.10.10
home based child care centre	P	6.5.1, 7.10.6
home based contracting	P	7.10.8, 10.2
home based visitor accommodation	S	7.10.1
home occupation	P	7.10.7
horticulture	P	6.1, 10.2
hospital	x	
hostel	x	
hotel	x	
independent unit	P	6.5.1, 7.1, 7.3, 7.5, 7.10.4
intensive animal husbandry	D	6.1, 10.1, 10.2
leisure and recreation	x	
licensed club	x	
light industry	x	
medical clinic	x	
medical consulting rooms	P	6.5.1, 7.10.9
motel	x	
motor body works	x	
motor repair station	x	
multiple dwellings	x	
office	x	
passenger terminal	x	
place of worship	D	6.1, 6.5.1, 10.2
plant nursery	P	6.1, 6.5.1, 10.2
promotion sign	x	
recycling depot	x	
restaurant	D	6.1, 6.5.1, 6.6, 10.2
retail agricultural stall	P	6.1, 10.2
rural industry	D	6.1, 6.5.1, 10.2, 10.6
service station	x	
shop	x	
showroom sales	x	
single dwelling	P	6.5.1, 7.1, 7.3
stables	D	6.1, 6.5.1, 10.1, 10.2
supporting accommodation	D	6.5.1, 7.1, 7.3, 7.5, 7.6, 7.7, 7.8, 10.2
transport terminal	D	6.1, 6.5.1, 6.6, 10.1, 10.2, 10.5
vehicle sales and hire	x	
veterinary clinic	D	6.1, 6.5.1, 10.2
warehouse	x	

P = Permitted **S** = Self Assessable **D** = Discretionary **x** = Prohibited

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5.21 ZONE CP – COMMUNITY PURPOSES

1. The primary purpose of Zone CP is to provide for community services and facilities, whether publicly or privately owned or operated, including facilities for civic and government administration.
2. Design is expected to incorporate landscaping that will enhance the visual appearance of the development. The development of residential accommodation is to only be in association with and ancillary to the primary use of the land.

Clause 6.8 refers to **Demountable Structures**.

Clause 6.2 limits the height of buildings within the Municipality of Alice Springs.

Clause 6.9 controls the use and development of land within the ANEF 20 unit value contour adjacent to airports.

Clause 6.14 refers to land subject to flooding and storm surge.

Clause 7.10.2 refers to **caravans**.

Clause 10.2 refers to the **clearing of native vegetation**.

Clause 13.5 refers to the erection of mobile telephone communications towers.

ZONING TABLE – ZONE CP

Amendment No. 87
gazetted 09.09.2009
amends clause 6.1
to remove the height
limit for **education
establishments** in
Zones CP and CL

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published in the NT
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Amendment No. 451
published in the NT
News on 29.07.2016
omits and substitutes
the table to clause 5.21

abattoir	x	
agriculture	x	
animal boarding	D	6.1, 6.5.1, 10.1, 10.2
business sign	P	6.7
caravan park	x	
caretaker's residence	P	6.1, 6.5.1, 7.3, 7.10.3
car park	x	
child care centre	P	6.1, 6.5.1, 8.1.5, 8.2, 10.2
community centre	P	6.1, 6.5.1, 8.2, 10.2
domestic livestock	x	
education establishment	P	6.5.1, 8.2, 10.2
fuel depot	x	
general industry	x	
group home	x	
Helicopter landing sites		
home based child care centre	x	
home based contracting	x	
home based visitor accommodation	x	
home occupation	P	7.10.7
horticulture	x	
hospital	D	6.1, 6.5.1, 6.6, 8.2, 10.2
hostel	x	
hotel	x	
independent unit	x	
intensive animal husbandry	x	
leisure and recreation	D	6.1, 6.5.1, 10.2
licensed club	x	
light industry	x	
medical clinic	D	6.1, 6.5.1, 8.2, 10.2
medical consulting rooms	x	
motel	x	
motor body works	x	
motor repair station	x	
multiple dwellings	x	
office	x	
passenger terminal	D	6.1, 6.5.1, 8.2, 10.2
place of worship	P	6.1, 6.5.1, 8.2, 10.2
plant nursery	D	6.1, 6.5.1, 10.2
promotion sign	D	6.7
recycling depot	D	6.1, 6.5.1, 8.2, 10.2
restaurant	x	
retail agricultural stall	x	
rural industry	x	
service station	x	
shop	x	
showroom sales	x	
single dwelling	x	
stables	x	
supporting accommodation	P	6.1, 6.5.1, 7.3, 7.5, 7.6, 7.7, 7.8, 10.2
transport terminal	x	
vehicle sales and hire	x	
veterinary clinic	D	6.1, 6.5.1, 8.2, 10.2
warehouse	x	

P = Permitted **S** = Self Assessable **D** = Discretionary **x** = Prohibited

5.22 ZONE CN – CONSERVATION

1. The primary purpose of Zone CN is to conserve and protect the flora, fauna and character of natural areas.
2. Development is to be sensitive to the natural features and habitats of the zone and be so sited and operated as to have minimal impact on the environment.

Clause 1.3 refers to Sheds.

Clause 6.8 refers to **Demountable Structures**.

Clause 6.2 limits the height of buildings within the Municipality of Alice Springs.

Clause 6.9 controls the use and development of land within the ANEF 20 unit value contour adjacent to airports.

Clause 6.14 refers to land subject to flooding and storm surge.

Clause 7.10.2 refers to **caravans**.

Clause 10.2 refers to the **clearing of native vegetation**.

Clause 13.5 refers to the erection of mobile telephone communications towers.

ZONING TABLE – ZONE CN

abattoir	x	
agriculture	x	
animal boarding	x	
business sign	P	6.7
caravan park	x	
caretaker's residence	D	6.1, 6.5.1, 7.3, 7.10.3
car park	x	
child care centre	x	
community centre	x	
domestic livestock	x	
education establishment	x	
fuel depot	x	
general industry	x	
group home	x	
helicopter landing sites	x	
home based child care centre	x	
home based contracting	x	
home based visitor accommodation	x	
home occupation	P	7.10.7
horticulture	x	
hospital	x	
hostel	x	
hotel	x	
independent unit	x	
intensive animal husbandry	x	
leisure and recreation	x	
licensed club	x	
light industry	x	
medical clinic	x	
medical consulting rooms	x	
motel	x	
motor body works	x	
motor repair station	x	
multiple dwellings	x	
office	x	
passenger terminal	x	
place of worship	x	
plant nursery	x	
promotion sign	x	
recycling depot	x	
restaurant	D	6.1, 6.5.1, 6.6, 10.2
retail agricultural stall	x	
rural industry	x	
service station	x	
shop	D	6.1, 6.5.1, 6.6, 8.1.1, 10.2
showroom sales	x	
single dwelling	x	
stables	x	
supporting accommodation	x	
transport terminal	x	
vehicle sales and hire	x	
veterinary clinic	x	
warehouse	x	

P = Permitted S = Self Assessable D = Discretionary x = Prohibited

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5.23 ZONE HT – HERITAGE

1. The primary purpose of Zone HT is to conserve and enhance those elements that contribute to the heritage significance of an area.
2. A use or development is to be compatible with the heritage value and character of the area.

Clause 2.3 refers.

Clause 6.8 refers to **Demountable Structures**.

Clause 6.10 refers.

Clause 7.10.2 refers to **caravans**.

ZONING TABLE – ZONE HT

abattoir	x	
agriculture	x	
animal boarding	x	
business sign	D	6.7, 6.10
caravan park	x	
caretaker's residence	D	6.1, 6.5.1, 6.10, 7.3, 7.10.3
car park	x	
child care centre	D	6.1, 6.5.1, 6.10, 8.1.5
community centre	D	6.1, 6.5.1, 6.10
domestic livestock	x	
education establishment	D	6.1, 6.5.1, 6.10
fuel depot	x	
general industry	x	
group home	x	
helicopter landing sites	x	
home based child care centre	D	6.5.1, 6.10, 7.10.6
home based contracting	D	6.10, 7.10.8
home based visitor accommodation	S	7.10.1
home occupation	D	6.10, 7.10.7
horticulture	x	
hospital	x	
hostel	D	6.1, 6.5.1, 6.10, 7.3, 7.6, 7.7, 7.8
hotel	x	
independent unit	D	6.5.1, 7.1, 7.3, 7.5, 7.10.4
intensive animal husbandry	x	
leisure and recreation	x	
licensed club	x	
light industry	x	
medical clinic	D	6.1, 6.5.1, 6.10
medical consulting rooms	D	6.5.1, 6.10, 7.10.9
motel	x	
motor body works	x	
motor repair station	x	
multiple dwellings	D	6.1, 6.5.1, 6.10, 7.3, 7.5, 7.6, 7.7, 7.8
office	D	6.1, 6.5.1, 6.6, 6.10
passenger terminal	x	
place of worship	D	6.1, 6.5.1, 6.10
plant nursery	x	
promotion sign	x	
recycling depot	x	
restaurant	D	6.1, 6.5.1, 6.6, 6.10
retail agricultural stall	x	
rural industry	x	
service station	x	
shop	D	6.1, 6.5.1, 6.6, 6.10
showroom sales	x	
single dwelling	D	6.1, 6.5.1, 6.10, 7.3, 7.5
stables	x	
supporting accommodation	x	
transport terminal	x	
vehicle sales and hire	x	
veterinary clinic	x	
warehouse	x	

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5.24 ZONE RD – RESTRICTED DEVELOPMENT

1. The purpose of Zone RD is to restrict development near an airport.
2. The intention is to:
 - (a) ensure development does not prejudice the safety and efficiency of an airport;
 - (b) limit the number of people who reside or work in the area; and
 - (c) retain the non-urban character of the land.

Clause 1.3 refers to Sheds.

Clause 6.8 refers to **Demountable Structures**.

Clause 6.9 controls the use and development of land within the ANEF 20 unit value contour adjacent to airports.

Clause 6.14 refers to land subject to flooding and storm surge.

Clause 7.10.2 refers to **caravans**.

Clause 11.1.1 refers to lot sizes in this zone.

Clause 13.5 refers to the erection of mobile telephone communications towers.

ZONING TABLE – ZONE RD

abattoir	x	
agriculture	D	6.1, 6.9, 10.1, 10.2
animal boarding	D	6.1, 6.5.1, 6.9, 10.1, 10.2
business sign	P	6.7
caravan park	x	
caretaker's residence	D	6.1, 6.5.1, 6.9, 7.3, 7.10.3
car park	x	
child care centre	x	
community centre	x	
domestic livestock	x	
education establishment	x	
fuel depot	x	
general industry	x	
group home	x	
helicopter landing sites	x	
home based child care centre	x	
home based contracting	x	
home based visitor accommodation	x	
home occupation	x	
horticulture	D	6.1, 6.9, 10.2
hospital	x	
hostel	x	
hotel	x	
independent unit	x	
intensive animal husbandry	x	
leisure and recreation	x	
licensed club	x	
light industry	x	
medical clinic	x	
medical consulting rooms	x	
motel	x	
motor body works	x	
motor repair station	x	
multiple dwellings	x	
office	x	
passenger terminal	x	
place of worship	x	
plant nursery	D	6.1, 6.5.1, 6.9, 10.2
promotion sign	D	6.7
recycling depot	x	
restaurant	x	
retail agricultural stall	D	6.1, 6.9, 10.2
rural industry	x	
service station	x	
shop	x	
showroom sales	x	
single dwelling	x	
stables	D	6.1, 6.5.1, 6.9, 10.1, 10.2
supporting accommodation	x	
transport terminal	x	
vehicle sales and hire	x	
veterinary clinic	x	
warehouse	x	

P = Permitted **S** = Self Assessable **D** = Discretionary **x** = Prohibited

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5.25 ZONE WM – WATER MANAGEMENT

1. The purpose of Zone WM is to restrict development within a water catchment area or other area providing surface or ground water for public water supplies.
2. Development is to be in accordance with the principles for water management of the authority responsible for managing the public water supply.

Clause 1.3 refers to Sheds.

Clause 6.8 refers to **Demountable Structures**.

Clause 6.9 controls the use and development of land within the ANEF 20 unit value contour adjacent to airports.

Clause 6.14 refers to land subject to flooding and storm surge.

Clause 10.2 refers to the **clearing of native vegetation**.

Clause 11.1.1 refers to lot sizes in this zone.

Clause 13.5 refers to the erection of mobile telephone communications towers.

ZONING TABLE – ZONE WM

abattoir	x	
agriculture	D	6.1, 10.1, 10.2, 10.4
animal boarding	x	
business sign	P	6.7
caravan park	D	6.1, 6.5.1, 10.2, 10.4
caretaker's residence	D	6.1, 6.5.1, 7.3, 7.10.3, 10.4
car park	x	
child care centre	x	
community centre	x	
domestic livestock	P	6.1, 10.1, 10.2
education establishment	x	
fuel depot	x	
general industry	x	
group home	P	6.1, 7.3, 7.10.5
helicopter landing sites	x	
home based child care centre	D	6.5.1, 7.10.6
home based contracting	x	
home based visitor accommodation	S	7.10.1
home occupation	D	7.10.7, 10.4
horticulture	x	
hospital	x	
hostel	D	6.1, 6.5.1, 7.3, 7.6, 7.7, 7.8, 10.2, 10.4
hotel	x	
independent unit	P	6.5.1, 7.1, 7.3, 7.5, 7.10.4
intensive animal husbandry	x	
leisure and recreation	x	
licensed club	x	
light industry	x	
medical clinic	x	
medical consulting rooms	x	
motel	D	6.1, 6.5.1, 6.6, 7.3, 10.2, 10.4
motor body works	x	
motor repair station	x	
multiple dwellings	x	
office	x	
passenger terminal	x	
place of worship	x	
plant nursery	D	6.1, 6.5.1, 10.2, 10.4
promotion sign	D	6.7
recycling depot	x	
restaurant	D	6.1, 6.5.1, 6.6, 10.2, 10.4
retail agricultural stall	x	
rural industry	x	
service station	x	
shop	x	
showroom sales	x	
single dwelling	D	6.1, 6.5.1, 7.3, 7.5, 10.2, 10.4
stables	D	6.1, 6.5.1, 10.1, 10.2, 10.4
supporting accommodation	x	
transport terminal	x	
vehicle sales and hire	x	
veterinary clinic	x	
warehouse	x	

P = Permitted **S** = Self Assessable **D** = Discretionary **x** = Prohibited

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5.26 ZONE FD – FUTURE DEVELOPMENT

1. Zone FD is an interim zone identifying an area that is intended for future rezoning and development in accordance with an Area Plan (where applicable) and its purpose is to:
 - (a) limit uses and development within the zone to a level that will not prejudice the future development; and
 - (b) provide for development in accordance with the Area Plan (where applicable) once services are (or can be) made available to the land.
2. Subdivision is not to prejudice the intended ultimate subdivision and future use or development of the land.

Clause 1.3 refers to Sheds.

Clause 6.2 limits the height of buildings within the Municipality of Alice Springs.

Clause 6.8 refers to **Demountable Structures**.

Clause 6.9 controls the use and development of land within the ANEF 20 unit value contour adjacent to airports.

Clause 6.14 refers to land subject to flooding and storm surge.

Clause 10.2 refers to the **clearing of native vegetation**.

Clauses 11.1.1 and 11.1.3 refer to subdivision and use of land in this zone.

Clauses 11.2.1 to 11.3.3 describe standards for the subdivision of land for urban residential and industrial use.

Clause 13.5 refers to the erection of mobile telephone communications towers.

Areas potentially of environmental significance within the Shire of Litchfield are identified on the map "Priority Environmental Management Areas – Litchfield Shire" produced by the former Department of Infrastructure, Planning and Environment, see clause 2.8.

ZONING TABLE – ZONE FD

abattoir	x	
agriculture	D	6.1, 10.1
animal boarding	D	6.1, 6.5.1, 10.1
business sign	P	6.7
caravan park	D	6.1, 6.5.1
caretaker's residence	D	6.1, 6.5.1, 7.3, 7.10.3
car park	D	6.1, 6.5.3
child care centre	D	6.1, 6.5.1, 8.1.5, 8.2
community centre	D	6.1, 6.5.1, 8.2
domestic livestock	P	6.1, 10.1
education establishment	D	6.1, 6.5.1, 8.2
fuel depot	x	
general industry	x	
group home	P	6.1, 7.3, 7.10.5
helicopter landing sites	D	7.10.10
home based child care centre	D	6.5.1, 7.10.6
home based contracting	D	7.10.8
home based visitor accommodation	S	7.10.1
home occupation	P	7.10.7
horticulture	D	
hospital	D	6.1, 6.5.1, 6.6, 8.2
hostel	x	
hotel	D	6.1, 6.5.1, 6.6, 8.2
independent unit	P	6.5.1, 7.1, 7.3, 7.5, 7.10.4
intensive animal husbandry	D	6.1, 10.1
leisure and recreation	D	6.1, 6.5.1, 8.2
licensed club	D	6.1, 6.5.1, 6.6, 8.2
light industry	x	
medical clinic	D	6.1, 6.5.1, 8.2
medical consulting rooms	D	6.5.1, 7.10.9
motel	D	6.1, 6.5.1, 6.6, 7.3, 8.2
motor body works	x	
motor repair station	x	
multiple dwellings	D	6.5.1, 7.3, 7.5, 7.6, 7.7, 7.8
office	D	6.1, 6.5.1, 6.6, 8.2
passenger terminal	x	
place of worship	D	6.1, 6.5.1, 8.2
plant nursery	D	6.1, 6.5.1
promotion sign	D	6.7
recycling depot	x	
restaurant	D	6.1, 6.5.1, 6.6, 8.2
retail agricultural stall	D	6.1
rural industry	x	
service station	D	6.1, 6.5.1, 8.1.4, 8.2
shop	D	6.1, 6.5.1, 6.6, 8.2
showroom sales	x	
single dwelling	D	6.1, 6.5.1, 7.3, 7.5
stables	x	
supporting accommodation	D	6.1, 6.5.1, 7.3, 7.5, 7.6, 7.7, 7.8
transport terminal	x	
vehicle sales and hire	x	
veterinary clinic	D	6.1, 6.5.1, 8.2
warehouse	x	

P = Permitted **S** = Self Assessable **D** = Discretionary **x** = Prohibited

Amendment No. 494
published in the NT
News on 22.02.2019
introduces 'helicopter
landing sites' to the
table

5.27 ZONE T – TOWNSHIP

The purpose of Zone T is to:

- (a) provide for development opportunities as they arise and for services and facilities to meet the needs of the local community; and
- (b) optimise the use of existing infrastructure.

Clause 1.3 refers to Sheds.

Clause 6.8 refers to **Demountable Structures**.

Clause 6.14 refers to land subject to flooding and storm surge.

Clauses 8.2 and 9.1.1 describe standards for commercial and industrial development.

Clauses 11.1.1 and, 11.1.3 to 11.3.3 describe standards for the subdivision of land for urban residential and industrial use.

Clause 13.5 refers to the erection of mobile telephone communications towers.

ZONING TABLE – ZONE T

abattoir	x	
agriculture	x	
animal boarding	x	
business sign	P	6.7
caravan park	D	6.1, 6.5.1
caretaker's residence	D	6.1, 6.5.1, 7.3, 7.10.3
car park	D	6.1, 6.5.3
child care centre	D	6.1, 6.5.1, 8.1.5, 8.2
community centre	D	6.1, 6.5.1, 8.2
domestic livestock	x	
education establishment	D	6.1, 6.5.1, 8.2
fuel depot	x	
general industry	x	
group home	P	7.1, 7.3, 7.10.5
helicopter landing sites	x	
home based child care centre	D	6.5.1, 7.10.6
home based contracting	P	7.10.8
home based visitor accommodation	S	7.10.1
home occupation	P	7.10.7
horticulture	x	
hospital	D	6.1, 6.5.1, 6.6, 8.2
hostel	D	6.1, 6.5.1, 7.3, 7.6, 7.7, 7.8
hotel	D	6.1, 6.5.1, 6.6, 8.2
independent unit	P	6.5.1, 7.1, 7.3, 7.5, 7.10.4
intensive animal husbandry	x	
leisure and recreation	D	6.1, 6.5.1, 8.2
licensed club	D	6.1, 6.5.1, 6.6, 8.2
light industry	x	
medical clinic	D	6.1, 6.5.1, 8.2
medical consulting rooms	D	6.5.1, 7.10.9
motel	D	6.1, 6.5.1, 6.6, 7.3, 8.2
motor body works	D	6.1, 6.5.1
motor repair station	D	6.1, 6.5.1
multiple dwellings	D	6.5.1, 7.1, 7.3, 7.5, 7.6, 7.7, 7.8
office	D	6.1, 6.5.1, 6.6, 8.2
passenger terminal	D	6.1, 6.5.1, 8.2
place of worship	P	6.1, 6.5.1, 8.2
plant nursery	D	6.1, 6.5.1, 8.2
promotion sign	D	6.7
recycling depot	D	6.1, 6.5.1, 8.2
restaurant	D	6.1, 6.5.1, 6.6, 8.2
retail agricultural stall	x	
rural industry	x	
service station	D	6.1, 6.5.1, 8.1.4
shop	D	6.1, 6.5.1, 6.6, 8.2
showroom sales	D	6.1, 6.5.1, 6.6, 8.2
single dwelling	P	6.5.1, 7.1, 7.3, 7.5
stables	x	
supporting accommodation	D	6.1, 6.5.1, 7.3, 7.5, 7.6, 7.7, 7.8
transport terminal	D	6.1, 6.5.1, 6.6
vehicle sales and hire	D	6.1, 6.5.1, 8.2
veterinary clinic	D	6.1, 6.5.1, 8.2
warehouse	D	6.1, 6.5.1, 6.6

P = Permitted **S** = Self Assessable **D** = Discretionary x = Prohibited

Amendment No. 494
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table

PART 4

6.0 GENERAL PERFORMANCE CRITERIA

6.1 GENERAL HEIGHT CONTROL

Amendment No. 22 gazetted 11.07.2007 amends paragraph 2 to include reference to Zone TC.

Amendment No. 87 gazetted 09.09.2009 amends clause 6.1 to remove the height limit for **education establishments** in Zones CP and CL

Amendment No. 451 published in the NT News on 29.07.2016 omits and substitutes sub-clause 2

1. The purpose of this clause is to ensure that the height of buildings in a zone is consistent with development provided for by that zone.
2. This clause does not apply within Zones CB or DV or TC or to **education establishments** or **hospitals** within zones CL or CP or, subject to clause 7.1, Zone C
3. The height of any point of a building is to be measured from **ground level** vertically below that point and includes the height of a mound specifically provided or made to elevate the building.
4. Unless expressly provided by this Planning Scheme, the height of any part of a building is not to exceed 8.5m above the **ground level**, unless it is:
 - (a) a flag pole, aerial or antenna; or
 - (b) for the housing of equipment relating to the operation of a lift.

Clause 6.2 limits the height of buildings within the Municipality of Alice Springs.

Clause 6.3 controls the height of buildings in central Darwin.

A topographical survey may be required to accurately determine ground level.

Clause 7.1 controls the height of **dwelling**s in some zones.

The NT Defence (Areas Control) Regulations restrict building height for land in the vicinity of RAAF Base Darwin.

6.2 BUILDING HEIGHTS IN ALICE SPRINGS

6.2.1 General Height Controls

Amendment No. 97 gazetted 14.10.2009 omits and substitutes clause 6.2

Amendment No. 432 published in the Centralian Advocate on 19.02.2016 omits and substitutes clause 6.2 and introduces clause 6.2.1, clause 6.2.2 and clause 6.2.3

Amendment No. 451 published in the NT News on 29.07.2016 omits and substitutes sub-clauses 2 and 4

1. The purpose of this clause is to recognise the low-rise character of Alice Springs, but allow for buildings up to 8 storeys within Zone CB.
2. Despite anything to the contrary in this Planning Scheme, the height of a building within the Municipality of Alice Springs is not to exceed the height specified in the table to this clause except for **education establishments** or **hospitals** in Zone CP.
3. The height of any building or structure forming part of an **education establishment** is not to exceed three storeys or 14m above **ground level**.
4. The height of any point of a building is to be measured from **ground level** vertically below that point and includes the height of a mound specifically provided or made to elevate the building.
5. The consent authority must not **consent** to development that is not in accordance with this clause.

Clause 6.1 controls building heights generally.

Clause 7.1 controls the height of **dwelling**s in some zones.

A topographical survey may be required to accurately determine ground level.

Structures below ground level should consider the impact on and from the Alice Springs Town Basin aquifer.

TABLE TO CLAUSE 6.2.1

Zone	Maximum Building Height
CB	8 storeys to a maximum of 34m
C, SC, TC and MR	3 storeys to a maximum of 14m
All other zones	2 storeys to a maximum of 8.5m

6.2.2 Building Heights within Zone CB in Alice Springs

1. The purpose of this clause is to allow taller buildings while preserving significant views and vistas from and to surrounding areas.
2. All buildings above 3 storeys within Zone CB in Alice Springs must meet the following criteria:
 - (a) the **site** has a combined area equal to or greater than 2000m²; and
 - (b) no building obstructs identified significant viewlines.
3. Development above 3 storeys or 14m shall provide suitable 3D imaging demonstrating how the building responds to the identified viewscales and significant viewlines.
4. The consent authority must not **consent** to development that is not in accordance with this clause.

Refer to "Guidance Notes" for significant viewlines

Refer to "Guidance Notes" for format required for lodgement of 3D electronic files

6.2.3 Building Design Requirements within Zone CB in Alice Springs

1. The purpose of this clause is to promote exemplary building design within Central Alice Springs which responds sympathetically to local climatic and environmental characteristics and declared heritage places and registered and recorded sacred site.
2. Setbacks for all buildings must comply with the Diagram and Table to 6.2.3.
3. The design of buildings in Central Alice Springs are to provide 75% of the length of the site boundary at ground level as active street frontage through such treatments as:
 - (a) frequent, operational and legible entrances; that are directly accessible from the public footpath;
 - (b) clear glass windows with views to and from the street;
 - (c) open space incorporating active street frontages, landscaping and retention of significant existing landscaping;
 - (d) areas that are attractive, safe and functional for pedestrians within the development **site**;
 - (e) areas that allow for alfresco dining;
 - (f) limiting services at street level on building frontages to the following:
 - i. fire egress;
 - ii. single vehicle entry and exit point to and from the building except on larger sites where additional access points are supported by a Traffic Study for the site;
 - iii. direct single point access to service equipment by all service authorities; and
 - iv. fire booster connection points.

Refer to "Guidance Notes" for significant viewlines

Refer to "Guidance Notes" for format required for lodgement of 3D electronic files

4. Buildings in Central Alice Springs are to provide awnings to streets for the full extent of the site frontage, that allow for the planting and growth of mature trees within the road reserve.
5. Ground level car parking areas are to be designed so that they are not visible from the street or public spaces.
6. New development should respond sympathetically to the historic context provided by adjoining declared heritage places and registered and recorded sacred sites.
7. The consent authority may consent to an application that is not in accordance with sub-clauses 3, 4, 5 and 6 only if it is satisfied that compliance would be impractical or the application can demonstrate that an alternative solution would more effectively meet the requirements.

An application for development in Alice Springs Zone CB should prior to consideration by the consent authority include an acknowledgement in writing, from the agency responsible for power and water; the agency responsible for fire rescue services and Alice Springs Town Council that the requirement for service provisions has been discussed with a view to minimise their impact on active street frontages.

Design guidance is provided for Significant viewlines in the referenced document *Design Guidance for Development in Zone CB (Central Business)* in Alice Springs, refer Clause 2.8

3D electronic files are to be provided in accordance with the referenced document *Design Guidance for Development in Zone CB (Central Business)* in Alice Springs, refer Clause 2.8

DIAGRAM TO CLAUSE 6.2.3

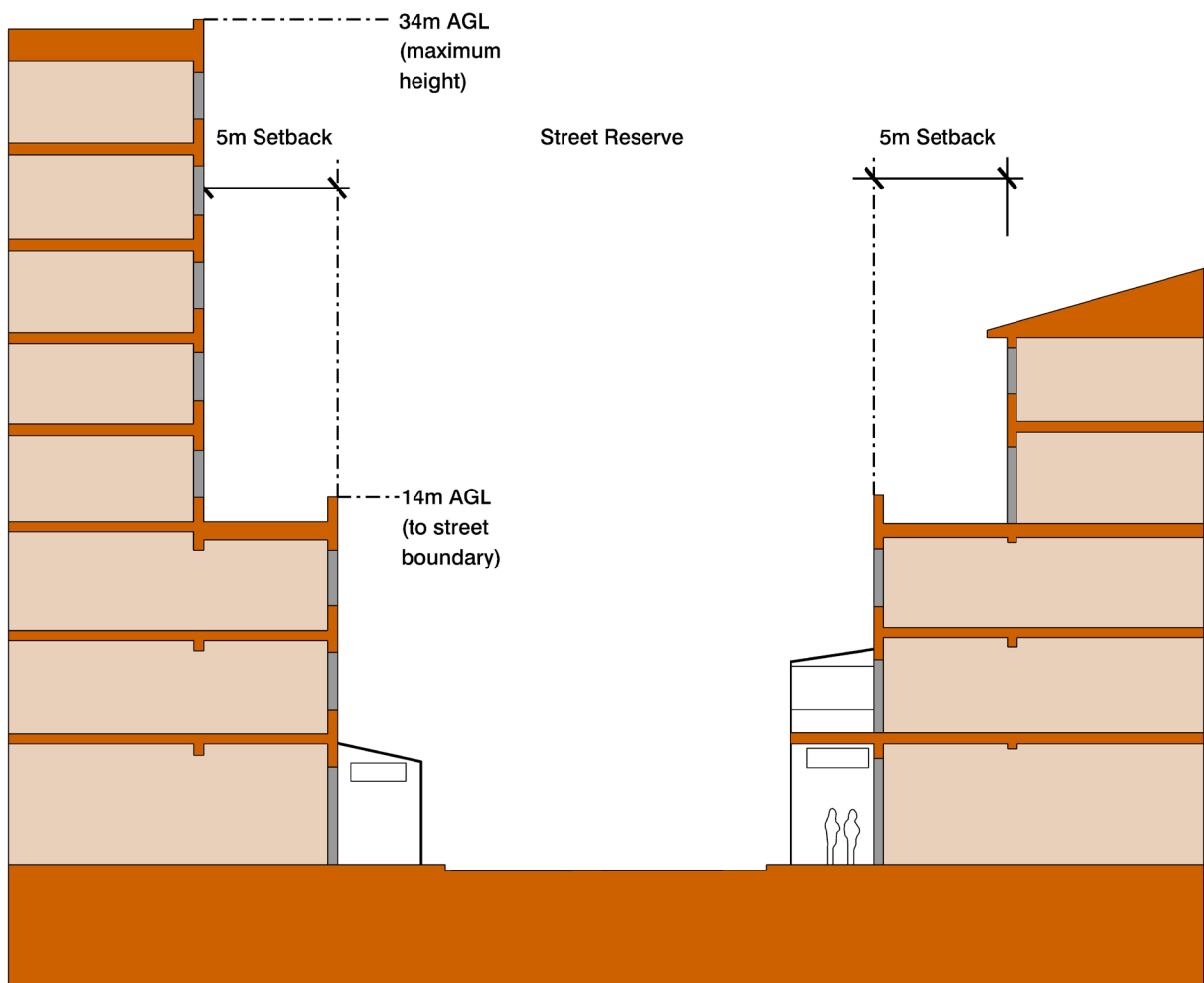


TABLE To CLAUSE 6.2.3

Level	Controls
Ground Level (GL)	Building height is to be measured from the highest point of the site
<u>Up to 14m AGL</u> Height:	Maximum, exclusive of any plant or equipment, aerials or lightning rods.
Floor Area:	Up to 100% of the site area.
Setbacks:	Verandahs, balconies or windows to rooms designed for accommodation are to be set back a minimum of 6m from adjoining site boundaries other than to a street or public open space.
<u>14m to 34m AGL</u> Height:	Maximum, inclusive of any plant or equipment, aerials or lightning rods.
Setbacks:	Minimum 5m from any street boundary. Verandahs, balconies or windows to rooms designed for accommodation are to be set back a minimum of 6m from adjoining site boundaries other than to a street or public open space.
Note:	For the purpose of this clause accommodation means rooms designed for being slept in, for domestic living and dining purposes and food preparation areas but does not include bathrooms, toilets, reception and foyer areas and conference rooms.

6.3 BUILDINGS IN CENTRAL DARWIN

6.3.1 Building Heights in Central Darwin

Amendment No. 44
gazetted 18.12.2009
omits and substitutes
clause 6.3

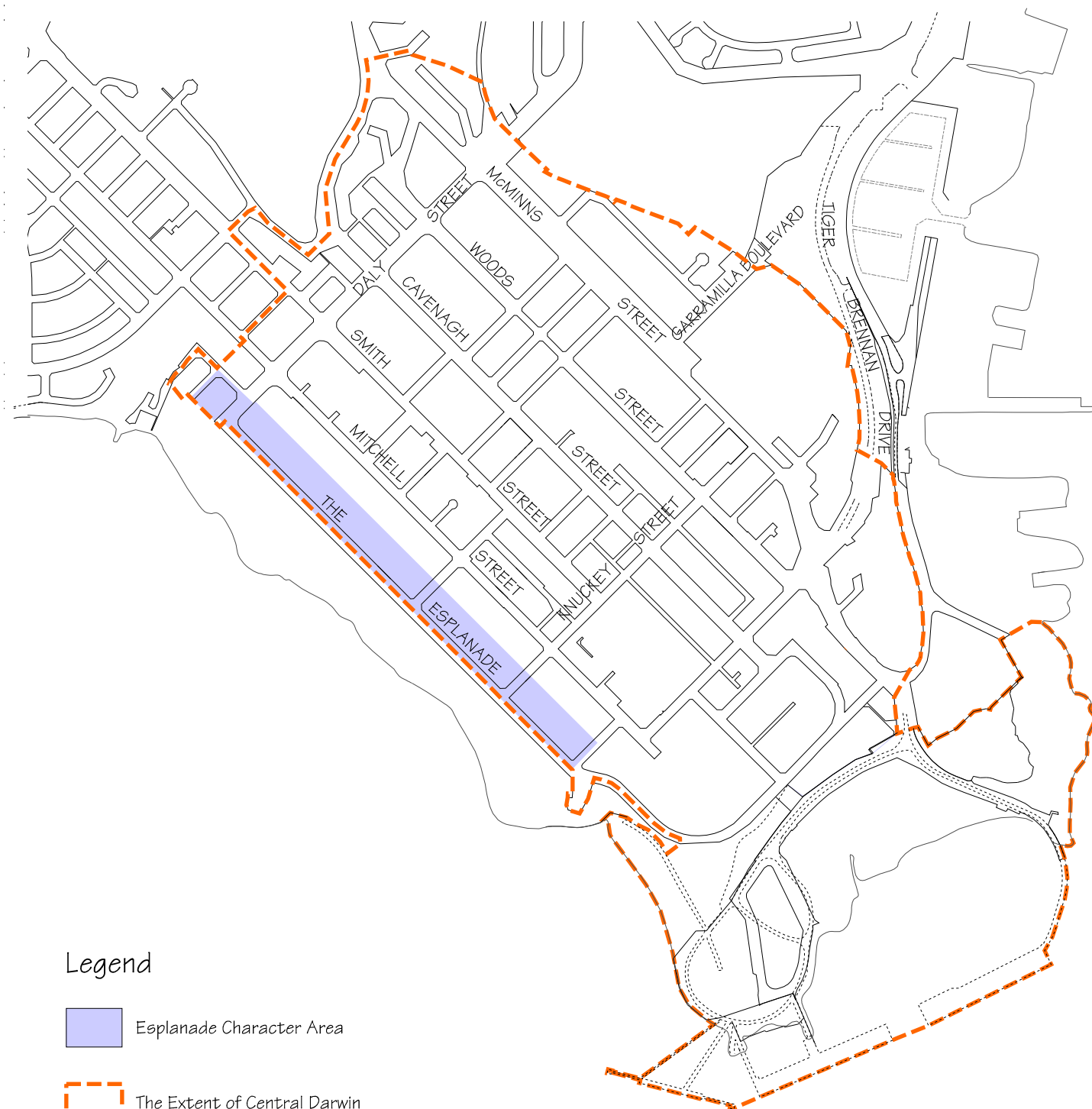
Amendment No. 124
gazetted 12.05.2010
omits and substitutes
clause 6.3

Amendment No. 377
published in the NT
News on 17.07.2015
omits and substitutes
clause 6.3.1

Amendment No. 518
published in the NT
News on 1.11.2019
repeals and substitutes
clause 6.3.1

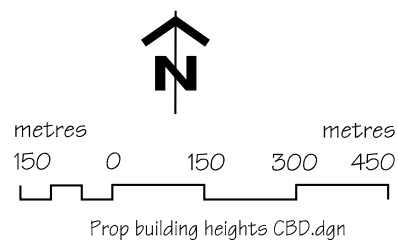
1. The purpose of this clause is to ensure that the height of buildings within the Esplanade Character Area optimise opportunities for harbour views and deliver high quality built form outcomes appropriate for development which fronts Bicentennial Park and the Darwin Harbour.
2. All buildings within the Esplanade Character Area are to have a maximum height of 55m Above Ground Level (AGL).
3. Despite sub-clause 2, the consent authority may consent to a building in the Esplanade Character Area (as shown in the diagram to this clause) having a building height greater than 55m Above Ground Level (AGL) if the development:
 - (a) provides podiums to a reduced height of 15m, or 4 storeys (i.e. lower than the maximum permitted height of 25m);
 - (b) provides tower elements which promote the visual separation between buildings i.e. slender tower forms;
 - (c) provides activated facades and/or habitable rooms to podiums which front a street(s);
 - (d) does not provide ground floor car parking or a car parking area that is visible from the street;
 - (e) does not provide impermeable fencing within the front setback; and
 - (f) provides deep soil planting zone(s) and generous landscaping within a setback area(s).
4. An application for a development under sub-clause 3 must include a site analysis and urban design study prepared by appropriately qualified professionals that demonstrate, to the satisfaction of the consent authority, that the proposed development responds to the attributes of the **site** and the surroundings neighbourhoods.
5. For the purposes of this clause the height of any point of a building is to be measured from the highest natural point on the **site** boundary.
6. The **consent** authority may consent to a development in the Esplanade Character Area that is not in accordance with the requirements of sub-clause 3. In doing so, the consent authority must be satisfied that the design of the development provides an equivalent or higher standard of urban amenity through an exemplary response to building bulk, scale, street interface and on-site landscaping.

Clauses 7.5 & 7.6
refer to private and
communal open space.



Legend

- Esplanade Character Area
- The Extent of Central Darwin



Building Heights within the Esplanade Character Area and the Geographical Extent of Central Darwin

6.3.2 Volumetric Control in Central Darwin

Amendment No. 377 published in the NT News on 17.07.2015 omits and substitutes clause 6.3.2

Amendment No. 518 published in the NT News on 1.11.2019 omits and substitutes clause 6.3.2, sub-clause 2 and Diagram to clause 6.3.2

1. The purpose of this clause is to ensure the siting and mass of buildings within Central Darwin promotes:
 - (a) a built form that maximises the potential for view corridors to Darwin harbour;
 - (b) the penetration of daylight and breeze circulation between buildings;
 - (c) privacy for residents of adjoining properties; and
 - (d) a built form that reasonably anticipates the future development of adjoining sites.
2. This clause applies to land within Zone CB (Central Business) in Central Darwin, with exception to land subject to Focus Area B: Darwin Waterfront, of the Central Darwin Area Plan.
3. Development in Central Darwin is to be designed in accordance with the diagram to this clause.

Fact Sheet - Building Heights in the Darwin City Centre provides information about the regulation of building heights in Central Darwin.

The *Building Act* controls setbacks of buildings.

6.3.3 Urban Design Requirements in Central Darwin

Amendment No. 248 gazetted 29.08.2012 omits and substitutes clause 6.3.3

Amendment No. 377 published in the NT News on 17.07.2015 omits and substitutes clause 6.3.2

Amendment No. 518 published in the NT News on 1.11.2019 omits and substitutes clause 6.3.3, sub-clause 2

1. The purpose of this clause is to promote exemplary urban design in Central Darwin.
2. This clause applies to land within Zone CB (Central Business) in Central Darwin.
3. The design of buildings in Central Darwin is to provide 75% of the length of the site boundary at ground level as active street frontage through such treatments as:
 - (a) frequent, operational and legible entrances; that are directly accessible from the public footpath;
 - (b) clear glass windows with views to and from the street;
 - (c) open space incorporating active street frontages, landscaping and retention of significant existing landscaping;
 - (d) areas that are attractive, safe and functional for pedestrians within the development **site**;
 - (e) areas that allow for alfresco dining;
 - (f) limiting services at street level on building frontages to the following:
 - i. fire egress;
 - ii. single vehicle entry and exit point to and from the building except on larger sites where additional access points are supported by a Traffic Study for the site;
 - iii. direct single point access to service equipment by all service authorities; and
 - iv. fire booster connection points.

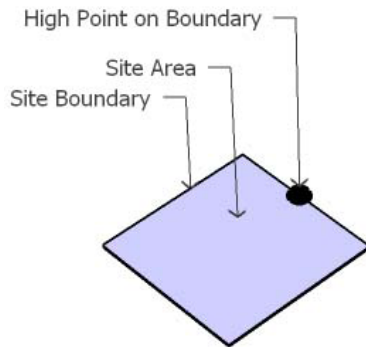
Clause 6.12 refers to landscaping

Refer to "Design guidance to active street frontages and provide for services" for advice to achieve active street frontages in relation to service authority requirements

4. Buildings in Central Darwin are to:
 - (a) provide awnings to streets for the full extent of the site frontage that allow for the planting and growth of mature trees within the road reserve;
 - (b) provide mid block pedestrian linkages (arcades) at ground level from one street to the other in buildings that have dual frontages;
 - (c) have facades that have a clearly articulated base, middle and top; and
 - (d) integrate plant rooms and service equipment on roof tops.
5. Ground level **car parking areas** in building are limited only to the number of **car parking spaces** required for ground level retail tenancy customers.
6. All **car parking areas** are to be screened so that they are not visible from the street or public spaces.
7. The consent authority may **consent** to an application that is not in accordance with sub-clause 3 only if it is satisfied that compliance would be impractical.
8. An application for a development in Central Darwin should prior to consideration by the consent authority include an acknowledgement in writing, from the agency responsible for power and water; the agency responsible for fire rescue services and Darwin City Council that the requirement for service provisions has been discussed with a view to minimise their impact on active street frontages.

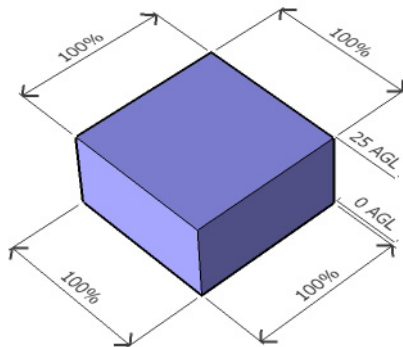
DIAGRAM TO CLAUSE 6.3.2

Site



Measurement: Building height is to be measured from the highest point on the **site** boundary.

Tier 1 (Podium)



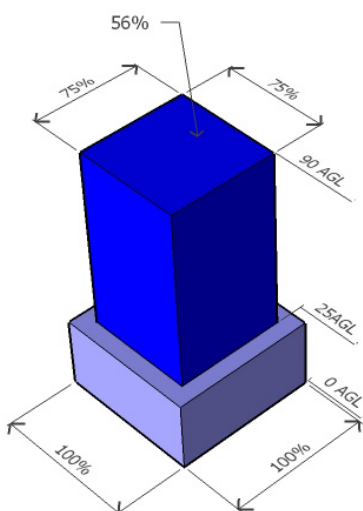
Height: Maximum 25m Above Ground Level (AGL), exclusive of any plant or equipment, aerials, or lightning rods.

Floor Area: Up to 100% of the **site** area.

Setbacks: Verandahs, balconies or windows to rooms designed for accommodation are to be setback a minimum of 6m from adjoining site boundaries other than to a street or public open space.

Note: For the purpose of this clause accommodation means room designed for being slept in, for domestic living and dining purposes and food preparation areas but does not include bathrooms, toilets, reception and foyer areas and conference rooms.

Tier 2 (Tower)



Height: Subject to clause 6.3.1, maximum 55m AGL in the Esplanade Character Area only, inclusive of any plant or equipment or aerials. This requirement does not apply to lightning rods

Floor Area: Up to 56% of the site area and up to a maximum of 1200m² in any single tower.

Setbacks: Minimum 6m from the site boundary.

Minimum 12m between towers on the same site.

Dimensions: The maximum length of each side of Tier 2 is to be no more than 75% of the length of the adjacent boundary.

6.4 PLOT RATIOS

6.4.1 Plot Ratios

Amendment No. 22
gazetted 11.07.2007
alters clause 6.4

Amendment No. 122
gazetted 31.03.2010
omits and substitutes
clause 6.4

Amendment No. 483
published in the NT
News on 06.10.2017
omits and substitutes
the title to clause 6.4

1. The purpose of this clause is to provide for development that will, in terms of building massing, be compatible with adjacent and nearby development.
2. Development of **sites** within:
 - Zone TC other than in the Municipality Darwin; or
 - Zone C; or
 - Zone SC;should not exceed a **plot ratio** of 1.
3. Sub-clause 2 does not apply to a **residential building** development other than a **hostel**.
4. Development of sites within Zone TC in the Municipality of Darwin should not exceed a plot ratio of 3.

Clause 6.2 limits the height of buildings within the Municipality of Alice Springs.

Clause 7.1 limits the height of **residential buildings** in some zones.

Amendment No. 452
published in the NT
News on 29.07.2016
includes clause 6.4.2
(Plot Ratios and Site Coverage)

Amendment No. 483
published in the NT
News on 06.10.2017
omits clause 6.4.2

6.5 VEHICLE PARKING

6.5.1 Parking Requirements

1. The purpose of this clause is to ensure that sufficient off-street car parking, constructed to a standard and conveniently located, is provided to service the proposed use of a **site**.
2. Subject to clause 6.5.2, if a use or development specified in column 1 of the table to this clause is proposed, the number of **car parking spaces** (rounded up to the next whole number) required for that use or development is to be calculated in accordance with the formula specified opposite in column 2 or, if the use or development is within Zone CB in Darwin, column 3.
3. If a proposed use or development which is not listed in the table to this clause requires **consent**, the number of **car parking spaces** required for that use or development is to be determined by the consent authority.
4. A **car parking area** is to be designed in accordance with clause 6.5.3 except where the car parking is required in association with a **single dwelling** and an **independent unit**.

For many uses the Building Code of Australia requires the provision of parking for disabled people.

Car parking areas for more than 50 vehicles should install oil/ water separator units.

Amendment No. 341
gazetted 27.06.2014
amends sub-clause 4.

TABLE To CLAUSE 6.5.1		
COLUMN 1	COLUMN 2	COLUMN 3
Use or Development	Minimum Number of Car Parking Spaces Required	Minimum Number of Car Parking Spaces Required Within Zone CB in Darwin
abattoir	1 for every 100m ² of net floor area other than offices <u>plus</u> 4 for every 100m ² of net floor area of office	
animal boarding	1 for every employee <u>plus</u> 4	
home based visitor accommodation	1 for every guest room <u>plus</u> 2 for the dwelling	1 for every guest room <u>plus</u> 2 for the dwelling
caravan park	1.1 for every caravan , cabin, mobile home or tent site	
caretaker's residence	1	1
child care centre	1 for every employee <u>plus</u> 1 for every 20 children	2 for every 100m ² of net floor area
community centre	5 for every 100m ² of net floor area	2 for every 100m ² of net floor area
education establishment	For a primary or secondary school: 1 for every classroom <u>plus</u> 2 additional spaces <u>plus</u> an area for setting down and picking up passengers For a tertiary education establishment : 1 for every classroom <u>plus</u> 1 for every 6 students <u>plus</u> 2 additional spaces For a kindergarten: see child care centre For other education establishments : 2 for every 100m ² of net floor area	2 for every 100m ² of net floor area
general industry	1 for every 100m ² of net floor area other than offices <u>plus</u> 4 for every 100m ² of net floor area of office <u>plus</u> 1 for every 250m ² used as outdoor storage	

TABLE To CLAUSE 6.5.1		
COLUMN 1	COLUMN 2	COLUMN 3
Use or Development	Minimum Number of Car Parking Spaces Required	Minimum Number of Car Parking Spaces Required Within Zone CB in Darwin
home based child care centre	1 for every non-resident employee in addition to those spaces required for the dwelling	2 for every 100m ² of net floor area
hospital	1 for every 4 patient beds <u>plus</u> 4 for every 100m ² of net floor area used for administrative purposes <u>plus</u> for a medical clinic 4 for every consulting room	1 for every 4 patient beds <u>plus</u> 4 for every 100m ² of net floor area used for administrative purposes <u>plus</u> for a medical clinic 4 for every consulting room
hostel	1 for every 5 persons <u>plus</u> 1 for every staff member <u>plus</u> 1	1 for every 10 persons <u>plus</u> 1 for every staff member <u>plus</u> 1
hotel	16 for every 100m ² of net floor area used as a lounge bar or beer garden <u>plus</u> 50 for every 100m ² of net floor area used as a bar <u>plus</u> 10 for a drive-in bottle shop (if any) for cars being served or awaiting service <u>plus</u> 1 for every guest suite or bedroom <u>plus</u> 3 for every 100m ² used for dining	16 for every 100m ² of net floor area <u>plus</u> 0.4 for every guest suite or bedroom
independent unit	1 per bedroom to a maximum of 2	1 per bedroom to a maximum of 2
leisure and recreation	Indoor spectator facilities including cinema or theatre 1 for every 4 seats Racquet court games 4 for every court <u>plus</u> For indoor spectator facilities (if any) 1 for every 4 seats Lawn bowls 20 spaces per green Golf course 4 per hole <u>plus</u> 5 for every 100m ² of net floor area used as a club house otherwise than specified above, 10 for every 100m ² of net floor area <u>plus</u> requirement for indoor spectator facilities (if any) 1 for every 4 seats	3 for every 100m ² of net floor area

TABLE To CLAUSE 6.5.1

COLUMN 1	COLUMN 2	COLUMN 3
Use or Development	Minimum Number of Car Parking Spaces Required	Minimum Number of Car Parking Spaces Required Within Zone CB in Darwin
licensed club	10 for every 100m ² of net floor area used as a lounge area or beer garden <u>plus</u> 20 for every 100m ² of net floor area used as a bar <u>plus</u> 3 for every 100m ² of net floor area used for dining	3 for every 100m ² of net floor area
light industry	2 for every 100m ² of net floor area other than offices <u>plus</u> 4 for every 100m ² of net floor area of office <u>plus</u> 1 for every 250m ² used as outdoor storage	
medical clinic	4 for every consulting room	4 for every consulting room
medical consulting rooms	3 for every consulting room <u>plus</u> 1 additional space (in addition to the 2 spaces required for the dwelling)	3 for every consulting room <u>plus</u> 1 additional space (in addition to the 2 spaces required for the dwelling)
motel	1 for every guest suite or bedroom <u>plus</u> 16 for every 100m ² of net floor area used as a lounge bar or beer garden <u>plus</u> 3 for every 100m ² of net floor area used for dining	0.4 for every guest suite or bedroom <u>plus</u> 3 for every 100m ² of net floor area of all other areas
motor body works	6 for every 100m ² of net floor area	3 for every 100m ² of net floor area
motor repair station	6 for every 100m ² of net floor area	3 for every 100m ² of net floor area
multiple dwellings	2 per dwelling	1 per bed-sitter and one bedroom dwelling 1.5 per two bedroom dwelling 1.7 per three bedroom dwelling 2 per dwelling with four or more bedrooms
office (not elsewhere referred to in this table)	2.5 for every 100m ² of net floor area	3 for every 100m ² of net floor area

Amendment No. 166 gazetted 16.03.2010 alters the car parking requirements for multiple dwellings within Zone CB in Darwin.

TABLE TO CLAUSE 6.5.1		
COLUMN 1	COLUMN 2	COLUMN 3
Use or Development	Minimum Number of Car Parking Spaces Required	Minimum Number of Car Parking Spaces Required Within Zone CB in Darwin
passenger terminal	5 for every 100m ² of net floor area or 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)	3 for every 100m ² of net floor area
place of worship	5 for every 100m ² of net floor area	2 for every 100m ² of net floor area
plant nursery	2 for every 100m ² of net floor area <u>plus</u> 1 for every 250m ² used as outdoor nursery	2 for every 100m ² of net floor area <u>plus</u> 1 for every 250m ² used as outdoor nursery
recycling depot	1 for every 100m ² of net floor area other than offices <u>plus</u> 4 for every 100m ² of net floor area of office <u>plus</u> 1 for every 250m ² used as outdoor storage	
restaurant	6 for every 100m ² of net floor area and any alfresco dining areas <u>plus</u> 10 for drive-through (if any) for cars being served or awaiting service	3 for every 100m ² of net floor area and any alfresco dining areas
rural industry	1 for every 100m ² of net floor area other than offices <u>plus</u> 4 for every 100m ² of net floor area of office <u>plus</u> 1 for every 250m ² used as outdoor storage	
service station	2 for every 100m ² of net floor area or 5 whichever is the greater (not including parking serving bowsters)	2 for every 100m ² of net floor area or 5 whichever is the greater (not including parking serving bowsters)
serviced apartments	1 for every dwelling <u>plus</u> 3 for every 100m ² of net floor area not within a dwelling	1 for every dwelling <u>plus</u> 3 for every 100m ² of net floor area not within a dwelling
shop	6 for every 100m ² of net floor area	3 for every 100m ² of net floor area
showroom sales	4 for every 100m ² of net floor area <u>plus</u> 1 for every 250m ² used as outdoor storage	4 for every 100m ² of net floor area <u>plus</u> 1 for every 250m ² used as outdoor storage

TABLE To CLAUSE 6.5.1		
COLUMN 1	COLUMN 2	COLUMN 3
Use or Development	Minimum Number of Car Parking Spaces Required	Minimum Number of Car Parking Spaces Required Within Zone CB in Darwin
single dwelling	2	2
stables	1 for every stall	
supporting accommodation	1 for every 4 beds <u>plus</u> 4 for every 100m ² of net floor area used for administrative purposes	1 for every 4 beds <u>plus</u> 4 for every 100m ² of net floor area used for administrative purposes
transport terminal	1 for every 100m ² of net floor area other than offices <u>plus</u> 4 for every 100m ² of net floor area of office <u>plus</u> 1 for every 200m ² used as outdoor storage	
vehicle sales and hire	4 for every 100m ² of net floor area of office <u>plus</u> 1 for every 200m ² used for vehicle display	4 for every 100m ² of net floor area of office <u>plus</u> 1 for every 200m ² used for vehicle display
veterinary clinic	4 for every 100m ² of net floor area	4 for every 100m ² of net floor area
warehouse	1 for every 100m ² of net floor area other than offices <u>plus</u> 4 for every 100m ² of net floor area of office <u>plus</u> 1 for every 250m ² used as outdoor storage	3 for every 100m ² of net floor area

6.5.2 Reduction in Parking Requirements

1. The purpose of this clause is to provide for a use or development with fewer **car parking spaces** than required by clause 6.5.1.
2. The consent authority may approve a use or development with fewer **car parking spaces** than required by clause 6.5.1 if it is satisfied that a reduction is appropriate for the use or development, having considered all the following matters:
 - (a) the zoning of the land, the use or development or proposed use or development of the land and the possible future use or development of the land;
 - (b) the provision of **car parking spaces** in the vicinity of the land; and
 - (c) the availability of public transport in the vicinity of the land; or
 - (d) the use or development relates to a **heritage place** and the Minister responsible for the administration of the *Heritage Act* supports the reduced provision of **car parking spaces** in the interest of preserving the significance of the **heritage place**.

In lieu of the provision of **car parking spaces**, a monetary contribution may be required under section 70 of the *Planning Act*.

6.5.3 Parking Layout

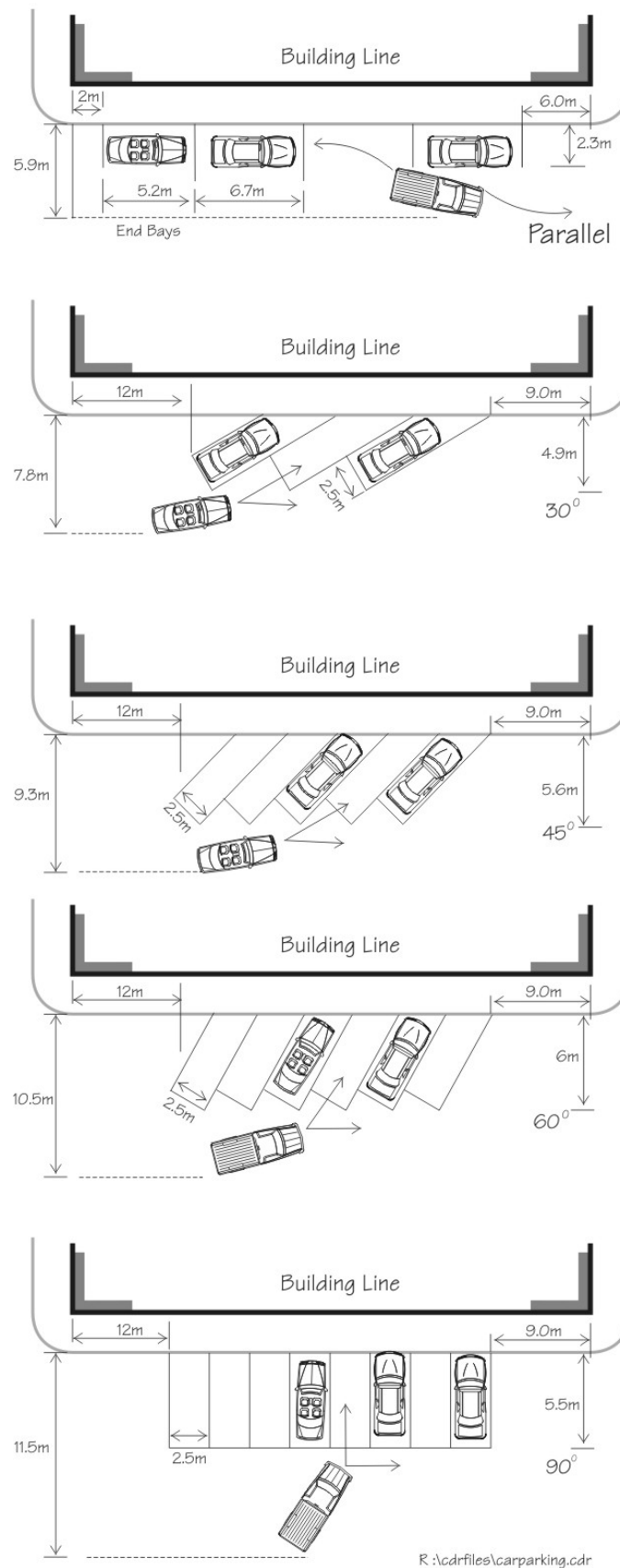
1. The purpose of this clause is to ensure that a **car parking area** is appropriately designed, constructed and maintained for its intended purpose.
2. A **car parking area** is to be established, used and maintained for the purpose of vehicle parking only.
3. A **car parking area** is to:
 - (a) be of a suitable gradient for safe and convenient parking;
 - (b) be sealed and well drained;
 - (c) be functional and provide separate access to every **car parking space**;
 - (d) limit the number of access points to the road;
 - (e) allow a vehicle to enter from and exit to a road in a forward gear;
 - (f) maximise sight lines for drivers entering or exiting the **car parking area**;
 - (g) be not less than 3m from a road, and the area between the **car parking area** and the road is to be landscaped with species designed to lessen the visual impact of the **car parking area**;
 - (h) be in accordance with the dimensions set out in the diagram to this clause;
 - (i) have driveways with a minimum width of 6m for two-way traffic flow or 3.5m for one way traffic flow; and
 - (j) be designed so that parking spaces at the end of and perpendicular to a driveway be either 3.5m wide or so that the driveway projects 1m beyond the last parking space.

In non-urban locations dust suppression may be an acceptable alternative to sealed surfaces.

A **car parking space** for disable people required under the Building Code of Australia is of a different width.

Clause 6.12 refers to landscaping.

Carparking



6.5.4 Vehicle Access and On-site Parking for Single Dwellings on Lots less than 600m² but not less than 300m²

Amendment No. 320 gazetted 26.03.2014 introduces clause 6.5.4.

Amendment No. 415 published in the NT News on 18.09.2015 omits and substitutes clause 6.5.4.

1. The purpose of this clause is to ensure that vehicle access driveways and on-site parking spaces for **single dwellings** on lots less than 600m² and not less than 300m² do not unduly reduce the amenity of a public road or the availability of kerbside vehicle parking in the public road.
2. The on-site parking and its vehicle access from the public road shall be located to ensure that the lot's street frontage has a minimum continuous length of 6.5 metres without on-site parking or vehicle access within that length.
3. Vehicular access shall be via a single driveway, no wider than 3.5 metres, where required by the table to this clause.

Clause 7.3.3 allows a reduced setback for **single dwellings** on lots less than 600m².

Amendment No. 415 published in the NT News on 18.09.2015 introduces the table to clause 6.5.4.

TABLE TO CLAUSE 6.5.4	
Range of Lot Size	Vehicle Access Driveways
300m ² to less than 450m ²	Vehicle access shall be via a single driveway where the boundary to the public road is less than 13m .
450m ² to less than 600m ²	Vehicle access shall be via a single driveway where the boundary to the public road is less than 15m .

Clause 11.2.4 refers to subdivision applications and frontage widths for lots less than 600m².

6.5.5 Parking provisions for Outdoor Dining in Zone CB – Central Darwin

Amendment No. 537
published in the NT
News on 24.01.2020
inserts clause 6.5.5

1. The purpose of this clause is to encourage the establishment of alfresco dining areas that contribute positively to the amenity, attractiveness, safety and activity of streets in Zone CB - Central Darwin.
2. This clause only applies to land within Zone CB - Central Darwin, as defined by the diagram to clause 6.3.1.
3. For the purpose of this Clause only, an alfresco dining area means an open air dining area (which may be capable of being enclosed and/or secured), which may include a roofed area on roof tops of towers/ podiums, balconies, ground level **car parking areas**, and any other vacant ground level space within a private property boundary that is not air-conditioned, and is primarily used for the provision of tables and chairs as a seating space for the consumption of food and/or beverages. An alfresco dining area that is an exception pursuant to Clause 1.3(ad) is not subject to this clause.
4. An 'alfresco dining area' in Zone CB in Central Darwin is exempt from providing additional car parking spaces ordinarily required by clause 6.5.1 of this Planning Scheme.
5. On land within the Activated Frontages Zone depicted in the 'Residential and Mixed Use Map' of the Central Darwin Area Plan, an alfresco dining area that results in a loss of up to 25 ground level car parking bays associated with an existing development is exempt from providing additional car parking spaces ordinarily required by clause 6.5.1 of this Planning Scheme.
6. Amendments to the use or function of an 'enclosed open air dining area' such as the provision of air-conditioning will result in the use being subject to full car parking requirements of the NT Planning Scheme.
7. The design of an 'open air dining area' located adjacent to a **dwelling** is to take account and reasonably mitigate noise and privacy impacts.

6.6 LOADING BAYS

1. The purpose of this clause is to provide for the loading and unloading of vehicles associated with the use of land.
2. A **general industry, hospital, hotel, licensed club, light industry, motel, office, restaurant, shop, showroom sales, transport terminal** or **warehouse** use or development on a **site** must provide areas wholly within the **site** for loading and unloading of vehicles at the ratio of:
 - (a) if for a **general industry, hospital, hotel, licensed club, light industry, motel, showroom sales, transport terminal** or **warehouse** use or development:
 - i. 1 loading bay for a single occupation of a **net floor area** of 10 000m² or less; and
 - ii. 1 loading bay for every 5 000m² of **net floor area** or part thereof in excess of 10 000m²; or
 - (b) if for an **office, restaurant** or **shop** use or development, 1 loading bay for every 2 000m² of the total **net floor area**.
3. A loading bay is to:
 - (a) be at least 7.5m by 3.5m;
 - (b) have a clearance of at least 4m; and
 - (c) have access that is adequate for its purpose.

6.7 SIGNS

1. The purpose of this clause is to ensure that **business signs** and **promotion signs** on zoned land are of a size and location that minimises detriment to the **amenity** of the area.
2. This clause does not apply in the municipalities of Alice Springs, Darwin, Palmerston, Katherine or Tennant Creek.
3. For the purposes of this clause, **business signs** and **promotion signs** include but are not limited to:
 - (a) signs on a wall or façade;
 - (b) signs erected on poles or pylons that are not part of a building or other structure;
 - (c) illuminated signs; and
 - (d) signs attached to and protruding from a building.
4. The total area of **business signs** or **promotion signs** on a **site** in a zone specified in column 1 of the table to this clause is not to exceed the areas specified opposite in column 2 or if the sign is illuminated, column 3.
5. Illuminated signs are to be no closer than 30m to any residential zone.
6. Signs attached to and protruding from a building are to be at least 2.7m above the ground and are not to extend past the edge of any awning adjacent to a road.

Clause 1.3 subclause 2(d) exempts some signs from control under the Planning Scheme.

Alice Springs, Darwin, Palmerston, Katherine and Tennant Creek municipal councils control the erection of signs.

On land within a road under the care and control of the Department of Transport the approval of that Department is also required.

Clause 6.10 refers to signs in Zone HT.

TABLE TO CLAUSE 6.7

COLUMN 1	COLUMN 2	COLUMN 3
Zone	Maximum area of signs on a site	Maximum area of illuminated signs on a site
SD, MD, MR, HR, HT	1m ²	Prohibited
CL	1.5m ²	Prohibited
CB, C, SC, TC	The lesser of 25% of any one façade or 20m ²	3m ²
LI, GI, DV	The lesser of 25% of any one façade or 30m ²	5m ²
PS, OR, CN, CP, CV	5m ²	Prohibited
RR, RL, RD	1.5m ²	Prohibited
R, H, A, FD, WM	3m ²	Prohibited
T	3m ²	3m ²

6.8 DEMOUNTABLE STRUCTURES

Amendment No. 116
gazetted 17.03.2010
omits and substitutes
clause 6.8

1. The purpose of this clause is to ensure that **demountable structures** do not detract from the visual **amenity** of an area.
2. Placement of a **demountable structure** on:
 - (a) zoned land other than land in Zone GI and DV requires **consent**; and
 - (b) land in Zone CL, SC, LI, PS, OR, H, A, RL, R and CP does not require **consent** if there are no more than two **demountable structures** on the land.
3. **Demountable structures** in:
 - (a) zones other than Zones LI, GI and DV are to be set back from lot boundaries in accordance with the table to this clause; and
 - (b) Zones LI, GI and DV are to be set back from lot boundaries in accordance with the table to clause 9.1.1 (Industrial Setbacks).
4. Subject to sub-clause 5 the consent authority may only **consent** to the placement of a **demountable structure** on land if it is satisfied that:
 - (a) there will be landscaping or architectural embellishments to the **demountable structure** that will enhance the appearance of the structure; and
 - (b) the **demountable structure** will be visually consistent with adjoining or nearby development.
5. If the consent authority is satisfied that, because of the proposed use and location of a demountable structure, it is not necessary that sub-clause 4(a) and (b) apply to the demountable structure the consent authority may **consent** to the placement of it on land without being satisfied as to the matters set out in those paragraphs.

TABLE TO CLAUSE 6.8 MINIMUM BUILDING SETBACKS FOR DEMOUNTABLE STRUCTURES

Lot Boundary	In zones other than CB, C, H, A, R, RL, RR, LI, GI and DV	In zones H, A, RR, R and RL
Primary street frontage	6m	10m <u>or</u> 7.5m in Zones RR and RL for lots with areas less than 1ha
Secondary street frontage	2.5m	10m <u>or</u> 5m in Zones RR and RL for lots with areas less than 1ha
Side and rear lot boundaries	1.5m	10m <u>or</u> 5m in Zones RR and RL for lots with areas less than 1ha

Setbacks relate to lot boundaries and not unit title boundaries.

Building setback is measured from all boundaries to:

- the wall of a demountable structure; and
- where there is no wall, to the outer surface of any support column of the structure.

No part of the roof structure including gutters and eaves, is to encroach more than 0.9m into the minimum **building setbacks** from the lot boundaries described in the Table to clause 6.8.

6.9 LAND IN PROXIMITY TO AIRPORTS

Amendment No. 452
published in the NT
News on 29.07.2016
adds sub-clause 4 to
Clause 6.9

Amendment No. 483
published in the NT
News on 06.10.2017
omits sub-clause 4 to
clause 6.9

1. The purpose of this clause is to:
 - (a) minimise the detrimental effects of aircraft noise on people who reside or work in the vicinity of an airport;
 - (b) prevent any new use or intensification of development on land that would prejudice the safety or efficiency of an airport; and
 - (c) retain the non-urban character of the land.
2. Despite anything to the contrary in this Planning Scheme, in Zones A, RL, R, CP, CN, RD, WM and FD, the use or development of land near an airport that is subject to the Australian Noise Exposure Forecast (ANEF) 20 unit value contour line or greater as defined on the ANEF maps produced by the Department of Defence (as in force from time to time), requires **consent**.
3. In determining an application for the use or development of land subject to the ANEF 20 unit value contour line or greater, the consent authority is to have regard to the Building Site Acceptability Table (Table 2.1) based on ANEF Zones taken from AS 2021 – 2000 as a guide to the type of use or development it may **consent** to.
4. Lighting associated with development on land within flight approach paths is not to prejudice the safe operation of an airport.
5. Use or development of land is not to be of a nature that attracts birds or bats to an extent that prejudices the safe operation of an airport.

The ANEF contour lines are indicated on the zoning maps for information only.

See clause 2.8.

AS 2021 – 2000 is Australian Standard Acoustics – Aircraft Noise Intrusion – Building Siting and Construction

6.10 HERITAGE PLACES AND DEVELOPMENT

1. The purpose of this clause is to ensure that a use or development is not adverse to the significance of a **heritage place** or **heritage object** in Zone HT.
2. Despite anything to the contrary in this Planning Scheme, where land is Zoned HT, **consent** is required for:
 - (a) the demolition, removal or modification of a building;
 - (b) the construction of a building;
 - (c) the external alteration of a building by structural work, rendering, sandblasting or in any other way;
 - (d) the construction or display of a sign; or
 - (e) any other construction works on the **site**.
3. In determining an application for use or development the consent authority must have regard to the views of the Minister responsible for the administration of the *Heritage Act* with particular reference to:
 - (a) any applicable heritage study and any applicable heritage policy;
 - (b) whether the location, bulk, form or appearance of any proposed building may have an adverse impact on the character and appearance of adjacent **heritage places** or **heritage objects**;
 - (c) whether demolition, removal, external alteration or any other works will adversely impact on the significance of the **heritage place** or **heritage object**; and
 - (d) if the development is for subdivision whether the subdivision design adversely impacts on a **heritage place** or **heritage object**.

See also clauses 2.3 and 6.5.2.

Any work carried out directly to a **heritage place** or **heritage object** requires approval under the *Heritage Act*.

6.11 OMITTED

Amendment No. 451
published in the NT
News on 29.07.2016
omits clause 6.11
(Garages and Sheds)

6.12 LANDSCAPING

1. The purpose of this clause is to ensure that landscaping on a site complements and enhances the streetscape, is attractive, water efficient and contributes to a safe environment.
2. Landscaping may include provision of paved areas and areas for entertainment and recreational activities.
3. Landscaping should be designed so that:
 - (a) planting is focussed on the area within the street frontage setbacks and communal open space areas and uncovered **car parking areas**;
 - (b) it maximises efficient use of water and is appropriate to the local climate;
 - (c) it takes into account the existing streetscape, or any landscape strategy in relation to the area;
 - (d) significant trees and vegetation that contribute to the character and **amenity** of the **site** and the streetscape are retained;
 - (e) energy conservation of a building is assisted having regard to the need for shade and sunlight at varying times of the year;
 - (f) the layout and choice of plants permits surveillance of public and communal areas; and
 - (g) it facilitates on-site infiltration of stormwater run-off.
4. The quality and extent of the landscaping consented to should be maintained for the life of the development.

6.13 RESTRICTIONS ON DEVELOPMENT OF LAND ZONED FD

1. The purpose of this clause is to provide for the development and use of land in Zone FD (which would typically be urban development) consistent with the intended future use or development of the land.
2. Despite anything to the contrary in this Planning Scheme, where a development permit has been issued for subdivision of land in Zone FD, the consent authority may permit development of that land only if:
 - (a) the development is consistent with any Area Plan in Part 8 applicable in the circumstances;
 - (b) the development is consistent with the intended ultimate zoning; and
 - (c) services (in particular reticulated services including water and sewerage) are, or can be, made available to that land.

Clause 5.26 specifies the FD Zone purpose and table.

Clauses 6.1 and 7.1 refer to building heights and **dwelling** densities.

Clause 11.1.1 refers to minimum lot sizes in various zones.

Clause 11.1.3 refers to subdivision within Zone FD.

6.14 LAND SUBJECT TO FLOODING AND STORM SURGE

1. The purpose of this clause is to reduce risk to people, damage to property and costs to the general community caused by flooding and storm surge.
2. This clause does not apply to:
 - (a) carports, garages, garden sheds, gazebos, pergolas and extensions to existing **dwelling**s; and
 - (b) extensions to existing commercial or industrial buildings; which, but for this clause, would not require **consent**.
3. In this clause:
 - (a) “flood level” means the water level associated with a 1.0% AEP flood event or where that level cannot be determined, the level determined by the Controller of Water Resources within the meaning of the *Water Act*;
 - (b) “AEP” means Annual Exceedence Probability, which is the likelihood, in percentage terms, of a flood of a given size occurring in a specified area in any one year;
 - (c) “DFE” means Defined Flood Event, which:
 - i. in an area subject to a floodplain management plan that defines a flood event, is as specified in that plan; or
 - ii. if there is no floodplain management plan that defines a flood event for an area, is the 1% AEP flood event;
 - (d) “DFA” means Defined Flood Area, which is the area that is inundated by the DFE;
 - (e) “PSSA” means Primary Storm Surge Areas, which are those coastal areas within a 1% AEP of inundation by storm surge;
 - (f) “SSSA” means Secondary Storm Surge Areas, which are those coastal areas adjacent to the PSSA with a 0.1% AEP of inundation by storm surge; and
 - (g) “storm surge” means the elevation in sea level which accompanies the movement of a cyclone particularly near, or over, a coastline, attributed to a cyclone’s intensity and wind stress build-up.
4. Despite anything to the contrary in this Planning Scheme and subject to sub-clause 2, zoned land that is within a DFA or a PSSA is to be used or developed only with **consent**.
5. In a DFA:
 - (a) the storage or disposal of environmentally hazardous industrial material and the development of **fuel depots** should be avoided;
 - (b) the minimum floor level of **habitable rooms** should be 300mm above the flood level for the **site**; and
 - (c) the use of fill to achieve required floor levels should be avoided.

Flood proofing by using piers or split level/ two **storey** construction with garages, workshops, wet areas and recreation rooms at the lower level is preferred. Partial flood proofing could be achieved through the use of construction materials and/ or methods which will either:

(a) exclude floodwater up to the DFE from a building; or

(b) resist deterioration during inundation events up to the DFE, thereby limiting flood damage costs.

Amendment No. 452
published in the NT
News on 29.07.2016
adds sub-clause 9 to
Clause 6.14

Amendment No. 483
published in the NT
News on 06.10.2017
omits sub-clause 9 to
clause 6.14

6. Development in the PSSA should be limited to uses such as open space, recreation, non-essential public facilities (wastewater treatment works excepted) and short-stay tourist camping/ caravan areas.
7. Development within the SSSA should be confined to those uses permitted in the PSSA as well as industrial and commercial land uses.
8. Residential uses, strategic and community services (such as power generation, defence installations, schools, hospitals, public shelters and major transport links) should be avoided in the PSSA and the SSSA.

6.15 COASTAL LANDFILL

1. The purpose of this clause is to ensure that landfill of coastal areas does not adversely affect adjacent land or waters, or the quality of adjacent waters, and is suited to its intended purpose.
2. The placement of fill material below the level of the highest astronomical tide requires **consent**.
3. The nature and placement of the fill material must:
 - (a) suit the future use of the reclaimed land;
 - (b) minimise the impact of fill works on adjoining land and waters;
 - (c) provide appropriate edge treatment of the fill in order to prevent future erosion and siltation of adjacent waters;
 - (d) prevent the formation of acid sulphate leachates; and
 - (e) be consistent with the provisions of "*Environmental Guidelines for Reclamation in Coastal Areas*" (as amended from time to time) produced by the Department of Natural Resources, Environment, The Arts and Sport.

See clause 2.8.

6.16 EXCAVATION AND FILL

1. The purpose of this clause is to ensure that the excavation or filling of land does not adversely affect adjacent land or waters, or the quality of adjacent waterways, and associated riparian areas and is suited to the intended future use of the **site**.
2. The excavation or filling of land, other than that normally required in association with the construction of a building, swimming pool, ornamental pond or the like, requires **consent**.
3. An application for **consent** to excavate or fill land should:
 - (a) demonstrate the suitability of the **site** for the proposed future use;
 - (b) include a hydrological assessment of potential upstream and downstream impacts of the excavation or filling;
 - (c) specify a plan of management to control erosion and sedimentation, particularly of creeks and riparian areas; and
 - (d) specify measures to prevent the creation of mosquito breeding areas.

6.17 DREDGING WITHIN DARWIN HARBOUR

Amendment No. 206
gazetted 18.01.2012
amends sub-clause
6.17

1. The purpose of this clause is to ensure dredging within Darwin Harbour does not degrade the environmental value of the harbour waters.
2. Dredging of the seabed within Darwin Harbour (being the waters south of a straight line between Charles Point and Gunn Point) requires **consent**.

7.0 RESIDENTIAL DEVELOPMENT PERFORMANCE CRITERIA

7.1 RESIDENTIAL DENSITY AND HEIGHT LIMITATIONS

7.1.1 Residential Density Limitations

Amendment No. 176 gazetted 28.09.2011 clarifies building height and replacing the existing clause with clauses 7.1.1 and 7.1.2

Amendment No. 424 published in the NT News on 04.12.2015 clarifies land capability in sub-clause 1(b) introduces and sub-clause 3

Amendment No. 452 published in the NT News on 29.07.2016 adds sub-clause 4 to Clause 7.1.1

Amendment No. 452 published in the NT News on 29.07.2016 amends table A to clause 7.1.1

Amendment No. 483 published in the NT News on 06.10.2017 omits and substitutes table A to clause 7.1.14

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 having regard to relevant characteristics including but not limited to the drainage, slope, seasonal inundation, landforms or soil characteristics, heritage constraints or noise from aircraft operations.
2. The maximum number of **dwelling**s that may be constructed on a **site** is to be determined in accordance with tables A, B, C, D and E (as the case requires) to this clause.
3. The consent authority may consent to a development that is not in accordance with sub-clause 2 if it is satisfied that compliance with other aspects of this Planning Scheme indicates that the density of the development is appropriate having regard to the purpose of this clause as set out in sub-clause 1.
4. **Multiple dwellings** may be developed on a lot in Zones H (Horticulture) and A (Agriculture) provided there will be no more than two **dwelling**s on the lot.

Clause 6.1 limits the height of buildings generally.

Clause 6.2 limits the height of buildings in Alice Springs.

Independent units are not to form part of the density calculation for the purposes of the tables to clause 7.1.1. For clarification on independent units, refer to clause 7.10.4 (Independent Units).

TABLE A TO CLAUSE 7.1.1 – DWELLING DENSITY IN CERTAIN ZONES

Zone	Dwelling Density
SD, RR, RL, R and for a single dwelling in CL, CV and T	1 single dwelling per lot and may include an independent unit
MD and for multiple dwellings in CL and T	1 per 300m ²

Clause 11.1.2 allows for provision of higher densities of single dwellings within Zone SD in greenfield areas

Clause 11.1 refers to minimum lot sizes and other associated requirements.

TABLE B TO CLAUSE 7.1.1 – DWELLING DENSITY IN ZONE M R OTHER THAN IN ALICE SPRINGS

Number of Storeys Above Ground Level	1 or 2 Bedrooms	3 Bedrooms	4 Bedrooms
1	155m ²	180m ²	215m ²
2	125m ²	170m ²	210m ²
3	95m ²	130m ²	180m ²
4 (maximum)	85m ²	130m ²	140m ²

Amendment No. 122
gazetted 31.03.2010
omits and substitutes
Table C to clause 7.1

Amendment No. 176
gazetted 28.09.2011
clarifies building height
and replacing the
existing clause with
clauses 7.1.1 and 7.1.2

TABLE C TO CLAUSE 7.1.1 – DWELLING DENSITY IN ZONES MR AND TC IN ALICE SPRINGS

Number of Storeys Above Ground Level	Dwelling Density
1	400m ²
2	200m ²
3 (maximum)	133m ²

Clause 6.2 limits
building heights in Alice
Springs.

TABLE D TO CLAUSE 7.1.1 – DWELLING DENSITY IN ZONE HR

Number of Storeys Above Ground Level	1 or 2 Bedrooms	3 Bedrooms	4 Bedrooms
1	125m ²	170m ²	210m ²
2	95m ²	130m ²	160m ²
3	85m ²	130m ²	160m ²
4	80m ²	110m ²	130m ²
5	75m ²	105m ²	130m ²
6	75m ²	100m ²	125m ²
7	70m ²	100m ²	120m ²
8+	70m ²	95m ²	120m ²

TABLE E TO CLAUSE 7.1.1 – DWELLING DENSITY IN ZONE C FOR RESIDENTIAL BUILDINGS

Number of Storeys Above Ground Level for Residential Buildings	Dwelling Density
1 storey	1 per 400m ²
2 storeys	1 per 200m ²
3 storeys	1 per 133m ²

Clause 7.9 limits
residential development
at the ground floor level
in Zone C.

7.1.2 Residential Height Limitations

Amendment No.176
gazetted 28.09.2011
clarifies building height
and replacing the
existing clause with
clauses 7.1.1 and 7.1.2

Amendment No. 451
published in the NT
News on 29.07.2016
omits and substitutes
sub-clauses 3 and 4

Amendment No. 451
published in the NT
News on 29.07.2016
omits and substitutes
sub-clause 5

1. The purpose of this clause is to ensure that residential development is of a height that:
 - (a) is compatible with adjoining or nearby existing development or development reasonably anticipated; and
 - (b) does not unduly overlook adjoining properties.
 2. The height of any point of a **residential building** is to be measured from **ground level** vertically below that point and includes the height of a mound specifically provided or made to elevate the building.
 3. Subject to clause 6.2, the height of **residential buildings** that may be constructed on a **site** is to be determined in accordance with the table to this clause.
 4. A **residential building** in Zone MR that abuts land in Zone SD:
 - (a) is not to exceed a height of 3 **storeys** above **ground level**;
or
 - (b) subject to clause 6.2, in any other circumstance 4 **storeys** above **ground level**.
- The consent authority must not **consent** to a development that is not in accordance with this sub-clause.

Clause 6.1 limits the height of buildings generally.

Clause 6.2 limits the height of buildings in Alice Springs.

A topographical survey may be required to accurately determine ground level.

TABLE TO CLAUSE 7.1.2 – DWELLING HEIGHT AND MAXIMUM NUMBER OF STOREYS IN CERTAIN ZONES	
Zone	Maximum Number of Storeys and Maximum Dwelling Height above Ground Level for Residential Buildings
SD and for a single dwelling in Zones CL, CV and T	2 – to a maximum height of 8.5m
MD and for multiple dwellings in Zones CL, T	2 – to a maximum height of 8.5m
MR other than in Alice Springs	4 maximum
MR and TC in Alice Springs	3 maximum
HR	8+*
RR	2 – to a maximum height of 8.5m
RL	2 – to a maximum height of 8.5m
R	2 – to a maximum height of 8.5m
C	3
* The consent authority may consent to a development application for a building that exceeds 8 storeys in height in Zone HR only if it is satisfied that special circumstances justify the giving of consent .	

Clause 6.2 limits building heights in Alice Springs.

Clause 7.9 limits residential development on the ground floor in Zone C.

7.2

No. 452 published in the NT News on 29.07.2016 omits clause 7.2 (Second Dwellings in Zones H and A)

No. 452 published in the NT News on 29.07.2016 introduces clause 7.2 (Street Accessibility for Multiple Dwellings in Zone SD)

Amendment No. 483 published in the NT News on 06.10.2017 omits clause 7.2 (Street Accessibility for Multiple Dwellings in Zone SD)

5. OMITTED

7.3 BUILDING SETBACKS OF RESIDENTIAL BUILDINGS AND ANCILLARY STRUCTURES

Amendment No. 106 gazetted 16.12.2009 omits and substitutes clause 7.3

Amendment No. 451 published in the NT News on 29.07.2016 omits and substitutes sub-clauses 1, 2, 3 and 4

1. The purpose of this clause is to ensure **residential buildings** and ancillary structures are located so:
 - they are compatible with the streetscape and surrounding development including **residential buildings** on the same **site**;
 - as to minimise any adverse effects of building massing when viewed from adjoining land and the street;
 - as to avoid undue overlooking of adjoining properties; and
 - as to encourage breeze penetration through and between buildings.
2. In this clause, an ancillary structure includes a carport, garage, **pergola**, portico, shed and shade sail, and may or may not include external walls.
3. Buildings in Zones LI, GI and DV are to be sited in accordance with the table to Clause 9.1.1 (Industrial Setbacks).
4. Subject to clause 7.4, **residential buildings** and ancillary structures are to be set back from lot boundaries in accordance with table A or B or C (as the case requires) to this clause and:
 - (a) no part of the roof structure, including gutters and eaves, is to encroach more than 0.9m into the minimum **building setbacks** (subject to the Building Code of Australia) from the lot boundaries; and
 - (b) where a lot has a boundary with a public street from which vehicular access to the lot is prohibited, this boundary shall be considered a side or rear lot boundary for the purpose of calculation of the **building setback**.

Residential buildings include caretaker's residence, independent unit, group home, hostel, hotel, motel, multiple dwellings, single dwelling and supporting accommodation.

Clause 7.4 relates to setbacks and fencing for **multiple dwellings** and **supporting accommodation** in zone MR.

Clause 11.1.2 relates to **common building boundaries** in integrated residential developments.

Amendment No. 451 published in the NT News on 29.07.2016 omits and substitutes Table A to clause 7.3

TABLE A TO CLAUSE 7.3— MINIMUM BUILDING SETBACKS FOR ONE AND TWO STOREY RESIDENTIAL BUILDINGS AND ASSOCIATED STRUCTURES IN ZONES OTHER THAN CB, C, H, A, RR, RL AND R

Lot Boundary	Minimum Setback
Primary street frontage for 1 and 2 storey buildings	6m for residential buildings and ancillary structures with external walls <u>and</u> 4.5m for verandahs, balconies and ancillary structures without external walls <u>or</u> 3m for shade sails, to a maximum height of 2.5m at the minimum setback
Secondary street frontage for 1 and 2 storey buildings	2.5m for residential buildings <u>and</u> 1.5m for verandahs, balconies and ancillary structures <u>or</u> 0.9m for shade sails, to a maximum height of 2.5m at the minimum setback

Clause 2.4 describes the circumstances when the setback requirements of clause 7.3 apply to specific use zones.

Setbacks relate to lot boundaries and not unit title boundaries.

A structure without external walls includes a carport, pergola, portico and shade sail.

