

PART 4 - ZONES & ASSESSMENT TABLES

4.1 Preliminary

1. Land zoned by this Scheme facilitates the location of compatible development.
2. Each Zone includes:
 - (a) the purpose of the zone that outlines the intent of the zone;
 - (b) the outcomes that provide guidance on the type and form of development that will contribute to the achievement of the purpose of the zone; and
 - (c) an assessment table.
3. The assessment tables identify the following as they apply to a defined development:
 - (a) The assessment category as either:
 - i. Permitted;
 - ii. Merit Assessable;
 - iii. Impact Assessable; or
 - iv. Prohibited;
 - (b) Overlays that may influence the assessment category and/or apply additional requirements to development depending on the location of the **site**;

Editor's Note: [Part 3](#) provides details of each of the overlays.

- (c) Development requirements that inform the manner in which a use or development may be undertaken, which may be a combination of:
 - i. General development requirements that apply to a broad range of developments across a range of zones; and
 - ii. Specific development requirements applicable to a narrow range of developments as specified in the requirement;
4. To determine the assessment category and relevant requirements:
 - (a) establish which definition in Schedule 2 applies to the use or development;
 - (b) refer to the relevant zone map to identify the zone applicable to the **site** of the use or development, any relevant overlays or applicable components of the strategic framework;
 - (c) refer to the assessment table to identify:
 - i. the assessment category applicable to the development;
 - ii. Any Overlays applicable to the **site**; and
 - iii. Development Requirements relevant to the defined use.

Editor's Notes:

- (1) General Definitions in [Schedule 2](#) will assist in determining compliance with Development Requirements or otherwise.
 - (2) The NT Atlas and Spatial Data Directory provides the geographical means for identifying the applicable zones and overlays.
5. Zones which apply in this Planning Scheme are listed in the table to this clause.

Table to Clause 4.1: Index of Zones	
Residential Zones	
LR	Low Density Residential
LMR	Low-Medium Density Residential
MR	Medium Density Residential
HR	High Density Residential
RR	Rural Residential
RL	Rural Living
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
Recreational Zones	
PS	Public Open Space
OR	Organised Recreation
Rural Zones	
H	Horticulture
A	Agriculture
R	Rural
Other Zones	
CP	Community Purpose
CN	Conservation

Table to Clause 4.1: Index of Zones	
HT	Heritage
RD	Restricted Development
WM	Water Management
FD	Future Development
T	Township
Infrastructure Zones	
M	Main Road
PM	Proposed Main Road
RW	Railway
U	Utilities
Specific Use Zones	
Refer to Schedule 4	

4.2 Zone LR – Low Density Residential

Zone Purpose

Provide predominantly for low rise urban residential development comprising individual houses and uses compatible with residential **amenity**, in locations where full reticulated services are available.

Zone Outcomes

1. **Dwellings-single** and associated **dwellings-independent** predominantly two **storeys** or less, on individual lots on a range of lot sizes that respond to changing community needs.
2. **Home based businesses** and **dwellings-community residence** are conducted in a manner consistent with residential **amenity**.
3. **Residential care facilities** are of a scale and conducted in a way that maintains the residential character and **amenity** of the zone.
4. **Dwellings** and **outbuildings** are set back in a manner sympathetic to neighbours, the streetscape and scale and character of surrounding development.
5. Non-residential activities such as **community centres**:
 - (a) support the needs of the immediate residential community;
 - (b) are of a scale and intensity compatible with the residential character and **amenity** of the area;
 - (c) wherever possible, are co-located with other non-residential activities in the locality;
 - (d) avoid adverse impacts on the local road network; and
 - (e) are managed to minimise unreasonable impacts to the **amenity** of surrounding residents.
6. Building design, **site** layout and landscaping provide a sympathetic interface to the adjoining public spaces and between neighbours, provides privacy and attractive outdoor spaces.
7. An efficient pattern of land use with all lots connected to reticulated services, integrated with existing transport networks, and with convenient **access** to open space and community facilities.

ASSESSMENT TABLE – ZONE LR – LOW DENSITY RESIDENTIAL					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Caravan Accommodation	Permitted	3.4 CR – Coastal Reclamation 3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge 3.8 LADR – Land Adjacent to a Designated Road 3.12 RDKE – Residential Development in the Katherine East Locality 3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance	5.2.1 General Height control 5.2.4 Car Parking 5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		5.4.11 Caravan Accommodation
Community Centre	Impact assessable				
Demountable Structures	Merit assessable				5.8.7 Demountable Structures
Dwelling-Community Residence	Permitted				5.4.14 Dwelling-Community Residence
Dwelling-Independent	Permitted				5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.6 Private Open Space 5.4.13 Dwelling-Independent
Dwelling-Single	Permitted				5.4.1 Residential Density 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.6 Private Open Space
Excavation and Fill	Impact assessable				5.8.9 Excavation and Fill
Home Based Business	Permitted				5.4.10 Home Based Businesses
Residential Care Facility	Impact assessable				5.4.1 Residential Density 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.7 Communal Open Space 5.4.8 Residential Building Design 5.4.15 Residential Care Facility 5.4.17 Building Articulation
Sex Services-Home Based Business	Permitted				5.4.10 Homes Based Businesses
Telecommunications Facility	Impact assessable	5.8.10 Telecommunications Facility			
All other uses defined in Schedule 2 (Definitions)	Prohibited				
Undefined Uses Any use not defined in Schedule 2 (Definitions)	Prohibited				

4.3 Zone LMR – Low-Medium Density Residential

Zone Purpose

Provide a range of low rise housing options that contribute to the streetscape and residential **amenity** in locations supported by community services and facilities, and where full reticulated services are available.

Zone Outcomes

1. A blend of **dwelling-single**, associated **dwelling-independent**, **dwelling-group** and **dwelling-multiple** predominantly of two **storeys** or less, on a range of lot sizes that respond to changing community needs.
2. **Home based businesses** and **dwelling-community residence** are conducted in a manner consistent with residential **amenity**.
3. **Residential care facilities** are of a scale and conducted in a way that maintains the residential character and **amenity** of the zone.
4. Non-residential activities such as **community centres**:
 - (a) support the needs of the immediate residential community;
 - (b) are of a scale and intensity compatible with the residential character and **amenity** of the area;
 - (c) wherever possible, are co-located with other non-residential activities in the locality;
 - (d) avoid adverse impacts on the local road network; and
 - (e) are managed to minimise unreasonable impacts to the **amenity** of surrounding residents.
5. Building design, **site** layout and landscaping provide a sympathetic interface to the adjoining public spaces and between neighbours, provides privacy and attractive outdoor spaces.
6. An efficient pattern of land use with all lots connected to reticulated services, integrated with existing transport networks, and with reasonable **access** to open space and community facilities.

ASSESSMENT TABLE – ZONE LMR – LOW-MEDIUM DENSITY RESIDENTIAL					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Caravan Accommodation	Permitted	3.4 CR – Coastal Reclamation	5.2.1 General Height Control		5.4.11 Caravan Accommodation
Community Centre	Impact assessable		5.2.4 Car Parking		
Demountable Structures	Merit assessable	3.6 LSF – Land Subject to Flooding	5.2.6 Landscaping		5.8.7 Demountable Structures
Dwelling-Community Residence	Permitted	3.7 LSSS – Land Subject to Storm Surge	5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		5.4.14 Dwelling-Community Residence
Dwelling-Group (2)	Permitted	3.8 LADR – Land Adjacent to a Designated Road 3.10 MRT – Residential Development in Major Remote Towns			5.4.1 Residential Density 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.4 Extensions and Structures Ancillary to a Dwelling-Group or Dwelling-Multiple Development 5.4.6 Private Open Space 5.4.8 Residential Building Design 5.4.17 Building Articulation
Dwelling-Group (3+)	Merit assessable	3.11 RCFR – Rapid Creek Flood Response 3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance			5.4.1 Residential Density 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.4 Extensions and Structures Ancillary to a Dwelling-Group or Dwelling-Multiple Development 5.4.6 Private Open Space 5.4.8 Residential Building Design 5.4.17 Building Articulation
Dwelling-Independent	Permitted				5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.6 Private Open Space 5.4.13 Dwelling-Independent

ASSESSMENT TABLE – ZONE LMR – LOW-MEDIUM DENSITY RESIDENTIAL

Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Dwelling-Multiple	Merit assessable	3.4 CR – Coastal Reclamation 3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge 3.8 LADR – Land Adjacent to a Designated Road	5.2.1 General Height Control 5.2.4 Car Parking 5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		5.4.1 Residential Density 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.4 Extensions and Structures Ancillary to a Dwelling-Group or Dwelling-Multiple Development 5.4.6 Private Open Space 5.4.7 Communal Open Space 5.4.8 Residential Building Design 5.4.17 Building Articulation
Dwelling-Single	Permitted	3.10 MRT – Residential Development in Major Remote Towns			5.4.1 Residential Density 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.6 Private Open Space
Excavation and Fill	Impact assessable				5.8.9 Excavation and Fill
Home Based Business	Permitted				5.4.10 Home Based Businesses
Residential Care Facility	Impact assessable	3.11 RCFR – Rapid Creek Flood Response 3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance			5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.7 Communal Open Space 5.4.8 Residential Building Design 5.4.15 Residential Care Facility 5.4.17 Building Articulation
Sex Services-Home Based Business	Permitted				5.4.10 Home Based Businesses
Telecommunications Facility	Impact assessable				5.8.10 Telecommunications facility
All other uses defined in Schedule 2 (Definitions)	Prohibited				
Undefined Uses Any use not defined in Schedule 2 (Definitions)	Prohibited				

4.4 Zone MR – Medium Density Residential

Zone Purpose

Provide for a range of mid-rise housing options close to community facilities, commercial uses, public transport or open space, where reticulated services can support medium density residential development.

Zone Outcomes

1. Predominantly medium density residential developments generally not exceeding four **storeys**.
2. **Home based businesses** and **dwelling-community residence** are operated in a manner consistent with residential **amenity**.
3. **Residential care facilities** are of a scale and operated in a way that is compatible with the character and **amenity** associated with medium density residential development.
4. Non-residential activities, such as **child care centre** and **community centre**:
 - (a) support the needs of the immediate residential community;
 - (b) are of a scale and intensity compatible with the residential character and **amenity** of the area;
 - (c) wherever possible, are co-located with other non-residential activities in the locality;
 - (d) avoid adverse impacts on the surrounding road network; and
 - (e) are managed to minimise unreasonable impacts on the **amenity** of surrounding residents.
5. Building design, **site** layout and landscaping provide a sympathetic interface to the adjoining public spaces and to adjoining lots, and provides privacy and attractive outdoor spaces.
6. An efficient pattern of land use with all lots connected to reticulated services, integrated with existing transport networks and with convenient **access** to open space, community and educational facilities.

