

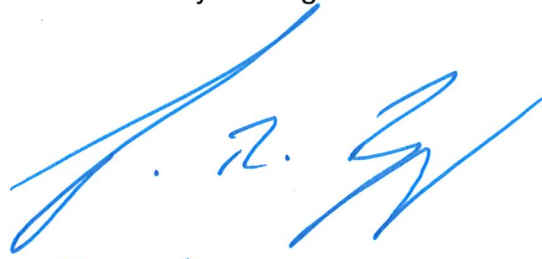
NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999

AMENDMENT TO NT PLANNING SCHEME 2020

PA2025/0402

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



21 - 4 - 2026.

Dated

Minister for Lands, Planning and Environment

SCHEDULE

AMENDMENT TO NT PLANNING SCHEME 2020

- 1. Amendments to Defined Use column of a Dwelling-Group (2) in Assessment Table – Zone LMR – Low-Medium Density Residential of Clause 4.3 Zone LMR – Low-Medium Density Residential**

Omit

Dwelling-Group (2)

Insert

Dwelling-Group (less than 5 dwellings)

- 2. Amendments to Defined Use column of Dwelling-Group (3+) in Assessment Table – Zone LMR – Low-Medium Density Residential of Clause 4.3 Zone LMR – Low-Medium Density Residential**

Omit

Dwelling-Group (3+)

Insert

Dwelling-Group (5+)

3. **Amendments to Specific Development Requirements column of Place of Assembly in Assessment Table – Zone CB – Central Business of Clause 4.10 Zone CB – Central Business**

Omit

...

Insert

5.5.1 Interchangeable Use and Development

4. **Amendments to Specific Development Requirements column of Place of Worship in Assessment Table – Zone CB – Central Business of Clause 4.10 Zone CB – Central Business**

Omit

...

Insert

5.5.1 Interchangeable Use and Development

5. **Amendments to Zone Outcome 1 of Clause 4.14 Zone LI – Light Industry**

Omit

Land is primarily developed for low impact **industry-light, motor body works, motor repair station, recycling depot, showroom sales, transport terminal, vehicle sales and hire, and warehouse**, that are compatible with and are of such a kind that will not adversely affect the **amenity** of the light industrial function of the area.

Insert

Land is primarily developed for low impact **car-wash, industry-light, industry-primary, motor body works, motor repair station, recycling depot, showroom sales, transport terminal, vehicle sales and hire, and warehouse**, that are compatible with and are of such a kind that will not adversely affect the **amenity** of the light industrial function of the area.

6. Amendments to Assessment Category column of Car Wash in Assessment Table – Zone LI – Light industry of Clause 4.14 Zone LI – Light Industry

Omit

Merit assessable

Insert

Permitted

7. Amendments to Assessment Category column of Emergency Services Facility in Assessment Table – Zone LI – Light industry of Clause 4.14 Zone LI – Light Industry

Omit

Merit assessable

Insert

Permitted

8. Amendments to Assessment Category column of Industry-Primary in Assessment Table – Zone LI – Light industry of Clause 4.14 Zone LI – Light Industry

Omit

Merit assessable

Insert

Permitted

9. Amendments to Specific Development Requirements column of Industry-Primary in Assessment Table – Zone LI – Light industry of Clause 4.14 Zone LI – Light Industry

Omit

...

Insert

5.6.1 Setbacks and Building Design in Zones LI, GI and DV

5.6.2 Expansion of existing Developments in Zones LI and GI

- 10. Amendments to Assessment Category column of Car Wash in Assessment Table – Zone GI – General Industry of Clause 4.15 Zone GI – General Industry**

Omit

Merit assessable

Insert

Permitted

- 11. Amendments to Assessment Category column of Emergency Services Facility in Assessment Table – Zone GI – General industry of Clause 4.15 Zone GI – General Industry**

Omit

Merit assessable

Insert

Permitted

- 12. Amendments to Assessment Category column of Service Station in Assessment Table – Zone GI – General industry of Clause 4.15 Zone GI – General Industry**

Omit

Merit assessable

Insert

Permitted

- 13. Amendments to Assessment Category column of Car Park in Assessment Table – Zone DV – Development of Clause 4.16 Zone DV – Development**

Omit

Impact assessable

Insert

Permitted

- 14. Amendments to Assessment Category column of Emergency Services Facility in Assessment Table – Zone DV – Development of Clause 4.16 Zone DV – Development**

Omit

Merit assessable

Insert

Permitted

- 15. Amendments to Assessment Category column of Service Station in Assessment Table – Zone DV – Development of Clause 4.16 Zone DV – Development**

Omit

Impact assessable

Insert

Permitted

- 16. Amendments to Assessment Category column of Transport Terminal in Assessment Table – Zone DV – Development of Clause 4.16 Zone DV – Development**