Side and rear lot boundaries for 1 and 2 storey buildings	<p>1.5m, including ancillary structures <u>or</u> 1m, provided that the subject wall:</p> <ul style="list-style-type: none"> only includes openings that are either glazed in an opaque material and cannot be opened, or have a sill height of 1.6m or greater; does not extend beyond a maximum height of 3.5m; and does not extend beyond a maximum length of 9m. <p>and</p> <p>0.9m for shade sails, to a maximum height of 2.5m at the minimum setback</p>
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Amendment No. 451 published in the NT News on 29.07.2016 omits and substitutes Table B to clause 7.3

TABLE B TO CLAUSE 7.3 – MINIMUM BUILDING SETBACKS FOR RESIDENTIAL BUILDINGS OVER TWO STOREYS IN HEIGHT AND ASSOCIATED STRUCTURES IN ZONES OTHER THAN CB, C, H, A, RR, RL AND R

Lot Boundary	Minimum Setback
Primary street frontage for buildings over two storeys in height	7.5m for residential buildings including verandahs, balconies and ancillary structures with external walls <u>and</u> 4.5m for ancillary structures without external walls <u>or</u>
Secondary street frontage for buildings over two storeys in height	2.5m for residential buildings including verandahs, balconies and ancillary structures with external walls <u>and</u> 1.5m for ancillary structures without external walls
Side and rear lot boundaries for buildings over two storeys in height	<p>1.5m for:</p> <ul style="list-style-type: none"> non-habitable rooms; habitable rooms <u>without</u> windows and/ or doors facing the subject boundary; and verandahs and/ or balconies where the side of the verandah or balcony is fully screened to the subject boundary; and ancillary structures, whether with or without external walls, excluding shade sails. <p>3m for</p> <ul style="list-style-type: none"> habitable rooms <u>with</u> windows and/ or doors facing the subject boundary; and verandahs and/ or balconies facing the subject boundary; and shade sails.

Clause 2.4 describes the circumstances when the setback requirements of clause 7.3 apply to specific use zones.

Setbacks relate to lot boundaries and not unit title boundaries.

A structure without external walls includes a carport, pergola, portico and shade sail.

Amendment No. 451
published in the NT
News on 29.07.2016
omits and substitutes
Table C to clause 7.3

TABLE C TO CLAUSE 7.3 – MINIMUM BUILDING SETBACKS FOR RESIDENTIAL BUILDINGS AND ASSOCIATED STRUCTURES IN ZONES H, A, R, RL AND RR

Lot Boundary	Minimum Setback
Primary street frontage	10m <u>or</u> 7.5m in Zones RR and RL for lots with areas less than 1ha
Secondary street frontage	10m <u>or</u> 5m in Zones RR and RL for lots with areas less than 1ha
Side and rear lot boundaries	10m <u>or</u> 5m in Zones RR and RL for lots with areas less than 1ha

Clause 2.4 describes the circumstances when the setback requirements of clause 7.3 apply to specific use zones.

Setbacks relate to lot boundaries and not unit title boundaries.

A structure without external walls includes a carport, pergola, portico and shade sail.

If the *Bushfires Act* applies to the land that Act may require provision of a firebreak along the property boundary.

7.3.1 Additional Setback Requirements for Residential Buildings longer Than 18 metres and for Residential Buildings Over 4 Storeys in Height

Amendment No. 298
gazetted 14.08.2013
omits and substitutes
clause 7.3

1. The purpose of this clause is to ensure that **residential buildings** respond to the potential adverse effects of building massing and visual bulk when viewed from adjoining land and the street.
2. For residential buildings, other than **single dwellings**, that are longer than 18m or taller than 4 **storeys**, there are setback requirements additional to those outlined in the tables to clause 7.3 as follows:
 - (a) for each additional 3m or part thereof in building length over 18m, an additional **building setback** to the affected boundary of 0.5m; and
 - (b) for each additional **storey** over four **storeys** above ground level, an additional **building setback** to that **storey** of 1.5m from all boundaries.
3. The length of the building excludes verandahs, balconies, carports and porticos that are integrated into the **residential building** design and fully open to affected boundaries.
4. No part of a **residential building** is required to exceed a **building setback** of 10.5m from any boundary.
5. The consent authority may consent to a development that is not in accordance with sub-clause 2 if it is satisfied that the design of the development adequately mitigates the adverse effects of building massing and visual bulk that may arise from non-conformity with sub-clause 2.

Setbacks relate to lot boundaries and not unit title boundaries.

Amendment No. 424
published in the NT
News on 04.12.2015
omits and substitutes
sub-clause 5

7.3.2 Distance between Residential Buildings on One Site

Amendment No. 452
published in the NT
News on 29.07.2016
omits and substitutes
clause 7.3.2

Amendment No. 483
published in the NT
News on 06.10.2017
omits and substitutes
sub-clause 2 of 7.3.2

1. The purpose of this clause is to ensure **residential buildings** are located:
 - (a) so they are compatible with the streetscape and surrounding development including **residential buildings** on the same **site**;
 - (b) to minimise any adverse effects of building massing when viewed from adjoining **residential buildings**, associated private open space and the street; and
 - (c) to avoid undue overlooking of adjoining **residential buildings** and associated private open space.
2. Where more than one building comprising one or two **storey residential buildings** is located on a **site** the distance between the buildings is to be calculated in accordance with Table A to Clause 7.3 as if there was a boundary between the buildings;
3. Where more than one building comprising **residential buildings** that exceeds two **storeys** in height is located on a **site**, the distance between buildings is to be a minimum of:
 - (a) 3m for walls to non-habitable rooms and **habitable** rooms without windows or doors; and
 - (b) 4.5m for walls with windows or doors to **habitable** rooms or to a verandah or balcony.
4. For each storey over four **storeys**, the distance between buildings referred to in sub-clause 3 is measured from a straight line that is half the average distance between the walls of the buildings.

7.3.3 Reduced Setbacks for Single Dwellings on Lots less than 600m² but not less than 300m²

Amendment No. 320
gazetted 26.03.2014
introduces clause 7.3.3.

Amendment No. 415
published in the NT
News on 18.09.2015
omits and substitutes
clause 7.3.3.

1. The purpose of this clause is to allow **single dwellings** on lots less than 600m² but not less than 300m² to maximise design opportunities without unduly impacting on adjacent development.
2. Despite Table A to clause 7.3, a **single dwelling** subject to this clause may, in accordance with the table to this clause, have a zero building setback to a side boundary, providing:
 - (a) that boundary is internal to the subdivision that created the lot; and
 - (b) that lot was created after the inclusion of this clause to the Planning Scheme.
3. Any part of a dwelling utilising a zero building setback shall have its external wall erected to the boundary with no gap.
4. Despite Table A to clause 7.3, a **single dwelling** on a lot subject to this clause may, in accordance with the table to this clause, have a reduced front setback to **habitable rooms** only, providing:
 - (a) the area of the reduction is to allow an equal increase to the minimum provision of compliant private open space in accordance with clause 7.5;
 - (b) that any non-habitable structure, such as a garage or carport, shall have a front setback no less than 6m; and
 - (c) a landscaped area is included along the front boundary that will provide visual amenity to the public road.

Clause 6.5.4 refers to on-site parking and vehicular access for lots less than 600m² in some circumstances.

TABLE TO CLAUSE 7.3.3

Lot Size	Building Setbacks
300m ² to less than 450m ²	<p>A zero building setback is permitted to no more than one side boundary of the lot.</p> <p>The front building setback may be reduced to no less than 3m subject to the provisions of subclause 4.</p>
450m ² to less than 600m ²	<p>A zero building setback is permitted to one side boundary of the lot where a 3m setback is provided to the other side boundary.</p> <p>The front building setback may be reduced to no less than 3m subject to the provisions of subclause 4.</p>

Amendment No. 415
published in the NT
News on 18.09.2015
introduces the table to
clause 7.3.3.

Amendment No. 451
published in the NT
News on 29.07.2016
omits and substitutes
the table to clause 7.3.3

Clause 6.5.4 refers to on-site parking and vehicular access for lots less than 600m².

7.3.4 Reduced Setbacks for Single Dwellings on Lots of 600m² or Greater

Amendment No. 451 published in the NT News on 29.07.2016 introduces clause 7.3.4 (Reduced Setbacks for Single Dwellings on Lots of 600m² or greater)

1. The purpose of this clause is to allow **single dwellings** on lots of 600m² or greater in residential zones to respond to site constraints and to provide an articulated built form when viewed from the street.
2. Despite Table A to clause 7.3, a **single dwelling** subject to this clause may have **habitable rooms** with a **primary street** setback reduced to no less than 4.5m providing:
 - (a) the area of reduced setback is offset by an equal area with an increased setback;
 - (b) the setback increase is equal in dimension to the setback reduction; and
 - (c) the area of increased setback is at least 3m from the nearest side or **secondary street** boundary.

7.4 BUILDING SETBACKS AND FENCING OF MULTIPLE DWELLINGS AND SUPPORTING ACCOMMODATION IN ZONE MR

Amendment No. 424 published in the NT News on 04.12.2015 omits and substitutes sub-clauses 2 and 3

1. The purpose of this clause is to minimise the visual and acoustic impact of **multiple dwellings** and **supporting accommodation** in Zone MR where that land is adjacent to land in Zone SD.
2. This clause applies to land in Zone MR that abuts land in Zone SD.
3. **Multiple dwellings** and **supporting accommodation** are to provide:
 - (a) a solid screen fence of a minimum height of 1.8m at the boundary with land in Zone SD; and
 - (b) a **building setback** of not less than 3m to the boundary that abuts land in Zone SD, which is to be landscaped and is to provide a visual screen to the adjacent land in Zone SD.
4. A consent authority must not **consent** to development that is not in accordance with sub-clause 3(b).

Clause 6.12 refers to landscaping.

7.5 PRIVATE OPEN SPACE

Amendment No.122
gazetted 31.03.2010
introduces sub-clause
6.

Amendment No.341
gazetted 27.06.2014
amends sub-clause 3.

Amendment No. 415
published in the NT
News on 18.09.2015
omits and substitutes
clause 7.5.

Amendment No. 483
published in the NT
News on 06.10.2017
omits and substitutes
sub-clause 3 of 7.5

Amendment No. 479
published in the NT
News on 18.10.2019
repeals and substitutes
Clause 7.5 (Private
Open Space)

1. The purpose of this clause is to extend the function of a dwelling and enhance the residential environment by ensuring that each dwelling has private open space that is:
 - (a) of an adequate size to provide for domestic purposes;
 - (b) appropriately sited to provide outlook for the dwelling;
 - (c) open to the sky and sufficiently permeable to allow stormwater infiltration and lessen runoff from the site; and
 - (d) inclusive of areas for landscaping and tree planting.
2. Private open space for a single dwelling, multiple dwelling or independent unit should:
 - (a) satisfy the minimum area, dimensions and open to the sky requirements contained in the table to this clause;
 - (b) be directly accessible from the dwelling and enable an extension of the function of the dwelling;
 - (c) be located to provide views from the dwelling to open space and natural features of the site or locality, and to reduce overlooking from neighbouring open space and dwellings;
 - (d) ensure that at least half of the private open space is permeable to allow stormwater infiltration and lessen stormwater runoff from the site;
 - (e) include at least one area of at least 5m², with no dimension less than 1.5m, for the deep soil planting of trees and vegetation for shade or screening; and
 - (f) allow for landscaping at the property frontage to complement the visual amenity of the streetscape.
3. If a dwelling within a multiple dwelling development has no direct access at ground level to private open space, and where on-site communal open space is provided, compliance with subclauses 1(c) and (d), 2(d) (e) and (f) is not required.
4. Where the private open space is at ground level and other than for a single dwelling, or a single dwelling and associated independent unit it should be:
 - (a) screen fenced to a height of at least 1.8m providing a visual barrier to adjoining residences and public areas; or
 - (b) fenced to a height of at least 1.8m and planted with dense vegetation which will provide a visual barrier within two years of planting.
5. The consent authority may approve an application for a multiple dwelling development comprising serviced apartments in Zone TC that is not in accordance with sub-clauses 2 and 3 only if it is satisfied that the communal open space and communal facilities will adequately meet the activity needs of residents.

Clause 7.6 refers to
communal open space.

TABLE TO CLAUSE 7.5 MINIMUM AREAS OF PRIVATE OPEN SPACE

Type of Dwelling	Private Open Space Area
multiple dwellings <u>without</u> direct ground level access.	12m ² with no dimension less than 2.8m.
<p>For clarity, in this table:</p> <p>Area A is the minimum area, for each dwelling, that must be open vertically to the sky and have no dimension less than 1.5m.</p> <p>At least half of Area A must be permeable, and may include the 5m² required for deep soil planting.</p> <p>Area B is the minimum dimensioned space that extends the function of the dwelling and may be covered or open to the sky. Any part that is open to the sky may form part of Area A.</p>	
multiple dwelling with direct ground level access.	<p>A. 45m², open vertically to the sky, with no dimension less than 1.5m; and</p> <p>B. 24m², all or partly covered, with no dimension less than 4m.</p> <p>Any of area B that is vertically open to the sky may form part of area A.</p>
single dwelling on a lot less than 450m ² .	
independent unit in addition to the private open space requirement for the single dwelling .	
single dwelling on a lot not less than 450m ² .	<p>A. 50m², open vertically to the sky, with no dimension less than 1.5m; and</p> <p>B. 36m², all or any part covered, with no dimension less than 6m.</p> <p>Any of area B that is vertically open to the sky may form part of area A.</p>

7.6 COMMUNAL OPEN SPACE

Amendment No. 452
published in the NT
News on 29.07.2016
omits and substitutes
sub-clause 2

1. The purpose of this clause is to ensure that suitable areas for communal open space are provided for **hostels, multiple dwellings** and **supporting accommodation**.
2. This clause does not apply to **multiple dwelling** developments in which each **dwelling** has direct and independent access to private open space at ground level.
3. A minimum of 15% of the **site**, being not less than 6m wide at any point, is to be communal open space.
4. The design of the communal open space should consider:
 - (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 clearly distinguish communal open space from private and public open space and the need to maintain the reasonable privacy of nearby **dwellings**;
 - (d) the type of activities provided for ;
 - (e) the projected needs of children for outdoor play;
 - (f) the provision of landscaping and shade;
 - (g) safety issues including lighting and informal surveillance;
 - (h) on-site traffic circulation; and
 - (i) future maintenance and management requirements.
5. The consent authority may approve an application for a **multiple dwelling** development comprising serviced apartments in Zone TC that is not in accordance with sub-clause 3 only if it is satisfied that the private open space associated with each dwelling provides appropriate opportunities for outdoor activities.

Amendment No.122
gazetted 31.03.2010
introduces sub-clause 4.

7.7 LANDSCAPING FOR MULTIPLE DWELLINGS, HOSTELS AND SUPPORTING ACCOMMODATION

1. The purpose of this clause is to ensure that landscaping for **hostels, multiple dwellings**, and **supporting accommodation** complements and enhances the streetscape, is attractive and pleasant and contributes to a safe environment.
2. Other than in Zones CB, C and TC, not less than 30% (which may include communal open space) of a **site** that is used for **hostels, multiple dwellings** and **supporting accommodation** is to be landscaped.

Clause 6.12 refers to landscaping.

Clause 7.6 refers to communal open space.

7.8 BUILDING DESIGN FOR MULTIPLE DWELLINGS, HOSTELS AND SUPPORTING ACCOMMODATION

1. The purpose of this clause is to promote site-responsive designs for **hostels, multiple dwellings** and **supporting accommodation** which are pleasant for the occupants and do not unreasonably affect the use and enjoyment of adjacent land.
2. Building design should:
 - (a) locate development on the **site** for correct solar orientation;
 - (b) minimise expanses of walls by varying building heights, **building setbacks** and façades;
 - (c) locate air conditioners where they are accessible for servicing;
 - (d) conceal service ducts, pipes, air conditioners, air conditioning plants etc;
 - (e) avoid overlooking of private open spaces and **habitable rooms** of adjacent residences on the same and adjacent **sites**;
 - (f) locate bedrooms and private open spaces away from noise sources;
 - (g) control its own noise sources and minimise the transmission of noise between **dwellings**;
 - (h) where close to high noise sources (such as busy roads and airport flight paths), be of appropriate acoustic design and construction;
 - (i) balance the achievement of visual and acoustic privacy with passive climate control features;
 - (j) allow breeze penetration and circulation;
 - (k) minimise use of reflective surfaces; and
 - (l) provide internal drainage of balconies and coving on the edge of balconies.

7.9 RESIDENTIAL DEVELOPMENT IN ZONE C

Amendment No. 122
gazetted 31.03.2010
omits and substitutes
clause 7.9

1. The purpose of this clause is to ensure residential development on a **site** in Zone C does not prejudice the use or development of the **site** for commercial or retail activity in accordance with the purpose of the zone.
2. A **site** in Zone C is only to be used or developed for a **residential building** where the development includes, on the ground floor, occupancies for commercial activity of a **floor area** that is consistent with the service function of the **site**.
3. The consent authority must not **consent** to development that is not in accordance with this clause.

7.10 ASSOCIATED RESIDENTIAL USES

7.10.1 Home Based Visitor Accommodation

Amendment No. 279
gazetted 08.05.2013
omits and substitutes
clause 7.10.1

1. The purpose of this clause is to ensure that **home based visitor accommodation** does not detract from the **amenity** of the locality and primary purpose of the zone in which the use is established.
2. **Home based visitor accommodation** must:
 - (a) meet the requirements of sub-clauses 3 and 4; and
 - (b) not gain access from a road that is in Zone M (Main Road); in order to be permitted with self assessment.
3. **Home based visitor accommodation:**
 - (a) is provided on the premises of a **dwelling**;
 - (b) may not operate if the **dwelling** is a **multiple dwelling**;
 - (c) may only operate on a lot with an area of at least 600m²;
 - (d) may not accommodate more than six guests at a time on the premises;
 - (e) may only occur if the person or persons operating the use reside on the premises;
 - (f) may only display a **business sign** that is not more than 0.5m² in area;
 - (g) must provide all car parking spaces on-site; and
 - (h) must provide one **car parking space** for every guest room and two car parking spaces for the residents of the **dwelling**.
4. Despite anything to the contrary in this Planning Scheme, a **car parking area** provided for **home based visitor accommodation** should be designed to:
 - (a) be of a suitable gradient for safe and convenient parking;
 - (b) be sealed and well drained; and
 - (c) be functional in design to allow for safe traffic movement and may include tandem parking where one car parks behind another.
5. Despite anything to the contrary in this Planning Scheme, the consent authority may **consent** to an illuminated **business sign** for **home based visitor accommodation** in Zones H, A, RL and R as long as the sign is not more than 0.5m² in area and only if the consent authority is satisfied that the level of illumination is appropriate to the **site** having regard to the potential impact on the residential **amenity** of adjoining and nearby properties.
6. The consent authority may approve an application for **home based visitor accommodation** that accommodates more than six guests only if it is satisfied the use is appropriate to the **site** having regard to the potential impact of the use on the residential **amenity** of adjoining and nearby property and where the combined total number of residents and guests is no more than twelve.

Clause 13.2 Land Adjacent to Main Roads requires approval to gain access from a main road.

Home based visitor accommodation needs to meet the requirements of the Building Code of Australia as Class 1b.

7. The consent authority may approve an application for **home based visitor accommodation** that is not in accordance with sub-clauses 3(e), 3(f), 3(g), 3(h) and 4, only if it is satisfied the proposed **home based visitor accommodation** is appropriate to the **site** having regard to the **amenity** of the streetscape, the effect of vehicle parking on the **amenity** and character of the street and the potential impact of the use on the residential **amenity** of adjoining and nearby property.

7.10.2 Caravans

1. The purpose of this clause is to restrict the use of **caravans** on land other than land Zoned CV, TC, A, WM, FD or T.
2. Other than in Zones CV, TC, A, WM, FD or T, land may be used to provide accommodation in a **caravan** where the **caravan** is the only **caravan** used as a residence on the **site** and is used:
 - (a) as a temporary residence by the owner of the **site**;
 - (b) by a dependant of a person occupying a **single dwelling** on the **site**;
 - (c) temporarily by a bona fide visitor; or
 - (d) by a bona fide caretaker of the land.
3. In this clause, "**caravan**" includes a tent.
4. The consent authority may approve an application for a **caravan** that is not in accordance with sub-clause 2 only if it is satisfied the proposed **caravan** is appropriate to the **site** having regard to the potential impact of the **caravan** on the residential **amenity** of adjoining and nearby property.

7.10.3 Caretaker's Residence

1. The purpose of this clause is to ensure that:
 - (a) a **caretaker's residence** is not the primary use of the land; and
 - (b) the caretaker's residential use does not prejudice the use of the **site** or adjoining land in accordance with its zoning.
2. A building or part of a building may be used, constructed or modified for use as a **caretaker's residence** where:
 - (a) the **floor area** of the **caretaker's residence** does not or will not exceed 50m²; and
 - (b) there is or will be only one **caretaker's residence** on the **site**.
3. The consent authority may approve an application for a **caretaker's residence** that is not in accordance with sub-clause 2 only if it is satisfied the proposed **caretaker's residence** is appropriate to the **site** having regard to the potential impact of the **caretaker's residence** on adjoining and nearby property.

7.10.4 Independent Units

Amendment No. 321
published in the
NT News on 14.05.2014
omits and substitutes
clause 7.10.4

1. The primary purpose of this clause is to ensure that an **independent unit** does not detrimentally impact on the **amenity** of adjoining and nearby property and remains ancillary to the **single dwelling** on a **site**.
2. An **independent unit** may be developed on a **site** provided:
 - (a) there will be no more than two **dwellings** on the **site**;
 - (b) the maximum **floor area** of the **independent unit** in:
 - i. Zones SD, MD, MR, HR, CV, CL, T, WM, FD and RR shall not exceed 50m²;
 - ii. Zones R, RL, H and A shall not exceed 80m².
 - (c) there is only one vehicle access point to the road, unless the relevant authority has approved a second access;
 - (d) both **dwellings** will be serviced by a common effluent disposal system or connected to reticulated sewerage;
 - (e) both **dwellings** will be serviced by a single bore or a single connection to a reticulated water supply; and
 - (f) both **dwellings** will be serviced by a single connection to a reticulated power supply.
3. The consent authority must not **consent** to an **independent unit** that is not in accordance with sub-clauses 2 (a), (e) and (f).
4. The consent authority must not **consent** to an **independent unit** that is not in accordance with sub-clause 2 (d) unless:
 - (a) a licenced certifying plumber and drainer provides documentary evidence that an existing effluent disposal system is incapable of accepting the increased load; and
 - (b) documentary evidence is provided by:
 - i. the Department of Health that a proposed AWTS (Aerated Wastewater Treatment System); or
 - ii. a licensed certifying plumber and drainer that a proposed onsite wastewater treatment system is appropriate for the proposed development.
 - (c) it can be demonstrated that the location of existing bores, wells and notional existing on-site effluent systems allow for effluent disposal systems to be sited at least 50m up slope from any seepage line and above the 1% AEP flood event and at least 100m from any groundwater extraction point.
5. The consent authority may approve an application for an **independent unit** that is not in accordance with sub-clause 2 (b) only if it is satisfied the proposed **independent unit** is appropriate to the **site** having regard to the potential impact of the **independent unit** on the **amenity** of adjoining and nearby properties.

7.10.5 Group Homes

Amendment No. 19
gazetted 30.05.2007
amends sub-clause
2(c) changing the
maximum number of
residents from 10 to 12.

1. The purpose of this clause is to ensure **group homes** are appropriately located and the number of occupants is unlikely to cause detriment to the residential **amenity** of the locality.
2. A **group home** may be established where:
 - (a) the **dwelling** is suitable for the use;
 - (b) no greater demand or load is imposed on the services provided by a public utility organisation than that which is ordinarily required in the locality; and
 - (c) there are no more than 12 persons resident in the **group home**.
3. The consent authority may approve an application for a **group home** that is not in accordance with sub-clause 2 only if it is satisfied the proposed **group home** is appropriate to the site having regard to the potential impact of the **group home** on the residential **amenity** of adjoining and nearby property.

7.10.6 Home Based Child Care Centres

1. The purpose of this clause is to ensure that a **home based child care centre** does not detract from the residential **amenity** of the locality.
2. A **home based child care centre** may be established where:
 - (a) the **dwelling** is suitable for the use;
 - (b) no greater demand or load is imposed on the services provided by a public utility organisation than that which is ordinarily required in the locality; and
 - (c) no sign is displayed, other than a **business sign** that is not more than 0.5m² in area.
3. The consent authority may approve an application for a **home based child care centre** that is not in accordance with sub-clause 2 only if it is satisfied the proposed **home based child care centre** is appropriate to the **site** having regard to the potential impact of the **home based child care centre** on the residential **amenity** of adjoining and nearby property.

7.10.7 Home Occupation

1. The purpose of this clause is to ensure that **home occupations** are established and operated in a manner that does not detract from the residential **amenity** of the locality.
2. A **dwelling** may be used for the purpose of a **home occupation** where:
 - (a) the occupation or profession is carried out only by persons residing in the **dwelling**;
 - (b) the total of the **floor area** of the **dwelling** plus the other areas of the **site** that are used for the **home occupation** (including areas used temporarily) does not exceed 30m²;
 - (c) no greater demand or load is imposed on the services provided by a public utility organisation than that which is ordinarily required in the locality;
 - (d) no sign is displayed, other than a **business sign** that is not more than 0.5m² in area;
 - (e) no goods or equipment are visible from outside the **site**; and
 - (f) not more than one vehicle kept on the **site** is used for the purpose of the **home occupation**.
3. The consent authority may approve an application for a **home occupation** that is not in accordance with sub-clause 2 only if it is satisfied the proposed **home occupation** is appropriate to the **site** having regard to the potential impact of the **home occupation** on the residential **amenity** of adjoining and nearby property.

7.10.8 Home Based Contracting

1. The purpose of this clause is to ensure that **home based contracting** is established and operated in a manner that does not detract from the **amenity** of the locality.
2. A **site** of a **dwelling** may be used for the purpose of **home based contracting**:
 - (a) in Zones RL, R, H, A or FD where:
 - i. the total area of the **site** that is used for the **home based contracting** (including areas used temporarily) does not exceed 200m²;
 - ii. no greater demand or load is imposed on the services provided by a public utility organisation than that which is ordinarily required in the locality;
 - iii. no sign is displayed, other than a **business sign** that is not more than 0.5m² in area;
 - iv. no goods or equipment are visible from outside the **site**; and
 - v. not more than three vehicles kept on the **site** are used for the purpose of the **home based contracting**; or
 - (b) in any other zone:
 - i. the total area of the **site** that is used for the **home based contracting** (including areas used temporarily) does not exceed 30m²;
 - ii. no greater demand or load is imposed on the services provided by a public utility organisation than that which is ordinarily required in the locality;
 - iii. no sign is displayed, other than a **business sign** that is not more than 0.5m² in area;
 - iv. no goods or equipment are visible from outside the **site**; and
 - v. not more than one vehicle kept on the **site** is used for the purpose of the **home based contracting**.
3. The consent authority may approve an application for a **home based contracting** that is not in accordance with sub-clause 2 only if it is satisfied the proposed **home based contracting** is appropriate to the **site** having regard to the potential impact of the **home based contracting** on the residential **amenity** of adjoining and nearby property.

7.10.9 Medical Consulting Rooms

1. The purpose of this clause is to ensure that **medical consulting rooms** are established and operated in a manner that does not detract from the **amenity** of the locality.
2. **Medical consulting rooms** may be established and operated where:
 - (a) the service is carried out only by persons residing in the **dwelling** and not more than one person who does not reside in the **dwelling**;
 - (b) the total area used for the **medical consulting rooms** (including areas used temporarily) does not exceed 30m²;
 - (c) no greater demand or load is imposed on the services provided by a public utility organisation than that which is ordinarily required in the locality; and
 - (d) no sign is displayed, other than a **business sign** that is not more than 0.5m² in area.
3. The consent authority may approve an application for a **medical consulting rooms** that is not in accordance with sub-clause 2 only if it is satisfied the proposed **medical consulting rooms** is appropriate to the **site** having regard to the potential impact of the **medical consulting rooms** on the residential **amenity** of adjoining and nearby property.

7.10.10 Helicopter Landing Site

1. The purpose of this clause is to ensure that a **helicopter landing site** (HLS) is established and operated in a manner that does not detrimentally impact on the amenity of adjoining and nearby property and remains ancillary to the single dwelling on a site.
2. A HLS requires **consent** where proposed as an ancillary use or development when the primary use or development of the land is permitted without **consent**.
3. A HLS may be developed on the site of a dwelling where:
 - (a) the use of the HLS is by a resident of the dwelling;
 - (b) the HLS is located on the site in accordance with the recommendations of the acoustic report required at sub-clause 4;
 - (c) HLS is more than 500 metres from a building used for a school, child care centre or hospital;
 - (d) use of the HLS is limited to helicopters of less than 2 tonnes total weight;
 - (e) helicopter operations do not take place before 7am or after sunset on a weekday and helicopter operations do not take place before 8am or after sunset on a weekend;
 - (f) the HLS is sealed and maintained, or is a watered grass area so that dust generated by the operation is appropriately managed to prevent its escape beyond the perimeter of the property;

It is the responsibility of the helicopter operator to comply with the following guidelines and principles:

- the CASA Guidelines for the Establishment and Operation of Onshore Helicopter Landing Sites;
- the principles within the NT EPA guideline Recommended Land Use Separation Distances;
- the general environmental duty under Section 12 of the Waste Management and Pollution Control Act (WMPC Act); and
- the National Airports Safeguarding Framework Guidelines F: 'Managing the Risk of Intrusion into the Protected Operational Airspace of Airports.

Amendment No. 494 published in the NT News on 22.02.2019 introduces clause 7.10.10

<ul style="list-style-type: none"> (g) the property boundaries within 60 metres of the centre point of the HLS are landscaped to minimise the visual impacts on the existing and future amenity of adjacent areas; (h) not more than one helicopter is kept on the site; and (i) appropriate facilities are provided for the storage and handling of fuel, including: <ul style="list-style-type: none"> i. locating fuel storage units on hard stand, sealed areas; and ii. providing appropriate firefighting equipment and spill management kits within close proximity of the storage area. <p>4. An application to the consent authority for a HLS must include an acoustic report that assesses and addresses impacts on:</p> <ul style="list-style-type: none"> (a) the residential amenity of nearby property, including areas set aside for the keeping of domestic livestock; and / or (b) areas of environmental or cultural sensitivity (including bird nesting areas); and / or (c) facilities such as nursing homes, hospitals, child care centres or schools. <p>5. The acoustic report required at sub-clause 4 is to identify:</p> <ul style="list-style-type: none"> (a) the separation distances required between the HLS and any adjoining residential use, areas set aside for keeping domestic livestock, environmentally sensitive areas or culturally sensitive areas; and (b) the most appropriate location for the HLS on the site, ensuring that it is sited to achieve the least impact on any existing, or any reasonably anticipated: <ul style="list-style-type: none"> i. adjoining residential use; and/ or ii. area of environmental or cultural sensitivity; and/ or iii. areas set aside for keeping domestic livestock. <p>6. In addition to the requirements of sub-clause 5(a), development of a HLS within Zone RL (Rural Living) is to provide a minimum separation distance of 100 metres from the centre point of the proposed HLS to any site boundary.</p>	<p>Clause 10.2 outlines requirements for the clearing of native vegetation in Zones RL, R, H and A, and should be consulted when constructed a HLS.</p> <p>Helicopter operations are to comply with any Department of Defence restricted airspace requirements.</p> <p>Fuel storage facilities are to comply with the relevant Australian Standard.</p>
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8.0 COMMERCIAL USE AND DEVELOPMENT PERFORMANCE CRITERIA

8.1 COMMERCIAL USES

8.1.1 Shops in Zones CV, CL, LI, GI, DV, OR and CN

1. The purpose of this clause is to facilitate retailing of a nature and intensity servicing only the needs of the zones in which the **shop** is located.
2. In Zones CV, CL, LI, GI, DV, OR and CN the **net floor area** of a **shop** is not to exceed 200m².

8.1.2 Interchangeable Use Rights in Zones CB and C

1. The purpose of this clause is to permit the change between the nominated uses of premises within Zone CB or Zone C without **consent**.
2. Where land is Zoned CB, premises that are lawfully used for the purposes of **leisure and recreation, licensed club, office, restaurant or shop** may shift between any of the aforementioned uses without further **consent** provided that the parking requirement under Clause 6.5 does not increase, or sufficient additional on-site car parking is provided in accordance with Clause 6.5.1 and Clause 6.5.3 to meet any increased requirement.
3. Where land is Zoned C, premises that are lawfully used for the purposes of **office, restaurant, shop or showroom sales** may shift between any of the aforementioned uses without further **consent** provided that the parking requirement under Clause 6.5 does not increase, or sufficient additional on-site car parking is provided in accordance with Clause 6.5.1 and Clause 6.5.3 to meet any increased requirement.

8.1.3 Uses Requiring Consent in Zone CV

1. The purpose of this clause is to ensure the specified uses remain subsidiary to the primary use of the land as a **caravan park**.
2. Uses requiring **consent** in this zone may be established only in association with the primary use as a **caravan park**.
3. The consent authority must not **consent** to an application that is not in accordance with this clause.

Amendment No. 451
published in the NT
News on 29.07.2016
omits and substitutes
clause 8.1.2

Amendment No.482
published in the NT
News on 12.10.2018
omits and substitutes
clause 8.1.2

8.1.4 Service Stations

1. The purpose of this clause is to ensure that **service stations** do not, because of appearance or the emission of fumes or noise, unreasonably affect the use and enjoyment of adjacent land.
2. A **site** may be developed for a **service station** only where:
 - (a) fuel bowzers and any **motor repair station** associated with the **service station**, are located at least 20m from any residential or commercial development and visually screened from that development;
 - (b) fuel bowzers are not closer than 3m to the edge of a road reserve;
 - (c) the design of the **site** is such that:
 - i. vehicular access and egress does not create a traffic hazard on adjacent roads;
 - ii. vehicular crossings of the footpath are not more than 9m wide, nor closer than 6m to another vehicular crossing and not closer than 15m to a road intersection; and
 - iii. inlets to bulk fuel storage tanks are situated so that tankers discharging fuel stand wholly within the **site**.
 - (d) if the **site** is within a 1% AEP flood event or storm surge, the **service station** is designed to withstand the flood event or storm surge without risk of pollution.

Note Australian Standards:

AS 1940 The Storage and Handling of Flammable and Combustible Liquids;

AS/NZS 1596 The Storage and Handling of LP Gas;

AS 4332 The Storage and Handling of Gases in Cylinders; and HB 76 Dangerous Goods- Initial Emergency Response Guide (Handbook); may apply to **service station** developments.

8.1.5 Child Care Centres

Amendment No.346
published in the NT
News on 06.07.2014
omits and replaces
clause 8.1.5.

Amendment No. 451
published in the NT
News on 29.07.2016
omits and substitutes
clause 8.1.5

1. The purpose of this clause is to ensure that **child care centres** are appropriately and conveniently located, appropriately designed and do not detract from the **amenity** of the area.
2. A child care centre should:
 - (a) be capable of accommodating:
 - i. 7m² of outdoor play space for each child and 3.25m² of indoor play space for each child;
 - ii. associated vehicle access, parking and manoeuvring; and
 - iii. landscaping and any necessary screening;
 - (b) be located:
 - i. adjacent to or within other community facilities such as shopping centres, schools and health services;
 - ii. at or near the entrance to a residential suburb; or
 - iii. in or near employment areas; and
 - (c) have vehicular access from a road other than from an arterial road.
3. If a **child care centre** is located adjacent to land in Zones SD, MD, MR or HR:
 - (a) the development is to be set back and screened in accordance with the requirements of Clause 8.3; and
 - (b) the design of the centre is to take account of the noise impact on an adjacent **dwelling** by either locating outdoor play space away from the common boundary or by including appropriate screening.

The *Community Welfare Act* requires a licence to operate a **child care centre**. The *Community Welfare (Child Care) Regulations* states that a condition of every licence is that a **child care centre** is conducted in accordance with the *Public Health Act* and the *Planning Act*.

8.2 COMMERCIAL AND OTHER DEVELOPMENT IN ZONES HR, CV, CB, C, SC, TC, OR, CP, FD AND T

1. The purpose of this clause is to promote site-responsive designs of commercial, civic, community, recreational, tourist and mixed use developments which are attractive and pleasant and contribute to a safe environment.
2. The design of buildings in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T should:
 - (a) preserve vistas along streets to buildings and places of architectural, landscape or cultural significance;
 - (b) be sympathetic to the character of buildings in the immediate vicinity;
 - (c) minimise expanses of blank walls;
 - (d) add variety and interest at street level and allow passive surveillance of public spaces;
 - (e) maximise energy efficiency through passive climate control measures;
 - (f) control on-site noise sources and minimise noise intrusion;
 - (g) conceal service ducts, pipes, air conditioners, air conditioning plants etc;
 - (h) minimise use of reflective surfaces;
 - (i) provide safe and convenient movement of vehicles and pedestrians to and from the **site**;
 - (j) provide convenient pedestrian links (incorporating access for the disabled) to other buildings and public spaces;
 - (k) provide protection for pedestrians from sun and rain;
 - (l) provide for loading and unloading of delivery vehicles and for refuse collection;
 - (m) provide landscaping to reduce the visual impact and provide shade and screening of open expanses of pavement and car parking;
 - (n) provide facilities, including public toilets, child minding facilities, parenting rooms and the like where the size of the development warrants such facilities; and
 - (o) provide bicycle access, storage facilities and shower facilities.
3. A development application must in addition to the matters described in sub-clause 2, demonstrate consideration of and the consent authority is to have regard to the *Community Safety Design Guide* (as amended from time to time) produced by the Department of Lands and Planning.

See clause 2.8.

8.3 SETBACKS FOR COMMERCIAL USES ADJACENT TO LAND IN ZONES SD, MD, MR OR HR

Amendment No. 90
gazetted 19.08.2009
omits and replaces
clause 8.3

Amendment No. 451
published in the NT
News on 29.07.2016
omits and substitutes
clause 8.3

1. The purpose of this clause is to protect the visual and acoustic **amenity of residential buildings** where they are adjacent to non-residential uses.
2. A use or development or proposed use or development that is
 - (a) not a **residential building**;
 - (b) on land that is in a zone other than Zones SD, MD, MR or HR; and
 - (c) abuts land in any of those zones;must provide a setback to the boundary that abuts any of those zones of not less than 5m.
3. The setback described in sub-clause 2 is to be landscaped to provide a visual screen to the adjacent land Zoned SD, MD, MR or HR for a minimum depth of 3m.
4. The development should provide a solid screen fence of a minimum height of 1.8m at the boundary with land in Zones SD, MD, MR or HR.
5. The consent authority must not **consent** to a development that is not in accordance with sub-clause 3, except where:
 - (a) the development is covered by an area plan listed in Clause 14.6 (Major Remote Towns) of the Planning Scheme, in which case the consent authority may **consent** to a development that is not in accordance with sub-clause 3 if the service authority responsible for distribution of electricity, water and sewerage services points to compliance being impractical or prohibited; or
 - (b) the development is for the purpose of a **child care centre**.

The setbacks of
residential buildings
are described in
clauses 7.3 and 7.4.

9.0 INDUSTRIAL USE AND DEVELOPMENT PERFORMANCE CRITERIA

9.1 INDUSTRIAL USE

9.1.1 Industrial Setbacks

1. The purpose of this clause is to ensure that buildings are sited to provide an adequate level of visual **amenity** in industrial zones.
2. Buildings in Zones LI, GI and DV are to be sited in accordance with the table to this clause.
3. All street frontages, except access driveways or footpaths, are to be landscaped to a minimum depth of 3m.
4. The quality and extent of landscaping is to be maintained for the life of the development.

Clause 6.12 refers to landscaping.

TABLE TO CLAUSE 9.1.1	
Location/ Boundary	Minimum Building Setback
Municipality of Alice Springs: Buildings with frontage to Stuart Highway, Smith Street or Larapinta Drive	9m
Municipality of Darwin: Buildings with frontage to Stuart Highway, Bagot Road or Dick Ward Drive	9m
Buildings having frontage to all other streets	3m
Minimum setback to at least one side boundary and to the rear boundary	5m

Amendment No. 37
gazetted 09.01.2008
omits clause 9.1.2
Industrial Development
on Middle Arm
Peninsula

9.1.2 OMITTED

10.0 NON URBAN USE AND DEVELOPMENT PERFORMANCE CRITERIA

10.1 ANIMAL RELATED USE AND DEVELOPMENT

1. The purpose of this clause is to minimise the adverse effect of animal related activities on the environment and to ensure that those activities do not detract from the **amenity** of the locality.
2. Subject to sub-clause 3, premises for the keeping of animals for the purposes of **agriculture, animal boarding, domestic livestock, intensive animal husbandry or stables** are to be designed and operated so as not to cause any of the following:
 - (a) create risk of pollution of ground and surface waters;
 - (b) contribute to the erosion of the **site** or other land;
 - (c) cause detriment to the **amenity** of the locality by reason of excessive noise, offensive odours, excessive dust or the attraction of flies, vermin or otherwise; or
 - (d) constitute a risk of the spread of infectious disease or other health risk.
3. Where the premises are for **domestic livestock** there is to be a minimum **site** area, unencumbered by any other use, of at least 1ha per animal.
4. Where climatic conditions permit, the **site** area described in sub-clause 3 is to be maintained with a ground cover of grass or other pasture species.

10.2 CLEARING OF NATIVE VEGETATION IN ZONES H, A, RR, RL, R, CP, CN, RD AND WM AND ON UNZONED LAND

1. The purpose of this clause is to ensure that the **clearing of native vegetation** does not unreasonably contribute to environmental degradation of the locality.
2. This clause does not apply if the **clearing of native vegetation** is required or controlled under any Act in force in the Territory, or is for the purpose of:
 - (a) a firebreak up to 5m wide along the boundary of a lot having an area of 8ha or less, unless otherwise specified by a Regional Fire Control Committee; or
 - (b) a firebreak up to 10m wide along the boundary of a lot having an area greater than 8ha, unless otherwise specified by a Regional Fire Control Committee; or
 - (c) an internal fence line up to 10m wide on a lot having an area greater than 8ha.
3. The **clearing of native vegetation** is to:
 - (a) avoid impacts on environmentally significant or sensitive vegetation;
 - (b) be based on land capability and suitability for the intended use;
 - (c) avoid impacts on drainage areas, wetlands and waterways;
 - (d) avoid habitat fragmentation and impacts on native wildlife corridors; and
 - (e) avoid impacts on highly erodible soils.
4. All **clearing of native vegetation** in Zone CN requires **consent**.
5. Subject to sub-clause 6, the **clearing of native vegetation** of more than one hectare in aggregate of land (including any area already cleared of **native vegetation**) on unzoned land or in Zones H, A, RR, RL, R, CP, CN, RD or WM requires **consent**.
6. Despite sub-clause 5 the **clearing of native vegetation** on a lot identified on the zoning map as "Restricted Rural Residential" must not exceed that reasonably necessary for the construction of a **dwelling** and uses ancillary to that **dwelling**.

The consent authority must not **consent** to development that is not in accordance with this sub-clause.

For example, the *Territory Parks and Wildlife Conservation Act*, the *Mining Act*, the *Pastoral Land Act*, and the *Environmental Protection and Biodiversity Conservation Act*.

Clause 10.3 details performance criteria for **clearing of native vegetation**.

10.3 CLEARING OF NATIVE VEGETATION – PERFORMANCE CRITERIA

1. The purpose of this clause is to specify the matters to be taken into account in assessing an application for the **clearing of native vegetation**.
2. An application for the **clearing of native vegetation** is to demonstrate consideration of the following:
 - (a) the *Land Clearing Guidelines* (as amended from time to time) by the Department of Natural Resources, Environment and the Arts;
 - (b) the presence of threatened wildlife as declared under the *Territory Parks and Wildlife Conservation Act*;
 - (c) the presence of sensitive or significant vegetation communities such as rainforest, vine thicket, closed forest or riparian vegetation;
 - (d) the presence of essential habitats, within the meaning of the *Territory Parks and Wildlife Conservation Act*;
 - (e) the impact of the clearing on regional biodiversity;
 - (f) whether the clearing is necessary for the intended use;
 - (g) whether there is sufficient water for the intended use;
 - (h) whether the soils are suitable for the intended use;
 - (i) whether the slope is suitable for the intended use;
 - (j) the presence of permanent and seasonal water features such as billabongs and swamps;
 - (k) the retention of **native vegetation** adjacent to waterways, wetlands and rainforests;
 - (l) the retention of **native vegetation** buffers along boundaries;
 - (m) the retention of **native vegetation** corridors between remnant **native vegetation**;
 - (n) the presence of declared heritage places or archaeological sites within the meaning of the *Heritage Act*; and
 - (o) the presence of any sacred sites within the meaning of the *NT Aboriginal Sacred Sites Act*.

See clause 2.8.

10.4 DEVELOPMENT OF LAND IN ZONE WM

1. The purpose of this clause is to ensure that any use or development of land within Zone WM does not contaminate the public water supply and is consistent with the requirements of the relevant service authority and the Agency responsible for the relevant water source and the public water supply.
2. **Consent** is not to be granted to an application for subdivision or development of land in Zone WM unless the relevant service authority and the Agency responsible for the relevant water source and the public water supply has provided the consent authority with a report on whether the proposed subdivision or development will be in accordance with sub-clause 3.
3. Development within Zone WM should:
 - (a) be of a nature or intensity which does not risk contamination of the surface or ground water supply;
 - (b) take account of drainage of the land during both the construction and operational stages;
 - (c) provide appropriate facilities for effluent disposal; and
 - (d) provide appropriate facilities for on-site waste collection and disposal.

10.5 TRANSPORT TERMINALS IN ZONES R AND H

1. The purpose of this clause is to ensure that a **transport terminal** does not, because of appearance, operation and associated vehicle movements, cause detriment to the **amenity** of a locality or create a potential hazard to traffic on abutting roads.
2. A **site** within Zone R or H may be used for a **transport terminal** where:
 - (a) the **transport terminal** and any activity associated with it is located at least 50m from the side and rear boundaries of the **site** and 100m from any public road;
 - (b) the boundary setbacks are landscaped to provide an effective visual and acoustic screen to minimise the potential impacts on the existing and future **amenity** of adjacent areas and on any public road; and
 - (c) the transport vehicles associated with the use will not substantially:
 - i. impact on the **amenity** of other uses in the locality; or
 - ii. damage the road network.

10.6 RURAL INDUSTRIES IN ZONES RL, R AND H

1. The purpose of this clause is to ensure that a **rural industry** does not, by reason of appearance, operation and associated vehicle movements, cause detriment to the **amenity** of a locality or create a potential hazard to traffic on abutting roads.
2. A **site** within Zones RL, R or H may be used for the purpose of a **rural industry** where:
 - (a) the **rural industry** and any activity associated with it is located at least 50m from the side and rear boundaries of the **site** and 100m from any public road;
 - (b) the boundary setbacks are landscaped to provide an effective visual and acoustic screen to minimise the potential impacts on the existing and future **amenity** of adjacent areas and on any public road; and
 - (c) vehicles associated with the use will not substantially:
 - i. impact on the **amenity** of other uses in the locality; or
 - ii. damage the road network.

PART 5

11.0 SUBDIVISION

11.1 SUBDIVISION GENERAL

11.1.1 Minimum Lot Sizes and Requirements

Amendment No. 320
gazetted 26.03.2014
omits and substitutes
clause 11.1.1.

1. The purpose of this clause is to ensure that unzoned land and lots in Zones SD, MD, MR, HR, RR, RL, R, LI, GI, DV, FD, RD, H, WM and T will be of a size capable of accommodating potential future uses.
2. Land to which this clause applies should be subdivided 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:
 - (a) in Zones SD, MR, RR or RL in Alice Springs and adjacent zoned areas; or
 - (b) in Zone SD otherwise than described in (a);
 that reduces a lot size by an area greater than 5% of the minimum specified in the table to this clause.
4. The consent authority must not **consent** to a subdivision in Zone MD that is not in accordance with the table to this clause.

TABLE TO CLAUSE 11.1.1

Zone	Minimum Lot Size and Requirements
SD, MR, HR and lots for residential buildings in Zone T	800m ²
MD	300m ²
RR	0.4ha – all unconstrained land OR 1ha in Litchfield outside urban / peri-urban areas and outside rural activity centres – all unconstrained land
RL	2ha with a minimum of 1ha of unconstrained land
R	8ha with a minimum of 1ha of unconstrained land or 40ha in the Alice Springs and Tennant Creek municipalities, with a minimum of 1ha of unconstrained land
H	25ha all unconstrained land
LI, GI, DV	1225m ²

Clause 11.1.2 allows for provision of small lots on land for Zones SD in greenfield areas.

Clause 11.2.4 refers to lots less than 600m² for **single dwellings** in Zone MD.

Clause 11.2 refers to residential subdivision requirements.
“urban/peri-urban” areas and “rural activity centres” which incorporate transition areas are defined in the Litchfield Subregional Land Use Plan 2016.

Clauses 11.4.1 to 11.4.5 refer to subdivision of rural and unzoned land.

Clause 11.3 refers to industrial subdivision requirements.

Amendment No 462
published in the NT News
on 29.07.2016 amends the
table to clause 11.1.1

FD, RD, WM	50ha
Unzoned land	Lot size is to be determined on the basis of land capability and the availability of water adequate for the intended use; however, the minimum lot size should be no less than 8ha.

Clause 11.1.3 allows the subdivision of land Zoned FD.

Clauses 11.4.1 to 11.4.5 and 11.4.7 refer to subdivision of rural and unzoned land.

Clause 11.4.7 allows for lots less than 1ha on unzoned land providing they are integrated with local infrastructure, community services and facilities.

11.1.2 Lots intended for Zone SD in Greenfield areas

Amendment No. 415 published in the NT News on 18.09.2015 omits and substitutes clause 11.1.2.

1. The purpose of this clause is to provide for a range of lot sizes no less than 450m² for **single dwellings** intended for Zone SD in greenfield areas.
2. Lots created by subdivision in accordance with this clause must be within greenfield areas identified for compact urban growth by a map, plan, design or diagram and associated planning principles forming part of the Planning Scheme.
3. Lots created by subdivision in accordance with this clause shall have an area of no less than 450m².
4. Lots created by subdivision in accordance with this clause must have a minimum average lot size of 600m².

Enclosed structures located on the boundary must be fire rated under the Building Code of Australia.

Clause 7.3 relates to the setbacks applicable to **residential building** in some zones.

Clause 6.5.4 refers to on-site parking and vehicular access for lots less than 600m².

Clause 7.3.3 allows a reduced setbacks for single dwellings on lots less than 600m².

11.1.3 Subdivision of Land Zoned FD

1. The purpose of this clause is to provide for the subdivision of land in Zone FD in a manner that will not prejudice the intended ultimate subdivision and future use or development of the land.
2. Land in Zone FD may be subdivided generally in accordance with any relevant Area Plan for urban (typically residential or mixed use) development once services are, or can be, made available to that land.
3. Despite anything to the contrary in this Planning Scheme, the consent authority may permit subdivision into lots of a size and configuration consistent with the intended ultimate zoning of the land.

Clause 6.13 refers to the development of land Zoned FD.

Clause 11.1.1 refers to minimum lot sizes in various zones.

Clause 11.1.2 refers to integrated residential developments.

Clause 11.2 refers to residential subdivision.

Clauses 11.4.1 to 11.4.6 refer to subdivision of rural land.

Amendment No 452 published in the NT News on 29.07.2016 introduces clause 11.1.4 (Subdivision of Multiple Dwellings in Zone SD)

Clause dealing with "Subdivision for the Purposes of a Unit Title Scheme now Clause 11.1.5

Amendment No. 483 published in the NT News on 06.10.2017 omits clause 11.1.4.

11.1.4 OMITTED

11.1.5 Subdivision for the Purposes of a Unit Title Scheme

Amendment No. 74
gazetted 01.07.2009
introduces
clause 11.1.5
(Subdivision for the
Purposes of a Unit Title
Scheme.

1. The purpose of this clause is to ensure that:
 - (a) the new ownership arrangements resulting from a subdivision to create a unit title scheme allow each element of the development to continue to be available to the occupants of the development and where appropriate to visitors;
 - (b) older developments are upgraded; and
 - (c) development will not have a detrimental environmental effect on the land or result in a loss of amenity within the locality.
2. Subject to sub-clauses 3, 4, 5 and 8 a subdivision to create a unit title scheme should meet the requirements of Part 4 of the planning scheme and in particular:
 - (a) all car parking provided as a requirement of a development must be available at all times for the use of the occupants of the development and their visitors or clients and be included:
 - i. in common property; or
 - ii. as part of the area under the title for the individual units;
 - (b) any loading bays provided for:
 - i. common use must be in common property; and
 - ii. the sole use of an individual unit must be in the entitlement of that unit;
 - (c) any areas set aside for the communal storage and collection of garbage and other solid waste must be included in common property;
 - (d) any private open space associated with a **dwelling** must be included in the unit entitlement of that **dwelling**; and
 - (e) any communal facilities and amenities or open space provided for **hostels, multiple dwellings and supporting accommodation** must be included in common property.
3. A lawfully established use or development on a lot may be subdivided to create a unit title scheme only if the use or development has been upgraded to meet the performance criteria within Part 4 of the planning scheme that apply to the use or development of the land.

If it is not possible to meet the criteria the consent authority must be satisfied that the proposed upgrading is the only practicable design solution.
4. The consent authority must not **consent** to a subdivision that results in a separate unit title for:
 - (a) an **independent unit**;
 - (b) a business associated with a **home occupation, home based child care, home based contracting or medical consulting rooms**; or

The *Land Title Act* describes a "lot" as a separate, distinct parcel of land that may be a unit or common property. For the avoidance of confusion, the Surveyor General uses the term "unit" for a parcel of land or building unit or common property created under the *Unit Title Schemes Act* and described on a UTS plan and "lot" for a parcel of land created under the *Land Title Act* and described on an LTO plan as a "lot".

In a unit title scheme, common property will be identified as a separate unit.

Amendment No. 321
published in the
NT News on
14.05.2014 omits and
substitutes subclause
4.

(c) a dependant unit lawfully established prior to the introduction of Amendment No. 321 published in the NT News.

5. If there is a requirement for a firebreak along the perimeter boundary of the unit title scheme, the consent authority must not **consent** to a subdivision unless the firebreak is within common property.
6. If there is a requirement for common infrastructure including internal roads, water supply, effluent disposal, waste disposal or power generation, the consent authority must not **consent** to a subdivision unless that infrastructure is within common property or vested in the relevant service authority.
7. Where a subdivision to create a unit title scheme proposes that the land will be vacant at the time titles issue, the land area of individual units should be consistent with clauses 11.1.1 Minimum Lot Sizes and Requirements and 11.1.2 Lots intended for Zone SD in Greenfield areas.

For the purpose of sub-clause 7, "land area" does not include:

- (a) common property;
 - (b) land that will be permanently inundated; or
 - (c) a marina berth.
8. Despite sub-clause 7, a subdivision to create a unit title scheme on unzoned land may include units with reduced land areas if the unit title scheme addresses the requirements of sub-clause 9.
 9. A subdivision to create a unit title scheme on Zones R, RL, H and unzoned land must demonstrate that:
 - (a) the intensity of the use is not likely to have a detrimental impact on the locality;
 - (b) on zoned land the density of residential development within the unit title scheme matches that of the zone in which it is located;
 - (c) an adequate supply of potable water is available for the intended development;
 - (d) appropriate sanitation and waste disposal facilities are provided;
 - (e) an appropriate power supply is available to the development;
 - (f) there is an adequate separation between:
 - i. activities proposed on common property; and
 - ii. uses on or that can reasonably be expected on land outside the unit title scheme; and
 - (g) any proposed dwellings, garages, sheds and structures without external walls within a unit title scheme shall be set back at least 10m from the unit title scheme boundary to minimise the potential impact on the existing and future amenity of land outside the unit title scheme.

If the *Bushfires Act* applies to the land that Act may require provision of a firebreak along the property boundary.

11.2 RESIDENTIAL SUBDIVISION

11.2.1 Site Characteristics in Residential Subdivision

Amendment No. 415 published in the NT News on 18.09.2015 omits and substitutes clause 11.2.1.

1. The purpose of this clause is to ensure residential subdivisions respond to the physical characteristics of the land.
2. Residential subdivision design should:
 - (a) avoid the development of land of excessive slope, unstable or otherwise unsuitable soils (e.g. seasonally waterlogged) and natural drainage lines;
 - (b) ensure, by site selection or site grading, that areas intended for lots less than 600m² do not slope in excess of 2%, such that the need for on-site stormwater structures, retaining walls and the like is minimised;
 - (c) retain and protect significant natural and cultural features;
 - (d) avoid development of land affected by a 1% AEP flood or storm surge event; and
 - (e) retain and protect natural drainage lines and any distinctive landform features or stands of natural vegetation and incorporate them into public open space.

This clause does not apply to subdivision for the purpose of whole-of-town leases in accordance with clause 1.3 sub-clause 3.

Clause 6.5.4 refers to on-site parking and vehicular access for lots less than 600m².

11.2.2 Infrastructure and Community Facilities in Residential Subdivisions

1. The purpose of this clause is to ensure that residential subdivisions are integrated with infrastructure, community services and facilities.
2. Residential subdivision design should:
 - (a) provide a high level of internal accessibility and external connections for pedestrian, cycle and vehicle movements;
 - (b) provide links to schools, commercial facilities and public transport services;
 - (c) provide traffic management to restrain vehicle speed, deter through traffic and create safe conditions for all road users;
 - (d) incorporate street networks capable of accommodating safe and convenient bus routes with stops within a 400m radius of a majority of **dwelling**s;
 - (e) provide for connection to reticulated services;
 - (f) provide a minimum of 10% of the subdivision area as public open space which:
 - i. ensures the majority of **dwelling**s are within 400m walking distance of a neighbourhood park;
 - ii. incorporates recreational open space in larger units available for active leisure pursuits;
 - iii. is unencumbered by drains and has sufficient flat area for informal recreation; and
 - iv. is designed to provide a safe environment for users by allowing clear views of the open space from surrounding **dwelling**s or passing vehicles.

11.2.3 Lot Size and Configuration in Residential Subdivisions

Amendment No 452
published in the NT
News on 29.07.2016
omits and substitutes
sub-clause 2(c)

Amendment No 483
published in the NT
News on 06.10.2017
omits and substitutes
sub-clause 2(c)

1. The purpose of this clause is to ensure residential subdivisions contain lots of a size, configuration and orientation suitable for residential purposes.
2. Residential subdivision design should provide that:
 - (a) lots have sufficient area and appropriate dimensions to provide for the proposed density of developments including **dwelling**s, vehicle access, parking and ancillary buildings;
 - (b) lots conform with the building envelope requirements in the table to this clause;
 - (c) there are no Battle-axe lots
 - (d) lots are oriented to allow **dwelling**s to take advantage of environmental conditions such as prevailing breezes and sunlight;
 - (e) lots are connected to reticulated services;
 - (f) potential land use conflicts are minimised by taking account of the visual and acoustic privacy of residents; and
 - (g) where there are lots for medium and higher density residential development, those lots are:
 - i. distributed in small groups serviced by public transport;
 - ii. in close proximity to public open space and with adequate access to community facilities and services; and
 - iii. not located in a cul-de-sac.

Amendment No. 320
gazetted 26.03.2014
omits and substitutes
the table to clause
11.2.3.

Amendment No. 415
published in the NT
News on 18.09.2015
omits and substitutes
the table to clause
11.2.3.

TABLE TO CLAUSE 11.2.3

Lot Size	Minimum Building Envelope Requirement
300m ² to less than 450m ²	7m x 15m (exclusive of any boundary setbacks or service authority easements)
450m ² to less than 600m ²	8m x 15m (exclusive of any boundary setbacks or service authority easements).
600m ² and greater	17m x 17m (exclusive of any boundary setbacks or service authority easements)

Clause 7.3.3 refers to reduced building setbacks for lots less than 600m².

11.2.4 Lots less than 600m² for Single Dwellings

Amendment No. 320 gazetted 26.03.2014 introduces clause 11.2.4.

Amendment No. 415 published in the NT News on 18.09.2015 omits and substitutes clause 11.2.4.

1. The purpose of this clause is to provide for the subdivision of land to accommodate **single dwellings** on lots of less than 600m² in a manner that has regard for vehicle access, on-site parking and street infrastructure.
2. An application to subdivide land to provide lots subject to this clause must include plans and diagrams to demonstrate that proposed lots, building envelopes, private open space, vehicle access, on-site parking and **habitable rooms** facing the street will be provided to meet performance criteria and respond to parking and infrastructure in the adjacent public road.
3. Lots subject to this clause shall not have a boundary to any public road less than specified in the table to this clause.
4. The consent authority must not consent to a subdivision that is not in accordance with subclause 3.

Clause 11.1.1 prescribes the minimum lot size in residential zones.

Clause 6.5.4 refers to vehicle access for **single dwellings** on lots less than 600m².

Clause 7.1 refers to density limitations.

Clause 7.3 refers to **residential building** setbacks.

Clause 7.3.3 allows reduced setbacks for **single dwellings** on lots less than 600m².

Clause 7.5 refers to private open space.

This clause does not apply to subdivision for the purpose of whole-of-town leases in accordance with clause 1.3 sub-clause 3.

Amendment No. 415 published in the NT News on 18.09.2015 introduces the table to clause 11.2.4.

TABLE TO CLAUSE 11.2.4

Range of Lot Size	Minimum Length of any Boundary to a Public Road
300m ² to less than 450m ²	10m
450m ² to less than 600m ²	13m

11.3 INDUSTRIAL SUBDIVISION

11.3.1 Site Characteristics in Industrial Subdivisions

1. The purpose of this clause is to ensure that industrial lots respond to the physical characteristics of the land.
2. Industrial subdivision design should:
 - (a) avoid the development of land of excessive slope, unstable or otherwise unsuitable soils (e.g. seasonally waterlogged) and natural drainage lines;
 - (b) retain and protect significant natural and cultural features; and
 - (c) avoid development of land affected by a 1% AEP flood or storm surge event.

This clause does not apply to subdivision for the purpose of whole-of-town leases in accordance with clause 1.3 sub-clause 3.

11.3.2 Infrastructure in Industrial Subdivisions

1. The purpose of this clause is to ensure industrial lots are integrated with required infrastructure.
2. Industrial subdivision design should:
 - (a) incorporate safe connection to the existing road network with particular consideration given to the needs of heavy vehicles;
 - (b) provide a simple layout with a clear hierarchy of roads, avoiding cul-de-sacs, battleaxe lots and sharp curves and discouraging unrelated through traffic;
 - (c) minimise access from individual lots to major roads by using minor roads for such access;
 - (d) provide for road reserve and carriageway widths appropriate to the circumstances;
 - (e) provide for connection to reticulated services;
 - (f) where no reticulated sewerage is available, demonstrate that the soils are suitable for the on-site absorption of effluent without detriment to the environment, and in particular to ground and surface waters; and
 - (g) protect service infrastructure by providing/ preserving easements.

The subdivision of land may attract a monetary contribution toward the cost of infrastructure in accordance with a contributions plan under the *Planning Act*.

11.3.3 Lot Size and Configuration in Industrial Subdivisions

1. The purpose of this clause is to ensure lots are of an appropriate size and configuration.
2. Industrial subdivision should:
 - (a) provide for a variety of lot sizes to accommodate a range of activities; and
 - (b) ensure the utility of each lot in terms of:
 - i. building space and accessibility;
 - ii. compatibility with adjacent commercial and residential areas with appropriate buffers (for example roads, landscaping or parks);
 - iii. sufficient space to accommodate the industrial operations and buildings envisaged and make allowance for possible future expansion; and
 - iv. safe vehicle entry and exit.

Clause 11.1.1 refers to minimum industrial lot sizes.

11.4 SUBDIVISION OF RURAL RESIDENTIAL, RURAL AND UNZONED LAND

11.4.1 Site Characteristics in Subdivisions of Rural Land or Unzoned Land for Lots of 1ha or Greater

Amendment No. 74
gazetted 01.07.2009
omits and replaces
clauses 11.4, 11.4.1,
11.4.2 and 11.4.3.

Amendment No.308
gazetted 18.12.2013
omits and replaces
clause 11.4.1.

1. The purpose of this clause is to ensure subdivisions of rural and unzoned land respond to the physical characteristics of the land.
2. An application to subdivide rural or unzoned land should include the following documents prepared by suitably qualified professionals:
 - (a) a land suitability assessment addressing the NT Land Suitability Guidelines; and
 - (b) a stormwater management plan including but not limited to; the potential impact on neighbouring land, external roads, internal roads and the 1ha of land identified as unconstrained, the upstream and downstream flows and any proposed mitigation measures.
3. The subdivision design must address the constraints as identified in the land suitability assessment and stormwater management plan in relation to the location of internal roads, lot boundaries and the identified 1ha of unconstrained land.
4. The consent authority must not **consent** to a subdivision that does not include 1ha of land per lot identified as unconstrained in relation to:
 - (a) Storm tide flooding;
 - (b) Riverine flooding;
 - (c) Localised stormwater flooding;in accordance with the land suitability assessment and stormwater management plan.
5. The consent authority must not **consent** to a subdivision unless the relevant government agencies, local government and service authorities provide formal comment to the consent authority in relation to the land suitability assessment and stormwater management plan and the possibility of storm tide flooding, riverine flooding and localised stormwater flooding of the identified 1ha of land.
6. The consent authority may **consent** to an application that is not in accordance with sub-clauses 2 to 5 if the application includes preliminary land assessment and stormwater management plans prepared by the applicant and approved by the relevant government agency and or service authority, demonstrating that 1ha of land per lot and all internal roads are unconstrained by localised stormwater flooding and by those issues addressed in the NT Land Suitability Guidelines.

Clause 1.3 sub-clause 3 prescribes the provisions of this clause that apply to subdivision for the purpose of whole-of-town leases.

The Land Suitability Report is to be completed in accordance with the referenced document *NT Land Suitability Guidelines*, refer clause 2.8.

Amendment No. 343
published in the
NT News on
23.06.2014 omits and
substitutes sub-clause
7.

Amendment No 462
published in the NT
News on 29.07.2016
omits and substitutes
sub-clause 7

7. An application to subdivide land on the maps "*Priority Environmental Management Areas – Litchfield*" and "*Priority Environmental Management Areas – Katherine*" as an area potentially of environmental significance should, on the advice of the relevant government agency, be accompanied by and the consent authority shall have regard to an evaluation by a suitably qualified professional of the environmental significance of the native vegetation and land form (e.g. lagoons, wetlands, rugged terrain and drainage systems).
8. An application described in sub-clause 7 must demonstrate that the proposed subdivision design does not adversely affect the environmental values as identified in the evaluation.
9. Subdivision design of rural and unzoned land should:
 - (a) Retain and protect significant natural and cultural features;
 - (b) Minimise the number of lots in, or exclude from subdivision, areas of high conservation significance and riparian zones;
 - (c) Minimise alteration or disturbance to natural drainage systems including drainage areas, recognisable watercourses, lagoons and permanent and semi-permanent springs; and
 - (d) Minimise erosion hazard, sedimentation and pollution of watercourses.

Areas potentially of environmental significance within the Litchfield Municipality and the Town of Katherine are identified on the maps "*Priority Environmental Management Areas – Litchfield*" produced by the Department of Infrastructure, Planning and Environment, and "*Priority Environmental Management Areas – Katherine*" produced by the Department of Lands, Planning and the Environment, refer to clause 2.8.

11.4.2 Infrastructure in Subdivisions of Rural and Unzoned Land

Amendment No. 74
gazetted 01.07.2009
omits and replaces
clauses 11.4, 11.4.1,
11.4.2 and 11.4.3.

1. The purpose of this clause is to ensure subdivisions of rural and unzoned land are integrated with infrastructure, community services and facilities.
2. Rural subdivision design should:
 - (a) minimise disturbance through earthworks associated with the provision of infrastructure;
 - (b) provide for connection to reticulated services where practicable;
 - (c) where no reticulated sewerage is available, demonstrate that the soils are suitable for the on-site absorption of effluent without detriment to the environment and in particular to ground and surface waters; and
 - (d) where no reticulated water is available, demonstrate that an adequate supply of groundwater is available for domestic purposes.
3. Roads in rural subdivisions should:
 - (a) be designed to:
 - i. interconnect with the existing road network;
 - ii. provide for connections to potential future subdivisions of adjoining lands;
 - iii. provide a clear hierarchy of roads; and
 - iv. minimise individual lot access to major roads;
 - (b) respond to the physical characteristics of the land by:
 - i. following ridge lines or contours where possible; and
 - ii. where crossing watercourses be positioned at right angles to the watercourse and minimise the number of crossing points;
 - (c) be sealed where lot sizes are 2ha or less;
 - (d) be located above the 1.0% AEP flood line or any seepage line, whichever is the higher;
 - (e) be designed with discharge drains placed to minimise erosion and associated engineering and maintenance costs;
 - (f) provide direct access to lots and avoid battleaxe strips, however, where justified, battleaxe strips should be:
 - i. not less than 10m wide; and
 - ii. less than 250m in length.
4. Where a road crosses a tidal arm in a rural subdivision it is expected to have a minimum elevation of RL 8m AHD and be designed to enable a discharge of at least a 5.0% AEP flood event.

Clause 1.3 sub-clause 3 prescribes the provisions of this clause that apply to subdivision for the purpose of whole-of-town leases.

11.4.3 Lot Size and Configuration in Subdivision of Rural and Unzoned Land

Amendment No. 74
gazetted 01.07.2009
omits and replaces
clauses 11.4, 11.4.1,
11.4.2 and 11.4.3.

1. The purpose of this clause is to ensure subdivisions of rural and unzoned land:
 - (a) have lots that are of a size and configuration suited for the intended purpose;
 - (b) have lots that are of a size consistent with the topographical constraints of the land (that may dictate that lots are of an area in excess of the specified minimum); and
 - (c) do not impose unsustainable demands on groundwater or unreasonably degrade the environment.
2. Subdivision design in relation to lot size and configuration is to:
 - (a) ensure lots are of a size that does not prejudice the economic viability of the proposed use;
 - (b) ensure that each lot has a minimum of 1ha of unconstrained land and that access to that land from a public road is similarly unconstrained;
 - (c) ensure that lots have a depth to width ratio not exceeding 4:1;
 - (d) show the location of notional and existing bores, wells and on-site effluent disposal systems and allow for effluent disposal systems to be sited at least 50m up slope from any seepage line and above the 1% AEP flood event and at least 100m from any groundwater extraction point;
 - (e) incorporate as far as practicable, drainage lines and drainage floors wholly within a single lot;
 - (f) allow for 70m separation between bores, both proposed and existing; and
 - (g) ensure lot boundaries:
 - i. are at right angles to any watercourse;
 - ii. are sufficiently up slope to be outside of seepage zones where following drainage lines;
 - iii. are at right angles to contours or along contours where slope is between 2.0% and 5.0% and follow ridge lines, spurs or contours where slope is above 5.0%; and
 - (h) minimise the number of watercourse crossings.

This clause does not apply to subdivision for the purpose of whole-of-town leases in accordance with clause 1.3 sub-clause 3.

11.4.4 Mineral Resources and Rural Subdivisions

1. The purpose of this clause is to ensure rural subdivisions do not prejudice the exploitation of mineral resources.
2. Subdivision design is to avoid the creation of lots intended for rural living purposes the **amenity** of which would be adversely affected by existing or future **mining** activities in the vicinity.

11.4.5 Subdivision of Land Zoned RR

1. The purpose of this clause is to ensure that small lot rural residential subdivisions:
 - (a) respond to the physical characteristics of the land;
 - (b) are integrated with local infrastructure, community services and facilities; and
 - (c) ensure that lots are of a size and configuration suited for the purpose.
2. Subdivision design should:
 - (a) provide connection to reticulated sewerage or where no reticulated sewerage is available, demonstrate that the soils are suitable for the on-site absorption of effluent without detriment to the environment and in particular, to ground and surface waters; and
 - (b) provide for adequate drainage within the road reserve or through engineered drainage reserves.
3. Each lot in a rural residential subdivision is to be connected to reticulated water.
4. A rural residential subdivision should provide sealed roads and direct access to a sealed public road.
5. The consent authority must not **consent** to a subdivision that is not in accordance with sub-clause 3.
6. The unconstrained nature of the land is demonstrated by a land suitability assessment addressing the NT Land Suitability Guidelines, prepared by a suitably qualified professional.

Amendment No 462
published in the NT
News on 29.07.2016
omits sub-clause 2(a)

Amendment No. 397
published in the NT
News on 28.08.2015
introduces sub-clause 6

Amendment No. 74
gazetted 01.07.2009
omits clause 11.4.6
Estate Development in
Zones RL, R and H.

11.4.6 OMITTED

11.4.7 Subdivision in Unzoned Land for Lots less than 1ha

Amendment No. 397
published in the NT
News on 28.08.2015
introduces clause 11.4.7

1. The purpose of this clause is to ensure the subdivision of lots less than 1ha in area:
 - (a) respond to the physical characteristics of the land;
 - (b) are integrated with local infrastructure, community services and facilities; and
 - (c) are of a size and configuration suited for the intended purpose.
2. Subdivision design must:
 - (a) minimise alteration or disturbance to natural drainage systems including drainage areas, recognisable watercourses, lagoons and permanent and semi-permanent springs, and incorporate them in public open space where relevant;
 - (b) minimise erosion hazard, sedimentation and pollution of watercourses;
 - (c) retain and protect significant natural and cultural features including any distinctive landform features or stands of natural vegetation, by incorporating them in public open space where relevant;
 - (d) minimise the number of lots in, or exclude from subdivision, areas of high conservation significance and riparian zones;
 - (e) comply with clause 11.4.1 (Site Characteristics in Subdivisions of Rural Land or Unzoned Land for Lots of 1ha or Greater) sub-clauses 7 to 8; and
 - (f) ensure adequate drainage is provided within the road reserve or via engineered drainage reserves.
3. If the area is serviced with reticulated sewerage and water the subdivision design must comply with clauses 11.2.1 to 11.2.3.
4. Where reticulated water and sewerage is not available the subdivision design must:
 - (a) comply with clause 11.4.3 (Lot Size and Configuration in Subdivision of Rural and Unzoned Land) with the exception of subclause 2(b);
 - (b) demonstrate that the soils are suitable for the on-site absorption of effluent without detriment to the environment and in particular, to ground and surface waters; and
 - (c) demonstrate onsite sewerage can be managed and contained within the boundary of the lot.

PART 6

12.0 ABORIGINAL COMMUNITIES AND TOWNS

12.1 ABORIGINAL COMMUNITY LIVING AREAS

1. The purpose of this clause is to provide for the orderly and proper planning of the identified communities.
2. This clause applies only to the parcels of land specified in Schedule 4, which are Aboriginal community living areas within the meaning of Part 8 of the *Pastoral Land Act*.
3. The land may be used or developed without **consent** for any purpose that is necessary for, or ancillary to, community life including the following:
 - (a) **community centre;**
 - (b) **dwelling;**
 - (c) **plant nursery;**
 - (d) **child care centre;**
 - (e) **place of worship;**
 - (f) **shop;**
 - (g) **hospital;**
 - (h) **medical clinic;**
 - (i) **office;**
 - (j) **veterinary clinic;**
 - (k) **education establishment;**
 - (l) the keeping of poultry;
 - (m) the growing of crops, fruits, vegetables, pasture and the like.
4. The land is not to be used or developed without **consent** for any other purpose, including the keeping of livestock.

12.2 TOWNS ON ABORIGINAL LAND

Amendment No. 75
gazetted 22.07.2009
amends clause 12.2

1. The purpose of this clause is to provide for the orderly and proper planning of the identified towns on Aboriginal land.
2. This clause applies to the towns specified in Schedule 5.
3. Land identified as “residential area” on the relevant area plan may be used or developed without **consent** only for any of the following:
 - (a) **business sign;**
 - (b) **clearing of native vegetation;**
 - (c) **group home;**
 - (d) **home based child care;**
 - (e) **home based contracting;**
 - (f) **home based visitor accommodation;**
 - (g) **home occupation;**
 - (h) **independent unit;**
 - (i) **multiple dwellings;**
 - (j) **single dwelling; and**
 - (k) **supporting accommodation.**

4. Land identified as “community use area” on the relevant area plan may be used or developed without **consent** only for any of the following:
- | | |
|-------------------------------------------|----------------------------------------|
| (a) business sign; | (m) licensed club; |
| (b) caravan park; | (n) medical clinic; |
| (c) caretaker’s residence; | (o) motel; |
| (d) car park; | (p) office; |
| (e) child care centre; | (q) passenger terminal; |
| (f) clearing of native vegetation; | (r) promotion sign; |
| (g) community centre; | (s) place of worship; |
| (h) education establishment; | (t) plant nursery; |
| (i) hostel; | (u) restaurant; |
| (j) hotel; | (v) shop; |
| (k) hospital; | (w) vehicle sales and hire; and |
| (l) leisure and recreation; | (x) veterinary clinic. |
5. Land identified as “service commercial area” on the relevant area plan may be used or developed without **consent** only for any of the following:
- | | |
|-------------------------------------------|------------------------------------|
| (a) business sign; | (j) office; |
| (b) caretaker’s residence; | (k) promotion sign; |
| (c) car park; | (l) recycling depot; |
| (d) clearing of native vegetation; | (m) service station; |
| (e) fuel depot; | (n) showroom sales; |
| (f) general industry; | (o) shop; |
| (g) light industry; | (p) transport terminal; |
| (h) motor body works; | (q) vehicle sales and hire; |
| (i) motor repair station; | (r) veterinary clinic; and |
| | (s) warehouse. |
6. Land identified as “open space area” on the relevant area plan may be used or developed without **consent** only for any of the following:
- (a) **business sign;**
 - (b) **clearing of native vegetation;**
 - (c) **leisure and recreation;**
 - (d) **licensed club; and**
 - (e) **promotion sign.**

7. Land identified as “utilities purposes area” on the relevant area plan may be used or developed without **consent** only for utilities purposes or the following:
 - (a) **business sign**; and
 - (b) **promotion sign**.
8. Land shown on the relevant area plan that is not within a residential, community use; service commercial, open space or utilities area is not to be used or developed for any purpose other than for cultural purposes.

PART 7

13.0 TRANSPORT AND INFRASTRUCTURE

13.1 RAILWAY CORRIDOR

1. The purpose of this clause is to ensure that the use and development of the corridor and additional land in Zone RW does not constrain the safe and efficient operation of the railway.
2. The use and development of the corridor and additional land is to be in accordance with section 8 of the *AustralAsia Railway (Special Provisions) Act*.
3. In this clause, “corridor” and “additional land” have the meaning they have in the *AustralAsia Railway (Special Provisions) Act*.

The development provisions contained in this clause are as provided by section 8 of the *AustralAsia Railway (Special Provisions) Act*. Section 8(9) specifies that these development provisions prevail over any other provisions of this Planning Scheme or of the *Planning Act*. As provided by the *AustralAsia Railway (Special Provisions) Act*, the Minister for Lands, Planning and the Environment is the consent authority for the corridor and additional land.

As provided by the *AustralAsia Railway (Special Provisions) Act*, Division 2 of Part 5 of the *Planning Act* (exhibition of proposals) does not apply in relation to a development in respect of the corridor or additional land unless the Minister determines that, in the circumstances of a particular application, it is appropriate for the proposal to be exhibited.

A provision of or under the Act or *Building Act* that relates to the siting of buildings, plot ratios or to buildings constructed across lot boundaries does not apply to the corridor or to additional land.

13.2 LAND ADJACENT TO MAIN ROADS

1. The purpose of this clause is to ensure that access to **main roads** from adjacent land does not prejudice traffic safety.
2. Despite anything to the contrary in this Planning Scheme, access to a use or development or proposed use or development from a **main road** is to be only with **consent** and in accordance with the requirements of the Agency responsible for the care, control and maintenance of the **main road**.

13.3 MAIN ROADS AND PROPOSED MAIN ROADS

1. The purpose of this clause is to ensure the use or development of land in Zone M or Zone PM does not prejudice traffic safety or the **amenity** of the **main road** or the future development of a **proposed main road**, as applicable.
2. Despite anything to the contrary in this Planning Scheme, land in Zone M or Zone PM, may be used or developed other than for a public road only with **consent** and in accordance with the requirements of the Agency responsible for the care, control and maintenance of the **main road** or **proposed main road**, as applicable.

13.4 OMITTED

Amendment No. 413
published in the NT
News on 04.09.2015
omits clause 13.4

13.5 TELECOMMUNICATION FACILITIES

Amendment No. 225
gazetted 15.08.2012
introduces
provisions for all
telecommunications
facilities that are not
low impact.

1. The purpose of this clause is to ensure the development of a **telecommunications facility** does not unreasonably detract from the **amenity** of a locality.
2. The development of a **telecommunications facility** that is classified as low-impact within the *Telecommunication Act* (Cwth.) and the *Telecommunications (Low-impact Facilities) Determination* (Cwth.) does not require **consent**.
3. In all other circumstances, the development of a **telecommunications facility** on zoned land requires **consent**.
4. The inspection and maintenance of a **telecommunications facility** is exempt from the requirements of sub-clause 3.
5. An application for development under sub-clause 3 is to demonstrate:
 - (a) that the facility cannot be co-located with existing **telecommunications facilities** or existing structures;
 - (b) that a detailed feasibility assessment of at least three sites for the establishment of the facility has been undertaken and the rationale for the preferred site;
 - (c) that the location and design of a **telecommunications facility** minimises **amenity** impacts through sensitive siting, use of non-reflective finishes and appropriate landscaping; and
 - (d) how the **amenity** impacts of a proposal have been minimised using visual communication methods such as photographic images etc.

A low impact facility must comply with the community consultation requirements contained within the Communications Alliance Industry Code for Mobile Phone Base Station Deployment (C564:2011).

Amendment No. 255
gazetted 19 December
2012 represents minor
amendments to Clause
13.5, sub-clause 5(c)

Amendment No. 286
gazetted 29.05.2013
omits sub-clause
5(c), which required
an applicant to
demonstrate that a
community consultation
plan has been prepared
consistent with the
Communications
Alliance Industry Code
for Mobile Phone Base
Station Deployment

13.6 UTILITIES

1. The purpose of this clause is to ensure the use or development of land in Zone U does not prejudice the future development of the utility.
2. Land in Zone U may be used or developed for a utility in accordance with the requirements of the Agency or service authority responsible for the utility on the land without **consent**.
3. Land in Zone U may be used or developed other than for a utility only with **consent** and in accordance with the requirements of the Agency or service authority responsible for the utility on the land.
4. In sub-clauses 2 and 3 a utility may include trunk sewers, sewerage ponds, trunk water mains, water storage facilities, electricity transmission and substation facilities, gas pipelines and the like.

"service authority" is defined in the *Planning Act*.

PART 8

14.0 AREA PLANS

The interpretation of this Planning Scheme and the determinations of a consent authority are to be consistent with any Area Plan and associated planning principles in this Part applicable in the circumstances.

14.1 DARWIN

14.1.1 OMITTED

Amendment No. 31
gazetted 21.11.2007
omits the headings to
clauses 14.1 to 14.9.2
and substitutes new
headings 14.1 to 14.5.2

Amendment No. 518
published in the NT
News on 15.11.2019
repeals clause 14.1.1
(Darwin City Waterfront
Planning Principles and
Area Plan)



14.1.2 Berrimah North Planning Principles

Amendment No. 125
gazetted 07.07.2010
introduces clause
14.1.2

Amendment No. 371
published in the NT
News on 12.12.2014
amends the existing
Berrimah North Area
Plan and Planning
Principles.

Principles 1 to 4 relate to site constraints, natural topography, stormwater drainage and the strategic infrastructure needs of the whole Berrimah North locality.

Future development is to:

1. Demonstrate a designed response to the landform, land units and natural drainage by
 - (a) providing local roads, urban drainage and open space that respond to the landform and natural drainage pattern, and incorporate stormwater management that accords with the strategic drainage framework of the *Berrimah North Drainage Study*;
 - (b) applying Australian best practice standards to the quality of stormwater run-off into the natural drainage system; and
 - (c) maintaining overland flow and managing stormwater discharge with detention structures and the like, to mitigate nutrient rich runoff into the receiving environment, while minimising the potential for biting insects to breed in such infrastructure.
2. Minimise the off-site impacts of concentrated stormwater on both private property and the receiving environment by:
 - (a) managing the magnitude and duration of sediment-transporting stormwater flows to minimise erosion;
 - (b) preparing and complying with an erosion and sediment control plan in order to control erosion during construction; and
 - (c) managing concentrated stormwater on-site such that post-development flows are not greater than pre-development flows onto adjacent land.
3. Manage exposure to aircraft noise and controlled airspace by:
 - (a) ensuring that development within contour 20 of the Australian Noise Exposure Forecast (ANEF) is acceptable or can comply with the noise attenuation guidelines of AS2021-2000;
 - (b) ensuring that building heights comply with Defence (Area Control) Regulations; and
 - (c) ensuring that neither permanent nor temporary structures breach controlled civil airspace.
4. Manage local traffic and impacts on the arterial transport network by:
 - (a) connecting local roads to the arterial network in accordance with the strategic framework indicated in the Area Plan and providing viable access for public transport;

- (b) providing access intersections at the shown locations in accordance with the requirements of the Department of Transport; and
- (c) interconnecting local roads to distribute rather than concentrate local traffic, support a pedestrian / cycle network and provide convenient access to public transport stops.

Principles 5 to 7 relate to the performance of residential development and largely to Area Plan 1 of 2.

Future development is to:

5. Provide a compact, walkable and safe residential neighbourhood outside the 20 ANEF line by:
 - (a) establishing or supporting a neighbourhood centre at the shown location that:
 - i. benefits from exposure to passing traffic and incorporates commercial activities with a focus on local community needs and opportunities for employment;
 - ii. maximises opportunities for convenient and direct access for cyclists and pedestrians including access to urban open spaces; and
 - iii. promotes passive surveillance by providing active interfaces to public areas;
 - (b) establishing Boulter Road as a main street through the neighbourhood centre, incorporating public transport, pedestrian infrastructure and street planting for shade and visual amenity;
 - (c) providing an interconnected street network supporting access, route choice and designed with priority for safe and convenient walking and cycling; and
 - (d) supporting a hierarchy of urban open spaces to local government requirements.
6. Facilitate housing choice in appropriate locations by:
 - (a) creating a mix of lot sizes for single, multiple and medium density dwellings, supporting a mix of housing types including small-lot single dwellings;
 - (b) locating the higher density housing, and any accommodation for aged persons or people requiring assistance close to the neighbourhood centre;
 - (c) facilitating climate responsive design; and
 - (d) reducing residential density where land is affected by constraints such as biting insects.

7. Provide community purpose sites to meet the needs of Berrimah North into the future by:
 - (a) locating community uses in accordance with the Area Plan and close to main roads for convenient access via public transport, pedestrian and cycle corridors;
 - (b) establishing community purpose sites to allow collocation and integration of education, community uses and active recreation facilities; and
 - (c) supporting community facilities that will accommodate a variety of uses and be adaptable to changing neighbourhood requirements over time.

Principles 8 and 9 relate to the performance of non - residential development and largely to Area Plan 2 of 2.

Future development is to:

8. Provide an interconnected local road system that is viable and amenable for all users, and consistent with the Area Plan by:
 - (a) ensuring that all development supports route choice and convenient access from the arterial road network including the proposed collector road linking Amy Johnson and Vanderlin Drive;
 - (b) ensuring that each development includes interconnected local roads consistent with the Area Plan and provides for local road connections to adjacent land; and
 - (c) providing efficient access for public transport and a practical pedestrian/cycleway network, including a cycleway between Amy Johnson Avenue and Vanderlin Drive, consistent with the Area Plan and viable at each development stage.
9. Respond to land use constraints associated with proximity to Darwin International Airport by:
 - (a) managing exposure to aircraft noise and controlled airspace to ensure that the safe and curfew-free operation of the airport is continued;
 - (b) ensuring that lighting associated with development under runway approaches will not prejudice the safe operation of the airport;
 - (c) ensuring that the use or development of land under runway approaches will not attract birds or bats to an extent that prejudices the safe operation of the airport; and
 - (d) restricting land uses that would attract people into the provisional public safety zone under the runway approach.

400m buffer to biting insects.
Average lot size per dwelling to be 2,000m². Locate larger lots towards Marrara Swamp.

Dwellings at higher residential densities within 400m of neighbourhood centre. Refer to principles 5 and 6.

Dwellings located close to ANEF 20 to comply with requirements of AS2021.