ASSESSMENT TABLE – ZONE MR – MEDIUM DENSITY RESIDENTIAL					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Caravan Accommodation	Permitted	3.4 CR – Coastal Reclamation 3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge 3.8 LADR – Land Adjacent to a Designated Road 3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance	5.2.1 General Height control 5.2.4 Car Parking 5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		5.4.11 Caravan Accommodation
Child Care Centre	Impact assessable				5.5.7 Child Care Centre 5.4.18 Fencing
Community Centre	Impact assessable				5.4.18 Fencing
Demountable Structures	Merit assessable				5.8.7 Demountable Structures
Dwelling-Community Residence	Permitted				5.4.14 Dwelling-Community Residence
Dwelling-Group	Impact assessable				5.4.1 Residential Density 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.4 Extensions and Structures Ancillary to a Dwelling-group or Dwelling-Multiple Development 5.4.6 Private Open Space 5.4.8 Residential Building Design 5.4.17 Building Articulation 5.4.18 Fencing
Dwelling-Independent	Permitted				5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.6 Private Open Space 5.4.13 Dwelling-Independent
Dwelling-Multiple	Merit assessable	5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.4 Extensions and Structures Ancillary to a Dwelling-group or Dwelling-Multiple Development 5.4.6 Private Open Space 5.4.7 Communal Open Space 5.4.8 Residential Building Design 5.4.17 Building Articulation 5.4.18 Fencing 5.4.19 Residential Plot Ratio			

ASSESSMENT TABLE – ZONE MR – MEDIUM DENSITY RESIDENTIAL

Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Dwelling-Single	Permitted	3.4 CR – Coastal Reclamation	5.2.1 General Height control		5.4.1 Residential Density 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.6 Private Open Space 5.4.18 Fencing
Excavation and Fill	Impact assessable	3.6 LSF – Land Subject to Flooding	5.2.4 Car Parking		5.8.9 Excavation and fill
Home Based Business	Permitted	3.7 LSSS – Land Subject to Storm Surge	5.2.6 Landscaping		5.4.10 Home Based Businesses
Residential Care Facility	Impact assessable	3.8 LADR – Land Adjacent to a Designated Road	5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.7 Communal Open Space 5.4.8 Residential Building Design 5.4.15 Residential Care Facility 5.4.17 Building Articulation 5.4.18 Fencing
Sex Services-Home Based Business	Permitted	3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance			5.4.10 Home Based Businesses
Telecommunications Facility	Impact assessable				5.8.10 Telecommunications Facility
All other uses defined in Schedule 2 (Definitions)	Prohibited				
Undefined Uses Any use not defined in Schedule 2 (Definitions)	Prohibited				

4.5 Zone HR – High Density Residential

Zone Purpose

Provide for a range of high rise housing options close to activity centres, public transport, open space and community facilities, where reticulated services can support high density residential development.

Zone Outcomes

1. High density residential developments generally not exceeding eight **storeys** in height that maximise the utilisation of the reticulated services and the development potential of the **site**.
2. **Home based businesses** and **dwelling-community residence** are conducted in a manner consistent with residential **amenity**.
3. **Hotel/motels, residential care facilities** and **rooming accommodation** are operated in a manner that is compatible with the **amenity** associated with high density residential development.
4. Non-residential activities, such as **education establishment, leisure and recreation, medical clinic, place of worship, and restaurant**:
 - (a) are integrated with residential uses;
 - (b) avoid adverse impacts on the local road networks;
 - (c) are managed to minimise unreasonable impacts to the **amenity** of surrounding residents; and
 - (d) are of a scale, intensity and nature that reflects the predominantly residential character of the zone.
5. Development integrates with walking, cycling and public transport networks to promote accessibility and use.
6. Innovative building design, **site** layout and landscaping that:
 - (a) responds to microclimates, including breeze flow;
 - (b) minimises privacy and overlooking impacts;
 - (c) reduces the appearance of building mass relative to its surroundings; and
 - (d) creates attractive outdoor spaces and enhances the streetscape.
7. An efficient pattern of land use with all lots connected to reticulated services, integrated with existing transport networks and with convenient **access** to open space, community and educational facilities.

ASSESSMENT TABLE – ZONE HR – HIGH DENSITY RESIDENTIAL					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Caravan Accommodation	Permitted	3.4 CR – Coastal Reclamation	5.2.1 General Height Control		5.4.11 Caravan Accommodation
Child Care Centre	Merit assessable	3.6 LSF – Land Subject to Flooding	5.2.4 Car Parking		5.4.18 Fencing 5.5.3 General Building and Site Design 5.5.7 Child Care Centre
Community Centre	Merit assessable	3.7 LSSS – Land Subject to Storm Surge	5.2.5 Loading Bays 5.2.6 Landscaping		5.4.18 Fencing 5.5.3 General Building and Site Design
Demountable Structures	Merit assessable				5.8.7 Demountable Structures
Dwelling-Community Residence	Permitted	3.8 LADR – Land Adjacent to a Designated Road	5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		5.4.14 Dwelling-Community Residence
Dwelling-Group	Impact assessable	3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance	5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC		5.4.1 Residential Density 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.4 Extensions and Structures Ancillary to a Dwelling-Group or Dwelling-Multiple Development 5.4.6 Private Open Space 5.4.8 Residential Building Design 5.4.17 Building Articulation 5.4.18 Fencing
Dwelling-Independent	Permitted				5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.6 Private Open Space 5.4.13 Dwelling-Independent
Dwelling-Multiple	Merit assessable				5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.4 Extensions and Structures Ancillary to a Dwelling-Group or Dwelling-Multiple Development 5.4.6 Private Open Space 5.4.7 Communal Open Space 5.4.8 Residential Building Design 5.4.17 Building Articulation 5.4.18 Fencing 5.4.19 Residential Plot Ratio

ASSESSMENT TABLE – ZONE HR – HIGH DENSITY RESIDENTIAL					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Dwelling-Single	Permitted	3.4 CR – Coastal Reclamation	5.2.1 General Height Control		5.4.1 Residential Density 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.6 Private Open Space 5.4.18 Fencing
Education Establishment	Impact assessable	3.6 LSF – Land Subject to Flooding	5.2.4 Car Parking		5.4.18 Fencing 5.8.2 Education Establishment
Excavation and Fill	Impact assessable	3.7 LSSS – Land Subject to Storm Surge	5.2.5 Loading Bays		5.8.9 Excavation and Fill
Food Premises-Café/Take Away	Merit assessable	3.8 LADR – Land Adjacent to a Designated Road	5.2.6 Landscaping		5.4.18 Fencing 5.5.3 General Building and Site Design 5.5.3 General Building and Site Design 5.5.11 Food Premises
Food Premises-Restaurant	Impact assessable	3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance	5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		5.4.18 Fencing 5.5.3 General Building and Site Design 5.5.3 General Building and Site Design 5.5.11 Food Premises
Home Based Business	Permitted		5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC		5.4.10 Home Based Businesses
Hotel/Motel	Impact assessable				5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.18 Fencing 5.5.3 General Building and Site Design
Leisure and Recreation	Impact assessable				5.4.18 Fencing 5.5.3 General Building and Site Design 5.8.5 Leisure and Recreation
Medical Clinic	Impact assessable				5.4.18 Fencing 5.5.3 General Building and Site Design
Place of Worship	Impact assessable				5.4.18 Fencing 5.5.3 General Building and Site Design 5.8.4 Exhibition Centre, Place of Assembly and Place of Worship

ASSESSMENT TABLE – ZONE HR – HIGH DENSITY RESIDENTIAL

Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Residential Care Facility	Impact assessable	3.4 CR – Coastal Reclamation 3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge	5.2.1 General Height Control 5.2.4 Car Parking 5.2.5 Loading Bays 5.2.6 Landscaping		5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.7 Communal Open Space 5.4.8 Residential Building Design 5.4.15 Residential Care Facility 5.4.17 Building Articulation 5.4.18 Fencing
Sex Services-Home Based Business	Permitted	3.8 LADR – Land Adjacent to a Designated Road	5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		5.4.10 Home Based Businesses
Rooming Accommodation	Impact assessable	3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance	5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC		5.4.3 Building setbacks of Residential Buildings and Ancillary Structures 5.4.7 Communal Open Space 5.4.8 Residential Building Design 5.4.17 Building Articulation 5.4.19 Residential Plot Ratio
Telecommunications Facility	Impact assessable				5.8.10 Telecommunications Facility
All other uses defined in Schedule 2 (Definitions)	Prohibited				
Undefined Uses Any use not defined in Schedule 2 (Definitions)	Prohibited				

4.6 Zone RR – Rural Residential

Zone Purpose

Provide residential lots with a semi-rural character in areas where reticulated water is available that may:

- (a) cater for a range of lifestyle choices and semi-rural activities; or
- (b) support the growth and viability of rural activity centres; or
- (c) provide a transition between existing rural living areas and rural activity centres; or
- (d) provide a buffer between urban residential uses and constrained land.

Zone Outcomes

1. **Dwellings-single** and **dwellings-independent** within a semi-rural setting.
2. **Home based businesses** and **dwellings-community residence** of a scale, intensity and nature that is compatible with the character and **amenity** of the locality.
3. Residential development, such as **residential care facilities**, is compatible with the character and **amenity** of the locality.
4. Non-residential activities, such as **community centres** and **plant nursery**:
 - (a) are of a scale and intensity compatible with the character and **amenity** of the area;
 - (b) wherever possible, are co-located with other non-residential activities in the locality;
 - (c) avoid adverse impacts on the surrounding road network; and
 - (d) are managed to minimise unreasonable impacts on the **amenity** of surrounding residents.
5. The design and **site** layout of all development are sympathetic to the existing streetscape, scale and character of surrounding development.
6. Subdivision and development avoids adverse impacts on ecologically important areas through location, design, operation and management.
7. Subdivision design is informed by land suitability assessment to confirm the land is able to support rural residential development.
8. Development is provided with an appropriate level of services and infrastructure, and avoids negative impacts on the natural environment.

9. Development that is not defined in Schedule 2 (Definitions) may occur only when assessment has determined that the development is appropriate in the zone, having regard to the purpose and outcomes of this zone and such matters as the location, nature, scale and intensity of the development.

