INDEX

PART 1 – GUIDANCE
1.1 Citation
1.2 Application
1.3 Purpose of the Planning Scheme
1.4 Commencement
1.5 Interpretation
1.6 Structure of the Planning Scheme
1.7 Operation of the Planning Scheme
1.8 When development consent is required
1.9 Ancillary use and development
1.10 Exercise of discretion by the Consent Authority
1.11 Exceptions

PART 2 – STRATEGIC FRAMEWORK
2.1 Purpose of the Strategic Framework
2.2 Components and operation of the Strategic Framework
2.3 Strategic Planning Policies
2.4 Hierarchy of Strategic Land Use Plans

PART 3 – OVERLAYS
3.1 Preliminary
3.2 CNV – Clearing of Native Vegetation
3.3 RCNV – Restricted Clearing of Native Vegetation
3.4 CR – Coastal Reclamation
3.5 LPA – Land in Proximity to Airports
3.6 LSF – Land Subject to Flooding
3.7 LSSS – Land Subject to Storm Surge
3.8 LADR – Land Adjacent to a Designated Road
3.9 DHD – Darwin Harbour Dredging
3.10 MRT – Residential Development in Major Remote Towns

PART 4 – ZONES AND ASSESSMENT TABLES
4.1 Preliminary
4.2 Zone LR – Low Density Residential
4.3 Zone LMR – Low-Medium Density Residential
4.4 Zone MR – Medium Density Residential
4.5 Zone HR – High Density Residential
4.6 Zone RR – Rural Residential
4.7 Zone RL – Rural Living
4.8 Zone CV – Caravan Parks
4.9 Zone CL – Community Living
4.10 Zone CB – Central Business
4.11 Zone C – Commercial
4.12 Zone SC – Service Commercial
4.13 Zone TC – Tourist Commercial
4.14 Zone LI – Light Industry
4.15 Zone GI – General Industry
4.16 Zone DV – Development
4.17 Zone PS – Public Open Space
4.18 Zone OR – Organised Recreation
4.19 Zone H – Horticulture
4.20 Zone A – Agriculture
4.21 Zone R – Rural
4.22 Zone CP – Community Purpose
4.23 Zone CN – Conservation
4.24 Zone HT – Heritage
4.25 Zone RD – Restricted Development
4.26 Zone WM – Water Management
4.27 Zone FD – Future Development
4.28 Zone T – Township
4.29 Zone M – Main Road
4.30 Zone PM – Proposed Main Road
4.31 Zone RW – Railway
4.32 Zone U – Utilities

PART 5 – DEVELOPMENT REQUIREMENTS

5.1 Preliminary

5.2 General Development Requirements
   5.2.1 General Height Control
   5.2.2 Building Heights in Alice Springs
   5.2.3 Building Heights in Central Darwin
   5.2.4 Vehicle Parking
   5.2.5 Loading Bays
   5.2.6 Landscaping
   5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR

5.3 General Development Requirements in Specific Zones
   5.3.1 Heritage Places and Development in Zone HT
   5.3.2 Development in Zone WM
   5.3.3 Development in Zone RW
   5.3.4 Development in Zone FD
   5.3.5 Development in Zones M and PM
   5.3.6 Development in Zone U
   5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC

5.4 Residential Specific Development Requirements
   5.4.1 Residential Density Limitations
   5.4.2 Residential Height Limitations
   5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures
   5.4.4 Extensions and Ancillary Structures to a Dwelling-group or Dwelling-multiple Development
   5.4.5 Building Setbacks and Fencing of Dwellings-group, Dwellings-multiple and Residential Care Facilities in Zone MR
   5.4.6 Private Open Space
   5.4.7 Communal Open Space
5.4.8 Building Design for Dwelling-group, Dwelling-multiple, Rooming Accommodation and Residential Care Facility
5.4.9 Residential Development in Zone C
5.4.10 Home Based Businesses
5.4.11 Caravan Accommodation
5.4.12 Dwelling-Caretakers
5.4.13 Dwelling-Independent
5.4.14 Dwelling-Community residence
5.4.15 Residential Care Facility
5.4.16 Helicopter Landing Site