Legend

Numbers refer to Planning Principles

- 5. Residential
- 6(d). Rural Residential Buffer
- 7. Community
- 5(a). Commercial/Mixed use
- 8. Light Industry
- 1. Development restricted by constraints
- 5(d). Open Space incorporating drainage features
- 1. Discharge Control Feature and Drainage Swale
- 4(b). Access from arterial road
- Acoustic/visual buffer to arterial road
- Biting Insect Buffer
- Bus stop
- Pedestrian/cycleway network
- 20 to 40 dwellings per hectare
- 10 to 20 dwellings per hectare

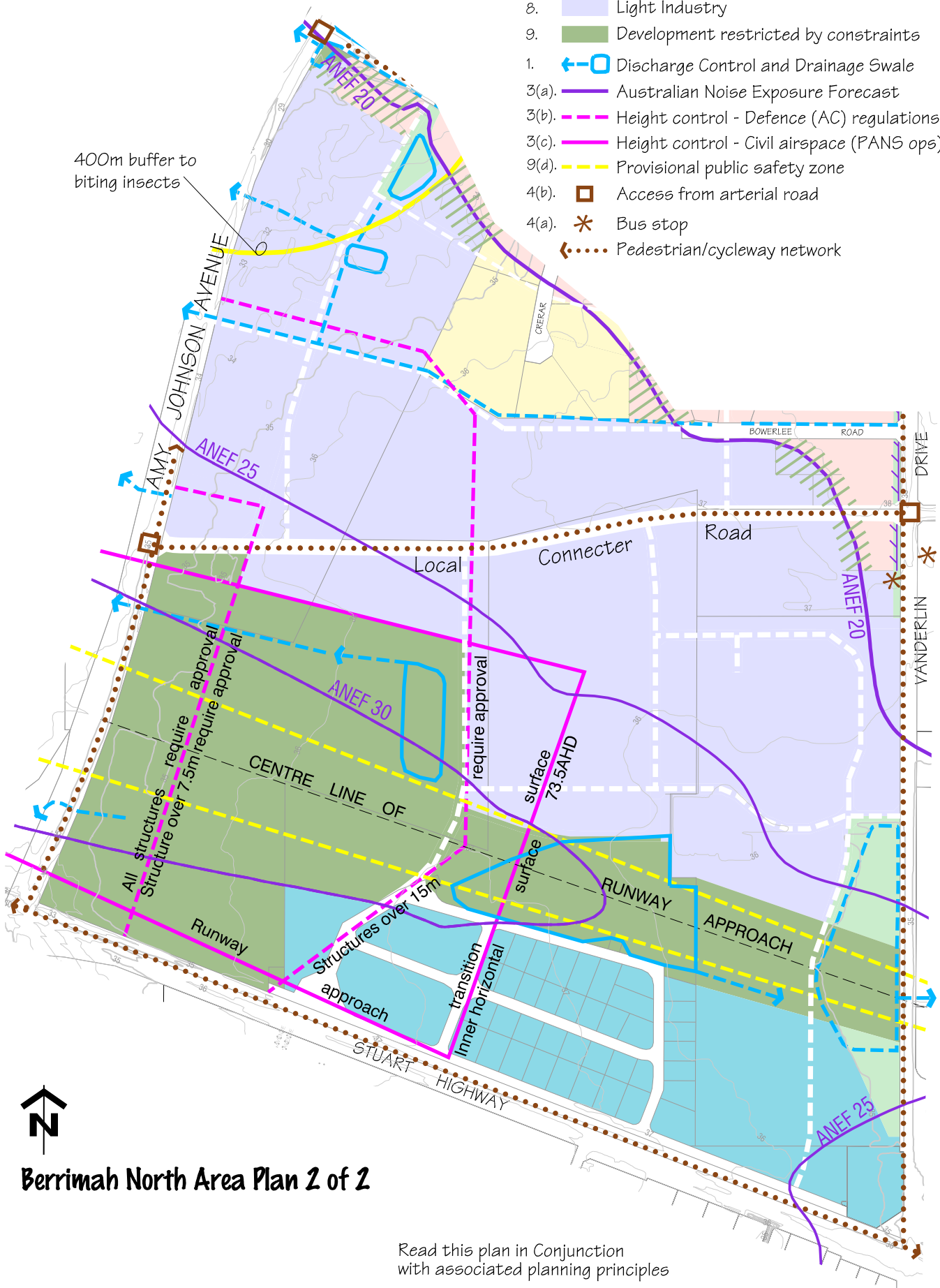


Berrimah North Area Plan 1 of 2

Read this plan in Conjunction
with associated planning principles

Legend Numbers refer to Planning Principles

- Commercial/mixed use
- 8. Light Industry
- 9. Development restricted by constraints
- 1. Discharge Control and Drainage Swale
- 3(a). Australian Noise Exposure Forecast
- 3(b). Height control - Defence (AC) regulations
- 3(c). Height control - Civil airspace (PANS ops)
- 9(d). Provisional public safety zone
- 4(b). Access from arterial road
- 4(a). Bus stop
- Pedestrian/cycleway network



Berrimah North Area Plan 2 of 2

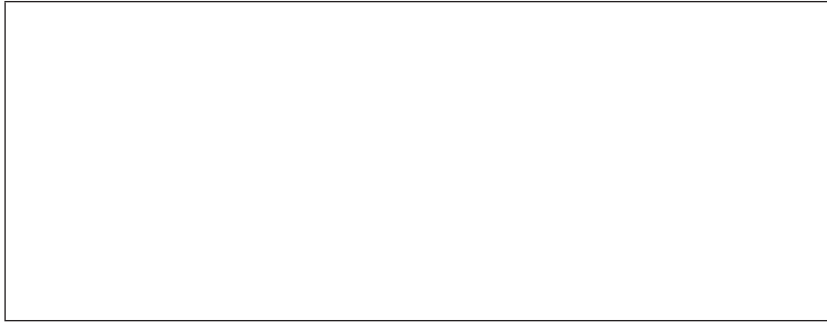
Read this plan in Conjunction
with associated planning principles

Drawing Name: Berrimah North Area Plan Concept Plan2_dgn

14.1.3 OMITTED

Amendment No. 105
gazetted 17.07.2011
introduces
clause 14.1.3

Amendment No. 518
published in the NT
News on 15.11.2019
repeals clause 14.1.1
(Darwin City Waterfront
Planning Principles and
Area Plan)



14.1.4 Berrimah Farm Planning Principles

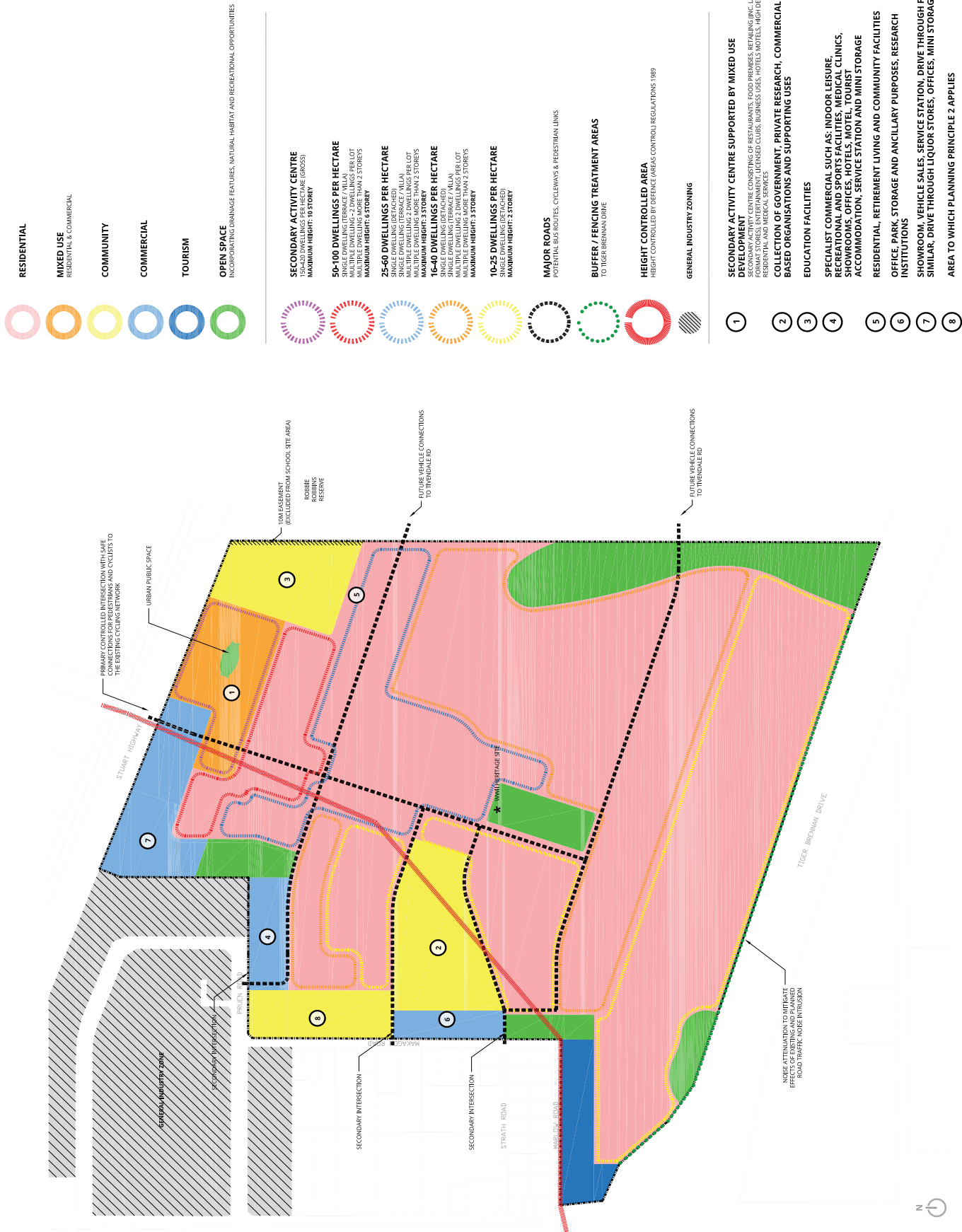
Amendment No. 357
published in the NT
News on 03.10.2014
introduces
clause 14.1.4

Amendment No. 472
published in the NT
News on 03.03.2017
amends the existing
Berrimah Farm
Planning Principles and
Area Plan

1. Future development within the Berrimah Farm locality is to:
 - (a) Minimise the off-site impacts of concentrated stormwater by managing the magnitude, quality and duration of stormwater runoff to ensure that the capacity of downstream infrastructure is not exceeded and that the quality of stormwater does not unreasonably impact the receiving environment.
 - (b) Accord with the Defence (Areas Control) Regulations 1989.
 - (c) Appropriately present the WWII Heritage Site and provide access to the general public.
 - (d) Mitigate the impacts of noise associated with aircraft, traffic and industrial land uses to provide a high quality of amenity for future residents by creating visually appealing solutions through the use of architectural design, landscaping and other techniques.
 - (e) Create a safe and diverse urban residential environment that:
 - i. is structured around a Secondary Activity Centre;
 - ii. is developed in the order of six storeys in height around the Secondary Activity Centre and reduces in height and density with distance from the centre;
 - iii. comprises a variety of lot sizes and housing types;
 - iv. provides high quality adaptable public spaces and open space areas that are usable for both passive and active recreation; and
 - v. has an interconnected local road network that distributes the anticipated traffic flow within the site and integrates with the surrounding road network through appropriate intersection design.
 - (f) Create a pedestrian and cyclist network that:
 - i. traverses the site to create a loop suitable for exercise and commuting;
 - ii. provides safe connections to the bike path on the northern side of the Stuart Highway at the stage of development at which construction of the Stuart Highway intersection is complete; and
 - iii. provides connections between the Secondary Activity Centre, adjacent sites and other public spaces including active and passive public open space.
 - (g) Create a Secondary Activity Centre that:
 - i. is a safe, vibrant, street-based, mixed-use environment;
 - ii. provides for a high-quality urban design space, promoting facilities and services within walkable distances to medium and high density residential development;

- iii. provides a pedestrian-friendly environment with direct and convenient access to high frequency public transport services;
 - iv. provides safe and direct access for pedestrians and cyclists to the bus interchange;
 - v. includes an urban public space that provides a focus for community gathering and events;
 - vi. provides for commercial, retail, restaurants, licensed clubs, entertainment, business uses, hotels, and medical services opportunities at ground level and high density residential development at upper levels;
 - vii. locates the highest densities of mixed-use development around community spaces and within convenient access to public transport facilities;
 - viii. allows traffic to move through the centre efficiently;
 - ix. provides off-street parking behind buildings, totally or partially screened from the street;
 - x. provides on-street car parking where appropriate;
 - xi. provides footpaths adjacent to ground floor commercial and retail uses that are sufficiently wide to encourage street life such as alfresco dining outside restaurants, food carts and retail kiosks as appropriate;
 - xii. provides shade and shelter for pedestrians; and
 - xiii. provides landscaping to soften the pedestrian environment.
- (h) Promote a community focused, integrated and engaging Secondary Activity Centre through:
- i. provision of convenient pedestrian links between public transport and urban public space and shops;
 - ii. activation of the street by locating a sleeve of smaller retail tenancies in front of large format retail stores;
 - iii. location of anchor stores and entertainment uses to encourage pedestrian flow past smaller specialty shops;
 - iv. incorporation of appropriate traffic calming measures to manage traffic behaviour;
 - v. provision of good quality, safe, comfortable, and engaging public spaces that create a sense of place; and
 - vi. encouragement of property title arrangements, including unit titles schemes, that include open or integrated spaces at ground level to ensure cohesive and well-maintained community and trading spaces.

- (i) Create a multi-user research precinct that:
 - i. contains multi-storey office and shared use facilities including laboratories for use by Government and private organisations;
 - ii. provides an active frontage to the surrounding road network or allows compatible ancillary uses to provide an active frontage to the surrounding road network; and
 - iii. preserves the large trees and established vegetation that currently creates well shaded communal areas between buildings.
- (j) Create community, education and aged care facilities that:
 - i. are accessed from within 600 m of the Secondary Activity Centre; and
 - ii. provide flexible and coordinated spaces and facilities.
- 2. Any future rezoning, development or use, where community purpose land is adjacent to land within Zone LI (Light Industry) or Zone GI (General Industry) must take into account and address potential environmental impacts and risks associated with the interface, and if rezoning is proposed, the zone must provide that all development proposals on this rezoned land require consent.



14.1.5 Planning Principles for the Lee Point Area Plan

Future development within the Lee Point area is to:

1. Preserve and integrate areas and items of environmental and heritage significance by:
 - (a) limiting development below the escarpment to community uses, tourism activity and pedestrian / cycle tracks that protect the environmental values of the coastal reserve and adjoining vegetation types;
 - (b) implementing appropriate environmental and engineering measures including but not limited to the application of principles of water sensitive urban design; and
 - (c) adopting measures that acknowledge the role of Lot 4873 Town of Nightcliff in the Indonesia – Malaysia Confrontation including, where practicable, the retention of existing defence items or replacement with artistic/ cultural interpretive works that reflect the historical significance of the land.
2. Provide compact interconnected neighbourhoods as an extension to the existing northern suburbs that:
 - (a) foster a distinct identity in the street layout and built form responding to the site's unique location, including its proximity to the Casuarina Coastal Reserve;
 - (b) create a quality public realm and built form environment responsive to local climatic conditions through, but not limited to, the design of public areas and open space, the use of pedestrian shelters and landscaping, and the implementation of an energy-efficient built form;
 - (c) facilitate access north from Lyons and Muirhead to future community, commercial and recreation facilities;
 - (d) maintain a high level of public access to Lee Point and promote access to the Darwin Northern Suburbs and other major centres through a connected local road network, including access to public transport and key pedestrian / cycleways identified on the Area Plan;
 - (e) include a lineal open space between development and the coastal reserve, and establish pedestrian connections to the Casuarina Coastal Reserve; and
 - (f) promote walking and cycling as the preferred mode of travel for local trips.
3. Provide a mixed use village centre that integrates services to the local community while maximising opportunities for tourism by:
 - (a) creating urban spaces that take advantage of the coastal location of the site;
 - (b) providing a destination and focal point for visitors that is easily accessible to pedestrians, cyclists and vehicles travelling along Lee Point Road;
 - (c) providing a mix of tourist accommodation, commercial development including tourism and recreation, and residential development along the main street;

- (d) maximising opportunities for active street frontage in the main street;
 - (e) maximising accessibility to the centre by catering for all modes of transport;
 - (f) reducing traffic speed to create a pedestrian-friendly shared public environment with clearly identified key pedestrian access locations; and
 - (g) integrating development within the village centre with surrounding residential areas.
4. Provide a range of housing options and lot sizes to cater for diverse household types by:
 - (a) including the development of small lot housing to complement more traditional housing types;
 - (b) creating a mix of lot sizes for single and/ or multiple dwellings;
 - (c) associating medium and high density housing including townhouses and apartments with neighbourhood centres, public open space and/ or areas of high amenity; and
 - (d) providing larger rural residential lots as a further choice and to serve as buffers between urban residential development and potential biting insect areas.
 5. Provide an appropriate built form that maximises site opportunities by:
 - (a) incorporating a range of building heights to maximise opportunities for coastal views while retaining appropriate built form character and residential scale;
 - (b) providing accommodation and residential development that is climatically appropriate, including appropriate solar orientation and natural ventilation; and
 - (c) respecting adjoining residential areas through appropriate transitions from commercial development and between residential areas of different densities, and by interfacing with Lyons and Muirhead at the same residential density.
 6. Provide adequate land for education and community facilities that:
 - (a) allows for the shared use of community and active recreation facilities;
 - (b) is located close to public transport and supports a high level of neighbourhood accessibility through the encouragement of cycling and walking; and
 - (c) facilitates safe and efficient access via the local road and pedestrian network to community services and facilities in the broader area, including the Royal Darwin Hospital.

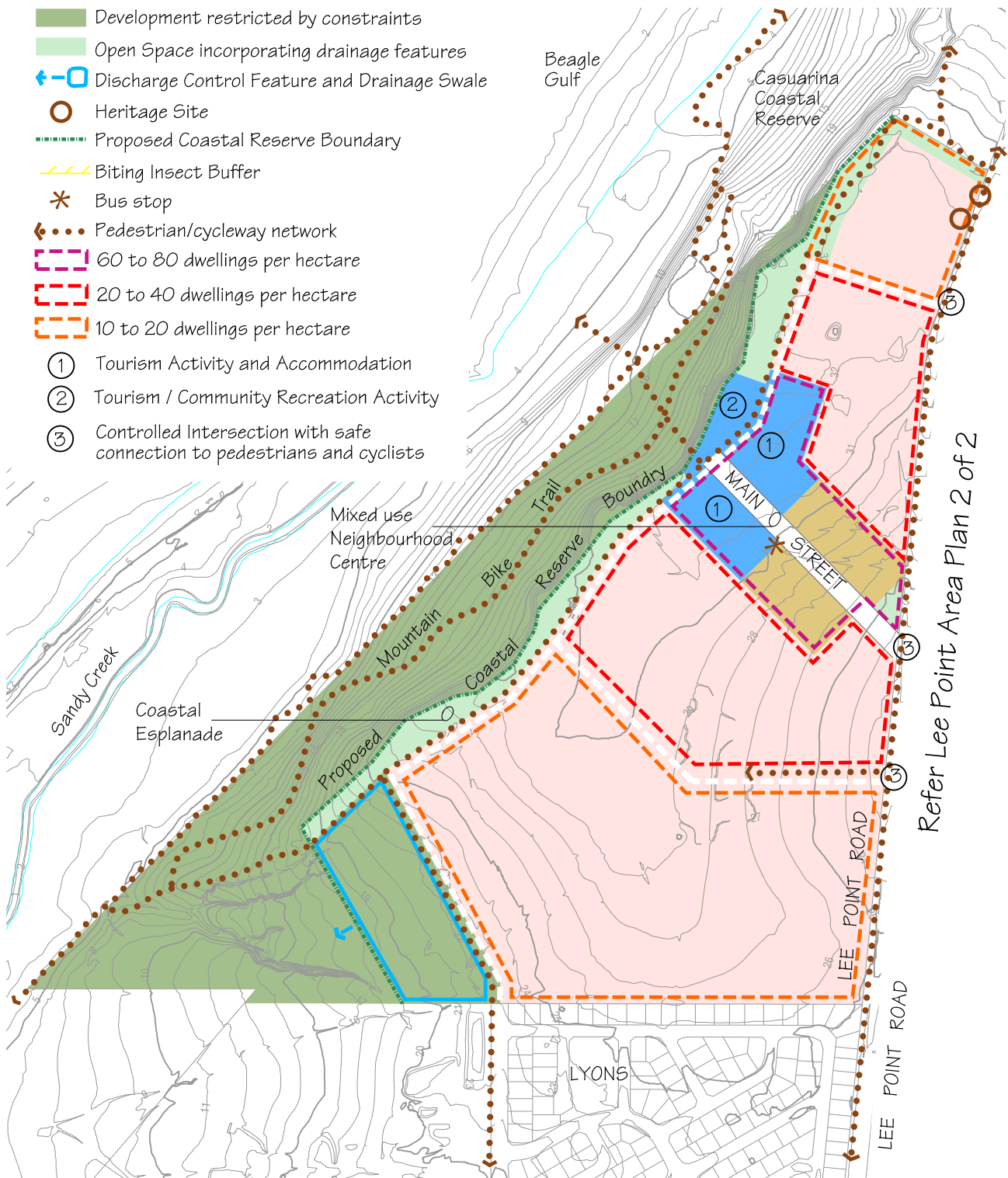
Legend

- Residential
- Rural Residential Buffer
- Community
- Mixed use - Residential, Commercial, Tourism
- Tourism
- Development restricted by constraints
- Open Space incorporating drainage features
- Discharge Control Feature and Drainage Swale
- Heritage Site
- Proposed Coastal Reserve Boundary
- Biting Insect Buffer
- Bus stop
- Pedestrian/cycleway network
- 60 to 80 dwellings per hectare
- 20 to 40 dwellings per hectare
- 10 to 20 dwellings per hectare
- 1 Tourism Activity and Accommodation
- 2 Tourism / Community Recreation Activity
- 3 Controlled Intersection with safe connection to pedestrians and cyclists

Lee Point Area Plan 1 of 2



This plan must be read in conjunction with the associated planning principles



Refer Lee Point Area Plan 2 of 2

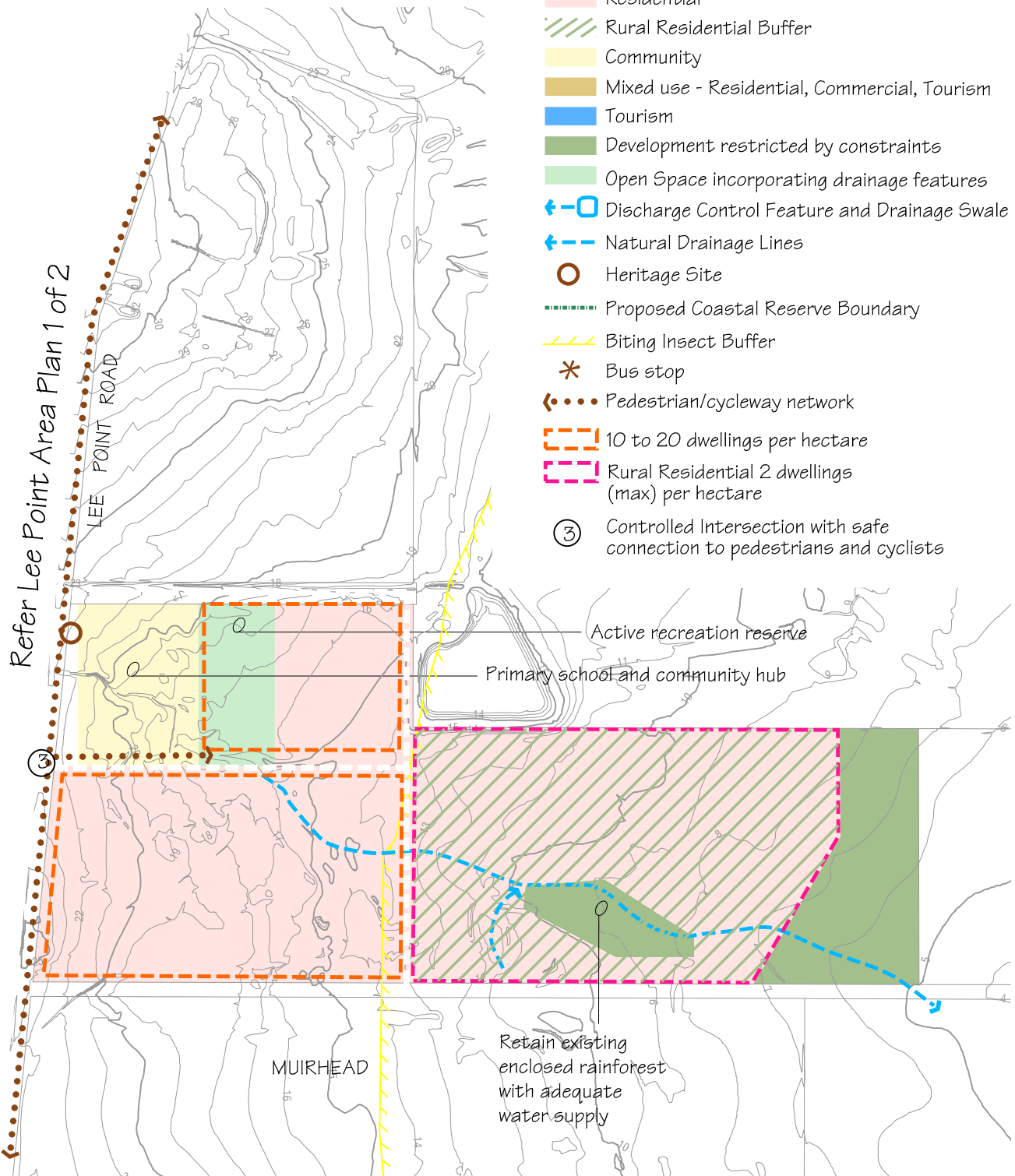
Lee Point Area Plan 2 of 2



This plan must be read in conjunction with the associated planning principles

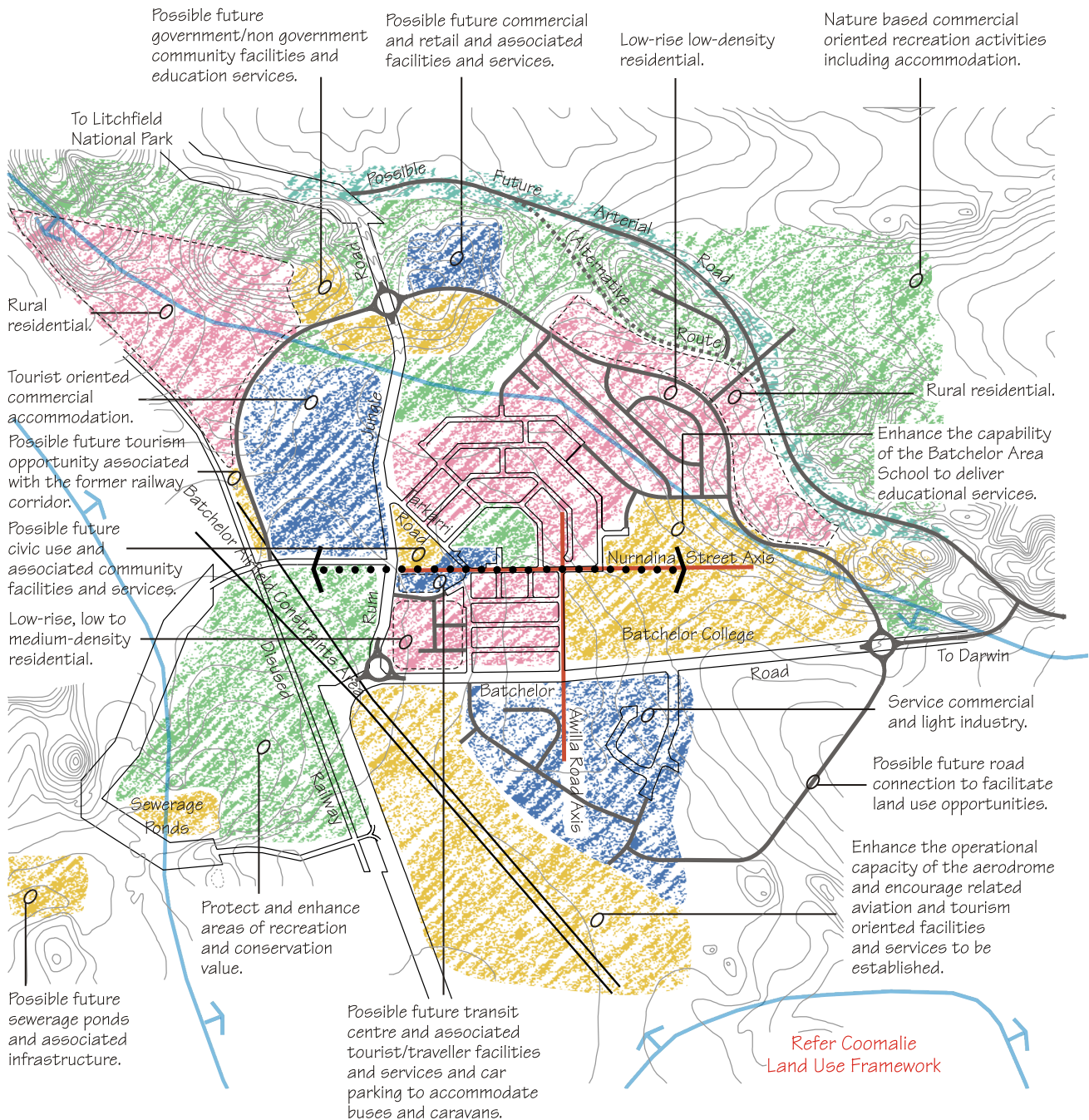
Legend

- Residential
- Rural Residential Buffer
- Community
- Mixed use - Residential, Commercial, Tourism
- Tourism
- Development restricted by constraints
- Open Space incorporating drainage features
- Discharge Control Feature and Drainage Swale
- Natural Drainage Lines
- Heritage Site
- Proposed Coastal Reserve Boundary
- Biting Insect Buffer
- Bus stop
- Pedestrian/cycleway network
- 10 to 20 dwellings per hectare
- Rural Residential 2 dwellings (max) per hectare
- 3 Controlled Intersection with safe connection to pedestrians and cyclists



14.2 BATCHELOR

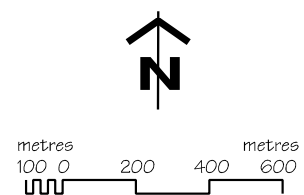
14.2.1 Batchelor Area Plan



Legend



Advisory Note: Protection of the aquifer which supplies Batchelor's domestic water is critical. Waste disposal systems must be designed to prevent pollution of ground and surface waters.



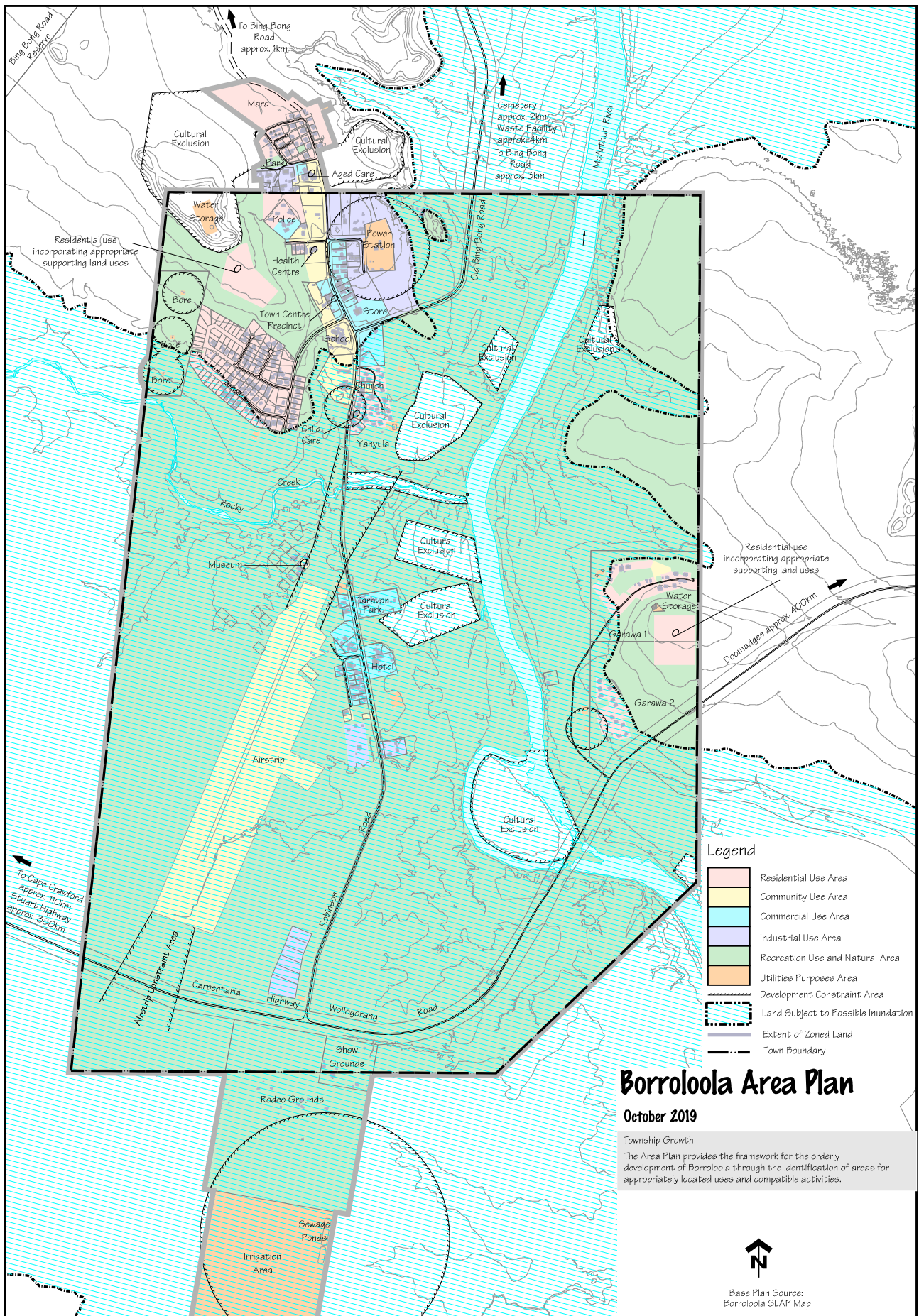
Batchelor Area Plan

14.3 BORROLOOLA

14.3.1 Borroloola Area Plan

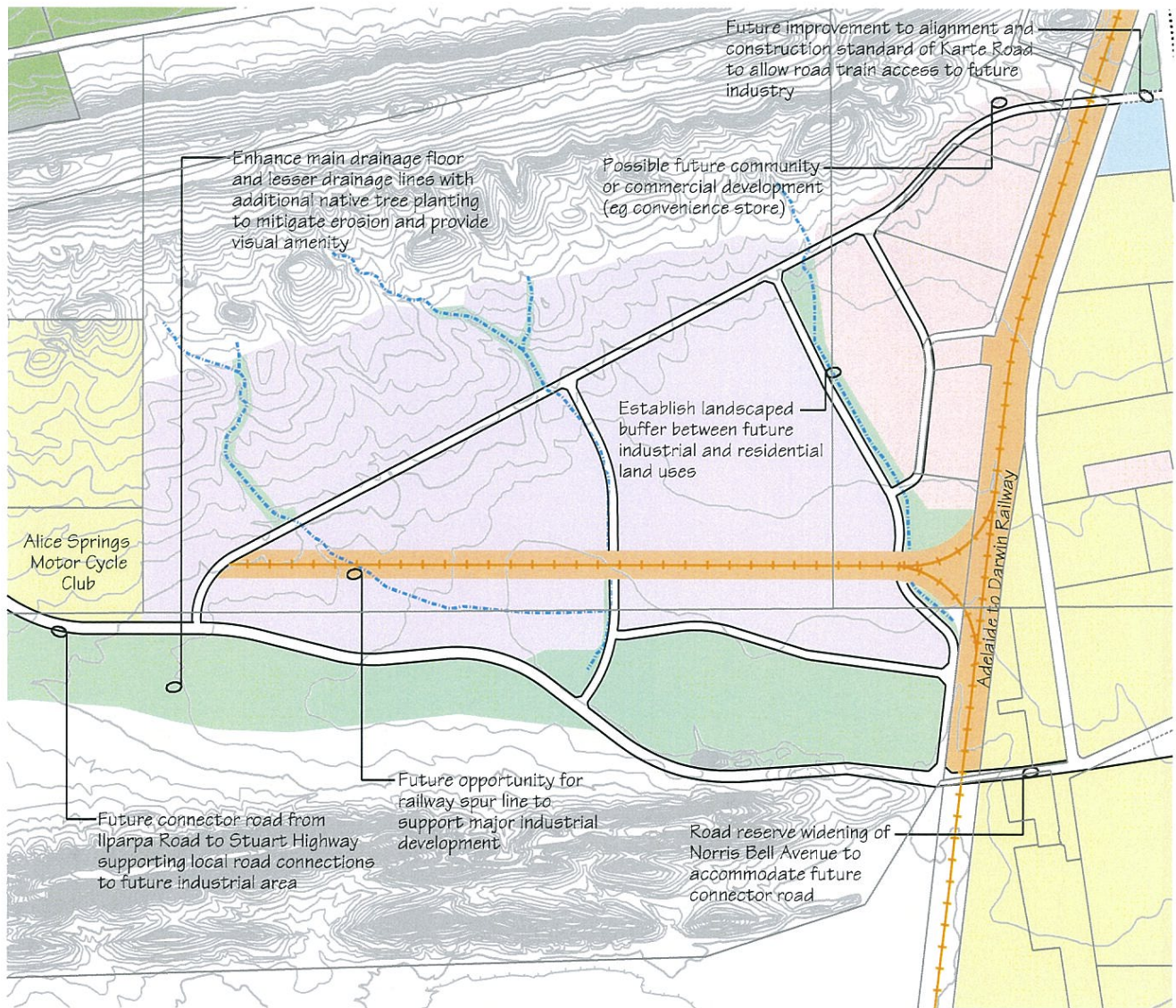
Amendment No. 291 gazetted 21.06.2013 amends the Borroloola Area Plan

Amendment No. 536 published on 1.11.2019 omits and substitutes clause 14.3.1 (Borroloola Area Plan)



14.4 ALICE SPRINGS

14.4.6 Arumbera Area Plan










New industrial area

Proximity to the new residential area of Kilgariff and existing rural residential areas support this precinct as a future major employment area. Upgraded road access to the Stuart Highway will be essential both for heavy industry traffic, service vehicles and public transport. The road network will need to provide direct access to the future industrial lots and efficient internal circulation.

Detailed design of future development will need to minimise the risks of soil erosion and incorporate the principles of Water Sensitive Urban Design. Measures such as utilising the existing drainage floor to retain stormwater should be considered.

Legend

 Residential Use Area	 Utilities Purposes Area
 Community Use Area	 Rural Living, Agriculture
 Service Commercial Area	 Industry
 Open Space Area	 Cycleway and Pedestrian Corridor

Alice Springs

Arumbera Area Plan

New Industrial Area

October 2011



Arumbera Area Plan.dgn

14.4.6 Alice Springs South of MacDonnell Ranges (Arumbera Industrial) Area Plan

Amendment No. 133
gazetted 12.05.2010
includes Planning
Principles and Area
Plans for Alice Springs
South of MacDonnell
Ranges (Arumbera
Industrial) Area Plan

Future development within the area is to:

1. Provide for a range of lot sizes, catering for a broad range of industrial uses including warehousing and light and general industry.
2. Ensure industrial development creates areas which are pleasant to work in, safe and efficient in terms of transportation, land utilisation and service distribution.
3. Allow commercial or retail development only where it relates to the use of land within the zone for industrial purposes.
4. Facilitate access internally and to arterial road and rail network by:
 - (a) providing extra wide roads for easy access for heavy vehicles;
 - (b) identifying two alignments for access off the Stuart Highway; and
 - (c) catering for a rail spur line.
5. Preserve and integrate areas of environmental and cultural heritage significance by implementing appropriate environmental and engineering measures, including but not limited to landscaped buffer zones and the application of principles of water sensitive urban design.
6. Redirect industrial activities that need to be isolated from other urban uses (such as offensive or hazardous industries) to Brewer Estate.

14.4.7 Kilgariff Area Plan

Amendment No. 520 published in the NT News on 31.05.2019 replaces the Kilgariff Area Plan

Amendment No. 213 gazetted 07.03.2012 replaces the Alice Springs South MacDonnell Ranges (Connellan) Area Plan and Planning Principles with the Kilgariff Area Plan and Planning Principles

Amendment No. 133 gazetted 12.05.2010 includes Planning Principles and Area Plans for Alice Springs South of MacDonnell Ranges (Connellan) Area Plan

Area Plan for Kilgariff

Context

The *Alice Springs Regional Land Use Plan 2016* provides a vision for the future development of Alice Springs based on its regional geography and history. The Plan's *Key Residential Objectives* include catering for population growth with infill and greenfield development in a range of dwelling types. The Kilgariff area north of Colonel Rose Drive is identified as 'Urban' and as a major greenfield site providing a significant source of residential land. Also recognised is the need to address the site's conservation values in future planning and development.

This Area Plan outlines how urban development can proceed at the Kilgariff site consistent with the regional objectives and provides guidance for decision making on future changes in land use and development outcomes.

Purpose

The Area Plan will guide the development of the Kilgariff urban area through a land use structure for the whole of Kilgariff and more detailed concept plans, initially for Kilgariff West and later for Kilgariff East and South. Development in accordance with the Area Plan will provide for the physical and social development of a resilient community while protecting the significant cultural and landscape features of the natural environment. This includes protection of the St Mary's Creek landscape which is the primary contributor to the natural character and amenity of the site.

Vision Statement

A community where housing diversity, affordability and good connections to Alice Springs town centre and the broader region are provided within an environment that reflects the unique character of Alice Springs. The natural features of the site are emphasised and Kilgariff strives for high urban efficiency and liveability.

Kilgariff will rely more on renewable energy sources through built form that includes passive solar design, PV generation and solar hot water. There will be less impact on natural resources through efficient use of water and sensitivity to the existing landscape character and arid climate.

Kilgariff will be structured around walkable neighbourhoods that tread carefully on the natural landscape. Community development will be assisted by locating housing, work opportunities, education, recreation, shops and community facilities in close proximity. This will also support public transport, walking and cycling, and help reduce car dependency.

Plan Structure

This Area Plan includes a Kilgariff Locality and Land Use Plan, a Kilgariff West Concept Plan, planning principles, objectives and acceptable responses.

The Locality and Land Use Plan illustrates the broad access and land use structure, and primary landscape protection areas across the Kilgariff development area.

A structure for Kilgariff East is suggested but, in due course, this Area Plan will need to include more detailed concept plans for Kilgariff East and then for Kilgariff South, which is Commonwealth land subject to the Alice Springs Airport Master Plan.

The Kilgariff West plan illustrates, in more detail, land use changes proposed for the first suburb consistent with the vision expressed for Kilgariff. This concept plan and associated planning principles establish a number of specific design parameters to ensure that the overall flood protection and drainage of the development will work in an integrated and landscape sensitive manner.

The objectives are actions that will achieve the outcome described by the planning principle. Acceptable responses are standards or measures which will contribute to the objective. Alternate responses that will achieve an equal or higher standard and will not compromise other outcomes may also be considered.

Understanding this Area Plan

This Area Plan has been prepared as an update and review of the previous Kilgariff Area Plan to present the current information on drainage and flood management, outcomes of development to date and an increased focus on the integration of development with the protection of St Marys Creek. The Area Plan includes the following components:

- Introduction to the Area Plan, including context, purpose and plan structure;
- Land Use Vision for the Kilgariff development area and accompanying planning principles that address general themes; and
- Specific planning principles for the ongoing development of Kilgariff West.

The planning principles provide overarching statements of policy, including context and background to those statements. Each planning principle is supported by objectives and acceptable responses that provide more detailed information and direction. These terms are further explained below:

- Planning Principles provide policy to guide development and are supported by a short explanation to set the context of each principle. Planning Principles must be addressed when applying to rezone or develop land subject to an Area Plan. They should also be consistent with higher level policy, such as the Alice Springs Regional Land Use Plan 2016.
- Objectives are the desired outcomes of a Planning Principle, often given in relation to a place. A developer must demonstrate how a proposal will meet each objective.
- Acceptable Responses describe specific and practical actions to achieve the associated objective. A developer should act in accordance with all of the listed responses or demonstrate how a proposal provides a better response to the objective.

The Rezoning of Land

This Area Plan indicates that the land use on specific sites may change in the future. A number of sites will require rezoning before the land use and development potential envisaged by this Area Plan can be realised. However, this Area Plan does not automatically rezone land, remove the need to apply to the Minister for Infrastructure, Planning and Logistics to rezone land, or pre-empt the Minister's decision in response to a request to amend the zone.

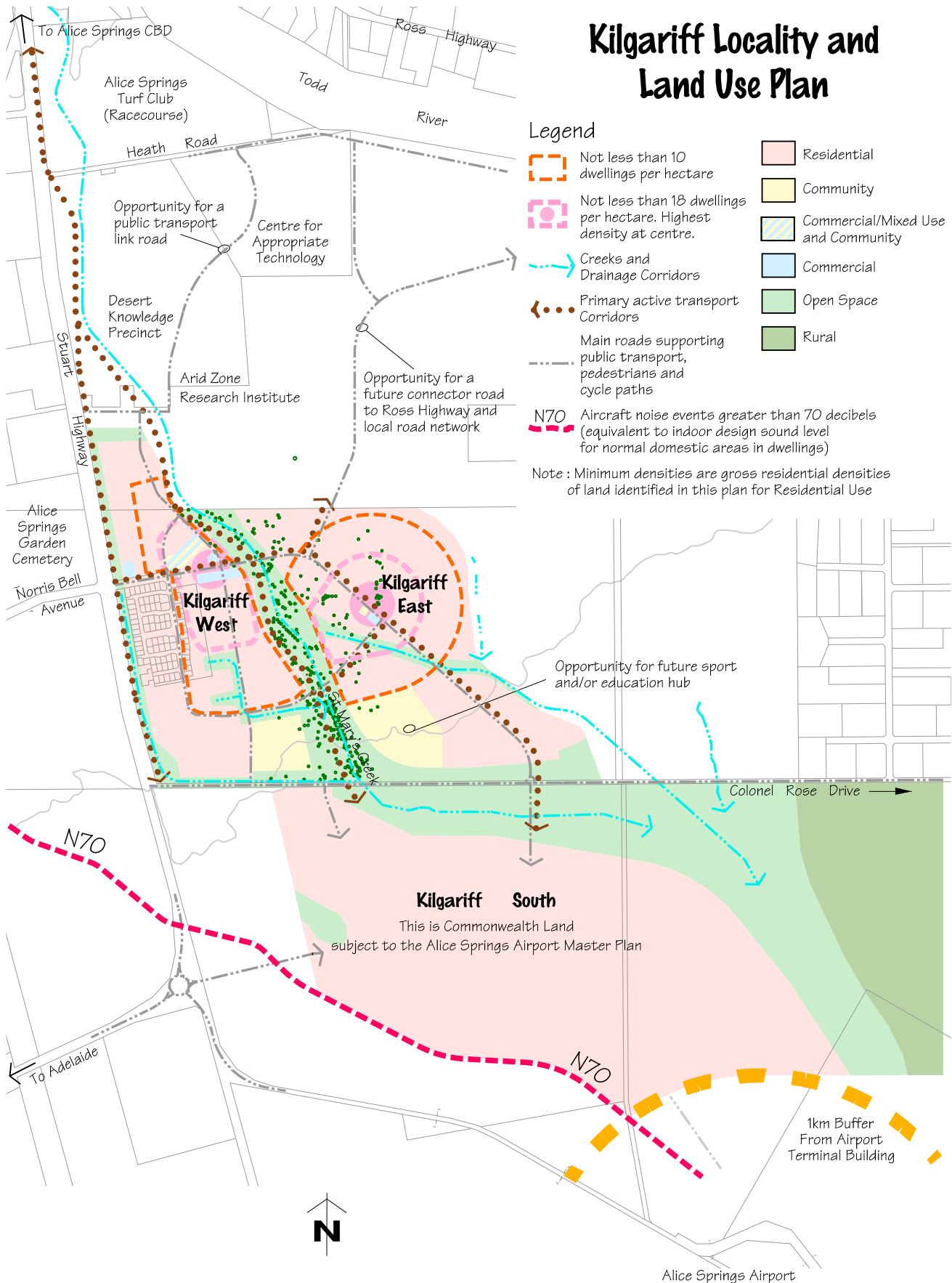
Instead, this Area Plan provides a framework to inform consideration of any future rezoning proposal. Decisions regarding rezoning proposals will be informed by the Area Plan and servicing requirements.

Relevant service authorities should be contacted to ascertain any service upgrades required before applying to rezone land, noting that the rezoning of land is contingent on the availability of services.

Existing Zoning and Existing Use Rights

This Area Plan does not prevent the use of land consistent with the current town planning zone that applies to a site. Further, the Area Plan does not prevent the use of land consistent with a planning permit or existing use rights that have not been extinguished.

Kilgariff Locality and Land Use Plan



Alice Springs Kilgariff locality and land use concept 2018.dgn

PLANNING PRINCIPLES	
1. Minimise detrimental impacts of development on the landscape and natural environment.	
St Mary's Creek and associated native vegetation provide a key contribution to the natural and cultural character of the area. Protection of these values within the confines of a very flat landform, natural stormwater flows and fragile soils will require care. A network of linear open space must be allocated so that drainage options are not constrained and adequate flood protection is achieved.	
Objective	Acceptable Land Use and Development Response
1.1 Maintain the arid zone hydrology of St Mary's Creek and associated natural drainage features.	<ul style="list-style-type: none"> i. Land use and drainage design are integrated with adequate open space buffers and drainage reserves to enable maintenance of pre-development natural flows in the St Mary's Creek riparian corridor. ii. A network of roads, urban drainage and open space that responds to landform, soil capability and the natural drainage system. iii. Natural ground cover is preserved wherever possible and disturbance of land not directly required for development is avoided. iv. Drainage channel erosion is avoided by designing to minimise the magnitude and duration of sediment transporting stormwater flows. v. Sediment movement and erosion during construction is controlled.
1.2 Minimise adverse impacts on natural stormwater drainage flows and water quality.	<ul style="list-style-type: none"> i. The pre-development hydrological regime is maintained, including the provision of locally suitable detention and infiltration measures. ii. Adequate private open space provided for stormwater infiltration. iii. Australian best practice standards are applied to water quality modelling of stormwater run-off into the natural drainage system.
1.3 Retain the cultural and landscape value of natural features and established vegetation.	<ul style="list-style-type: none"> i. Natural features and vegetation valued for their cultural, species, habitat, stature or natural amenity are identified and retained. ii. Natural features and vegetation are integrated into open space, widened road reserves and drainage corridors wherever possible. iii. Identified native vegetation is protected during construction. iv. Native vegetation within development sites or public infrastructure areas are only cleared concurrent with development need.

2. Create an active and supported residential environment.	
Kilgariff will be structured around compact neighbourhoods that are safe, efficient, and adaptable. Housing will be diverse and climate responsive. Higher residential densities shall be located in areas of high amenity close to neighbourhood centres and public transport stops.	
Objective	Acceptable Land Use and Development Response
2.1 Promote neighbourhoods that are compact, safe and walkable.	<ul style="list-style-type: none"> i. Neighbourhood centres are located to maximise commercial potential and opportunities for direct access via active transport networks. ii. An interconnected road network supports accessibility and route choice, and provides for safe and convenient walking and cycling. iii. Neighbourhood centres are directly connected by roads designed to support efficient public and active transport. iv. Road reserves are wide enough for drainage, service infrastructure and street trees that will provide shade and visual amenity. v. The pedestrian network provides direct access to public open space. vi. Linear open space and drainage networks are developed with recreation pathways connected to the overall pedestrian network. vii. Lots adjacent to recreation areas and main thoroughfares comply with Community Safety Design Guidelines to support passive surveillance. i. Development density is consistent with targets shown on concept plans so as to achieve compact walkable neighbourhoods.

2.2 Neighbourhood centres are community focussed.	<ul style="list-style-type: none"> i. Neighbourhood centres accommodate commercial activities with a focus on local community needs and local employment. ii. Community services are provided for in neighbourhood centres. iii. Local parks, useable open spaces and local meeting places are provided in conjunction with residential development.
2.3 Provide housing choice that meets community needs.	<ul style="list-style-type: none"> i. A mix of lot sizes is provided to support a variety of built forms and housing types, including small lot single dwellings. ii. Medium density housing, including accommodation for aged persons and people requiring assistance, is located close to a neighbourhood centre, public transport, open space and other areas of high amenity.
2.4 Urban development that is protected from flooding.	<ul style="list-style-type: none"> i. Infrastructure and drainage design provides a minimum of 1% AEP protection from riverine and stormwater flooding. Refer to planning principle 4.6 for stormwater management in Kilgariff West.

3. Building a Resilient Community

Development in Kilgariff shall be responsive to the social needs of the community, including the timely and coordinated delivery of human services and community facilities. Planning and development shall identify and provide opportunities to tell the natural, cultural and heritage stories of the site reinforcing a sense of place and assisting to build a strong community.

Objective	Acceptable Land Use and Development Response
3.1 Development of a robust and resilient community.	<ul style="list-style-type: none"> i. Neighbourhood centres are designed to provide active public space that assists social inclusion and local commercial endeavours. ii. Additional passive urban spaces are located for casual community interaction and to reflect the Kilgariff sense of place. iii. Urban spaces provide public art opportunities that interpret Kilgariff and the surrounding landscape. iv. Community facilities are designed to cater for a variety of uses and be adaptable to changing neighbourhood requirements over time
3.2 Assist community development through provision of adequate community land.	<ul style="list-style-type: none"> i. Community purpose sites are provided where shown in this Area Plan or in alternate locations that better maximise opportunities for safe access via public and active transport corridors. ii. Sufficient community purpose land is provided to allow colocation of community and local recreation areas for Kilgariff. iii. Active recreation facilities for all ages are provided on a staged basis consistent with the ongoing assessment of needs.
3.3 Build a strong community through developing a sense of place.	<ul style="list-style-type: none"> i. Retained natural areas are accessible to residents, enjoy passive surveillance and are managed to promote community use. ii. The character of the local landscape is integrated into developed areas through species selection and land management

4. Facilitate the orderly future development of Kilgariff East and Kilgariff South

Future development of the eastern and southern areas of Kilgariff will be in accordance with detailed concept plans and associated planning principles included into this Area Plan.

Objective	Acceptable Land Use and Development Response
4.1 Timely preparation of planning concepts and principles for the future development of Kilgariff East and Kilgariff South.	<ul style="list-style-type: none"> i. A detailed concept plan with planning principles is amended into this Area Plan before any development in Kilgariff East or South. i. The planning concept and principles respond to the context, purpose and vision of this Area Plan, and are consistent with the land use structure of the Kilgariff Locality and Land Use Plan.

Kilgariff West Concept Plan

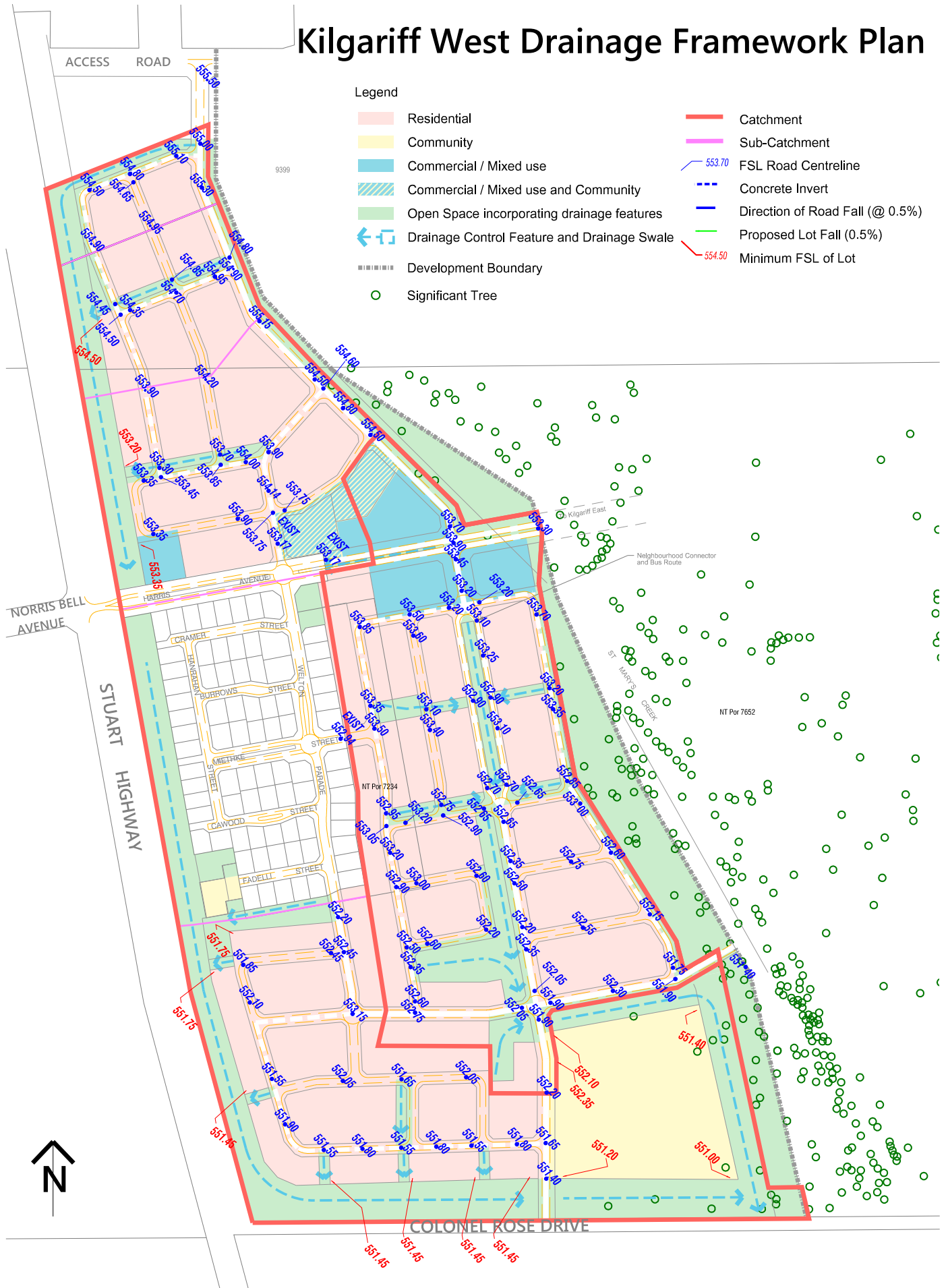
Legend

- Residential
- Community
- Commercial / Mixed use
- Commercial / Mixed use and Community
- Open Space incorporating drainage features
- Drainage Control Feature and Drainage Swale
- Signalised Intersection
- Pedestrian / Cycleway network
- Active interface between land use and public place
- Development Boundary
- Significant Tree
- Not less than 18 dwellings per hectare. Highest density at centre.
- Not less than 10 dwellings per hectare
- Main roads supporting public transport with associated Pedestrian / Cycle Links
- Preferred alignment of local road network

The map illustrates the Kilgariff West Concept Plan, showing a development area bounded by Stuart Highway to the west and Colonel Rose Drive to the south. The plan includes a detailed legend for land use, infrastructure, and environmental features. The development is divided into several zones: Residential (pink), Community (yellow), Commercial / Mixed use (blue), Commercial / Mixed use and Community (hatched blue), Open Space incorporating drainage features (green), and a designated Education area (yellow). The map also shows a network of roads, including Stuart Highway, Harris Avenue, and various local streets like Cramer Street, Handman Street, Burrows Street, Welton Street, Miethke Street, Parade Street, Cawood Street, and Fadelli Street. A 'Connector and Bus Route' is indicated, and a 'Signalised Intersection' is marked. The map includes a north arrow and a scale bar.

KILGARIFF WEST CONCEPT PLAN	
5. Create a first neighbourhood that exemplifies the residential opportunity of the site	
Kilgariff West will provide a residential community that is supported by an active neighbourhood centre which delivers a range of lifestyle opportunities that build on and reinforce the local sense of place and character.	
Objective	Acceptable Land Use and Development Response
5.1 Development of a well serviced community that provides a high level of residential amenity and safety through urban design.	<ul style="list-style-type: none"> i. Land use and movement networks are consistent with the land use allocation as identified on the Kilgariff West Concept Plan. ii. Indirect vehicular access is provided to sites on Harris Avenue and main roads where active interfaces are desired. iii. Commercial land uses in the neighbourhood centre provide an active interface to the public domain; primarily Harris Avenue.
5.2 Promote neighbourhoods that are compact, safe and walkable.	<ul style="list-style-type: none"> i. The residential density is not less than that required by the Kilgariff West Concept Plan. ii. Developed local parks are provided in conjunction with the neighbourhood centre and located on identified pedestrian links.
5.3 Assist community development through provision of adequate community land.	<ul style="list-style-type: none"> i. Community purpose sites consistent with the Kilgariff West Concept Plan are provided. ii. Development of the neighbourhood centre is supported by community purpose sites and uses allocated within designated commercial / community mixed use areas.
5.4 Retain the cultural and landscape value of natural features and significant native vegetation.	<ul style="list-style-type: none"> i. Significant trees identified on the Kilgariff West Concept Plan within open space areas are protected from development. ii. Significant trees located within residential development areas are retained within lots or widened road reserve where practical. iii. The provision of a linear open space reserve adjoining St Mary's Creek is generally consistent with the Kilgariff West Concept Plan.
5.5 Build a strong community through developing a sense of place in the landscape.	<ul style="list-style-type: none"> i. A developed district park facility is provided that connects the neighbourhood centre to the St Mary's Creek landscape system and recreation pathway. ii. Street and park landscaping is consistent with '<i>Kilgariff Residential Estate Landscape and Urban Design Principles Report</i>'; Cloustone D11_0068 R01 D.
5.6 Urban development that is protected from flooding without altering the natural drainage regime of the broader landscape.	<ul style="list-style-type: none"> i. A framework of surface drainage that uses linear open space as drainage paths and avoids any modification of St Mary's Creek ii. Stormwater runoff is conveyed on the surface to drainage swales iii. Stormwater is conveyed by spoon drains across intersections iv. Where surface drainage is impossible, shallow pits and culverts are employed to convey stormwater to the surface drainage framework v. Site drainage levels are consistent with the "<i>Revised Stormwater Drainage Master Plan</i>", Appendix C to "<i>Kilgariff Stormwater Drainage Extension: Design Basis Report</i>", Jacobs May 2018. vi. An internal drainage plan is provided that is consistent with the attached <i>Kilgariff West Drainage Framework Plan</i>.

Kilgariff West Drainage Framework Plan



14.4.8 Central Alice Springs Area Plan

Amendment No. 523 published in the NT News on 23.08.2019 introduces the Central Alice Springs Area Plan

Central Alice Springs Area Plan

Context

The Alice Springs Regional Land Use Plan (2016) provides a land use vision for Alice Springs. The Area Plan identifies opportunity to recognise Alice Springs as Australia's Inland Capital, through recognition of the unique environment, heritage and culture of the town, and the role of Alice Springs as a key regional economic and administrative centre.

Central Alice Springs will need to accommodate a proportion of the anticipated population growth over time, focusing on a sustainable, compact centre with higher density and suitable transitions to lower densities. The future growth of the commercial and retail sectors needs to be anchored to retain the economic primacy of the CBD.

Purpose

The purpose of this Area Plan is to recognise the changing nature of the built environment in order to guide future development of land within central Alice Springs.

The Area Plan seeks to cater for the changing needs of the future population, by supporting the efficient delivery of infrastructure and ongoing viability of the commercial centre. The Area Plan provides focused locations for growth in different sectors such as commercial, service commercial and industry, medical and health services, heritage, and sport, to support development and the wider Alice Springs area.

Vision Statement

Alice Springs, Australia's 'Red Centre', is situated in a unique location geographically and economically. The CBD is the primary location for commercial, retail and entertainment activities for local residents, and is also a major regional service hub for Central Australia.

A tourism hot spot, there is a rich Aboriginal and European heritage and a lasting connection to the surrounding natural environment, which provide a backdrop and focal point to community and social events.

These factors all contribute to Alice Springs' status as Australia's Inland Capital – a thriving and energetic business hub in the centre of Australia that acknowledges the significance of its cultural heritage.

Plan Structure

The Land Use Vision identifies the vision for future land use to which this Area Plan applies. Although it does for the main part reflect the existing zoning of the land under the NT Planning Scheme, it identifies those sites that may have a different use into the future. A Vision Statement is included to provide context to the land uses shown. The Land Use Vision is an easy reference tool to identify whether a change in land use is consistent with the Area Plan.

Planning principles provide policy to guide development identified on the Land Use Plan, and must be addressed as part of future development of land to which this Area Plan applies. The principles are structured around the themes of:

- | | | |
|-----------------------------|-------------------------------------|--------------------------|
| - Mixed Use and Residential | - Service Commercial and Industrial | - Movement and Transport |
| - Physical Infrastructure | - Social Infrastructure | - Environment |
| - Heritage and Culture | | |

These themes are supported by 2 compilation plans, to visually demonstrate the data that has informed the planning principles.

The objectives contained within the principles are actions that will achieve the outcome described by the planning principle. The acceptable responses are standards or measures which will contribute to the objective. Alternate responses that demonstrate an equal or higher measure may also be considered.

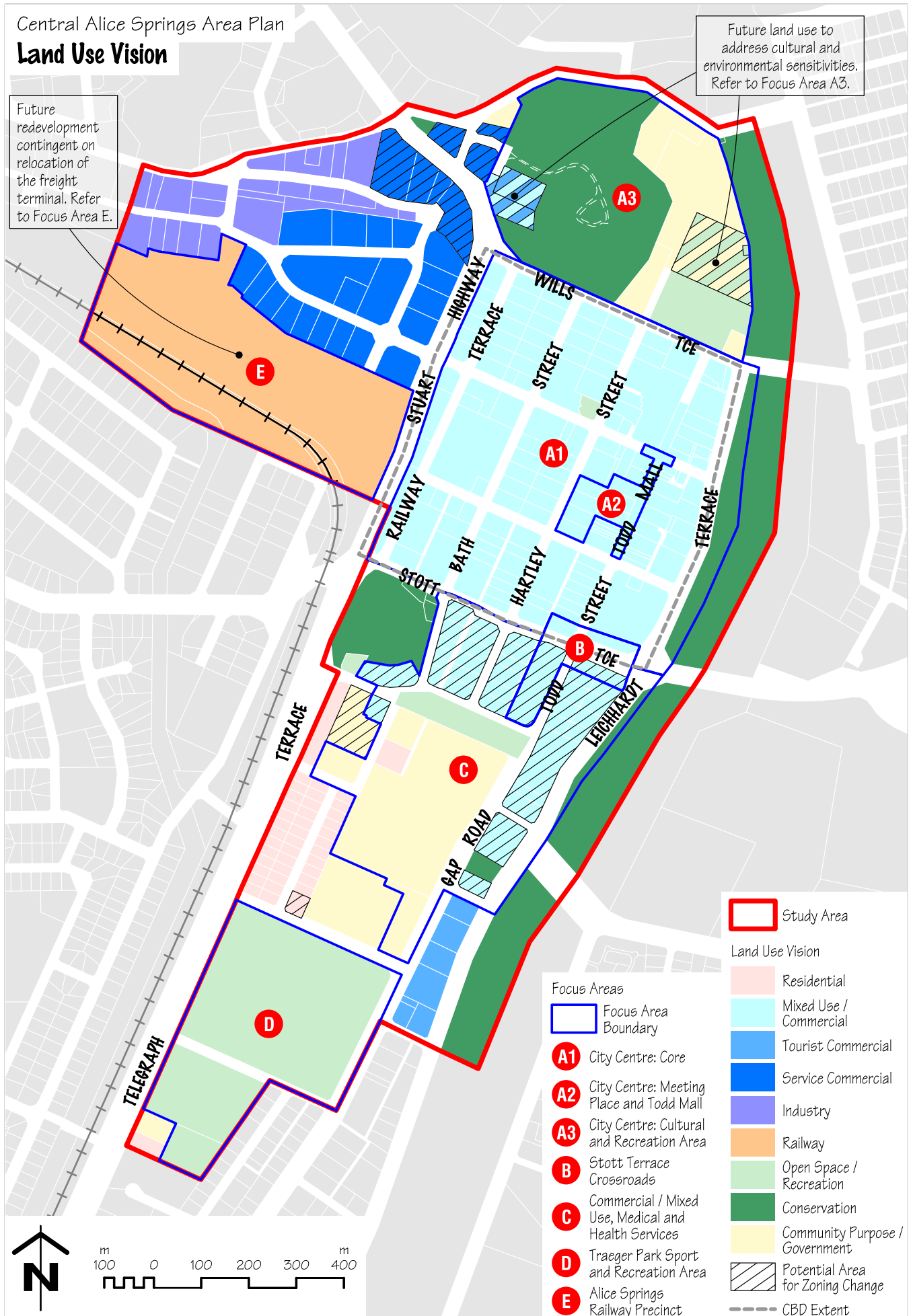
The Area Plan also includes 6 Focus Areas, which are localised areas which may have a specific land use theme or purpose that require more specific planning principles to address the localised issues. Focus Areas can be considered as an inset of the overall Land Use Vision, and any associated planning principles need to be addressed in addition to the general principles included in the first part of the Area Plan. The 6 Focus Areas of this Area Plan are:

- A1: City Centre - Core
- A2: City Centre - Meeting Place and Todd Mall
- A3: City Centre - Cultural and Recreation Area
- B: Stott Terrace Crossroads
- C: Commercial/Mixed Use, Medical
- D: Traeger Park Sport and Recreation Area
- E: Alice Springs Railway Precinct

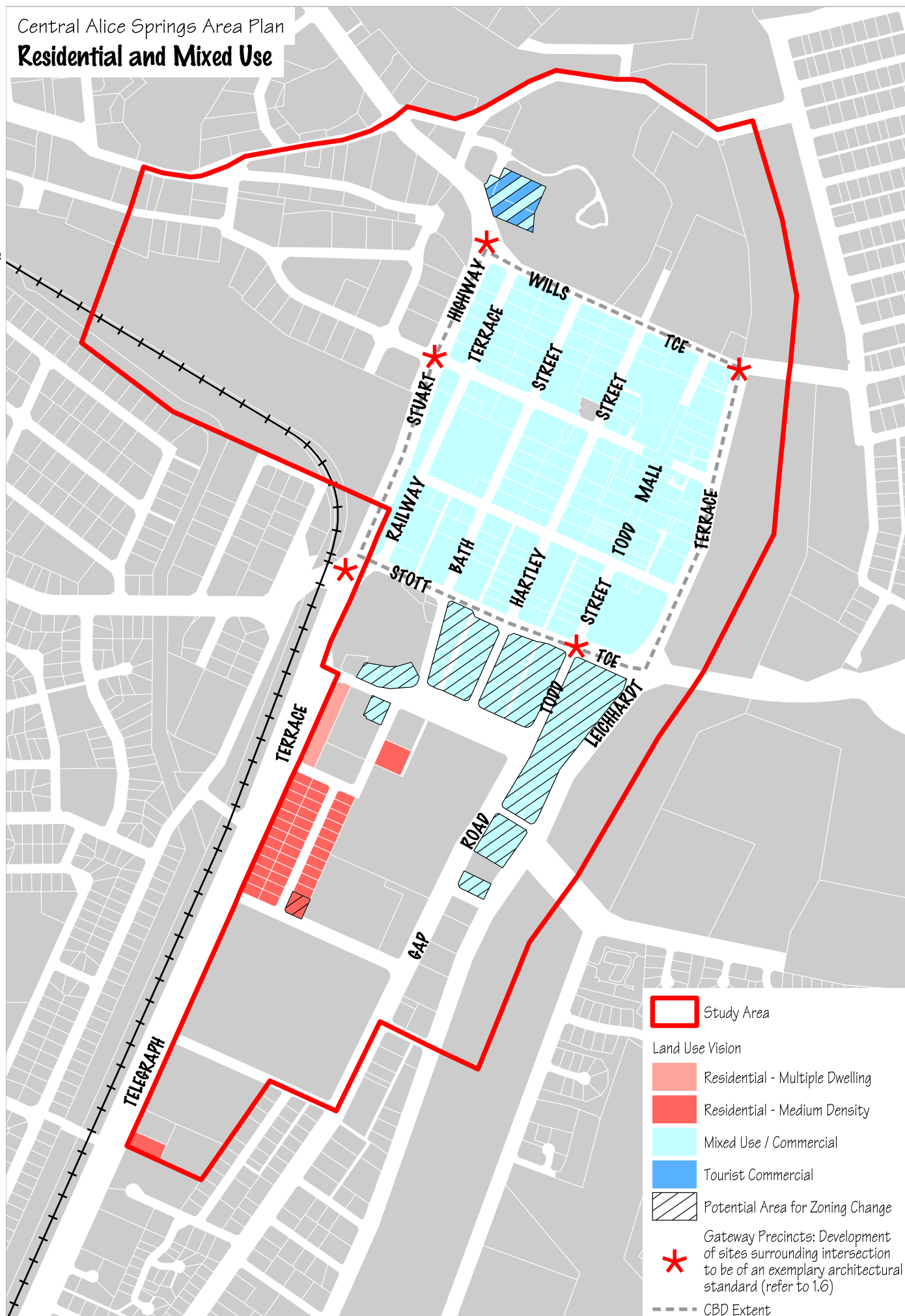
Central Alice Springs Area Plan Land Use Vision

Future redevelopment contingent on relocation of the freight terminal. Refer to Focus Area E.

Future land use to address cultural and environmental sensitivities. Refer to Focus Area A3.



Central Alice Springs Area Plan
Residential and Mixed Use



Mixed Use and Residential

The Alice Springs Regional Land Use Plan 2016 plans for population thresholds of 32 000 and 40 000 people, equating to the need for an additional 1 700 dwellings, increasing to 5 100 dwellings. Over time, the central area is expected to provide 500 of these as multiple dwellings.

The potential population to be accommodated in the central area will be in the order of 350 people in the short term and 1 200 in the far term. Further detailed analysis has confirmed these requirements and also identified that the central area should accommodate as many of the anticipated 1 500 hotel, motel and serviced apartment rooms required for the far term

A mixed use locality provides opportunity for people to live, work, play and shop locally by co-locating new commercial, retail and higher density residential in a single locality. A 'mixed use' building is one that comprises both commercial and residential components, with commercial activities generally on the ground and lower levels, and residential uses on upper levels.

Multiple dwellings can be provided in a number of different forms, such as ground level duplexes, attached two storey townhouses, or multi-storey apartment buildings. A transition in density and height moving towards the CBD will complement and be respectful of the many heritage buildings and landmarks in the locality. New residential developments are responsible for mitigating against reasonably anticipated impacts from existing entertainment venues or potential new developments.

This Area Plan seeks to increase the permanent and temporary residential population of the CBD, primarily through mixed use buildings. This is partly to accommodate population growth and partly to stimulate economic activity within the locality out of normal business hours. Encouraging a range of housing and accommodation choice will attract a cross-section of residents, who are drawn to the proximity and access to the services and lifestyle that living in a CBD can bring.

1. Mixed use development makes a positive contribution to the achievement of active, safe, liveable and diverse localities

Objective	Acceptable Land Use and Development Response
1.1 Encourage development that provides for a mix of uses, using building design that can be adapted to changing demand	<ul style="list-style-type: none"> i. Buildings and sites include a mix of land uses such as: <ul style="list-style-type: none"> (a) Residential development; (b) Commercial and retail; and (c) Community facilities. ii. Single use developments are to be avoided iii. Proposed development demonstrates how ground floor tenancies have been designed to enable future conversion to commercial land use, i.e. sufficient ceiling heights iv. Floors constructed for car parking within mixed use buildings are to have level surfaces (excluding ramps) and ceiling heights that enable future conversion to commercial or residential use
1.2 Encourage development that contributes to the amenity of the public realm and reflects the character of the area	<ul style="list-style-type: none"> i. Development fronting existing and future public spaces and/or active transport routes: <ul style="list-style-type: none"> (a) Responds to the role and function of the individual space; and (b) provides opportunity for passive surveillance by locating habitable rooms, and/or private open spaces of dwellings, overlooking the public space ii. Building design responds to adjacent buildings and environments iii. Site coverage and building heights respect the individual character of the locality and respond to the features of the site iv. Visual connections are maintained and/or created between development and from public places, to Anzac Hill, Billy Goat Hill, and the Todd River v. Car parking areas are sited and designed to minimise visual impact to the street and other public areas vi. Communal facilities and meeting spaces near the building entry, such as bicycle parking and seating, are integrated into building design vii. Landscaping prioritises legibility and connectivity within the locality and to surrounding areas
1.3 Minimise conflict between proximate uses	<ul style="list-style-type: none"> i. All new developments are sited, designed and operated in a way that minimises the impact of noise, odours, overlooking and other nuisance to and from adjacent uses. ii. New residential developments are responsible for mitigating against reasonable impacts from existing noise sources, such as entertainment venues

Objective	Acceptable Land Use and Development Response
1.4 Promote development that responds to ecological sustainability principles, especially those relevant to the arid climate	<ul style="list-style-type: none"> i. Buildings and the urban environment demonstrate innovative responses to support heat mitigation, greening and cooling mechanisms, waste reduction, and water and energy efficiency ii. Development provides for pedestrian connectivity to adjacent development
1.5 Promote the Todd River as a focal point of commercial and social activity within the CBD	<ul style="list-style-type: none"> i. Development along Leichardt Terrace, particularly between Gregory Terrace and Parsons Street, and key active transport routes, promotes interaction with the Todd River, through attractive and safe alfresco dining, active frontages, and balconies orientated towards the Todd River
1.6 Design buildings to address prominent corners and 'Gateway Locations'	<ul style="list-style-type: none"> i. Development at the intersections identified as a Gateway Location on the Residential and Mixed Use Map provides: <ul style="list-style-type: none"> (a) vertical elements, such as additional storeys, raised parapets, spires, roof sections, and similar structures, as part of the building design; (b) public art and signage within the design of buildings and related public spaces; and (c) effective and visually appealing all-weather protection

2. Provide appropriate housing options to support a diverse demographic

2.1 Maintain the amenity and character of existing residential areas	<ul style="list-style-type: none"> i. Development of Small Lot/Multiple Dwelling and Medium Density Residential areas is to accord with the Residential and Mixed Use Map ii. Consolidation of residential lots provides for appropriate lot size and configuration
2.2 Encourage residential buildings that provide for a spectrum of demographic groups	<ul style="list-style-type: none"> i. A variety of dwelling types are provided which encourage a diverse population and cater for a broad demographic range ii. Development incorporates landscaping and design features that promote attractive and safe streetscapes and maintain privacy for residents
2.3 Encourage dwelling design that responds appropriately to the local climate	<ul style="list-style-type: none"> i. Built form and dwelling design act to incorporate natural light, capture prevailing breezes, and maximise passive heating and cooling
2.4 Support housing choices in appropriate locations	<ul style="list-style-type: none"> i. Urban residential lots are not located on land affected by flooding.

Service Commercial and Industry

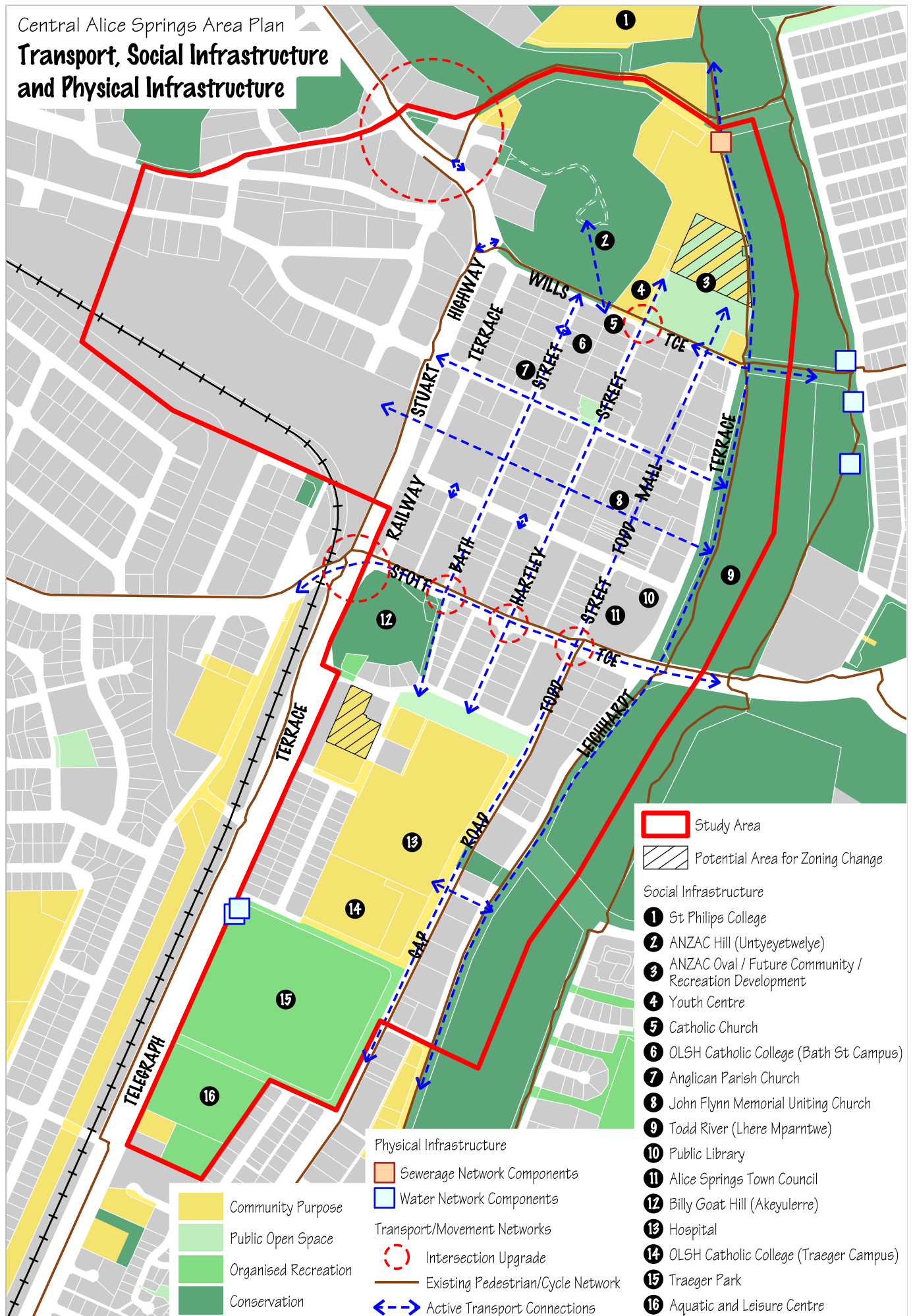
This Area Plan seeks to protect the role of the existing service commercial and industrial area as a local employment hub in central Alice Springs, and encourages the continued transition to the provision of locally accessible service industries.

Whittaker Street, to the west of the CBD, has for some time been identified for the expansion for the CBD in the long term. In the meantime, it has developed in its own right as a service commercial area, catering for showrooms, car sales, and other large scale retail operators. The sustainability of this niche locality relies on exposure to the Stuart Highway as the main thoroughfare, and easy vehicle access, movement and parking. Increased building heights in the CBD now allow for any anticipated commercial and retail growth to occur in the CBD, and these types of uses are strongly discouraged from establishing within the service commercial and industry area. Promoting this area for large scale retail, bulky goods, and service commercial will support the CBD in retaining its commercial and retail primacy, key to the long term economic success of Alice Springs.

3. Enhance the role of the service commercial and industry area as a local employment hub to complement the commercially focused CBD

Objective	Acceptable Land Use and Development Response
3.1 Maintain the service commercial and industrial land use mix	<ul style="list-style-type: none"> i. Development of service commercial and industrial areas is to accord with the existing zones ii. Discourage commercial and retail activities that should otherwise be located in the CBD, such as offices and shops that are proposed as the primary use of the site
3.2 Promote a combination of building design to create a high quality service commercial environment	<ul style="list-style-type: none"> i. Arid climate design principles, including awnings and sun protection devices, are incorporated into development ii. Landscaping prioritises legibility and connectivity within the site and to surrounding areas iii. Buildings provide: <ul style="list-style-type: none"> (a) A variety of built form and presentation providing enhanced amenity and security; (b) Enhanced accessibility and permeability within and to and from the site; (c) Passive surveillance of streets to create active pedestrian spaces; and (d) Appropriate responses to surrounding built form.