ASSESSMENT TABLE – ZONE RR – RURAL RESIDENTIAL					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Caravan Accommodation	Permitted	3.2 CNV – Clearing of Native Vegetation	5.2.1 General Height Control		5.4.11 Caravan Accommodation
Community Centre	Impact assessable				5.2.4 Car Parking
Demountable Structures	Merit assessable	3.3 RCNV – Restricted Clearing of Native Vegetation	5.2.6 Landscaping		5.8.7 Demountable Structures
Dwelling-Community Residence	Permitted				5.4.14 Dwelling-Community Residence
Dwelling-Independent	Permitted	3.4 CR – Coastal Reclamation	5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures
Dwelling-Single	Permitted				3.6 LSF – Land Subject to Flooding
Excavation and Fill	Impact assessable	3.7 LSSS – Land Subject to Storm Surge			5.4.1 Residential Density
Home Based Business	Permitted				3.8 LADR – Land Adjacent to a Designated Road
Plant Nursery	Impact assessable	3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance			5.8.9 Excavation and Fill
Residential Care Facility	Impact assessable				5.4.10 Home Based Businesses
Sex Services-Home Based Business	Permitted				5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures
Telecommunications Facility	Impact assessable				5.4.7 Communal Open Space;
All other uses defined in Schedule 2 (Definitions)	Prohibited				5.4.17 Building Articulation
Undefined Uses Any use not defined in Schedule 2 (Definitions)	Impact assessable				5.4.10 Home Based Businesses
					5.8.10 Telecommunications Facility
					Part 2, Part 3, Part 4, Part 5 of this Planning Scheme

4.7 Zone RL – Rural Living

Zone Purpose

Provide for a range of rural lifestyle choices and rural activities, in areas where **access** to reticulated water and sewerage may not be available.

Zone Outcomes

1. Predominantly **dwelling-single** and **dwelling-independent** within a rural lifestyle setting.
2. **Home based businesses** and **dwelling-community residence** are of a scale, intensity and nature that is compatible with the character and **amenity** of the surrounding locality.
3. Residential development, such as **residential care facilities**, does not interfere with the character and **amenity** of the zone.
4. Rural activities, such as **agriculture, animal boarding, horticulture, intensive animal husbandry, plant nursery, industry-primary, stables, and veterinary clinic** where the scale, intensity and nature of the activity is compatible with the character and **amenity** of the surrounding locality and the land is capable of supporting the development.
5. Development for residential purposes does not interfere with the existing or ongoing use of rural land for productive agricultural or horticultural purposes.
6. Community focused activities, such as **community centre, child care centre, and emergency management facility**:
 - (a) are of a scale and intensity compatible with the character and **amenity** of the area;
 - (b) wherever possible, are co-located with other non-residential activities in the locality;
 - (c) avoid adverse impacts on the surrounding road network; and
 - (d) are managed to minimise unreasonable impacts on the **amenity** of surrounding residents.
7. The design and **site** layout of all development are sympathetic to the existing streetscape, scale and character of surrounding development.
8. Development does not impose unsustainable demands on surface water and groundwater.
9. Subdivision design is informed by land suitability assessment to confirm the land is able to support residential development.

10. Development is provided with an appropriate level of services and infrastructure, and minimises impacts on sensitive environments.
11. Development that is not defined in Schedule 2 (Definitions) may occur only when assessment has determined that the development is appropriate in the zone, having regard to the purpose and outcomes of this zone and such matters as the location, nature, scale and intensity of the development.

ASSESSMENT TABLE – ZONE RL – RURAL LIVING					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Agriculture	Impact assessable	3.2 CNV – Clearing of Native Vegetation	5.2.1 General Height Control		5.7.1 Rural Development (Agriculture, Horticulture and Intensive Animal Husbandry)
Animal Boarding	Impact assessable	3.3 RCNV – Restricted Clearing of Native Vegetation	5.2.4 Car Parking		5.7.4 Industry-Primary in Zones RL, R, and H
Caravan Accommodation	Permitted	3.4 CR – Coastal Reclamation	5.2.5 Loading Bays		5.7.2 Animal Related Use (Animal Boarding and Stables)
Child Care Centre	Impact assessable	3.5 LPA – Land in Proximity to Airports	5.2.6 Landscaping		5.4.11 Caravan Accommodation
Community Centre	Impact assessable	3.6 LSF – Land Subject to Flooding	5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		5.5.7 Child Care Centre
Demountable Structures	Permitted	3.7 LSSS – Land Subject to Storm Surge			5.8.7 Demountable Structures
Dwelling-Community Residence	Permitted	3.8 LADR – Land Adjacent to a Designated Road			5.4.14 Dwelling-Community Residence
Dwelling-Independent	Permitted	3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance			5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures
Dwelling-Single	Permitted				5.4.6 Private Open Space
Emergency Services Facility	Impact assessable				5.4.13 Dwelling-Independent
Excavation and Fill	Impact assessable				5.4.1 Residential Density
Helicopter Landing Site	Impact assessable				5.4.3 Buildings Setbacks for Residential Buildings and Ancillary Structures
Home Based Business	Permitted				5.4.6 Private Open Space
Horticulture	Impact assessable				5.8.6 Emergency Services Facility
Industry-Primary	Impact assessable				5.8.9 Excavation and Fill
Intensive Animal Husbandry	Impact assessable				5.4.16 Helicopter Landing Sites
					5.4.10 Home Based Businesses
					5.7.1 Rural Development (Agriculture, Horticulture and Intensive Animal Husbandry)
					5.7.4 Industry-Primary in Zones RL, R, and H
					5.7.1 Rural development (Agriculture, Horticulture and Intensive Animal Husbandry)

ASSESSMENT TABLE – ZONE RL – RURAL LIVING					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Plant Nursery	Impact assessable	3.2 CNV – Clearing of Native Vegetation	5.2.1 General Height Control		
Residential Care Facility	Impact assessable	3.3 RCNV – Restricted Clearing of Native Vegetation	5.2.4 Car Parking		5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures
		3.4 CR – Coastal Reclamation	5.2.5 Loading Bays		5.4.7 Communal Open Space
		3.5 LPA – Land in Proximity to Airports	5.2.6 Landscaping		5.4.8 Residential Building Design
Retail Agricultural Stall	Permitted		5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		5.4.15 Residential Care Facility
Sex Services-Home Based Business	Permitted				5.4.17 Building Articulation
Stables	Impact assessable	3.6 LSF – Land Subject to Flooding			5.7.5 Retail Agricultural Stall
Telecommunications Facility	Impact assessable	3.7 LSSS – Land Subject to Storm Surge			5.4.10 Home Based Businesses
Veterinary Clinic	Impact assessable	3.8 LADR – Land Adjacent to a Designated Road			5.7.2 Animal Related Use (Animal Boarding and Stables)
All other uses defined in Schedule 2 (Definitions)	Prohibited				5.8.10 Telecommunications Facility
Undefined Uses Any use not defined in Schedule 2 (Definitions)	Impact assessable	3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance			
					Part 2, Part 3, Part 4, Part 5 of this Planning Scheme

4.8 Zone CV – Caravan Parks

Zone Purpose

Provide for the development of **caravan parks** that cater for short term tourist accommodation and long-term residents and their needs.

Zone Outcomes

1. A mix of accommodation options such as **caravan**, tent and cabin accommodation and, where ancillary, **hotel/motel** and **rooming accommodation**.
2. Small scale convenience retail and tourism services for guests, residents and visitors, including **bar-small, food premises (restaurant and café/take-away), shop**, and recreation facilities, which support the main accommodation purpose.
3. Other development such as **community centre, leisure and recreation** and **place of worship**, that:
 - (a) primarily support the needs of the residents of a **caravan park**;
 - (b) are of a scale and intensity compatible with the character and **amenity** of the locality; and
 - (c) wherever possible, are co-located with other non-residential activities in the locality.
4. Buildings are low rise and generally do not exceed two **storeys** or a height of 8.5 metres.
5. The design, operation and layout of development:
 - (a) makes a positive contribution to the locality by incorporating a high quality of built form and landscape design;
 - (b) is sympathetic to the existing streetscape, scale and character of surrounding development;
 - (c) provides a high level of **amenity**;
 - (d) ensures that there is no unreasonable loss of **amenity** for surrounding premises;
 - (e) provides safe and convenient pedestrian and bicycle **access** within the development and strong connections to external transport networks; and
 - (f) mitigates the potential for land use conflict with existing and intended surrounding development.
6. Development avoids or minimises adverse impacts on ecologically important areas through location, design, operation and management of the use and associated infrastructure.

7. Development does not impose unsustainable demands on surface water and groundwater.
8. Subdivision primarily provides for lot sizes capable of accommodating the uses expected in the zone.
9. Subdivision and development is connected to reticulated electricity, water and sewerage (where available), stormwater drainage, and telecommunication infrastructure.
10. Development that is not defined in Schedule 2 (Definitions) may occur only when assessment has determined that the development is appropriate in the zone, having regard to the purpose and outcomes of this zone and such matters as the location, nature, scale and intensity of the development.

ASSESSMENT TABLE – ZONE CV – CARAVAN PARKS					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Caravan Park	Merit assessable	3.4 CR – Coastal Reclamation	5.2.1 General Height Control		5.5.3 General Building and Site Design 5.5.13 Caravan Park
Community Centre	Impact assessable	3.6 LSF – Land Subject to Flooding	5.2.4 Car Parking		5.5.3 General Building and Site Design 5.5.13 Caravan Parks
Demountable Structures	Merit assessable	3.7 LSSS – Land Subject to Storm Surge	5.2.5 Loading Bays		5.8.7 Demountable Structures
Dwelling-Caretakers	Permitted	3.8 LADR – Land Adjacent to a Designated Road	5.2.6 Landscaping		5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.6 Private Open Space 5.4.12 Dwelling-Caretakers
Dwelling-Independent	Permitted	3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance	5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		5.4.1 Residential Density 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.6 Private Open Space 5.4.13 Dwelling-Independent
Dwelling-Single	Permitted				5.4.1 Residential Density 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.6 Private Open Space
Excavation and Fill	Impact assessable				5.8.9 Excavation and Fill
Food Premises-Café/Take Away	Merit assessable				5.5.3 General Building and Site Design 5.5.11 Food Premises 5.5.13 Caravan Parks
Food Premises-Restaurant	Merit assessable				5.5.3 General Building and Site Design 5.5.11 Food Premises 5.5.13 Caravan Parks
Home Based Business	Permitted				5.4.10 Home Based Businesses
Hotel/Motel	Impact assessable				5.5.3 General Building and Site Design 5.5.13 Caravan Parks
Leisure and Recreation	Impact assessable				5.5.3 General Building and Site Design 5.5.13 Caravan Parks 5.8.5 Leisure and Recreation

ASSESSMENT TABLE – ZONE CV – CARAVAN PARKS					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Place of Worship	Impact assessable	3.4 CR – Coastal Reclamation	5.2.1 General Height Control		5.5.3 General Building and Site Design 5.5.13 Caravan Parks 5.8.4 Exhibition Centre, Place of Assembly and Place of Worship
Rooming Accommodation	Impact assessable	3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge 3.8 LADR – Land Adjacent to a Designated Road	5.2.4 Car 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		5.4.3 Building setbacks for Residential Buildings and Ancillary Structures 5.4.7 Communal Open Space; 5.4.8 Residential Building Design; 5.5.3 General Building and Site Design 5.5.13 Caravan Parks 5.4.17 Building Articulation
Sex Services-Home Based Business	Permitted	3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance			5.4.10 Home Based Businesses
Shop	Impact assessable				5.5.3 General Building and Site Design 5.5.5 Shops in Zone CV, CL, LI, GI, DV, OR and CN 5.5.13 Caravan Parks
Telecommunications Facility	Impact assessable				5.8.10 Telecommunications Facility
All other uses defined in Schedule 2 (Definitions)	Prohibited				
Undefined Uses Any use not defined in Schedule 2 (Definitions)	Impact assessable				Part 2, Part 3, Part 4, Part 5 of this Planning Scheme

4.9 Zone CL – Community Living

Zone Purpose

Provide for community living that provides, temporary and permanent accommodation, and non-residential facilities for the social, cultural and recreational needs of residents.