Omit

Impact assessable

Insert

Permitted

- 17. Amendments to Assessment Category column of Warehouse in Assessment Table – Zone DV – Development of Clause 4.16 Zone DV – Development**

Omit

Merit assessable

Insert

Permitted

- 18. Amendments to Assessment Category column of Dwelling-Caretakers in Assessment Table – Zone PS – Public Open Space of Clause 4.17 Zone PS – Public Open Space**

Omit

Merit assessable

Insert

Permitted

**19. Amendments to Assessment Category column of Dwelling-Caretakers in Assessment Table – Zone OR – Organised Recreation of Clause 4.18
Zone OR – Organised Recreation**

Omit

Merit assessable

Insert

Permitted

**20. Amendments to Administration sub-clause 1 of Clause 5.5.1.1
Interchangeable Use and Development in Zone CB**

Omit

The following uses are interchangeable in Zone CB:

- **bar-small**
- **club**
- **education establishment**
- **exhibition centre**
- **food premises-café/takeaway**
- **food premises-restaurant**
- **leisure and recreation**
- **medical clinic**
- **office**
- **shop**
- **showroom sales**

Insert

The following uses are interchangeable in Zone CB:

- **bar-small**
- **club**
- **education establishment**
- **exhibition centre**
- **food premises-café/takeaway**
- **food premises-restaurant**
- **leisure and recreation**
- **medical clinic**
- **office**
- **place of assembly**
- **place of worship**
- **shop**
- **showroom sales**

21. Amendments to Requirements sub-clause 8 of Clause 5.5.1.1 Interchangeable Use and Development in Zone CB

Omit

Where the change of use is for an **education establishment**, the maximum **net floor area** of the use must not exceed 2000m².

Insert

Where the change in use is for an **education establishment, place of assembly or place of worship**, the **net floor area** of the use is not to exceed 2000m².

22. Amendments to Requirements sub-clause 9 of Clause 5.5.1.1 Interchangeable Use and Development in Zone CB

Omit

Where the change of use is for a **bar-small, club, exhibition centre, food premises-café/takeaway or food premises-restaurant**, a minimum 1.8m high solid acoustic screen fence is to be provided for the full length of all **site** boundaries adjoining land in Zones LR, LMR, MR or HR.

Insert

Where the change of use is for a **bar-small, club, exhibition centre, food premises-café/takeaway, food premises-restaurant, place of assembly or place of worship** a minimum 1.8m high solid acoustic screen fence is to be provided for the full length of all **site** boundaries adjoining land in Zones LR, LMR, MR or HR.

23. Amendments to Administration sub-clause 1 of Clause 5.5.1.2 Interchangeable Use and Development in Zone C

Omit

The following uses are interchangeable in Zone C:

- **education establishment**
- **exhibition centre**
- **food premises-café/takeaway**
- **food premises-restaurant**
- **medical clinic**
- **office**
- **shop**
- **showroom sales**

Insert

The following uses are interchangeable in Zone C:

- **education establishment**

- exhibition centre
- food premises-café/takeaway
- food premises-restaurant
- leisure and recreation
- medical clinic
- office
- shop
- showroom sales

24. Amendments to Requirements sub-clause 7 of Clause 5.5.1.2 Interchangeable Use and Development in Zone C

Omit

Where the change of use is for an **education establishment**, the maximum **net floor area** of the use must not exceed 400m².

Insert

Omitted

25. Amendments to Requirements sub-clause 8 of Clause 5.5.1.2 Interchangeable Use and Development in Zone C

Omit

Where the change in use is for an **exhibition centre**, the **net floor area** of the use is not to exceed 400m².

Insert

Where the change in use is for an **education establishment, exhibition centre or leisure and recreation**, the **net floor area** of the use is not to exceed 400m².

26. Amendments to Requirements sub-clause 10 of Clause 5.5.1.2 Interchangeable Use and Development in Zone C

Omit

Where the change of use is for an **exhibition centre, food premises-café/takeaway or food premises-restaurant**, a minimum 1.8m high solid acoustic screen fence is to be provided for the full length of all **site** boundaries adjoining land in Zones LR, LMR, MR or HR.

Insert

Where the change of use is for an **exhibition centre, food premises-café/takeaway, food premises-restaurant or leisure and recreation** a minimum 1.8m high solid acoustic screen fence is to be provided for the full length of all **site** boundaries adjoining land in Zones LR, LMR, MR or HR.

27. Amendments to Requirements sub-clause 2 of Clause 5.5.9 Car Wash

Omit

Noise generating activities associated with the **car wash** facilities are located at least 20m from any residential development and are visually screened from that development.