Central Alice Springs Area Plan
**Transport, Social Infrastructure
 and Physical Infrastructure**

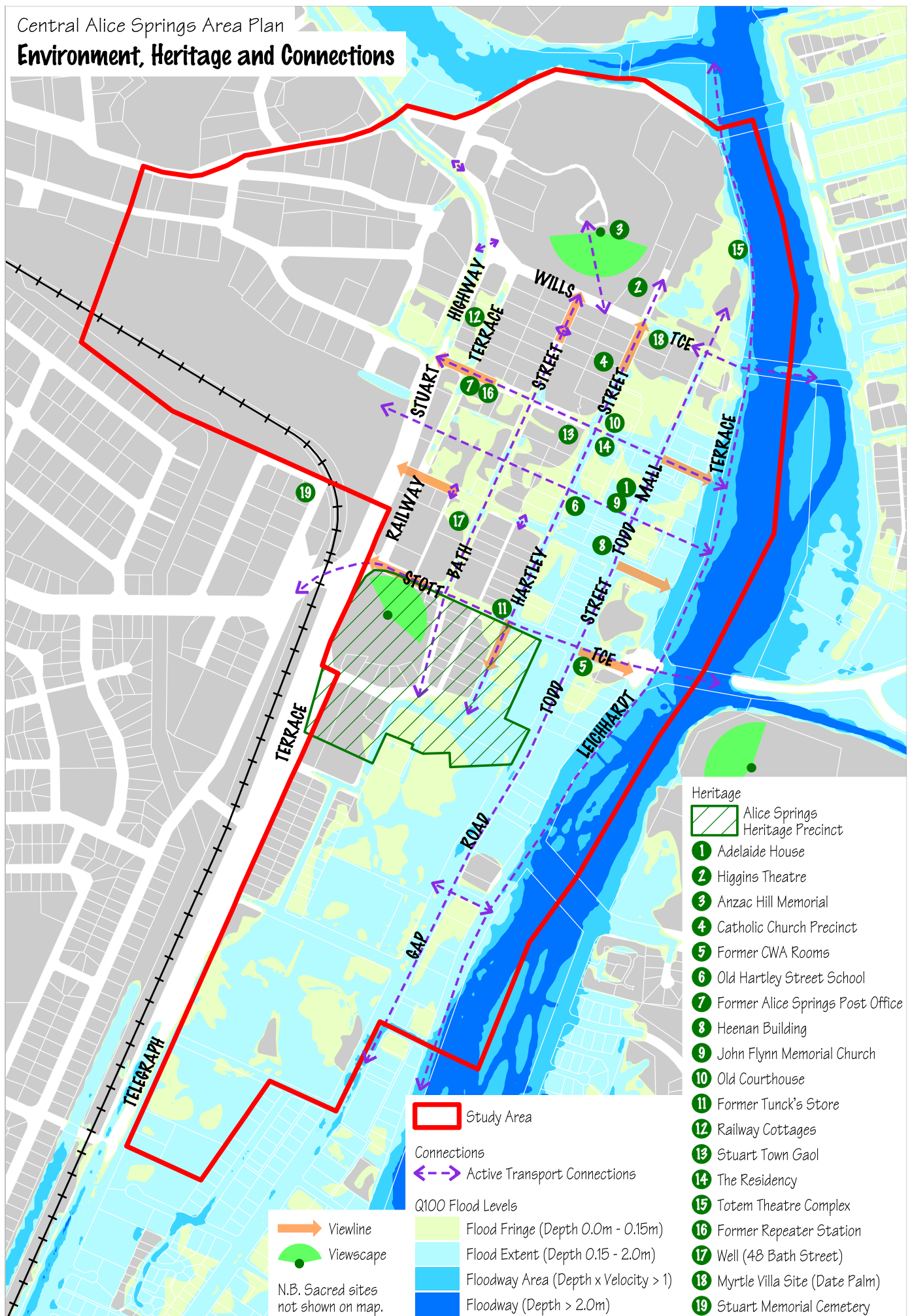


Movement and Transport	
<p>There are many modes of transport used to travel to and within the central area. People visit the central area for work, shopping, leisure and recreation, entertainment and to visit tourist attractions. They may also be using the transport network to traverse through the central area, to get from one side of town to the other.</p> <p>The Stuart Highway, the major national highway that connects Adelaide and Darwin, acts as a central spine to the town. The highway provides critical linkages for sub-arterial and local roads to connect from one side of town to the other. From time to time, flooding of the Todd River can impact the accessibility of the transport network for all users, and disrupt the usual flow of traffic through detours.</p> <p>The local road network needs to cater for a range of vehicles from private cars, campervans and caravans to larger vehicles such as delivery trucks and public and private buses. Additionally, the road network also needs to be safe for pedestrians and cyclists, particularly given the high participation rate in cycling in Alice Springs. The climate influences how people move about – where they park their cars, how far they are willing to walk, and which route they take in order to receive the most protection from the sun. Arcades and other connections that promote pedestrian thoroughfare through a building or parcel of land also contribute to pedestrian activity.</p> <p>The Alice Springs Railway Precinct Focus Area includes a specific planning principle and objectives for any redevelopment of that site.</p> <p>This Area Plan seeks to provide for an interconnected, multimodal transport network that prioritises the safety of pedestrians and cyclists throughout the central area.</p>	
4. Provide a coordinated, efficient, safe and interconnected transport network that balances the needs of all users and does not impinge upon the amenity of the street environment	
Objective	Acceptable Land Use and Development Response
4.1 Encourage the integration of different modes of transport	<ul style="list-style-type: none"> i. Prioritise walking and cycling as the preferred modes of transport within the CBD by providing low speed traffic corridors that allow for the movement of pedestrians, cyclists, private vehicles, and public transport in appropriate locations ii. New development considers access to public transport through site access and permeability iii. Landscaping, art and signage are used to improve streetscape amenity and strengthen the identity of the surrounding area iv. Active transport connections between the CBD and the existing passenger rail terminal are strengthened and clearly identified through wayfinding measures
4.2 Promote pedestrian permeability throughout the study area, particularly in the Central Business District	<ul style="list-style-type: none"> i. Buildings and public spaces contribute to a comfortable pedestrian environment, providing opportunities for weather protection, including shelter from sun and rain ii. Streets, public places and adjacent development provide a safe, secure, stimulating and pleasant walking and cycling environment
4.3 Encourage priority of access and movement to pedestrians and cyclists	<ul style="list-style-type: none"> iii. Expand and link the number of public spaces wherever possible through both public and private initiatives, including the provision of wayfinding measures iv. New development is connected in a way that encourages the use of active transport v. Arcades and other pedestrian connections are provided to encourage site permeability vi. Development minimises impacts to key pedestrian and cyclist movements when locating driveways and loading bays vii. Cycle and pedestrian paths are accompanied by landscaping and built elements that facilitate wayfinding, shade, rest and hydration
4.4 Facilitate a legible local road network	<ul style="list-style-type: none"> i. Access ways, parking facilities and loading bays of new development do not visually dominate the public realm or create obstructions to the pedestrian environment and minimise potential pedestrian/vehicle conflicts ii. Clear signage and wayfinding to public car parks is provided for pedestrians vehicles
4.5 Protect the role of the Stuart Highway as a link in the national highway network	<ul style="list-style-type: none"> i. Access and activity in accordance with the requirements of the Government agency responsible for administering Main Roads
4.6 Facilitate necessary upgrades along transport corridors to allow the safe and efficient movement of vehicles and people	<ul style="list-style-type: none"> i. Ongoing upgrades as required over time within the context of those outlined on the relevant plan ii. Future development does not exacerbate safety issues at identified intersections iii. Redevelopment of Anzac Oval / Anzac High School addresses the safety issues of the Wills Terrace / Hartley Street intersection

Physical Infrastructure	
<p>Central Alice Springs is fully serviced by the NBN, reticulated power, water and sewer, as well as underground drainage. Whilst there is existing capacity in these networks for some future development, infrastructure improvements will need to be reviewed on a case by case basis depending on the scale and nature of development proposed. Developers may need to upgrade and/or extend reticulated systems as required.</p> <p>This Area Plan seeks to ensure the sequential and cost-effective provision of infrastructure and a mechanism to coordinate the design, development and funding contribution for infrastructure upgrades.</p>	
5. Provide reticulated services to the Central Alice Springs area	
Objective	Acceptable Land Use and Development Response
5.1 Provide utilities and trunk services sequentially and cost effectively to service proposed development	<ul style="list-style-type: none"> i. Trunk infrastructure for reticulated services is incorporated into engineering design for development. ii. Infrastructure is provided and funded in accordance with an approved infrastructure plan for Central Alice Springs; or iii. The proponent demonstrates how a proposed development will be serviced to a standard that satisfies the requirements of the responsible service authority, and how the required infrastructure will be paid for iv. Development and/or subdivision may be deferred or refused if utilities and trunk services are not provided as required by this Area Plan, the NT Planning Scheme, or another service authority.
5.2 Ensure that presentation of infrastructure does not detract from public amenity	<ul style="list-style-type: none"> i. Infrastructure is located and designed to avoid negative impacts on the surrounding character and amenity
5.3 Encourage innovation and sustainability	<ul style="list-style-type: none"> i. Development, and delivery of infrastructure, does not unreasonably constrain implementation of future options including digital infrastructure, solar energy, natural gas, water capture and reuse, and waste recycling

Social Infrastructure	
<p>The social infrastructure within the central Alice Springs area serves the immediate local community as well as the broader regional population. The CBD provides for a number of facilities and spaces that seek to maintain and improve the standard of living and quality of life in the community, such as through education, health care, religious, cultural and community facilities, and open space. There is opportunity to increase the use of the Todd River bank for informal social and physical activity to complement what is available throughout the rest of the CBD. Additional child care facilities are encourage within mixed use developments, and also as standalone developments where appropriate.</p> <p>Concepts for the Anzac Hill locality, City Centre Meeting Place and Todd Mall, Alice Springs Hospital, and Traeger Park and the Alice Springs Aquatic and Leisure Centre include specific planning principles relating to social infrastructure.</p>	
6. Provide for social infrastructure that meets the needs and aspirations of the community	
Objective	Acceptable Land Use and Development Response
6.1 Provide for community facilities	<ul style="list-style-type: none"> i. Multipurpose community facilities encourage use by a variety of user groups ii. New recreation facilities developed on under-utilised land within existing organised recreation areas iii. Where there is an identified need, incorporate child care facilities into mixed-use development
6.2 Retain, maintain, enhance and connect a network of public open spaces for informal and/or active recreation and public events	<ul style="list-style-type: none"> i. Green spaces are connected to each other and the built environment by the active transport network ii. Development along Leichardt Terrace and key pedestrian routes promotes interaction with the Todd River, such as through an activated street frontage iii. Existing public open space is improved by providing and upgrading play equipment, park furniture, lighting, shade structures and arid climate landscaping iv. No net loss of public open space for development other than to: <ul style="list-style-type: none"> (a) provide low scale community facilities and public amenities associated with the public open space function of the land; (b) further enhance the function of these spaces, including through potential use for ancillary restaurants and alfresco dining areas that complement the open space character of the area; or (c) maintain and install essential infrastructure and services.
6.3 Enhance the role of the Todd River in providing informal recreation opportunities.	
6.4 Retain current parkland and riverfront spaces for cultural, social and environmental purposes	

Central Alice Springs Area Plan
Environment, Heritage and Connections



Environment

The natural environment of central Alice Springs includes scenic views and vistas valued by residents and visitors for the amenity they provide, and contains habitat for native and protected vegetation. The dry, hot climate causes people to seek shade and cool places. Areas of open space should provide for shade and protection from the hot sun, but also a space for informal recreation and opportunity for people to connect with the natural environment.

The proximity of the Todd River (Lhere Mparntwe) is both an opportunity and a constraint to the future of central Alice Springs. The 1% AEP floodway, flood extent and flood fringe of the Todd River have been mapped, and the relevant provisions of the NT Planning Scheme in relation to the development and use of flood affected land are to be adhered to. The Alice Springs Flood Mitigation Advisory Committee has produced a report on flooding mitigation in the region, identifying that the mitigation of flood events on Alice Springs will rely on preliminary investigations, structural mitigation, flood resilience, land use planning and support measures. Flood mitigation investigations and works are ongoing, and implementation of identified strategies, such as structural mitigation works, will reduce the impact of flooding downstream, particularly on the CBD.

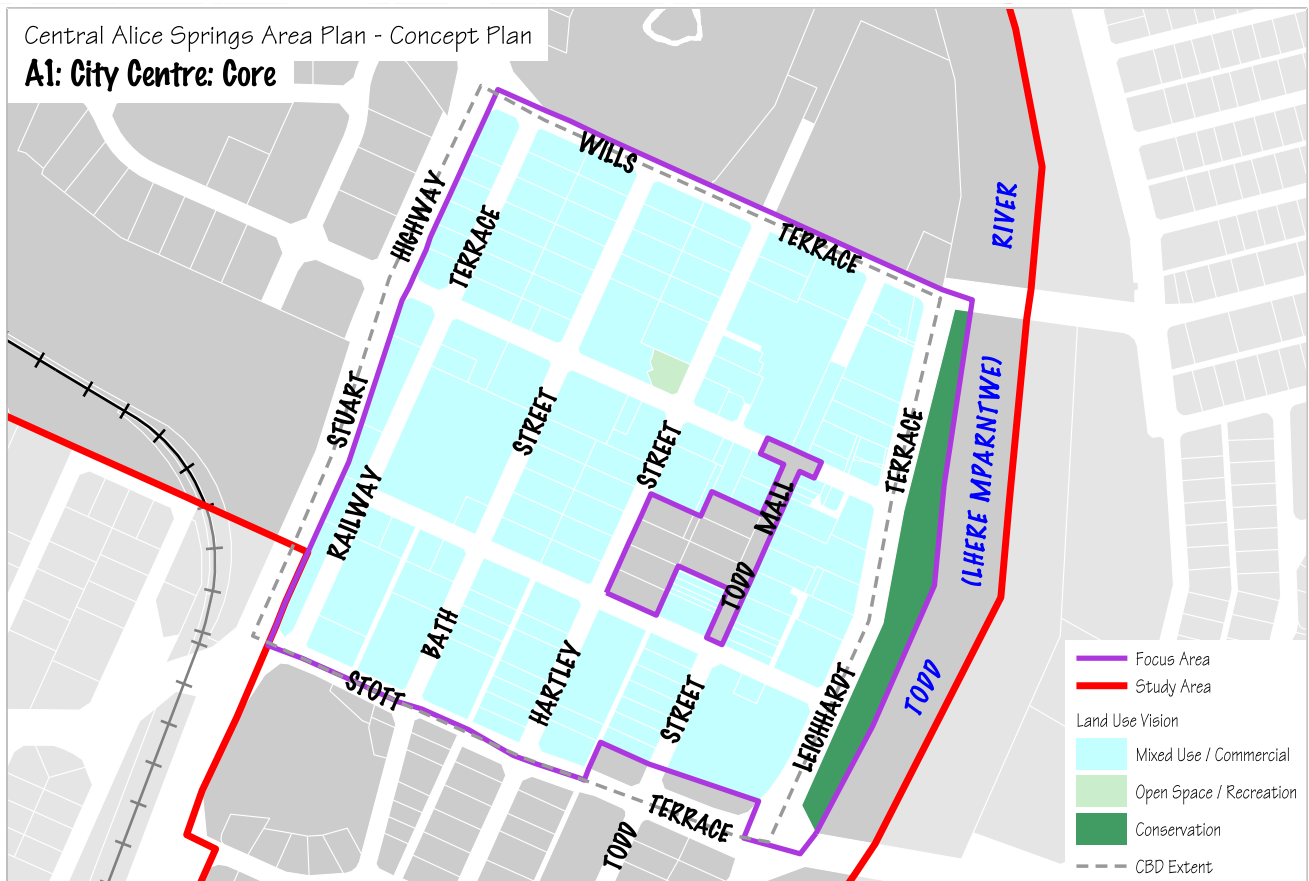
When not in flow, however, the Todd River is a unique natural feature that provides an extension to the town's green spaces and social activities, and is the backdrop to community events. It is an iconic landmark of Alice Springs, and is a natural boundary to the eastern extent of the CBD. This offers opportunity for CBD visitors, workers and residents to engage with and enjoy the natural amenity.

This Area Plan seeks to protect and enhance the functions of the natural environment for the continued enjoyment of the community.

7. Provide for the integration of development with the natural environment

Objective	Acceptable Land Use and Development Response
7.1 Promote the use of natural features in enhancing public amenity	<ul style="list-style-type: none">i. Landscaped street verges and public spaces provide shading for pedestrian and cycle networks, preferably through the use of arid climate speciesii. Wayfinding measures direct people to areas of natural value
7.2 Protect areas of natural amenity	<ul style="list-style-type: none">i. Recognise and respect areas of natural amenity, such as Anzac Hill, Billy Goat Hill and the Todd River
7.3 Reduce the risk to people, damage to property and costs to the general community caused by flooding	<ul style="list-style-type: none">i. Development responds to the identified mitigation approach in the Alice Springs Flood Mitigation Advisory Committee Report (2017) including structural design elements and early warning systemsii. Development does not impede flood flow and/or lead to an increase in the 1% AEP floodway or flood fringe
7.4 Promote development that responds to potential residual contamination issues	<ul style="list-style-type: none">i. Development is designed and engineered to respond appropriately to contamination issues potentially present on sitesii. Development demonstrates a response to site contamination in accordance with any Statement of Environmental Audit prepared for the site and to the satisfaction of the relevant authorities

Culture and Heritage	
<p>Alice Springs has a rich history of Aboriginal and European heritage. Places of cultural and historical significance contribute to a sense of belonging, and connect people with others, with history and with landscapes. Aboriginal sacred sites and European sites of historical significance exist within central Alice Springs, and are valued by residents and visitors alike. The Todd River (Lhere Mparntwe) is one of these sacred sites.</p> <p>This Area Plan seeks to allow for the appropriate conservation and adaptive reuse of spaces and buildings, as well as integration of Aboriginal culture into place making. This will ensure that future generations have an understanding of the history of the town and region.</p> <p>The Aboriginal Areas Protection Authority provides advice in relation to Aboriginal sacred sites and an Authority Certificate should be obtained prior to development. Any work carried out to a heritage place or heritage object should first seek approval under the <i>Heritage Act</i>.</p>	
8. Minimise detrimental impacts of development on sites that are of cultural significance and historic value	
Objective	Acceptable Land Use and Development Response
8.1 Design development to respond to heritage listed features and items or places of cultural and social interest	<ul style="list-style-type: none"> i. Building design responds to significant features of adjacent heritage sites, buildings, or objects. This may include a response to the scale, colours, textures and materials of heritage feature to emphasise heritage significance and distinguish the difference in time and style ii. Setbacks of buildings adjoining heritage listed features are sensitive to heritage elements, and maintain view corridors iii. Development on, or adjacent to, a site or item of cultural and social interest indicated on the Environment, Heritage and Connections Map supports ongoing public access and is designed in a manner that shows consideration of that site or item iv. Recognise and respect recorded sacred sites and other areas of cultural significance, such as Anzac Hill and Billy Goat Hill
8.2 Recognise and celebrate the multicultural heritage and values of Alice Springs	<ul style="list-style-type: none"> i. Recognise and connect places of historical and cultural value within the study area, including significant sites, buildings, structures, trees and landscape elements through wayfinding measures such as interpretative information along active transport routes and at significant locations ii. Where Aboriginal heritage sites are known and permission is granted, interpretative signage is provided to explain the meaning and acknowledge the significance of the site iii. Public spaces include areas for performing arts and the display of public art
8.3 Adaptive reuse of a heritage place is sympathetic to the values of the site	<ul style="list-style-type: none"> i. Adaptive reuse of heritage sites, as identified on the Environment, Heritage and Connections Map, are of a scale compatible with the significance of the site ii. The adaptive reuse of heritage places must not result in the demolition of large portions of significant fabric or be inappropriate and (if possible) change should be reversible. The procedures and principles contained in the 'Burra Charter' are to be followed iii. Attention is paid to preserving key features of the place, such as the roof line and external finishes of a building. Usually, the internal layout of a building may be adapted to suit the proposed use. iv. If a new building or structure is to be built within the boundaries of a heritage place, attention is paid to scale, location appearance, and the retention of important views to or from the place. Any new structure should not have an undue visual impact v. Adaptive reuse of buildings within the Alice Springs Heritage Precinct, as shown on the Environment, Heritage and Connections Map, is to have regard to the Alice Springs Heritage Precinct Conservation Management Plan 1994

A1: City Centre: Core**Focus Area A1: City Centre - Core**

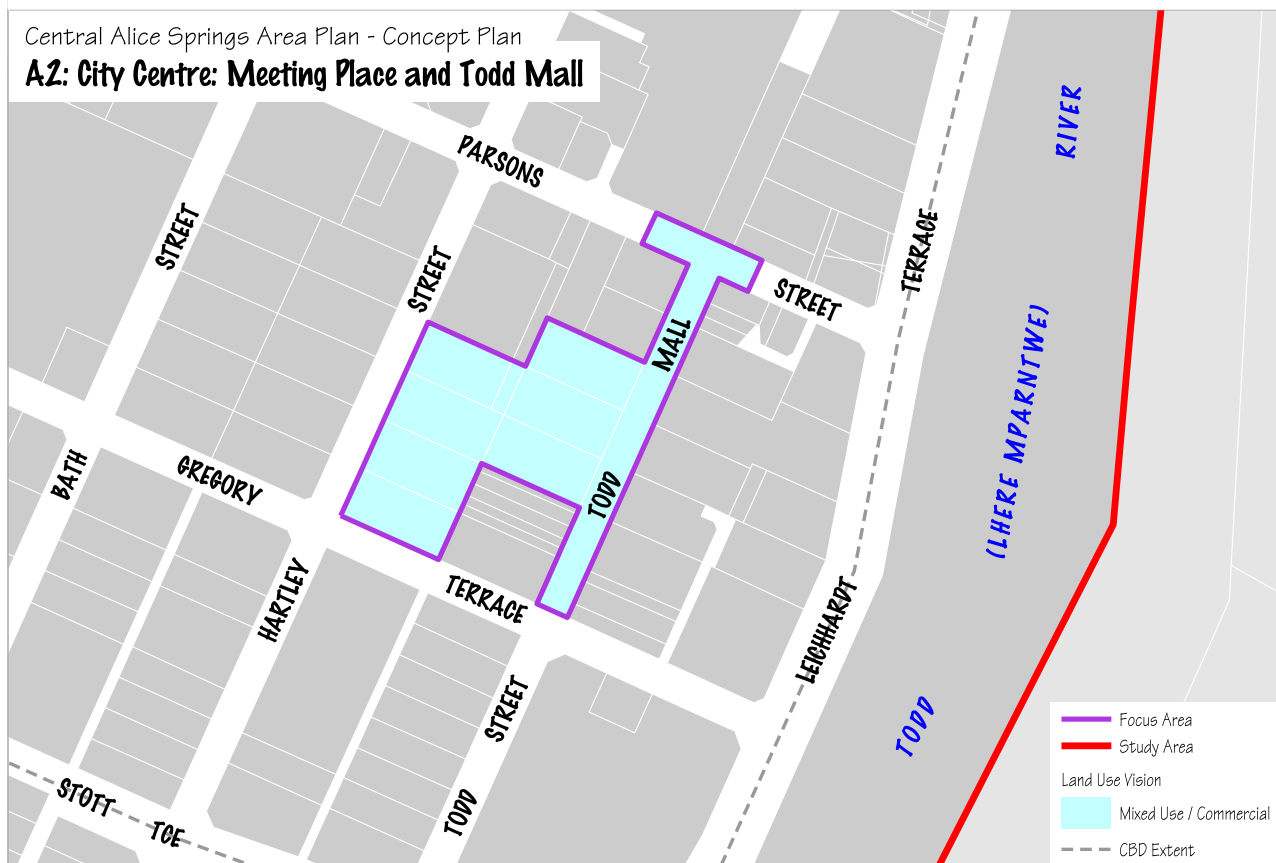
Alice Springs is a key regional economic and administrative centre, and the CBD is the heart of commercial, retail, and social activity. The CBD provides informal meeting spaces and environments that create areas of public amenity.

The Todd Mall and various shopping centres provide shops and services for a local and regional population, as well as high numbers of tourists. Over the years the focus of activity has been shifting from the open environment of the Todd Mall and street-facing tenancies that encourage the activation of street frontages, to internally focused shopping centres that are one-stop destinations which do not provide clear movement linkages with the surrounding environment.

Fundamental to the long term economic success of Alice Springs is the continued primacy of the CBD for commercial, retail, and social activity.

9. Maintain an active, safe and connected Central Business District

Objective	Acceptable Land Use and Development Response
9.1 Maintain and enhance the concentration of established retail and commercial uses	<ul style="list-style-type: none"> i. Incorporate a diversity of activities in street front development ii. Encourage land uses and developments that employ and attract high numbers of people, and have the potential to activate the CBD by day and night iii. Preferred commercial uses within the CBD include hotels, offices, restaurants and shops iv. Tourism opportunities respond to and have regard for public and private amenity and the environment v. Development responds to best practice ecologically sustainable development for the arid Australian environment vi. Building design responds to the 'Design Guidance for Development in Zone CB (Central Business) in Alice Springs' Guideline referenced in the NT Planning Scheme
9.2 Support the development of Alice Springs as a commercial and tourist gateway to Central Australia and beyond with an active and diverse city centre	

A2: City Centre: Meeting Place and Todd Mall**Focus Area A2: City Centre – Meeting Place and Todd Mall**

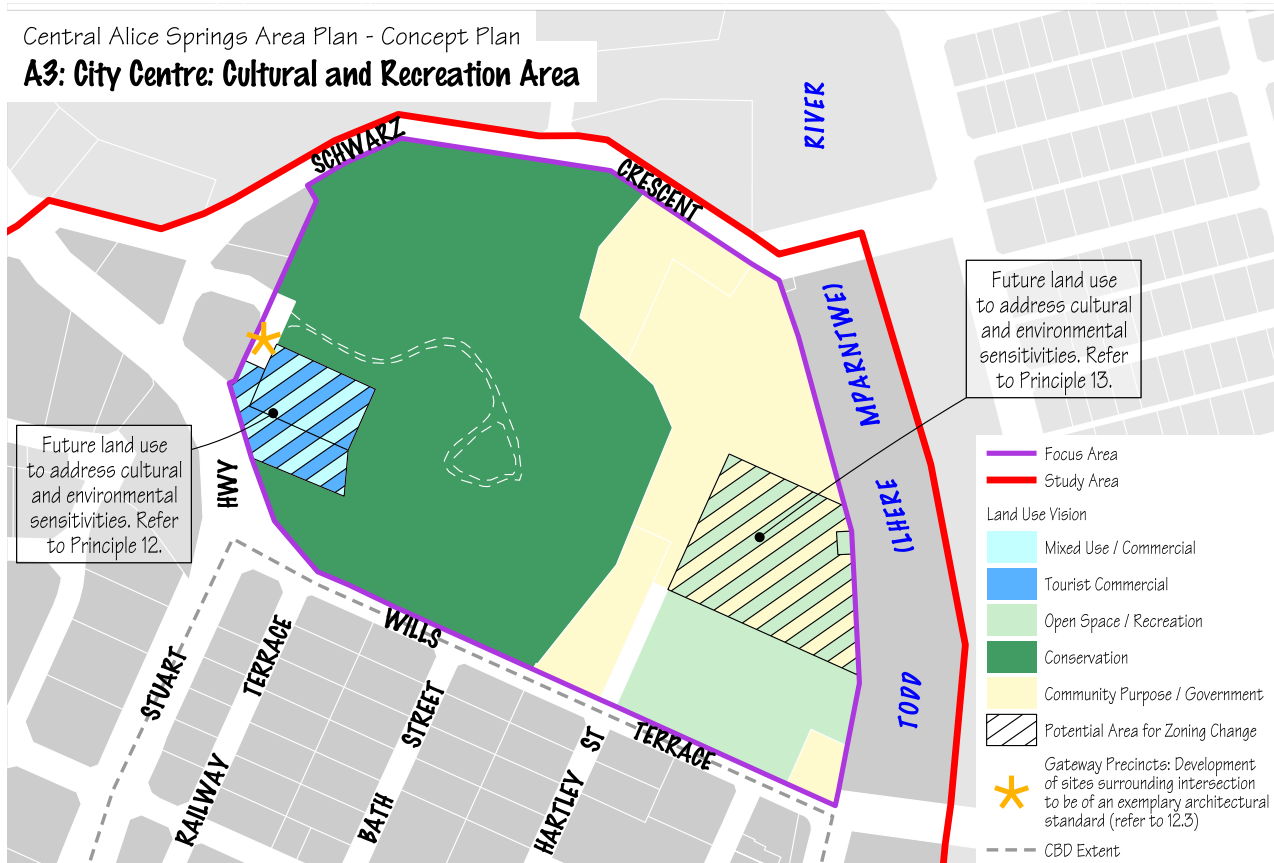
The 'Alice Springs Meeting Place' is a concept to redevelop the heart of the CBD of Alice Springs. The Focus Area applies to the land identified in the Concept Plan, and includes the Todd Mall, the John Flynn Memorial Church, Adelaide House, Hartley Street School House, and the existing Alice Springs Town Council car park.

This locality is to be a focal point for cultural sharing, incorporating commercial, social and community outcomes within and for the township of Alice Springs. Any redevelopment of the area is to provide for a range of formal and informal social and cultural events and spaces that encourage activation of the locality throughout the day and evening, as well as responding to the Alice Springs climate. The site is also to include an appropriate number of car parking spaces in a design that maximises the activation of prime ground level space.

This Area Plan seeks to provide a locality that thrives socially and economically, connecting the community with each other and with the built form of the wider CBD.

10. Provide for the development of an activated central social and cultural space in the CBD

Objective	Acceptable Land Use and Development Response
10.1 Encourage development that contributes to the public realm and reflects the character of the area	<ul style="list-style-type: none"> i. Building design responds to the 'Design Guidance for Development in Zone CB (Central Business) in Alice Springs' Guideline referenced in the NT Planning Scheme, and provides a sense of arrival to the Focus Area ii. Development in the Focus Area provides retailing and services which contribute to its function iii. Site coverage and building heights respect the individual character of the locality and respond to the features of the site, particularly the John Flynn Memorial Church, Hartley Street School House, and Adelaide House iv. Visual and active transport connections are maintained and/or created between development and from public places, such as the Todd Mall, Yeperenye Shopping Centre and Alice Springs Town Council
10.2 Support the development of community facilities, commercial services and public open space that forms a community hub	<ul style="list-style-type: none"> i. Incorporate a diversity of activities in ground level development ii. Encourage land uses and developments that employ and attract high numbers of people, and have the potential to activate the locality by day and night iii. Tourism opportunities respond to and have regard for public and private amenity and the environment

A3: City Centre: Cultural and Recreation Area**Focus Area A3: City Centre – Cultural and Recreation Area**

This Focus Area is formed by Anzac Hill, Anzac Oval, the former Anzac Hill High School, and adjacent areas, in the northern part of the CBD. The site provides opportunities for iconic cultural and recreation development that would extend the cultural and social functions of the CBD. Any development in this locality will need to protect and integrate existing cultural, historical, and landscape features.

The old Shell site on the western side of Anzac Hill is an opportunity to provide a gateway to Anzac Hill in recognition of the locality as a cultural, recreation and community hub for local residents and visitors alike. Redevelopment of the site will need to give consideration to how it will interact with the surrounding natural and cultural environment.

This Area Plan seeks to provide for land uses that are sympathetic to, and are able to integrate with, the significant cultural themes and symbolism of the locality, including a nationally significant development that connects the community with Australia's indigenous culture and Alice Springs.

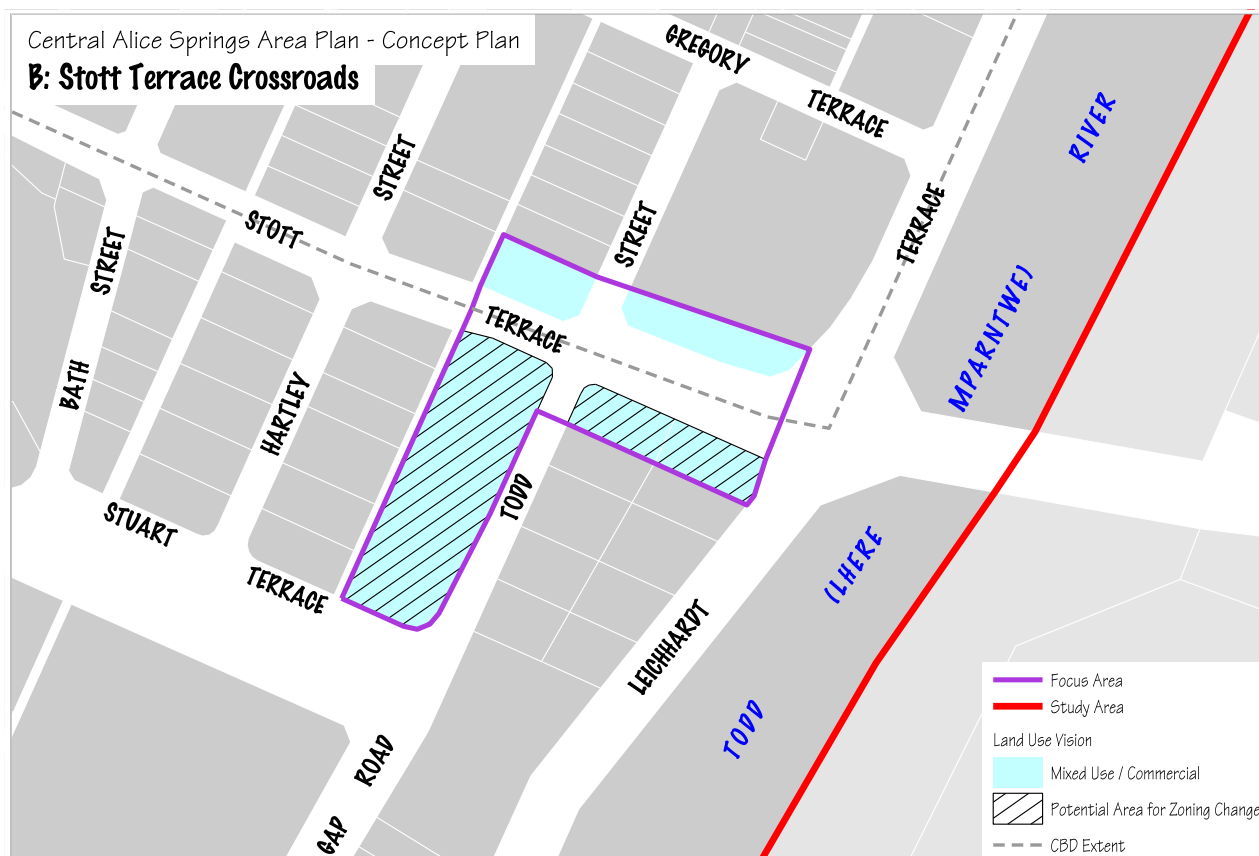
11. Provide for the development of a central cultural and recreation area

Objective	Acceptable Land Use and Development Response
11.1 Encourage development that contributes to the public realm and reflects the character of the area	i. Significant features of adjacent buildings and environments including referencing and reinterpreting materials, rhythms, tones, and textures of heritage buildings are reflected in building design ii. Site coverage and building heights respect the individual character of the locality and respond to the features of the site, including Anzac Hill, the Todd River, the Totem Theatre, and the Seniors Community Centre iii. Visual and active transport connections are maintained to and/or created between development and from public places, such as Todd Mall, Anzac Hill and the Todd River iv. Outdoor areas are improved by providing park furniture, lighting, shade structures, and landscaping v. Outdoor areas provide for the display of public art
11.2 Encourage an interactive, outdoors arts precinct	
11.3 Promote development that responds to sustainability principles especially those relevant to the arid climate	

11.4 Promote integration of development with adjoining sites and neighbouring localities	i. Development fronting existing and future public spaces responds to the role and function of the individual space and provide opportunities for passive surveillance
11.5 Promote opportunities for community facilities and public open space that form a community hub	ii. Landscaping prioritises legibility and connectivity within the site and to surrounding areas iii. Open, ground level car parking areas designed to reduce heat island effects such as through tree planting and shade structures iv. Development of multi-level car parking minimises visual impacts to and from Anzac Hill

12. Facilitate appropriate future development of Lots 274 and 7913 ("Shell site")	
Objective	Acceptable Land Use and Development Response
12.1 Encourage development that responds to the cultural and environmental values of the site and the locality	i. Industrial and noxious land uses, including uses that may adversely affect the amenity of the locality, are discouraged ii. Land uses that are encouraged include: (a) Cultural and leisure facilities (interpretative centres, visitor information centre, galleries and the like); (b) Recreational facilities (public open space, playgrounds, outdoor exercise stations, water play, and the like); (c) Cafes, restaurants, kiosks that relate to the cultural and environmental values of Anzac Hill; (d) Tourist accommodation (e) Ground and first floor speciality retail and offices; and (f) Car parking as an ancillary use to any of the above.
12.2 Promote tourism, recreation, and commercial development	
12.3 Maximise opportunities for physical and aesthetic integration of development with the surrounding natural environment	i. Development addresses the position of the site as the "gateway" to Anzac Hill, through factors such as building design and height, building materials, and the use of landscaping; ii. Active and vehicular transport connectivity is provided and connects the site with the Focus Area and the surrounding locality

13. Facilitate appropriate future development of Lot 678 ("Anzac Oval")	
Objective	Acceptable Land Use and Development Response
13.1 Encourage development that responds to the cultural and environmental values of the site and the locality	i. Land uses that are encouraged include: (a) Cultural and leisure facilities (interpretative centres, galleries and the like); (b) Recreational facilities (public open space, organised recreation, playgrounds, outdoor exercise stations, water play, and the like); (c) Ancillary cafes, restaurants, kiosks that relate to the cultural and environmental values of the locality (d) Car parking as an ancillary use to any of the above.
13.2 Promote community purpose and recreation development	ii. Suitable facilities are provided for large community events and festivals



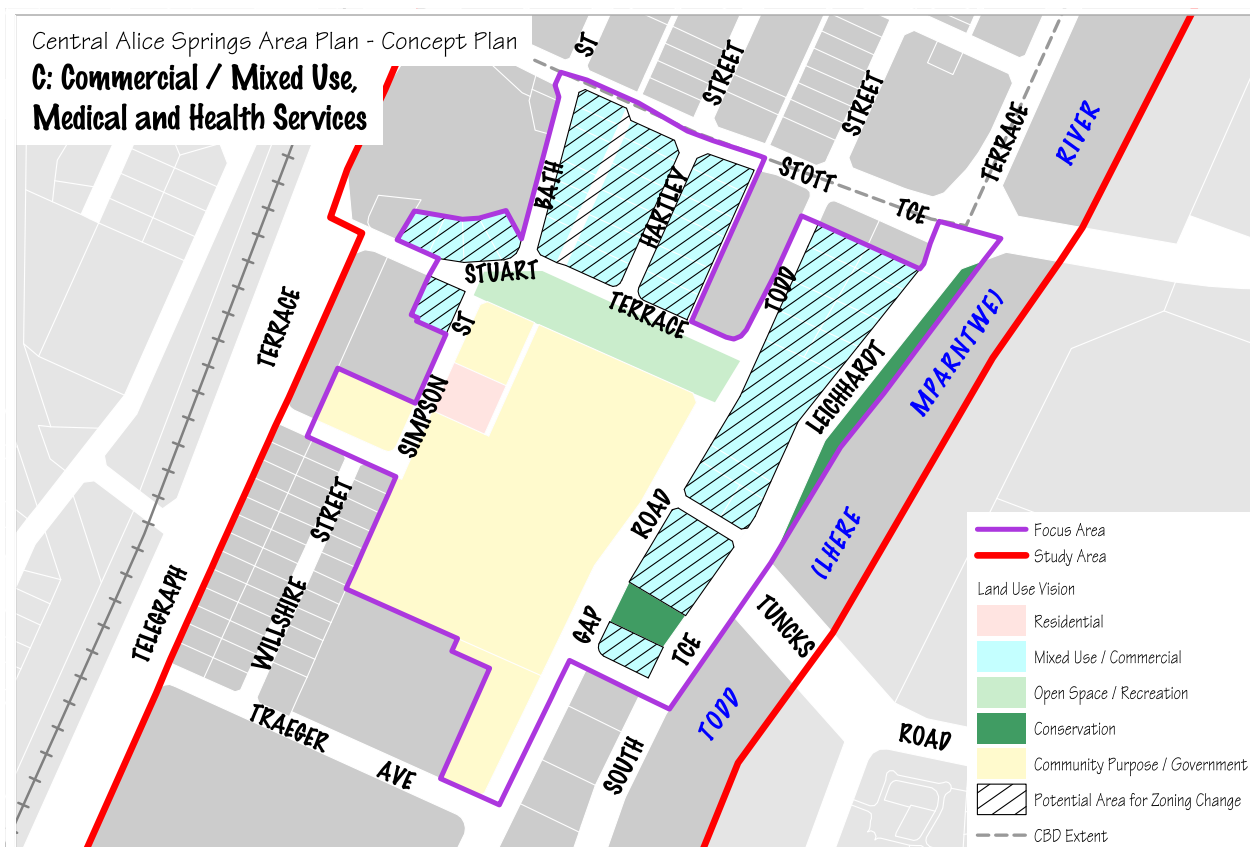
Focus Area B: Stott Terrace Crossroads

The Stott Terrace Crossroads is a major thoroughfare and transition point when arriving into the central area, as well as when transiting from one side of town to the other. This Focus Area encompasses land fronting Stott Terrace, from Leichhardt Terrace west to the old 'Melanka' site.

This Area Plan seeks to create a sense of arrival to the central area and provide for a local, mixed use urban village that supports residential and commercial activity on the periphery of the CBD.

14. Commercial and mixed use development provides for a sense of arrival and transition to the CBD

Objective	Acceptable Land Use and Development Response
14.1 Encourage a landmark node at the intersection of Todd Street and Stott Terrace	<ul style="list-style-type: none"> i. Development addresses the intersections of Stott Terrace with Todd Street and Leichhardt Terrace ii. Site planning and building design reinforces the distinct experience of arrival or passing from one landscape character type to the next, such as through a transition in building heights
14.2 Encourage the development of a local node that supports surrounding land uses	<ul style="list-style-type: none"> i. Development is of an appropriate scale and nature to support local needs outside of the CBD ii. Incorporate a diversity of activities in street front development, particularly those that include spaces for people to meet and socialise iii. Encourage land uses and developments that employ and attract high numbers of people, and have the potential to activate the locality by day and night iv. Development is located within the appropriate zone and complements existing land uses



Focus Area C: Commercial/Mixed Use, Medical and Health Services

This Focus Area incorporates the Alice Springs Hospital, land extending northwards to Stott Terrace, between the old 'Melanka' site and Bath Street, and eastwards to Leichhardt Terrace, including the land identified in the Focus Area Concept Plan.

Alice Springs provides medical and health care services to the local community and the broader Central Australian region, including many outlying stations and communities as well as a high number of tourists visiting the region. There is high demand for short term accommodation for families of in-patients, and also for those accessing out-patient care and services. Demand for nearby accommodation also arises from staff and professionals. The nature of this locality is evolving into an enclave of uses that support and complement the Alice Springs Hospital, such as allied health providers. Vertical expansion of the Alice Springs Hospital has the potential to accommodate future health needs.

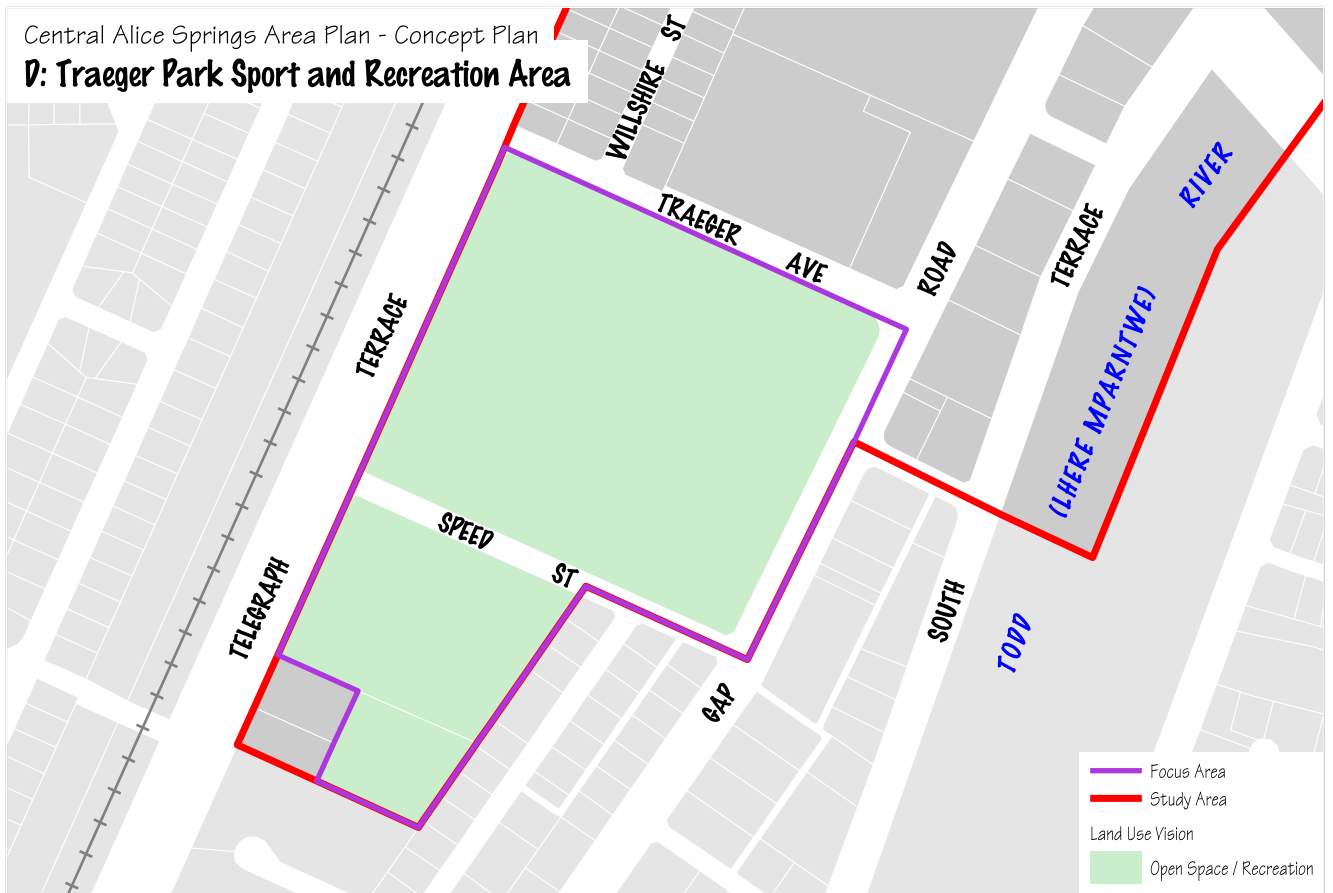
A concentration of European heritage buildings exists in this locality, and it is recognised as the 'Alice Springs Heritage Precinct'. Development in this locality is to have regard to the Alice Springs Heritage Precinct Conservation Management Plan 1994. The ongoing, meaningful survival of these buildings and sites will be reliant on adaptive reuse, and opportunity for residents and visitors to engage with and understand the historical values present in Alice Springs.

This Area Plan seeks to concentrate and co-locate medical and health services and supporting uses around the Alice Springs Hospital.

15. Provide for the medical and health service needs for Alice Springs

Objective	Acceptable Land Use and Development Response
15.1 Maximise the synergy of established medical facilities by encouraging the co-location of health and medical related services	<ul style="list-style-type: none"> i. Development incorporates a mix of small scale retail and commercial uses that support the health and medical focus of the locality, including childcare facilities ii. Provide short term accommodation that meets the needs of those frequenting the locality

<p>15.2 Provide for the future expansion of the Alice Springs Hospital</p>	<ul style="list-style-type: none"> i. Ensure active frontages, civic space, and buildings are integrated with Gap Road and surrounding facilities ii. Incorporate greater land use efficiency through a more intense built form iii. Locate and consolidate vehicle access, parking and loading areas away from street frontages iv. Improve circulation through the provision of street and pedestrian connections through the site to increase permeability to surrounding areas v. Open, ground level car parking areas designed to reduce heat island effects such as through tree planting and shade structures vi. Development of multi-level car parking minimises visual impacts to and from the surrounding streets
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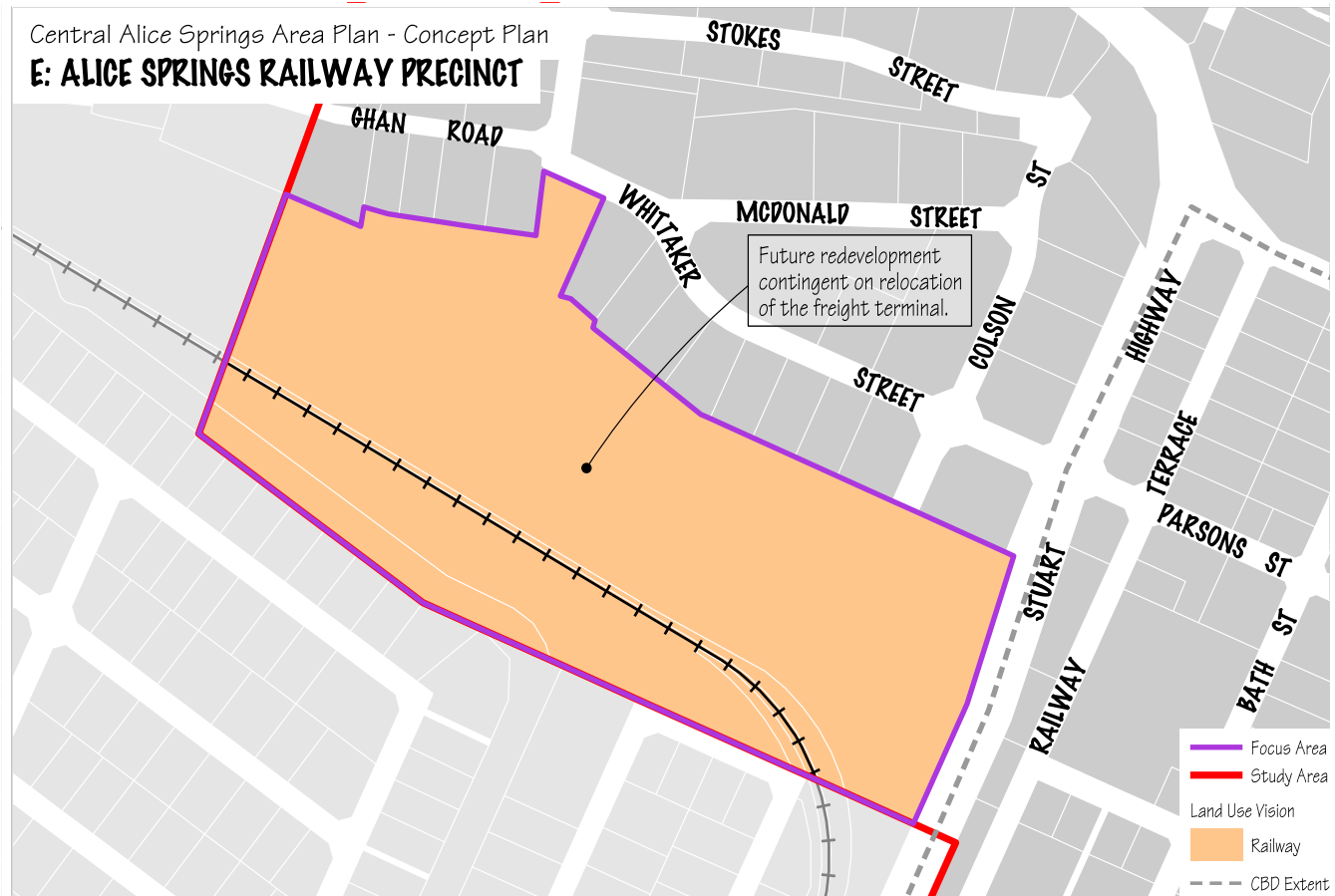
Focus Area D: Traeger Park Sport and Recreation Area

This Focus Area incorporates the Traeger Park sporting complex and the Alice Springs Aquatic and Leisure Centre, and includes the land identified in the Focus Area Concept Plan.

Traeger Park and the Alice Springs Aquatic and Leisure Centre are regional facilities that serve the broader Alice Springs region. This Area Plan seeks to acknowledge and protect this locality to ensure its ongoing use as a high level sporting and recreational hub.

16. Recognise the importance of a premier central sporting hub in Alice Springs

Objective	Acceptable Land Use and Development Response
16.1 Ensure the ongoing role of Traeger Park and Alice Springs Aquatic and Leisure Centre as premier regional facilities for sports and recreation	<ul style="list-style-type: none"> i. Traeger Park is used as the premier sporting and recreational facility in Alice Springs and Central Australia ii. User groups of Traeger Park are encouraged to implement opportunities to share existing and future facilities to capitalise on investment and to minimise the environmental footprint of the complex iii. Existing facilities are upgraded, and new facilities built, to a standard that enables national and international competition iv. Visual connections are maintained to and/or created between development and from public places, such as the Todd River, Gap Road, and the Alice Springs Hospital v. Development fronting existing and future public spaces responds to the role and function of the individual space and provide opportunities for passive surveillance vi. Landscaping prioritises legibility and connectivity within the site and to surrounding areas vii. Incorporate a diversity of activities in ground level development



Focus Area E: Alice Springs Railway Precinct

This Focus Area incorporates the existing passenger and freight rail terminals and associated railyards in the western extent of the study area, and includes the area identified in the Focus Area Concept Plan.

The Alice Springs Regional Land Use Plan 2016 includes potential sites for new passenger and freight terminals. The passenger terminal is proposed to be relocated within the existing site, and will need to acknowledge and address connectivity with the CBD. The development of either terminal will need to be considered at a regional scale.

This Focus Area seeks to provide a framework through which a local area plan can be developed in order to guide appropriate future development of the site that responds to its location within central Alice Springs.

17. Enable and facilitate the redevelopment of the Alice Springs Railway Precinct

Objective	Acceptable Land Use and Development Response
17.1 Coordinate development of the site to comprise a range of land uses that does not undermine the commercial primacy of the CBD	<ul style="list-style-type: none"> i. A plan is prepared to establish a framework for the coordinated development of the Focus Area. The plan will be included within the NT Planning Scheme following public exhibition and referral to the NT Planning Commission for advice to the Minister. ii. The plan addresses the following detail for the development of the site: <ul style="list-style-type: none"> (a) Demonstrated consideration and response to the key attributes and constraints of the Focus Area, including where necessary, vehicular and active transport access and connections, infrastructure provision, and surrounding land uses; (b) how individual developments will relate to existing and anticipated development; (c) a response to the objectives in the Focus Area and any other relevant objectives within the general Themes of this Area Plan; (d) a pedestrian friendly, permeable movement network that integrates with the existing and proposed street network and hierarchy, and active transport networks; (e) a connectivity plan addressing active transport within the development and to neighbouring localities, specifically the CBD; (f) an indicative land use pattern and / or lot pattern, acknowledging that the CBD is the primary location for commercial, retail and social activity; (g) where necessary, the integration of the locality with the public transport system. This may include identification of bus stops and road reserve configurations that consider bus movements.
17.2 Prepare a planning framework for the future development of the locality	<ul style="list-style-type: none"> iii. An application for subdivision and / or development accords with the endorsed plan

17.3 Promote active transport connectivity to the CBD	<p>i. Design responses ensure that active transport connections from the Focus Area, and specifically the passenger rail terminal, to surrounding areas and public transport are:</p> <ul style="list-style-type: none"> (a) direct; (b) safe; (c) prioritised; and (d) shaded by mature trees or shade structures where possible.
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14.5 PALMERSTON

14.5.1 Palmerston Eastern Suburbs Planning Principles and Area Plans

Amendment No. 30
gazetted 28.11.2007
includes Planning
Principles and Area
Plans for the Eastern
Suburbs of Palmerston
and an Area Plan for
Archer

Future development within the Eastern Suburbs is to:

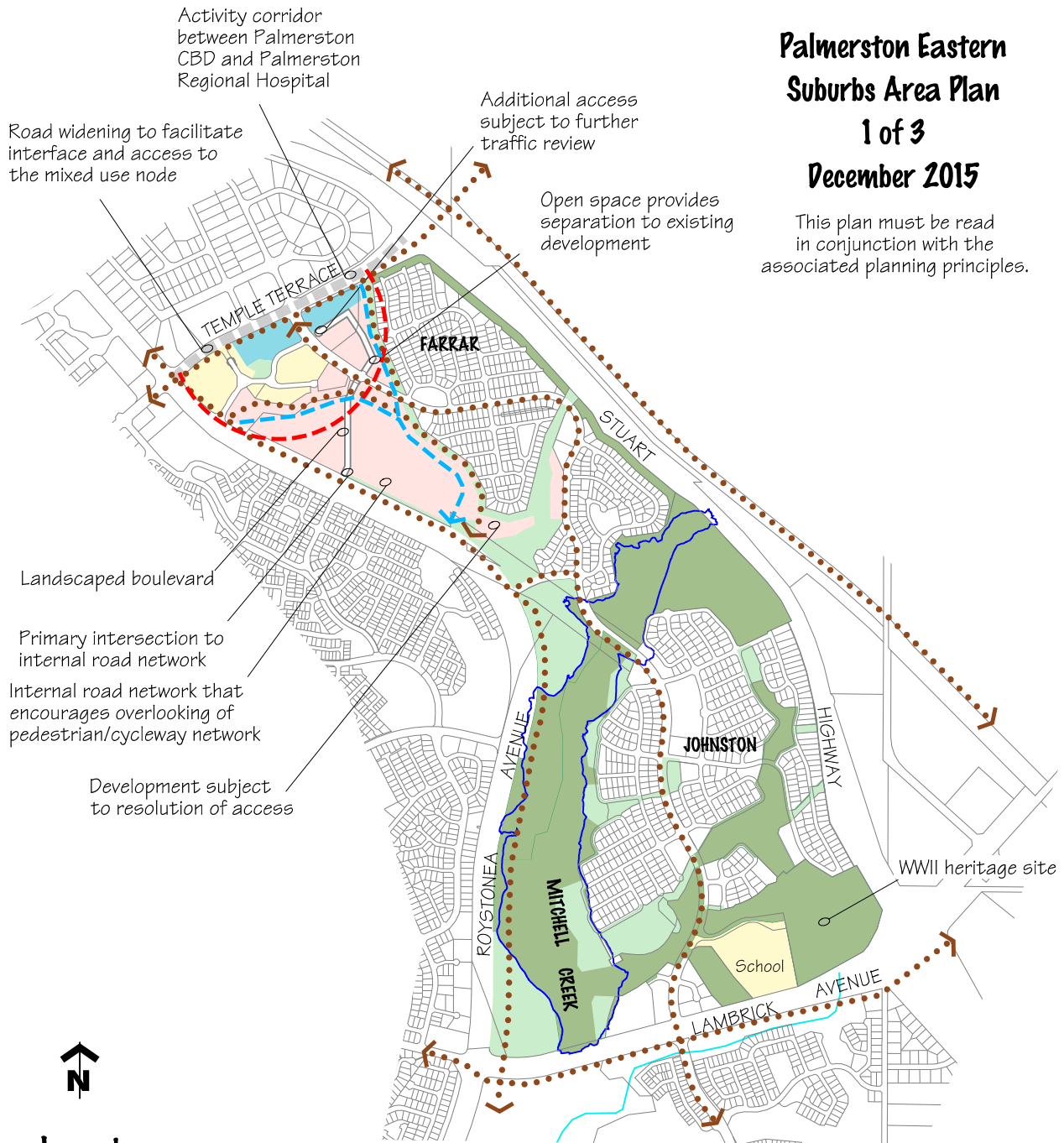
1. Provide compact, accessible and walkable neighbourhoods that are safe and foster a sense of community and local identity and include:
 - (a) the use of natural areas, open spaces and traffic corridors to delineate and identify individual neighbourhoods;
 - (b) neighbourhood centres located to maximise opportunities for vehicular, cycle and pedestrian access via streets or open space corridors;
 - (c) a mix of housing types and lot sizes including smaller lots and medium density housing in areas within or adjacent to neighbourhood centres, public transport and areas of high amenity such as close to parks;
 - (d) a network of local and neighbourhood parks that cater for a range of activities and are cost effective to maintain;
 - (e) a stormwater management system that, where appropriate, utilises open space and natural corridors;
 - (f) an arterial road network providing direct links to the city centre, designed to support efficient public transport, pedestrian and cycle networks and landscaped to provide shade and visual amenity;
 - (g) landscaped boulevard style avenues to provide movement corridors within neighbourhoods and establish a 'sense of place'; and
 - (h) an interconnected local street network providing access, route choice, and designed with priority for safe, efficient, and pleasant walking and cycling.
2. Promote community focused neighbourhood centres with a compatible mix of uses serving the local community through:
 - (a) the provision of commercial and business activities within the centres which focus on local community needs and create opportunities for local employment without detracting from the City Centre as the principle focus for higher order services;
 - (b) the provision of community services such as child and elderly persons care;
 - (c) integration of medium density residential development above commercial and community uses;
 - (d) incorporation of urban open spaces to assist in establishing a sense of place and provide opportunities for people to congregate and interact;
 - (e) responsive neighbourhood centre layout and design that provides an active interface between various activities and creates opportunities for casual surveillance to contribute to personal and property security; and

- (f) community facilities designed to accommodate a variety of uses and be adaptable to changing neighbourhood requirements over time.
3. Relate the scale of development within neighbourhood centres to both the surroundings and the desired future character by:
 - (a) protecting the amenity of adjoining residential areas;
 - (b) incorporating a range of building heights; and
 - (c) creating positive mixed use relationships to reduce conflicts between public and private uses.
 4. Provide a range of both lot sizes and housing choice to cater for diverse household types by:
 - (a) creating a mix of lot sizes for single and / or multiple dwellings;
 - (b) associating medium density housing including, townhouses and apartments and accommodation for aged persons and people requiring assistance with neighbourhood centres or areas of high amenity; and
 - (c) providing rural residential lots as a further choice and to serve as buffers between urban residential areas and existing rural living or potential biting insect areas.
 5. Providing community purpose sites of sufficient size to allow collocation and integration of schools and other significant community and active recreation facilities serving more than an individual neighbourhood to:
 - (a) respond to policies for the provision of education facilities and increase opportunities for local choice in education through the collocation of facilities;
 - (b) minimise the impacts that large community purpose sites have on the walkability and/or population capacity of individual neighbourhoods;
 - (c) achieve efficiencies through shared use of facilities and infrastructure particularly active recreation spaces; and
 - (d) maximise opportunities to access public transport and provide efficient and safe pedestrian and cycle networks.
 6. Preserve and integrate areas of environmental and heritage significance by:
 - (a) limiting use of estuarine mangrove areas and the Mitchell Creek drainage corridor and associated upland areas to recreation activities which enhance rather than detract from conservation values;
 - (b) implementing appropriate environmental and engineering measures, including but not limited to the application of principles of water sensitive urban design; and
 - (c) retention of the 17 and a half mile WWII camp site as public open space.

7. Establish a compact neighbourhood centre around the Temple Terrace Mixed Use Node to:
- (a) provide medium density housing in this area characterised by high residential amenity and high accessibility;
 - (b) facilitate commercial and business activities at ground level within the Node to meet local community needs without impacting on the primacy of the Palmerston CBD; and
 - (c) ensure a robust, adaptable design and appropriate orientation of mixed use development fronting Temple Terrace reinforcing the role of the Node as an activity spine linking the Palmerston CBD and the Palmerston Regional Hospital Precinct.

Palmerston Eastern Suburbs Area Plan 1 of 3 December 2015

This plan must be read in conjunction with the associated planning principles.



Legend

- Residential
- Commercial/Mixed Use
- Temple Terrace Mixed Use Node
- Community
- 20 to 40 dwellings per hectare
- Drainage Line
- Main local roads
- Pedestrian / Cycleway network

- 1% AEP flood path
- Open Space incorporating drainage function and natural habitat, and supporting passive recreation
- Natural Open Space for the protection of Mitchell Creek and inclusive of passive recreation areas

Palmerston Eastern Suburbs Area plan1 Farrar May 2015.dgn

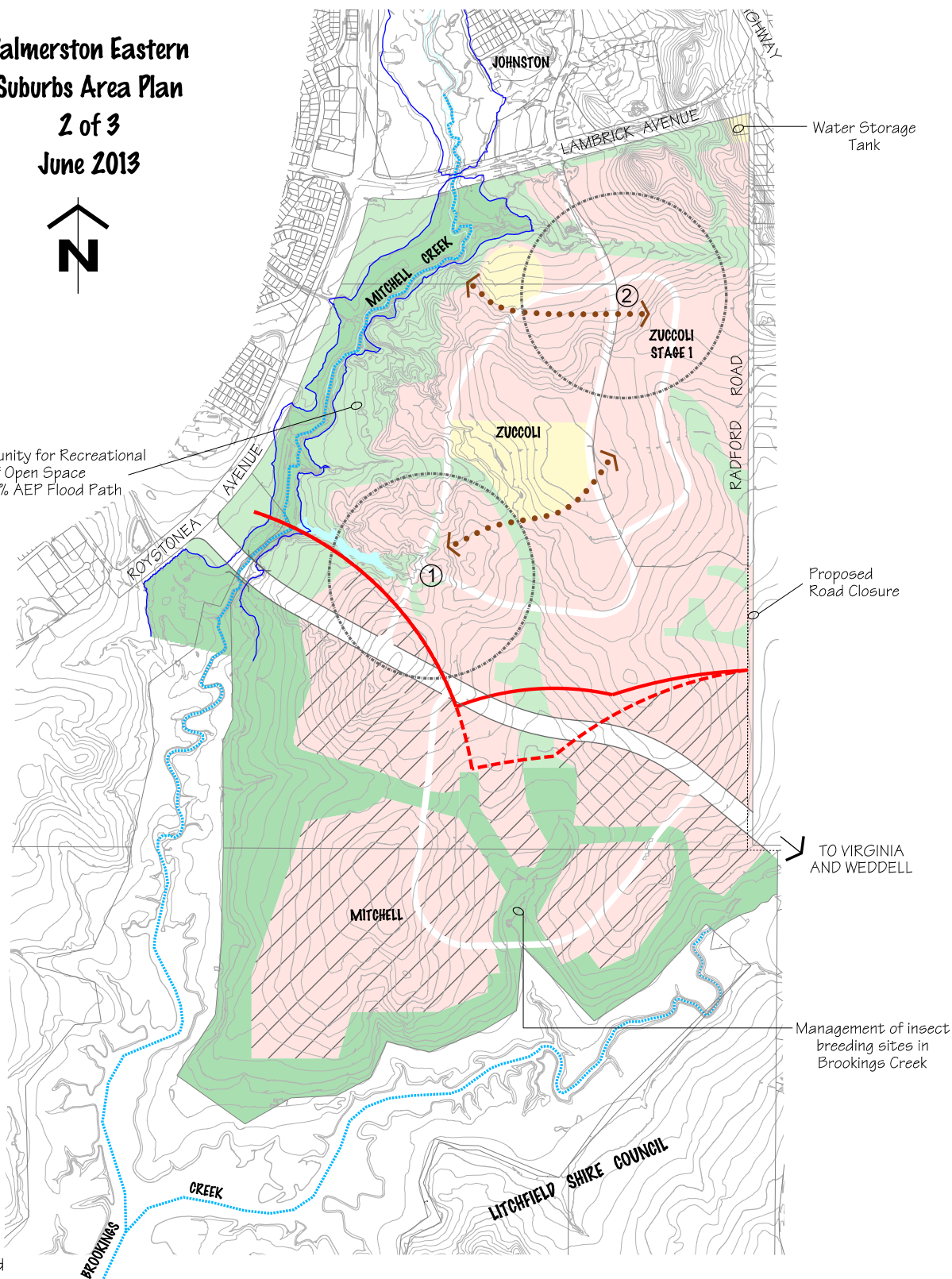
Palmerston Eastern Suburbs Area Plan

2 of 3















June 2013

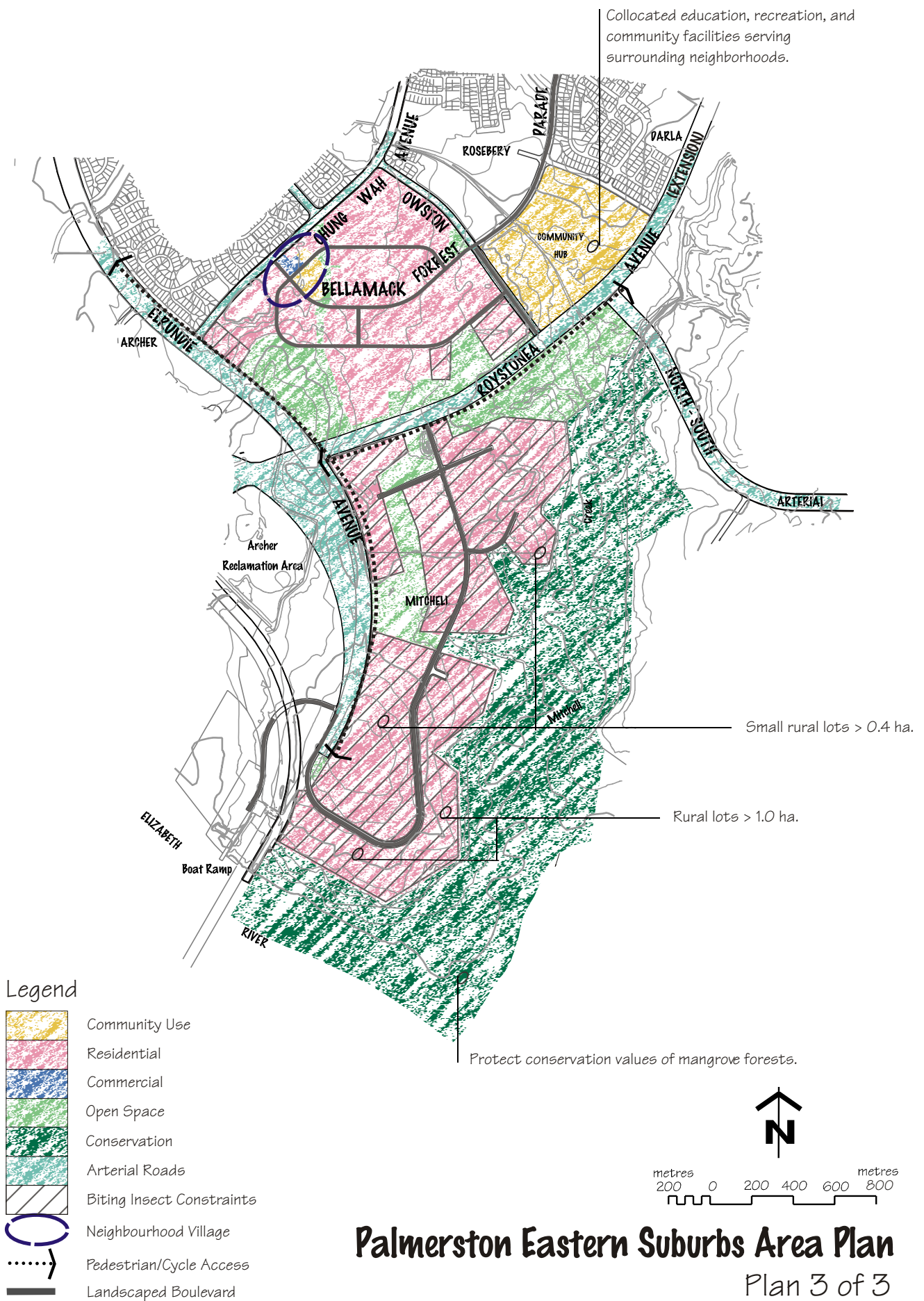


Opportunity for Recreational Uses of Open Space Above 1% AEP Flood Path



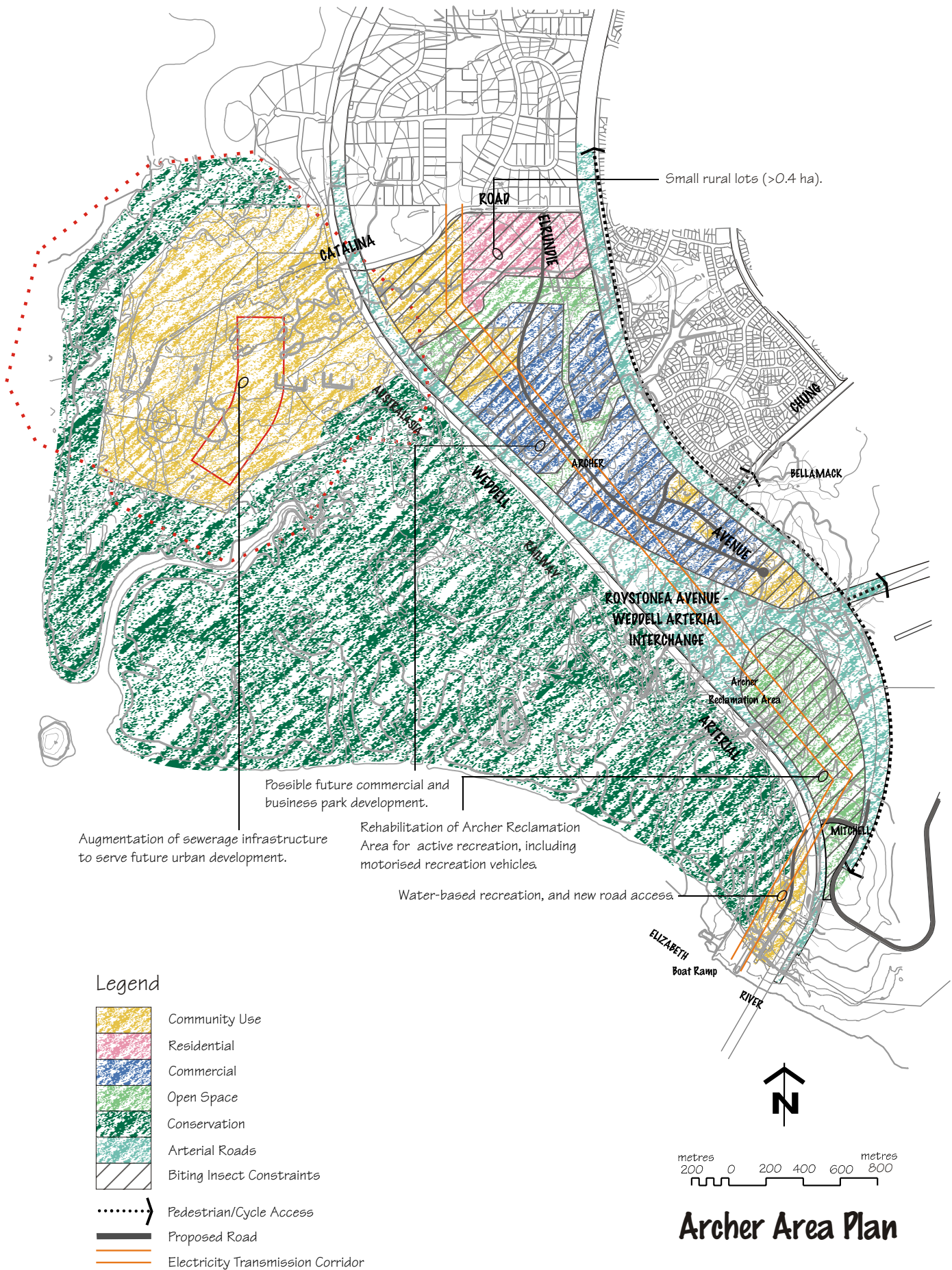
Legend

- | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  Urban Residential |  1% AEP flood path |  1km biting insect buffer (provided by Medical Entomology) |
|  Primary neighbourhood centre supported by medium density residential and mixed use development |  Open space incorporating drainage features, natural habitat and supporting passive recreation |  Revised 1km biting insect buffer subject to appropriate management of breeding sites |
|  Secondary neighbourhood centre with local shop and community uses. |  Natural Open Space for the protection of Mitchell Creek and Brookings Creek inclusive of passive recreation areas |  Pedestrian / Cycleway network |
|  Community Purpose including school and sports facilities |  Constrained by biting insects - suitable for rural living lots |  Compact neighbourhood which maximises the number of dwellings within a 400m walk from the neighbourhood centre and bus stop |
|  North South Arterial between Weddell & Palmerston supporting public transport and cycleway |  Main local roads supporting public transport, pedestrians and cycle paths | |



14.5.2 Archer Area Plan

Amendment No. 30 gazetted 28.11.2007 includes an Area Plan for Archer



14.5.3 Palmerston City Centre Planning Principles and Area Plan

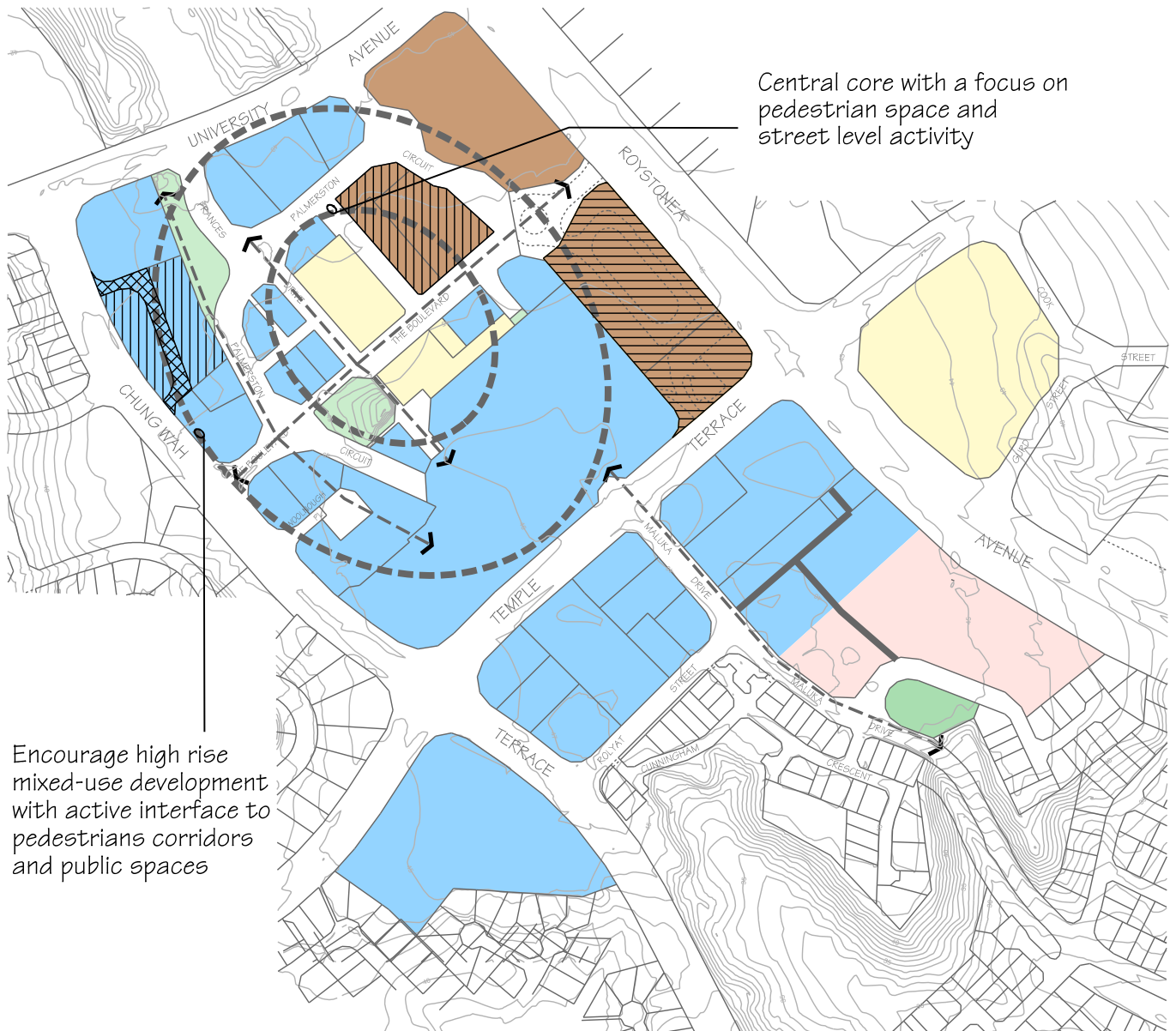
Amendment No. 51
gazetted 26.03.2008
includes Planning
Principles and an Area
Plan for the Palmerston
City Centre

Development within the Palmerston City Centre is to be consistent with the following principles:

1. Provide a diversity of land uses including office and retail, entertainment, residential, tourist accommodation and community services, which reinforce the role of the City Centre as a competitive location for commerce and community activity in the region and as the principle focus for facilities and services for the Palmerston community.
2. Relate the scale and density of development to the significance of the centre to both the region and the city and to reflect the desired future character by creating positive mixed use relationships, encouraging high density residential living and achieving people friendly urban places.
3. Create a coherent and interconnected built environment and public domain that contributes to a sense of place and community within the centre that includes:
 - (a) legible connections between streets and movement corridors that assist orientation and movement within the centre;
 - (b) public transport facilities like buses, taxis, minibuses etc convenient to the central core;
 - (c) an active interface between public and private areas through architectural devices such as articulated facades, arcades, detailing and material, and street level land uses that create interest and activity;
 - (d) awnings above the full width of pedestrian thoroughfares throughout the Palmerston City Centre; and
 - (e) strong themed landscaping to all streets and public spaces, particularly within the central core, to enhance pedestrian and streetscape amenity.

Amendment No. 243 gazetted 15.08.2012 includes additional Palmerston City Centre Planning Principles that relate to the residential use precinct within the Palmerston City Centre Area Plan

4. Within the residential precincts identified within the Area Plan:
- (a) maximise street activation by delivering residential **dwelling**s at ground level that have direct street interface;
 - (b) buildings are to contribute to the creation of a residential scaled neighbourhood through attention to:
 - i. roof design;
 - ii. provision of verandahs, balconies and ground level open spaces that interface with the street;
 - iii. articulation of the facades; and
 - iv. landscaping that softens the visual appearance of the built form and provides a clear transition between the commercial and residential precinct.
 - (c) place **car parking areas** in a basement or at the rear of **multiple dwelling** complexes;
 - (d) deliver buildings that are of a height and density that are sensitive to existing residential **dwelling**s; and
 - (e) provide public open space that are safe, well landscaped, have a clear recreation purpose within the neighbourhood and are a focal point of the neighbourhood.