Zone Outcomes

1. A mix of accommodation options such as **dwelling-single, dwelling-group, dwelling-community residence, residential care facility**.
2. A variety of non-residential development appropriately located to provide for the needs of residents and visitors, including **community centre, education establishment, medical clinic, place of worship and shop**.
3. Other development, including **rooming accommodation, leisure and recreation** and **office**, are of a scale and intensity compatible with the character and **amenity** of the locality, and wherever possible, are co-located with other non-residential activities in the locality.
4. Buildings are low rise and generally do not exceed two **storeys** or a height of 8.5 metres.
5. The design, operation and layout of development:
 - (a) makes a positive contribution to the locality by incorporating a high quality of built form and landscape design;
 - (b) is sympathetic to the existing streetscape, scale and character of surrounding development;
 - (c) ensures that there is no unreasonable loss of **amenity** for surrounding premises;
 - (d) provides safe and convenient pedestrian and bicycle **access** within the development and strong connections to external transport networks; and
 - (e) mitigates the potential for land use conflict with existing and intended surrounding development.
6. Development avoids or minimises adverse impacts on ecologically important areas through location, design, operation and management of the use and associated infrastructure.
7. Subdivision and development is integrated as far as possible with services including public transport, roads, pedestrian and cycle paths, reticulated electricity, water and sewerage (where available), stormwater drainage and telecommunication infrastructure. If reticulated sewerage is unavailable, lots are suitable for the on-site disposal of effluent in a manner that does not pollute ground or surface waters.

8. Subdivision primarily provides for lot sizes capable of accommodating the uses expected in the zone.
9. Development that is not defined in Schedule 2 (Definitions) may occur only when assessment has determined that the development is appropriate in the zone, having regard to the purpose and outcomes of this zone and such matters as the location, nature, scale and intensity of the development.

ASSESSMENT TABLE – ZONE CL – COMMUNITY LIVING					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Agriculture	Permitted	3.4 CR - Coastal Reclamation	5.2.1 General Height Control		5.7.1 Rural Development (Agriculture, Horticulture and Intensive Animal Husbandry)
Caravan Accommodation	Permitted	3.6 LSF - Land Subject to Flooding	5.2.4 Car Parking		5.4.11 Caravan Accommodation
Child Care Centre	Impact assessable		5.2.5 Loading Bays		5.5.7 Child Care Centres
Community Centre	Permitted	3.7 LSSS - Land Subject to Storm Surge	5.2.6 Landscaping		
Demountable Structures	Permitted				5.8.7 Demountable Structures
Dwelling-Caretakers	Permitted	3.8 LADR - Land Adjacent to a Designated Road	5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures 5.4.12 Dwelling-Caretakers
Dwelling-Community Residence	Permitted	3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance			5.4.14 Dwelling-Community Residence
Dwelling-Group	Permitted				5.4.1 Residential Density 5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures 5.4.4 Extensions and Structures Ancillary to a Dwelling-Group or Dwelling-Multiple Development 5.4.6 Private Open Space 5.4.8 Residential Building Design 5.4.17 Building Articulation
Dwelling-Independent	Permitted				5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures 5.4.6 Private Open Space 5.4.13 Dwelling-Independent
Dwelling-Single	Permitted				5.4.1 Residential Density 5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures 5.4.6 Private Open Space
Education Establishment	Permitted				5.8.2 Education Establishment
Excavation and Fill	Impact assessable				5.8.9 Excavation and Fill

ASSESSMENT TABLE – ZONE CL – COMMUNITY LIVING

Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Home Based Business	Permitted	3.4 CR - Coastal Reclamation 3.6 LSF - Land Subject to Flooding 3.7 LSSS - Land Subject to Storm Surge 3.8 LADR - Land Adjacent to a Designated Road 3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance	5.2.1 General Height Control 5.2.4 Car 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		5.4.10 Home Based Businesses
Horticulture	Impact assessable				5.7.1 Rural Development (Agriculture, Horticulture and Intensive Animal Husbandry)
Leisure and Recreation	Impact assessable				5.8.5 Leisure and Recreation
Medical Clinic	Permitted				
Office	Impact assessable				
Place of Worship	Permitted				5.8.4 Exhibition Centre, Place of Assembly and Place of Worship
Plant Nursery	Impact assessable				
Residential Care Facility	Permitted				5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.7 Communal Open Space 5.4.8 Residential Building Design 5.4.15 Residential Care Facility 5.4.17 Building Articulation
Retail Agricultural Stall	Permitted				
Rooming Accommodation	Impact assessable				5.4.1 Residential Density 5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures 5.4.7 Communal Open Space; 5.4.8 Residential Building Design 5.4.17 Building Articulation
Sex Services-Home Based Business	Permitted				5.4.10 Home Based Businesses
Shop	Permitted				5.5.5 Shops in Zones CV, CL, LI, GI, DV, OR and CN
Stables	Impact assessable				5.7.2 Animal Related Use (Animal Boarding and Stables)
Telecommunications Facility	Impact assessable	5.8.10 Telecommunications Facility			

ASSESSMENT TABLE – ZONE CL – COMMUNITY LIVING					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
All other uses defined in Schedule 2 (Definitions)	Prohibited	3.4 CR - Coastal Reclamation	5.2.1 General Height Control		
Undefined Uses Any use not defined in Schedule 2 (Definitions)	Impact assessable	3.6 LSF - Land Subject to Flooding	5.2.4 Car Parking		Part 2, Part 3, Part 4, Part 5 of this Planning Scheme
		3.7 LSSS - Land Subject to Storm Surge	5.2.5 Loading Bays		
		3.8 LADR - Land Adjacent to a Designated Road	5.2.6 Landscaping		
		3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance	5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		

4.10 Zone CB – Central Business

Zone Purpose

Promote an active and attractive mixed use environment that maximises its function as the commercial, cultural, administrative, tourist and civic centre for the surrounding region that is integrated with high density residential development.

Zone Outcomes

1. A diverse mix of commercial, community, cultural, recreational and residential developments of a scale and intensity commensurate with the role and function of the central business district.
2. Residential developments that cater for residents and tourists, including **dwelling-multiple, serviced apartment, rooming accommodation, residential care facility, and hotel/motel**, are usually of high density and are integrated with complementary commercial and entertainment activities that are located nearby or contained within the same building.
3. **Dwelling-community residence** and **home based business** are designed and operated in a manner consistent with the residential **amenity** of the building or surrounding precinct.
4. Commercial developments and entertainment and dining activities such as **bar-public, bar-small, food premises (all), leisure and recreation, market, night club entertainment venue, office, shops and sex services-commercial premises:**
 - (a) encourage diversity and contribute to day and night activity within the zone; and
 - (b) are designed and operated in a manner that is considerate of the character and **amenity** of surrounding uses, having regard to the mixed use nature of the zone.
5. Cultural and community focused activities such as **child care centre, community centre, exhibition centre, medical clinic, place of assembly and place of worship** support the needs of the local or regional population and contribute to the diversity and activity of uses within the zone.
6. Developments such as **veterinary clinic, plant nursery, shopping centre, showroom sales, education establishment, and passenger terminal** are established in locations that complement and do not undermine the core functioning of the city precinct.

7. Developments such as **vehicle sales and hire, motor body works, motor repair station, service station, industry-light and emergency services facility**:
 - (a) are sited on the periphery of the CB area;
 - (b) are located with good **access** to the local road network; and
 - (c) are managed to minimise unreasonable impacts to the **amenity** of surrounding residents.

8. Development incorporates innovative building design, **site** layout and landscaping that:
 - (a) responds to and encourage pleasant microclimates, including through breeze capture and shading;
 - (b) minimises privacy and overlooking impacts on private spaces;
 - (c) maximises overlooking and passive surveillance of public spaces;
 - (d) maximises pedestrian activity along **primary street** frontages;
 - (e) reduces the appearance of building mass relative to its surroundings; and
 - (f) creates attractive outdoor spaces and enhances the streetscape.

9. Development contributes to the creation of an active, safe and legible public realm by:
 - (a) incorporating and responding to high quality **public open spaces** including town squares, civic plazas and forecourts where appropriate; and
 - (b) integrating with walking, cycling and public transport networks to promote accessibility and use.

10. Developments are designed and operated in a manner that avoids unreasonable loss of **amenity** for surrounding premises, having regard to the close proximity between residential and entertainment uses, and the overall mixed use nature of the zone.

11. An efficient pattern of land use with all lots connected to reticulated services, integrated with existing transport networks and with convenient **access** to open space, community and educational facilities.

12. Development that is not defined in Schedule 2 (Definitions) may occur only when assessment has determined that the development is appropriate in the zone, having regard to the purpose and outcomes of this zone and such matters as the location, nature, scale and intensity of the development.