Insert

The **site** is to be located at least 20m from any **residential building** and visually screened from that development.

28. Amendments to Requirements sub-clause 3 of Clause 5.5.9 Car Wash

Omit

The **car wash** does not, because of appearance or noise or light, unreasonably affect the use and enjoyment of adjacent land.

Insert

Omitted

29. Amendments to Requirements sub-clause 4 of Clause 5.6.1 Setbacks and Building Design Requirements in Zones LI, GI and DV

Omit

Front façades should be articulated to break up long lengths of blank walls and provide visual interest to the street. Façade treatment should include a combination of the following:

- (a) setbacks or projections;
- (b) changes in height to provide focal features and identify key locations (such as entrances);
- (c) the use of a varied palette of materials, finishes and colours within the building design; and
- (d) projecting features such as awnings or sun shades.

Insert

Building façades are to provide visual interest to the street by including one or more of the following treatments for every 15m of building length, or part thereof:

- (a) setbacks or projections;
- (b) changes in height to provide focal features and identify key locations (such as entrances);
- (c) the use of a varied palette of materials, finishes and colours within the building design; and
- (d) projecting features such as awnings or sun shades.

30. Amendments to Requirements sub-clause 5 of Clause 5.6.1 Setbacks and Building Design Requirements in Zones LI, GI and DV

Omit

Buildings situated on corner lots in Zone LI should be designed to accentuate the corner location with architectural features that create a visual presence at the corner.

Insert

Buildings situated on corner lots in Zone LI are to incorporate architectural features at the corner, such as bevelled or rounded corners.

31. Amendments to Zoning Matrix for Defined Use: Car park in column DV

Omit

I

Insert

P

32. Amendments to Zoning Matrix for Defined Use: Car wash in columns LI and GI

Omit

M

Insert

P

33. Amendments to Zoning Matrix for Defined Use: Dwelling-caretakers in column PS and OR

Omit

M

Insert

P

34. Amendments to Zoning Matrix for Defined Use: Dwelling-group (2) in column Defined Use

Omit

Dwelling-group (2)

Insert

Dwelling-group (less than 5 dwellings)

35. Amendments to Zoning Matrix for Defined Use: Dwelling-group (3+) in column Defined Use

Omit

Dwelling-group (3+)

Insert

Dwelling-group (5+)

36. Amendments to Zoning Matrix for Defined Use: Emergency services facility in columns LI, GI and DV

Omit

M

Insert

P

37. Amendments to Zoning Matrix for Defined Use: Industry-primary in column LI

Omit

M

Insert

P

38. Amendments to Zoning Matrix for Defined Use: Service station in column GI

Omit

M

Insert

P

39. Amendments to Zoning Matrix for Defined Use: Service station in column DV

Omit

I

Insert

P

40. Amendments to Zoning Matrix for Defined Use: Transport terminal in column DV

Omit

I

Insert

P

41. Amendments to Zoning Matrix for Defined Use: Warehouse in column DV

Omit

M

Insert

P

42. Amendments to Zoning Matrix for Defined Use: Child care centre in column TC

Omit

M

Insert

I

43. Amendments to Zoning Matrix for Defined Use: Food Premises-café-takeaway in column TC

Omit

M

Insert

P

**44. Amendments to Zoning Matrix for Defined Use: Food Premises-
café/takeaway in column PS**

Omit

M

Insert

I

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999
Section 29

REASONS FOR DECISION

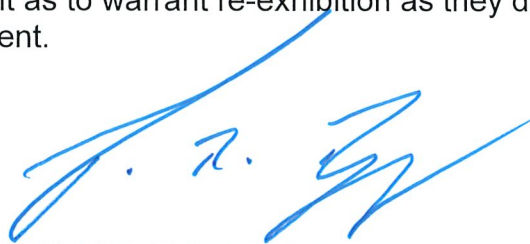
NORTHERN TERRITORY PLANNING SCHEME 2020
PA2025/0402

I have decided to amend the NT Planning Scheme 2020 to convert the assessment categories of certain developments to Permitted in Part 4 and update certain provisions in Part 5.

I am satisfied that, pursuant to section 25(2), the amendment:

- (a) promotes the purpose and objectives of the Act as it:
 - i. improves the clarity, effectiveness and efficiency of the planning system, and
 - ii. has been exhibited in accordance with the requirements of the Act.
- (b) is consistent with the strategic framework, as it neither alters nor conflicts with any part thereof.
- (c) has merit and is in the public interest as it seeks to simplify regulatory processes that apply to low-risk activities.

I am satisfied that the alterations made after the exhibition are not so significant as to warrant re-exhibition as they do not alter the intent of the amendment.



JOSHUA ROLAND BURGOYNE
Minister for Lands, Planning and Environment

21 / 4 / 2026