Palmerston City Centre Area Plan



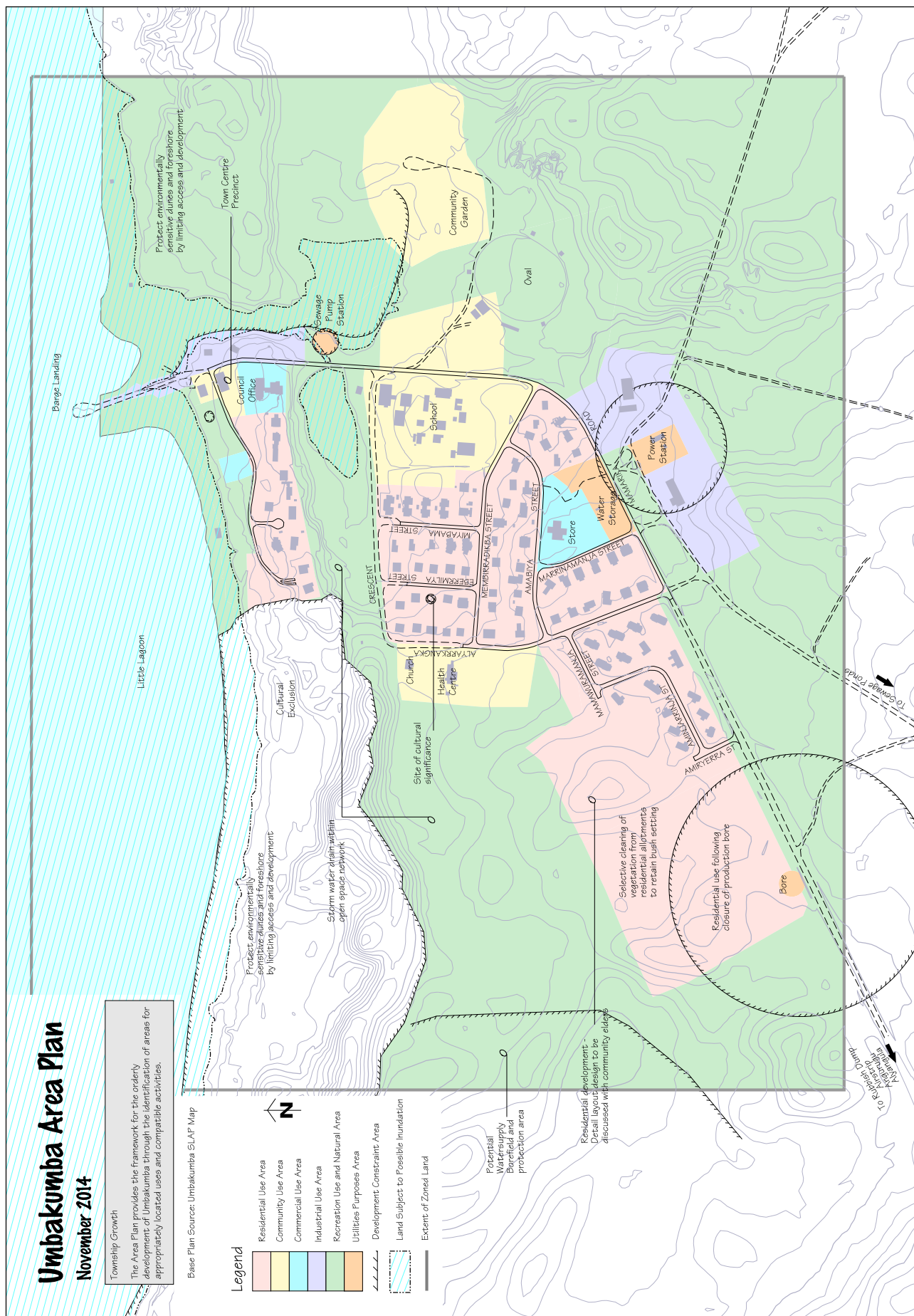
Palmerston CBD Area Plan (as per planning scheme).dgn

14.6 MAJOR REMOTE TOWNS

14.6.1 Umbakumba Area Plan

Amendment No. 149 gazetted 10.08.2010 includes an Area Plan for Umbakumba

Amendment No. 370 published in the NT News on 16.01.2015 amends an Area Plan for Umbakumba



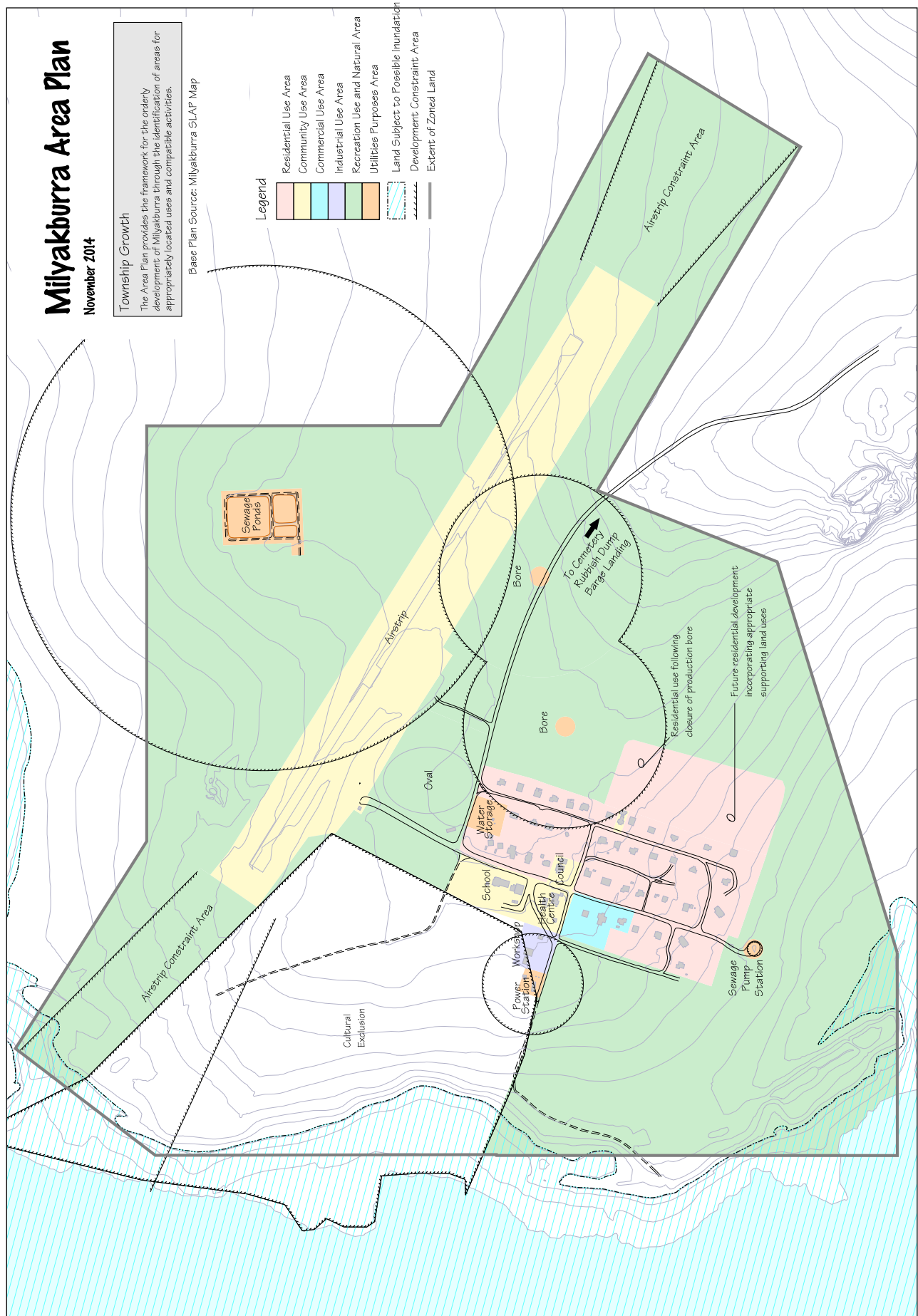
Amendment No. 148 gazetted 10.8.2010 includes an Area Plan for Angurugu



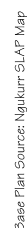
14.6.3 Milyakburra Area Plan

Amendment No. 150 gazetted 10.8.2010 includes an Area Plan for Milyakburra

Amendment No. 370 published in the NT News on 16.01.2015 amends an Area Plan for Milyakburra

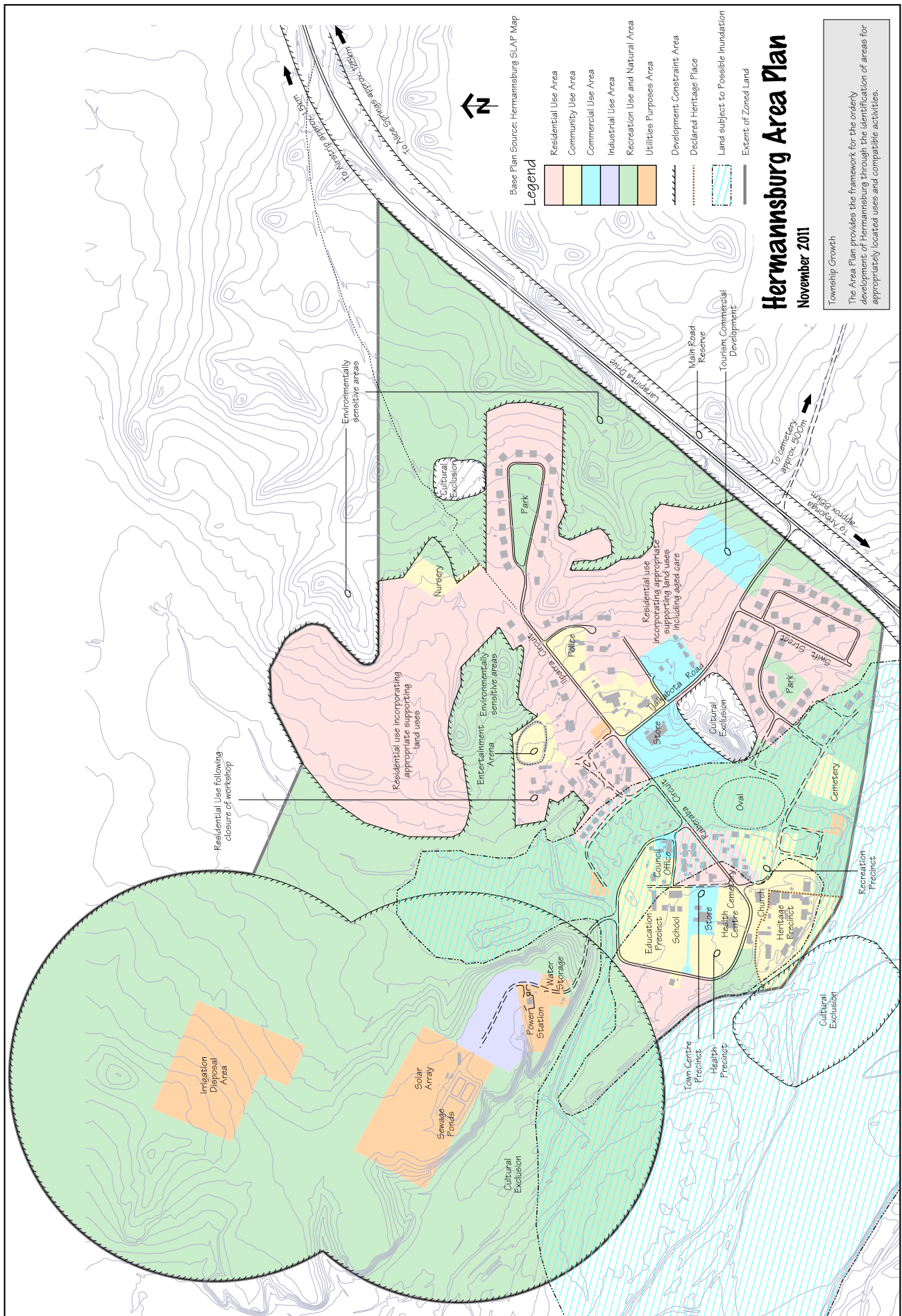


Amendment No. 195 gazetted 26.10.2011 includes an Area Plan for Ngukurr+



14.6.5 Hermannsburg Area Plan

Amendment No. 200 gazetted 14.12.2011 includes an Area Plan for Hermannsburg

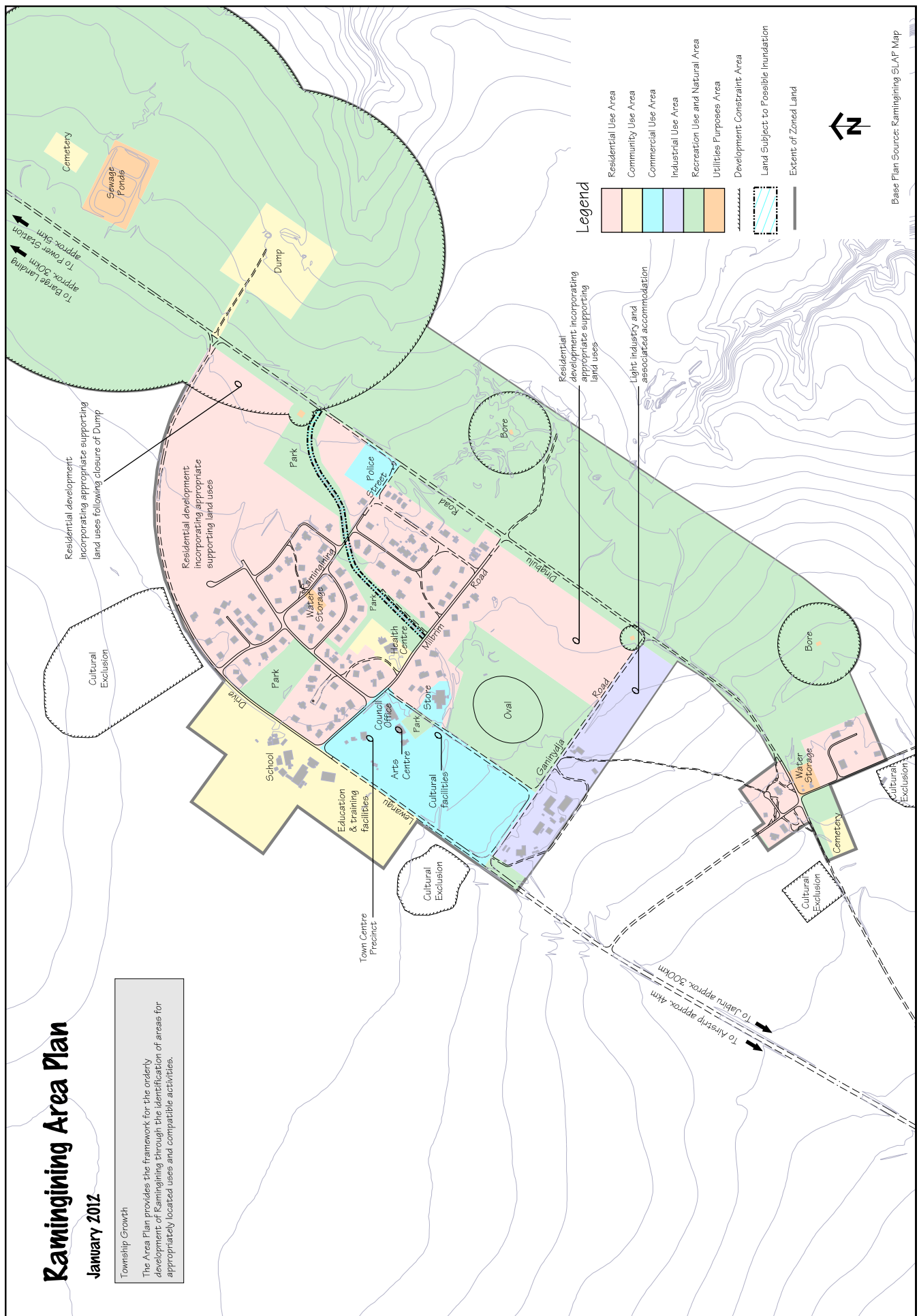


Amendment No. 203 gazetted 25.01.2012 includes an Area Plan for Wurrumiyanga



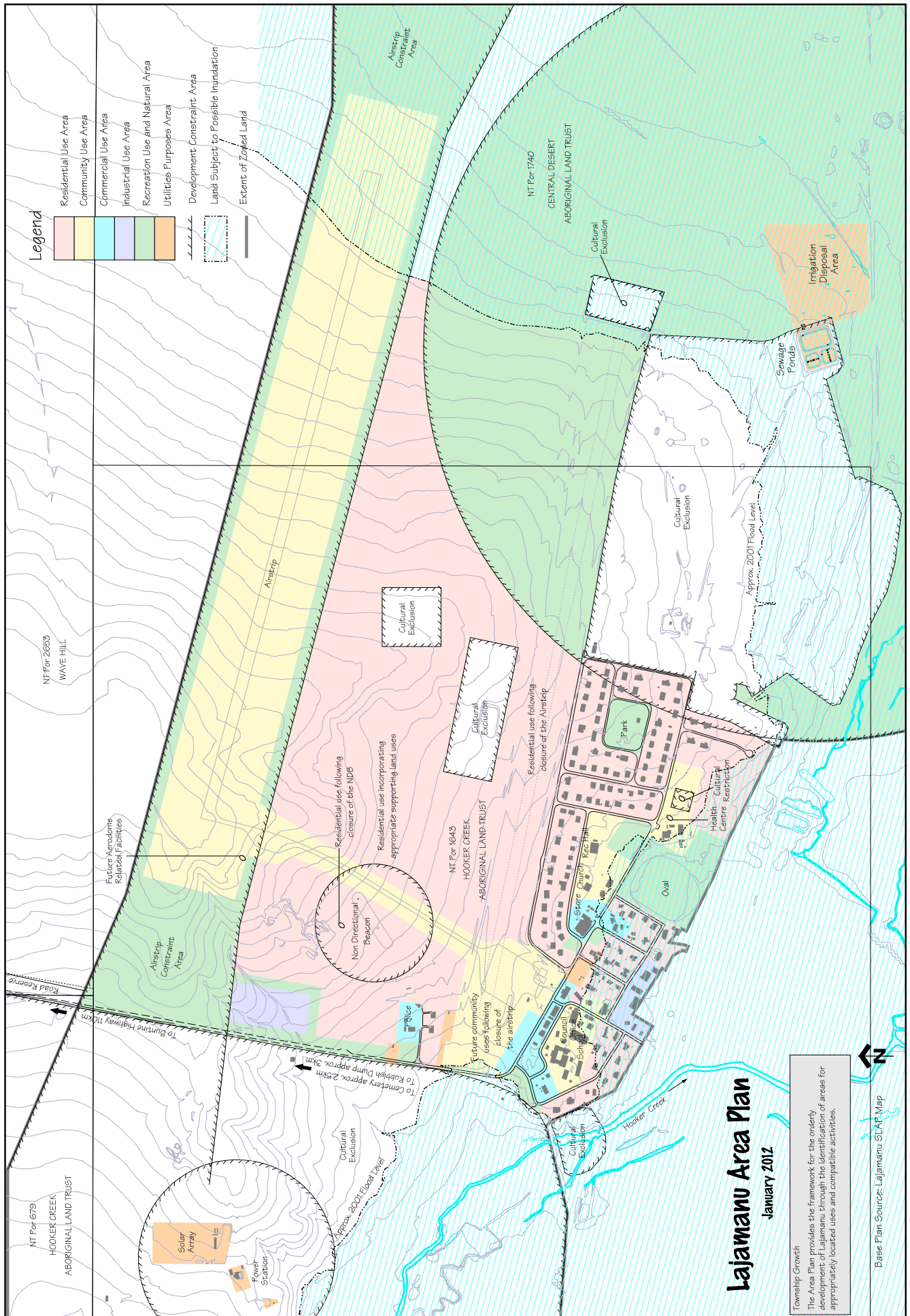
14.6.7 Ramingining Area Plan

Amendment No. 214 gazetted 21.03.2012 includes an Area Plan for Ramingining

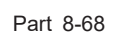


14.6.8 Lajamanu Area Plan

Amendment No. 216 gazetted 18.05.2012 includes an Area Plan for Lajamanu

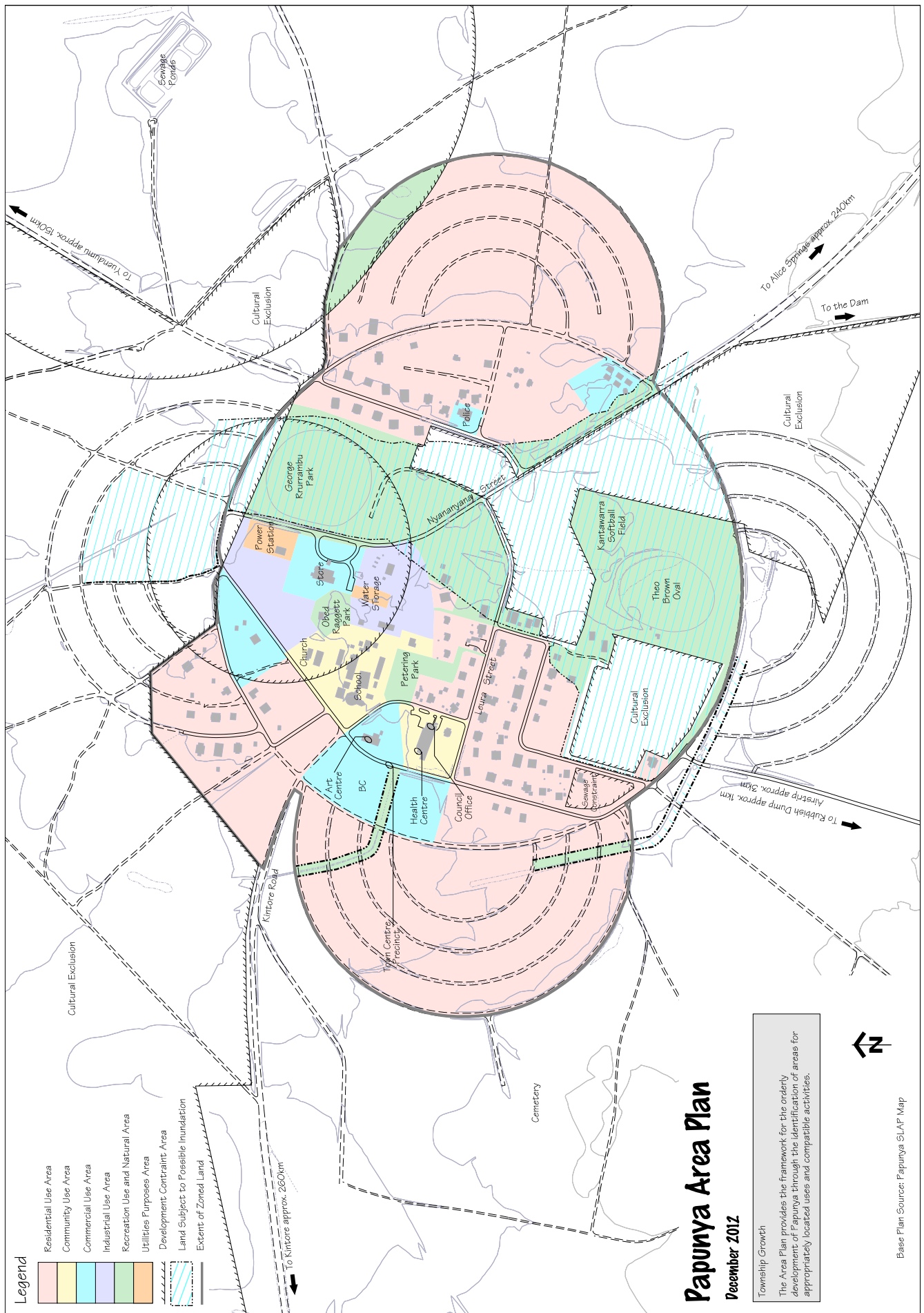


Amendment No. 220 gazetted 30.05.2012 includes an Area Plan for Milingimbi



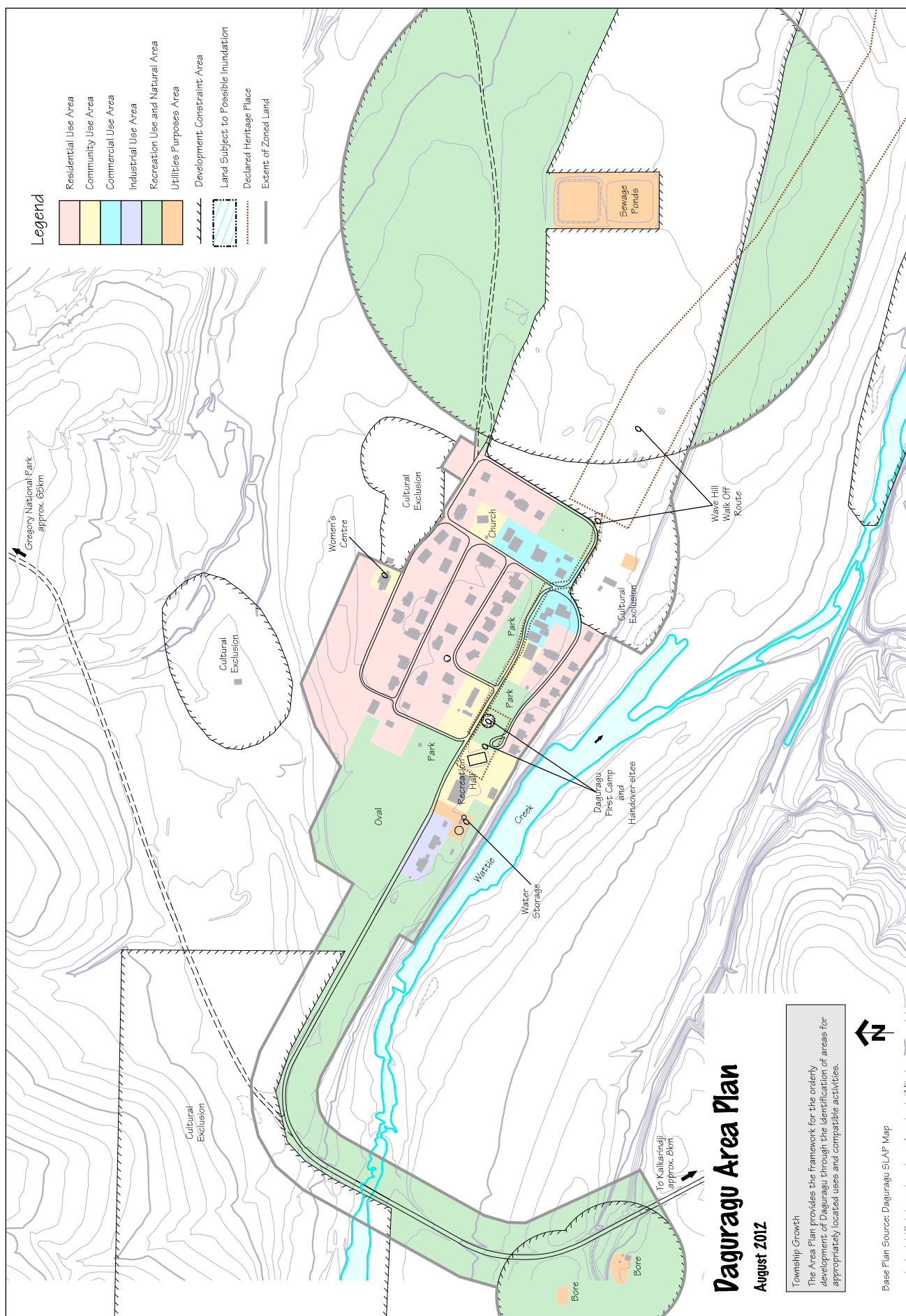
14.6.10 Papunya Area Plan

Amendment No. 257 gazetted 13.02.2013 includes an Area Plan for Papunya

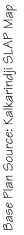


14.6.11 Daguragu Area Plan

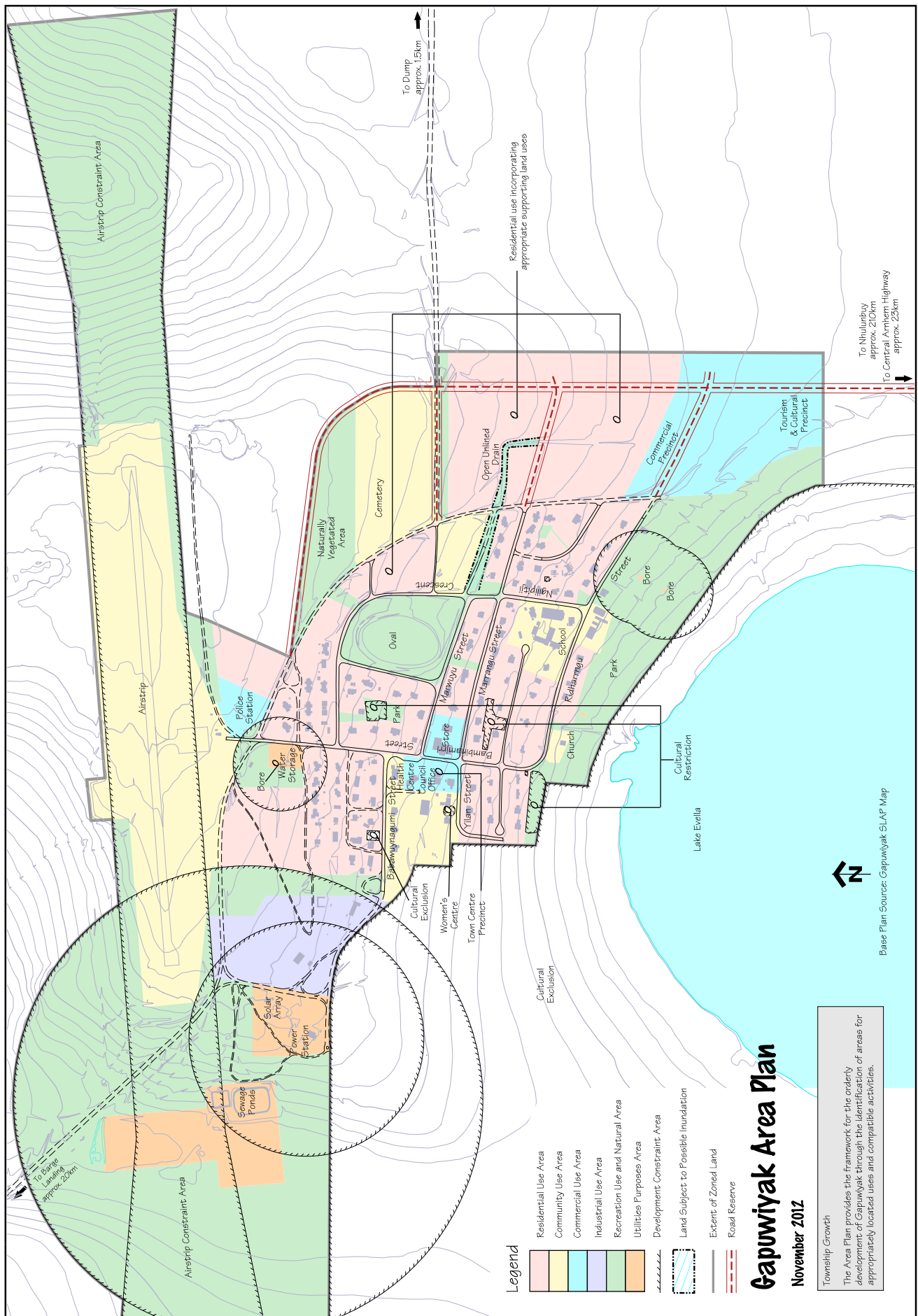
Amendment No. 258 gazetted 13.03.2013 includes an Area Plan for Daguragu



Amendment No. 258 gazetted 13.03.2013 includes an Area Plan for Kalkarindji



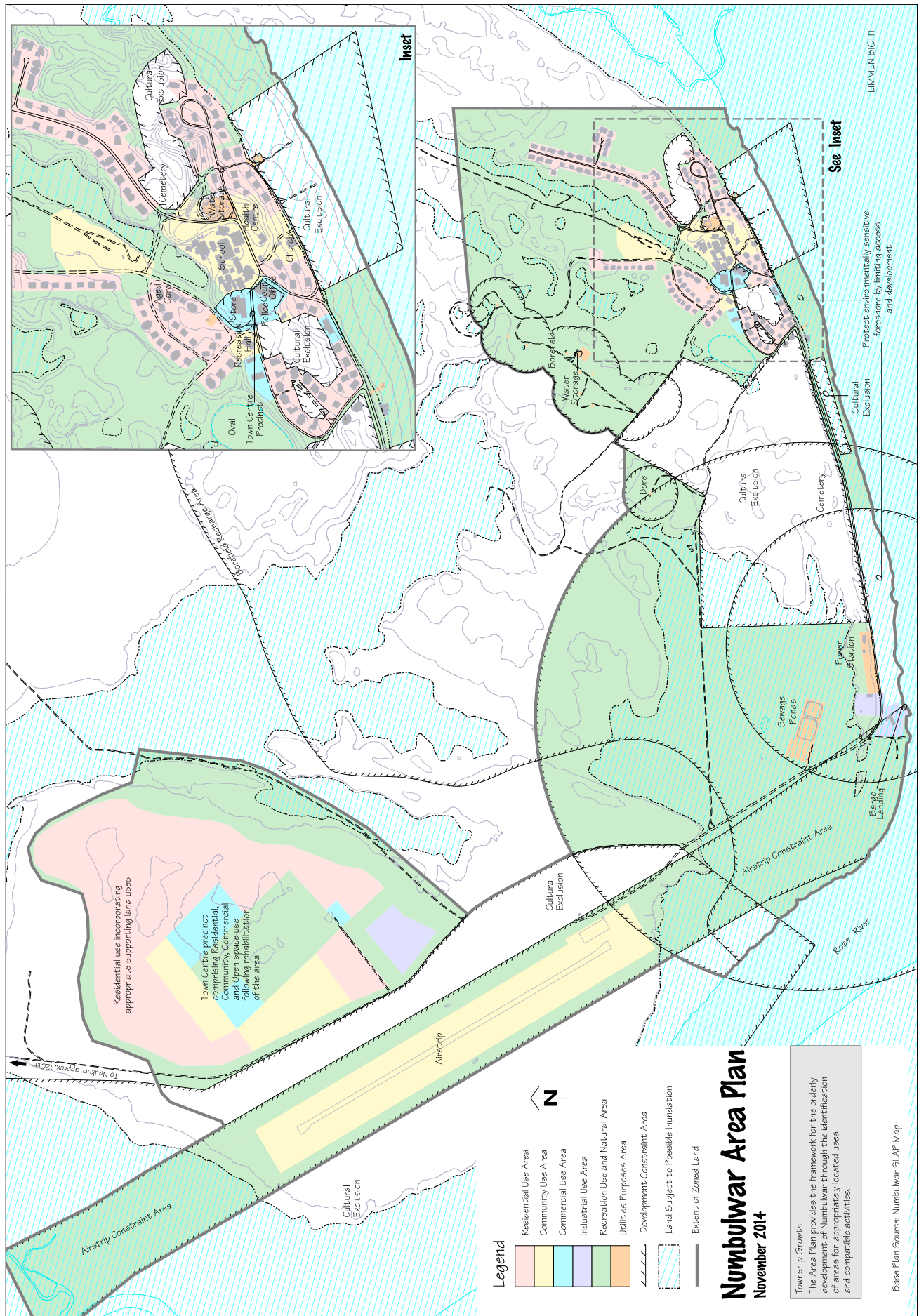
Amendment No. 268 gazetted 08.05.2013 includes an Area Plan for Gapuwiyak



14.6.14 Numbulwar Area Plan

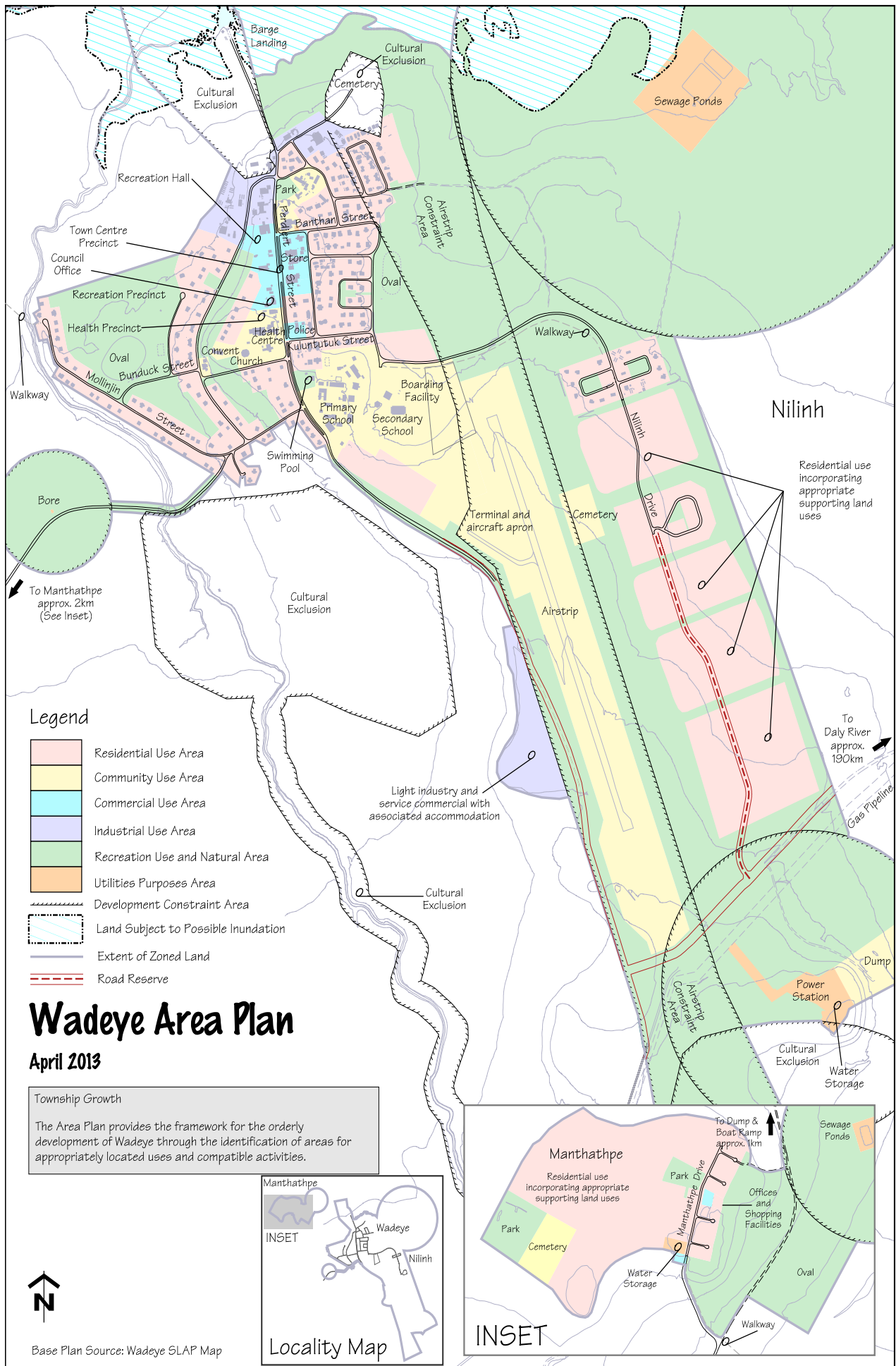
Amendment No. 284 gazetted 22.05.2013 includes an Area Plan for Numbulwar

Amendment No. 370 published in the NT News on 16.01.2015 amends an Area Plan for Numbulwar



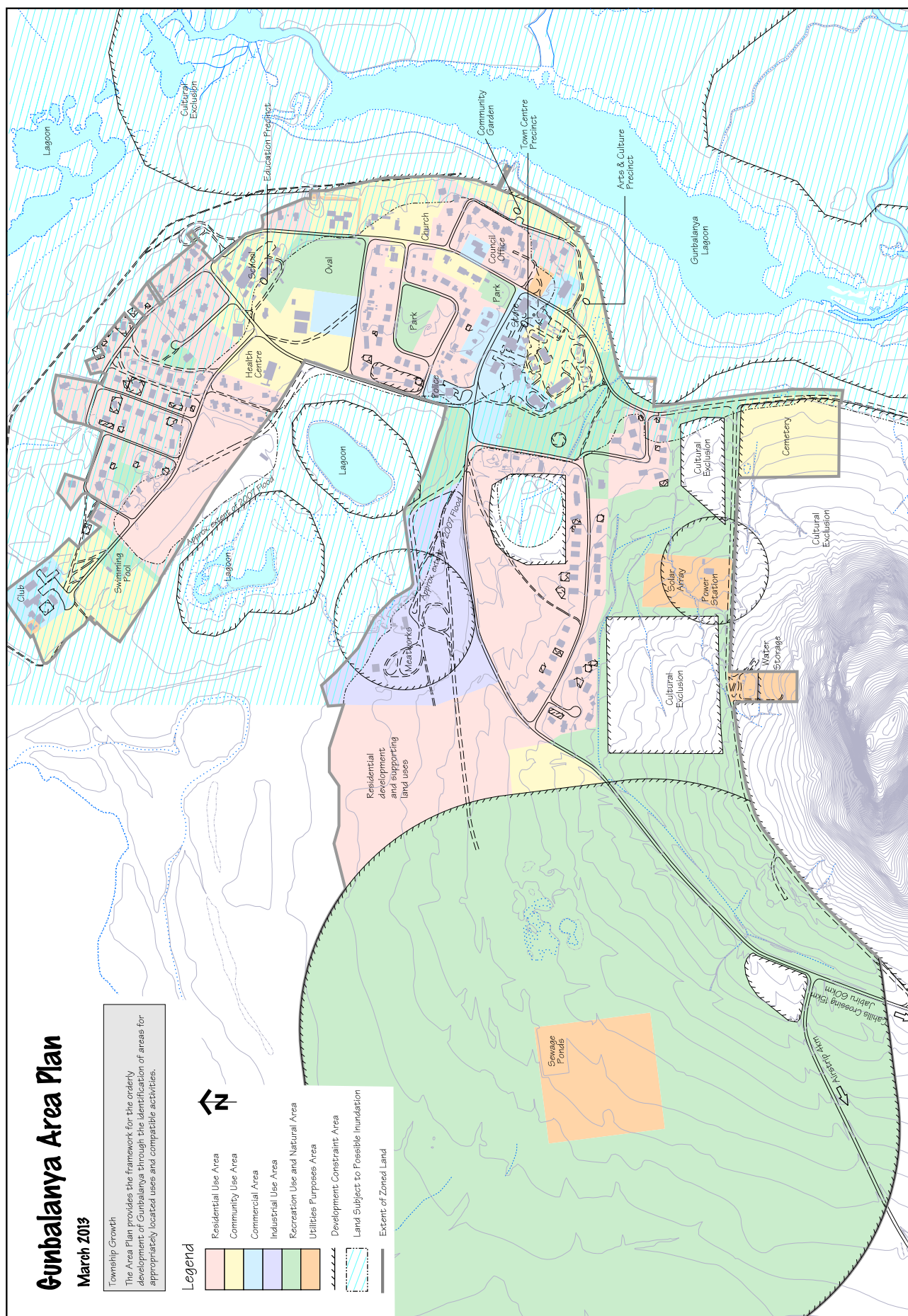
14.6.15 Wadeye Area Plan

Amendment No. 283 gazetted 29.05.2013 includes an Area Plan for Wadeye

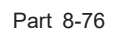


14.6.16 Gunbalanya Area Plan

Amendment No. 267 gazetted 29.05.2013 includes an Area Plan for Gunbalanya

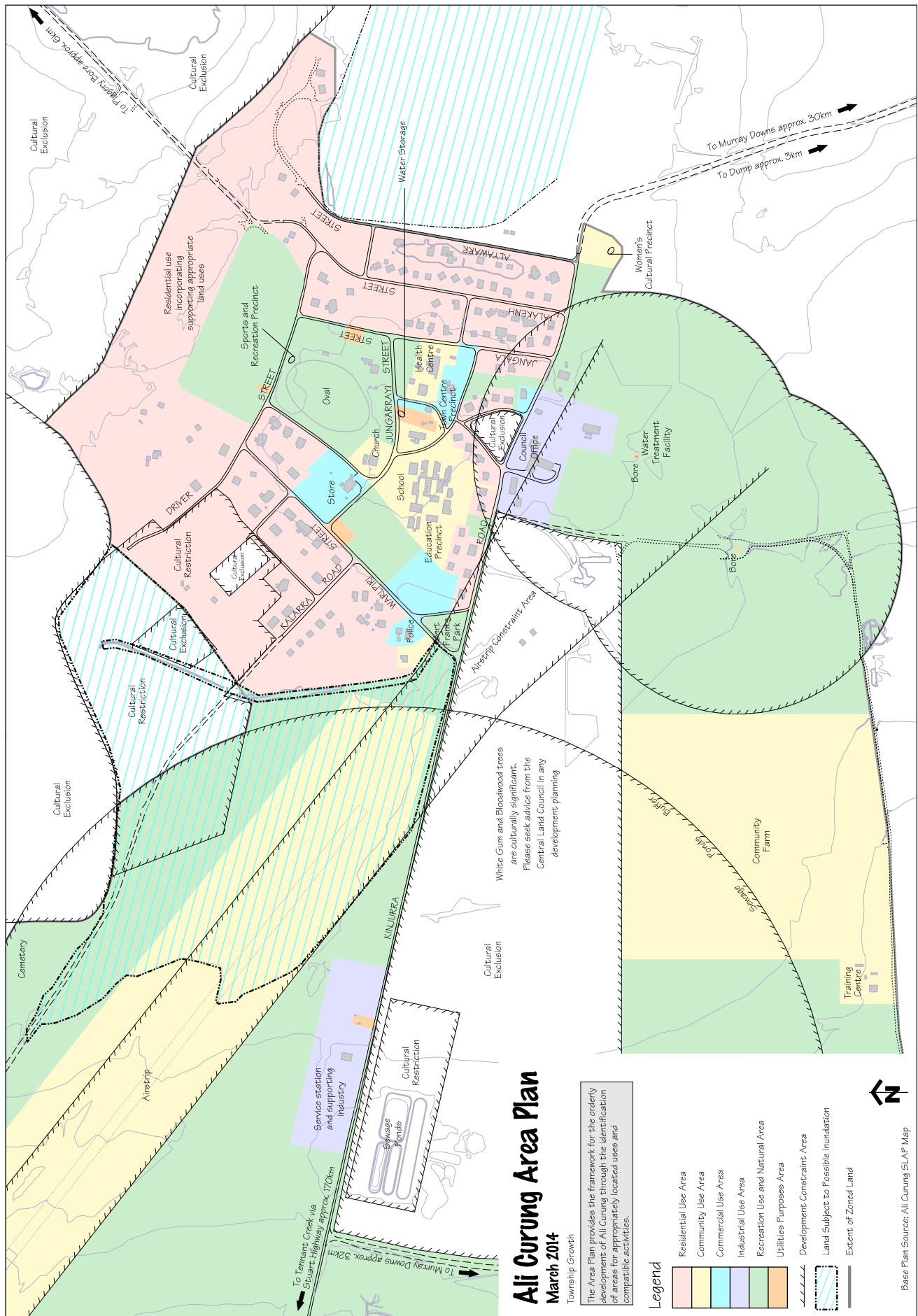


Amendment No. 330 gazetted 16.04.2014 includes an Area Plan for Maningrida



14.6.18 Ali Curung Area Plan

Amendment No. 332 published in the Tennant and District Times on 13.06.2014 includes an Area Plan for Ali Curung



Amendment No. 348 published in the NT News 29.08.2014 includes an Area Plan for Yirrkala
Amendment No. 370 published in the NT News on 16.01.2015 amends an Area Plan for Yirrkala

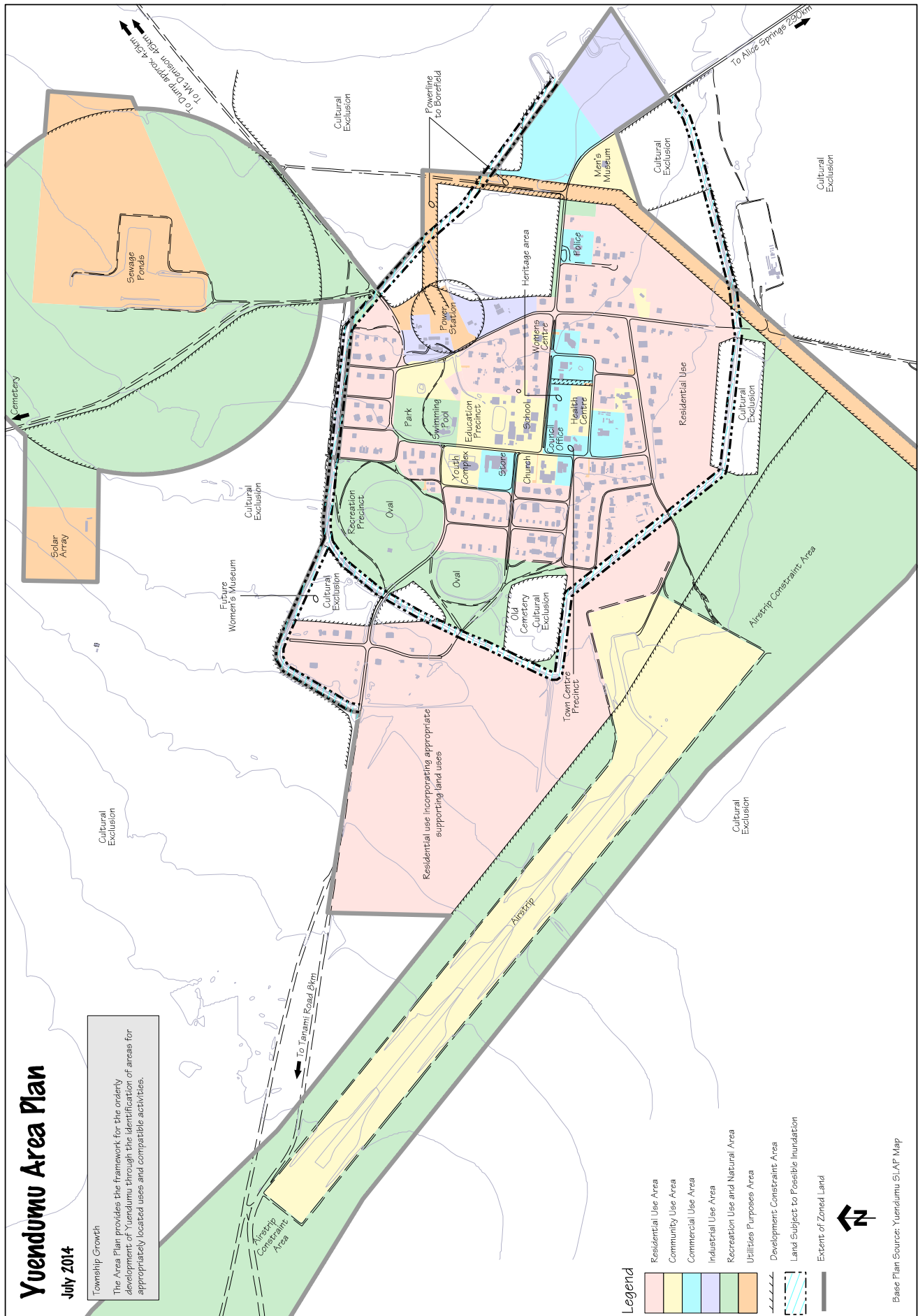


Amendment No. 349 published in the NT News 29.08.2014 includes an Area Plan for Galiwinku.
Amendment No. 406 published in the NT News 21.08.2015 amends the Area Plan for Galiwinku.

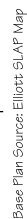


14.6.21 Yuendumu Area Plan

Amendment No. 351 published in the NT News 29.08.2014 includes an Area Plan for Yuendumu



Amendment No. 347 published in the Tennant and District Times on 28.11.2014 includes an Area Plan for Elliott.



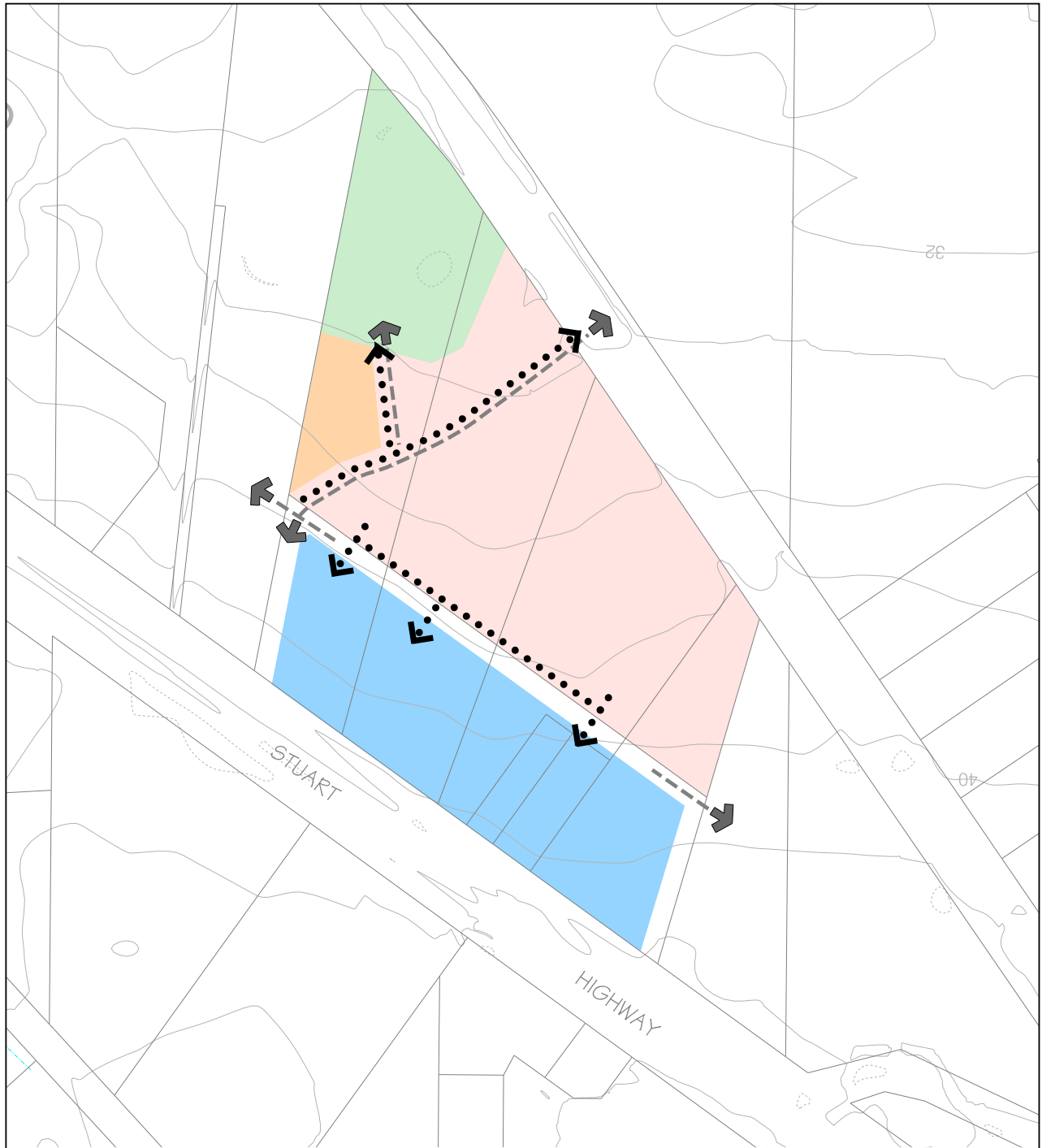
14.7 LITCHFIELD

14.7.1 Coolalinga North Planning Principles and Area Plan

Amendment No. 145
gazetted 29.9.2010
includes an Area Plans
and Planning Principles
for Coolalinga North

The development of Coolalinga North is to be consistent with the following principles:

1. Provide for serviced urban residential development to:-
 - (a) increase housing and lifestyle choice in the rural area;
 - (b) minimise the impacts of population growth on the character and amenity of established rural living areas;
 - (c) improve the viability of infrastructure required to support further development of local facilities and services;
 - (d) create a mixed use centre to reduce the need to travel; and
 - (e) reduce the utilisation of ground water to provide land for residential purposes in rural area.
2. Create a Rural village that will contribute to the creation of a sense of place and community within the rural areas which include:-
 - (a) climate responsive energy efficient design;
 - (b) a legible road network within the village that connects with the adjacent network and community facilities and services;
 - (c) facilities to accommodate public transport; and
 - (d) pedestrian and cycle paths connected to existing or proposed future adjacent routes.

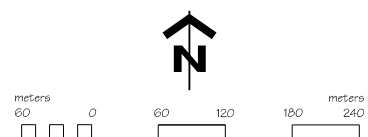


Legend

- Urban Residential
- Commercial
- Utilities
- Public Open Space
- Proposed Road Network
- Future Road Access
- Pedestrian Access

Coolalinga North Rural Village Area Plan

August 2010



coolalinga north rural village.dgn

14.7.2 Holtze Urban Planning Principles and Area Plan

Principles 1 to 3 relate to natural topography, environmental constraints and drainage features, having particular regard for the Mitchell Creek catchment.

Future development is to:

1. demonstrate an urban design and engineering response to the environmental and physical constraints of the site, as identified by the environmental assessment process.
2. demonstrate a design response to the site's land form, land units and natural drainage features by:
 - (a) preparing a *strategic drainage framework* for the Holtze urban area that provides for the management of concentrated stormwater to not increase pre-development flows to the receiving environment or adjacent land; and
 - (b) ensuring that urban design connects local roads, urban drainage, open space and any significant cultural or environmental feature into an integrated response to the landscape and the *strategic drainage framework*.
3. minimise the off-site impacts of concentrated stormwater on the receiving environment and private property by:
 - (a) managing concentrated stormwater in accordance with the *strategic drainage framework* and limiting the magnitude and duration of sediment-transporting flows to minimise erosion and downstream impacts;
 - (b) preparing and complying with an erosion and sediment control plan in order to control erosion during construction;
 - (c) applying Australian best practice standards to the quality of concentrated stormwater, having particular regard for the Mitchell Creek catchment; and
 - (d) designing and managing stormwater detention within the drainage framework to minimise the potential for biting insects to breed in such infrastructure.

Principles 4 to 6 relate to strategic infrastructure.

Future development is to:

4. Manage traffic and impacts on the arterial transport network by:
 - (a) undertaking a traffic study to guide the connection of local roads to the arterial network as indicated in the Area Plan;
 - (b) designing and constructing access intersections with the arterial network to the requirements and satisfaction of the NT Government; and

- (c) ensuring that development in or near the Glyde Point arterial corridor will not compromise the intended future use of that corridor.
- 5. Develop an interconnected local traffic and movement network that is convenient for all users by:
 - (a) undertaking a traffic study to guide the establishment of a local road and pedestrian / cycleway network consistent with the Area Plan that provides route choice and efficient access for all users;
 - (b) developing a landscaped main street as a movement and public transport corridor aligned for future connection to Howard Springs (via Madsen Road); and
 - (c) providing a safe priority access to the hospital precinct from the main street.
- 6. Incorporate trunk infrastructure for reticulated urban services into engineering design and development to meet the requirements of the *Holtze Urban Infrastructure Plan*.

Principle 7 relates to the Palmerston Regional Hospital and mixed use precinct.

Future development is to:

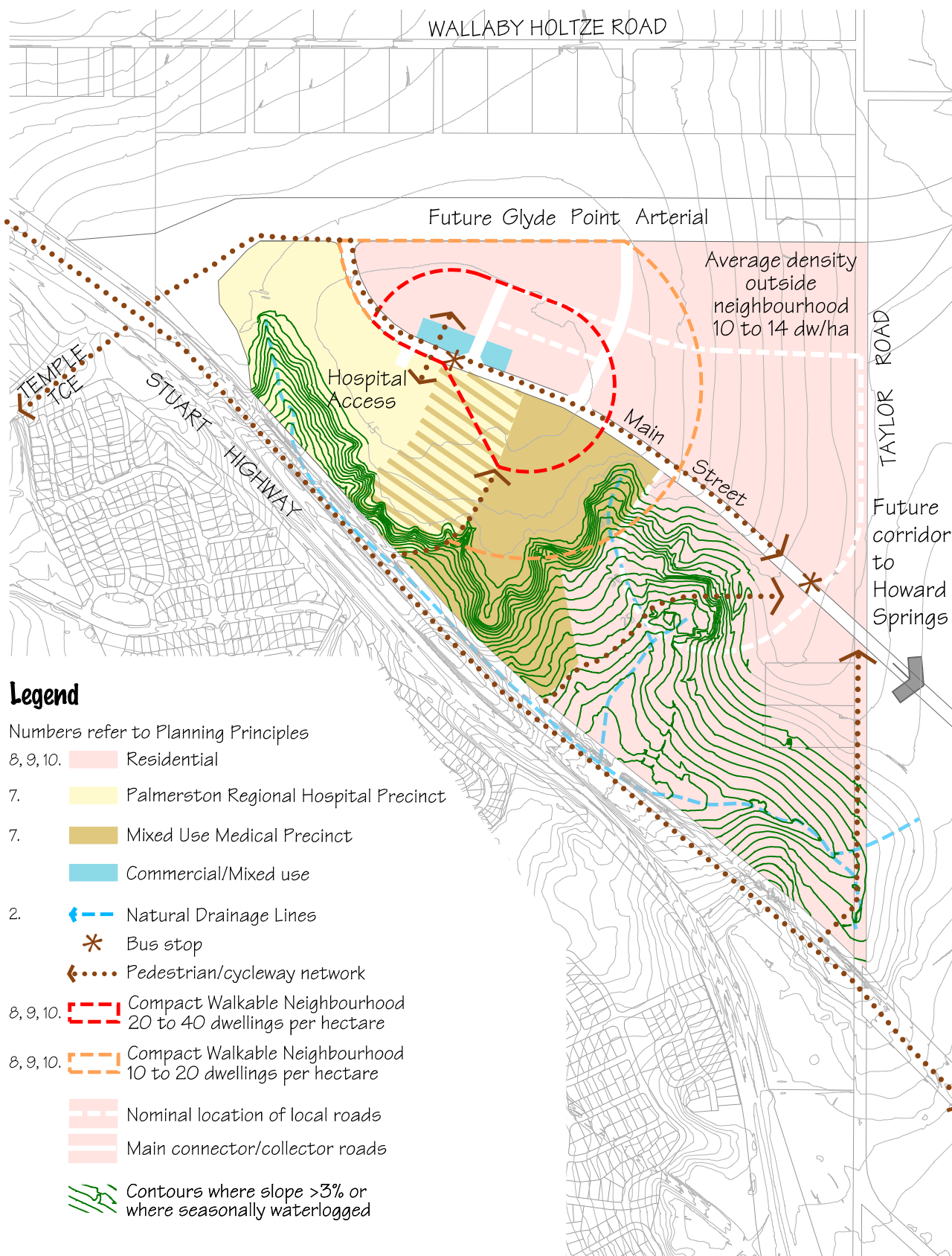
- 7. Provide a 44ha site, as indicated in the Area Plan, for the Palmerston Regional Hospital precinct and an associated mixed use health precinct by:
 - (a) including land uses within the site that will support the early development of a viable activity hub / neighbourhood centre as indicated on the Area Plan;
 - (b) incorporating a range of development outcomes into the site's urban design including the integration of health services, education and research facilities, aged and acute care facilities, accommodation and residential development; and
 - (c) providing access and trunk services appropriate for the development of a mixed use precinct as provided for in the *Holtze Urban Infrastructure Plan*.

Principles 8 to 10 relate to residential development.

Future development is to:

- 8. provide a compact, safe and walkable neighbourhood by:
 - (a) establishing or supporting a neighbourhood centre at the location indicated that:

- i. benefits from exposure to passing traffic and incorporates commercial activities with a focus on local community needs and opportunities for employment;
 - ii. maximises opportunities for convenient and direct access for cyclists and pedestrians including access to urban open spaces; and
 - iii. promotes passive surveillance by providing active interfaces to public spaces;
 - (b) providing an interconnected street network supporting access, route choice and designed with priority for safe and convenient walking and cycling;
 - (c) providing a 'boulevard style' main street directly through the neighbourhood centre, designed to support efficient public transport, the pedestrian/cycleway network, and with street trees to provide shade and visual amenity.
9. Provide housing choice in appropriate locations by:
- (a) creating lots for single and multiple dwellings across a broad range of residential density, supporting a mix of housing types including small lot single dwellings;
 - (b) locating the higher density housing, and accommodation for aged persons or people requiring assistance close to the neighbourhood centre;
 - (c) facilitating climate responsive design;
 - (d) reducing residential density where land is affected by constraints such as biting insects.
10. Provide community purpose sites to meet the needs of Holtze future urban residents by:
- (a) preparing a social infrastructure assessment that identifies community purpose needs for the projected population of Holtze urban area;
 - (b) providing community purpose sites in accordance with the social infrastructure assessment adjacent to main roads to maximise access via public transport, pedestrian and cycle corridors; and
 - (c) achieving efficiencies through shared-use community facilities that will accommodate a variety of uses and be adaptable to changing neighbourhood requirements over time.



Holtze Urban Area Plan March 2016



This plan must be read in conjunction with associated planning principles.

14.7.3 Planning Principles and Area Plan for the Howard Springs Rural Activity Centre

Amendment No. 489 published in the NT News on 16.03.2018 introduces Howard Springs Rural Activity Centre.

Context

The *Litchfield Subregional Land Use Plan 2016* at Schedule 2 refers to the Howard Springs Rural Activity Centre and identifies the opportunity to increase the diversity of housing options within the centre. The small commercial centre could accommodate modest growth with the provision of reticulated sewerage and upgraded water supply. Growth around the commercial centre will support local businesses and community facilities that serve the surrounding rural area.

Purpose

The purpose of these planning principles and area plan is to guide the development of land within the Howard Springs Rural Activity Centre. The proposed land use changes cater for future population growth, and support the efficient delivery of infrastructure and ongoing viability of the commercial centre. The area plan provides a focused location for growth to provide greater certainty on where development will be supported by the Government and relieving pressure for ad hoc development in the wider rural area.

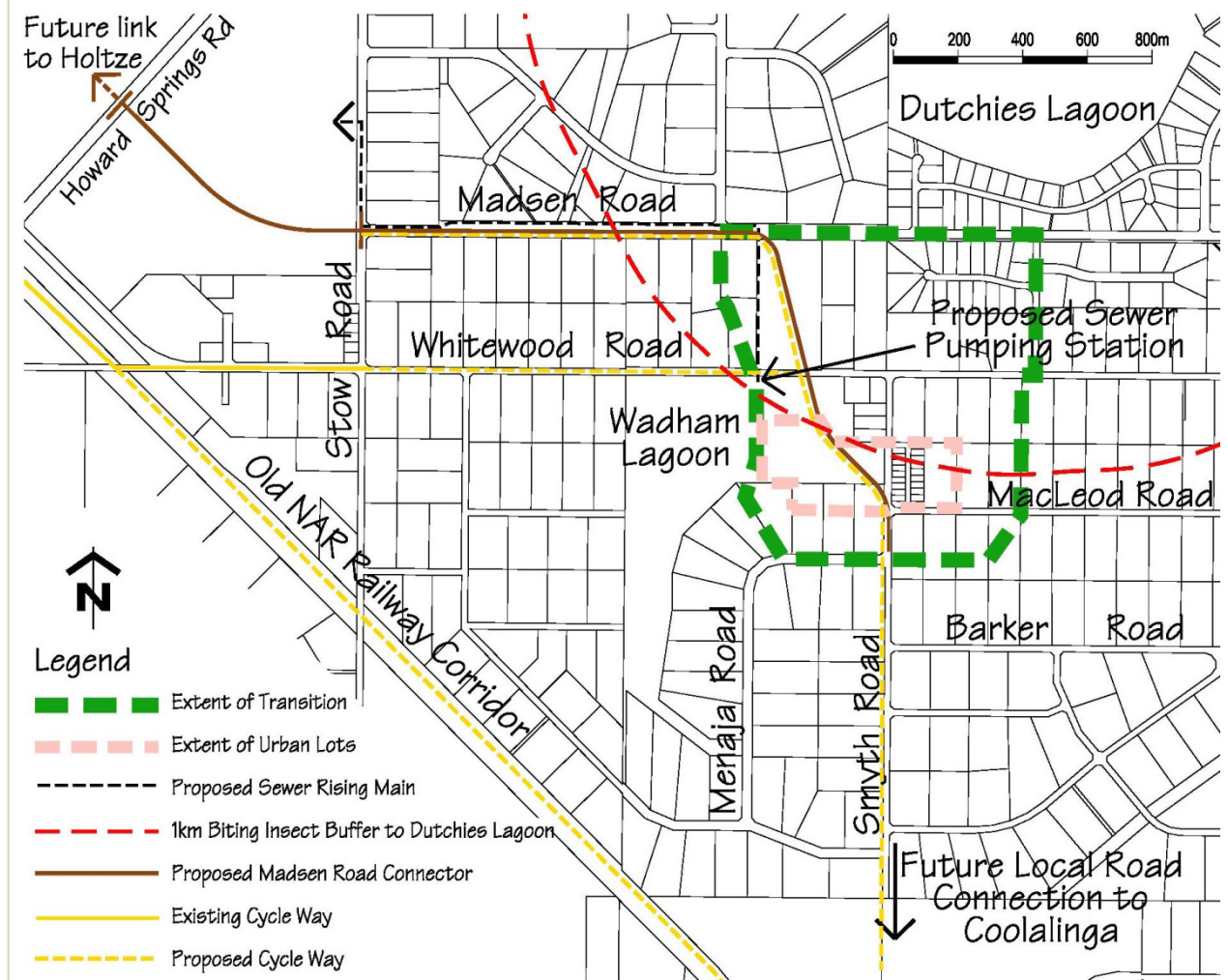
Plan Structure

The locality plan below shows the Howard Springs Rural Activity Centre in the context of broader infrastructure and transport links of the surrounding area.

The following planning principles must be addressed as part of future development of land within the Howard Springs Rural Activity Centre. Objectives are actions that will achieve the outcome described by the planning principle. Acceptable responses are standards or measures which will contribute to the objective. Alternate responses that demonstrate an equal or higher measure may also be considered.

The Area Plan is included at page 6. The Area Plan shows future land use changes that are supported providing all relevant objectives of the planning principles are met.

LOCALITY PLAN - HOWARD SPRINGS RURAL ACTIVITY CENTRE



PLANNING PRINCIPLES

1. Minimise detrimental impacts of development on the environment

The natural environment contributes to the rural character and amenity of Howard Springs, the natural drainage system and the provision of habitat for native wildlife. In particular, Wadham Lagoon and Dutchies Lagoon are identified as Priority Environmental Management wetlands. This principle seeks to protect and enhance the functions of the natural environment for the continued enjoyment of the community.

Objective	Acceptable Land Use and Development Response
1.1 Manage development to minimise adverse impacts on the receiving environment.	<ul style="list-style-type: none"> i. The design and engineering of development responds to the site's physical constraints and adequately demonstrates how potential adverse impacts on the site's environmental values will be avoided. ii. A proposed stormwater drainage system is integrated with the natural system and designed to minimise modification or disturbance to the natural system; and The discharge of concentrated stormwater will not exceed pre-development flows and complies with the requirements of the relevant government agencies. iii. The management of weeds and pollutants in stormwater complies with the requirements of the relevant government agencies.
1.2 Promote Wadham Lagoon as a natural feature of the rural activity centre.	<ul style="list-style-type: none"> i. Development of land that drains into Wadham Lagoon includes measures to protect the lagoon's environmental values, natural amenity and drainage function. ii. Uses of land around Wadham Lagoon include areas for passive public recreation.

2. Minimise the impacts of biting insects on residential amenity and public health

Dutchies Lagoon and Wadham Lagoon are seasonal breeding sites for freshwater mosquitos. Mitigation of mosquito breeding is necessary to minimise risks to public health and to facilitate public enjoyment of the natural environment.

Objective	Acceptable Land Use and Development Response
2.1 Limit new urban dwellings proximate to Dutchies Lagoon.	<ul style="list-style-type: none"> i. Future urban residential development is outside a 1 km buffer from Dutchies Lagoon and complies with the requirements of the government agency responsible for medical entomology.
2.2 Manage mosquito breeding in Wadham Lagoon to allow urban residential development adjacent to Wadham Lagoon.	<ul style="list-style-type: none"> i. A strategy and associated works to manage mosquito breeding in Wadham Lagoon is established prior to any urban residential development west of Smyth Road; and The mosquito management strategy and associated works: <ul style="list-style-type: none"> – accords with advice from the government agency responsible for medical entomology; – minimises any impact on natural systems; and – is compatible with recreation uses of the lagoon.

3. Maintain an active, safe and sustainable commercial centre

The Howard Springs Rural Activity Centre provides the core commercial needs of the surrounding rural community, with a greater range of services and facilities being provided in the larger centres of Palmerston and Coolalinga. The planning principles and area plan seek to sustain a range of businesses that continue to provide for the local market and encourage the development of an active commercial centre.

Objective	Acceptable Land Use and Development Response
3.1 Support the viability of local businesses.	<ul style="list-style-type: none"> i. A diverse range of commercial premises are provided to support a variety of businesses. ii. Urban density residential development is provided within a convenient walking distance (400 m) of the commercial centre.
3.2 Encourage public amenity and activity in public spaces.	<ul style="list-style-type: none"> i. The principles of Crime Prevention Through Environmental Design (CPTED) are incorporated into development. ii. Development provides for the planting of shade trees in public spaces on private and public land. iii. Development of commercial areas encourages use of pedestrian corridors by including continuous awnings for shade and shelter from rain.

4. Provide for housing choice compatible with the rural character of Howard Springs

The *Litchfield Subregional Land Use Plan 2016* indicates the need for an additional 500 dwellings in the following 5 to 10 years, and 20 000 dwellings over the following 40 to 50 years within the whole of Litchfield. The planning principles and area plan for the Howard Springs Rural Activity Centre seek to encourage a range of housing choices that cater for different life stages, including smaller lots that are more affordable and can provide lower-maintenance living within walking distance of local services.

Inclusion of some urban residential development within the Howard Springs Rural Activity Centre will increase housing choice, underpin the provision of reticulated services and community infrastructure, and support a wider variety of retail and commercial services.

The transition area is intended to accommodate smaller rural residential lots and minimise the impacts of the urban core on existing rural residents, thus protecting the rural character of the broader area.

Objective	Acceptable Land Use and Development Response
4.1 Support housing choices in appropriate locations.	<ul style="list-style-type: none"> i. Urban residential lots are not located on land affected by flooding, biting insects or other constraints to residential land uses. ii. Urban residential lots are located within 400 m walking distance of the commercial centre. iii. Lots within Zone SD (Single Dwelling Residential) in the Howard Springs Rural Activity Centre have a minimum lot size of 800 m² and are located within areas shown in pink on the Area Plan. iv. Subdivision and development for the purpose of a retirement village may have a residential density consistent with Zone MD (Multiple Dwelling Residential). For clarity, development of a retirement village is not restricted to urban residential areas (pink) on the Area Plan; however, acceptable responses must be demonstrated to all other criteria relevant to urban residential development.
4.2 Promote a sequence of residential density in the rural activity centre by providing a transition of residential lot sizes.	<ul style="list-style-type: none"> i. Subdivision design provides a transition of residential lot sizes such that: <ul style="list-style-type: none"> – Zone RR (Rural Residential) lots with a minimum lot size of 4000 m² are located within 'Rural Residential' areas on the Area Plan as a buffer between the commercial and urban residential area, and Zone RL (Rural Living) lots; – No more than two Zone SD (Single Dwelling Residential) lots share a boundary with any one Zone RR lot; and – No more than two Zone RR lots share a boundary with any one Zone RL lot. <p>Figure 1 illustrates a model transition of densities from the commercial centre to the existing rural area.</p> ii. Rural residential development outside of the Howard Springs Rural Activity Centre must comply with relevant policy in the <i>Litchfield Subregional Land Use Plan 2016</i>, and <p>For the purpose of the Howard Springs Rural Activity Centre, "close proximity to community facilities" means within 1 km, measured as travelled, from the commercial area of the rural activity centre.</p>
4.3 Maintain the rural character and amenity within the rural activity centre.	<ul style="list-style-type: none"> i. Landscaping is provided within front setbacks to contribute to the visual amenity of the streetscape. ii. Where appropriate, street verges and public spaces are landscaped to provide shading for pedestrian and bike networks, while also softening the appearance of hard infrastructure and residential buildings.

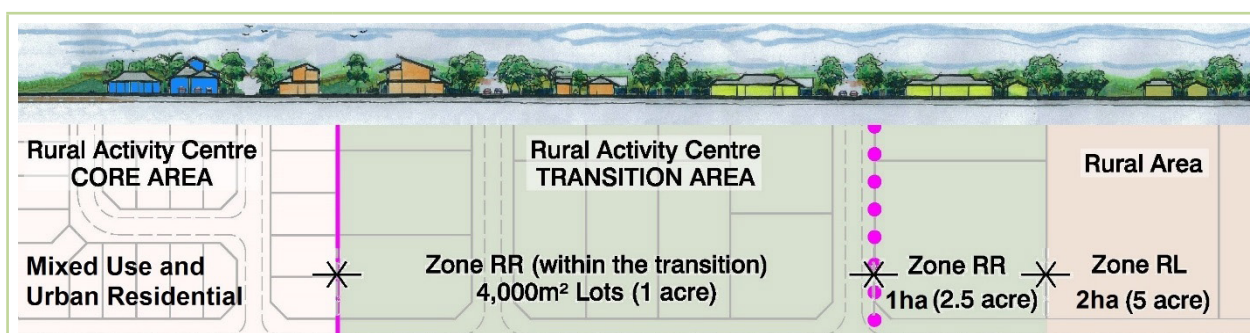


Figure 1: Transition of residential lot sizes for rural activity centres

5. Provide a coordinated, efficient and interconnected transport network

Howard Springs Rural Activity Centre is close to Palmerston and Coolalinga, as well as the regional hospital at Holtze. Potential future connections with these destinations include the extensions of Stow Road and Smyth Road to Coolalinga, and the extension of Madsen Road through Kowandi North to Holtze as shown in the locality plan. The regional transport model predicts that Stow Road will attract through-traffic between Holtze, Kowandi North and Coolalinga, but the Smyth Road extension will mainly be used by traffic travelling to or from Howard Springs.

Within Howard Springs Rural Activity Centre, the narrow reserve of Whitewood Road limits traffic management strategies that would improve road safety through the centre. Conversely, the greater reserve width of Madsen Road is well-suited to accommodate traffic management strategies and integrate cycle and pedestrian pathways.

A key feature of the area plan is a new connection from Madsen Road across Whitewood Road to Smyth Road. The alignment of this connection is intended to facilitate future improvements to regional public transport, cycle and pedestrian networks between the Coolalinga bus interchange and Palmerston bus interchange via the Howard Springs Rural Activity Centre. This is to improve transport options, route choice and ease of access to a greater range of services for Howard Springs residents. In addition, the changes shown to Madsen Road, including the extension to Hamilton Road, seek to reduce traffic pressure on Whitewood Road and provide an alternate route into and around the Howard Springs Rural Activity Centre.

The Area Plan and this planning principle seek to provide for an interconnected local road network apace with development and to prioritise the safety of pedestrians and cyclists throughout the activity centre. This includes guidance for the treatment of the Madsen-Smyth connector road to reinforce its role as a local road.

Objective	Acceptable Land Use and Development Response
5.1 Provide a transport network that is safe and convenient for all users.	<ul style="list-style-type: none"> i. Subdivision provides for an interconnected road network that: <ul style="list-style-type: none"> - supports efficient access and route choices; - prioritises the safety of pedestrians and cyclists; and - does not compromise the ability to develop strategic links as indicated on the area plan. ii. Development facilitates provision of a shared walking/cycling network that links schools, public open space and other public facilities.
5.2 Promote Madsen Road as a main entry to the Howard Springs Rural Activity Centre to reduce traffic pressure on Whitewood Road	<ul style="list-style-type: none"> i. Madsen Road is extended as an alternate entry into the Howard Springs Rural Activity Centre. ii. Madsen Road is extended along the existing road reserve to Hamilton Road to bypass the Howard Springs Rural Activity Centre. iii. The upgrading and extension of Madsen Road provides for and prioritises the safety of pedestrians and cyclists.
5.3 Facilitate the creation of a future regional public transport route	<ul style="list-style-type: none"> i. Development does not compromise the ability to extend Madsen Road north west to Holtze, and to extend Smyth Road south to Coolalinga as indicated in the locality plan. ii. The Madsen to Smyth connector road is designed to support the safe and efficient movement of buses, and to allow for the provision of public bus stops to the standards and satisfaction of the public transport authority.

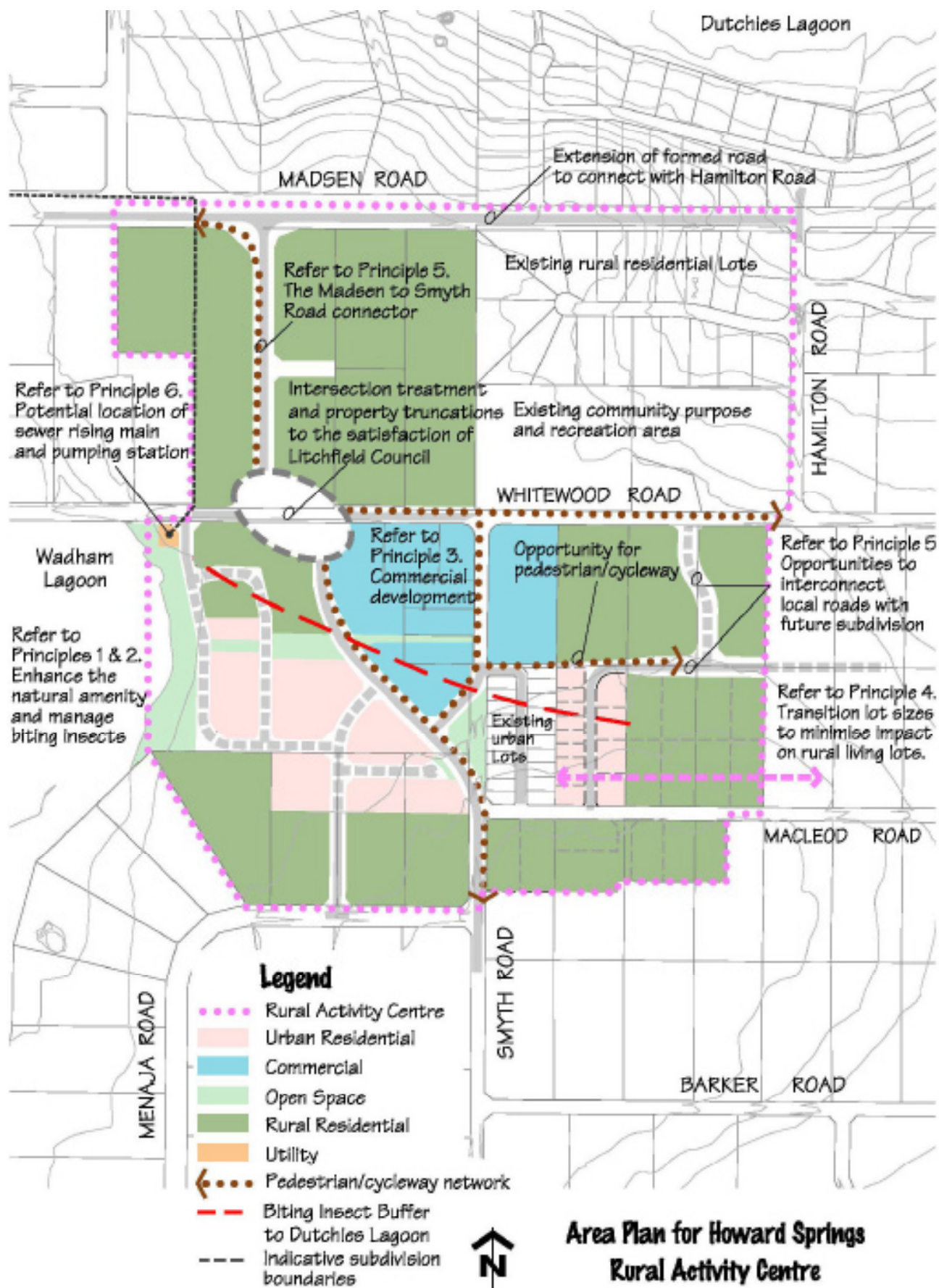
5.4 Develop the connector road between Madsen Road and Smyth Road at a local scale that is consistent with the rural character of the surrounding area.	<p>i. The scale and management of the Madsen to Smyth connector as a local road and its intersections with Madsen Road, Whitewood Road and Smyth Road are consistent with the rural character of the surrounding area and support safe and convenient use by pedestrians and cyclists. Specifically, the road is designed:</p> <ul style="list-style-type: none"> – as a single carriageway with two lanes (one lane each direction); – with traffic management measures to slow traffic speeds; – with separate cycle/pedestrian paths; – with pedestrian crossings and/or refuge islands; and – with shade trees and/or shade structures <p>to the standards and satisfaction of the responsible road authority.</p>
5.5 Encourage an active and attractive interface between the commercial area and the Madsen to Smyth connector road.	<p>i. The interface between the Madsen to Smyth connector road and the commercial area is designed to look attractive and encourage pedestrian activity.</p> <p>ii. Commercial driveway access from the Madsen to Smyth connector road is approved by and meets the requirements of the road authority.</p>
5.6 Require developers to contribute to the funding of 'strategic' road connections.	<p>i. Where Council or the NT Government has established an infrastructure contribution plan to fund the construction of strategic road connections, contributions are made in accordance with a contribution plan.</p>

6. Provide reticulated services to the Howard Springs Rural Activity Centre

The provision of urban utilities is essential for growth in the Howard Springs Rural Activity Centre. In particular, reticulated sewer and water are required to reduce current impacts on groundwater quality and capacity. This will help to sustain the viability of rural properties reliant on groundwater.

To ensure the sequential and cost-efficient provision of infrastructure, the following objectives require an Infrastructure Plan for Howard Springs and a mechanism to coordinate the design, development and funding contribution for infrastructure upgrades.

Objective	Acceptable Land Use and Development Response
6.1 Provide urban utilities to minimise adverse impacts on groundwater systems.	<p>i. All new residential lots and commercial uses are connected to the reticulated water supply.</p> <p>ii. Existing properties that rely on informal water supply lines are to connect to the reticulated system when it becomes available.</p> <p>iii. Residential lots under 4000 m² and all commercial uses are connected to reticulated sewerage.</p> <p>iv. A sewage pumping station is situated to efficiently service the commercial and urban residential land within the activity centre.</p>
6.2 Provide utilities and trunk services sequentially and cost efficiently to service proposed development.	<p>i. Trunk infrastructure for reticulated services is incorporated into the engineering design for development.</p> <p>ii. Infrastructure is provided and funded in accordance with an approved infrastructure plan for the Howard Springs Rural Activity Centre; <u>or</u></p> <p>iii. The proponent demonstrates how a proposed development will be serviced to a standard that satisfies the requirements of the responsible service authority; and the proponent demonstrates how the required infrastructure will be paid for.</p>



SCHEDULES

Schedule 1

SCHEDULE TO CLAUSE 2.4 - SPECIFIC USES

SPECIFIC USES – ALICE SPRINGS

SA1

Lot 7913, Town of Alice Springs (Stuart Highway, Alice Springs).

1. The purpose of this zone is to facilitate the continuing access to Lot 274 and the provision of **car parking** associated with the use of Lot 7913.
2. With **consent**, the provision of access to Lot 274, (the Shell Depot), Town of Alice Springs and for short term parking of vehicles ancillary to the business carried on that lot.

SA2

NT Portions 4097 to 4101 (inclusive) (Petrick Road, Alice Springs).

1. The purpose of this zone is to facilitate the subdivision and use of the land so zoned.
2. Without **consent**, a single dwelling.
3. With **consent**:
 - (a) **caretaker's residence**;
 - (b) **home occupation**;
 - (c) **multiple dwellings**;
 - (d) **veterinary clinic**;
4. The land shall not be subdivided into more than five lots or into lots that are less than 5000m² in area.

SA3

Lots 9128 to 9146 (inclusive) and Lot 9282, Town of Alice Springs (Whittaker, McDonald and Colson Streets and Stuart Highway, Alice Springs).

1. The purpose of this zone is to facilitate the subdivision, use and development of the land for a range of commercial uses while ensuring a level of visual **amenity** appropriate to the location.
2. With **consent**:
 - (a) **caretaker's residence**;
 - (b) **car park**;
 - (c) **hostel**;
 - (d) **light industry**;
 - (e) **motel**;
 - (f) **plant nursery**;
 - (g) **passenger terminal**;
 - (h) **service station**;
 - (i) **vehicles sales and hire**;
 - (j) **warehouse**; or
 - (k) the sale or hire from premises occupied by one business only and with a **floor area** of at least 500m², of:

<ul style="list-style-type: none"> 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 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>where the area is not used for the sale or hire of any other class of goods provided that:</p> <ul style="list-style-type: none"> iii. the minimum size of a lot after subdivision (other than a lot required for the purposes of a public utility) is to be 3000m², with an average size of 3500m²; and iv. all buildings and structures are located in accordance with the table to this paragraph.
3. Lots which abut the Stuart Highway must incorporate a landscaped area equivalent to 12% of the site area and all other lots must incorporate a landscaped area equivalent to 15% of the site area.
4. 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 corridor of the AustralAsia Railway.
5. The area of the site covered by buildings or structures must not exceed 50% of the site .

TABLE TO SA3 – PARAGRAPH 2

Setback	
Stuart Highway frontages	6m
All other street frontages	9m
Side and rear	5m

SA4

<p>Lot 9197, Town of Alice Springs (Smith Street, Alice Springs).</p> <ul style="list-style-type: none"> 1. The purpose of this zone is to facilitate the use and development of the land for light industrial purposes while ensuring a level of visual amenity appropriate to the location. 2. With consent, use and development in accordance with Zone LI provided: <ul style="list-style-type: none"> (a) the number of vehicular access points to Smith Street are minimised; (b) landscaping is provided in a manner that recognises the high visibility of the land from Smith Street and parts of the 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 (c) the development incorporates adequate facilities for car parking.

SA5

Amendment No. 111
gazetted 20.1.2010
introduces SA5

Lot 8132 , Town of Alice Springs (Len Kittle Drive, Alice Springs).

1. The purpose of this zone is to facilitate the use and development of the land for managed short term accommodation.
2. Subject to paragraphs 3 to 5 (inclusive) and without **consent** the land may be developed for the purpose of:
 - (a) **caretaker's residence**;
 - (b) **caravan park** (including the use of **demountable structures** as cabins);
 - (c) **child care centre**;
 - (d) **community centre**;
 - (e) **hostel**;
 - (f) **office**;
 - (g) **shop**;
 - (h) **sport and recreation**; and
 - (i) **supporting accommodation**.
3. All buildings contain a single **storey** only.
4. A use or development specified in paragraph 2 shall:
 - (a) be setback a minimum of 9m from the Len Kittle Drive boundary and 3m from all other boundaries;
 - (b) provide a minimum 3m wide planted landscape buffer to Len Kittle Drive; and
 - (c) have all car parking screened from the street, and where car parking is not under cover, shade landscaping is to be incorporated into the design of the **car parking areas**.
5. A Mosquito Management Plan shall be prepared in consultation with the Department of Health and Families and the accommodation shall only operate while the Management Plan is active.
6. Any other use or development or variation of the requirements in paragraphs 3 to 5 requires the **consent** of the consent authority.

SA6

Amendment No. 155
gazetted 20.10.2010
introduces SA6

Lot 6466, Town of Alice Springs (17 Range Crescent, Alice Springs).

1. The purpose of this zone is to facilitate the use and development of the land primarily for **multiple dwellings** and a limited range of low impact residential activities.
2. Without **consent** but subject to paragraphs 4 to 6:
 - (a) **home based contracting**;
 - (b) **home occupation**; and
 - (c) **single dwelling**.
3. With **consent** but subject to paragraphs 4 to 6 the land may be developed for the purpose of **multiple dwellings**.
4. No more than 10 dwellings shall be built on the land.
5. No business signs are to be displayed in association with the uses described in paragraph 2.
6. Any development of the land in accordance with paragraph 2 and 3 shall comply with the relevant provisions of Part 4 of the Planning Scheme.
7. Any variation of the requirements in paragraph 6 requires the **consent** of the consent authority.

SA7

Amendment No. 299
gazetted 09.10.2013
Rezones Lot 1604,
Town of Alice Springs
to Zone SC (Service
Commercial) and as a
consequence omits SA7

OMITTED

SA8

Amendment No. 338
published in the NT
News on 06.06.2014
introduces **SA8**

Part of Lot 7593, Town of Alice Springs (70 Palm Circuit, Ross).

1. The purpose of this zone is to facilitate the subdivision, use and development of the land primarily for single dwellings, limited multiple dwellings and a limited range of low impact residential activities.
2. The purpose of this paragraph is to ensure residential subdivision in this zone contains lots of a size, configuration and orientation suitable for residential purposes. Except where they conflict with the provisions in paragraph 3 the residential subdivision criteria in the Planning Scheme applies.
3. The subdivision design should:
 - (a) Create no more than 37 lots;
 - (b) Provide a minimum lot size of 450m² for **single dwellings** and no more than two lots for **multiple dwellings** each with a minimum area of 800m²;
 - (c) Provide for lots that are oriented to allow a **dwelling** to:
 - i. achieve good solar performance;
 - ii. be sited on a **common building boundary** if required;
 - iii. include a building envelope consistent with the **building setbacks** contained in paragraph 7(b); and
 - iv. achieve passive surveillance of public open space or roadways where lots are located adjacent to such areas.
4. There is no requirement for public open space within the subdivision.
5. Without **consent** and subject to paragraph 7, a lot may be developed for the purpose of:
 - (a) **group home**;
 - (b) **home based contracting**;
 - (c) **home occupation**;
 - (d) **independent unit**; and
 - (e) **single dwelling**.
6. With **consent** and subject to paragraph 7 a lot may be developed for the purpose of:
 - (a) **home based child care centre**;
 - (b) **home based visitor accommodation**;
 - (c) **medical consulting rooms**;
 - (d) **multiple dwellings**; and

(e) **supporting accommodation.**

7. Development for the purposes specified in paragraphs 5 and 6 is subject to the relevant clauses of the Planning Scheme except as indicated below:
- (a) **Multiple dwellings** to be located only on pre-designated MD lots in accordance with paragraph 3;
 - (b) Minimum residential building setbacks of:
 - i. 4.5m from a primary street frontage;
 - ii. 2.5m from a secondary street frontage;
 - iii. 1.5m from side and rear boundaries, unless on a designated **common building boundary**; and
 - iv. 5.0m to any boundary with land in Zone TC.
 - (c) Private open space for **single dwellings** and **multiple dwellings** which provides a minimum area of 45m² per dwelling (exclusive of driveways and car parking areas) but inclusive of an area with minimum dimensions of 5m x 5m.

If development does not comply with the listed requirements, the consent authority may consent to a variation of the requirements only if it is satisfied that special circumstances justify the giving of consent.

SA9

Amendment No. 360
Published 07.11.2014
introduces **SA9**

Part of NT Portion 6811, Alice Springs (69 Bullen Road, White Gums)

NT Planning Scheme definitions apply and appear in bold throughout this zone.

NT Planning Scheme definitions apply and appear in **bold** throughout this zone.

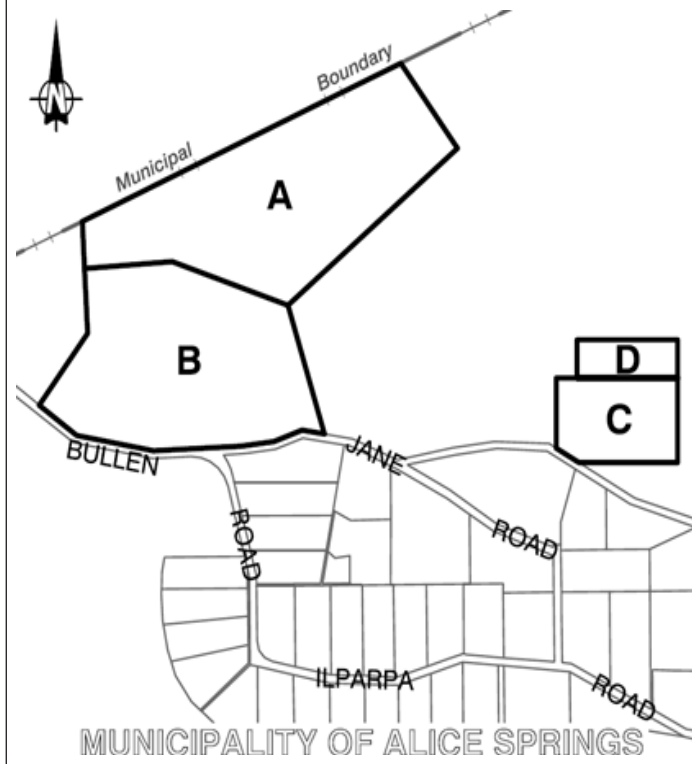
1. **PURPOSE**

- 1. The purpose of this zone is to facilitate the subdivision, use and development of the land primarily for integrated rural living, local **community centre**, senior lifestyle village, business services and managed horse stables, through a range of lot sizes which may not be permissible or adequately catered for in any single zone.
- 2. The parts of NT Portion 6811 that are subject to this clause are the four areas of land that are bounded by a thick black line and marked as Areas A, B, C and D on the diagram to this zone.