ASSESSMENT TABLE – ZONE CB – CENTRAL BUSINESS

Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Bar-Public	Merit assessable	3.4 - CR Coastal Reclamation 3.6 LSF – Land Subject to Flooding 3.7 - LSSS Land Subject to Storm Surge	5.2.1 General Height Control 5.2.4 Car Parking 5.2.5 Loading Bays 5.2.6 Landscaping	5.9.1 Alice Springs Town Centre 5.9.2 Darwin City Centre 5.9.3 Palmerston City Centre	5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.10 Nightclub Entertainment Venue, Bar-Public and Bar-Small 5.5.15 Design in Commercial and Mixed Use Areas 5.5.16 Active Street Frontage
Bar-Small	Permitted	3.8 - LADR Land Adjacent to a Designated Road 3.13 - GL Gateway Locations 3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance	5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR 5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC		5.5.1 Interchangeable Use and Development 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.10 Nightclub Entertainment Venue, Bar-Public and Bar-Small 5.5.15 Design in Commercial and Mixed Use Areas 5.5.16 Active Street Frontage
Car Park	Merit assessable				5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.15 Design in Commercial and Mixed Use Areas 5.5.16 Active Street Frontage
Car Wash	Impact assessable				5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.9 Car Wash 5.5.15 Design in Commercial and Mixed Use Areas 5.5.16 Active Street Frontage
Child Care Centre	Merit assessable				5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.7 Child Care Centre 5.5.15 Design in Commercial and Mixed Use Areas 5.5.16 Active Street Frontage

ASSESSMENT TABLE – ZONE CB – CENTRAL BUSINESS

Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Club	Merit assessable	3.4 - CR Coastal Reclamation 3.6 LSF – Land Subject to Flooding 3.7 - LSSS Land Subject to Storm Surge	5.2.1 General Height Control 5.2.4 Car Parking 5.2.5 Loading Bays 5.2.6 Landscaping	5.9.1 Alice Springs Town Centre 5.9.2 Darwin City Centre 5.9.3 Palmerston City Centre	5.5.1 Interchangeable Use and Development 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.8.3 Club 5.5.15 Design in Commercial and Mixed Use Areas 5.5.16 Active Street Frontage
Community Centre	Merit assessable	3.8 - LADR Land Adjacent to a Designated Road 3.13 - GL Gateway Locations	5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR 5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC		5.5.4 Expansion of Existing Use or Development in Zones CB, C, SC and TC 5.5.15 Design in Commercial and Mixed Use Areas 5.5.16 Active Street Frontage
Demountable Structures	Impact assessable				5.8.7 Demountable Structures
Dwelling-Caretakers	Permitted	3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance			5.4.12 Dwelling-Caretakers
Dwelling-Community Residence	Permitted				5.4.14 Dwelling-Community Residence
Dwelling-Group	Impact assessable				5.4.4 Extensions and Structures Ancillary to a Dwelling-group or Dwelling-Multiple 5.4.6 Private Open Space 5.4.8 Residential Building Design 5.4.17 Building Articulation 5.5.17 Building Frontage in Commercial and Mixed Use Areas
Dwelling-Independent	Merit assessable				5.4.1 Residential Density 5.4.6 Private Open Space 5.4.13 Dwelling-Independent

ASSESSMENT TABLE – ZONE CB – CENTRAL BUSINESS

Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Dwelling-Multiple	Merit assessable	3.4 - CR Coastal Reclamation 3.6 LSF – Land Subject to Flooding 3.7 - LSSS Land Subject to Storm Surge 3.8 - LADR Land Adjacent to a Designated Road	5.2.1 General Height Control 5.2.4 Car 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	5.9.1 Alice Springs Town Centre 5.9.2 Darwin City Centre 5.9.3 Palmerston City Centre	5.4.4 Extensions and Structures Ancillary to a Dwelling–Group or Dwelling–Multiple Development 5.4.6 Private Open Space 5.4.7 Communal Open Space 5.4.17 Building Articulation 5.5.15 Design in Commercial and Mixed Use Areas 5.5.17 Building Frontage in Commercial and Mixed Use Areas
Education Establishment	Merit assessable	3.13 - GL Gateway Locations 3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance	5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC		5.5.1 Interchangeable Use and Development 5.5.4 Expansion of Existing Use or Development in Zones CB, C, SC and TC 5.8.2 Education Establishment 5.5.15 Design in Commercial and Mixed Use Areas 5.5.16 Active Street Frontage
Emergency Services Facility	Impact assessable				5.5.3 General Building and Site Design 5.5.4 Expansion of Existing Use or Development in Zones CB, C, SC and TC 5.8.6 Emergency Services Facility
Excavation and Fill	Impact assessable				5.8.9 Excavation and Fill
Exhibition Centre	Merit assessable				5.5.1 Interchangeable Use and Development 5.8.4 Exhibition Centre, Place of Assembly and Place of Worship 5.5.15 Design in Commercial and Mixed Use Areas 5.5.16 Active Street Frontage

ASSESSMENT TABLE – ZONE CB – CENTRAL BUSINESS

Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Food Premises- Café/Take Away	Permitted	3.4 - CR Coastal Reclamation 3.6 LSF – Land Subject to Flooding 3.7 - LSSS Land Subject to Storm Surge	5.2.1 General Height Control 5.2.4 Car Parking 5.2.5 Loading Bays 5.2.6 Landscaping	5.9.1 Alice Springs Town Centre 5.9.2 Darwin City Centre 5.9.3 Palmerston City Centre	5.5.1 Interchangeable Use and Development 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.11 Food Premises 5.5.15 Design in Commercial and Mixed Use Areas 5.5.16 Active Street Frontage
Food Premises- Fast Food Outlet	Impact assessable	3.8 - LADR Land Adjacent to a Designated Road 3.13 - GL Gateway Locations	5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR 5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC		5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.11 Food Premises 5.5.15 Design in Commercial and Mixed Use Areas 5.5.16 Active Street Frontage
Food Premises- Restaurant	Permitted	3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance			5.5.1 Interchangeable Use and Development 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.11 Food Premises 5.5.15 Design in Commercial and Mixed Use Areas 5.5.16 Active Street Frontage
Home based business	Permitted				5.4.10 Home Based Businesses
Hotel/Motel	Merit assessable				5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.15 Design in Commercial and Mixed Use Areas 5.5.16 Active Street Frontage
Industry-Light	Impact assessable				5.5.4 Expansion of Existing Use or Development in Zones CB, C SC and TC

ASSESSMENT TABLE – ZONE CB – CENTRAL BUSINESS					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Leisure and Recreation	Merit assessable	3.4 - CR Coastal Reclamation 3.6 LSF – Land Subject to Flooding 3.7 - LSSS Land Subject to Storm Surge	5.2.1 General Height Control 5.2.4 Car Parking 5.2.5 Loading Bays 5.2.6 Landscaping	5.9.1 Alice Springs Town Centre 5.9.2 Darwin City Centre 5.9.3 Palmerston City Centre	5.5.1 Interchangeable Use and Development 5.5.3 General Building and Site Design 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.8.5 Leisure and Recreation
Market	Permitted				5.8.1 Markets
Medical Clinic	Merit assessable	3.8 - LADR Land Adjacent to a Designated Road 3.13 - GL Gateway Locations	5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR 5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC		5.5.1 Interchangeable Use and Development 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.15 Design in Commercial and Mixed Use Areas 5.5.16 Active Street Frontage
Motor Body Works	Impact assessable	3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance			5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.6.3 Motor Body Works and Motor Repair Station 5.5.15 Design in Commercial and Mixed Use Areas 5.5.16 Active Street Frontage
Motor Repair Station	Impact assessable				5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.6.3 Motor Body Works and Motor Repair Station 5.5.15 Design in Commercial and Mixed Use Areas 5.5.16 Active Street Frontage
Nightclub Entertainment Venue	Merit assessable				5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.10 Nightclub Entertainment Venue, Bar-Public and Bar-Small 5.5.15 Design in Commercial and Mixed Use Areas 5.5.16 Active Street Frontage

ASSESSMENT TABLE – ZONE CB – CENTRAL BUSINESS					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Office (Up to 1 storey above ground level)	Permitted	3.4 - CR Coastal Reclamation 3.6 LSF – Land Subject to Flooding 3.7 - LSSS Land Subject to Storm Surge	5.2.1 General Height Control 5.2.4 Car Parking 5.2.5 Loading Bays 5.2.6 Landscaping	5.9.1 Alice Springs Town Centre 5.9.2 Darwin City Centre 5.9.3 Palmerston City Centre	5.5.1 Interchangeable Use and Development 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.15 Design in Commercial and Mixed Use Areas 5.5.16 Active Street Frontage
Office (2 storeys or more above ground level)	Merit assessable	3.8 - LADR Land Adjacent to a Designated Road 3.13 - GL Gateway Locations 3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance	5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR 5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC		5.5.1 Interchangeable Use and Development 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.15 Design in Commercial and Mixed Use Areas 5.5.16 Active Street Frontage
Passenger Terminal	Impact assessable				5.5.3 General Building and Site Design 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC
Place of Assembly	Merit assessable				5.5.3 General Building and Site Design 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.8.4 Exhibition Centre, Place of Assembly and Place of Worship
Place of Worship	Merit assessable				5.5.3 General Building and Site Design 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.8.4 Exhibition Centre, Place of Assembly and Place of Worship
Plant Nursery	Impact assessable				5.5.3 General Building and Site Design 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC

ASSESSMENT TABLE – ZONE CB – CENTRAL BUSINESS					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Residential Care Facility	Merit assessable	3.4 - CR Coastal Reclamation 3.6 LSF – Land Subject to Flooding 3.7 - LSSS Land Subject to Storm Surge	5.2.1 General Height Control 5.2.4 Car Parking 5.2.5 Loading Bays 5.2.6 Landscaping	5.9.1 Alice Springs Town Centre 5.9.2 Darwin City Centre 5.9.3 Palmerston City Centre	5.4.7 Communal Open Space 5.4.8 Residential Building Design 5.4.15 Residential Care Facility 5.4.17 Building Articulation 5.5.17 Building Frontage in Commercial and Mixed Use Areas
Rooming Accommodation	Merit assessable	3.8 - LADR Land Adjacent to a Designated Road 3.13 - GL Gateway Locations	5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR 5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC		5.4.7 Communal Open Space 5.4.17 Building Articulation 5.5.15 Design in Commercial and Mixed Use Areas 5.5.17 Building Frontage in Commercial and Mixed Use Areas
Service Station	Impact assessable	3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance			5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.8 Service Station 5.5.15 Design in Commercial and Mixed Use Areas 5.5.16 Active Street Frontage
Sex Services-Commercial Premises	Impact assessable				5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.14 Sex Services-Commercial Premises 5.5.15 Design in Commercial and Mixed Use Areas 5.5.16 Active Street Frontage
Sex Services-Home Based Business	Permitted				5.4.10 Home Based Businesses
Shop	Permitted				5.5.1 Interchangeable Use and Development 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.15 Design in Commercial and Mixed Use Areas 5.5.16 Active Street Frontage

ASSESSMENT TABLE – ZONE CB – CENTRAL BUSINESS					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Shopping Centre	Impact assessable	3.4 - CR Coastal Reclamation 3.6 LSF – Land Subject to Flooding 3.7 - LSSS Land Subject to Storm Surge	5.2.1 General Height Control 5.2.4 Car Parking 5.2.5 Loading Bays 5.2.6 Landscaping	5.9.1 Alice Springs Town Centre 5.9.2 Darwin City Centre 5.9.3 Palmerston City Centre	5.5.1 Interchangeable Use and Development 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.12 Shopping Centre 5.5.15 Design in Commercial and Mixed Use Areas 5.5.16 Active Street Frontage
Showroom Sales	Impact assessable	3.8 - LADR Land Adjacent to a Designated Road 3.13 - GL Gateway Locations	5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR 5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC		5.5.1 Interchangeable Use and Development 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.15 Design in Commercial and Mixed Use Areas 5.5.16 Active Street Frontage
Telecommunications Facility	Impact assessable	3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance			5.8.10 Telecommunications Facility
Vehicle Sales and Hire	Impact assessable				5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.15 Design in Commercial and Mixed Use Areas 5.5.16 Active Street Frontage
Veterinary Clinic	Impact assessable				5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.15 Design in Commercial and Mixed Use Areas 5.5.16 Active Street Frontage
All other uses defined in Schedule 2 (Definitions)	Prohibited				
Undefined Uses Any use not defined in Schedule 2 (Definitions)	Impact assessable				Part 2, Part 3, Part 4, Part 5 of this Planning Scheme

4.11 Zone C – Commercial

Zone Purpose

Provide a mix of activities and services well connected to a surrounding community at varying scales including:

- (a) mixed use centres providing a wide range of retail, entertainment, community and business activities that serve the broader community;
- (b) smaller centres that cater for convenience needs of immediately surrounding communities;
- (c) small local centres predominantly focused on convenience retailing; and
- (d) residential development commensurate to the scale of the commercial precinct.