5.5 Commercial Specific Development Requirements
5.5.1 Interchangeable Use and Development in Zones CB and C
5.5.2 Plot Ratios in Commercial Zones
5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T
5.5.4 Expansion of Existing Use or Development in Zones CB, C, SC and TC
5.5.5 Shops in Zones CV, CL, LI, CI, DV, OR and CN
5.5.6 Al Fresco Dining Areas in Zone CB in Central Darwin
5.5.7 Child Care Centre
5.5.8 Service Station
5.5.9 Car Wash
5.5.10 Nightclub Entertainment Venue, Bar-Public and Bar-Small
5.5.11 Food Premises
5.5.12 Shopping Centre
5.5.13 Caravan Park
5.5.14 Sex Services-Commercial Premises

5.6 Industrial Specific Development Requirements
5.6.1 Setbacks and Building Design Requirements in Zones LI, GI and DV
5.6.2 Expansion of Existing Use or Development in Zones LI and GI
5.6.3 Motor Body Works and Motor Repair Station

5.7 Non-Urban Specific Development Requirements
5.7.1 Rural Development (Agriculture, Horticulture and Intensive Animal Husbandry)
5.7.2 Animal Related Use (Animal Boarding and Stables)
5.7.3 Transport Terminals in Zones R and H
5.7.4 Industry-Primary in Zones RL, R and H
5.7.5 Retail Agricultural Stall

5.8 Miscellaneous Specific Development Requirements
5.8.1 Market
5.8.2 Education Establishment
5.8.3 Club
5.8.4 Exhibition Centre, Place of Assembly and Place of Worship
5.8.5 Leisure and Recreation
5.8.6 Emergency Service Facility
5.8.7 Demountable Structures
5.8.8 Renewable Energy Facility
5.8.9 Excavation and Fill
5.8.10 Telecommunications Facility
PART 6 – SUBDIVISION AND CONSOLIDATION REQUIREMENTS

6.1 Preliminary

6.2 Subdivision in Zones LR, LMR, MR and HR
   6.2.1 Lot Size and Configuration for Subdivision in Zones LR, LMR, MR and HR
   6.2.2 Lots Less Than 600m² for Dwellings-single
   6.2.3 Site Characteristics for Subdivision in Zones LR, LMR, MR and HR
   6.2.4 Infrastructure and Community Facilities for Subdivision in Zones LR, LMR, MR and HR

6.3 Subdivision in Zones RR, RL, R and H, and unzoned land
   6.3.1 Subdivision in Zone RR
   6.3.2 Lot Size and Configuration for Subdivision in Zones RL, R and H, and unzoned land
   6.3.3 Site Characteristics for Subdivision for Lots of 1ha or Greater in Zones RR, RL, R and H, and unzoned land
   6.3.4 Infrastructure for Subdivision in Zones RL, R and unzoned land
   6.3.5 Mineral Resources and Subdivision in Zone RL
   6.3.6 Lots Less Than 8ha on unzoned land

6.4 Subdivision in Zones LI, GI and DV
   6.4.1 Lot Size and Configuration for Subdivision in Zones LI, GI and DV
   6.4.2 Site Characteristics for Subdivision in Zones LI, GI and DV
   6.4.3 Infrastructure for Subdivision in Zones LI, GI and DV

6.5 Subdivision in Other Zones
   6.5.1 Subdivision in Zone FD
   6.5.2 Subdivision in Zone WM
   6.5.3 Subdivision in Zone RD

6.6 Other Subdivision Requirements
   6.6.1 Subdivision for the Purpose of a Unit Title Scheme
   6.6.2 Consolidation

PART 7 – ABORIGINAL COMMUNITIES AND TOWNS

7.1 Aboriginal Community Living Areas
7.2 Towns on Aboriginal Land

SCHEDULES

Schedule 1: Amendments to the Northern Territory Planning Scheme 2020
Schedule 2: Definitions
   2.1 Defined Uses
   2.2 General Definitions
Schedule 3: Exceptions
Schedule 4: Specific Use Zones
   4.1 Specific Use Zones under NTPS 2020
   4.2 Specific Use Zones under NTPS 2007
Schedule 5: Reference Guidelines
Schedule 6: Aboriginal Community Living Areas
Schedule 7: Aboriginal Towns
Schedule 8: Residential Development in Major Remote Towns