3. The intended uses for:

- Area A are senior's lifestyle village;
- Area B are rural living with local commercial and **community centre**;
- Area C are business services; and
- Area D are managed horse stables.

Diagram to Clause 1(1) of Zone SA9



2. DEVELOPMENT DESIGN PHILOSOPHY

1. Any subdivision and future development is expected to be designed to respond to Alice Springs arid climate and lifestyle attributes.
2. This includes, but is not limited to, adherence to the sustainable development principles which may be graphically expressed in the Masterplan.
3. The overarching design principles are:
 - (a) to create a community that responds to the natural character and bushland setting while providing a range of lots sizes for rural living and housing and lifestyle choices with access to limited commercial services and recreational facilities;

(b) to build on and improve the **amenity** of the site by:

- enhancing the natural features of the site through good subdivision design based on sustainable land use practices;
- ensuring larger lot sizes for rural living along the Bullen Road frontage and maintaining suitable landscaped buffer to existing development;
- siting buildings to preserve vistas to surrounding hills and ridges by limiting development to slopes less than 1 in 5 and restricting any excavation or fill; and
- accommodating existing landscape features, such as significant trees, vegetation and natural drainage lines into open space networks and wildlife corridors.

3. SUBDIVISION

1. With consent, land within this zone may be developed for the purpose of a subdivision if:

(a) the development application to subdivide the land is accompanied by:

- i. a detailed land suitability assessment prepared by suitably qualified professionals, addressing the NT Land Suitability Guidelines;
- ii. a stormwater management plan including but not limited to the potential impact on neighbouring land, external roads, internal roads, the upstream and downstream flows and proposed mitigation measures;
- iii. a Masterplan reflecting the results of the Land Suitability Assessment and indicating the intended use of each lot, staging of works, details of stormwater management, road hierarchy and bushfire hazard management;
- iv. a Sampling and Analysis Plan for baseline data for effective management of groundwater quality;

and the plans will form part of any development for subdivision.

(b) the overall subdivision design includes the following:

- i. continuous sealed access to all lots;
- ii. connection to municipal water supply;

- iii. retention or appropriate treatment of natural drainage corridors and sheet flow areas; and
 - iv. adequate drainage within road reserves or through engineered drainage reserves;
- (c) the subdivision is to create Area A, B C and D;
- (d) the subdivision within Area B provides:
- i. i.a maximum of 60 lots;
 - ii. ii. a minimum lot size of 1.0 hectare;
 - iii. iii. a minimum lot size of 3.0 hectares for any lot abutting the Bullen Road reserve; and
 - iv. iv. a maximum lot size of 1.0 hectare for land identified for the local commercial / retail / community hub;
- where each lot contains a minimum of 1ha of unconstrained land with unconstrained access from a public road; and
- (e) the subdivision within Area C provides:
- i. a minimum lot size of 5000m²;
 - ii. a maximum lot size of 1 hectare; and
 - iii. individual lots with a minimum primary street frontage of 25m.

4. 4. LAND USE

1. A lot may be used for the purposes outlined in Table A to this clause if the development is consistent with the Masterplan and the development complies with all other requirements of this zone.

Table A to Clause 4						
Land Use	Area				SU Zone clause	NT PS clause
	A	B	C	D		
caretakers residence	D	X	D	D	5	7.10.3
child care centre	X	D	X	X	6	8.1.5
community centre	X	D	X	X	6	
Home based visitor accommodation	X	P	X	X	6	
home occupation	P	P	X	X	5, 6	7.10.7
home based contracting	X	P	X	X	6	7.10.1
Independent unit	X	P	X	X	6	
leisure and recreational	D	D	X	D	5, 6	
light industry	X	X	D	X	7	
medical clinic	D	D	X	X	5, 6	
motor body works	X	X	D	X	7	
motor repair station	X	X	D	X	7	
multiple dwellings	D	X	X	X	5	
plant nursery	X	D	D	X	6, 7	
office	X	D	D	X	6, 7	
restaurant	X	D	X	X	6	
shop	X	D	X	X	6	
service station	X	D	X	X	6	8.1.4
showroom sales	X	X	D	X	7	
single dwelling	D	P	X	X	5	
transport terminal	X	X	D	X	7	10.5
stables	X	X	X	P	8	10.1
supporting accommodation	P	P	X	X	5, 6	
veterinary clinic	X	D	D	D	6, 7, 8	
X - Prohibited P - Permitted D - Discretionary						

2. The consent authority may **consent** to a variation of these requirements only if is satisfied that special circumstances justify the giving of **consent**.

5. SENIORS LIFESTYLE VILLAGE

1. The purpose of this clause is to ensure that the village has a high level of residential **amenity** that meets the needs of the intended residents.
2. A **site** identified for a seniors village is within Area A on the Masterplan endorsed under clause 3 of this zone and is defined under the Retirement Villages Act of the Northern Territory.
3. With consent, land within Area A may be developed for the purpose of **multiple dwellings** and ancillary uses and activities.
4. No more than 80 **multiple dwellings** shall be built within Area A.
5. A single **caretaker's residence**/manager's residence may be developed.
6. Each dwelling unit shall be provided 2 vehicle parking spaces.
7. Each dwelling shall be provided a minimum of 30m² of private open space (exclusive of driveways and car parking areas) but inclusive of an area with minimum dimensions of 4m x 4m for each dwelling.
8. Communal land for a community centre and recreational uses may include existing drainage corridors.
9. All dwellings shall be connected to an appropriate wastewater treatment system which is not sited with 100m of any bore and where details of the waste disposal system are provided, and it is demonstrated that the method of waste disposal will have no detrimental effect on the environment, especially to ground and surface waters.
10. All dwellings shall be connected to a rainwater tank with a minimum capacity of 20,000 litres.
11. Excavation or fill for any building site shall be limited to a maximum of 1.5m above or below natural ground level.

6. RURAL LIVING AND COMMERCIAL CENTRE

1. The purpose of this clause is to ensure that the development of Area B is predominantly for rural living with provision for a service centre with a predetermined limit on the size and scale of uses in order to uphold the amenity of the area and to mitigate traffic impacts on Bullen Road.

2. All dwellings shall be connected to an appropriate wastewater treatment system which is not sited within 100m of any bore and where details of the waste disposal system are provided, and it is demonstrated that the method of waste disposal will have no detrimental effect on the environment, especially to ground and surface waters.
3. Excavation or fill for any building site shall be limited to a maximum of 1.5m above or below natural ground level.
4. For the community hub maximum floor space shall not exceed:
 - (a) 400m² for **community centre**; and
 - (b) 1500m² for all other uses combined, excluding **leisure and recreation**, with a maximum of:
 - i. 100m² per office tenancy; and
 - ii. 300m² per shop tenancy.

7. BUSINESS SERVICES

1. The purpose of this clause is to ensure that development within Area C:
 - (a) is of a nature and intensity that is not likely to have a detrimental impact on the locality;
 - (b) provides opportunities to include activities that are not desired in Area B (e.g. parking of heavy vehicles); and
 - (c) minimises any adverse impact on adjoining uses due to hours of operation, traffic, noise, fumes, smell, dust, paint or other chemical over-spray, vibration, glare or light spill, electronic interference, ash or other harmful or nuisance creating impacts.
2. Development of individual lots within Area C may be developed subject to the following conditions:
 - (a) a maximum floor area of 40% of the lot area, with the exception of showrooms and offices that will have a maximum floor area of 1000m²;
 - (b) all buildings shall have a maximum height of 9 metres above existing natural ground level;
 - (c) outdoor storage areas are to occupy no more than 4000m² and are to be screened with solid fencing and/or densely planted landscaping;

- (d) all buildings are to be setback a minimum of 10m from site boundaries;
- (e) landscaped buffers are to be planted and maintained with a continuous landscaped buffer with a minimum width of 10 metres along all boundaries except where this requirement would conflict with necessary drainage, vehicle circulation functions and fire breaks;
- (f) landscaping shall be provided to mitigate the noise and visual impact on other adjoining development;
- (g) any plant or equipment with potential to cause an environmental nuisance (including air-conditioning plant) shall be sited as far as possible from adjoining non-business service area boundary, and should be designed to minimise its effect on the amenity of the locality;
- (h) offices and showrooms associated with industrial, warehouse, storage and transport development shall be sited at the front of the building with direct and convenient pedestrian access from the main visitor parking area;
- (i) all buildings shall be connected to a wastewater treatment system which is not sited within 100m of any bore and where the waste disposal system is approved for use in the Northern Territory;
- (j) all buildings shall be connected to a rainwater tank with a minimum capacity of 20,000 litres; and
- (k) excavation or fill for any building site shall be limited to a maximum of 1.5m above or below natural ground level.

8. MANAGED HORSE STABLES

1. Land with Area D may be used for stables and ancillary use or development subject to the following conditions:
 - (a) all waste water and septic facilities must be sited at least 100 m from any bore, and designed so that no effluent flows off site;
 - (b) **domestic livestock** must not be kept, exercised or trained on land within 100 m of a bore; and
 - (c) the keeping, exercising or training of **domestic livestock** on the land must not:
 - i. unreasonably contribute to the erosion or pollution of the land, adjoining land or the lake; or
 - ii. cause detriment to the **amenity** of the locality because of excessive noise, offensive odours, excessive dust or the attraction of flies or vermin.

SA10

Amendment No. 527
published in the NT
News on 18.10.2019
introduces SA10

Lot 5812, Town of Alice Springs (257 Stuart Highway, Alice Springs).

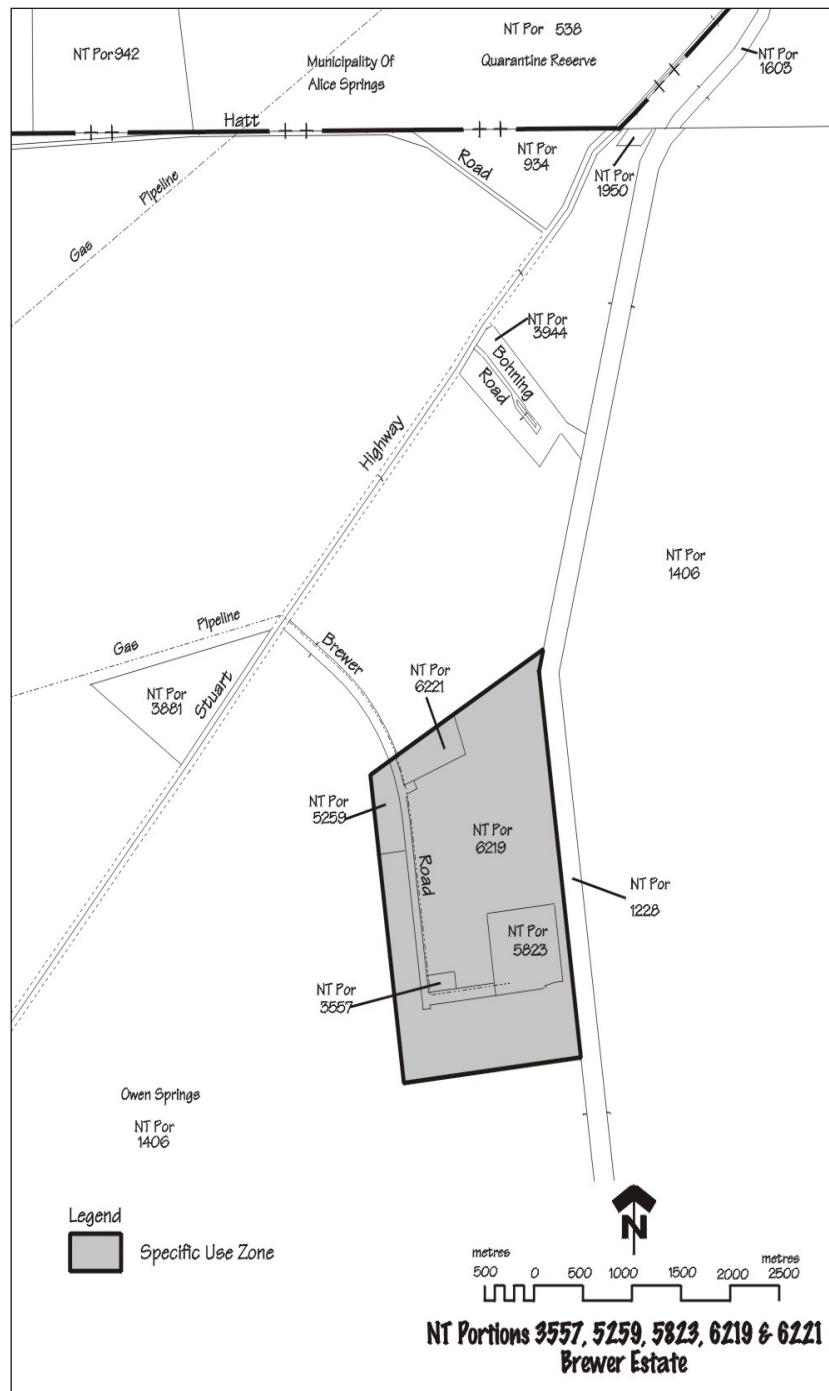
1. The purpose of this zone is to facilitate the use and development of the land for light industrial purposes while ensuring a level of flood protection in a 1% AEP (Annual Exceedance Probability).
2. With consent, use and development is to be in accordance with the land use table for Zone LI (Light Industry), provided:
 - (a) the land is filled to above the height of the 1% AEP within the Defined Flood Area (DFA) for Alice Springs, with works to be accompanied by a statement from a suitably qualified professional confirming that there are no adverse hydrological impacts on surrounding land as the result of the fill;
 - (b) the number of vehicular access points to the Stuart Highway are minimised;
 - (c) landscaping is provided in a manner that recognises the high visibility of the land from the Stuart Highway; and
 - (d) any development incorporates adequate facilities for car parking.

SPECIFIC USES – BREWER ESTATE

SBE

NT Portions 3557, 5259, 5823, 6219 and 6221 Brewer Road south of Alice Springs.

1. The purpose of this clause is to facilitate the use and development of land primarily for industrial purposes that need to be isolated from other urban uses.
2. Any use or development of the land requires **consent**.

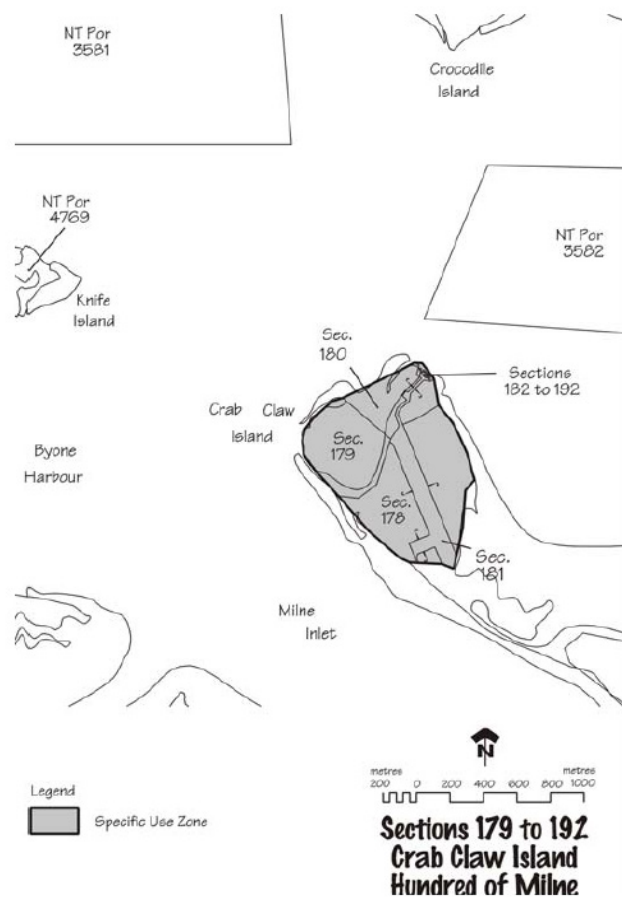


SPECIFIC USES – CRAB CLAW ISLAND

SCC

Sections 178 to 192 (inclusive) Hundred of Milne, Crab Claw Island.

1. The purpose of this clause is to ensure development of the land is consistent with the conservation of the natural environment of Crab Claw Island and the services and infrastructure that is available on the island.
2. Without **consent**, a **single dwelling**.
3. With **consent**, any other appropriate use or development.
4. Consistent with the conservation of the natural environment, the consent authority should, in respect of a proposed use or development, have regard to:
 - (a) the intensity of the proposed use and its likely effect on the native flora and fauna on this and adjacent islands;
 - (b) the extent to which the proposed use or development is appropriate to the land taking into account:
 - i. the physical characteristics of the land; and
 - ii. whether services and infrastructure (including but not limited to water, sewerage, gas, electricity and roads) will be adequate to support the intensity of the proposed use or development.



SPECIFIC USES – DARWIN

SD1

Amendment No. 67
gazetted 24.12.2008
Rezoned Lot 1869, Town
of Darwin to Zone MR
and as a consequence
omits **SD1**

OMITTED

SD2

Amendment No. 89
gazetted 11.11.2009
Rezoned Lots 7466 and
7468, Town of Darwin
to **SD30** and as a
consequence omits **SD2**

OMITTED

SD3

Lot 3327, Town of Darwin (55 Hudson Fysh Avenue, Ludmilla).

1. The purpose of this zone is to facilitate the use and development of the land for a limited range of residential and commercial activities.
2. A use or development in accordance with Zone C and with **consent**:
 - (a) a maximum of two **shops**;
 - (b) **single dwelling**;
 - (c) **home occupation**; and
 - (d) **office**.

SD4

Amendment No. 21
gazette d 05.09.2007
omits the table SD4 and
substitutes a new table
SD4.

Lots 9585, 6191 and 8634, Town of Nightcliff (Bagot Road, 14
Kelsey Crescent and 15 Fitzgerald Street, Millner)

1. The purpose of this zone is to facilitate the use and development of the land for a limited range of residential and commercial activities.
2. Subject to paragraphs 3, 4, 5 and 6 and with consent, showroom sales in the “homemaker” theme together with:
 - (a) **caretaker’s residence;**
 - (b) **child care centre;**
 - (c) **leisure and recreation;**
 - (d) **market;**
 - (e) **medical clinic;**
 - (f) **multiple dwellings;**
 - (g) **office;**
 - (h) **plant nursery;**
 - (i) **restaurant;**
 - (j) **shop; and**
 - (k) **veterinary clinic.**
3. A **shop** shall not exceed a **floor area** of 300m².
4. The purpose of this paragraph is to ensure the residential amenity of the adjoining dwellings in Brayshaw Crescent is not compromised by the commercial use of the land.

A landscaped buffer with a minimum width of 9m planted with suitable screen vegetation is to be planted and maintained along the southern boundary of Lot 8634.
5. The purpose of this paragraph is to ensure the amenity of the Millner primary school is not compromised by the commercial use of the land.

A landscaped buffer with a minimum width of 3m planted with suitable screen vegetation is to be planted and maintained along the eastern boundary of Lot 8634.
6. The consent authority may **consent** to the development of the land that does not meet the standards set out in paragraphs 4 and 5 only if it is satisfied that special circumstances justify the giving of **consent**.

SD5

Amendment No. 71
gazetted 04.02.2009
rezones Lot 9240, Town
of Nightcliff and as a
consequence omits SD5

OMITTED

SD6

Lots 7332 and 7333 were subdivided to create Lots 7590 and 7591.

Amendment No. 25 rezones Lot 7591 from SD6 to SD21

Lot 7590, Town of Darwin (20 Gregory Street, Parap).
(Formerly part of Lots 7332 and 7333)

1. The purpose of this zone is to facilitate the use of the site for a telecommunications installation.
2. The land may be used with **consent** for the purpose of a maritime communications station and ancillary facilities.

SD7

Amendment No. 65 introduces SD25 over Lots 1822, 3376 and 3377 as a result Lots 3376 and 3377 have been omitted from SD7

Lots 6520, 3380 and 7456, Town of Darwin (149, 147 and 145 Stuart Highway, Parap).

1. The purpose of this zone is to facilitate the use and development of the land for a limited range of residential and commercial activities.
2. Without **consent** but subject to paragraph 4:
 - (a) **caretaker's residence**;
 - (b) **community centre**;
 - (c) **medical clinic**;
 - (d) **plant nursery**;
 - (e) **supporting accommodation**; and
 - (f) **veterinary clinic**.
3. With **consent** but subject to paragraph 4:
 - (a) a gallery or museum, providing the building has a **plot ratio** not exceeding 1;
 - (b) a **hostel**, providing the building has a **plot ratio** not exceeding 0.75;
 - (c) **offices** for the provision of non-industrial services (other than medical services) including but not limited to mercantile, legal, financial, administrative or clerical services, providing the building has a plot ratio not exceeding 1;
 - (d) a building for the sale or hire of furniture, floor coverings, furnishings, household appliances, camping gear or 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, providing the building has not less than 300m² **floor area** and is occupied by one tenant only; and
 - (e) **vehicle sales and hire**.
4. A use or development for a purpose specified in paragraphs 2 or 3 is subject to the following conditions:
 - (a) a wall or solid wall fencing shall be erected or dense screen planting installed along the rear boundary (being the boundary furthest from the Stuart Highway) of each lot within the zone, so as to provide an effective visual barrier between those lots and lots outside the zone;

- (b) there is no vehicular or pedestrian access from Jones Place or White Crescent to a lot within the zone;
- (c) air conditioning plant and other equipment within the zone which generates noise that may be heard by persons outside the lot is sited, and sound baffles or other structures that minimise noise shall be installed so as to minimise that noise;
- (d) a 3m wide landscape strip which has been planted with vegetation is provided along the Stuart Highway frontage of all lots within the zone; and
- (e) the car parking requirements within this zone in respect of a use or development referred to in:
 - i. sub-paragraph 3(a) – are to accord with the requirements in respect of an **education establishment**; and
 - ii. sub-paragraph 3(d) – are to accord with the requirements in respect of a building used or developed for **showroom sales**.

SD8

Amendment No. 245
gazetted 29.08.2012
rezones Lot 1812, Town
of Darwin and as a
consequence omits SD8

OMITTED

Fisherman's Wharf locality, Stuart Park, Town of Darwin.

1. The purpose of this zone is to encourage the expansion of the existing waterfront and maritime industrial activities and the development of a mixed use area of residential, industrial and commercial uses that are related to the waterfront.
2. Subject to paragraphs 3 – 8 (inclusive) and with **consent**:

(a) caretaker's residence ;	(n) market;
(b) car park ;	(o) medical clinic ;
(c) child care centre ;	(p) motel ;
(d) community centre ;	(q) multiple dwellings ;
(e) convention centre;	(r) office ;
(f) education establishment ;	(s) research centre;
(g) hostel ;	(t) passenger terminal ;
(h) home occupation ;	(u) restaurant ;
(i) hotel ;	(v) service station ;
(j) leisure and recreation ;	(w) shop ;
(k) licensed club ;	(x) single dwelling ;
(l) light industry ;	(y) showroom sales ; and
(m) maritime and waterfront industry;	(z) warehouse .
3. Subject to paragraph 4, buildings north of the mooring basin lock are limited to two **storeys** above ground level.
4. A building of three **storeys** above ground level may be permitted north of the mooring basin lock to allow for variation in the roofline in the area if the development does not have a significant adverse impact on the **amenity** enjoyed by the residents of the established areas of Stuart Park.
5. Setbacks for waterfront and maritime industrial buildings are to be in accordance with clause 9.1.1.
6. Setbacks for **residential buildings** are to:
 - (a) ensure no overlooking of adjoining properties; and
 - (b) have regard to and accommodate the prevailing breezes.

7. A building, structure or development is to be designed and constructed to be compatible with the surrounding environment having regard to:
 - (a) the type and colour of materials;
 - (b) the bulk and height; and
 - (c) of the building, structure or development, so as to reduce the visual impact of commercial and industrial buildings in the landscape when viewed from residential areas and public roads.
8. A development is to consider and be compatible with the uses in neighbouring areas.

SD10

Dinah Beach locality, Stuart Park, Town of Darwin

1. The purpose of this zone is to encourage the development of a mixed use area of medium density residential and commercial uses that are related to the waterfront and a limited expansion of the existing waterfront and maritime industrial activities.
2. With **consent**:

<ol style="list-style-type: none"> (a) caretaker's residence; (b) community centre; (c) hostel; (d) hotel; (e) leisure and recreation; (f) licensed club; (g) maritime and waterfront industry; (h) market; 	<ol style="list-style-type: none"> (i) medical clinic; (j) motel; (k) multiple dwellings; (l) office; (m) passenger terminal; (n) restaurant; (o) shop; (p) single dwelling; and (q) showroom sales.
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------
3. Buildings or structures are not to cover more than 50% of each lot at ground level.
4. Subject to paragraph 5, buildings are to be limited to two **storeys** above ground level.
5. A building of three **storeys** above ground level may be permitted to allow for variation in the roofline in the area if the development does not have a significant adverse impact on the **amenity** enjoyed by the residents of the established areas of Stuart Park.
6. Setbacks for waterfront and maritime industrial buildings are to be in accordance with clause 9.1.1.
7. Setbacks for **residential buildings** are to:
 - (a) ensure no undue overlooking of adjoining properties; and
 - (b) have regard to and accommodate the prevailing breezes.

Part Lots 4579 and 4580 Rapid Creek Road, Lots 4598, 8708, 9454, 9723, 9738, 9739, 9757, 9759, 9761, 9763, 9765, 9767 and 9769, Town of Nightcliff (Freshwater Road, being land adjacent to Rapid Creek between Trower and McMillans Roads).

1. The purpose of this zone is to facilitate the use and development of the land for a range of uses consistent with the non-urban character and **amenity** of the area so zoned.
2. In accordance with the provisions of Zone RL and without **consent**:

(a) group home;	(d) retail agricultural stall;
(b) home occupation;	and
(c) independent unit;	(e) single dwelling.
3. In accordance with the provisions of Zone RL and with **consent**:

(a) agriculture;	(h) plant nursery;
(b) animal boarding;	(i) research centre;
(c) caretaker's residence;	(j) restaurant;
(d) education establishment;	(k) rural industry;
(e) home based visitor accommodation;	(l) stables;
(f) leisure and recreation;	(m) supporting accommodation; and
(g) medical consulting rooms;	(n) veterinary clinic.
4. A lot may only be subdivided if each lot that is created by the subdivision:
 - (a) is approximately 1ha in area; and
 - (b) contains at least 1000m² of land above the level of the 1.0% AEP flood event specified in the *Rapid Creek Flood Study* (Connell Wagner – May 1999) in relation to the land.

See clause 2.8

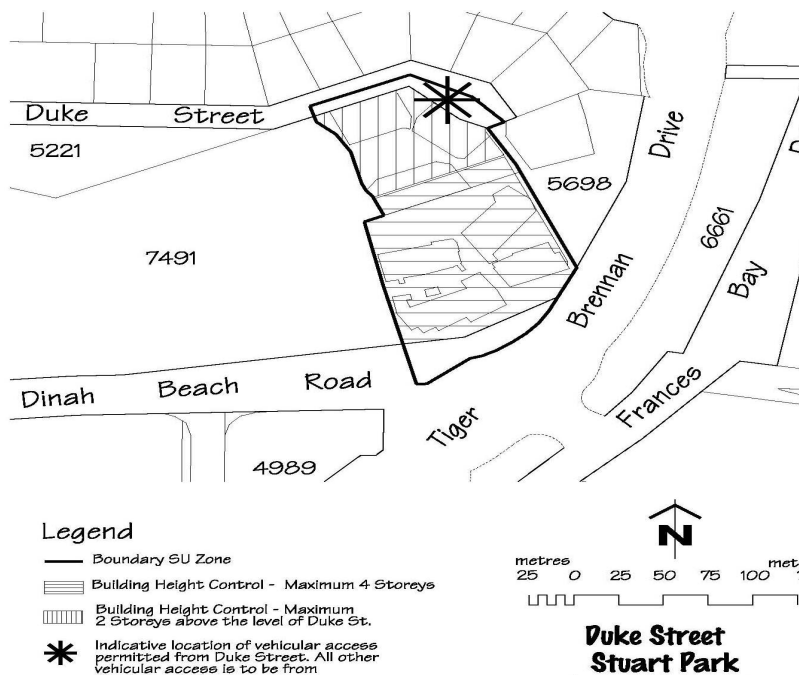
SD12

Amendment No. 11 gazetted 13.06.2007 introduces SD20 which applies to Lot 7491, Town of Darwin and as a consequence SD12 is amended by omitting Lot 7491, Town of Darwin

Building Development Parcel 7427 and Building Lots 7428, 7429 and 7430 and Building Development Parcel 7562 and Building Lots 7563, 7564, 7565 and 7566, Town of Darwin (Dinah Beach Road and Duke Street, Stuart Park).

1. The purpose of this zone is to facilitate the use and development of the land for medium density residential purposes.
2. Subject to paragraphs 3 – 7 (inclusive) and with **consent**:

(a) child care centre;	(i) motel;
(b) community centre;	(j) multiple dwellings;
(c) education establishment;	(k) place of worship;
(d) group home;	(l) restaurant;
(e) hostel;	(m) single dwelling;
(f) home occupation;	(n) shop; and
(g) hotel;	(o) supporting accommodation.
(h) medical consulting rooms;	
3. Building heights and vehicular access are to be in accordance with the diagram to this clause.
4. Buildings must not cover more than 50% of each **site**.
5. Not less than 30% of each site is to be landscaped.
6. Landscaping plans are to be submitted with each development application.
7. Loading and unloading areas for commercial developments are to be screened from passing traffic and pedestrians and located where possible on streets other than main streets.



SD13

Lot 6738, Town of Darwin (11 Villaflor Crescent, Woolner).

1. The purpose of this zone is to facilitate the use and development of the land for a range of purposes while restricting the height of future development.
2. In accordance with the provisions of Zone MR and with **consent**:

(a) community centre;	(i) medical consulting rooms;
(b) group home;	(j) motel;
(c) home based visitor accommodation;	(k) multiple dwellings;
(d) home occupation;	(l) place of worship;
(e) hospital;	(m) restaurant;
(f) hostel;	(n) retail agricultural stall;
(g) independent unit;	(o) single dwelling; and
(h) leisure and recreation;	(p) supporting accommodation.
3. provided that no building exceeds three **storeys** in height.

SD14

Lot 7289, Town of Darwin (50 Colivas Road, East Point) (formerly Lot 5648 and proposed Lot 5976, East Point, Fannie Bay).

1. The purpose of this zone is to facilitate the use and development of the land for marine related activity.
2. With **consent**:
 - (a) boat construction, service and maintenance;
 - (b) the sale of boats, boat spare parts and ancillary items and of water sports equipment;
 - (c) dry boat storage; and
 - (d) **caretaker's residence.**

SD15

Amendment No. 89 gazetted 11.11.2009 introduces SD30 which applies to Lots 7466 and 7468 Town of Darwin. SD15 is altered as a consequence to exclude Lot 7468.

Lot 7467, Town of Darwin (10 Salonika Street, Parap).

1. The purpose of this zone is to facilitate the use and development of the land primarily for residential purposes providing opportunities for complementary commercial and ancillary activities.
2. A use or development is to contribute to the development of the Gardens Hill area as an integrated and harmonised mixed use area by:
 - (a) comprising residential and commercial activity incorporating public open space;
 - (b) taking advantage of outlooks and physical connections to surrounding precincts; and
 - (c) the creation of a land mark development through definitive streetscaping and quality architecture.
3. With **consent**, and subject to paragraphs 4 to 13 inclusive:
 - (a) **caretaker's residence;**
 - (b) **child care centre;**
 - (c) **community centre;**
 - (d) **convention centre;**
 - (e) **home based visitor accommodation;**
 - (f) **home occupation;**
 - (g) **hospital;**
 - (h) **hostel;**
 - (i) **hotel;**
 - (j) **independent unit;**
 - (k) **licensed club;**
 - (l) **medical consulting rooms;**
 - (m) **medical clinic;**
 - (n) **motel;**
 - (o) **multiple dwellings;**
 - (p) **office;**
 - (q) **place of worship;**
 - (r) research centre;
 - (s) **restaurant;**
 - (t) **shop;**
 - (u) **showroom sales;**
 - (v) **single dwelling;**
 - (w) **supporting accommodation;** and
 - (x) **veterinary clinic.**
4. A development application for a use or development specified above is to include:
 - (a) a master plan for development of the **site**;
 - (b) a staging plan for the proposed development;
 - (c) information regarding the timeframes for development and the provision of shared facilities to the **site**; and
 - (d) an interface management strategy which addresses the relationship of the proposed land uses with adjoining existing land uses and in the case of the Salvation Army site, possible future expansion of activities on that **site**.

5. Buildings shall not cover more than 50% of the **site**.
6. Buildings or structures on the **site** are to provide for variations in the roofline and heights of buildings and be limited to a maximum of six **storeys** for **sites** of less than 5000m² in area and four **storeys** for **sites** less than 2500m² in area.
7. Buildings to a maximum height of 8 **storeys** may be permitted if the development demonstrates special architectural merit and makes a positive contribution to the future **amenity** and identity of the locality.
8. Setbacks to commercial development are to:
 - (a) ensure privacy for residential development on the **site** and adjoining **sites**;
 - (b) be cognisant of the impacts of and on adjoining land uses; and
 - (c) provide appropriate **amenity** for the streetscape.
9. All car parking is to be screened from the street, preferably in basement **car parks** and where car parking is not under cover, shade landscaping is to be incorporated into the design of the **car parking areas**.
10. Loading and unloading areas for commercial developments are to be screened from passing traffic and pedestrians and are to be accessed from Salonika Street.
11. Any perimeter fencing is to be unobtrusive and complement the streetscape by:
 - (a) providing a link between differing buildings and structures; and
 - (b) facilitating appropriate pedestrian connections through, to and from the **site**.
12. Lighting is to be designed and constructed to ensure compatibility with any residential use on the land and to prevent overspill to adjoining properties.
13. Buildings or works are to be designed and constructed to be compatible with the surrounding environment having regard to:
 - (a) the topography and relationship to adjoining land uses;
 - (b) the impact of the bulk and height of buildings or structures on development of an identity for the area and the visual impact when viewed from other precincts;
 - (c) the need to create a pedestrian scale at ground level and develop pedestrian connections within the precinct and to other precincts and land uses; and
 - (d) the type and colour of materials.

SD16

Lot 7425, Town of Darwin (56 Bayview Boulevard, Bayview).

1. The purpose of this zone is to ensure the land is developed and maintained for the purpose of a **car park** to the benefit of development on Lot 5988 (proposed Lot 6242) Town of Darwin.
2. With **consent** a ground level **car park** with approximately 40 car parking spaces provided the **car park** is used for the purposes of the part of Lot 5988 that is proposed Lot 6242 and landscape buffers are established to protect the **amenity** of the road reserve and of Lots 7353 and 7354, Town of Darwin.

Lot 9793, Town of Nightcliff (Lee Point Road, Lyons).

1. The purpose of this zone is to facilitate the subdivision, use and development of the land as a residential estate.
2. With **consent** land within this zone may be developed for the purpose of a residential subdivision if:
 - (a) the development application to subdivide the land is accompanied by a drawing indicating the proposed land use and zoning of each lot and a report indicating the stage at which an application will be made to rezone each lot and that drawing will form part of any development permit for subdivision; and
 - (b) not more than 7.7ha (10% of the subdivision area) is developed for either **multiple dwellings** and a further 3ha (4% of the subdivision area) may be developed for **multiple dwellings** with no more than two **dwellings** on a single lot.
3. The purpose of this paragraph is to ensure residential subdivisions contain lots of a size, configuration and orientation suitable for residential purposes.

Land within this zone may be subdivided to accommodate **single dwellings** on lots less than 800m² if the minimum lot size throughout the zone will be at least 600m² and the average lot size will be at least 700m².

The subdivision design is expected to:

- (a) provide that lots have sufficient area and appropriate dimensions to provide for the proposed density of developments including **dwellings**, vehicle access, parking and ancillary buildings;
- (b) provide that lots are oriented to allow **dwellings** to take advantage of environmental conditions such as prevailing breezes and sunlight;
- (c) provide that potential land use conflicts are minimized by taking account of the visual and acoustic privacy of residents;
- (d) provide that where there are lots for **multiple dwellings** the lots are:
 - i. distributed in small groups capable of being serviced by public transport;
 - ii. in close proximity to public open space and with adequate access to community facilities and services; and
 - iii. not located in a cul-de-sac.
- (e) incorporate a distributor road network that is designed to accommodate through traffic and discourage excessive speed, with roundabouts as the preferred traffic control device at cross intersections;
- (f) incorporate residential streets designed for low traffic speeds, giving priority to the needs of pedestrians;

- (g) incorporate street networks capable of accommodating safe and convenient bus routes with stops within 400m radius of a majority of **dwelling**s;
 - (h) incorporate pedestrian and cycle links;
 - (i) connect to paths in adjacent areas and between areas of public open space;
 - (j) promote user safety and provide links to schools, commercial facilities and public transport services;
 - (k) protect service infrastructure by providing or preserving easements; and
 - (l) provide a minimum of 7.7ha (10% of the subdivision area) as public open space which:
 - i. ensures the majority of **dwelling**s are within 400m walking distance of a neighbourhood park with a minimum area of 3200m²;
 - ii. incorporates recreational open space in larger units available for active leisure pursuits; and
 - iii. is designed to provide a safe environment for users by allowing clear views of the open space from surrounding buildings or passing vehicles.
4. Without **consent** a lot may be developed for the purposes of a **single dwelling** if the **dwelling** does not exceed 8.5m in height and there is no space capable of being occupied in that part of the building that exceeds a height of 7m.
5. With **consent** a lot may be developed for the purpose of **multiple dwelling**s if:
- (a) the development is in accordance with the provisions of Zone MD; and
 - (b) the lot has been identified as a site for **multiple dwelling**s on a subdivision plan approved by a development permit.
6. The purpose of this paragraph is to promote site-responsive designs for **multiple dwelling**s, that are pleasant for the occupants and do not unreasonably affect the use and enjoyment of adjacent land.
- Building design should:
- (a) locate development on the **site** for correct solar orientation;
 - (b) minimise expanses of walls by varying building heights, setbacks and façades;
 - (c) avoid visibly flat roofs and be consistent with the parapet height where this is a predominant design element in the locality;
 - (d) conceal service ducts, pipes, air conditioners, air conditioning plants etc;
 - (e) avoid overlooking of private open spaces and **habitable rooms** of adjacent residences on the same and adjacent **sites**;

- (f) locate bedrooms and private open spaces away from noise sources;
 - (g) control its own noise sources and minimise the transmission of noise between **dwelling**s;
 - (h) where close to high noise sources (such as busy roads and airport flight paths), be of appropriate acoustic design and construction;
 - (i) balance the achievement of visual and acoustic privacy with passive climate control features;
 - (j) allow breeze penetration and circulation; and
 - (k) minimise use of reflective surfaces.
7. The purpose of this paragraph is to ensure that suitable areas for communal open space are provided for multiple dwellings.
- Where the proposed use is **multiple dwellings** a minimum of 15% of the **site**, being not less than 6m wide at any point, should be communal open space.
8. The design of the communal open space is to have regard to:
- (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 clearly distinguish communal open space from private and public open space and the need to maintain the reasonable privacy of nearby **dwelling**s;
 - (d) the type of activities provided for and the hours of operation of communal facilities;
 - (e) the projected needs of children for outdoor play;
 - (f) the provision of landscaping and shade;
 - (g) safety issues including lighting and informal surveillance;
 - (h) on-site traffic circulation; and
 - (i) future maintenance and management requirements.
9. With **consent** land within this zone may be developed for the following purposes:
- (a) temporary sales office;
 - (b) display homes;
 - (c) **child care centre**;
 - (d) **educational establishment**;
 - (e) **community centre**;
 - (f) **sports and recreation**;
 - (g) **medical clinic**;
 - (h) convenience shops; and
 - (i) **service station**.
- provided the development is consistent with the drawing approved under paragraph 2.

SD18

Amendment No. 8
gazetted 04.04.2007
introduces SD18

Lot 5378, Town of Darwin (15 Iliffe Street, Woolner)

1. The purpose of this zone is to facilitate the ongoing use and development of the land by the Power and Water Corporation for a depot and office complex.
2. With **consent** and subject to paragraph 4:
 - (a) **fuel depot;**
 - (b) **office;**
 - (c) staff social facilities; and
 - (d) training rooms and facilities.
3. Without **consent** and subject to paragraph 4:
 - (a) **caretaker's residence;**
 - (b) **light industry;** and
 - (c) **warehouse.**
4. The objective of this paragraph is to minimise the visual and acoustic impact of development adjacent to Zone SD and Zone MD and to ensure that an adequate level of visual amenity is maintained.
 - (a) A use or development specified in paragraphs 2 or 3 shall be setback a minimum of:
 - i. 9m from the Stuart Highway boundary;
 - ii. 20m from the Armidale Street boundary and the boundary to Lot 2162; and
 - iii. 5m from the Iliffe Street boundary and provide a minimum 3m wide planted landscape buffer to Iliffe Street.
 - (b) Despite paragraph 4(a) a use or development specified in paragraphs 2 or 3 may be located within 20m of the Armidale Street boundary or the boundary to Lot 2162 only with **consent** subject to provision of:
 - i. a solid screen fence of a minimum height of 1.8 m setback 3m from the Armidale Street boundary and screen landscaping of the 3m setback;
 - ii. a solid screen fence of a minimum height of 1.8m at the boundary to Lot 2162; and
 - iii. a landscaped buffer with a width of 3m at the boundary to Lot 2162.

The consent authority must not **consent** to a development that is within 20m of the Armidale Street boundary or the boundary to Lot 2162 that is not in accordance with paragraph 4(b) unless it is satisfied that special circumstances justify the giving of **consent**.

SD19

Amendment No 9
gazetted 04.04.2007
introduces SD19

Part Lot 9989, Town of Nightcliff (71 Progress Drive, Nightcliff)

1. With the consent of the Authority, the land within this zone may be developed and used for the purpose of **multiple dwellings**.

2. Without **consent**:

- (a) **home occupation**;

if the proposal complies with the requirements of this Planning Scheme as if the land were in Zone HR.

3. The purpose of this clause is to ensure that development is:

- of a density compatible with the existing and planned provision of reticulated services and community facilities which will service the area;
- consistent with land capability; and
- of a height compatible with adjoining or nearby existing development or development reasonably anticipated.

Development within this zone will comprise:

- (a) a maximum of 44 **multiple dwellings**; and
- (b) a minimum of 3 buildings with a maximum building height each of 33m AHD or 6 **storeys**, whichever is the lesser.

4. The purpose of this clause is to ensure that the development is provided with open space and landscaped areas that:

- include clearly designated and useable private open space areas that provide privacy for residents and are directly accessible from main living areas;
- include communal open space areas that are functional, useable and accessible; and
- contribute to the appearance and amenity of the site.

Development within this zone will provide:

- (a) a private balcony to all **multiple dwellings** which is directly accessible from the main internal living area with a minimum area of 20m² and a minimum depth of 3m;
- (b) a minimum of 815m² of communal open space at ground level with a minimum dimension of 6m; and
- (c) a minimum of 550m² at ground level, exclusive of the communal open space, which is landscaped.

5. The purpose of this clause is to ensure that sufficient off street parking is provided to service the proposed development.

Development within this zone will provide a minimum of 2.2 on site car parking spaces per **multiple dwelling**.

SD20

Amendment No 11
gazetted 13.06.2007
introduces SD20

Lot 7491, Town of Darwin (17 Dinah Beach Road, Stuart Park).

1. The purpose of this zone is to facilitate the subdivision, use and development of the land as a residential estate.
2. With **consent** land within this zone may be developed for the purpose of a residential subdivision if the development application to subdivide the land is accompanied by a drawing indicating the proposed land use of each lot and that drawing forms part of any development permit for subdivision.
3. The purpose of this paragraph is to ensure that residential subdivisions in this zone are integrated with infrastructure, community services and facilities and provide infrastructure and facilities which ensure appropriate levels of residential **amenity**.

The subdivision design should:

- (a) include pedestrian and cycle links through the **site** to facilitate future connections between Stuart Park and Central Darwin;
- (b) integrate existing adjacent public open spaces with public open spaces and road and pedestrian networks within the **site**;
- (c) include a road network design that fosters a low speed environment with priority given to pedestrian needs and that allows for access by public transport services where required; and
- (d) minimise the impact of traffic and movements on Duke Street by siting the primary vehicular access point on Dinah Beach Road.

4. The purpose of this paragraph is to ensure residential subdivisions in this zone contain lots of a size, configuration and orientation suitable for residential purposes.

Land within this zone may be subdivided to accommodate a **single dwelling** if the minimum lot size is at least 450m² and the average lot size of the area being subdivided for **single dwellings** is at least 520m².

The subdivision design should:

- (a) provide for lots that are oriented to allow a **single dwelling** to:
 - i. take advantage of prevailing breezes, and
 - ii. minimise exposure to western insolation.
- (b) incorporate drawings showing the building footprint for each **single dwelling** lot that will form part of any development permit for subdivision that:

- i. orients **dwelling**s to take into account the visual and acoustic privacy needs of residents particularly with respect to private open space areas and bedrooms;
 - ii. may include a **common building boundary**;
 - iii. may include reduced **building setbacks** to the **primary street** frontage where:
 - increased **building setbacks** to the rear boundary are incorporated, and
 - garages, carports and the like are set behind or in line with the main **dwelling** building line;
 - iv. complies with the building envelope requirements of clause 11.2.3 with respect to lots with areas less than 600m²; and
 - v. provides for passive surveillance of public open space where lots are located adjacent to such areas.
5. Without **consent** a lot may be developed for the purpose of a **single dwelling** if:
 - (a) the development is consistent with the building footprint endorsed for the lot under paragraph 4; and
 - (b) the development complies with all other requirements of the Planning Scheme as if the land were in Zone SD.

If a **single dwelling** does not comply with the requirements of this paragraph it shall be permitted only with **consent** and the consent authority may **consent** only if it is satisfied that special circumstances justify the giving of **consent**.
6. With **consent** a lot may be developed for the purpose of:

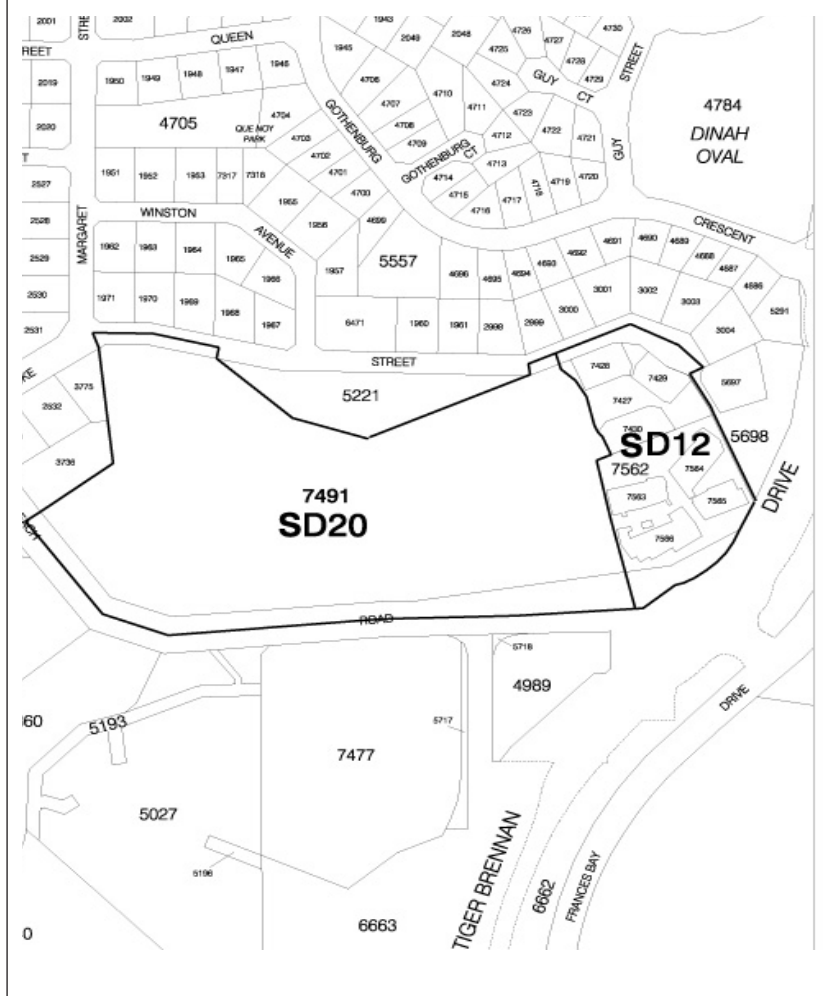
(a) community centre ;	(g) independent unit ;
(b) display homes;	(h) medical consulting rooms ;
(c) group home ;	(i) supporting accommodation ; and
(d) home based child care centre ;	(j) temporary sales office.
(e) home based contracting ;	
(f) home based visitor accommodation ;	

Development for a purpose specified in this paragraph is subject to the relevant clauses of the Planning Scheme which would apply were the land within Zone SD.

The consent authority must not **consent** to development which does not comply with the relevant clauses of the Planning Scheme on lots with areas less than 600m².

- The consent authority may **consent** to the development of a lot for the purpose of **multiple dwellings** only where it has been identified for **multiple dwellings** on the land use drawing endorsed under paragraph 2.

8. Without **consent** land within this zone may be developed for the purpose of a **home occupation** if the development complies with clause 7.10.7 and otherwise only with the **consent** of the consent authority.



SD21

Amendment No. 25
gazetted 10.10.2007
introduces SD21

Lot 7591, Town of Darwin (16 Gregory Street, Parap)

1. The purpose of this zone is to facilitate the subdivision, use and development of the land for residential purposes at a density compatible with existing development within the locality.
2. The purpose of this paragraph is to ensure that the residential subdivision in this zone contains lots of a size, configuration and orientation suitable for residential purposes.

Land within this zone may be subdivided to accommodate a **single dwelling** if:

- (a) the minimum lot size is at least 700m²;
- (b) no more than 24 lots are created;
- (c) lots which share a rear boundary with other land within Zone SD have an area of no less than 760m²;
- (d) one lot only has access to Weddell Street; and
- (e) any new road intersection is limited to Gregory Street.

The subdivision design may include one or more **common building boundaries** nominated at the time of subdivision for lots less than 800m² that are not adjacent to a public road or land in Zone SD and a **single dwelling** may be built up to a **common building boundary** despite the setback provisions of clause 7.3.

3. There is no requirement for public open space within the subdivision.
4. Without **consent** a lot may be developed for the purpose of:
 - (a) **group home**;
 - (b) **home based contracting**;
 - (c) **home occupation**;
 - (d) **independent unit**; and
 - (e) **single dwelling**.

if the development complies with all other requirements of the Planning Scheme as if the land were in Zone SD.

5. With **consent** a lot may be developed for the purpose of:
 - (a) **community centre**;
 - (b) **home based child care centre**;
 - (c) **home based visitor accommodation**;
 - (d) **medical consulting rooms**; and
 - (e) **supporting accommodation**.

Development for a purpose specified in this paragraph is subject to the relevant clauses of the Planning Scheme which would apply were the land within Zone SD.

SD22

Amendment No. 60
gazetted 01.10.2008
introduces **SD22**

Amendment No. 104
gazetted 21.10.2009
rezones part Portion
2235, Hundred of Bagot
introduces **SD31** which
supercedes **SD22**

OMITTED

SD23

Amendment No 70
gazetted 02.12.2009
introduces **SD23**

Amendment No 170
gazetted 05.01.2011
extended Zone **SD23**
to the land (15ha) at
the corner of Lee Point
Road and Fitzmaurice
Drive

Amendment No. 237
gazetted 15.08.2012
represents minor
amendments to
Clause 3 of **SD23**

Part Lot 9737, Town of Nightcliff (Lee Point Road, Muirhead).

1. The purpose of this zone is to facilitate the subdivision, use and development of the land as a residential estate that provides for housing choice through a range of lot sizes and housing types.

2. Development Design Philosophy

Any subdivision and future development is expected to be designed to respond to Darwin's tropical climate and lifestyle attributes. This includes, but is not limited to, adherence to the following design principles:

- (a) lot patterns which are best suited to catching prevailing breezes;
- (b) local streets which include a single carriageway with footprints which enable groupings of large street trees in public space and smaller trees in front yards;
- (c) lots and dwellings sited so as to have sufficient area to provide for the dwellings, vehicle access, parking and ancillary structures;
- (d) the inclusion and adaptation of porches and decks as living spaces which are designed to encourage activation of and overlooking of streets and public spaces;
- (e) a mix of heavy and lightweight elements in the front façade of the building;
- (f) breezeway separations between buildings and the inclusion of side yard spaces; and
- (g) housing which promotes cross ventilation through building orientation and layout, with extended roofs and overhangs for additional shade and weather protection.

3. With **consent** land within this zone may be developed for the purpose of a subdivision if:

- (a) the development application to subdivide the land is accompanied by:
 - i. a drawing including the proposed land use; and
 - ii. a setback plan indicating the minimum building setbacks for each lot, consistent with the Development Design Philosophy in paragraph 2;

and the drawings form part of any development permit for subdivision.

- (b) the subdivision design incorporates a predominantly grassed strip along the eastern boundary of the zone with a width of 100m or as required by the NT Government's authority for medical entomology. The strip will form a part of a 1km buffer to the biting insect breeding areas of Buffalo Creek;
 - (c) The subdivision design ensures no residential development is proposed within 700m of the primary settlement ponds of the sewage treatment plant;
 - (d) the overall subdivision design includes the following open spaces:
 - i. one or more east-west parks and open space corridors generally linked to the Lyons central park and open space corridor, incorporating stormwater drainage systems that are appropriate for Darwin's climate;
 - ii. subject to the requirements of local government and service authorities, an open space link along Lee Point Road; and
 - iii. a vegetated visual screen no less than 20m wide along and abutting the northern boundary of Fitzmaurice Drive;
 - (e) the overall subdivision design includes provision for a future road corridor not less than 30m wide, generally along the eastern boundary of the zone.
4. The purpose of this paragraph is to ensure residential subdivisions contain lots of a size, configuration and orientation suitable for residential purposes.
- The overall subdivision design should:
- (a) ensure the average number of dwelling units per hectare does not exceed 10 across the area of the zone defined as the area of the site:
 - less the area of the grassland strip required by paragraph 3(b);
 - less the area of the odour buffer required by paragraph 3(c); and
 - less the area of the future road corridor required by paragraph 3(e).
 - (b) not include any lot with an area of less than 450m²;
 - (c) include a dominant lot size of between 500m² and 700m²;
 - (d) ensure lots are generally square in shape, with a minimum frontage of 18m, unless a lot is of an irregular shape or truncated;
 - (e) provide a street layout which is generally orientated within 30 degrees of north;

Amendment No. 237
gazetted 15.08.2012
represents minor
amendments to clause 5

Amendment No. 434
published in the NT
News on 18.03.2016
amends clause 5 to
SD23.

- (f) ensure that no lot, that has greater than 80% of its area within the biting insect buffer, has an area of less than 4000m²;
- (g) not include more than 20% of all dwellings as **multiple dwellings**; and
- (h) ensure that lots for **multiple dwellings** are distributed in a manner to enable servicing by public transport and be located in close proximity to public open space and / or community facilities.

5. Without **consent** a lot may be developed for the purpose of:

- (a) display home;
- (c) **group home**;
- (d) **home based contracting**;
- (e) **home occupation**;
- (f) **independant unit**;
- (g) **single dwelling**;

if the development:

- i. is consistent with the setback plan endorsed for the lot under paragraph 3 of this zone, and includes a breezeway along one side boundary of a width no less than 4.5 m;
- ii. has no more than 16 m² of roofed area intruding into the breezeway;
- iii. provides, in lieu of compliance with the minimum dimensions of private open space in Table to Clause 7.5 Private Open Space, a total area of private open space of no less than 130 m² and 'open to the sky'; and
- iv. complies with all other requirements of the Planning Scheme as if the land were in Zone SD (Single Dwelling Residential).

If the development does not comply with the requirements in the paragraph above, it shall be permitted only with **consent** and the consent authority may **consent** only if it is satisfied that the special circumstances justify the giving of **consent**.

6. With **consent** a lot may be developed for the purpose of:

- (a) **community centre**;
- (b) **home based child care centre**;
- (c) **home based visitor accommodation**;
- (d) **medical consulting rooms**;
- (e) **supporting accommodation**; and
- (f) temporary sales office.

Development for a purpose specified in this paragraph is subject to the relevant clauses of the Planning Scheme that would apply were the land within Zone SD.

7. With **consent** a lot may be developed for the purpose of **multiple dwellings** subject to all the relevant clauses of the Planning Scheme that would apply were the land within Zone MD.

The consent authority may **consent** to the development of a lot for the purpose of **multiple dwellings** only where it has been identified for **multiple dwellings** on the land use drawing endorsed under paragraph 3.
8. With **consent** a lot may be developed for purposes consistent with Zone CP, where the lot has been identified for community purposes on the land use drawing endorsed under paragraph 3, and subject to all the relevant clauses of the Planning Scheme that would apply were the land within Zone CP.
9. With consent a lot may be developed for purposes consistent with Zone C, where the lot has been identified for commercial purposes on the land use drawing endorsed under paragraph 3, and subject to all the relevant clauses of the Planning Scheme that would apply were the land within Zone C.

SD24

Amendment No. 73
gazetted 08.07.2009
which is Lot 9327, Town
of Nightcliff created
SD24

Amendment No. 152
gazetted 16.03.2011
rezones Lot 9327, Town
of Darwin to **SD33** and
as a consequence omits
SD24

OMITTED

SD25

Amendment No. 65
gazetted 06.05.2009
creates SD25

Lots 1822, 3376 and 3377, Town of Darwin (7 Stokes Street, 155 and 153 Stuart Highway, Parap).

1. The purpose of this zone is to facilitate the use and development of the land for community service activities.

2. Without **consent**:

- (a) **caretaker's residence;**
- (b) **community centre;**
- (c) **group home;**
- (d) **home based contracting;**
- (e) **home occupation;**
- (f) **independent unit;** and
- (g) **single dwelling.**

if the development complies with all other requirements of the planning scheme as if the land were in Zone SD.

If the development listed in paragraph 2 does not comply with the requirements of Zone SD it will be permitted only with **consent** and the consent authority may **consent** only if it is satisfied that special circumstances justify the giving of **consent**.

3. With **consent**:

- (a) **child care centre**
- (b) **medical clinic;**
- (c) **medical consulting rooms;**
- (d) **office;** and
- (e) **supporting accommodation.**

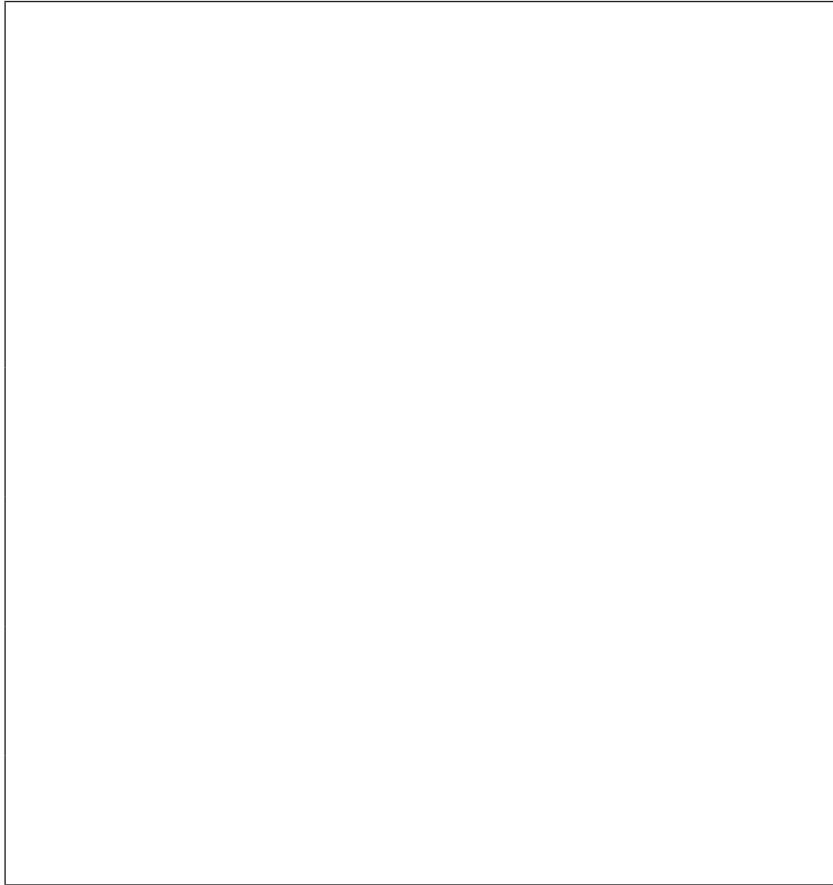
if the development complies with all other requirements of the planning scheme as if the land were in Zone C.

SD26

Amendment No. 82
gazetted 02.12.2009
introduces **SD26**

Amendment No. 369
gazetted 04.09.2015
rezones Lot 9370 Town
of Nightcliff to Zone FD
and as a consequence
omits SD26

OMITTED



SD27

Amendment No. 84
gazetted 17.06.2009
creates SD27

Lot 1252, Town of Nightcliff (6 Brooks Place, Millner)

1. The purpose of this zone is to facilitate the use and development of the land for single storey, two bedroom **multiple dwellings** for seniors.
2. With **consent** the land may be developed for the purpose of **multiple dwellings** if the development complies with all other requirements of the Planning Scheme as if the land were in Zone MD (Multiple Dwelling Residential).

If the development does not comply with the listed requirements, the consent authority may **consent** to a variation of the requirements only if it is satisfied that special circumstances justify the giving of **consent**.
3. Despite paragraph 2, the consent authority must not **consent** to a development that exceeds:
 - (a) one **storey** in height; and
 - (b) any more than four, two bedroom **multiple dwellings**.

SD28

Amendment No. 85
gazetted 17.06.2009
creates SD28

Lot 1535, Town of Nightcliff (10 McKay Place, Millner)

1. The purpose of this zone is to facilitate the use and development of the land for single storey, two bedroom **multiple dwellings** for seniors.
2. With **consent** the land may be developed for the purpose of **multiple dwellings** if the development complies with all other requirements of the Planning Scheme as if the land were in Zone MD (Multiple Dwelling Residential).

If the development does not comply with the listed requirements, the consent authority may **consent** to a variation of the requirements only if it is satisfied that special circumstances justify the giving of **consent**.
3. Despite paragraph 2, the consent authority must not **consent** to a development that exceeds:
 - (a) one **storey** in height; and
 - (b) any more than four, two bedroom **multiple dwellings**.

SD29

Amendment No. 86
gazetted 17.06.2009
creates SD29

Lot 2414, Town of Sanderson (10 Marshall Court, Malak).

1. The purpose of this zone is to facilitate the use and development of the land for single storey, two bedroom **multiple dwellings** for seniors.
2. With **consent** the land may be developed for the purpose of **multiple dwellings** if the development complies with all other requirements of the Planning Scheme as if the land were in Zone MD (Multiple Dwelling Residential).

If the development does not comply with the listed requirements, the consent authority may **consent** to a variation of the requirements only if it is satisfied that special circumstances justify the giving of **consent**.

3. Despite paragraph 2, the consent authority must not **consent** to a development that exceeds:
 - (a) one **storey** in height; and
 - (b) any more than two, two bedroom **multiple dwellings**.

SD30

Amendment No. 89
gazetted 11.11.2009
creates SD30

Lots 7466 and 7468, Town of Darwin (129 Stuart Highway and 10 Salonika Street, Parap).

1. The purpose of this zone is to facilitate the use and development of the land for a complimentary mix of commercial and residential activities.
2. A use or development is to contribute to the development of the Gardens Hill area as an integrated and harmonised mixed use area by:
 - (a) comprising residential and commercial activity incorporating publicly accessible linkages;
 - (b) taking advantage of outlooks and physical connections to surrounding precincts; and
 - (c) the creation of a land mark development through definitive streetscaping and quality architecture.
3. With **consent**, and subject to paragraphs 4 to 12 inclusive:
 - (a) **caretaker's residence;**
 - (b) **child care centre;**
 - (c) **community centre;**
 - (d) **convention centre;**
 - (e) **education establishment;**
 - (f) **home based visitor accommodation;**
 - (g) **home occupation;**
 - (h) **hospital;**
 - (i) **hostel;**
 - (j) **hotel;**
 - (k) **leisure and recreation;**
 - (l) **licensed club;**
 - (m) **medical clinic;**
 - (n) **medical consulting rooms;**
 - (o) **motel;**
 - (p) **multiple dwellings;**
 - (q) **office;**
 - (r) **place of worship;**
 - (s) **restaurant;**
 - (t) **shop;**
 - (u) **showroom sales;**
 - (v) **supporting accommodation;** and
 - (w) **veterinary clinic.**
4. Setbacks to commercial development are to:
 - (a) ensure privacy for residential development on the **site** and adjoining **sites**;
 - (b) be cognisant of the impacts of and on adjoining land uses; and
 - (c) provide appropriate **amenity** for the streetscape.
5. All car parking is to be screened from the street, preferably in basement **car parks** and where car parking is not under cover, shade landscaping is to be incorporated into the design of the **car parking areas**.

6. Buildings or works are to be designed and constructed to be compatible with the surrounding environment having regard to
 - (a) the topography and relationship to adjoining land uses;
 - (b) the impact of the bulk and height of buildings or structures on adjoining development and the visual impact when viewed from other precincts;
 - (c) the need to create a pedestrian scale at ground level and develop pedestrian connections within the precinct and to other precincts and land uses; and
 - (d) the type and colours of materials.
7. Buildings and structures on the site are not to exceed a height of 14 **storeys** or RL 73.5m AHD, whichever is the lesser. The measurement of the height of a building or structure must include the measurement of any plant, lightning rod and vegetation on the building or structure.
8. Any building higher than two **storeys** above ground level is not to cover more than 30% of the **site** area.
9. A maximum of 300 **multiple dwellings** are to be developed on the site.
10. Clauses 7.8 and 8.2 of the Planning Scheme apply to any proposed development on the site.
11. A development application for a use or development specified above is to include:
 - (a) a master plan for development of the **site**;
 - (b) a staging plan for the proposed development;
 - (c) information regarding the timeframes for development and the provision of shared facilities to the **site**; and
 - (d) a traffic study completed by qualified traffic engineers, to the requirements of the General Manager of Infrastructure, Darwin City Council and the General Manager, Sustainability, Strategic Planning and Policy, Department of Lands and Planning. This study will also need to identify any potential need to upgrade vehicular and pedestrian infrastructure to service the proposed development.
12. Lighting is to be designed and constructed to ensure compatibility with any residential use on the land and to prevent overspill to adjoining properties.

SD31

Amendment No.104
gazetted 21.10.2009
creates SD31

Amendment No.342
published in the
NT News on 12.09.2014
amends the provisions
of SD31

Part Portion 2235, Hundred of Bagot (651 Stuart Highway, Berrimah).

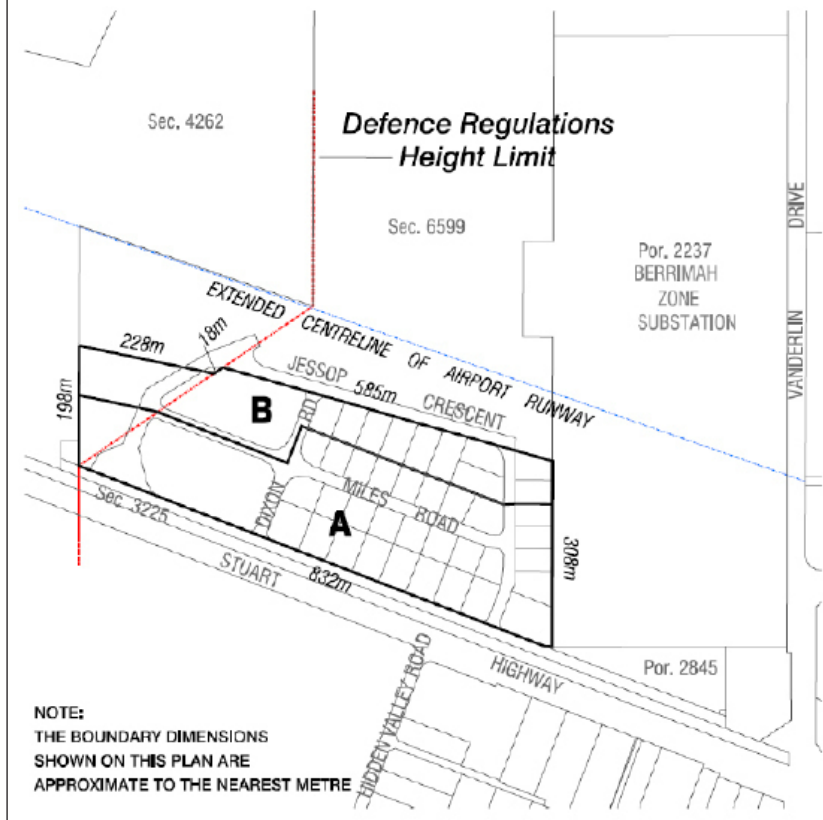
1. The purpose of this zone is to facilitate the development of the site for commercial purposes which respond to constraints associated with the airport, such as aircraft noise and protected airspace.
2. This zone applies to the part of parent parcel Portion 2235, Hundred of Bagot identified as areas A and B on the plan included with this zone.
3. With **consent**, and subject to paragraphs 4 to 10, land in areas A and B may be developed for the purposes listed below, except that land in Area B may not be developed for a service station:

(a) car park	(i) plant nursery;
(b) hotel with no residential component;	(j) restaurant;
(c) indoor leisure and recreation;	(k) service station;
(d) licensed club;	(l) shop;
(e) medical clinic;	(m) showroom sales;
(f) motor repair station;	(n) temporary sales or construction office;
(g) office;	(o) vehicle sales and hire;
(h) place of worship;	(p) warehouse; and
	(q) veterinary clinic.
4. The land may be developed for the purpose of the zone if development complies with all requirements of the Planning Scheme as if the land were in Zone C; and if all proposed development can be constructed in compliance with AS2021-2000 '*Acoustics – Aircraft noise intrusion – Building siting and construction*' (AS2021).
5. The purpose of this paragraph is to reduce risk to public safety on land near the runway approach to Darwin Airport. Notwithstanding paragraphs 3 and 4 above, land within Area B shall not be used for the bulk storage of flammable or hazardous materials.
6. The land may be developed for the purpose of a subdivision if the application to subdivide the land is accompanied by a master plan.
7. The purpose of this paragraph is to ensure that subdivisions in this zone provide infrastructure and facilities which ensure appropriate levels of amenity.

The subdivision design should:

 - (a) include pedestrian links through the site and connecting to the Stuart Highway;
 - (b) integrate parking areas and public open spaces with the pedestrian network within the site;

- (c) include a road network design that fosters a low speed environment, with priority given to a safe pedestrian environment, and access by public transport services; and
 - (d) minimise the impact of traffic and movements on the Stuart Highway by providing a service lane and an appropriately located and designed intersection with the Stuart Highway.
8. The purpose of this paragraph is to ensure that subdivisions in this zone provide lots of a size and configuration suitable for the zone purpose.
- Land within this zone may be subdivided if the minimum lot size is at least 1250m² and the average lot size for the area being subdivided is at least 2000m².
- The subdivision design should:
- (a) provide lots that are located and oriented to minimise exposure to aircraft noise such that compliance with AS2021 is possible with reasonable measures; and
 - (b) demonstrate how buildings will be accommodated within each lot.
9. Development within the zone shall not cause any temporary or permanent structure to breach the defined airspaces for civil or military aviation purposes.
10. Lighting associated with development on land within flight approach paths is not to prejudice the safe operation of an airport.
11. The consent authority must not **consent** to an application that is not in accordance with the clauses of this zone.



SD32

Amendment No. 110
gazetted 10.03.2010
creates SD32

Amendment No. 241
gazetted 15.08.2012
rezones part Lot 7035,
Town of Sanderson to
Zone CP

Lot 7035, Town of Sanderson (94 Matthews Road, Malak).

1. The purpose of this zone is to facilitate the use and development of the land for single storey, two bedroom **multiple dwellings** for seniors.
2. With **consent** the land may be developed for the purpose of **multiple dwellings** if the development complies with all other requirements of the Planning Scheme as if the land were in Zone MD (Multiple Dwelling Residential).

If the development does not comply with the listed requirements, the consent authority may **consent** to a variation of the requirements only if it is satisfied that special circumstances justify the giving of **consent**.

3. Despite paragraph 2, the consent authority must not **consent** to a development that exceeds one **storey** in height.

SD33

Amendment No. 152
gazetted 16.03.2011
introduces SD33 which
supercedes SD24

Lot 9327, Town of Nightcliff (125 Dick Ward Drive, Coconut Grove).

1. The purpose of this zone is to facilitate the development and use of the land as a residential estate with single **storey multiple dwellings**.
2. With consent, land within this zone may be developed for the purpose of a residential estate for a maximum number of 16 **dwellings**.
3. An application to develop the land in stages is to be accompanied by a drawing showing the stage boundaries and indicating the number of **dwellings** to be constructed in each stage and an approved version of that drawing will be endorsed under the development permit.
4. The purpose of this paragraph is to ensure that residential development in this zone will ensure appropriate levels of residential **amenity**.

The design of the residential estate should:

- (a) include details of street and feature landscaping at the interface of the **site** with Dick Ward Drive and internally;
 - (b) include solid boundary fencing to adjoining properties that is a minimum of 1.8m in height. Details of proposed finished both internal to the subdivision and to adjoining properties must be provided;
 - (c) Provide for connection to reticulated services;
 - (d) Demonstrate consideration of, mitigate potential impacts on adjoining properties with respect to stormwater flow and flooding; and
 - (e) Provide connections to the existing pedestrian network on Dick Ward Drive.
5. The purpose of this paragraph is to enhance the **amenity** of properties and **dwellings** and to reduce risk to people damage to property and costs to the general community caused by storm surge.

With **consent** the land may be developed for the purpose of a single **dwelling** or **multiple dwelling** if:

- i. the building contains a single **storey** only and, subject to paragraph 5(a)(ii), is a ground level structure;
- ii. the finished floor level of **habitable rooms** of a **dwelling** is at least 300 mm above the primary storm surge level of the site ("primary storm surge level" means the water level is associated with a 1% Annual Exceedance Probability of inundation by storm surge);
- iii. the dwelling incorporates aircraft noise mitigation measures, in accordance with a report by a qualified acoustic consultant, that would produce night time indoor design sound levels not exceeding 50 Db(a) in bedrooms and 55 Db(a) in other habitable rooms; and

- iv. each **dwelling** is provided with private open space with a minimum area of 100m², exclusive of driveways and parking areas, but inclusive of an area with minimum dimensions of 5m x 5m.

If **single dwellings** or **multiple dwellings** do not comply with the requirements of this paragraph, the consent authority may **consent** only if it is satisfied that special circumstances justify the giving of **consent**.

- 6. Clause 7.6 does not apply in this zone.
- 7. **Residential buildings** and structures without external walls are to be set back from Dick Ward Drive a minimum of 5.0m in the case of a **residential building**, and a minimum of 1.5m in the case of a veranda or structure without external walls.

Building setbacks to side and/or rear boundaries are to comply with the requirements of Table A to clause 7.3.

- 8. Without **consent** land within this zone may be developed for the purpose of a **home occupation** if the development complies with clause 7.10.7 (home occupation), and otherwise only with the **consent** of the consent authority.
- 9. With **consent** land within this zone may be developed for the purpose of:
 - (a) display home;
 - (b) **group home**;
 - (c) **home based visitor accommodation**;
 - (d) **independent unit**;
 - (e) **supporting accommodation**; and
 - (f) temporary sales centre.

Development for a purpose specified in this paragraph is subject to the relevant clauses of the Planning Scheme which would apply if the land were within Zone MD, and the finished floor level of **habitable rooms** of any new building must be at least 300mm above the primary storm surge level of the **site** ("primary storm surge level" means the water associated with a 1% Annual Exceedance Probability of inundation by storm surge).

SD34

Amendment No. 162
gazetted 16.02.2011
creates SD34

Lot 1310, Town of Nightcliff (38 Ryland Road, Millner).

1. The purpose of this zone is to facilitate the use and development of the land for single storey, **multiple dwellings** for seniors and/or people with physical ailments or mobility impairments.
2. With **consent** the land may be developed for the purpose of **multiple dwellings** if the development complies with all other requirements of the Planning Scheme as if the land were in Zone MD (Multiple Dwelling Residential).

If the development does not comply with the listed requirements, the consent authority may **consent** to a variation of the requirements only if it is satisfied that special circumstances justify the giving of **consent**.
3. Despite paragraph 2, the **consent authority** must not **consent** to a development that exceeds:
 - (a) one **storey** in height; and
 - (b) any more than two **multiple dwellings**.

SD35

Amendment No. 163
gazetted 16.02.2011
creates SD35

Lot 7162, Town of Nightcliff (42 Marrakai Street, Tiwi).

1. The purpose of this zone is to facilitate the use and development of the land for single storey, **multiple dwellings** for seniors and/or people with physical ailments or mobility impairments.
2. With **consent** the land may be developed for the purpose of **multiple dwellings** if the development complies with all other requirements of the Planning Scheme as if the land were in Zone MD (Multiple Dwelling Residential).
3. If the development does not comply with the listed requirements, the consent authority may **consent** to a variation of the requirements only if it is satisfied that special circumstances justify the giving of **consent**.
4. Despite paragraph 2, the **consent authority** must not **consent** to a development that exceeds:
 - (a) one **storey** in height; and
 - (b) any more than two **multiple dwellings**.

SD36

Amendment No. 180
gazetted 25.01.2012
creates SD36

Lot 4670, Town of Darwin (19 Goyder Road, Parap).

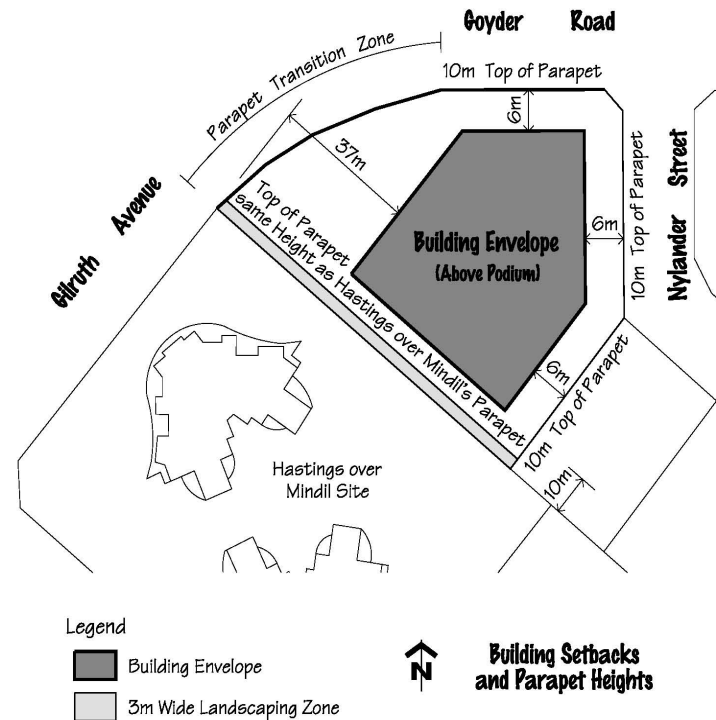
1. The purpose of this zone is to facilitate the use and development of the land for a complimentary mix of commercial and residential activities.
2. A use or development is to contribute to improving the amenity of the Goyder Road Precinct as an integrated mixed use area by:
 - (a) taking advantage of views and having due regard to impacts on view corridors of the future surrounding neighbourhood and existing buildings;
 - (b) creating a land mark (gateway) development through definitive streetscapes and quality architecture;
 - (c) a design which has a distinctive base, middle and top;
 - (d) ensuring that all roof top structures, such as plant rooms and lift overruns are to be integrated into the design of the building;
 - (e) establishing a design that transitions incrementally in height from the closest tower of Lot 7467 Town of Darwin while having due regard to the surrounding environment
 - (f) providing active building frontages, with high quality landscape and streetscape elements; and
 - (g) a design that reflects the Community Safety Design Guide principles.
3. With **consent**, and subject to paragraphs 4 to 14 inclusive:
 - (a) **caretaker's residence;**
 - (b) **child care centre;**
 - (c) **community centre;**
 - (d) **convention centre;**
 - (e) **education establishment;**
 - (f) **home based visitor accommodation;**
 - (g) **home occupation;**
 - (h) **hostel;**
 - (i) **hotel;**
 - (j) **leisure and recreation;**
 - (k) **licensed club;**
 - (l) **medical clinic;**
 - (m) **motel;**
 - (n) **multiple dwellings;**
 - (o) **office;**
 - (p) **place of worship;**
 - (q) **restaurant;**
 - (r) **shop;**
 - (s) **supporting accommodation;** and
 - (t) **veterinary clinic.**

The above land uses are also subject to the relevant provisions as set out in Parts 4 and 5 of the NT Planning Scheme.

4. A Development Permit for the use and development of the site may be granted that allows uses to be substituted for other consent uses listed at sub-clause 3 when identified on an indicative land use plan submitted with the application. **Consent** is subject to the provision of adequate car parking being demonstrated and there being no increase in net **floor area**.

5. Buildings and structures on the site are not to exceed a height of 73.5m AHD. The measurement of the height of a building or structure must include the measurement of any plant, lightning rods and vegetation on the building or structure.
6. Any section of building higher than the podium is not to cover more than 40% of the site area within the setbacks and savings defined by clause 12.
7. Development should create a high level of pedestrian **amenity** at ground level by:
 - (a) ensuring 75% of the length of the Goyder Road and the Nylander Street site boundaries are created as active street frontages through such treatments as:
 - i. frequent, operational and legible entrances that are directly accessible from the public footpath; and
 - ii. clear glass windows with views to and from the street;
 - (b) providing shelter and shade to footpaths for the full extent of the site frontage;
 - (c) providing appropriate species of planting of mature trees within the road reserve; and
 - (d) providing paving and street furniture similar or equal to the quality approved for development on lots 7466 and 7468 Stuart Highway and Salonika Street, Town of Darwin.
8. All car parking must be visually screened from the street and podiums of adjacent buildings
9. All car parking is to be contained in the basement/semi basement levels of the building. Except for visitor car parking which could be located at ground level.
10. All car parking egress and access is expected to be from Goyder Road subject to the finding of a traffic study.
11. Development at or below podium level should encourage active street frontages by providing a zero setback along the Goyder Road and Nylander Street frontages and a variable setback from zero to a setback aligning with the adjoining frontage along Gilruth Avenue on Lot 7467 Town of Darwin.
12. Development above the podium (other than shade structures, communal facilities, utilities, landscape and recreational elements and structures ancillary to land uses and activities at the podium level) should be set 6m from the street boundaries and a minimum 10m off the rear boundary, a minimum 6m off the side boundary and not less than 37m from the western extremity of the site, measured from this point along the boundary with lot 7467 Town of Darwin and thence a line perpendicular to that point (See diagram).
13. The podium edge height along the boundaries of the site (See Diagram)
 - (a) with Lot 7467 Town of Darwin should match (AHD) the podium on that lot, separated by a 3 metre landscaped screen at current ground level that existed prior to any development permit being issued incorporating tall trees.

- (b) with lot 2833 Town of Darwin, should be 6 metres in height to the top of the parapet above ground level.
- (c) along the Goyder Road and Nylander Street frontages should be 10 metres in height to the top of the parapet above ground level, and transition in height in accordance with the intent of clause 2(e) adjacent to the Gilruth Avenue and Goyder Road intersection.



14. A development application for a use or development subject to this clause must provide:
- (a) a site analysis and urban design study that demonstrates that the proposed development contributes positively to the neighbourhood and meets the requirements at sub-clauses 5 to 13 of this clause;
 - (b) a master plan and staging plan for the proposed development;
 - (c) a shared facilities schedule;
 - (d) a traffic study (including pedestrian and cycle pathways) completed by qualified traffic engineers and consultants, to the requirements and satisfaction of the Darwin City Council and the Department of Lands and Planning. This study will also need to identify any potential need to upgrade vehicular, cycle and pedestrian infrastructure to service the proposed development;
 - (e) a landscape plan for the public domain and proposed building; and
 - (f) the type and colours of materials to be used in the design and construction of the building and streetscape.

SD37

Amendment No. 184
gazetted 22.06.2011
creates SD37

Amendment No. 410
published in the NT
News on 21.08.2015
omits and substitutes
sub-clause 3(b).

Part Lot 5182, Town of Darwin (213 Dick Ward Drive, Ludmilla).

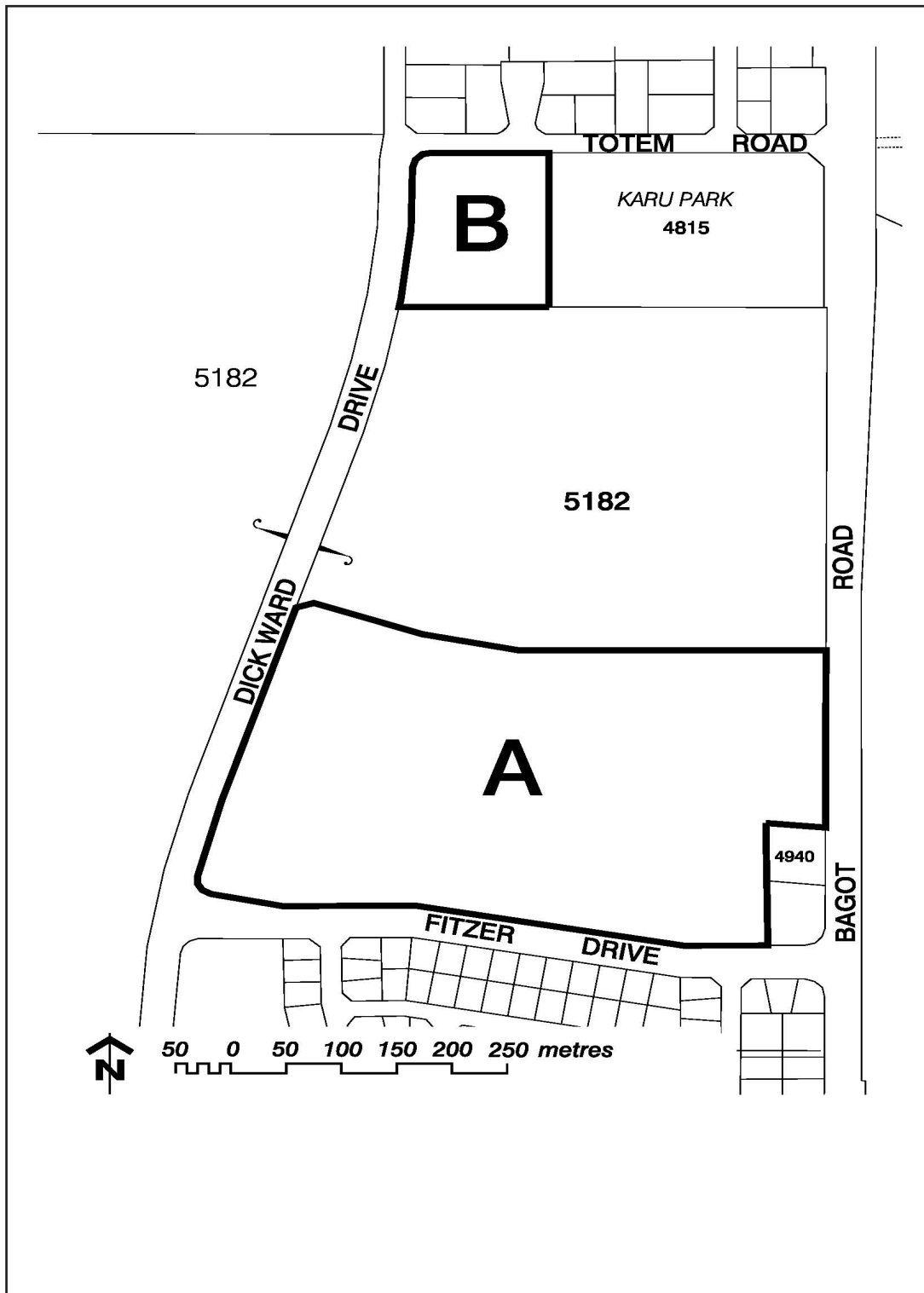
1. The purpose of this zone is to provide for development that:
 - (a) preserves the **amenity** of adjoining residential areas;
 - (b) minimises the negative impacts of being exposed to aircraft noise; and
 - (c) preserves the safety and maintains the curfew free operation of the Darwin International Airport.
2. The parts of Lot 5182 that are subject to this clause are the two areas of land that are bounded by a thick black line and marked as Areas A and B on the diagram to this clause.
3. Area A is to be:
 - (a) used with or without consent in accordance with the provisions of Zone SC (Service Commercial);
 - (b) notwithstanding the above, the following uses if proposed as the primary or ancillary use are prohibited within this area:

i. animal boarding;	xii. motor repair station
ii. car park;	where located on land
iii. education	adjoining or opposite a
establishment;	residential zone;
iv. home based	xiii. place of worship;
contracting;	xiv. passenger terminal;
v. home occupation;	xv. residential building;
vi. hostel;	xvi. service station where
vii. hotel;	located on land adjoining
viii. leisure and	or opposite a residential
recreation;	zone;
ix. licensed club;	xvii. supporting
x. motel;	accommodation;
xi. motor body work	xviii. transport terminal; and
where located	xix. veterinary clinic.
on land adjoining	
or opposite a	
residential zone;	
 - (c) developed in accordance with the requirements of clause 8.2 and 11.3 of the NT Planning Scheme.