Zone Outcomes

1. A diversity of commercial activities that provide for a range of needs of the surrounding area at an appropriate scale for their location, including:
 - (a) a mix of retail and business activities including **shop, food premises-café/take away, food premises-restaurant, bar-small and bar-public, sex services-commercial premises, medical clinic, office, and leisure and recreation**; and
 - (b) **child care centre, club, residential care facility**, and other community activities and support services.
2. **Dwelling-multiple** and **rooming accommodation** incorporate commercial activities within the ground floor occupancies in a manner that contributes to the activation of the commercial precinct, at an appropriate scale for the location.
3. Other development, such as **education establishment, exhibition centre, hotel/motel, nightclub entertainment venue, place of assembly, place of worship, car wash, service station, shopping centre, showroom sales, vehicle sales and hire and veterinary clinic** are located to support the function of the commercial precinct.
4. All development is to:
 - (a) avoid adverse impacts on the local road network;
 - (b) be managed to minimise unreasonable impacts to the **amenity** of surrounding residents;
 - (c) be of a scale, intensity and nature that reflects the mixed use character of the zone;
 - (d) provide variety and interest at street level;
 - (e) allow passive surveillance of public spaces; and
 - (f) have a scale and character appropriate to the commercial function of the locality.

5. Innovative building design, **site** layout and landscaping that:
 - (a) responds to microclimates, including breeze flow;
 - (b) minimises privacy and overlooking impacts;
 - (c) reduces the appearance of building mass relative to its surroundings;
and
 - (d) creates attractive outdoor spaces and enhances the streetscape.
6. Development is designed to provide clear connections within the development and to external pedestrian, bicycle, public and road transport networks and infrastructure to promote accessibility and use.
7. Development incorporates appropriate urban and landscape design that creates safe, attractive and functional buildings, streets and places.
8. Developments are operated in a manner to ensure that there is no unreasonable loss of **amenity** for surrounding premises, having regard to the mixed use nature of the zone.
9. Development is provided with the appropriate services, including roads, pedestrian and cycle paths, reticulated electricity, water, sewerage, stormwater drainage and telecommunication infrastructure where available or where can be made available. If reticulated sewerage is unavailable, lots are suitable for the on-site disposal of effluent in a manner that does not pollute ground or surface waters.
10. Development that is not defined in Schedule 2 (Definitions) may occur only when assessment has determined that the development is appropriate in the zone, having regard to the purpose and outcomes of this zone and such matters as the location, nature, scale and intensity of the development.

ASSESSMENT TABLE – ZONE C – COMMERCIAL					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Bar-Public	Impact assessable	3.4 CR – Coastal Reclamation 3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge	5.2.1 General Height Control 5.2.4 Car Parking 5.2.5 Loading Bays 5.2.6 Landscaping	5.6.7 Humpty Doo Village 5.9.1 Alice Springs Town Centre 5.9.4 Stuart Park High Street 5.9.5 Parap Village	5.5.2 Commercial Plot Ratio 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC 5.5.10 Nightclub Entertainment Venue, Bar-Public and Bar-Small 5.5.15 Design in Commercial and Mixed Use Areas 5.5.17 Building Frontage in Commercial and Mixed Use Areas
Bar-Small	Merit assessable	3.8 LADR – Land Adjacent to a Designated Road 3.13 - GL Gateway Locations 3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance	5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR 5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC	5.9.6 Nightcliff Village	5.5.2 Commercial Plot Ratio 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC 5.5.10 Nightclub Entertainment Venue, Bar-Public and Bar-Small 5.5.15 Design in Commercial and Mixed Use Areas 5.5.17 Building Frontage in Commercial and Mixed Use Areas
Caravan Accommodation	Permitted				5.4.11 Caravan Accommodation
Car Park	Merit assessable				5.5.2 Commercial Plot Ratio 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC 5.5.15 Design in Commercial and Mixed Use Areas 5.5.17 Building Frontage in Commercial and Mixed Use Areas
Car Wash	Impact assessable				5.5.2 Commercial Plot Ratio 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC 5.5.9 Car Wash 5.5.15 Design in Commercial and Mixed Use Areas 5.5.17 Building Frontage in Commercial and Mixed Use Areas

ASSESSMENT TABLE – ZONE C – COMMERCIAL					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Child Care Centre	Merit assessable	3.4 CR – Coastal Reclamation 3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge	5.2.1 General Height Control 5.2.4 Car Parking 5.2.5 Loading Bays 5.2.6 Landscaping	5.6.7 Humpty Doo Village 5.9.1 Alice Springs Town Centre 5.9.4 Stuart Park High Street 5.9.5 Parap Village	5.5.2 Commercial Plot Ratio 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC 5.5.7 Child Care Centre 5.5.15 Design in Commercial and Mixed Use Areas 5.5.17 Building Frontage in Commercial and Mixed Use Areas
Club	Merit assessable	3.8 LADR – Land Adjacent to a Designated Road 3.13 - GL Gateway Locations 3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance	5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR 5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC	5.9.6 Nightcliff Village	5.5.1 Interchangeable Use and Development 5.5.2 Commercial Plot Ratio 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC 5.8.3 Club 5.5.15 Design in Commercial and Mixed Use Areas 5.5.17 Building Frontage in Commercial and Mixed Use Areas
Community Centre	Merit assessable				5.5.2 Commercial Plot Ratio 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC
Demountable Structures	Merit assessable				5.8.7 Demountable Structures
Dwelling-Caretakers	Permitted				5.4.9 Residential Development in Zone C 5.4.12 Dwelling-Caretakers

ASSESSMENT TABLE – ZONE C – COMMERCIAL					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Dwelling-Multiple	Merit Assessable	3.4 CR – Coastal Reclamation	5.2.1 General Height Control	5.6.7 Humpty Doo Village	5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures
		3.6 LSF – Land Subject to Flooding	5.2.4 Car Parking	5.9.1 Alice Springs Town Centre	5.4.6 Private Open Space 5.4.7 Communal Open Space
		3.7 LSSS – Land Subject to Storm Surge	5.2.5 Loading Bays	5.9.4 Stuart Park High Street	5.4.9 Residential Development in Zone C
		3.8 LADR – Land Adjacent to a Designated Road	5.2.6 Landscaping	5.9.5 Parap Village	5.4.17 Building Articulation 5.4.19 Residential Plot Ratio
Education Establishment	Impact assessable	3.13 - GL Gateway Locations	5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC	5.9.6 Nightcliff Village	5.5.15 Design in Commercial and Mixed Use Areas
		3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance			5.5.17 Building Frontage in Commercial and Mixed Use Areas
Excavation and Fill	Impact assessable				5.5.4 Expansion of Existing Use or Development in Zones CB, C, SC and TC 5.8.2 Education Establishment 5.5.15 Design in Commercial and Mixed Use Areas 5.5.17 Building Frontage in Commercial and Mixed Use Areas
Exhibition Centre	Merit assessable				5.8.9 Excavation and fill 5.5.1 Interchangeable Use and Development 5.5.2 Commercial Plot Ratio 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC 5.8.4 Exhibition Centre, Place of Assembly and Place of Worship 5.5.15 Design in Commercial and Mixed Use Areas 5.5.17 Building Frontage in Commercial and Mixed Use Areas

ASSESSMENT TABLE – ZONE C – COMMERCIAL					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Food Premises- Café/Take Away	Permitted	3.4 CR – Coastal Reclamation 3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge 3.8 LADR – Land Adjacent to a Designated Road	5.2.1 General Height Control 5.2.4 Car 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	5.6.7 Humpty Doo Village 5.9.1 Alice Springs Town Centre 5.9.4 Stuart Park High Street 5.9.5 Parap Village 5.9.6 Nightcliff Village	5.5.1 Interchangeable Use and Development 5.5.2 Commercial Plot Ratio 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC 5.5.11 Food Premises 5.5.15 Design in Commercial and Mixed Use Areas 5.5.17 Building Frontage in Commercial and Mixed Use Areas
Food Premises- Fast Food Outlet	Impact assessable	3.13 - GL Gateway Locations 3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance	5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC		5.5.2 Commercial Plot Ratio 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC 5.5.11 Food Premises 5.5.15 Design in Commercial and Mixed Use Areas 5.5.17 Building Frontage in Commercial and Mixed Use Areas
Food Premises- Restaurant	Permitted				5.5.1 Interchangeable Use and Development 5.5.2 Commercial Plot Ratio 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC 5.5.11 Food Premises 5.5.15 Design in Commercial and Mixed Use Areas 5.5.17 Building Frontage in Commercial and Mixed Use Areas
Home Based Business	Permitted				5.4.10 Home Based Businesses

ASSESSMENT TABLE – ZONE C – COMMERCIAL					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Hotel/Motel	Impact assessable	3.4 CR – Coastal Reclamation 3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge 3.8 LADR – Land Adjacent to a Designated Road	5.2.1 General Height Control 5.2.4 Car 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	5.6.7 Humpty Doo Village 5.9.1 Alice Springs Town Centre 5.9.4 Stuart Park High Street 5.9.5 Parap Village 5.9.6 Nightcliff Village	5.4.9 Residential Development in Zone C 5.5.2 Commercial Plot Ratio 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC 5.5.15 Design in Commercial and Mixed Use Areas 5.5.17 Building Frontage in Commercial and Mixed Use Areas
Leisure and Recreation	Merit assessable	3.13 - GL Gateway Locations 3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance	5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC		5.5.1 Interchangeable Use and Development 5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC 5.8.5 Leisure and Recreation
Market	Permitted				5.8.1 Markets
Medical Clinic	Merit assessable				5.5.1 Interchangeable Use and Development 5.5.2 Commercial Plot Ratio 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC 5.5.15 Design in Commercial and Mixed Use Areas 5.5.17 Building Frontage in Commercial and Mixed Use Areas
Motor Repair Station	Impact assessable				5.5.2 Commercial Plot Ratio 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC 5.6.3 Motor Body Works and Motor Repair Station 5.5.15 Design in Commercial and Mixed Use Areas 5.5.17 Building Frontage in Commercial and Mixed Use Areas