4. Area B is to be:
 - (a) used with or without consent in accordance with the provisions of Zone LI (Light Industry);
 - (b) notwithstanding the above, the following uses if proposed as the primary or ancillary use are prohibited within this area:

<ol style="list-style-type: none"> i. car park; ii. community centre; iii. education establishment; iv. home based occupation; v. hotel; vi. leisure and recreation; vii. licensed club; 	<ol style="list-style-type: none"> viii. medical clinic; ix. office except where ancillary to the primary use; x. place of worship; xi. passenger terminal; xii. restaurant; xiii. residential building; xiv. rural industry; and xv. veterinary clinic.
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 - (c) developed in accordance with the requirements of clause 8.2 and 11.3 of the NT Planning Scheme.
5. Development of Area A is to protect the residential **amenity** of the adjoining Ludmilla community by:
 - (a) providing a vegetated landscaping buffer Fitzer Drive, which will include the existing 10m drainage easement that runs along the property boundary. Landscaping of this buffer is to take into consideration the Community Safety Design Guide and is to be designed to the satisfaction of the consent authority; or
 - (b) providing a minimum 3m landscaping area adjacent to this northern side of the drainage easement within Area A where the operation and/or maintenance requirements of this easement preclude landscaping;
 - (c) meeting the requirements of Clause 6.12 of the NT Planning Scheme;
 - (d) designing buildings to have an active frontage to Fitzer Drive that allows for the passive surveillance of the landscape buffer; and
 - (e) the landscaping buffer discussed at paragraphs 5(a) and 5(b) are to be constructed prior to the commencement of any development within Area A.
6. A road reservation that runs along the northern boundary of Area A is to be provided. Buildings are to have a frontage to this reservation and are to provide an active street interface.
7. Loading bays, storage facilities and waste storage utilities should be screened from Dick Ward Drive by using a 8m landscaping buffer and other landscaping design techniques in Areas A and B to the satisfaction of the consent authority.

8. The presentation of blank walls to Dick Ward Drive is to be minimised in Areas A and B by using architectural design techniques such as awnings, windows, eaves, roof design and other architectural design techniques.
9. Building and lot designs are to demonstrate that they can be constructed to comply with:
 - (a) AS2021-2000 '*Acoustics – Aircraft noise intrusion – Building siting and construction*'; and
 - (b) any applicable height provisions set out in the *Defence (Areas Control) Regulations* 1989.
10. A master plan is to be prepared and submitted to the consent authority before any development commences or a development application is lodged for Areas A and B. This master plan is to be endorsed by the consent authority, and all future development is to be in accordance with the endorsed master plan.
11. The master plan required at paragraph 10 is to outline how the requirements in this schedule are met (where applicable), and is to:
 - (a) identify pedestrian and cycle links through the site that connect to Bagot Road, Dick Ward Drive, Fitzner Road and Totem Road;
 - (b) integrate parking areas with the pedestrian network;
 - (c) include a road network design that provides necessary network upgrades, ingress and egress points, provides a low speed environment that protects the amenity of adjoining areas and prioritises a safe pedestrian network;
 - (d) provide any relevant cultural, soil and flora and fauna assessment that demonstrates that development of the land will not cause detrimental impact to the community or the environment;
 - (e) provide detailed concept designs that illustrate the landscaping treatment for Areas A and B;
 - (f) include drawings that show how the landscaping buffer and built form adjacent to Fitzner Drive will be designed; and
 - (g) demonstrate how buildings are likely to be accommodated within the development and that compliance with Clauses 8.2 and 11.3 of the NT Planning Scheme is achievable.



SD38

Amendment No. 205
gazetted 18.01.2012
creates SD38

Lots 3564 and 3565, Town of Nightcliff (31 and 33 Moil Crescent, Moil).

1. The purpose of this zone is to facilitate the use and development of the land for single storey, **multiple dwellings** for seniors and/or people with physical ailments or mobility impairments.
2. With **consent** the land may be developed for the purpose of **multiple dwellings** if the development complies with all other requirements of the Planning Scheme as if the land were in Zone MD (Multiple Dwelling Residential).

If the development does not comply with the listed requirements, the consent authority may **consent** to a variation of the requirements only if it is satisfied that special circumstances justify the giving of **consent**.

3. Despite paragraph 2, the **consent authority** must not **consent** to a development that exceeds:
 - (a) one **storey** in height; and
 - (b) any more than a total of four **multiple dwellings**.

SD39

Amendment No. 211
gazetted 15.02.2012
creates SD39

Section 4445, Hundred of Bagot (55 Batten Road, Marrara).

1. The purpose of this zone is to facilitate the use and development of Section 4445 for the temporary use of a short term, short stay, accommodation village as well as uses consistent with Zone CP (Community Purposes).
2. With **consent** the land may be developed for uses consistent with Zone CP (Community Purposes) if the development complies with all requirements of the Planning Scheme as if the land were Zone CP (Community Purposes).
3. With **consent** and subject to clause 4 to 11 the land may be developed for the purpose of a temporary short term, short stay, accommodation village for a period of up to fifteen (15) years from the commencement date of the Crown Lease.
4. All residential structures are to be of a temporary, transportable nature and consist of:
 - (a) self contained accommodation; and/or
 - (b) accommodation utilising communal toilet, ablution, laundering and dining or cooking facilities.
5. The height of any part of a building or structure is not to exceed 8.5m above **ground level**.
6. Development within this zone is to provide onsite car parking at a ratio of 1 **car parking space** per self-contained accommodation unit and 1 **car parking space** per two bedrooms of non self-contained accommodation.
7. Buildings and structures are to be setback from McMillans Road a minimum of 6m and from Batten Road a minimum of 2.5m. Building setbacks to all other boundaries are to be a minimum of 1.5m.
8. Private or communal open space is to be provided at a minimum rate of 6m² of open space per person.
9. The design and positioning of any communal open space is to have regard to:
 - (a) the overall population density on the site;
 - (b) the type of activities provided for and the hours of operation of communal facilities;
 - (c) the provision of landscaping and shade;
 - (d) safety issues including lights and informal surveillance;
 - (e) on-site traffic circulation;
 - (f) future maintenance and management requirements; and
 - (g) functionality, useability and accessibility of the space.
10. The development and use of the land for ancillary purposes is permitted only with **consent** including but not limited to:
 - (a) recreation facilities for the use and enjoyment of the residents; and
 - (b) facilities considered necessary to contribute to the amenity of the residents and management of the facility including but not limited to security, convenience store and facilities to meet the communication needs of residents.

11. The consent authority must not **consent** to an ancillary use, which is not of a scale and intensity to service only the needs of residents of the village.

SD40

Amendment No. 223
gazetted 16.05.2012
creates SD40

Lot 1313, Town of Nightcliff (44 Ryland Road, Millner).

1. The purpose of this zone is to facilitate the use and development of the land for single storey, **multiple dwellings** for seniors and/or people with physical ailments or mobility impairments.
2. With **consent** the land may be developed for the purpose of **multiple dwellings** if the development complies with all other requirements of the Planning Scheme as if the land were in Zone MD (Multiple Dwelling Residential).
3. If the development does not comply with the listed requirements, the consent authority may **consent** to a variation of the requirements only if it is satisfied that special circumstances justify the giving of **consent**.
4. Despite paragraph 2, the **consent authority** must not **consent** to a development that exceeds:
 - (a) one **storey** in height; and
 - (b) any more than a total of two **multiple dwellings**.

SD41

Amendment No. 217
gazetted 13.06.2012
creates SD41

Lot 3892, Town of Darwin (22 Graham Street, Stuart Park).

1. The purpose of this zone is to facilitate the use and development of the land for single storey, **multiple dwellings** for seniors and/or people with physical ailments or mobility impairments.
2. With **consent** the land may be developed for the purpose of **multiple dwellings** if the development complies with all other requirements of the Planning Scheme as if the land were in Zone MD (Multiple Dwelling Residential).
3. If the development does not comply with the listed requirements, the consent authority may **consent** to a variation of the requirements only if it is satisfied that special circumstances justify the giving of **consent**.
4. Despite paragraph 2, the **consent authority** must not consent to a development that exceeds:
 - (a) one **storey** in height; and
 - (b) any more than a total of two **multiple dwelling**.

SD42

Amendment No. 260
gazetted 13.03.2013
creates SD42

Part Portion 2235, Hundred of Bagot (651 Stuart Highway, Berrimah).

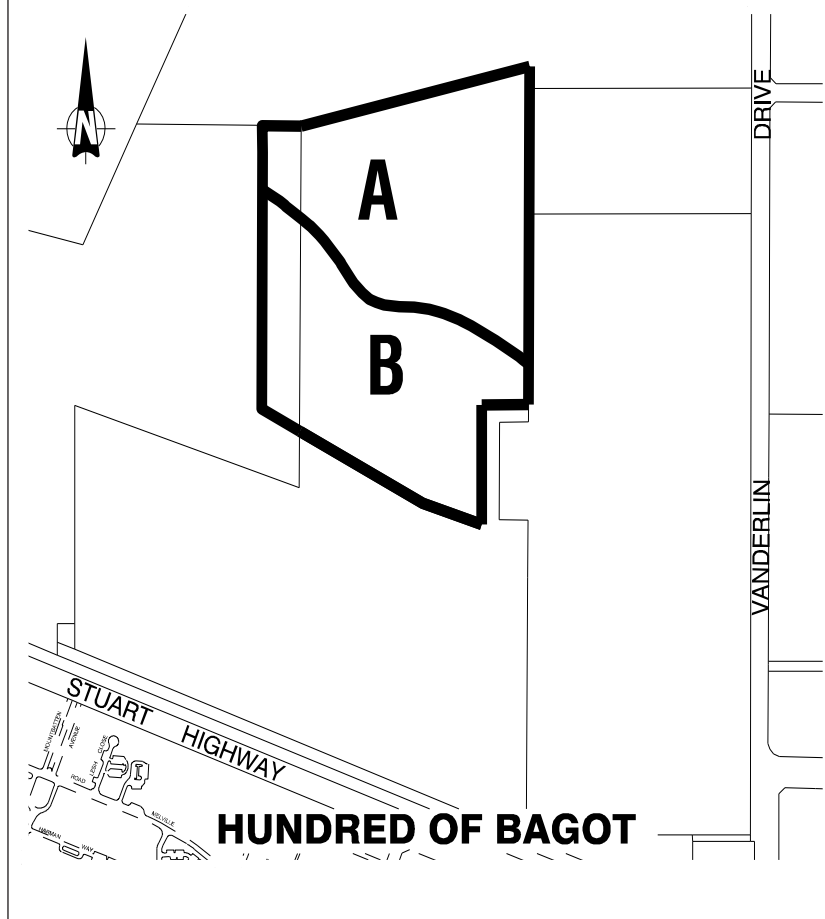
1. The purpose of this zone is to facilitate the development of the land for light industrial purposes that minimise the impacts from exposure to aircraft noise, and that does not inhibit the operation of the Darwin International Airport.

2. the parts of Portion 2235 that are subject to this clause are the two areas of land that are bounded by a thick black line and marked as Areas A and B on the diagram to this clause.
3. Area A is to be
 - (a) used with consent in accordance with the provisions of Zone LI (Light Industry);
 - (b) notwithstanding the above, the following uses if proposed as the primary or ancillary use are prohibited within this area:
 - i. **education establishment;**
 - ii. **medical clinic;**
 - iii. **place of worship;** and
 - iv. **plant nursery.**
4. Area B is to be:
 - (a) used with consent in accordance with the provisions of Zone LI (Light Industry);
 - (b) notwithstanding the above, the following uses if proposed as the primary or ancillary use are prohibited within this area:

<ol style="list-style-type: none"> i. animal boarding; ii. caretaker's residence; iii. community centre; iv. education establishment; v. home occupation; vi. hotel; vii. leisure and recreation; viii. licenced club; ix. medical clinic; 	<ol style="list-style-type: none"> x. office except where ancillary to the primary use and not exceeding 25% of the total floor space of the primary use; xi. passenger terminal; xii. place of worship; xiii. plant nursery; xiv. restaurant; xv. service station; and xvi. shop except where it complies with clause 8.1.1 of the NT Planning Scheme.
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5. Land within this zone may be subdivided if the minimum lot size is at least 1250m² and the average lot size for the area being subdivided is at least 2000m².
6. Buildings are to demonstrate that they can be constructed to comply with:
 - (a) AS2021-2015 '*Acoustics – Aircraft noise intrusion – Building siting and construction*'; and
 - (b) any applicable height provisions set out in the *Defence (Areas Control) Regulations 1989*.
7. Development within the zone shall not cause any temporary or permanent structure to breach the defined airspaces for civil or military aviation purposes.

Amendment No. 480
published in the NT
News on 09.02.2018
omits and substitutes
sub-clause 9 including
the two areas of land
marked as Areas A
and B

8. Lighting associated with development on land within flight approach paths is not to prejudice the safe operation of an airport.
9. The consent authority may exercise discretion under clause 3a and 4a, but otherwise must not consent to an application that is not in accordance with the clauses in this zone.



SD43

Amendment No. 296
gazetted 28.08.2013
creates SD43

Section 4303, Hundred of Bagot (680 Vanderlin Drive, Berrimah).

1. The purpose of this zone is to facilitate development of the **site** while ensuring aircraft noise and stormwater discharge is appropriately managed.
2. Prior to any development on the **site**, a stormwater drainage study is to be prepared and is to identify any mitigation methods that need to be implemented in order to prevent adverse impacts on upstream and downstream drainage systems, surface and ground water and the environment. This study is to be prepared to the satisfaction of the relevant service authority.
3. Section 4303 is to be used in accordance with the zoning table for Zone LI (Light Industry), provided that the use accords with the stormwater management plan required at paragraph 2.

4. Notwithstanding paragraph 3, the following uses if proposed as the primary or secondary use are prohibited on section 4303:
 - (a) **caretaker's residence;**
 - (b) **education establishment;**
 - (c) **home occupation;**
 - (d) **hotel**, where a residential building is proposed;
 - (e) **leisure and recreation;**
 - (f) **medical clinic;**
 - (g) **place of worship;**
 - (h) **plant nursery;** and
 - (i) **rural industry**, where products that attract birds and bats are stored outdoors.
5. Subject to paragraph 2, section 4303 may be developed for the purpose of the zone if development complies with all requirements of the NT Planning Scheme, as if the **site** was in Zone LI (Light Industry), and provided that:
 - (a) all proposed development can be constructed in accordance with AS2021-2000 'Acoustics – Aircraft noise intrusion – Building siting and construction' (AS2021); and
 - (b) all proposed development can be constructed in accordance with the height provisions determined by the Defence (Area Control) Regulations 1989.
6. Subject to paragraph 2, section 4303 may be developed for the purpose of a subdivision if the application to subdivide the **site** is in accordance with the relevant clauses of the NT Planning Scheme, as if the land was in Zone LI (Light Industry).
7. Any development or subdivision of the **site** should allow for:
 - (a) the future closure of the current access point to Vanderlin Drive; and
 - (b) a replacement site access point or local road connection on the southern boundary of the **site** when the proposed local road for section 6442 Hundred of Bagot is constructed along the southern boundary of section 4303.

SD44

Amendment No. 324
Gazetted 26.03.2014
Creates SD44

Part Lots 5182, Town of Darwin and 8630, Town of Nightcliff (Dick Ward Drive, Coconut Grove).

1. The purpose of this zone is to provide for light industrial development that addresses:
 - (a) the effects of primary storm surge; and
 - (b) preserves the safety and maintains the curfew free operation of the Darwin International Airport.
2. Prior to subdivision and the commencement of works to address the issue of storm surge, a hydrological assessment approved by the Department of Land Resource Management must be provided to the satisfaction of the Consent Authority.
3. Subdivision of the land within the zone is to be in accordance with the requirements of 11.3.2 and 11.3.3 of the Northern Territory Planning Scheme.

4. The following uses are permissible only with consent and are to be developed in accordance with the requirements of Zone LI (Light Industry):

- | | |
|--------------------------------------------------------------------|--------------------------------------------|
| (a) animal boarding; | (j) passenger terminal; |
| (b) business sign; | (k) plant nursery; |
| (c) car park; | (l) promotion sign; |
| (d) community centre; | (m) rural industry; |
| (e) leisure and recreation; | (n) service station; |
| (f) light industry; | (o) showroom sales; |
| (g) motor body works; | (p) transport terminal; |
| (h) motor repair station; | (q) vehicles sales and hire;
and |
| (i) office , only where
ancillary to the
primary use; | (r) warehouse. |

Any other use not explicitly stated within this zone is a prohibited use whether posed as a primary or ancillary use.

5. In determining an application for the use or development of land subject to the ANEF 20 unit value contour line or greater, the consent authority is to have regard to the Building Site Acceptability Table (Table 2.1) based on ANEF Zones taken from AS 2021 – 2000 as a guide to the type of use or development it may consent to.
6. Lighting associated with development on land within flight approach paths is not to prejudice the safe operation of an airport.
7. Use or development of land is not to be of a nature that attracts birds or bats to an extent that prejudices the safe operation of an airport.

SD45

Amendment No. 322
gazetted 16.04.2014
creates SD45

Lot 4223, Town of Darwin (36 Wilmot Street, The Narrows).

1. The purpose of this zone is to facilitate the use and development of the land for **multiple dwellings**, limiting the development of the site to two units.
2. With **consent** the land may be developed for the purpose of **multiple dwellings** if the development complies with all other requirements of the Planning Scheme as if the land were in Zone MD (Multiple Dwelling Residential).

If the development does not comply with the listed requirements, the consent authority may **consent** to a variation of the requirements only if it is satisfied that special circumstances justify the giving of **consent**.
3. Despite paragraph 2, the consent authority must not **consent** to a development that exceeds any more than a total of two **multiple dwellings**.

SD46

Amendment No. 384
published in the NT
News on 10.07.2015
introduces SD46

Lot 7820 Town of Darwin (4 Blake Street, Stuart Park).

1. The purpose of this zone is to facilitate the use and development of the land for a predominantly residential development, with complementary commercial activities.
2. With **consent**, and subject to paragraphs 3 to 13 inclusive, the land may be developed for :
 - (a) **caretaker's residence**;
 - (b) **home occupation**;
 - (c) **multiple dwellings**;
 - (d) **office**;
 - (e) **restaurant**; and
 - (f) **shop**.
3. Development is to contribute to improving the amenity of the Blake Street Precinct as an inner-city mixed use area by:
 - (a) creating a landmark development through high architectural quality and distinctive streetscapes;
 - (b) providing high levels of pedestrian amenity;
 - (c) designing buildings with active interfaces;
 - (d) designing buildings to take advantage of views while taking into account potential view corridors of future development reasonably to be expected in the surrounding precinct;
 - (e) designing buildings to ensure that all building services, plant rooms, elevator shafts, roof-top elements and the like are integrated in the design of the building.
4. A development application for a permissible development is to include:
 - (a) a master plan for development of the whole site;
 - (b) a plan showing the stages in which the development is to be completed;
 - (c) a plan showing the provision of facilities to be shared between stages;
 - (d) a site analysis and urban design study that demonstrates that the proposed development contributes positively to the neighbourhood and meets the requirements of paragraphs 5 to 10 inclusive;
 - (e) a landscape plan for the proposed development and adjoining streets;
 - (f) a schedule of external building materials, including type and colour, to be used in the construction of buildings and streetscapes; and
 - (g) a traffic study by qualified traffic engineering consultants, to the requirements and satisfaction of the City of Darwin, including identification of any upgrade to vehicular, cycle and pedestrian infrastructure required to service the proposed development.
5. Development is to include multiple dwellings in a variety of sizes up to a maximum of 118 multiple dwellings.

6. The total floor space used for office, restaurant, and shop is not to exceed 250m².
7. Buildings up to 7 storeys may be constructed on the land.
8. The site coverage ratio of buildings from the third storey above ground level must not exceed 0.5.
9. Development must include landscaped areas equivalent to at least 45% of the site area.
10. Development must include landscaped screens to parking areas at ground level, and landscaping at ground level in the setback from the boundary with Lot 7819.
11. Development should provide a high level of pedestrian amenity at ground level by treatments such as:
 - (a) providing an active street frontage for at least 75% of the Gardens Hill Crescent boundary;
 - (b) screening on-site car parking areas from view from adjoining roads;
 - (c) planting mature shade trees in road reserves adjoining the site; and
 - (d) provision of footpaths in road reserves adjoining the site.
12. Building setbacks should minimise the effects of building mass, avoid undue overlooking of adjoining properties, and encourage breeze penetration through and between buildings.

Buildings are to be set back from lot boundaries in accordance with the table to this paragraph.

Table to Clause 12 - Building Setbacks

1. Minimum building setbacks for a podium of residential building.

Lot Boundary	Minimum Setbacks, in metres
Gardens Hill Crescent	6m
Side boundary (common boundary with Lot 5642)	6.3m
Rear boundary (common boundary with Lot 7819)	2m
Blake Street	2m

2. Minimum building setbacks for a tower of a residential building.

Lot Boundary	Minimum Setbacks, in metres
Gardens Hill Crescent, for a distance of 40m measured from the boundary with Lot 5642	13.50m
Gardens Hill Crescent, beyond 40m measured from the boundary with Lot 5642	4.10m
Side boundary (common boundary with Lot 5642)	7.50m

Rear boundary (common boundary with Lot 7819)	17m
Blake Street	5.75m
3. Shops, restaurants and offices are to be located at the intersection of Blake Street and Gardens Hill Crescent and setback no more than 1m of these site boundaries.	
4. Minimum distance between residential towers on the site. The minimum distance between residential buildings on the site is to be 9m.	
<p>For the purposes of this table:</p> <p>“ground level” means the highest point on the site boundary;</p> <p>“podium” means the part of a residential building situated between ground level and 5m above ground level; and</p> <p>“tower” means the part of a residential building situated above a height of 5m, above ground level.</p> <p>Building setback is measured from site boundaries to:</p> <ul style="list-style-type: none"> the wall of a residential building; the outer surface of the railings of a balcony or a verandah of a dwelling; and the outer surface of any support column of a ground level verandah of a dwelling. <p>No part of the roof structure, including gutters and eaves, is to encroach more than 0.9m into the minimum building setback from the lot boundaries.</p>	
13. Unless provided for specifically in this zone, the provisions of the NT Planning Scheme applicable to Zone HR (High Density Residential) apply to development in this zone.	

SD47

Amendment No. 443 published in the NT News on 22.07.2016 introduces **SD47**

Part Section 4440 Hundred of Bagot (10 Boulter Road, Berrimah).

- The purpose of this zone is to facilitate the development of the land for light industrial purposes that minimise the impacts of exposure to aircraft noise, and that does not inhibit the operation of the Darwin International Airport.
- The parts of Section 4440 that are subject to this clause are the two areas of land that are bounded by a thick black line and marked as areas A and B on the diagram to this clause.
- Area A is to be:
 - used with consent in accordance with the provisions of Zone LI (Light Industry); and
 - notwithstanding the above, the following uses are prohibited within this area::

i. caretaker's residence;	iii. home occupation;
ii. education establishment;	iv. medical clinic; and
	v. place of worship.

4. Area B is to be:

(a) used with consent in accordance with the provisions of Zone LI (Light Industry); and

(c) notwithstanding the above, the following uses are prohibited within this area:

- | | |
|-------------------------------------|--------------------------------|
| i. animal boarding; | ix. medical clinic; |
| ii. caretaker's residence; | x. office; |
| iii. community centre; | xi. passenger terminal; |
| iv. education establishment; | xii. place of worship; |
| v. home occupation; | xiii. restaurant; |
| vi. hotel; | xiv. service station; |
| vii. leisure and recreation; | xv. shop; and |
| viii. licenced club; | xvi. veterinary clinic. |

5. Prior to any future subdivision, an integrated stormwater management plan covering all of the land within this zone is to be prepared in accordance with the strategic drainage framework of the *Berrimah North Drainage Study* and to the satisfaction of the relevant service authority;

6. A densely planted landscaping buffer to a depth of 3m shall be provided to the eastern boundary where land within this zone directly adjoins a residential area indicated on the Berrimah North Area Plan. The landscaping buffer is to mitigate noise and visual impacts from light industrial development on adjacent residential land;

7. Buildings are to demonstrate that they can be constructed to comply with:

(a) AS2021-2000 '*Acoustics – Aircraft noise intrusion – Building siting and construction*'; and

(b) Any applicable height provisions set out in the *Defence (Areas Control) Regulations 1989*.

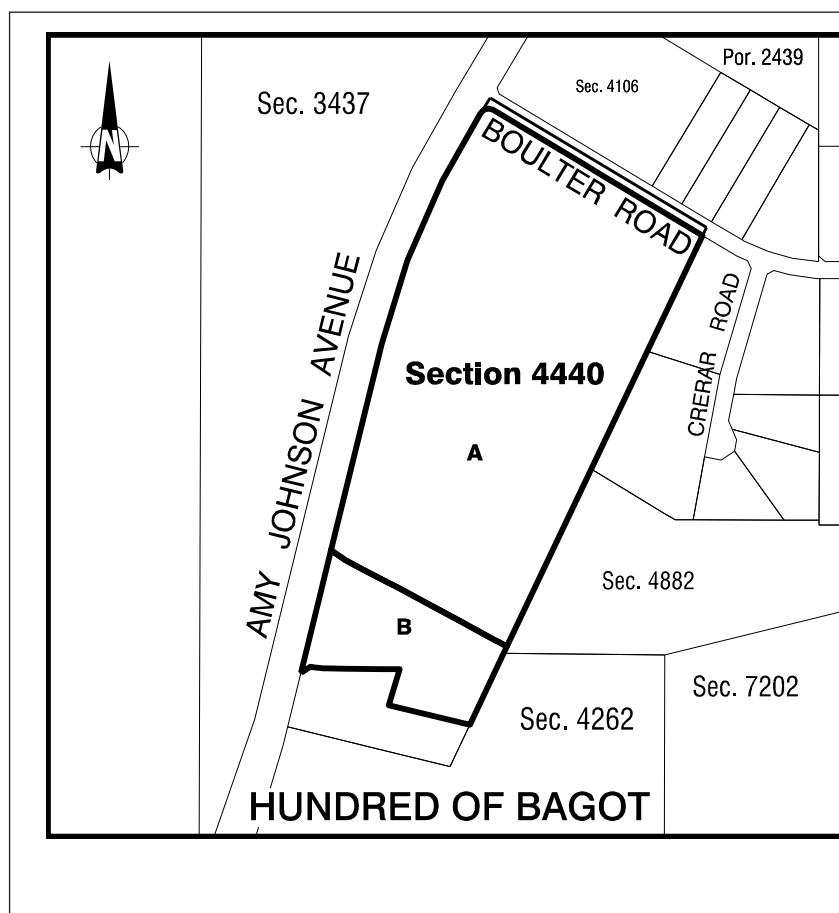
8. Development within the zone shall not cause any temporary or permanent structure to breach the defined airspaces for civil or military aviation purposes.

9. Lighting associated with development on land within flight approach paths is not to prejudice the safe operation of an airport.

10. Use or development of land is not to be of a nature that attracts birds or bats to an extent that prejudices the safe operation of an airport.

11. Subject to clause 12, the consent authority must not consent to an application that is not in accordance with the clauses of this zone.

12. Despite clause 11, the consent authority may consent to a variation of the requirements of Part 4 of the Planning Scheme if it is satisfied that special circumstances justify the giving of consent.



SD48

Amendment No. 508
published in the NT
News on 25.01.2019
introduces SD48

Rapid Creek Flood Response Zone

1. The purpose of this zone is to facilitate re-development for residential purposes in a manner that:
 - (a) mitigates the 1% AEP riverine flooding and storm surge risk to proposed and existing development;
 - (b) reduces risk to the community and improves resident safety during a flood event;
 - (c) is consistent with the residential amenity of surrounding development; and
 - (d) contributes to the establishment of a consistent streetscape and built form along Rapid Creek Road, Millner.
2. Land within this zone is to be used with or without consent in accordance with the provisions of Zone MD (Multiple Dwelling Residential), and its development is subject to compliance with the flood risk and amenity clauses listed in this and the MD zone respectively.
3. An application to develop land must include documentation prepared by a suitably qualified registered and practicing engineer recognised under the National Engineering Register that:
 - (a) certifies that the minimum finished site level at any point (except required access ramps) will be at least equivalent to the defined flood height for that site; either the 1% AEP riverine flood level (established under Appendix D of the Rapid Creek Flood Study – Flood Modelling Results 2018) or the primary storm surge level, whichever is the highest;
 - (b) certifies that the minimum floor height of all habitable rooms will be 300mm above the defined flood height for that site; either the 1% AEP riverine flood level (established by the Rapid Creek Flood Study – Flood Modelling Results 2018) or the primary storm surge level whichever is the highest. To avoid doubt, this includes the requirement to adapt any retained existing development to comply with this clause;
 - (c) presents a stormwater management plan that adequately mitigates the potential impacts of stormwater associated with the conveyance of any pre-existing stormwater flows from an adjoining or adjacent property to the street or a public drainage system; and
 - (d) demonstrates via a structural conditions report that the development will be capable of withstanding hydrostatic and hydrodynamic forces of flood waters impacting on the specific site.

SD49

Amendment No. 544
published in the NT
News on 13.03.2020
introduces SD49

Lot 9077 Town of Nightcliff (47 Progress Drive, Nightcliff)

1. The purpose of this zone is to facilitate development of the land for a complementary mix of commercial, community and residential uses in mixed-use multistorey buildings with high amenity public areas.
2. A use or development is to contribute to the redevelopment of John Stokes Square as an integrated and liveable mixed-use area by:
 - (a) contributing medium density housing choices that respond to the changing needs of the community;
 - (b) prioritising pedestrian and cycle access throughout the site and, where practicable, road linkages to the Nightcliff Village and Woolworths Shopping Centre;
 - (c) providing for community uses and sufficient public open space capable of activating the site and meeting the recreational needs of local residents;
 - (d) limiting uses that are incompatible with residential land uses;
 - (e) use of high-quality landscape and streetscape elements; and
 - (f) street and building design, which demonstrates consideration of building mass, a balance between public and private space, concealment and acoustic treatment of plant and which reflects the Community Safety Design Guide principles.
3. Subdivision within the zone is to have regard to the Mid Suburbs Area Plan and should:
 - (a) provide a high level of internal accessibility and external connections for pedestrian, cycle and vehicle movements including an opportunity to provide direct connection through to Lot 12279, Town of Nightcliff;
 - (b) provide links to commercial facilities and public transport services;
 - (c) provide traffic management to restrain vehicle speed, prioritise pedestrian and cycle paths over those for vehicles, deter through traffic and create safe conditions for all road users;
 - (d) provide for connection to reticulated services;
 - (e) provide 10% of the area of the site (excluding the area intended for use as a police station) as public open space located in the central part of the site;
 - (f) provide landscaping of the public realm and streetscapes to provide for visual amenity, shade and pedestrian comfort, to the satisfaction of the relevant authority;
 - (g) ensure lots have sufficient area and appropriate dimensions to provide for proposed development; and
 - (h) the provision of pedestrian and cyclist priority over vehicles both for travel within and through the site including reinforcement of connections to Nightcliff Village and Woolworths Shopping Centre.

4. The land is to be used and developed in accordance with the provisions of Zone C (Commercial).
5. Notwithstanding clause 4:
 - (a) the land may be used and developed for a police station without **consent**, if:
 - i. generally located in the north western area of the site on an area of approximately 4100m²; and
 - ii. compliant with the requirements of this zone;
 - (b) the land may be used and developed for the purposes of an **education establishment and home based child care centre** with **consent**;
 - (c) **car park, hostel, hotel, licensed club, medical consulting room, motel, motor repair station, motor body works, service station, place of worship, plant nurseries, and vehicle sales and hire** are prohibited on the land; and
 - (d) with **consent**, the south western portion of the parent parcel may be used and developed for the purpose of a **car parking area**, in association with a child care centre on Lot 12279, Town of Nightcliff.
6. Notwithstanding clause 4, all development shall comply with the following setback requirements:
 - (a) a minimum 1.8m high solid fencing is to be provided to adjoining zones on the eastern and western boundary of the parent parcel including the boundary with Lot 9017, Town of Nightcliff;
 - (b) With the exception of the land set aside for development of a police station, a 3m landscaped setback is to be provided to adjoining zones on the eastern and western boundary of the parent parcel including the boundary with Lot 9017, Town of Nightcliff;
 - (c) a minimum 3m setback to side and rear boundaries is to be provided to all residential buildings;
 - (d) an additional 0.5m setback to side and rear boundaries is required for each additional 3 metres or part thereof in building length over 18m for all residential buildings to a maximum setback of 6m;
 - (e) where more than one building comprising **residential buildings** that exceed two **storeys** in height are located on a **site**, the distance between residential components of each building is to be the minimum of:
 - i. 6m for walls to non-habitable rooms and habitable rooms without windows or doors; and
 - ii. 9m for walls with windows or doors to habitable rooms or a verandah or balcony.
7. Notwithstanding Clause 6(a), car parking driveways may encroach 1m into a landscaped setback to allow for safe and convenient manoeuvring only.

8. All internal boundaries shall be provided with a 1.8m screen fence at the time of development, except where that development is or will be integrated with that on an adjoining site or the boundary is with a road reserve or public open space.
9. Provision of parking:
 - (a) Vehicle parking requirements for dwellings owned by NT Government Agency are to be determined in accordance with Clause 6.5.1 of the NT Planning Scheme as if the land is in Zone CB in Darwin and include one additional parking bay for service vehicles for each residential building;
 - (b) Parking requirements for the police station are to be determined in accordance with the parking requirements for offices specified in Clause 6.5.1 of the NT Planning Scheme as if the land is in zone C;
 - (c) Vehicle parking for any other use is subject to the requirements of Clause 6.5.1 of the NT Planning Scheme;
 - (d) For residential and mixed use buildings no car parking spaces shall be located between that building and the adjoining street boundary;
 - (e) **Car parking areas** that are not available to the public are not to be visible from the street, and
 - (f) all on site **car parking areas** where not under cover, are to incorporate landscaping capable of providing shade and screening to improve amenity.
10. The maximum height of any building on site shall not exceed 6 storeys above ground level..
11. Notwithstanding clause 10, the maximum height of the police station shall not exceed 3 storeys above ground level.
12. The commercial components of a building shall comply with clause 6.4.1 - Plot Ratios of the Planning Scheme.
13. A development application to facilitate development in accordance with this zone is to demonstrate that building design is compatible with other development and public uses on the site, the surrounding locality, and contributes to the overall amenity and quality of public space having regard to:
 - (a) the relationship between interfacing land uses;
 - (b) the location of residential uses above ground floor and how they interface with adjoining dwellings;
 - (c) where practicable, the provision of windows or balconies overlooking public open spaces, footpaths and road reserves to facilitate passive surveillance of these areas;
 - (d) safe pedestrian access to all public open space;
 - (e) building locations, designs and orientation that mitigate, through positioning and screening, potential noise impacts associated with air conditioning compressors and commercial plant equipment within the site and in respect to adjoining residential uses;
 - (f) the avoidance of incompatible land uses;
 - (g) opportunities for buildings to activate streets and to improve ground level amenity along pedestrian corridors on internal connector roads and Progress Drive; and

14. The consent authority may approve an application that is not in accordance with this zone only if it is satisfied that the proposal is appropriate to the site having regard to:
- (a) clauses 1 and 2 of this zone;
 - (b) the objectives of the Mid Suburbs Area Plan for the locality; and
 - (c) the potential impact of the proposal on the amenity of nearby and adjoining properties.

SPECIFIC USES – KATHERINE

SK1

Amendment No. 27
gazetted 16.01.2008
rezoned Lots 2785 and
2788 Town of Katherine
from SK1 to Zone MD

SK1 lot numbers
updated to reflect
current cadastre.

Lots 2386 and 2787 and 2789, Town of Katherine (40, 42 and 52 Casuarina Street, Katherine East).

The purpose of this zone is to facilitate the use and development of the land for suburban residential purposes.

With **consent**, subdivision and development for suburban residential purposes.

SK2

Lot 470, Town of Katherine (1 Gwendoline Drive and Fogarty Street, Cossack)

With consent, a **motel** and **restaurant**.

SK3

Amendment No. 187
gazetted 29.06.2011
rezones Lot 545, Town
of Katherine from Zone
SK3 to Zone MD

Lot 546, Town of Katherine (19 Victoria Highway, Katherine South).

With **consent**, a backpackers **hostel** and a **single dwelling**.

SK4

Amendment No. 69
gazetted 18.02.2009
introduces SK4

Lots 3120, 3121, 3122, 3123 and 3124, Town of Katherine (10, 8, 6, 4 and 2 Rundle Street, Katherine South).

1. The primary purpose of the zone is to facilitate the development and use of the land for a range of elevated residential housing options.
2. Subject to paragraph 3 and with **consent**, land may be developed for the purpose of:
 - (a) **home based child care centre**;
 - (b) **home based visitor accommodation**;
 - (c) **independent unit**; and
 - (d) **multiple dwellings**.

Subject to the relevant clauses of the Planning Scheme which would apply if the land were in Zone MD (Multiple Dwelling Residential).

3. The purpose of this paragraph is to reduce risk to people, damage to property and costs to the general community caused by flooding.

In this paragraph:

- (a) "flood level" means the water level associated with a 1.0% AEP flood event;
- (b) "AEP" means Annual Exceedence Probability, which is the likelihood, in percentage terms, of a flood of a given size occurring in a specified area in any one year;

The finished floor level of **habitable rooms** in **dwelling**s in this zone is to be at least 300mm above the defined flood level for the site.

The use of fill to achieve the required finished floor levels is not permitted.

The consent authority must not **consent** to a development that is not in accordance with this paragraph.

4. Without **consent**:

- (a) **home based contracting** ;
- (b) **home occupation**; and
- (c) **single dwelling**.

If the proposal complies with paragraph 3 and the requirements of this Planning Scheme that would apply were the land in Zone MD and otherwise only with **consent**.

SK5

Amendment No. 94
gazetted 24.02.2010
introduces **SK5**

Part Lots 3231 and 3232, Town of Katherine (79 and 80 Casuarina Street, Katherine East).

1. The purpose of this zone is to facilitate the subdivision, use and development of the land for residential purposes at a density compatible with existing development within the locality.
2. The purpose of this paragraph is to ensure that the residential subdivision in this zone contains lots of a size, configuration and orientation suitable for residential purposes.

Land within this zone may be subdivided to accommodate a **single dwelling** if:

- (a) the minimum lot size is at least 550m²; and
- (b) no more than 29 lots are created.

3. Without **consent** a lot may be developed for the purpose of:

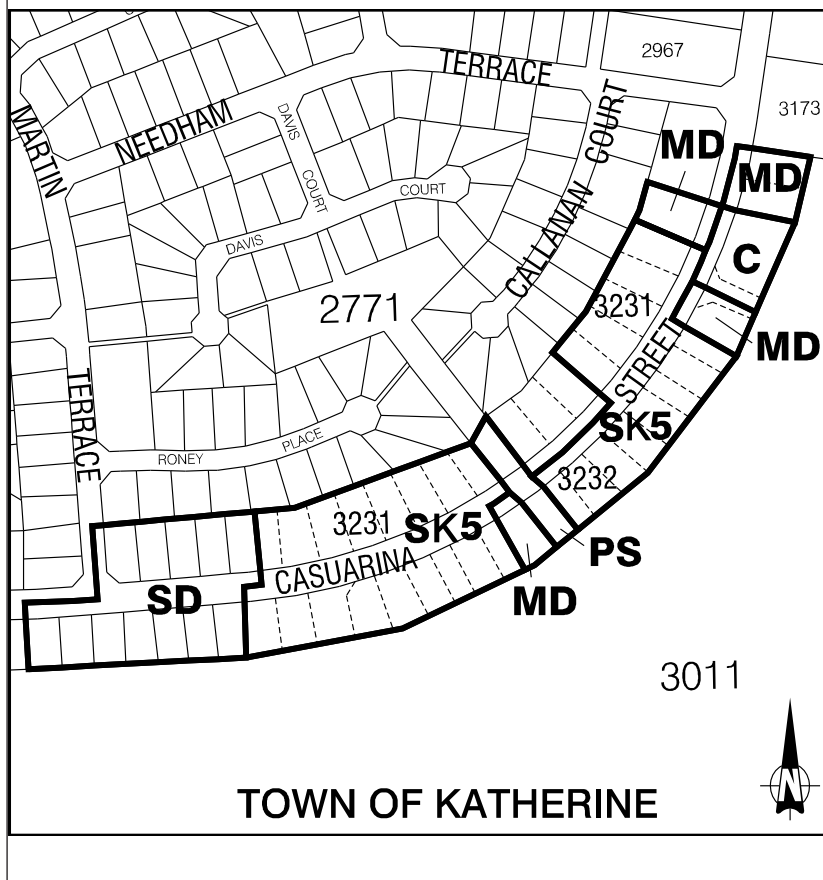
- (a) **group home**;
- (b) **home based contracting**;
- (c) **home occupation**;
- (d) **independent unit**;
- (e) **single dwelling**;

if the development complies with all other requirements of the Planning Scheme as if the land were in Zone SD.

4. With **consent** a lot may be developed for the purpose of:

- (a) **community centre;**
- (b) **home based child care centre;**
- (c) **home based visitor accommodation;**
- (d) **medical consulting rooms;**
- (e) **supporting accommodation.**

Development for a purpose specified in this paragraph is subject to the relevant clauses of the Planning Scheme which would apply were the land within Zone SD.



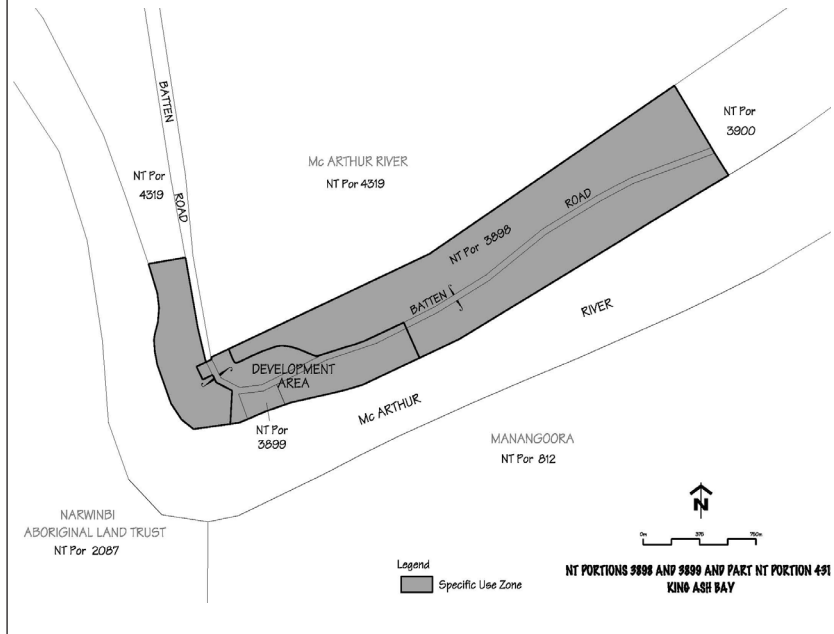
SPECIFIC USES – KING ASH BAY

SKA

NT Portions 3898 and 3899, Batten Road, King Ash Bay locality.

1. The purpose of this zone is to provide for the orderly and appropriate use of the King Ash Bay Crown lease having regard to:
 - (a) the likelihood of inundation due to flooding and or storm surge;
 - (b) potential detrimental impacts on the environment;
 - (c) the availability of potable water;
 - (d) the provision of appropriate infrastructure to safeguard human health; and
 - (e) isolation from community services and facilities.
2. Land within the area designated on the map “King Ash Bay” as “Development Area” may be used or developed for any of the following purposes:
 - (a) without **consent**:
 - i. **home based visitor accommodation**;
 - ii. **home occupation**;
 - (b) with **consent**:
 - i. **caravan park**;
 - ii. **clearing of native vegetation**;
 - iii. **community centre**;
 - iv. **hostel**;
 - v. **licensed club**;
 - vi. **restaurant**;
 - vii. **service station**;
 - viii. sheds or other structures not capable of being occupied as a **dwelling**; or
 - ix. **shop**.
3. Notwithstanding paragraph 2(b)(i) and the definition of **caravan park**, cabins other than for commercial purposes are prohibited.
4. Land shown on the King Ash Bay map other than described as “Development Area” may be used or developed:
 - (a) without **consent** as an airstrip; and
 - (b) with **consent**:
 - i. **caravan park**;
 - ii. **clearing of native vegetation**.
5. Notwithstanding paragraph 4(b)(i) of this schedule and the definition of **caravan park**, permanent structures are prohibited on the land described in that paragraph.

6. A use or development for a purpose specified in paragraphs 2 and 4 of this schedule is subject to the following conditions:
 - (a) any development on existing sites facing the river is to incorporate appropriate erosion control measures;
 - (b) no future development shall be located on land sloping towards the river or within 50m of a watercourse; and
 - (c) appropriate sanitation and waste disposal facilities are provided.
7. The placement of any structure (including a **demountable structure**) other than in accordance with paragraphs 2 or 4 of this schedule is prohibited.
8. A tent, **caravan**, motor home or the like described in paragraphs 2 and 4 of this schedule must be capable of immediate removal at all times.

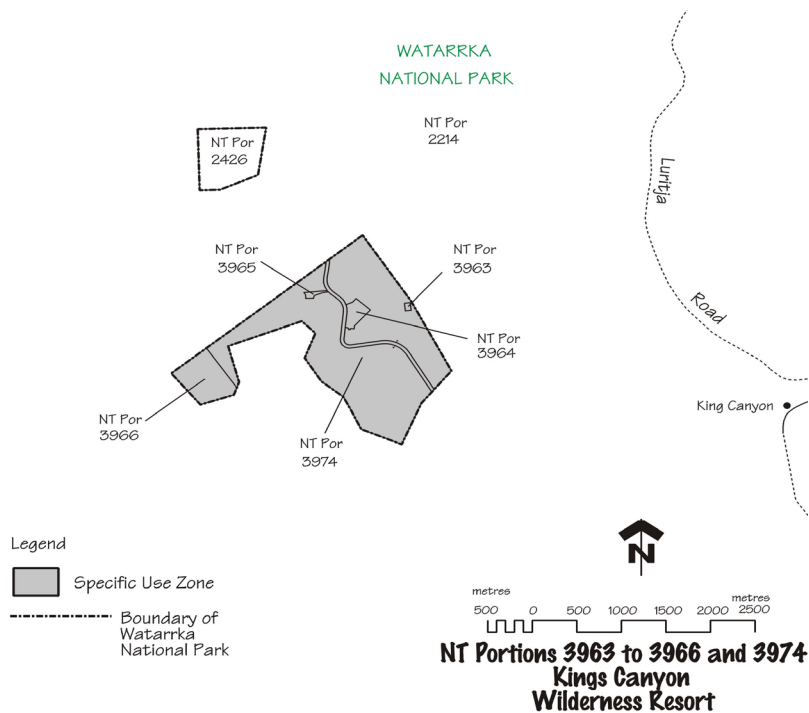


SPECIFIC USES – KINGS CANYON

SKC

NT Portions 3963 to 3966 (inclusive) and 3974, Kings Canyon Wilderness resort.

1. The purpose of this zone is to ensure development of the land as a tourist resort is consistent with the conservation of the natural environment.
2. With **consent**, use and development for a wilderness resort that may provide for the accommodation of visitors (including space for camping or the parking of **caravans**) together with all or any ancillary or associated facilities or services.
3. Consistent with the conservation of the natural environment, the consent authority shall, in respect of a proposed use or development, have regard to:
 - (a) the intensity of the proposed use and its likely effect on the native fauna and flora on this and adjacent lands;
 - (b) the nature and extent of landscaping, in particular the species of plants to be used;
 - (c) the control of introduced plants or animals, including domestic pets; and
 - (d) the management of public access to the land.



SPECIFIC USES – LAKE BENNETT

SLB

Sections 90 to 97, 99 to 110 and 1252 to 1255 (all inclusive)
Hundred of Howard, Lake Bennett locality.

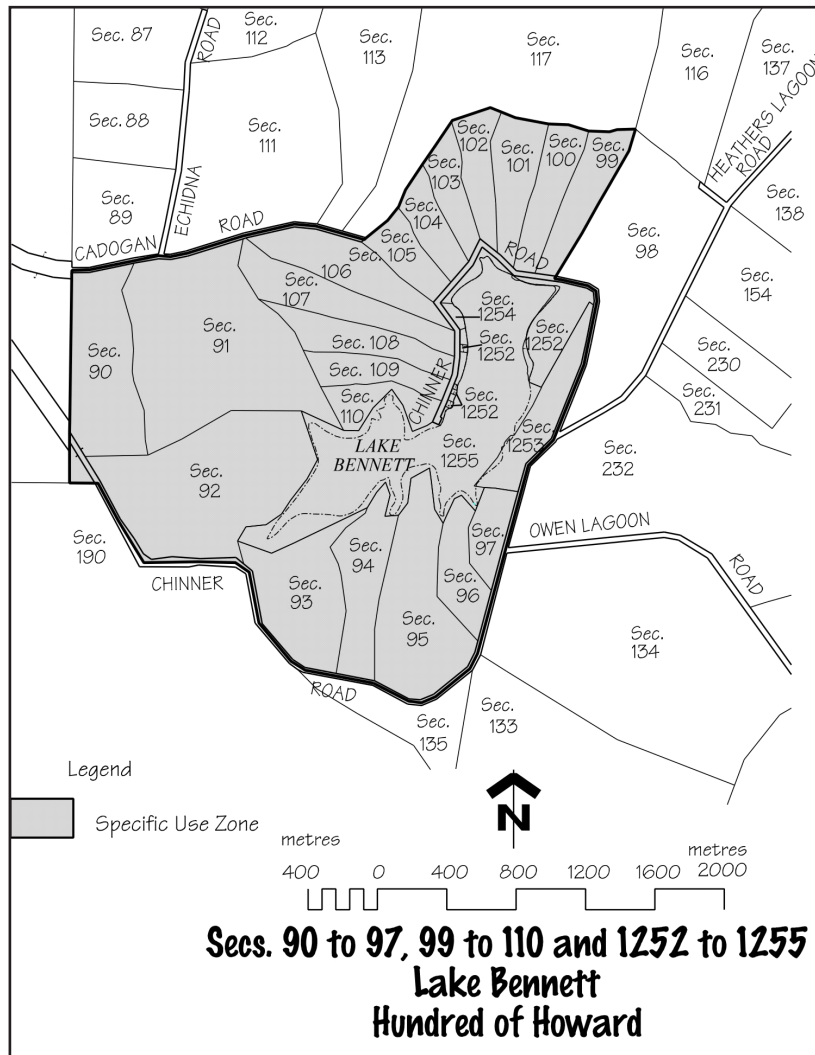
1. The purpose of this zone is to ensure development around Lake Bennett does not have a detrimental impact on the lake and that the rural character and **amenity** of the area is maintained.
2. The use or development of Sections 90 to 97 (inclusive), 99 to 110 (inclusive) and 1252 to 1255 (inclusive) must be in accordance with the requirements of clauses 11 to 14 (inclusive).
3. In considering a proposed use or development the consent authority must consider:
 - (a) any potential detrimental impact on the lake;
 - (b) the extent to which the proposed use or development is appropriate to the land, taking into account the physical characteristics of the land including the visual impact of the proposal and the potential environmental impact of the proposal on the lake and water; and
 - (c) whether services and infrastructure (including but not limited to water, sewerage, gas, electricity and roads) will be adequate to support the proposed use or development.
4. Without **consent**, Sections 90, 91 and 92 may be developed with a **single dwelling** on each section.
5. With **consent**, Sections 90, 91 and 92 may be developed for any other purpose that is in keeping with the rural character of the Lake Bennett locality.
6. Without **consent**, the owner of each of the following lots may, subject to the terms of the recreational easement, construct one pontoon on or partly on Section 1255:
 - (a) Sections 92 to 97 (inclusive);
 - (b) Sections 99 to 110 (inclusive);
 - (c) an existing or proposed unit on Section 1252; and
 - (d) Sections 1253 and 1254.

In this paragraph “recreational easement” means an easement in the terms stated in Schedule 4 to the *Lake Bennett (Land Title) Act*.

7. Without **consent**, Sections 93 to 97 (inclusive) and 99 to 110 (inclusive) may be developed with a **single dwelling** on each section.
8. With **consent**, Sections 93 to 97 (inclusive) and 99 to 110 (inclusive) may be developed for the following purposes:
 - (a) **business sign**;
 - (b) **home occupation**;
 - (c) **independent unit**; and
 - (d) **medical consulting room**.

9. With **consent**, Section 1252 may be used only for a condominium development for no more than 64 **dwellings** and is subject to the following conditions:
 - (a) all development must be single **storey**;
 - (b) all waste water and septic facilities must be sited at least 100 m from the full supply level of the lake, or outside its catchment, and designed so that no effluent flows into the lake; and
 - (c) **domestic livestock** must not be kept, exercised or trained on the land.
10. With consent, Section 1253 may be developed for the following purposes:
 - (a) **business sign**;
 - (b) **caravan park**;
 - (c) **hostel**;
 - (d) **hotel**;
 - (e) **motel**;
 - (f) **multiple dwellings**;
 - (g) **promotion sign**;
 - (h) **restaurant**; and
 - (i) **shop**.
11. A use or development for a purpose specified in paragraphs 4, 5, 7, 8 and 10 is subject to the following conditions:
 - (a) all waste water and septic facilities must be sited at least 100 m from the full supply level of the lake, or outside its catchment, and designed so that no effluent flows into the lake;
 - (b) **domestic livestock** must not be kept, exercised or trained on land within 100 m of the full supply level of the lake;
 - (c) the keeping, exercising or training of **domestic livestock** on the land must not:
 - i. unreasonably contribute to the erosion or pollution of the land, adjoining land or the lake; or
 - ii. cause detriment to the **amenity** of the Lake Bennett locality because of excessive noise, offensive odours, excessive dust or the attraction of flies or vermin.
12. Sections 1254 and 1255 may be used only for recreational purposes but not for any activity that because of the generation of noise or disturbance will detrimentally affect the **amenity** of adjoining land. A further development (including using a **caravan** or camping) is not permitted on Section 1254 or 1255 other than a development mentioned in section 23(1) of the *Lake Bennett (Land Title) Act*.
13. A houseboat is not permitted on the lake.
14. **Domestic livestock** must not be kept, exercised or trained on section 1254 or 1255.
15. To ensure lots will be of a size that will preserve the rural character of the Lake Bennett locality, subdivision design must provide for lots 8ha or larger with a minimum of one hectare of unconstrained land.

16. A building, other than a flag pole, lightning rod, aerial or antenna, must not exceed a height of:
- (a) for Sections 90 to 97 (inclusive) and 99 to 110 (inclusive) and Section 1253 – 8.5 m; or
 - (b) for Section 1252 – 5 m.
- The height of any point of a building (including a tiered or split level building) must be measured from ground level vertically below that point.
17. To ensure buildings, including sheds, on certain land are sited so they do not detract from the streetscape or **amenity** of adjoining land, a building on land, other than on Section 1252, must be set back at least 10 m from all boundaries.
18. To ensure pontoons are appropriately designed and constructed, a pontoon must:
- (a) not be larger than 4 m by 8 m with a ramp not exceeding 20 m; and
 - (b) be moored by way of a ramp that is permanently and securely fixed to land or a **dwelling** above the high water mark.
- The highest point of the pontoon must be no more than 600 mm above the water.
19. Land, other than Sections 1253, 1254 and 1255, may be used to provide accommodation in a **caravan** only if that **caravan** is the only **caravan** used as a residence on the **site** and is used:
- (a) as a temporary residence by the owner of the **site**;
 - (b) by a dependant of a person occupying a **single dwelling** on the **site**;
 - (c) temporarily by a bona fide visitor; or
 - (d) by a bona fide caretaker of the land.



SPECIFIC USES – LITCHFIELD

SL1

Amendment No.374
published in the
NT News on
17.04.2015 amends the
provisions of SL1

Portion 2915, Hundred of Bagot (1041 McMillans Road, Knuckey Lagoon).

1. The land may be used and developed in accordance with the schedule and provisions of Zone RL (Rural Living) excepting the matters listed in subclauses 2 – 4 of this zone.
2. The purpose of this zone is to facilitate the use and development of the land in a manner that will not detrimentally impact on the rural living **amenity** of the locality, giving particular consideration to neighbouring properties.
3. The land may be used with consent for the purpose of:
 - (a) a **caretaker's residence**, provided that:
 - i. the **caretaker's residence** does not exceed 50m² in **floor area**; and
 - ii. there are no more than two dwellings on the **site**.
 - (b) a stock feed **warehouse**, provided that:
 - i. the area associated with this use does not exceed 400m²;
 - ii. the sale and delivery of goods occurs off-site; and
 - iii. landscaped screening to a minimum height of 2m is to be established and maintained to the McMillans Road frontage.
 - iv. note that all other **warehouse** uses are prohibited in the zone.
4. The land may be used and developed without consent for the purpose of **home based contracting** provided that it meets the definitions and criteria listed in Clause 7.10.8 (Home Based Contracting) of the NT Planning Scheme as if the land was in Zone RL (Rural Living), excepting the following allowances:
 - (a) the total area of the **site** that is used for **home based contracting** (including areas used temporarily) shall not exceed 300m²;
 - (b) not more than 6 vehicles and 6 equipment trailers kept on the **site** are used for the purpose of the home based contracting; and
 - (c) landscaped screening to a minimum height of 2m is to be established and maintained to the McMillans Road frontage and to any boundary adjacent an external area being used for the purposes of **home based contracting**.

SL2

Amendment No. 115
gazetted 06.01.2010
rezones Lot 31,
LTO81/005, Hundred
of Bagot and as a
consequence omits
SL2

OMITTED

SL3

Land including part NT Portion 7059 (formerly part Portion 2627), Channel Island locality.

1. The purpose of this zone is to facilitate the use and development of the land for the purposes of electricity generation and distribution and for aquaculture.
2. The land may be used and developed without **consent** for:
 - (a) purposes associated with the existing electricity generating station;
 - (b) public access and recreation; and
 - (c) aquaculture and research facility, provided there is an approved environmental management plan under the *Environmental Assessment Act*.
3. With **consent**, the land may be used and developed for a liquefied petroleum gas storage facility.

SL4

Part Section 400 Hundred of Strangways (745 Stuart Highway, McMinns Lagoon) Freds Pass locality.

1. The purpose of this zone is to facilitate the use and development of the land for the purpose of a brickworks.
2. With **consent** the land may be used and developed for:
 - (a) a brickworks; and
 - (b) a **warehouse** for the sale of bricks.
3. A densely landscaped area at least 50m wide is to be established and continuously maintained on all boundaries of the land.

SL5

Part Section 643, Hundred of Cavenagh (off 180 Hay Road, Livingstone), Berry Springs locality.

1. The purpose of this zone is to facilitate the use and development of the land for the purpose of a water bottling plant.
2. With **consent** and subject to paragraph 3, the land may be developed for a facility for the manufacturing of plastic bottles and for the bottling of water.
3. If more than 25 000 litres per hour of ground water is to be extracted from the land, the Controller of Water Resources within the meaning of the *Water Act*, must be satisfied that the proposed rate of ground water extraction from the land is appropriate having regard to the anticipated available ground water in the area.

SL6

Sections 5526 to 5528 (inclusive) and Part Sections 5525 and 4449, Hundred of Bagot (15 Herkes Road, 10 and 25 Carruth Road, 555 Girraween Road, Girraween and 635 Girraween Road, Koolpinyah) (formerly Sections 3145 and 3146 and Part Section 3144).

1. The purpose of this zone is to facilitate the development of the land as a local service centre.
2. The land may be used or developed with **consent** for a local centre comprising:
 - (a) an area of approximately 3ha for a primary school;
 - (b) an area of approximately 2.2ha for retail, commercial and service activities that are appropriate in a local business centre; and
 - (c) once the area described in (b) is fully developed a further area of approximately 6.3ha may be developed for any of the following purposes:

i. ambulance station;	ix. fire station;
ii. business sign ;	x. home based visitor accommodation ;
iii. caravan park ;	xi. home occupation ;
iv. car park ;	xii. hotel ;
v. child care centre ;	xiii. independent unit ;
vi. cluster dwellings;	xiv. indoor recreation establishment ;
vii. community centre ;	xv. licensed club ; and
viii. education establishment ;	xvi. single dwelling .

subject to the following conditions:

- (d) a masterplan for development of the **site** is to be submitted with any development application;
- (e) a stormwater and flooding management plan is to be submitted with any development:
 - i. erosion prevention structures and silt retention facilities at appropriate locations; and
 - ii. low flow concrete invert drains, identified on the development plan from the site to a suitable discharge point;
- (f) that the Controller of Water Resources, within the meaning of the *Water Act* is satisfied that:
 - i. the proposed wastewater management system is appropriate, having regard to discharge to the environment; and
 - ii. the proposed means of water supply is appropriate having regard to anticipated available groundwater in the area and separation from town water supply production bores and private bores on adjoining land;
- (g) no direct vehicular access to Girraween Road or the Anglesey Road to Hicks Road extension;
- (h) a 10m wide buffer along Girraween Road frontage which is to be maintained with suitable vegetation;
- (i) a 20m wide buffer along Anglesey Road to Hicks Road extension which is to be maintained with suitable vegetation.

SL7

Amendment No.340
published in the
NT News on
27.06.2014 amends the
provisions of SL7.

Lot 30 LTO69/011, Hundred of Strangways (35 Henning Road, Virginia).

1. The purpose of this zone is to facilitate the use or development of the subject land for commercial purposes with a predetermined limit on the size and scale of the development.
2. With **consent** the land may be used for:
 - (a) a **shop** with ancillary office;
 - (b) a **warehouse**;
 - (c) a **business sign**; and
 - (d) a **caretakers residence**provided the development complies with all other requirements of the NT Planning Scheme as if the land were in Zone C (Commercial).
3. A 10m landscaping buffer is to be planted & maintained along the street frontages and also at the rear and side of the proposed development to protect the visual amenity of the adjoining lots within Zone RL (Rural Living).
4. Drainage work, including pollutant traps, grassed swales, detention basins and biofiltration areas are to be in accordance with a Stormwater Management Plan to mitigate peak discharge and any potential impacts on water quality.
5. The purpose of this clause is to ensure that development is of an intensity that is not likely to have a significant detrimental impact on the amenity of the locality.
 - (a) development within this zone is to have a maximum floor area of:
 - i. **shop** - 1440m²
 - ii. **warehouse** - 480m²
6. The consent authority must not consent to the development outlined in paragraph 2 if it does not comply with the requirements listed in paragraph 4 & 5.

SL8

Part Section 2545 and Lot 4 LTO70/001, Hundred of Strangways (340 and 350 Arnhem Highway, Humpty Doo).

1. The purpose of this zone is to facilitate the use and development of the land for a **caravan park** and related activities.
2. In accordance with Zone RL and with **consent**, the land may be used and developed for a **caravan park** including the following related land uses:
 - (a) **caretaker's residence**;
 - (b) **hostel**;
 - (c) **motel**;
 - (d) **promotion sign**;
 - (e) **restaurant**; and
 - (f) **shop**.

SL9

Part Lot 3 and part Lot 4 LTO73/022, Hundred of Cavenagh (60 and 70 Mira Road, Tumbling Waters).

1. The purpose of this zone is provide for the development of the land for the purpose of a **caravan park**.
2. The land may be developed:
 - (a) in accordance with the provisions of Zone R; and
 - (b) with consent for a **caravan park** that may include any of the following uses:
 - i. **caretakers residence**;
 - ii. **hostel**;
 - iii. **motel**;
 - iv. **promotion sign**;
 - v. **restaurant**; and
 - vi. **shop**.

SL10

Section 1746, Hundred of Guy (671 Anzac Parade, Middle Point).

1. The purpose of this zone is provide for the development of the land for the purpose of Parks and Wildlife Headquarters.
2. The land may be developed:
 - (a) in accordance with the provisions of Zone H; and
 - (b) without **consent** for **offices** and **multiple dwellings**.

SL11

Amendment No. 58
gazetted 06.08.2008
introduces SL11

Amendment No.334
published in the
NT News on
02.05.2014 amends the
provisions of SL11

Section 4212, Hundred of Bagot (25 Smyth Road, Howard Springs).

1. With consent the land within the zone may be developed for the purpose of a subdivision that creates a maximum of 20 lots with a minimum lot size of 750m²
2. The subdivision must generally be consistent with clause 11.2 (residential subdivision) of the NTPS with the following differences:
 - (a) Onsite, aerated waste water treatment systems may be used for each of the proposed lots provided those systems have been approved for each lot by the Department of Health, to the satisfaction of the consent authority.
 - (b) There is no requirement to provide a minimum of 10% of the subdivision area as public open space.
 - (c) The minimum building envelope requirement on proposed lots is 13 metres x 20 metres.
3. Direct access into the proposed lots shall not be permitted from Smyth Road and Macleod Road and must be from the proposed internal roads.
4. The Smyth and Macleod road boundaries must be fenced to the satisfaction of the consent authority prior to the issue of titles for any proposed lots.
5. The minimum setback of buildings from lot boundaries shall be as follows:
 - (a) Smyth Road boundary - 13 metres;
 - (b) Macleod Road Boundary - 2.5 metres;
 - (c) Internal road side boundary - 2.5 metres (Road A);
 - (d) Internal front boundary - 4 metres (Road B);
 - (e) Northern boundary of Section 4212 - 2.5 metres;
 - (f) Eastern boundary of Section 4212 - 13 metres; and
 - (g) Side boundaries - 1.5 metres.
6. Use of the proposed lots shall be consistent with the zoning table for SD in the Northern Territory Planning Scheme.

SL12

Amendment No. 115
gazetted 06.01.2010
introduces SL12

Lot 31, LTO81/005, Hundred of Bagot (1 De Caen Close, Virginia).

1. The purpose of this zone is to facilitate the use and development of the land as a rural service centre, with a predetermined limit on the size and scale of the centre.
2. Without **consent** the land may be used for a **single dwelling** if the development complies with all other requirements of the Planning Scheme as if the land were in Zone RL (Rural Living).
3. With **consent**:
 - (a) accommodation rooms for visiting staff;
 - (b) **business sign**;
 - (c) **medical clinic**;
 - (d) **office**;
 - (e) **promotion sign**;
 - (f) outdoor display of agricultural machinery and materials;
 - (g) sheds for the:
 - i. sale of agricultural and horticultural products; and
 - ii. storage of water supply products and repair of pumps and filters;
 - (h) **shop**;
 - (i) **showroom sales**; and
 - (j) **veterinary clinic**.

If the development complies with all other requirements of the Planning Scheme as if the land were in Zone C (Commercial).
4. The car parking requirement for the uses or developments listed in paragraph 3 are to be assessed at a rate of:
 - 1 space for each accommodation room;
 - 1 space for every 250m² used for outdoor display of agricultural machinery and materials;
 - 4 spaces for every 100m² used for the sale of agricultural and horticultural products; and
 - 1 space for every 100m² used for the storage of water supply products and for the repair of pumps and filters.

5. The purpose of this clause is to ensure that development is of an intensity that is not likely to have a detrimental impact on the locality.
 - (a) Development within this zone is to have maximum floor area of:
 - i. 250m² for no more than four accommodation rooms for visiting staff;
 - ii. 390m² for the existing building as an office;
 - iii. 1420m² for a building comprising a medical clinic, office, shop and/or veterinary clinic;
 - iv. 920m² for the showroom sales and office for rural water supply products and services in a building with not more than two storeys;
 - v. 600m² for a shed for the sale of agricultural products; and
 - vi. 480m² for the shed for the storage of water supply products and repair of pumps and filters.
 - (b) The outdoor display area for agricultural machinery and materials is to occupy no more than 2200m²;
 - (c) Buildings and structures other than signs are to be set back 10m from each boundary; and
 - (d) A continuous landscaped buffer with a minimum width of 6m is to be planted and maintained along at least 50% of the Stuart Highway frontage and the remaining frontage to include a landscaped buffer within a minimum width of 3m.
6. Direct vehicular or pedestrian access to the Stuart Highway is not permitted.
7. Any signs on the site are to conform to the requirement of clause 6.7 Signs in relation to Zone C (Commercial).
8. The consent authority must not consent to development outlined in paragraph 3, which does not comply with the requirements listed in paragraphs 5 and 6.

Lot 30, LTO81/005, Hundred of Bagot (2 De Caen Close, Virginia).

1. The purpose of this zone is to facilitate the use and development of the land for **light industry**, with a predetermined limit on the size and scale of development.
2. Without **consent** the land may be used for a **single dwelling** if the development complies with all other requirements of the Planning Scheme as if the land were in Zone RL (Rural Living).
3. With **consent**:
 - (a) accommodation rooms for visiting staff;
 - (b) **business sign**;
 - (c) **caretakers residence**;
 - (d) **light industry**;
 - (e) **office**;
 - (f) **transport terminal**;
 - (g) **warehouse**;
 - (h) outdoor storage area; and
 - (i) sheds for:
 - i. storage, vehicle servicing and maintenance; and
 - ii. a wash-down bay.

if the development complies with all other requirements of the Planning Scheme as if the land were in Zone LI (Light Industry).
4. The **car parking** requirement for the uses or developments listed in paragraph 3 are to be assessed at a rate of:
 - 1 space for each accommodation room;
 - 1 space for every 250m² used for outdoor storage area; and
 - 4 for every 100m² used for the storage and vehicle servicing maintenance
5. Landscaped buffers are to be planted and maintained as follows:
 - a continuous landscaped buffer with a minimum width of 10 metres along the boundaries with Lots 5 and 6; and
 - a landscaped buffer with a minimum width of 6 metres along the boundaries with Lots 19 and 29, except where this requirement would conflict with necessary drainage and vehicle circulation functions.
6. Landscaping shall be provided to mitigate the noise and visual impact on the caretaker's residence from the light industrial development on the site and on other adjoining development.
7. For effective management of water quality, baseline data for a Sampling and Analysis Plan should be collected prior to any development application being made.

8. The purpose of this clause is ensure that development is of an intensity that is not likely to have a detrimental impact on the locality.
 - (a) Development within this zone is to have a maximum floor area of:
 - i. 250m² for no more than four accommodation rooms for visiting staff;
 - ii. 510m² for the **office** in a building with no more than two storeys;
 - iii. 520m² for the sheds for storage and vehicle servicing maintenance;
 - iv. 1200m² for the vehicle storage sheds including a wash-down bay;
 - v. 810m² for the storage units; and
 - vi. 280m² for the container storage shed.
 - (b) The outdoor storage area is to occupy no more than 3500m²; and.
 - (c) Except for the eastern boundary of the land, buildings and structures (other than signs) are to be set back 10 m from site boundaries.
9. The consent authority must not **consent** to the development outlined in paragraph 3 if it does not comply with the requirements listed in paragraph 8.

SL14

Amendment No. 289
gazetted 03.07.2013
introduces SL14

Lots 17 and 18, Hundred of Bagot (175 and 155 Stuart Highway, Howard Springs).

1. The purpose of this zone is to facilitate the use and development of the land as a rural residential complex with a predetermined limit on the number of dwellings.
2. With **consent**, land within this zone may be developed for the purpose of a residential estate for a maximum of 18 **dwellings**.
3. An application to develop the land in stages is to be accompanied by a drawing showing the stage boundaries and indicating the number of **dwellings** to be constructed in each stage, and an approved version of that drawing will be endorsed under the development permit.
4. The purpose of this paragraph is to enhance the **amenity** of adjacent properties and **dwellings**, to maintain a rural residential setting, and to prevent detriment to the natural environment.

With **consent** the land may be developed for the purpose of **dwellings** if:

- (a) each **dwelling** is provided with private open space with a minimum area of 120m², exclusive of driveways and parking areas, but inclusive of an area with minimum dimensions of 6m x 6m;

- (b) each **dwelling** is set back at least 15m from any boundary of the site and within this set back a continuous landscaped buffer with a minimum width of 10m is to be planted and maintained;
 - (c) e minimum separation of 10m is maintained between dwellings;
 - (d) structure without external walls are set back at least 10m from any boundary of the site and a minimum separation of 6m is maintained between structures without external walls;
 - (e) outbuildings associated with dwellings are set back at least 10m from any boundary of the site;
 - (f) access to the site is via a single sealed access driveway from Bow Hunters Road to the property boundary; and
 - (g) details of the waste disposal system are provided, and it is demonstrated that the method of waste disposal will have no detrimental effect on the environment, especially to ground and surface waters.
5. Without **consent** land within this zone may be developed for the purpose of a **home occupation** if the development complies with clause 7.10.7 (Home Occupation), and otherwise only with the **consent** of the consent authority
6. The consent authority must not **consent** to the subdivision of the land for the purpose of creating free hold titles or a unit title scheme.

SL15

Amendment No. 319 published in the NT News on 04.07.2014 introduces **SL15**

Amendment No. 350 published in the NT News on 01.08.2014 makes minor amendments to Table A to Clause 4 to amend a minor administrative error.

Lot 1 LTO 77/005, Hundred of Strangways (10 Arnhem Highway, Humpty Doo).

1. The purpose of this zone is to facilitate the use and development of the land as a service centre providing a range of services to the rural community, with a predetermined limit on the size and scale of the intended development in order to uphold the **amenity** of the area and to mitigate traffic impacts on the Arnhem Highway.
2. Without **consent** the land may be developed for the purpose of
 - (a) **caretakers residence**;
 - (b) **home based contracting**; and
 - (c) **business sign**.

If the proposal complies with the requirements of this Planning Scheme as if the land were in Zone RL.

3. With **consent** the land may be developed for the purpose of:
 - (a) **office**;
 - (a) **showroom sales**; and
 - (a) **warehouse**.

If the proposal complies with the requirements of this Planning Scheme as if the land were in Zone SC.

4. The purpose of this clause is to ensure that development is of an intensity that is not likely to have a detrimental impact on the locality.

The consent authority must not **consent** to a total net floor area for any of the uses listed in Clause 3 that exceeds the corresponding figures shown in the Table A to Clause 4.

5. Landscaping on the Stuart Highway and Arnhem Highway frontages are to be enhanced to minimise the visual impacts of the development.

Table A to Clause 4	
Uses Permissible	Maximum Floor Area (m ²) permissible for each use
showroom sales	250 m ²
office	120 m ²
warehouse	1000 m ²
outdoor storage	900 m ²
Maximum floor area of development	2770 m ²

SL16

OMITTED

SL17

Amendment No. 388
published in the NT
News on 21.08.2015
introduces SL17

Section 3425 Hundred of Strangways (940 Stuart Highway, Bees Creek)

1. The purpose of this zone is to provide for development in accordance with Zone LI (Light Industrial) which responds to the physical characteristics of the land.
2. Land within this zone may be subdivided for the purposes of light industrial in accordance with the provisions of the NTPS, with the following difference:
 - (a) The minimum lot size permissible within the zone is 4000m².
3. Use and development within the zone is to be in accordance with the provisions of Zone LI (Light Industry).

SL18

Amendment No. 446
published in the NT
News on 17.06.2016
introduces SL18

Lots 16, 17 and 24 LTO 67/002 and Sections 4185, 4579 and 4580 Hundred of Strangways (155A, 155B, 155C, 175, 195 and 205 Lowther Road, Bees Creek).

1. The purpose of this zone is to provide for the rural residential use and development of the land in a manner that responds to the physical characteristics of the land, its location, availability of services and the **amenity** of the locality.
2. Development shall be in accordance with Clause 5.18 and Part 5 as if the land were located in Zone RR (Rural Residential) except to the extent of any conflict with the following conditions:
 - (a) The minimum lot size pursuant to the Table to Clause 11.1.1 shall be 1ha.
 - (b) Clause 11.4.5 *Subdivision of Land Zoned RR*, subclause 2(a) is not applicable to the subdivision of the land.
 - (c) All built form shall have a minimum 20m setback to the boundary to Lowther Road. This setback area shall be required to be re-vegetated to provide a visual buffer of a minimum width of 10m as a condition of a development permit for subdivision of the land.
 - (d) All built form shall have a minimum 15m setback to the external boundaries of the subject land where the adjoining land is within Zone RL (Rural Living). This setback area shall be required to be re-vegetated to a minimum depth of 10m, located outside that area required for a firebreak, to provide a visual buffer as a condition of a development permit for subdivision of the land.
 - (e) **Clearing of vegetation** retained or established pursuant to sub-clause 2(d) and 2(e) above is prohibited, other than for the purpose of the establishment or maintenance of a firebreak up to 5m wide along the boundary of a lot or if the clearing is otherwise required or controlled under any Act in force in the Territory.
 - (f) Prior to an application for a development permit for subdivision of the land, a vulnerable flora survey shall be undertaken in accordance with the requirements of the department responsible for the implementation of the *Territory Parks and Wildlife Conservation Act* and

measures for the management of any identified vulnerable species shall be reflected in the proposed subdivision plan.

- (g) No substantial tree may be felled or removed except where reasonably necessary for the construction of a **dwelling** and uses ancillary to that **dwelling** or for removal of a tree that is dead, dying or dangerous.

For the purpose of this clause a substantial tree is a tree with a trunk diameter of minimum 100mm at 1m above ground level.

- (h) Roads shall be designed to:

- i. interconnect with the existing road network;
- ii. provide for connections to potential future subdivision of adjoining lands; and
- iii. prevent individual lot access to major roads.

- (i) An application for subdivision of the land shall include a Wastewater Management Plan (WMP) approved by the Department of Health: Environmental Health which as a minimum shall include the following:

- i. a Land Capability Assessment for the **site** undertaken in accordance with the Environmental Health *Guidelines for Land Capability Assessment for On-site Wastewater Management* (March 2014);
- ii. the identification of any proposed lots which do not achieve at least a high capability for on-site effluent disposal based on physical and chemical characteristics of the **site** taking into account proposed subdivision **site** works;
- iii. for all lots identified in 2(i)(ii) the specification of works to be undertaken to introduce amended soils or alter the ground conditions as required so that the **site** physical and chemical characteristics meet a minimum of a moderate capability for onsite effluent disposal. The identification of these works is to be undertaken concurrently with, and be consistent with, the preparation and outcomes of a stormwater management plan prepared for the **site**;
- iv. the identification of a wastewater treatment system and an associated sub-surface irrigation envelope for each lot that provides sufficient area and capability for onsite effluent disposal to service a **single dwelling**;
- v. the requirement for all development to be undertaken in accordance with the approved WMP shall be registered as a notification on title of the parent lot, to apply to each lot created, as a condition of a development permit for a subdivision of the land; and
- vi. each **dwelling** shall be connected to a Department of Health approved wastewater treatment system that provides secondary treatment and, with the associated sub-surface irrigation system, shall be located within the wastewater disposal envelope for that lot as designated in the approved WMP.

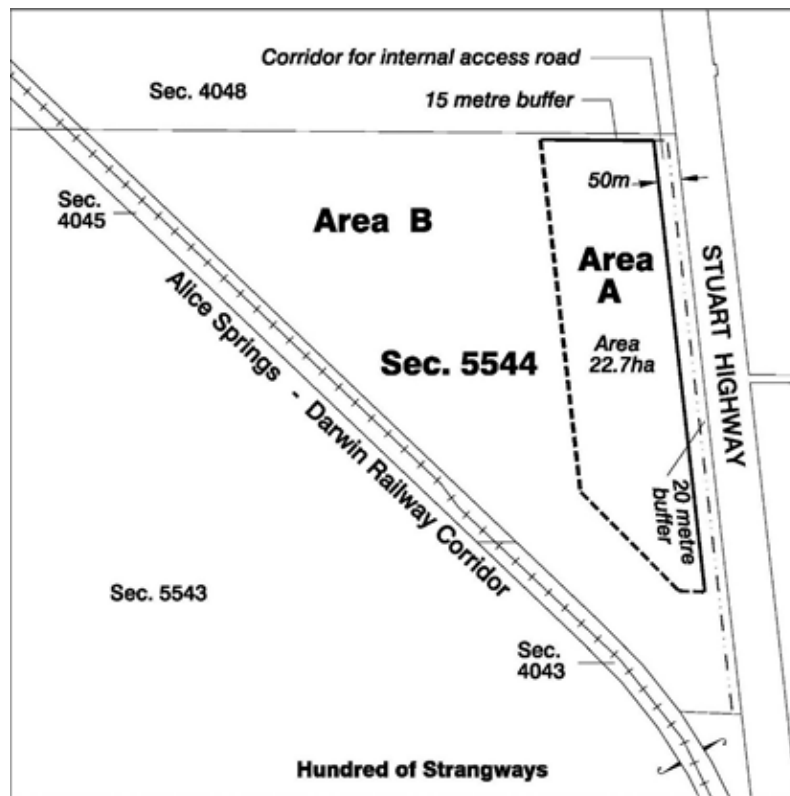
SL19	Not yet issued.
SL20	Not yet issued.
SL21	Not yet issued.
SL22	Not yet issued.
SL23 Amendment No. 503 published in the NT News on 07.09.2018 introduces SL23	<ol style="list-style-type: none"> 1. For the purposes of this zone, Section 5544 Hundred of Strangways is to be considered as two areas of land, shown as Area A and Area B on the diagram to this zone, where: <ol style="list-style-type: none"> (a) Area A, bounded by a thick black line, shown solid where the boundary is fixed; and shown dashed where the boundary may be adjusted for site design purposes providing Area A is not greater than 22.7 hectares; and (b) Area B is the remaining area of Section 5544. 2. The purpose of this zone is to facilitate: <ol style="list-style-type: none"> (a) development within Area A for uses related to or servicing the agriculture, horticulture or mining industries in northern Australia, and which address the rural character of the area; and (b) development of Area B in accordance with Zone R (Rural) <u>Provisions for Area A</u> 3. Without consent Area A may be used or developed for a caretaker's residence and light industry in accordance with this zone and the requirements of Zone GI (General Industry). 4. With consent Area A may be used or developed for the following purposes in accordance with Zone GI: <ol style="list-style-type: none"> (a) Fuel Depot (b) General Industry (c) Office (d) Warehouse 5. All other defined land uses within the NT Planning Scheme if proposed as the primary use of the land are prohibited. 6. Any land use established under subclauses 3 and 4, including set down areas, outdoor storage and the like, shall be located a minimum distance from the boundaries to: <ol style="list-style-type: none"> (a) the Stuart Highway of 50 m, inclusive of a 5 m firebreak and a 15 m width of established native vegetation; and (b) Section 4048 of 15 m, inclusive of a 5 m firebreak and a 10 m width of established native vegetation. <p>There is to be a minimum 10m setback to all other boundaries, including any unit title boundaries.</p> 7. Subdivision of the land within Area A is to be in accordance with the provisions for industrial subdivision under Part 5 of the

Planning Scheme.

8. Notwithstanding subclause 7, the minimum lot size within Area A is 1 hectare.

Provisions for Area B

9. Area B may be used or developed in accordance with the requirements of Zone R (Rural).
10. Notwithstanding subclause 9, retail agricultural stall and plant nursery require consent in Area B.
11. Subdivision of the land within Area B is to be accordance with the requirements of Part 5 of the Northern Territory Planning Scheme as if the land were in Zone R.



SM1

Amendment No. 306
gazetted 27.11.2013
creates SM1

NT Portion 1731 (804 Arnhem Highway, Marrakai).