ASSESSMENT TABLE – ZONE C – COMMERCIAL					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Nightclub Entertainment Venue	Impact assessable	3.4 CR – Coastal Reclamation 3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge	5.2.1 General Height Control 5.2.4 Car Parking 5.2.5 Loading Bays 5.2.6 Landscaping	5.6.7 Humpty Doo Village 5.9.1 Alice Springs Town Centre 5.9.4 Stuart Park High Street 5.9.5 Parap Village	5.5.2 Commercial Plot Ratio 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC 5.5.10 Nightclub Entertainment Venue, Bar-Public and Bar-Small 5.5.15 Design in Commercial and Mixed Use Areas 5.5.17 Building Frontage in Commercial and Mixed Use Areas
Office (Up to 1 storey above ground level)	Permitted	3.8 LADR – Land Adjacent to a Designated Road 3.13 - GL Gateway Locations 3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance	5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR 5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC	5.9.6 Nightcliff Village	5.5.1 Interchangeable Use and Development 5.5.2 Commercial Plot Ratio 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC 5.5.15 Design in Commercial and Mixed Use Areas 5.5.17 Building Frontage in Commercial and Mixed Use Areas
Office (2 storeys or more above ground level)	Merit assessable				5.5.1 Interchangeable Use and Development 5.5.2 Commercial Plot Ratio 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC 5.5.15 Design in Commercial and Mixed Use Areas 5.5.17 Building Frontage in Commercial and Mixed Use Areas
Place of Assembly	Impact assessable				5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC 5.8.4 Exhibition Centre, Place of Assembly and Place of Worship

ASSESSMENT TABLE – ZONE C – COMMERCIAL					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Place of Worship	Impact assessable	3.4 CR – Coastal Reclamation 3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge	5.2.1 General Height Control 5.2.4 Car Parking 5.2.5 Loading Bays 5.2.6 Landscaping	5.6.7 Humpty Doo Village 5.9.1 Alice Springs Town Centre 5.9.4 Stuart Park High Street 5.9.5 Parap Village 5.9.6 Nightcliff Village	5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC 5.8.4 Exhibition Centre, Place of Assembly and Place of Worship
Plant Nursery	Impact assessable	3.8 LADR – Land Adjacent to a Designated Road 3.13 - GL Gateway Locations	5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR 5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC		5.5.2 Commercial Plot Ratio 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC 5.5.15 Design in Commercial and Mixed Use Areas 5.5.17 Building Frontage in Commercial and Mixed Use Areas
Residential Care Facility	Impact assessable	3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance			5.4.7 Communal Open Space 5.4.8 Residential Building Design 5.4.9 Residential Development in Zone C 5.4.15 Residential Care Facility 5.5.3 General Building and Site Design 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC 5.4.17 Building Articulation 5.5.17 Building Frontage in Commercial and Mixed Use Areas

ASSESSMENT TABLE – ZONE C – COMMERCIAL					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Rooming Accommodation	Impact assessable	3.4 CR – Coastal Reclamation 3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge 3.8 LADR – Land Adjacent to a Designated Road 3.13 - GL Gateway Locations	5.2.1 General Height Control 5.2.4 Car 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 5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC	5.6.7 Humpty Doo Village 5.9.1 Alice Springs Town Centre 5.9.4 Stuart Park High Street 5.9.5 Parap Village 5.9.6 Nightcliff Village	5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures 5.4.7 Communal Open Space 5.4.9 Residential Development in Zone C 5.4.17 Building Articulation 5.4.19 Residential Plot Ratio 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC 5.5.15 Design in Commercial and Mixed Use Areas 5.5.17 Building Frontage in Commercial and Mixed Use Areas
Service Station	Impact assessable	3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance			5.5.2 Commercial Plot Ratio 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC 5.5.8 Service Station 5.5.15 Design in Commercial and Mixed Use Areas 5.5.17 Building Frontage in Commercial and Mixed Use Areas
Sex Services-Commercial Premises	Impact assessable				5.5.3 General Building and Site Design 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.14 Sex Services-Commercial Premises
Sex Services-Home Based Business	Permitted				5.4.10 Home Based Businesses

ASSESSMENT TABLE – ZONE C – COMMERCIAL					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Shop	Permitted	3.4 CR – Coastal Reclamation 3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge	5.2.1 General Height Control 5.2.4 Car Parking 5.2.5 Loading Bays 5.2.6 Landscaping	5.6.7 Humpty Doo Village 5.9.1 Alice Springs Town Centre 5.9.4 Stuart Park High Street 5.9.5 Parap Village	5.5.1 Interchangeable Use and Development 5.5.2 Commercial Plot Ratio 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC 5.5.15 Design in Commercial and Mixed Use Areas 5.5.17 Building Frontage in Commercial and Mixed Use Areas
Shopping Centre	Impact assessable	3.8 LADR – Land Adjacent to a Designated Road 3.13 - GL Gateway Locations 3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance	5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR 5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC	5.9.6 Nightcliff Village	5.5.1 Interchangeable Use and Development 5.5.2 Commercial Plot Ratio 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC 5.5.12 Shopping Centre 5.5.15 Design in Commercial and Mixed Use Areas 5.5.17 Building Frontage in Commercial and Mixed Use Areas
Showroom Sales	Merit assessable				5.5.1 Interchangeable Use and Development 5.5.2 Commercial Plot Ratio 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC 5.5.15 Design in Commercial and Mixed Use Areas 5.5.17 Building Frontage in Commercial and Mixed Use Areas
Telecommunications Facility	Impact assessable				5.8.10 Telecommunications Facility
Vehicle Sales and Hire	Impact assessable				5.5.2 Commercial Plot Ratio 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC 5.5.15 Design in Commercial and Mixed Use Areas 5.5.17 Building Frontage in Commercial and Mixed Use Areas

ASSESSMENT TABLE – ZONE C – COMMERCIAL					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Veterinary Clinic	Impact assessable	3.4 CR – Coastal Reclamation 3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge	5.2.1 General Height Control 5.2.4 Car Parking 5.2.5 Loading Bays 5.2.6 Landscaping	5.6.7 Humpty Doo Village 5.9.1 Alice Springs Town Centre 5.9.4 Stuart Park High Street 5.9.5 Parap Village	5.5.2 Commercial Plot Ratio 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC 5.5.15 Design in Commercial and Mixed Use Areas 5.5.17 Building Frontage in Commercial and Mixed Use Areas
All other uses defined in Schedule 2 (Definitions)	Prohibited	3.8 LADR – Land Adjacent to a Designated Road	5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR	5.9.6 Nightcliff Village	
Undefined Uses Any use not defined in Schedule 2 (Definitions)	Impact assessable	3.13 - GL Gateway Locations 3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance	5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC		Part 2, Part 3, Part 4, Part 5 of this Planning Scheme

4.12 Zone SC – Service Commercial

Zone Purpose

Facilitate destination retailing, commercial and other activities that individually require a large **floor area** for the handling, display and storage of bulky goods, or activities, in locations that enable convenient **access** by the broader regional population.

Zone Outcomes

1. A diversity of service commercial activities that consist predominately of retail business activities such as **showroom sales, vehicle sales and hire, and leisure and recreation**.
2. A mix of activities such as **animal boarding, industry-light, motor repair station and warehouse**, which are compatible with and are of such a kind that will not adversely affect the **amenity** of the service commercial function of the area.
3. Commercial activities including **bar-public, bar-small, club, food premises-café/take away, food premises-fast food outlet, medical clinic, office and shop**, are acceptable where they are subordinate to the primary development on the **site** and provide support to service commercial activities, and/or directly support and are compatible with the ongoing service commercial use of the zone.
4. Limited residential uses, including **residential care facilities and rooming accommodation**:
 - (a) are of a scale and nature inappropriate in a residential zone;
 - (b) avoid adverse impacts on the local road network; and
 - (c) are managed to minimise unreasonable impacts on **amenity** of the service commercial function of the area.
5. Buildings provide variety and interest at street level and allow passive surveillance of public spaces, with a scale and character appropriate to the service function of the locality.
6. Development is designed to provide clear connections within the development and to external pedestrian, bicycle, public and road transport networks and infrastructure.
7. Development incorporates appropriate urban and landscape design that creates attractive and functional buildings, streets and places.
8. Developments are operated in a manner to ensure that there is no unreasonable loss of **amenity** for surrounding premises, having regard to the mixed use nature of the zone.

9. Subdivision primarily provides for lot sizes capable of accommodating the uses expected in the zone.
10. Subdivision provides the appropriate urban services including, roads, pedestrian and cycle paths, reticulated electricity, water, and sewerage, stormwater drainage and telecommunication infrastructure.
11. Development that is not defined in Schedule 2 (Definitions) may occur only when assessment has determined that the development is appropriate in the zone, having regard to the purpose and outcomes of this zone and such matters as the location, nature, scale and intensity of the development.