1. The purpose of this zone is to facilitate a rural living subdivision which responds to the unique natural and physical characteristics of the land and the locality, including:
 - (a) Responding to the nature and needs of the locality, both now and in the future, including the allowance of land for any necessary community or commercial facilities;
 - (b) responding to the proximity of the site to the Adelaide River Flood Plains;
 - (c) responding to the high quality local environment features including wetlands, floodplains, seasonal billabongs and woodland and monsoon forest areas;
 - (d) repairing and protecting areas which are currently exposed to erosion and/or degradation;
 - (e) minimising the potential for localised flooding;
 - (f) ensuring lots are appropriately sized and configured; and
 - (g) providing for individual ownership of environmental and drainage features of the land to enable improved management of these areas.
2. Unless otherwise stated in this clause, development within the land shall be in accordance with Clause 5.19 as if the land were located in the Rural Living Zone.
3. Notwithstanding Clause 2, with consent, land may be used or developed for the purpose of agriculture provided the following:
 - (a) the scale and intensity of the use or development is appropriate for the size of allotment and accords with the objectives of Clause 1;
 - (b) the application demonstrates the capability of the land for the intended purpose, including soil and terrain types, availability of groundwater and the consideration of environmental impacts from erosion and runoff;
 - (c) large scale agriculture and intensive farming does not occur; and
 - (d) that agriculture is generally ancillary to the primary use on the site.
4. In addition to those identified within Clause 5.19, the following uses are also prohibited within the zone:
 - (a) **stables;**
 - (b) **rural industry;**
 - (c) **plant nursery;**
 - (d) **intensive animal husbandry;**
 - (e) **horticulture; and**
 - (f) **animal boarding.**

5. With consent, lots 1-7 identified on diagram A may also be developed for tourism, commercial or community purposes as if the land were located in zone TC. Multiple Dwellings are not permitted on these lots.
6. Subdivision design should:
 - (a) provide a minimum lot size of 2.0 hectares, including 1.0 hectare of unconstrained land (identified in Diagram C to this clause), comprising land which is above seepage lines, not of excessive slope (greater than 1:10) and not affected by consistent seasonal inundation;
 - (b) provide an average lot size of not less than 7.0 hectares;
 - (c) demonstrate that each lot has access to groundwater or rainwater adequate for domestic purposes, and will not pose unsustainable demands on groundwater;
 - (d) ensure each lot can accommodate an on-site waste water storage/ treatment system without adverse impact on the environment;
 - (e) confirm the location of notional and existing bores and on-site effluent disposal systems, including:
 - i. a separation of 70 metres between bores;
 - ii. effluent disposal systems located at least 50 metres up slope from any seepage line and above the 1% AEP flood event; and
 - iii. effluent disposal systems at least 100 metres from any groundwater extraction point;
 - (f) ensure that each lot can contain a square area not less than 90 metres by 90 metres; and
 - (g) avoid battle-axe lots.
7. Subdivision and subsequent allotment development should ensure all allotments are consistent with Diagram B to this clause.
8. As per the Diagram A to this clause, Environmental Control Areas comprise unstable, or otherwise unsuitable soils or natural drainage lines. The following requirements apply:
 - (a) aside from domestic livestock, no development including clearing can be undertaken within an Environmental Control Area;
 - (b) notwithstanding the above, Environmental Control Areas within Lots 1, 2, 3 and 4 may be developed for the following, in accordance with clause 1 of this zone, and in accordance with Zone TC:
 - i. business sign;
 - ii. **caravan park;**
 - iii. **hotel;**
 - iv. **leisure and recreation;**
 - v. **motel**

- vi. **restaurant**; and
 - vii. **shop**.
- (c) fencing, whether along boundaries or otherwise, should comprise specifically selected environmental control fencing, to ensure unimpeded wildlife access. Environmental control fencing is to comprise single wire strands, with lower strand consisting only of barbless wire, a minimum of 0.5 metres above ground level, supported by galvanised star pickets. Each galvanised star picket is to be separated by at least 4.0 metres.
 - (d) fire breaks within Environmental Control Areas will be slashed or compacted gravel only, and no grading or other earthworks are to occur.
9. As per Diagram A to this clause, Sanctuary Areas comprise features and areas of high conservation value, including areas of monsoon vine forest, seasonal billabongs and drainage areas. The following requirements apply to Sanctuary Areas:
- (a) no development, including clearing can be undertaken; and
 - (b) the construction of fencing and fire breaks is not permitted.
10. The clearing of native vegetation on land not contained within an Environmental Control Area or Sanctuary Area as defined in Diagram B to this clause, and of more than one hectare in aggregate of land (including any area already cleared of native vegetation) requires consent.
11. Clause 10 does not apply to selective clearing permitted pursuant to clause 13, the exemptions contained within Part 4, Clause 10.2 sub-clause 2 of the NT Planning Scheme, or if the clearing of native vegetation is required or controlled under any Act in force in the Territory.
12. Notwithstanding the above, the provisions of this clause do not restrict the clearing of a firebreak or fire access trail in accordance with written instructions from Bushfires NT.
13. All road frontages, except access driveways, firebreaks or footpaths, are to be vegetated to a minimum depth of 15 metres, comprising the retention of existing vegetation with a trunk diameter of 100mm or more, measured at 1m above ground level.
14. Roads in subdivision design should:
- (a) be designed to interconnect with the existing road network;
 - (b) provide for connections to reticulated services where practicable;
 - (c) provide for connections to potential future subdivisions of adjoining;
 - (d) provide a clear hierarchy of roads;
 - (e) minimise individual lot accesses to major roads;
 - (f) ensure every lot has direct and unconstrained access to a sealed, all weather public road;

- (g) ensure internal road reserves are constructed in accordance with Northern Territory Government requirements;
 - (h) minimise disturbance through earthworks and respond to the physical characteristics of the locality by following ridge lines or contours, and minimising watercourse crossings as far as possible; and
 - (i) be designed with discharge drains placed to minimise erosion and associations engineering and maintenance costs.
15. Where it is unavoidable that roads cross below seepage lines in Environmental Control and Sanctuary Areas:
- (a) the crossing should be provided at or near as practical to right angles to the watercourse;
 - (b) crossings should be designed to minimise impedence to water flow, and allow for the safe passage of aquatic and smaller terrestrial fauna species; and
 - (c) signage should be employed to reduce speed limits and slow traffic.



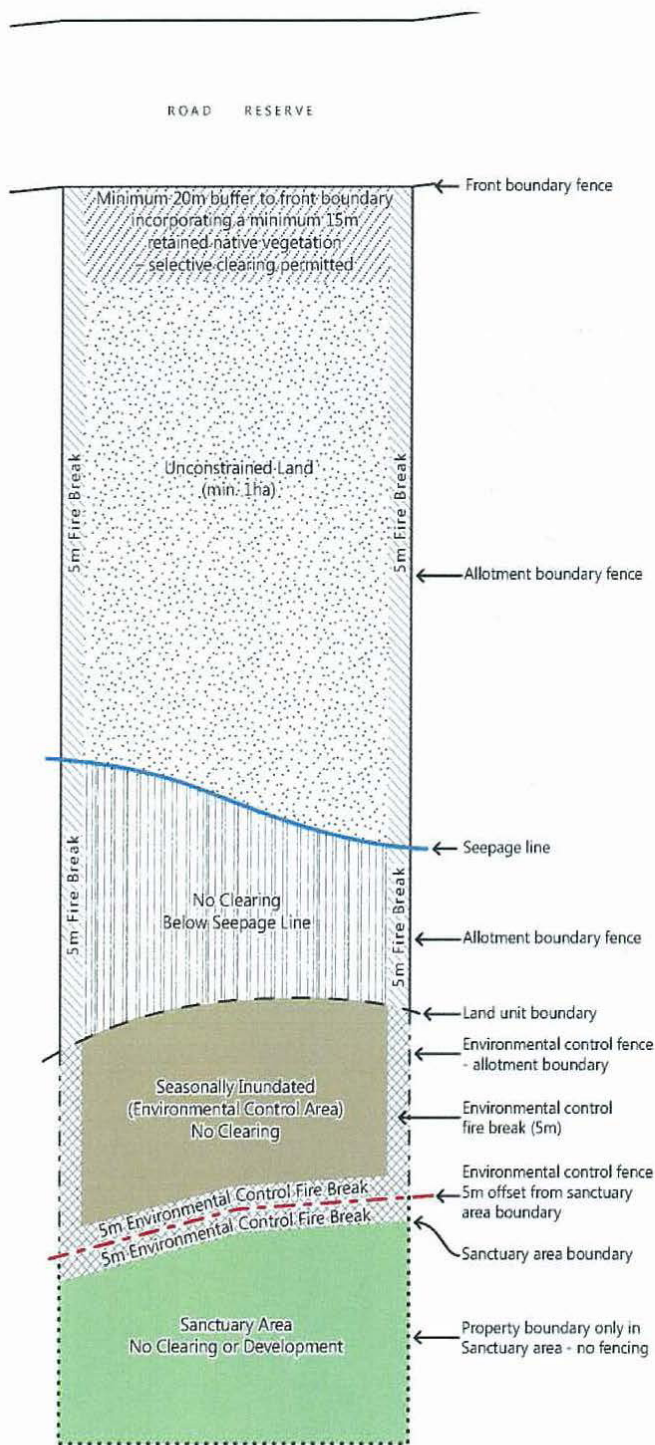
- Tourism, Commercial or Community Use
- Proposed Access Location
- Environmental Control Area
- Sanctuary (No Impact) Area



1:40000 @ A4
0 800m

Diagram A: Sanctuary & Environmental Control Areas

MARRAKAI



- Environmental Control Area
- Sanctuary (No Impact) Area
- Boundary Fence
- Environmental Control Fence
- Allotment Boundary - No Fence
- Environmental Control Fence (5m offset from Sanctuary Boundary)

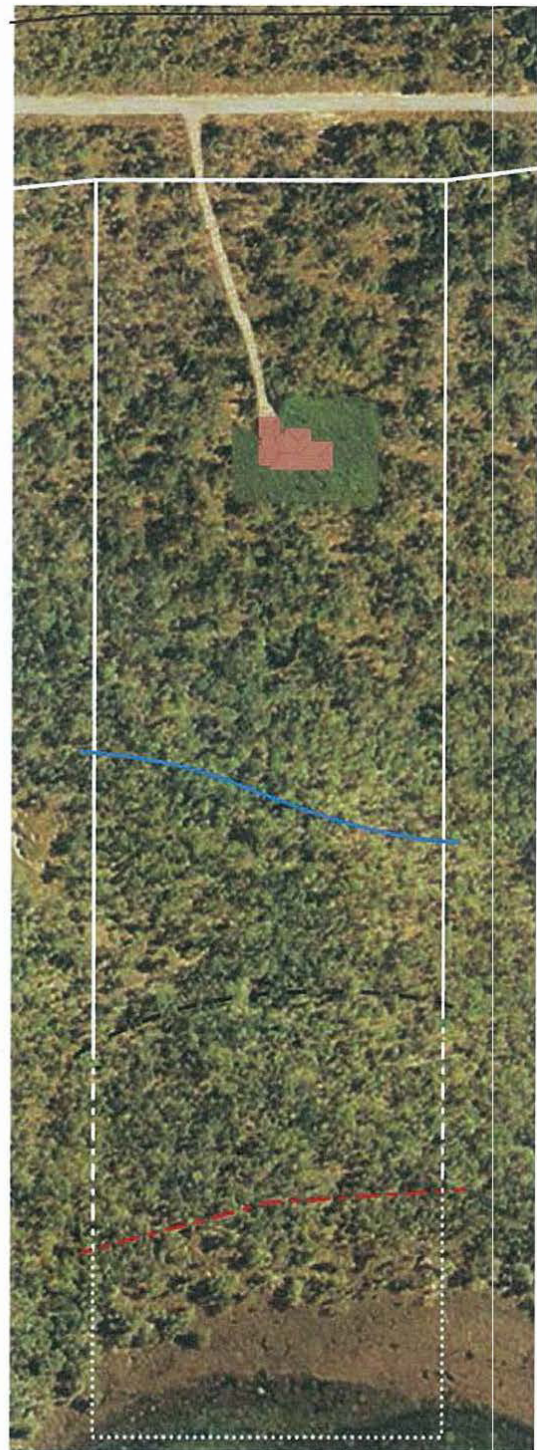
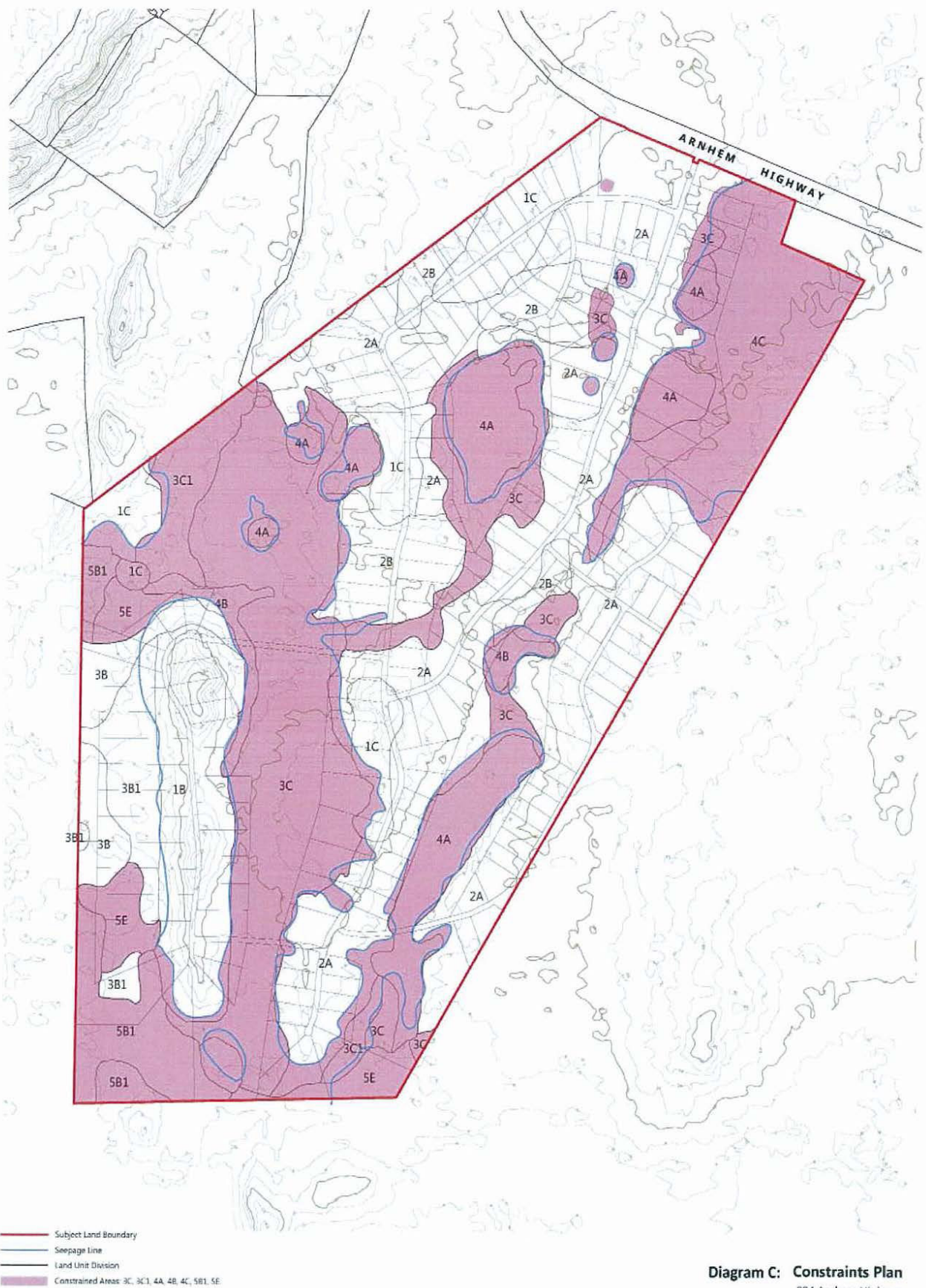


Diagram B: Indicative Lot Layout Plan

804 Arnhem Highway
Portion 1731
MARRAKAI

For Gimbells Investments Pty Ltd



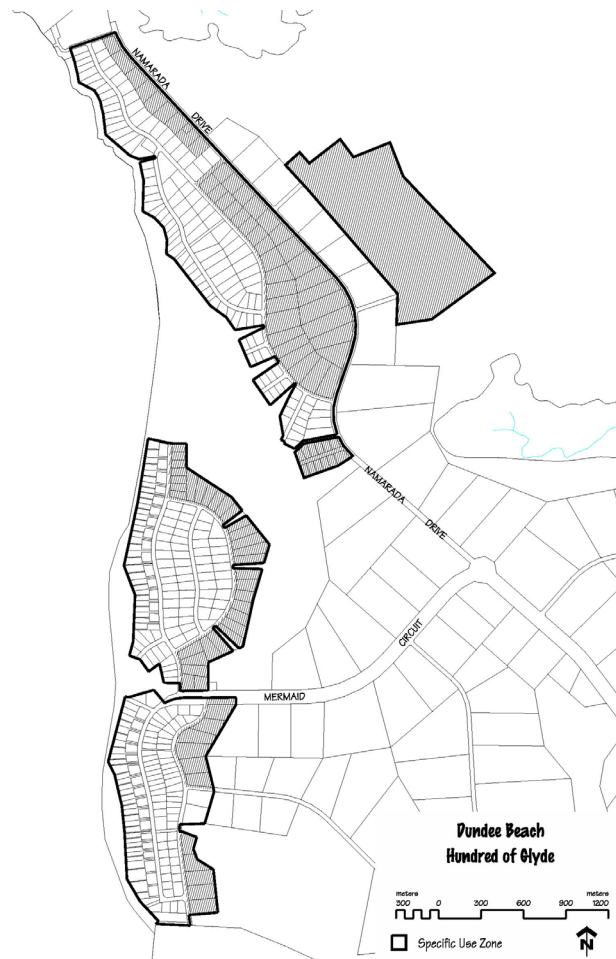
SPECIFIC USES – NAMARADA

SN1

Amendment No. 6
gazetted 23.05.2007
includes Sections 3230
and 3231 Hundred of
Glyde

Amendment No. 57
gazetted 30.07.2008
omits and replaces SN1

1. The purpose of this zone is to:
 - (a) ensure that development of the land is consistent with the conservation of the natural environment and the services and infrastructure that are available; and
 - (b) protect the aquifer from salt water intrusion.
2. The land shown on the diagram to this clause that is surrounded by a thick black line but not shaded:
 - (a) may be used with or without **consent** as the case may be in accordance with the provisions of Zone RR; and
 - (b) may not be subdivided to create a lot of less than 0.4ha in area.
3. The land shown on the diagram to this clause that is surrounded by a thick black line and shaded:
 - (a) may be used with or without **consent** as the case may be in accordance with the provisions of Zone RL; and
 - (b) may not be subdivided to create a lot of less than 1.0ha in area.
4. No bore or well may be sunk on land subject to this zone.



SPECIFIC USES – PALMERSTON

SP1

Lot 1219, Town of Palmerston (15 Temple Terrace and Chung Wah Terrace, Palmerston City).

1. The purpose of this zone is to facilitate the use and development of the land for the purpose of a shopping centre and ancillary services.
2. With **consent** and subject to paragraphs 3 – 8 (inclusive):
 - (a) **community centre;**
 - (b) **leisure and recreation;**
 - (c) **medical clinic;**
 - (d) **office;**
 - (e) **plant nursery;**
 - (f) **restaurant;**
 - (g) **shop; and**
 - (h) **showroom sales.**
3. Fencing, landscaping and/or the creation of mounds of earth are to be constructed and continuously maintained to provide a visual and acoustic barrier between the development and adjoining lots.
4. Between the hours of 7pm to 7am:
 - (a) vehicles must not enter the development for the purpose of delivering goods to the supermarket; and
 - (b) unloading of goods to or for the supermarket must not take place.
5. Any security lighting is to be constructed and maintained to ensure the minimum practicable spillage of light onto adjoining lots.
6. Vehicular entry to or exit from the development via Chung Wah Terrace is restricted to a roundabout constructed at the intersection of Chung Wah Terrace and Rolyat Street.
7. Vehicular exit from the development to Temple Terrace is restricted to a “left out” manoeuvre.
8. In considering a development application for a use or development the consent authority shall have regard to:
 - (a) the provisions of this Planning Scheme as though the land were in Zone C; and
 - (b) whether the proposed use or development is compatible with adjacent land uses.

SP2

Part Lot 4635, Town of Palmerston (74 University Avenue, Durack).

1. The purpose of this zone is to facilitate the subdivision and development of the land as a residential suburb.
2. The land may be subdivided and developed with **consent** as a residential suburb provided that a development application to subdivide the land is accompanied by:
 - (a) a drawing indicating the proposed use and zoning of each lot; and
 - (b) a report indicating the stages at which each lot will be rezoned.

SP3

Part Lot 4640. Town of Palmerston (109 Chung Wah Terrace, Gunn).

1. The purpose of this zone is to facilitate the subdivision and development of the land as a residential suburb.
2. The land may be subdivided and developed with **consent** as a residential suburb provided that a development application to subdivide the land is accompanied by:
 - (a) a drawing indicating the proposed use and zoning of each lot; and
 - (b) a report indicating the stages at which each lot will be rezoned.

SP4

SP4 which was part Lot 7652, Town of Palmerston (Stuart Highway, Farrar) has been rezoned to Zones SD, MD, PS and CN on commencement of the consolidated NT Planning Scheme on 01.02.2007

OMITTED

SP5

Lots 8410 and 8511, Town of Palmerston (4 and 2 Brennan Court, Farrar).

1. The purpose of this zone is to facilitate the use and development of the land for the purposes of health related services and facilities.
2. With **consent** and subject to paragraphs 3 and 4, the land may be used and developed for a health precinct inclusive of:
 - (a) a range of health facilities and services;
 - (b) limited residential development; and
 - (c) ancillary commercial development related to the health activities within the precinct.
3. Buildings or structures must not cover more than 50% of a lot at ground level.
4. The setbacks of **residential buildings** are to:
 - (a) ensure that the buildings do not unduly look out over neighbouring buildings; and
 - (b) have regard to and accommodate prevailing breezes.

SP6

Amendment No. 23 gazetted 11.07.2007 omits **SP6** and substitutes a replacement clause to allow the development of a shop with consent.

Lot 8480, Town of Palmerston (2 Emerald Place, Durack).

1. The purpose of this zone is to facilitate the use and development of the land for limited commercial purposes which are compatible with the surrounding residential suburb.
2. With **consent**, the land may be used and developed for the purposes of:
 - (a) **medical clinic**;
 - (b) **office**; and/or
 - (c) **shop**.

SP7

Amendment No. 399 published in the NT News on 18.09.2015 omits **SP7**.

OMITTED

SP8

Amendment No. 207
gazetted 22.02.2012
creates SP8

Amendment No. 226
gazetted 30.05.2012
represents several
minor alterations that
are necessary to clarify
the intent of the zone.

Amendment No. 302
gazetted 23.10.2013
represents several
alterations to the zone.

Amendment No. 514
published in the NT
News on 07.06.2019
represents several
alterations to the zone.

Part Lot 9765, Town of Palmerston (50 University Avenue, Durack).

SP8 Specific Use Zone Palmerston No. 8 is structured as follows:

Part 1

1. Purpose
2. Development Design Philosophy

Part 2

3. Subdivision
4. Lot Size and Configuration
5. Minimum Site Areas

Part 3

6. Land Use
7. Home Based Business
8. Small Lot Integrated Housing
9. Retirement Living
10. Secondary Dwellings

Part 4

11. Building Setbacks
12. Building Height
13. Plot Ratio
14. Vehicle Parking
15. Loading Bays
16. Private Open Space
17. Communal Open Space

Part 5

18. Master Plan

The master plan text is referenced under clause 2.7 of the NT Planning Scheme as referenced policy and includes:

- Open Space Overlay
- Landscape Guiding Principles
- Housing Design Principles
- Housing Location Principles
- Climate Principles

Background material
to the specific use
zone and master plan
is available on the
NT Planning Scheme
internet site and
includes:

Housing Affordability
and Moderate Income
Price Points

Geotechnical
Assessment

Shared Access Way
Details

Stormwater Drainage
Strategy

Traffic Assessment

NT Planning Scheme definitions apply and appear in **bold** throughout this zone.

Part 1

1. PURPOSE

1. The purpose of this zone is to facilitate the subdivision, use and development of the land that provides for housing choice through a range of lot sizes and housing types and includes opportunities for commercial and community uses.

2. DEVELOPMENT DESIGN PHILOSOPHY

1. Any subdivision and future development is expected to be designed to respond to Palmerston's tropical climate and lifestyle attributes.
2. This includes, but is not limited to, adherence to the overarching design principles which are graphically expressed in the master plan. The master plan is annexed to this specific use zone and the text to the master plan is referenced under clause 2.7 of the NT Planning Scheme.
3. The overarching design principles are:
 - (a) to create a community that is connected with the University through open space links to the existing lake and University campus;
 - (b) to build on and improve the **amenity** of the site and context by:
 - enhancing the natural features of the site through good subdivision design, orientation of lots and housing, linkages and landscaping;
 - accommodating existing landscape features, such as Packard's Knob, into the open space network; and
 - providing acoustic treatment along the Tiger Brennan Drive and Roystonea Avenue interface to the requirements of the Department of Lands and Planning.
 - (c) to integrate sensitively with the surrounding neighbourhoods by:
 - linking new walking and cycling paths into the Palmerston Central Business District networks;
 - developing multiple walking and cycling paths into the adjoining Durack networks;
 - minimising vehicle traffic movement into Durack with only one point of vehicular egress through Cambridge Close; and
 - linking cycle pathways into the regional cycling trails to Palmerston and Darwin.
 - (d) to create distinctive and walkable neighbourhoods by:
 - designing a street network that is permeable and promotes walking and cycling;
 - developing parks and open spaces that reflect the Community Safety Design Guide principles; and
 - developing safe routes to school for children and pathways that encourage individuals to exercise and reduce vehicle use.

Refer to Schedule 2.

Refer to the Open Space Overlay and Landscape Guiding Principles in the Durack Master Plan at Schedule 2.

Refer to the Community Safety Design Guide at Schedule 3.

- (e) to accommodate a diverse community by:
 - providing for a range of housing opportunities that suit a wide range of households, for example, the inclusion of secondary dwellings and retirement living;
 - distributing different housing types throughout the development;
 - providing for limited commercial uses, generally concentrated between the University lake and Roystonea Avenue.
- (f) to provide variety in housing design and the streetscape by:
 - including a range of lot sizes;
 - maximising the individuality of dwellings which will create variety to streetscape design;
 - minimising the dominance of on-site car parking, including garages and carports, from the street; and
 - maximising outdoor/indoor relationships.
- (g) to maximise environmental integrity by orientating lots and designing housing to minimise solar loading and encourage shading, cross ventilation and landscaping.

Refer to the Housing Design and Location Principles in the Durack Master Plan at Schedule 2.

Refer to the Climate Principles in the Durack Master Plan at Schedule 2.

Part 2

3. SUBDIVISION

1. With **consent** land within this zone may be developed for the purpose of a subdivision if:
 - (a) the development application to subdivide the land is for the purpose of the initial staging.
 - (b) the subsequent development application is accompanied by:
 - i. a detailed land use plan indicating the proposed land use;
 - ii. a plan(s) indicating minimum **building setbacks** for each lot, as stated in clause 11 of this zone;
 - iii. a land and house package design for each integrated housing lot;

and the plans will form part of any development permit for subdivision.

 - (c) the overall subdivision design includes the following:
 - i. open space corridors that link to the existing open space network in Durack, incorporating stormwater drainage systems and Water Sensitive Urban Design principles appropriate for the Northern Territory climate;
 - ii. a proposed public open space network incorporating Packard's Knob, a European heritage site;
 - iii. one or more parcels of land for community purposes with a combined area of 0.6ha; and

Refer to the Housing Design and Location Principles in the Durack Master Plan at Schedule 2.

- iv. vehicle ingress and egress points from Roystonea Avenue and University Avenue and an egress point at Cambridge Close.
- (d) provide a minimum of 10% of the subdivision area as public open space, with no more than 20% of the total area of public open space allocated for stormwater management/drainage purposes (e.g. creeks, drainage channels, wetlands, detention basins etc).

4. LOT SIZE AND CONFIGURATION

1. The purpose of this clause is to ensure that the development contains lots of a size, configuration and orientation suitable for residential purposes.
2. The overall subdivision design should be in accordance with the minimum lot size requirements specified in table A to this clause and:
 - (a) ensure that lots have sufficient area and appropriate dimensions to provide for the proposed density of development including dwellings, vehicle access, parking and ancillary buildings by conforming with the building envelope requirements in table B to this clause;
 - (b) orientate lots and design housing to take advantage of prevailing breezes and minimise solar loading; and
 - (c) the subdivision design should promote user safety and links to schools, the Palmerston Central Business District and the Charles Darwin University campus.
 - (d) accommodate a range and mixture of the housing typologies, identified in Table A to this Clause, across the subdivision as one way to achieve a diverse community as required by sub-clause (e) of this zone.
 - (e) the range and mixture in housing typology composition should allow for an element of flexibility across the development within the limits of:
 - a maximum Gross Dwelling Density of 14 Dwellings per Hectare;
 - the minimum lot size is 250m²;
 - small lot integrated housing (250m² to 299m²) limited to a maximum percentage of all residential lots of 5%; and
 - multiple dwellings limited to a maximum percentage of all residential lots of 5%.

Refer to the Community Safety Design Guide at Schedule 3.

Gross Dwelling Density refers to the ratio of the number of residential dwellings to the area of land covered by SP8

Table A to Clause 4

Housing Type	Minimum Lot Size	Density
small lot integrated housing (250m ² - 300m ²)	250m ²	1 per lot
compact lot housing 1 (300m ² - 399m ²)	300m ²	1 per lot
compact lot housing 2 (400m ² - 499m ²)	400m ²	1 per lot

Table A to Clause 4		
Housing Type	Minimum Lot Size	Density
traditional 1 (500m ² - 699m ²)	500m ²	1 plus one secondary dwelling
traditional 2 (700m ²)	700m ²	1 plus one secondary dwelling
multiple dwelling (600m ²)	600m ²	1 per 300m ²
retirement living	800m ²	1 per 200m ²
Note: the gross dwelling density is maximum 14 dwellings per hectare.		

Table B to Clause 4 Minimum Building Envelopes	
Lot size	Minimum Building Envelope
250m ² – 399m ²	10m x 12m (exclusive of any boundary setbacks or service authority easements)
400m ² – 599m ²	10m x 12.5m (exclusive of any boundary setbacks or service authority easements)
≥600m ²	12m x 15m (exclusive of any boundary setbacks or service authority easements)

5. MINIMUM SITE AREAS

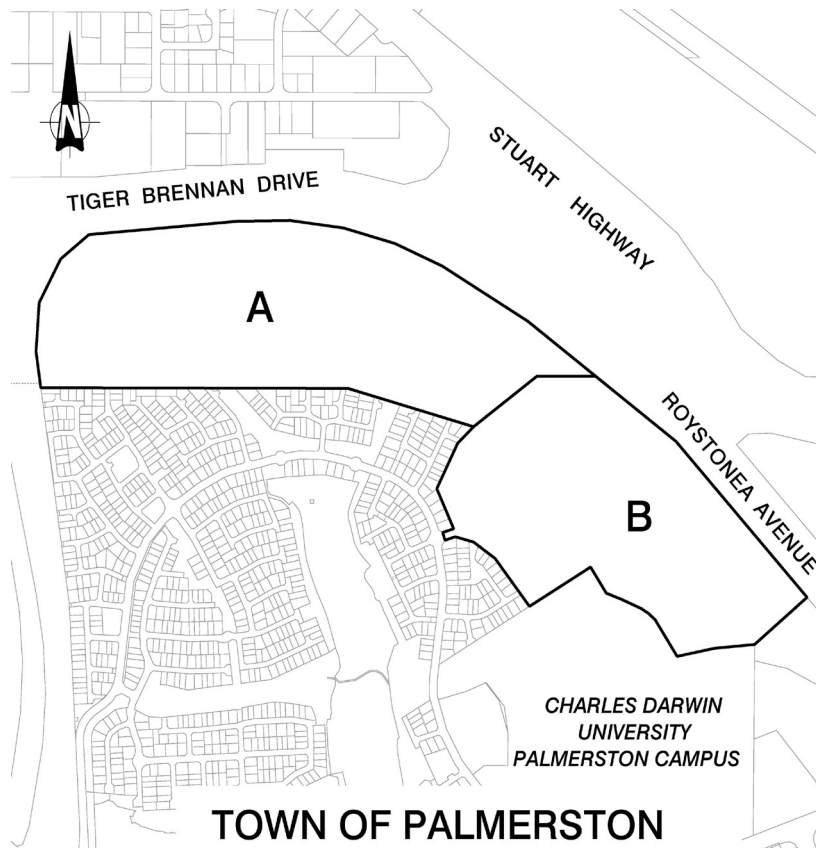
1. The purpose of this clause is to ensure that lots in this zone will be of a size capable of accommodating the potential future use.
2. The land uses listed in clause 6 may only be developed on lots that meet the minimum lot sizes listed in the table to this clause.

Table to Clause 5	
Land Use	Minimum Lot Size
display home single dwelling (small lot integrated housing)	250m ²
single dwelling	300m ²
temporary sales office	400m ²
secondary dwelling	500m ²
multiple dwellings	600m ²
office restaurant shop supporting accommodation home based visitor accommodation home based business home based child care centre home based contracting medical consulting rooms	700m ²
child care centre community centre group home hostel	800m ²
medical clinic	1,200m ²

Part 3

6. LAND USE

1. The parts of Lot 9765 that are subject to this clause are the areas of land bounded by a thick black line and marked as A and B on the diagram to this clause.
2. The intended uses for:
 - Area A are residential and community uses; and
 - Area B are residential, commercial and community uses.



3. A lot in Area A may be used for the purposes outlined in Table A to this clause if the development is consistent with the building setback plan endorsed for the lot under clause 3 and the development complies with all other requirements of this zone.
4. A lot in Area B may be used for the purposes outlined in Table B to this clause if the development is consistent with the building setback plan endorsed for the lot under clause 3 and the development complies with all other requirements of this zone.
5. For lots identified as commercial on the detailed land use plan endorsed under clause 3 of this zone:
 - (a) **single dwellings** or **multiple dwellings** are permitted with **consent** to be developed in conjunction with a commercial use; and
 - (b) clause 7.9 of the NT Planning Scheme does not apply.

TABLE A TO CLAUSE 6

Land Use		specific use zone clause	NT Planning Scheme clause
child care centre	D	5, 11, 14	8.1.5
community centre	D	5, 11, 12, 14	
display home	P	5	
group home	P	5, 11, 12	7.10.5
home based business	P	5, 7	
home based child care centre	D	5, 14	7.10.6
home based contracting	P	5, 14	7.10.8
home based visitor accommodation	D	5, 14	7.10.1
hostel	x		
medical clinic	x		
medical consulting rooms	D	5, 14	7.10.9
multiple dwellings	D	5, 11, 12, 14, 16	
multiple dwellings (retirement living)	P	9	
office	x		
restaurant	x		
secondary dwelling	P	5, 10	
shop	x		
single dwelling	P	5, 11, 12, 14, 16	
single dwelling (small lot integrated housing)	P	5, 8, 11, 12, 14, 16	
supporting accommodation	D	5, 11, 12, 14	

TABLE B TO CLAUSE 6

Land Use		specific use zone clause	NT Planning Scheme clause
child care centre	D	5, 11, 14	8.1.5
community centre	D	5, 11, 12, 14	
display home	P	5	
group home	P	5, 11, 12	7.10.5
home based business	P	5, 7	
home based child care centre	D	5, 14	7.10.6
home based contracting	P	5, 14	7.10.8
home based visitor accommodation	D	5, 14	7.10.1
hostel	D	5, 11, 12, 13, 14	
medical clinic	D	5, 11, 12, 13, 14, 15	
medical consulting rooms	D	5, 14	7.10.9
multiple dwellings	D	5, 11, 12, 14, 16	
multiple dwellings (retirement living)	P	9	
office	D	5, 11, 12, 13, 14	
restaurant	D	5, 11, 12, 13, 14	
shop	D	5, 11, 12, 13, 14	
secondary dwelling	P	5, 10	
single dwelling	P	5, 11, 12, 14, 16	
single dwelling (small lot integrated housing)	P	5, 8, 11, 12, 14, 16	
supporting accommodation	D	5, 11, 12, 14	

7. HOME BASED BUSINESS

1. The purpose of this clause is to ensure that home based businesses are established and operated in a manner that does not detract from the residential **amenity** of the locality.
2. In this zone, a home based business means a business which is carried on in a **dwelling** or on the **site** of a **dwelling** by a person resident in the **dwelling** and may include the caring for up to five children including children who reside in the **dwelling**.
3. A **dwelling** may be used for the purpose of a home based business where:
 - (a) the business does not employ more than 2 people not members of the household;
 - (b) the total floor area of the dwelling plus the other areas of the site that are used for the home based business does not occupy an area greater than 50m²;
 - (c) no goods or equipment are visible from public areas;
 - (d) there is one on-site car parking space for every non-resident employee in addition to two on-site parking spaces for the dwelling; and
 - (e) not more than one vehicle kept on the **site** is used for the purpose of the home based business.
4. If 3 or more vehicles are required to be parked on the **site** then the car parking layout should meet the requirements of NT Planning Scheme clause 6.5.3. The consent authority may approve an application for a home based business that does not meet the requirements of clause 6.5.3 only if it is satisfied that there will be no loss of **amenity** to the locality.
5. A home based business may not establish in a secondary dwelling.

8. SMALL LOT INTEGRATED HOUSING

1. The purpose of this clause is to ensure that small lot integrated housing has a high level of residential **amenity**.
2. Small lot integrated housing consists of two adjoining lots with a minimum area of 250m² each, a total area of not less than 500m², which contain two purpose designed **dwelling**s on freehold titles.
3. A **site** identified for integrated housing on the land use plan endorsed under clause 3 of this zone should:
 - (a) have a house and land package design that has been endorsed by the consent authority and developed in accordance with the endorsed design;
 - (b) be generally located no more than 250m to public open space;
 - (c) be generally located within 400m of a public transport stop; and
 - (d) not be located in a cul-de-sac.

Refer to the Housing Design and Location Principles in the Durack Master Plan at Schedule 2.

9. RETIREMENT LIVING

1. The purpose of this clause is to ensure that retirement living has a high level of residential **amenity** that meets the needs of the intended residents.
2. A **site** identified for retirement living on the land use plan endorsed under clause 3 of this zone and as defined under the *Retirement Villages Act* of the Northern Territory should be located within a 400m radius of community or commercial facilities and a public transport stop.
3. Multiple dwellings are permitted in an area identified as retirement living, provided that the dwellings:
 - (a) have a residential density of not more than 1 dwelling per 200m²;
 - (b) provide 1 vehicle parking space per dwelling;
 - (c) provide 1 visitor vehicle parking space per 4 dwellings;
 - (d) provide minimum setbacks for residential buildings including verandahs and balconies and structures without external walls, excluding garages and carports, of:
 - i. 3m to primary street frontage, including garages and carports;
 - ii. 1.5m to secondary street frontage;
 - iii. 0m to side and rear boundaries, including structures without external walls and carports, for a maximum of 50% of the length of that side or rear boundary and to a maximum height of 3.7m. At 1.5m from the side or rear boundary, the maximum height may be increased to 8.5m; and
 - (e) provide private open space of 30m² (exclusive of driveways and car parking areas) but inclusive of an area with minimum dimensions of 4m x 4m for each dwelling.

10. SECONDARY DWELLINGS

1. The purpose of this clause is to ensure that a secondary dwelling is ancillary to the **single dwelling** on a **site**.
2. A maximum of one secondary dwelling may be permitted on lots identified for single dwellings on the plan endorsed under clause 3 of this zone, provided that the secondary dwelling:
 - (a) is located on a lot not less than 500m² in area;
 - (b) does not or will not exceed 50m² in floor area;
 - (c) is not separately serviced; and
 - (d) is not to be separately titled under the *Unit Titles Scheme Act*.
3. The consent authority may approve an application for a secondary dwelling that has a floor area greater than 50m² but not more than 100m² as long as the building footprint of both dwellings does not exceed 60% of the area of the **site**.

Part 4

11. BUILDING SETBACKS

1. The purpose of this clause is to ensure that buildings and ancillary structures are located so:
 - they are compatible with the streetscape and surrounding development including residential buildings on the same **site**;
 - as to minimise any adverse effects of building massing when viewed from adjoining land and the street;
 - as to avoid undue overlooking of adjoining properties; and
 - as to encourage breeze penetration through and between buildings.
2. **Building setbacks for dwellings** and ancillary structures shall adhere to the building setback plan endorsed under clause 3 of this zone, which achieves the following siting outcomes:
 - (a) single dwelling residential lots where:
 - i. carports and garages are to be setback a minimum of 6m to the primary street frontages;
 - ii. gate entryway structures, with no more than 2 solid walls and roof, and with maximum dimensions of 2m x 2m, are permitted within the primary street frontage setback area; and
 - iii. on lots of 400m² - 500m² in size, storage structures may be located with a 0m side setback on one side boundary for a length not exceeding 5.5m along the side boundary and the maximum height of the storage structure shall be no more than 2.1m.
 - (b) small lot integrated housing and compact housing on lots 250m² - 399m² in size and multiple dwelling lots less than 800m² in size where:
 - i. the primary street frontage setback shall be 4.5m with 3.0m permitted for structures without enclosed walls such as balconies, porches but excluding carports;
 - ii. garages and carports are to be setback a minimum of 6m to the primary street frontage;
 - iii. gate entryway structures, with no more than 2 solid walls and roof, and with maximum dimensions of 2m x 2m, are permitted within the primary street frontage setback area; and
 - iv. for side and/or rear setback a maximum of two setbacks may be 0m, including structures without external walls, provided that the structure along one of the two boundaries is limited to a maximum height of 3.7m. At 1.5m from the reduced setback boundary, the maximum height may be increased to 8.5m.

Refer to the building setback plan endorsed under clause 3 of this zone.

- (c) single dwelling lots 400m² and greater in size identified specifically on the building setback plan endorsed under clause 3 of this zone where:
 - i. the primary street frontage setback shall be 4.5m with 3.0m permitted for structures without enclosed walls such as balconies, porches but excluding any structure used for undercover parking; and
 - ii. garages, carports or any other structure used for undercover parking are to be setback a minimum of 6m to the primary street frontage.
- (d) the consent authority must not **consent** to building setbacks that are not in accordance with this clause.
- 3. The additional setback requirements for **residential buildings** longer than 18m outlined in clause 7.3.1 of the NT Planning Scheme apply.
- 4. The setback requirements for more than one building on one **site** outlines in clause 7.3.2 of the NT Planning Scheme apply.

12. BUILDING HEIGHT

- 1. The purpose of this clause is to ensure that the height of buildings is compatible with adjoining or nearby development or development reasonably anticipated and does not unduly overlook adjoining properties.
- 2. The height of any point of a building is to be measured from ground level vertically below that point and includes the height of a mound specifically provided or made to elevate the building.
- 3. The height of any part of a building is not to exceed:
 - (a) 8.5m above ground level in Area A, unless it is a flag pole, aerial or antenna.
 - (b) 8.5m above ground level in Area B, unless:
 - i. it is a flag pole, aerial or antenna; or
 - ii. the site has been identified on the detailed land use plan which is part of the development permit for subdivision as stated in clause 3 of this zone and in that circumstance the building may not exceed 4 storeys above ground level.

13. PLOT RATIO

- 1. The purpose of this clause is to provide for development that will, in terms of building massing, be compatible with adjacent and nearby development.
- 2. Development of sites within Area B for a **hostel, office, restaurant or shop** should not exceed a **plot ratio** of 1.

14. VEHICLE PARKING

- 1. The car parking requirements and parking layout provisions outlined in clause 6.5 of the NT Planning Scheme apply except for retirement living units.

Refer to clause 9 for Retirement Living Units

15. LOADING BAYS

1. The purpose of this clause is to provide for the loading and unloading of vehicles associated with the use of land.
2. An **office**, **restaurant** or **shop** use or development on a **site** must provide areas wholly within the **site** for loading and unloading of vehicles at the ratio of 1 loading bay for every 2000m² of the total **net floor area**.

A loading bay is to:
 - (a) be at least 7.5m by 3.5m;
 - (b) have a clearance of at least 4m; and
 - (c) have access that is adequate for its purpose.

16. PRIVATE OPEN SPACE

1. The purpose of this clause is to ensure that each **dwelling** has private open space that is appropriately sited to provide for domestic purposes.
2. Private open space areas should:
 - (a) satisfy the minimum area and dimensions contained in the table to this clause;
 - (b) be directly accessible from the **dwelling** and enable an extension of the function of the **dwelling**;
 - (c) be located to take into account views from the **site**, the natural features of the **site** and the location of any private open space or habitable room associated with neighbouring **dwellings**; and
 - (d) be 'open to the sky' in accordance with relevant guidelines except for areas within side building setbacks on lots less than 400m².
3. Where the private open space is at **ground level** on a side or rear boundary and other than for a single **dwelling** it should be:
 - (a) screen fenced to a height of at least 1.8m providing a visual barrier to adjoining residences and public areas; or
 - (b) fenced to a height of at least 1.8m and planted with dense vegetation which will provide a visual barrier within two years of planting.
4. Where the private open space is at **ground level** on a primary or secondary street frontage and other than for a **single dwelling** it should be fenced to a height of 1.8m such that a visual screen is provided while allowing permeability that permits surveillance of the street and the fencing shall not obscure the front entrance to the **dwelling**.
5. If a **dwelling** within a **multiple dwelling** development has no direct access at **ground level** to private open space, the **multiple dwelling** development should incorporate communal open space.

Table to Clause 16 Minimum Areas of Private Open Space	
Type of Dwelling	Private Open Space Area
Single dwellings on a lot less than 600m ²	50m ² (exclusive of driveways and parking areas) but inclusive of an area with minimum dimensions of 4m x 4m
Multiple dwellings (for each dwelling with direct ground level access)	45m ² (exclusive of driveways and car parking areas) but inclusive of an area with minimum dimensions of 4m x 4m
Multiple dwellings (for each dwelling without direct ground level access)	12m ² inclusive of an area with minimum dimensions of 2.8m x 4m

17. COMMUNAL OPEN SPACE

1. For **multiple dwelling** developments where all **dwellings** have access to private open space at ground level, communal open space in accordance with clause 7.6 of the NT Planning Scheme is not required.

TRADITIONAL NEIGHBOURHOOD DESIGN
QUALITY CONNECTED STREETSCAPES



QUALITY PARKS & OPEN SPACES
STAGE 4 PARK - COMPLETED MAY 2015



COMMUNITY CENTRE
OPENED JUNE 2016



QUALITY PARKS & OPEN SPACES
STAGE 1 PARK - COMPLETED OCTOBER 2013



CHILDCARE CENTRE
JOURNEY EARLY LEARNING - OPENED JANUARY 2018



INDEPENDENT RETIREMENT LIVING - DURACK GARDENS
RETIREMENT VILLAGE - STAGE 1 COMPLETED DEC 2017



STORMWATER QUALITY TREATMENT - PICTURESQUE URBAN
LAKES - STAGE 3 COMPLETED DECEMBER 2015



CDU LAKE



POWER LINES PLACED UNDERGROUND FOR
UNENCUMBERED OPEN SPACE AND A SAFER
ENVIRONMENT - COMPLETED JUNE 2017

URBAN BUSH
REGENERATION PARK
COMPLETED DEC 2014

PROPOSED SHARED
PATH TO DURACK
SCHOOL

PROPOSED ROAD
CONNECTION TO
UNIVERSITY AVENUE



SP9

Amendment No. 304
gazetted 6.11.2013
creates SP9

Amendment No. 386
published in the NT
News on 17.07.2015
omits and substitutes
sub-clause 2

Lot 11705, Town of Palmerston (270 Lambrick Avenue, Zuccoli).

1. The purpose of this zone is to facilitate the subdivision, use and development of the land as a predominantly residential estate that provides for housing choice and affordability by offering a range of lot sizes and housing types.
2. With **consent** land within this zone may be developed for the purpose of a subdivision if the development application to subdivide the land is accompanied by:

- (a) a drawing indicating the proposed land use, type of dwelling and zoning of each lot; and
- (b) a drawing showing the building envelope for each **dwelling** lot, which is to be consistent with the "Proposed Housing Typology for Phases 2 & 3" plans supporting this zone.

Subject to sub-clause 2(b), if a drawing showing the building envelope for a **dwelling** lot is not consistent with the "Proposed Housing Typology for Phases 2 & 3" plans supporting this zone, a drawing required under sub-clause 2(b) may propose an alternative building envelope for that lot.

Approved building envelope drawings are to be endorsed as forming part of a development permit for subdivision.

3. The purpose of this paragraph is to ensure that the residential subdivision contains lots of a size, configuration and orientation suitable for climatically responsive residential development.

The subdivision of the land to which this zone applies should:

- (a) maintain a maximum gross dwelling yield of 14 dwellings per hectare, taken across all phases and sub-phases of the subdivision, where gross dwelling yield is taken as the number of dwellings per hectare of the area to be subdivided for residential use;
- (b) provide for lot sizes in accordance with Table A to this paragraph;
- (c) ensure that lots are generally rectangular in shape, unless truncated at road intersections;
- (d) provide lots with sufficient area and dimensions to accommodate dwellings, vehicle access, parking, open space areas, and outbuildings, and conform with the building envelopes forming part of a development permit for subdivision;
- (e) provide at least 0.5 ha of land for local commercial and community facilities.

Unless provided for specifically in this zone, the matters listed in clauses 11.2.2 and 11.2.3 apply to subdivision for residential development in this zone.

Amendment No. 386
published in the NT
News on 17.07.2015
omits and substitutes
sub-clause 7

Table A to Paragraph 3 - Lot Sizes			
Dwelling Type	Average lot size (square metres)	Average lot frontage (metres) on 30m grid	Maximum proportion of all dwelling types in the subdivision
Terrace	255	8.5	5.0%
Villa	355	11.3	15.0%
Courtyard	410	13.8	30.0%
Economy Traditional	500	16.7	20.0%
Traditional	570	19.0	12.5%
Premium Traditional	660	22.0	Not Applicable
Estate Lots	1000	33.3	Not Applicable

4. Parking for a **dwelling** is to be provided in accordance with the table to clause 6.5.1.
5. For a **dwelling** constructed on a lot with an area of less than 500m², tandem parking may be provided
6. The height of **residential buildings** is to be in accordance with clause 7.1.2 as applicable to dwellings in Zone SD.
7. The **building setbacks** for **residential buildings** are to be in accordance with the housing typologies for Phases 2 and 3 or the building envelope drawings endorsed as forming part of a development permit for subdivision in accordance with sub-clause 2.
8. The purpose of this clause is to ensure that each **dwelling** has **private open space** that appropriately sited, and of an adequate size to provide for domestic purposes.
 - (a) **private open space** areas must satisfy the minimum area and dimensions contained in the table to this clause, and be directly accessible from the **dwelling** and enable an extension of the function of the **dwelling**.
 - (b) 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** or **habitable room** of a neighbouring **dwelling**.

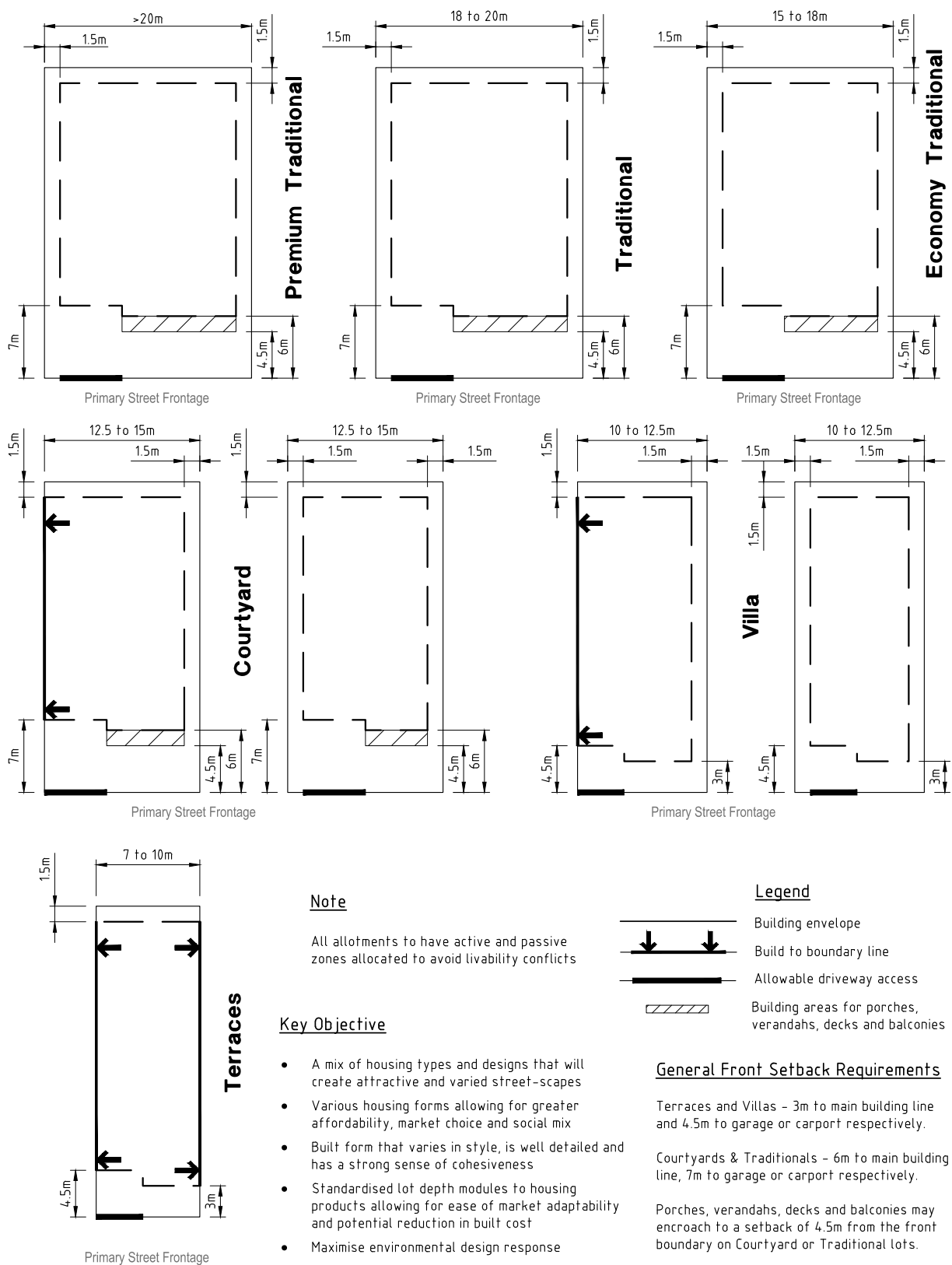
Amendment No. 321
published in the NT
News on 14.05.2014
omits and substitutes
sub-clause 9

Table to Paragraph 8 - Private Open Space	
Type of Dwelling	Private Open Space
Single Dwelling on a lot less than 450m ²	35m ² exclusive of driveways and parking areas, but including an area with minimum dimensions of 4m x 4m
Single dwelling on a lot more than 450m ²	45m ² exclusive of driveways and parking areas, but including an area with minimum dimensions of 4m x 4m

9. The purpose of this clause is to ensure that an **independent unit** is constructed only on **single dwelling** lots that are of sufficient size to support an ancillary **dwelling**.
 - (a) an **independent unit** must not be developed on a single dwelling lot that has an area of less than 500m².
 - (b) subject to sub-clause 9 (a) without **consent** a building or part of a building may be used, constructed or modified for use as an **independent unit** only if the development complies with all other requirements of the Planning Scheme as if the land were in Zone SD.
10. The purpose of this clause is to ensure that a **group home** is established on a **single dwelling** lot that is of sufficient size to support a **group home**.
 - (a) a group home must not be developed on a **single dwelling** lot that has an area of less than 500m².
 - (b) with consent, a **group home** may be established where:
 - i. the dwelling is suitable for the use;
 - ii. no greater demand or load is imposed on the services provided by a public utility than that which is ordinarily required in the locality; and
 - iii. there are no more than 6 persons residing in the **group home**.
 - (c) the consent authority may approve an application for a **group home** that is not in accordance with sub-clause 10 (b) only if it is satisfied the proposed **group home** is appropriate to the site having regard to the potential impact of the **group home** on the residential **amenity** of adjoining and nearby property.

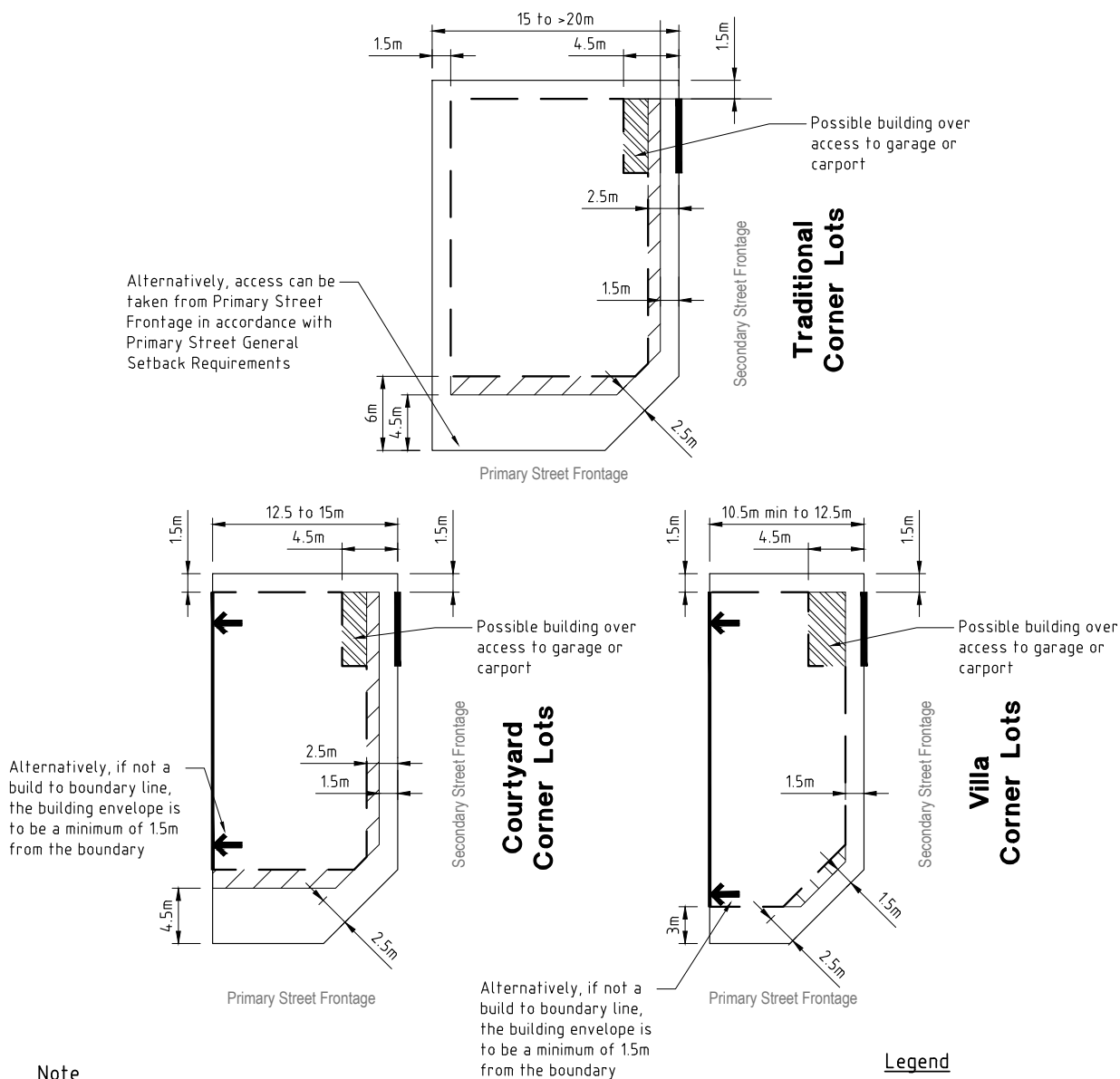
11. The purpose of this clause is to ensure that **home occupations** are established and operated in a manner that does not detract from the residential **amenity** of the locality.
- (a) with consent, a dwelling may be used for the purpose of a **home occupation** where:
- i. the occupation or profession is carried out only by persons residing in the dwelling;
 - ii. the total of the **floor area** of the **dwelling** plus the other areas of the **site** that are used for the **home occupation** (including areas used temporarily) does not exceed 30m²
 - iii. no greater demand or load is imposed on the services provided by a public utility organisation than that which is ordinarily required in the locality;
 - iv. no sign is displayed, other than a **business sign** that is not more than 0.5m² in area;
 - v. no goods or equipment are visible from outside the **site**; and
 - vi. not more than one vehicle kept on the **site** is used for the purpose of the **home occupation**.
- (b) the consent authority may approve an application for a **home occupation** that is not in accordance with sub-clause 11 (a) only if it is satisfied the proposed **home occupation** is appropriate to the site having regard to the potential impact of the **home occupation** on the residential **amenity** of adjoining and nearby property.
12. With **consent**, a lot may be developed for the purpose of:
- (a) a display home; and
 - (b) a temporary sales office
13. The provisions of Zone C (Commercial) apply to any lot shown as being for local commercial and community facilities on an endorsed subdivision drawing approved pursuant to sub-clause 2 (a) and generally in accordance with the Palmerston Eastern Suburbs Area Plan 2 of 3.
14. A use or development not specifically provided for in this zone is prohibited.
15. The consent authority for the consideration and determination of applications for development **consent** specified in this zone is the Development Consent Authority.

Amendment No. 386
published in the NT News
on 17.07.2015 omits and
substitutes sub-clause 13



Proposed Housing Typology for Phases 2 & 3





Note

All allotments to have active and passive zones allocated to avoid livability conflicts

Primary Street General Setback Requirements

Terraces and Villas - 3m to main building line and 4.5m to garage or carport respectively.

Courtyards & Traditionals - 6m to main building line, 7m to garage or carport respectively.

Porches, verandahs, decks and balconies may encroach to a setback of 4.5m from the front boundary on Courtyard or Traditional lots.

Secondary Street General Setback Requirements

Villas - 1.5m to main building line and 4.5m to garage or carport respectively.

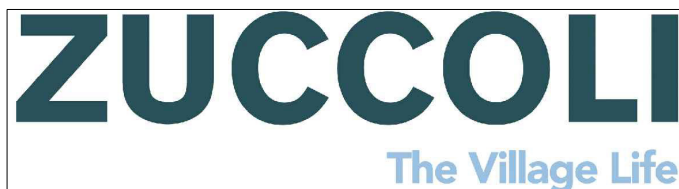
Courtyards & Traditionals - 2.5m to main building line, 4.5m to garage or carport respectively.

Porches, verandahs, decks and balconies may encroach to a setback of 1.5m from Secondary Street Frontage

Legend

	Building envelope
	Build to boundary line
	Allowable driveway access
	Building areas for porches, verandahs, decks and balconies
	Possible building over access to garage or carport

Proposed Housing Typology for Phases 2 & 3 Corner Lots



SP10

Amendment No. 309
gazetted 12.03.2014
creates SP10

Part Lot 11498 Town of Palmerston (15 Maluka Drive, Gunn).

Single Dwellings

1. The purpose of this zone is to facilitate subdivision, use and development of the land for purposes generally consistent with Zone SD whilst providing the opportunity to develop lots of a size that are generally compatible with those already developed on adjacent land in Miller Court.
2. With **consent** land within this zone may be developed for the purpose of a residential subdivision if each lot:
 - (a) has an area of at least 600 m²; and
 - (b) has an average width of not less than 20 metres.
3. Subdivisions within this zone are not subject to the requirements of clause 11.2.1 and clause 11.2.2 of the Planning Scheme.
4. Without **consent** a lot may be developed for the purpose of:
 - (a) **business sign**;
 - (b) **group home**;
 - (c) **home based contracting**;
 - (d) **home occupation**;
 - (e) **independent unit**;
 - (f) **single dwelling**;if the development complies with all other requirements of the Planning Scheme as if the land were in Zone SD.
5. Without **consent**, but subject to the self-assessment requirements of the Planning Scheme, a lot may be developed for the purpose of **home based visitor accommodation** if the development complies with all other requirements of the Planning Scheme as if the land were in Zone SD.

SP11

Amendment No. 395 published
in the NT News
on 31.07.2015
introduces SP11

Part Lot 11498, Town of Palmerston (15 Maluka Drive, Gunn)

1. The purpose of this zone is to create a unique mixed-use commercial and residential precinct that includes a pedestrian-focussed retail and restaurant precinct as a primary activity centre for the site.
2. Development Design Philosophy is to:
 - (a) integrate sensitively with the surrounding neighbourhood by:
 - i. creating an appropriate "city edge" mixed use development;
 - ii. providing a stepped development that is proportionally suitable in height to the existing single dwelling uses across Maluka Drive; and
 - iii. providing an ordered and consistent development to integrate with adjacent uses on surrounding sites;
 - (b) create a landmark development through quality architecture and well-designed street scapes;

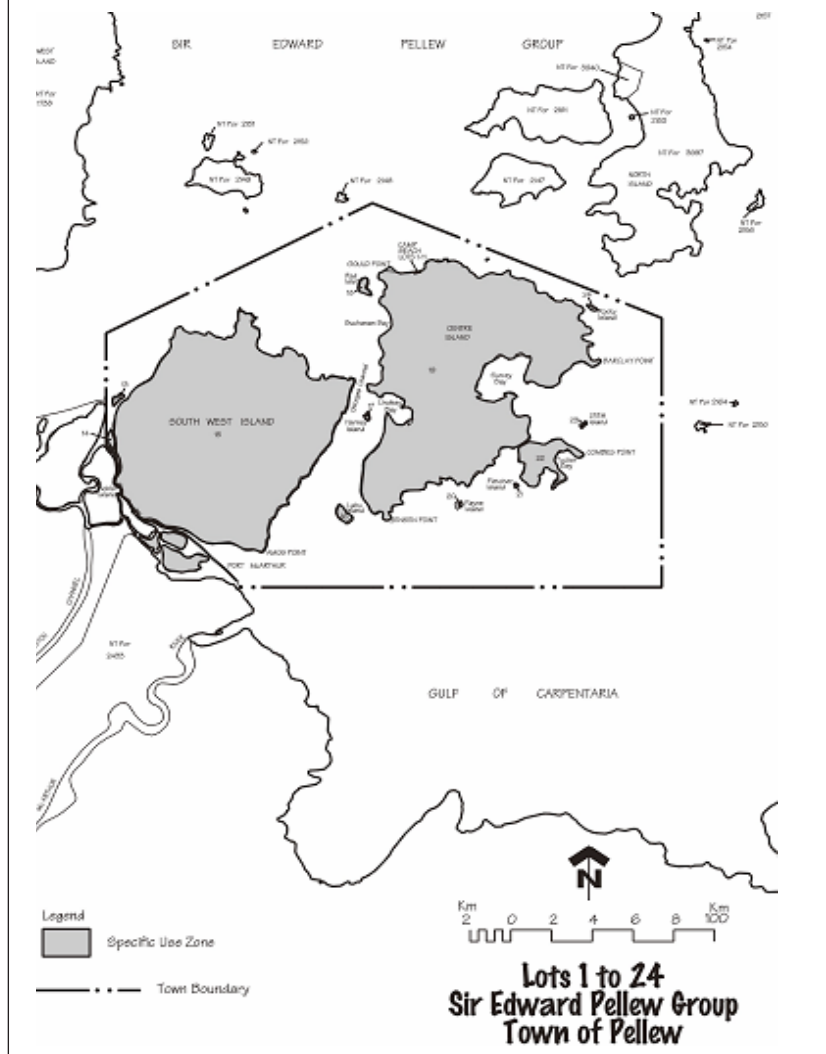
- (c) create buildings designed for a pedestrian scale at ground level;
 - (d) develop pedestrian connections within the precinct and to surrounding development; and
 - (e) maximise environmental integrity by encouraging landscaping, provision of shade and cross ventilation.
3. The overall development design, which may be developed in stages, should include the following:
- (a) a commercial retail and restaurant precinct adjacent Maluka Drive that provides for pedestrian activity through the centre of the precinct;
 - (b) a multi-level mixed-use building containing primarily retail and restaurant space on the ground floor, with office uses above ground floor and multiple dwellings on higher levels;
 - (c) an on-grade car parking area fronting Road C may be provided for convenience parking to service the retail precinct, which must include soft landscaping to enhance the visual amenity of the site;
 - (d) basement and podium level parking may be provided to service the commercial, office and multiple dwelling uses;
 - (e) vehicle access points provided from both Road A and Road C, with office and multiple dwelling uses accessing the site from Road A;
 - (f) active street frontage to Maluka Drive, noting any limitations required by item (g) below;
 - (g) provision for minor loading and waste access from expanded road reserve in Maluka Drive;
 - (h) activated frontages to both ends of the retail and restaurant precinct, to address Road A and Road C; and
 - (i) development in accordance with the Community Safety Design Guide principles.
4. Unless otherwise stated in this clause, development within the land shall be in accordance with Clause 5.7 of the Planning Scheme as if the land were located in Zone CB (Central Business).
5. The purpose of this paragraph is to ensure the residential amenity of the dwellings across Maluka Drive is not compromised. For the area of the site within 20m of Maluka Drive, building height shall be limited to 10m. For the remaining area of the site, building height shall be in line with the requirements of Zone CB.
6. In addition to those uses identified within Clause 5.7 of the Planning Scheme, the following uses are also prohibited within this zone:
- (a) **motor body works;**
 - (b) **motor repair station;**
 - (c) **passenger terminal;** and
 - (d) **service station.**

SPECIFIC USES – PELLEW

SPW

Lots 1 to 24 (inclusive) Town of Pellew and three islands within NT Portion 4319 (all part of the Sir Edward Pellew group).

1. The purpose of this zone is to ensure that development of the land is consistent with the conservation of the natural environment.
2. With **consent**, the land may be used or developed for any appropriate use or development.
3. Consistent with the conservation of the natural environment, the consent authority shall, in respect of a proposed use or development, have regard to:
 - (a) the intensity of the proposed use and its likely effect on the native fauna and flora on this and adjacent lands;
 - (b) the nature and extent of landscaping, in particular the species of plants to be used;
 - (c) the control of introduced plants or animals, including domestic pets; and
 - (d) the management of public access to the land.



SPECIFIC USES – TENNANT CREEK

ST1

Amendment No. 431 published in the Tennant and District Times on 18.03.2016 introduces **ST1**.

Part Lot 998 (23) Irvine Street Town of Tennant Creek

1. The purpose of the zone is to:
 - (a) Facilitate continuation of the existing use of the land for aeronautical purposes;
 - (b) Ensure that there is adequate land for expansion of aviation activity and aviation support facilities;
 - (c) Enable the future development of the site for commercial purposes which respond to constraints associated with the airport, such as aircraft noise and protected airspace;
 - (d) Reduce risk to public safety on land near the runway approach to the Tennant Creek Airport; and
 - (e) Ensure that subdivisions in this zone provide lots compatible with the Zone, and provide infrastructure and facilities which ensure appropriate levels of amenity.
2. Without consent, subject to the relevant provisions of **Clause 5.9** and subject to paragraphs 4 to 9 below, the land may be developed for the purposes listed below:
 - (a) **Aviation activity** - means any activity for the arrival, departure, movement or operation of aircraft and includes aprons, helipads, heliports, runways, taxiways, areas set aside for the parking and/or storage of aircraft either short or long term, and includes general aviation, charter operations, aeromedical operations, agricultural aviation businesses, aviation-based firefighting services, and the like.
 - (b) **Aviation support facility** - means any aircraft maintenance facility, engine-run area, ground support equipment, transport depot and associated ground base activities necessary for the orderly and efficient operation of aviation activity and includes the provision and storage of fuel, navigational aids and equipment and utilities and infrastructure;
 - (c) **business sign**; and
 - (d) **caretakers residence**.

3. With consent, and subject to paragraphs 4 to 9 below, the land may be developed for the purposes listed below:

(a) animal boarding;	(p) motor repair station;
(b) caravan park;	(q) office;
(c) car park;	(r) passenger terminal;
(d) childcare centre;	(s) place of worship;
(e) community centre;	(t) plant nursery;
(f) education establishment;	(u) promotion sign;
(g) fuel depot;	(v) restaurant;
(h) general industry;	(w) rural industry;
(i) hostel;	(x) service station;
(j) hotel;	(y) shop;
(k) leisure and recreation;	(z) showroom sales;
(l) licensed club;	(aa) transport terminal;
(m) medical clinic;	(ab) vehicle sales and hire;
(n) motel;	(ac) veterinary clinic; and
(o) motor body works;	(ad) warehouse.
4. The land may be developed for the purpose of the zone if development complies with all requirements of the Planning Scheme as if the land were in Zone SC; and if all proposed development can be constructed in compliance with AS2021-2000 'Acoustics - Aircraft noise intrusion - Building siting and construction' (AS2021).
5. The land may be developed for the purpose of a subdivision if the application to subdivide the land is accompanied by a master plan.
6. The subdivision design should:
 - (a) provide lots that are located and oriented to minimise exposure to aircraft noise such that compliance with AS2021 is possible with reasonable measures; and
 - (b) demonstrate how buildings will be accommodated within each lot.
7. Development within the zone shall not cause any temporary or permanent structure to breach the defined airspaces for civil or military (as applicable) aviation purposes.
8. Lighting associated with development on land within flight approach paths is not to prejudice the safe operation of an airport.
9. The consent authority must not consent to an application that is not in accordance with the clauses of this zone.

SCHEDULE 2		
SCHEDULE TO CLAUSE 2.7 - REFERENCE TO POLICY		
	Coomalie Planning Concepts and Land Use Objectives 2000	Department of Infrastructure, Planning and Environment
	Finniss Planning Concepts and Land Use Objectives 2002	Department of Infrastructure, Planning and Environment
	Capital City Charter	Capital City Committee (Northern Territory Government and Darwin City Council)
	Durack Master Plan as referred to in SP8 (Specific Use Zone Palmerston No. 8)	CIC Australia Limited
	Katherine Land Use Plan 2014 (amended 2016)	Northern Territory Planning Commission
	Northern Territory Compact Urban Growth Policy May 2015	Department of Lands, Planning and the Environment
	Darwin Regional Land Use Plan 2015	Department of Lands, Planning and the Environment
	Alice Springs Regional Land Use Plan 2016	Northern Territory Planning Commission
	Tennant Creek land Use Plan 2019	Northern Territory Planning Commission
	Darwin Inner Suburbs Area Plan June 2016	Northern Territory Planning Commission
Amendment No. 489 published in the NT News on 16.03.2018 omits and substitutes pages 26 and 27	Litchfield Subregional Land Use Plan 2016	Northern Territory Planning Commission
	Darwin Mid Suburbs Area Plan July 2016	Northern Territory Planning Commission
Amendment No. 518 published in the NT News on 8.11.2019	Central Darwin Area Plan September 2019	Northern Territory Planning Commission

SCHEDULE 3

SCHEDULE TO CLAUSE 2.8 - REFERENCE TO GUIDELINES

Environmental Guidelines for Reclamation in Coastal Areas	Department of Natural Resources, Environment and the Arts
AS 2021 – 2000 Australian Standard Acoustics – Aircraft Noise Intrusion – Building Siting and Construction Table 2.1 Building Site Acceptability	Standards Australia
Rapid Creek Flood Study	Connell Wagner – May 1999
Land Clearing Guidelines	Department of Natural Resources, Environment and the Arts
Community Safety Design Guide	Department of Lands and Planning
Design Guidance to Achieve Active Frontages and Provide for Services	Department of Lands and Planning
NT Land Suitability Guidelines	Northern Territory Government
Priority Environmental Management Areas - Katherine (Katherine Land Use Plan 2014)	Northern Territory Planning Commission
Priority Environmental Management Areas – Litchfield (Litchfield Subregional Land Use Plan 2016)	Northern Territory Planning Commission
Design Guidance for Development in Zone CB (Central Business) in Alice Springs	Northern Territory Planning Commission
Rapid Creek Flood Study Update – Flood Modelling Results	Jacobs - 04 April 2018

Amendment No. 494 published in the NT News on 22.02.2019 introduces 'Rapid Creek Flood Study Update – Flood Modelling Result' to the table

SCHEDULE 4

SCHEDULE TO CLAUSE 12.1 - ABORIGINAL COMMUNITY LIVING AREAS

NT Portion	Community	Locality
4849	Akwerrnge	Neutral Junction
3559	Alatyeye	Alcoota
1949	Alpurrurlam	Lake Nash
2417	Aluralkwa	Loves Creek
3697	Alyuen	Aileron
2096	Angula	Woodgreen
3520	Angula	Woodgreen
3523	Anyungyumba	Pine Hill
4761	Areyn	Derry Downs
2431	Atitjere	Mount Riddock
3362	Binjari	Manbulloo
3542	Binjen Ningguwung	Keep River
3278	Bringung	Roper Valley
2982	Bulla Goorbidjim	Auvergne
4779	Camfield Mudburra	Camfield
3868	Djarrung	West Mathison
3863	Dumbral	Newry
1648	Engawala	Alcoota
3729	Gulunurra	Alroy Downs
4630	Gurdangi	McAthur River
1507	Hodgson Downs	Hodgson Downs
4252	Ijarri	Tawallah
4392	Ilpurla	Henbury
1600	Imangara	Murray Downs
4479	Imperrenth	Elkedra
4235	Inelye	Huckitta
2706	Injulkama	Amburla
3609	Irrerlirre	MacDonald Downs
4627	Irtnwere Tyewelkere	West MacDonnell National Park
3696	Iuwakam	Gregory National Park (Bob's Yard)
3721	Jangirurla	Powell Creek
4094	Jibabana	Spring Creek
1508	Djembere	Elsey (Jilkminggan)
2989	Jirrngow	Mistake creek
4253	Jungalina	Wollogorang
3788	Jungarrayiwarnu	Newhaven
4780	Kalumbulani	Camfield
3789	Karriyarra	Central Mount Wedge
4472	Kujuluwa	Brunette Downs
4747	Kurripi	Mt Denison
4069	Laramba	Napperby
2425	Lilla	Watarrka National Park
3524	Lingarra-Ngaringman	Humbert River
4621	Mamp	Coniston
4450	Maperte	Lucy Creek
3046	Marralum Darrigarau	Legune

SCHEDULE 4

SCHEDULE TO CLAUSE 12.1 - ABORIGINAL COMMUNITY LIVING AREAS

NT Portion	Community	Locality
4731	Marurrum	Rosewood
3695	Mayamumbin	Gregory National Park (Barrac Barrac)
1224	Mbungara	Narwietooma
4871	Meercantie	Mount Doreen
4626	Menge	West MacDonnell National Park
3543	Mistake Creek	Mistake Creek
3540	Mulluyu	Kirkimbie
2719	Ngaringman Yarralin	Victoria River
3368	Nungali Jaminjung	
3541	Nyawanyawam Dawang	Keep River
2957	Orrtipa Thurra	Jervois
4635	Pantharrpilenehe	Ambalindum
4848	Pawuwa	Phillip Creek
4254	Pwerte Marnte Marnte	Orange Creek
1480	Tara	Neutral Junction
1475	Titjikala	Maryvale
2440	Ukaka	Tempe Downs
3521	Ulbulla	Umbeara
2426	Ulpanyali	Tempe Downs
2868	Urlampe	Tobermorey
4631	W Lagoon	McArthur River
4408	Waju	Mount Cavenagh
3880	Wanarkula	Mulga Park
2424	Wanmarra	Watarrka National Park
4698	Wapirrka	Victory Downs
2000	Welere	Derry Downs
1628	Wilora	Stirling
3319	Wirmalyanya	Umbeara
2439	Wogayala	Rockhampton Downs
4308	Wonmurri	Manangoora
3369	Wunoorill	Hodgson River
3867	Wurrkleni	Willeroo
3360	Wutunurgurra	Epenarra
1951	Yanginj	Anningie
4248	Yangulinyina	Calvert Hills
1545	Yupanalla	Urapunga

SCHEDULE 5
Schedule to Clause 12.2 - Towns on Aboriginal Land
No towns have been included in this schedule to date.

Amendment No.142
gazetted 04.08.2010
introduces Schedule 6

SCHEDULE 6		
SCHEDULE TO CLAUSE 1.3 SUB-CLAUSE 2(L) - EXCEPTIONS		
Parcel Description	Address	Facility/Infrastructure
Lot 41 Town of Palmerston	46 Emery Avenue Woodroffe	Palmerston Fire Station

BACKGROUND MATERIAL

Master Plans

Darwin City Centre Master2

Needs Assessment

Darwin Inner Suburbs Needs Assessment June 2016

Darwin Mid Suburbs Needs Assessment July 2016

Durack Master Plan Supporting Documents

Housing Affordability and Moderate Income Price Points

Geotechnical Assessment

Share Access Way Details

Stormwater Drainage Strategy

Traffic Assessment

Superseded Control Plans (Town Plans)

Aboriginal Community Living Areas Control Plans (listed at Schedule 4)

Alice Springs Town Plan 1992

Alice Springs (South West Districts) Rural Areas Plan 1988

Batchelor Town Plan 1981

Borrooloola Town Plan 1984

Brewer Estate (Offensive or Hazardous Industry) Control Plan 1990

Crab Claw Island Control Plan 1998

Darwin Rural Area Plan 1983

Darwin Town Plan 1990

Development Provisions Lake Bennett Locality 2005

East Arm Control Plan 1998

Highways Control Plan 1984

Katherine Town Plan 1981

Katherine Rural Area Plan 1988

Kings Canyon Wilderness Resort Town Plan 1987

Litchfield Area Plan 2004

Namarada Area Plan 1990

Palmerston Town Plan 1982

Tennant Creek Control Plan 1998

Town of Pellew Control Plan 1985

Superseded Land Use Objectives, Guidelines and Concept Plans

Alice Springs Central Area Land Use Objectives and Planning Concepts 1996

Alice Springs Land Use Structure Plan 1999 and Land Use Objectives

AustralAsia Railway (NT Corridor) Land Use Objectives 1996

Borrooloola Planning Concepts and Land Use Objectives 2001

Central Darwin Land Use Objectives 1996

Central Darwin Planning Concepts and Development Opportunities 1996

Central Darwin Planning Concepts and Land Use Objectives 1999

Cox Peninsula Land Use Structure Plan 1990

Darwin Regional Land Use Structure Plan 1990

Design Guide for Residential and Commercial Development in the Northern Territory

Finniss Land Use Structure Plan 1990

Gunn Point Peninsula Land Use Structure Plan 1990

Katherine Land Use Structure Plan 1991

Katherine Planning Concepts and Land Use Objectives 2001

Land Use Objectives for Land in the Vicinity of Darwin Airport 1997

Litchfield Land Use Structure Plan 1990

Mandorah Land Use Concept Plan 1990

Mataranaka Planning Concepts and Land Use Objectives 2001
Mt Johns Valley Land Use Objectives and Planning Concepts 1996
Murrumujuk Land Use Concept Plan 1990
Pine Creek Planning Concepts and Land Use Objectives 2001
Rapid Creek Planning Concepts and Land Use Objectives 2000

ZONING TABLE	S D	M D	M R	H R	C V	C L	C B	C	S C	T C	L I	G I	D V	P S	O R	H	A	R R	R L	R	C P	C N	H T	R D	W M	F D	T	
abattoir	X	X	X	X	X	X	X	X	X	X	X	X	D	X	X	X	D	X	X	X	X	X	X	X	X	X	X	
agriculture	X	X	X	X	X	P	X	X	X	X	X	D	X	X	X	P	P	X	D	P	X	X	X	D	D	D	X	
animal boarding	X	X	X	X	X	X	X	X	D	X	D	D	D	X	X	D	P	X	D	D	D	X	X	D	X	D	X	
business sign	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	D	P	P	P	P	
caravan park	X	X	X	X	D	X	X	X	X	D	X	X	X	X	X	X	D	X	X	X	X	X	X	X	D	D	D	
caretaker's residence	X	X	X	X	P	P	P	P	P	P	P	P	D	D	D	X	X	X	X	X	P	D	D	D	D	D	D	
car park	X	X	X	X	X	X	D	D	D	D	P	P	D	X	D	X	X	X	X	X	X	X	X	X	X	D	D	
child care centre	X	X	X	D	X	X	D	D	X	D	X	X	X	X	D	X	X	X	D	D	P	X	D	X	X	D	D	
community centre	D	D	D	D	D	P	D	D	X	D	D	X	X	D	P	X	X	D	D	D	P	X	D	X	X	D	D	
domestic livestock	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	P	X	X	X	X	P	P	X	
education establishment	X	X	X	D	X	P	D	X	D	D	D	D	D	X	X	X	D	X	X	D	P	X	D	X	X	D	D	
fuel depot	X	X	X	X	X	X	X	X	X	X	X	D	D	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
general industry	X	X	X	X	X	X	X	X	X	X	X	P	D	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
group home	P	P	P	P	X	P	P	X	X	X	X	X	X	X	X	P	P	P	P	P	P	X	X	X	X	P	P	P
Helicopter Landing Sites	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	D	D	X	X	X	X	X	D	X	
home based child care centre	D	D	D	D	D	D	X	X	X	D	X	X	X	X	D	X	P	D	P	P	P	X	X	D	X	D	D	
home based contracting	P	P	P	P	P	P	X	X	P	P	X	X	X	X	X	P	P	P	P	P	P	X	X	D	X	X	D	P
Home based visitor	S	S	S	S	S	S	S	X	X	S	X	X	X	X	X	S	S	S	S	S	S	X	X	S	X	S	S	S
home occupation	P	P	P	P	P	P	P	P	P	P	P	P	D	P	P	P	P	P	P	P	P	P	D	X	D	P	P	
horticulture	X	X	X	X	X	D	X	X	X	X	X	X	X	X	X	P	P	X	D	P	X	X	X	D	X	D	X	
hospital	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	D	X	X	X	X	D	D	
hostel	X	X	X	D	D	D	D	D	D	D	X	X	D	X	X	X	D	X	X	X	X	X	D	X	D	X	D	
hotel	X	X	X	X	X	X	D	D	D	D	D	D	D	X	X	X	X	X	X	X	X	X	X	X	X	D	D	
independant unit	P	P	P	P	P	P	D	X	X	D	X	X	X	X	X	P	P	P	P	P	P	X	X	D	X	P	P	P
intensive animal husbandry	X	X	X	X	X	X	X	X	X	X	X	X	D	X	X	D	D	X	D	D	X	X	X	X	X	D	X	
leisure and recreation	X	X	X	D	D	D	D	D	D	D	D	D	D	D	D	X	P	X	X	X	D	X	X	X	X	D	D	
licensed club	X	X	X	X	X	X	D	D	D	D	D	D	D	X	D	X	X	X	X	X	X	X	X	X	X	D	D	
light industry	X	X	X	X	X	X	D	X	D	X	P	P	D	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
medical clinic	X	X	X	D	X	P	D	D	D	D	P	P	D	X	X	X	X	X	X	X	D	X	D	X	X	D	D	
medical consulting rooms	D	D	D	D	D	P	D	D	X	D	X	X	X	X	X	X	D	D	P	P	X	X	D	X	X	D	D	
motel	X	X	X	D	D	X	D	D	D	D	X	X	D	X	X	X	X	X	X	X	X	X	X	X	D	D	D	
motor body works	X	X	X	X	X	X	D	X	D	X	P	P	D	X	X	X	X	X	X	X	X	X	X	X	X	X	D	
motor repair station	X	X	X	X	X	X	D	D	D	X	P	P	D	X	X	X	X	X	X	X	X	X	X	X	X	X	D	

P = Permitted S = Self Assessable D = Discretionary x = Prohibited

ZONING TABLE	S	M	M	H	C	C	C	C	S	T	L	G	D	P	O	H	A	R	R	R	C	C	H	R	W	F	T
	D	D	R	R	V	L	B		C	C	I	I	V	S	R		A	R	R	R	P	N	T	D	M	D	
multiple dwellings	D	D	D	D	x	P	D	D	x	D	x	x	x	x	x	P	P	x	x	x	x	x	D	x	x	D	D
office	x	x	x	x	x	D	D	D	D	D	D	D	D	x	x	x	x	x	x	x	x	x	D	x	x	D	D
passenger terminal	x	x	x	x	x	x	D	x	D	D	D	D	D	x	x	x	x	x	x	x	D	x	x	x	x	x	D
place of worship	x	x	x	D	D	P	D	D	D	D	D	D	D	x	x	x	D	x	x	D	P	x	D	x	x	D	P
plant nursery	x	x	x	x	x	D	D	D	D	D	P	D	x	x	x	P	P	D	D	P	D	x	x	D	D	D	D
promotion sign	x	x	x	x	D	D	D	D	D	D	D	D	D	D	P	x	x	x	x	x	D	x	x	D	D	D	D
recycling depot	x	x	x	x	x	x	x	x	x	x	D	P	D	x	x	x	x	x	x	x	D	x	x	x	x	x	D
restaurant	x	x	x	D	D	x	D	D	D	D	D	D	D	D	D	x	x	x	x	D	x	D	D	x	D	D	D
retail agricultural stall	x	x	x	x	x	P	x	x	x	x	x	x	x	x	x	P	P	x	P	P	x	x	x	D	x	D	x
rural industry	x	x	x	x	x	x	x	x	x	x	D	P	x	x	x	P	P	x	D	D	x	x	x	x	x	x	x
service station	x	x	x	x	x	x	D	D	D	D	D	D	D	x	x	x	x	x	x	x	x	x	x	x	x	D	D
shop	x	x	x	x	D	P	D	D	D	D	D	D	D	x	D	x	x	x	x	x	x	D	D	x	x	D	D
showroom sales	x	x	x	x	x	x	D	D	P	x	P	D	D	x	x	x	x	x	x	x	x	x	x	x	x	x	D
single dwelling	P	P	P	P	P	P	x	x	x	D	x	x	x	x	x	P	P	P	P	P	x	x	D	x	D	D	P
stables	x	x	x	x	x	D	x	x	x	x	x	x	x	x	D	D	D	x	D	D	x	x	x	D	D	x	x
supporting accommodation	D	D	D	D	x	P	D	D	D	x	x	x	x	x	x	x	x	D	D	D	P	x	x	x	x	D	D
transport terminal	x	x	x	x	x	x	x	x	D	x	P	P	D	x	x	D	D	x	x	D	x	x	x	x	x	x	D
vehicle sales and hire	x	x	x	x	x	x	D	D	D	D	P	P	D	x	x	x	x	x	x	x	x	x	x	x	x	x	D
veterinary clinic	x	x	x	x	x	x	D	D	D	x	D	P	x	x	x	x	P	x	D	D	D	x	x	x	x	D	D
warehouse	x	x	x	x	x	x	x	x	D	x	P	P	D	x	x	x	P	x	x	x	x	x	x	x	x	x	D

P = Permitted S = Self Assessable D = Discretionary x = Prohibited