ASSESSMENT TABLE – ZONE SC – SERVICE COMMERCIAL

Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Animal Boarding	Impact assessable	3.4 CR – Coastal Reclamation 3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge	5.2.1 General Height Control 5.2.4 Car Parking 5.2.5 Loading Bays 5.2.6 Landscaping	5.6.7 Humpty Doo Village	5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.7.2 Animal Related Use (Animal Boarding and Stables)
Bar-Public	Impact assessable	3.8 LADR – Land Adjacent to a Designated Road 3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance	5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR 5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC		5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.10 Nightclub Entertainment Venue, Bar-Public and Bar-Small
Bar-Small	Impact assessable				5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.10 Nightclub Entertainment Venue, Bar-Public and Bar-Small
Caravan Accommodation	Permitted				5.4.11 Caravan Accommodation
Car Park	Merit assessable				5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC
Car Wash	Merit assessable				5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.9 Car Wash

ASSESSMENT TABLE – ZONE SC – SERVICE COMMERCIAL

Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Club	Impact assessable	3.4 CR – Coastal Reclamation 3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge	5.2.1 General Height Control 5.2.4 Car Parking 5.2.5 Loading Bays 5.2.6 Landscaping	5.6.7 Humpty Doo Village	5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.8.3 Club
Demountable Structures	Permitted				5.8.7 Demountable Structures
Dwelling-Caretakers	Permitted	3.8 LADR – Land Adjacent to a Designated Road	5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		5.4.1 Residential Density 5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures 5.4.12 Dwelling-Caretakers
Education Establishment	Impact assessable	3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance	5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC		5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.8.2 Education Establishment
Emergency Services Facility	Impact assessable				5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC 5.8.6 Emergency Service Facility
Excavation and Fill	Impact assessable				5.8.9 Excavation and Fill
Food Premises-Café/Take Away	Merit assessable				5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.11 Food Premises

ASSESSMENT TABLE – ZONE SC – SERVICE COMMERCIAL					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Food Premises-Fast Food Outlet	Impact assessable	3.4 CR – Coastal Reclamation 3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge	5.2.1 General Height Control 5.2.4 Car Parking 5.2.5 Loading Bays 5.2.6 Landscaping	5.6.7 Humpty Doo Village	5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.11 Food Premises
Food Premises-Restaurant	Impact assessable	3.8 LADR – Land Adjacent to a Designated Road 3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance	5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR 5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC		5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.11 Food Premises
Home Based Business	Permitted				5.4.10 Home Based Businesses
Hotel/Motel	Impact assessable				5.4.1 Residential Density 5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures 5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC
Industry-Light	Impact assessable				5.5.2 Commercial Plot Ratio 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC
Leisure and Recreation	Merit assessable				5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.8.5 Leisure and Recreation
Medical Clinic	Impact assessable				5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC

ASSESSMENT TABLE – ZONE SC – SERVICE COMMERCIAL					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Motor Body Works	Impact assessable	3.4 CR – Coastal Reclamation 3.6 LSF – Land Subject to Flooding	5.2.1 General Height Control 5.2.4 Car Parking 5.2.5 Loading Bays	5.6.7 Humpty Doo Village 5.6.7 Humpty Doo Village	5.5.2 Commercial Plot Ratio 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.6.3 Motor Body Works and Motor Repair Station
Motor Repair Station	Impact assessable	3.7 LSSS – Land Subject to Storm Surge 3.8 LADR – Land Adjacent to a Designated Road	5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		5.5.2 Commercial Plot Ratio 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.6.3 Motor Body Works and Motor Repair Station
Nightclub Entertainment Venue	Impact assessable	3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance	5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC		5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.10 Nightclub Entertainment Venue, Bar-Public and Bar-Small
Office	Impact assessable				5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC
Passenger Terminal	Impact assessable				5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC
Place of Worship	Impact assessable				5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design 5.8.4 Exhibition Centre, Place of Assembly and Place of Worship
Plant Nursery	Impact assessable				5.5.2 Commercial Plot Ratio 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC

ASSESSMENT TABLE – ZONE SC – SERVICE COMMERCIAL

Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Residential Care Facility	Impact assessable	3.4 CR – Coastal Reclamation 3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge 3.8 LADR – Land Adjacent to a Designated Road	5.2.1 General Height Control 5.2.4 Car 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	5.6.7 Humpty Doo Village	5.4.1 Residential Density 5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures 5.4.7 Communal Open Space 5.4.8 Residential Building Design 5.4.15 Residential Care Facility 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.4.17 Building Articulation
Rooming Accommodation	Impact assessable	3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance	5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC		5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures 5.4.7 Communal Open Space 5.4.8 Residential Building Design 5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.4.17 Building Articulation
Service Station	Impact assessable				5.5.2 Commercial Plot Ratio 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.8 Service Station
Sex Services-Home Based Business	Permitted				5.4.10 Home Based Businesses
Shop	Impact assessable				5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC

ASSESSMENT TABLE – ZONE SC – SERVICE COMMERCIAL					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Shopping Centre	Impact assessable	3.4 CR – Coastal Reclamation 3.6 LSF – Land Subject to Flooding	5.2.1 General Height Control 5.2.4 Car Parking 5.2.5 Loading Bays	5.6.7 Humpty Doo Village	5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.12 Shopping Centre
Showroom Sales	Permitted	3.7 LSSS – Land Subject to Storm Surge 3.8 LADR – Land Adjacent to a Designated Road	5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC
Telecommunications Facility	Impact assessable		5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC		5.8.10 Telecommunications Facility
Transport Terminal	Impact assessable	3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance			5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC
Vehicle Sales and Hire	Merit assessable				5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC
Veterinary Clinic	Impact assessable				5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC
Warehouse	Merit assessable				5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC
All other uses defined in Schedule 2 (Definitions)	Prohibited				
Undefined Uses Any use not defined in Schedule 2 (Definitions)	Impact assessable				Part 2, Part 3, Part 4, Part 5 of this Planning Scheme

4.13 Zone TC – Tourist Commercial

Zone Purpose

Facilitate commercial and residential development that caters for the needs of visitors, supports tourism activities, and is of a scale and character compatible with surrounding development.

Zone Outcomes

1. A mix of uses focused on providing services to tourism comprising:
 - (a) **bar-small, bar-public, food premises (all), hotel/motel, serviced apartments, shop, rooming accommodation, caravan park**, resort complexes and short-term accommodation;
 - (b) entertainment and personal services for guests, residents and visitors, including **leisure and recreation** facilities; and
 - (c) a mix of other business activities including **club, passenger terminal, exhibition centre** and **leisure and recreation**.
2. Limited residential, commercial and community uses, such as **dwelling-multiple, child care centre** and **community centre**, where the nature of the activity does not compromise the **primary use** of the locality for tourist commercial activities.
3. The design, operation and layout of development:
 - (a) makes a positive contribution to the locality by incorporating a high quality of built form and landscape design;
 - (b) minimises unreasonable impacts to the **amenity** of surrounding premises;
 - (c) mitigates the potential for land use conflict with existing and intended surrounding development;
 - (d) avoids adverse impacts on the local road network;
 - (e) provides safe and convenient pedestrian and bicycle **access** within the development and strong connections to external transport networks; and
 - (f) allows passive surveillance of public spaces.
4. Development avoids or minimises adverse impacts on ecologically important areas through location, design, operation and management.
5. Development does not impose unsustainable demands on surface water and groundwater.
6. Subdivision primarily provides for lot sizes capable of accommodating the uses expected in the zone.

7. Subdivision and development is integrated as far as possible with reticulated electricity, water and sewerage (where available), stormwater drainage, and telecommunication infrastructure. 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.
8. Development that is not defined in Schedule 2 (Definitions) may occur only when assessment has determined that the development is appropriate in the zone, having regard to the purpose and outcomes of this zone and such matters as the location, nature, scale and intensity of the development.

ASSESSMENT TABLE – ZONE TC – TOURIST COMMERCIAL					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Bar-Public	Merit assessable	3.4 CR – Coastal Reclamation 3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge	5.2.1 General Height Control 5.2.4 Car Parking 5.2.5 Loading Bays 5.2.6 Landscaping	5.9.1 Alice Springs Town Centre	5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.10 Nightclub Entertainment Venue, Bar-Public and Bar-small
Bar-Small	Merit assessable	3.8 LADR – Land Adjacent to a Designated Road 3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance	5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR 5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC		5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.10 Nightclub Entertainment Venue, Bar-Public and Bar-small
Caravan Accommodation	Permitted				5.4.11 Caravan Accommodation
Caravan Park	Merit assessable				5.5.2 Commercial Plot Ratio 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.13 Caravan Parks
Car Park	Merit assessable				5.5.2 Commercial Plot Ratio 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC
Car Wash	Impact assessable				5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.9 Car Wash
Child Care Centre	Impact assessable				5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.7 Child Care Centre

ASSESSMENT TABLE – ZONE TC – TOURIST COMMERCIAL					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Club	Merit assessable	3.4 CR – Coastal Reclamation 3.6 LSF – Land Subject to Flooding	5.2.1 General Height Control 5.2.4 Car Parking 5.2.5 Loading Bays	5.9.1 Alice Springs Town Centre	5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.8.3 Club
Community Centre	Impact assessable	3.7 LSSS – Land Subject to Storm Surge 3.8 LADR – Land Adjacent to a Designated Road	5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design 5.5.4 Expansion of Existing Use or Development in Zones CB, C, SC and TC
Demountable Structures	Permitted				5.8.7 Demountable Structures
Dwelling-Caretakers	Permitted	3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance	5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC		5.4.1 Residential Density 5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures 5.4.12 Dwelling-Caretakers
Dwelling-Group	Impact assessable				5.4.1 Residential Density 5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures 5.4.4 Extensions and Structures Ancillary to a Dwelling-Group or Dwelling-Multiple Development 5.4.6 Private Open Space 5.4.8 Residential Building Design 5.4.17 Building Articulation
Dwelling-Independent	Permitted				5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures 5.4.6 Private Open Space 5.4.13 Dwelling-Independent

ASSESSMENT TABLE – ZONE TC – TOURIST COMMERCIAL

Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Dwelling-Multiple	Impact assessable	3.4 CR – Coastal Reclamation 3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge 3.8 LADR – Land Adjacent to a Designated Road	5.2.1 General Height Control 5.2.4 Car 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	5.9.1 Alice Springs Town Centre	5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures 5.4.4 Extensions and Structures Ancillary to a Dwelling–Group or Dwelling-Multiple Development 5.4.6 Private Open Space 5.4.7 Communal Open Space 5.4.8 Residential Building Design 5.4.17 Building Articulation
Dwelling-Single	Impact assessable	3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance	5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC		5.4.1 Residential Density 5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures 5.4.6 Private Open Space
Education Establishment	Impact assessable				5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.8.2 Education Establishment
Excavation and Fill	Impact assessable				5.8.9 Excavation and Fill
Exhibition Centre	Merit assessable				5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.8.4 Exhibition Centre, Place of Assembly and Place of Worship
Food Premises-Café/Take away	Permitted				5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.11 Food Premises

ASSESSMENT TABLE – ZONE TC – TOURIST COMMERCIAL					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Food Premises- Fast Food Outlet	Impact assessable	3.4 CR – Coastal Reclamation 3.6 LSF – Land Subject to Flooding	5.2.1 General Height Control 5.2.4 Car Parking 5.2.5 Loading Bays	5.9.1 Alice Springs Town Centre	5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.11 Food Premises
Food Premises- Restaurant	Merit assessable	3.7 LSSS – Land Subject to Storm Surge 3.8 LADR – Land Adjacent to a Designated Road	5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.11 Food Premises
Home based business	Permitted		5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC		5.4.10 Home Based Businesses
Hotel/Motel	Merit assessable	3.14 HHLI – Land in proximity to Helicopter Landing Sites of Strategic Importance			5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures 5.5.3 General Building and Site Design 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC
Leisure and Recreation	Merit assessable				5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.8.5 Leisure and Recreation
Medical Clinic	Impact assessable				5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC
Nightclub Entertainment Venue	Impact assessable				5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.10 Nightclub Entertainment Venue, Bar-Public and Bar-small

ASSESSMENT TABLE – ZONE TC – TOURIST COMMERCIAL					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Office	Impact assessable	3.4 CR – Coastal Reclamation 3.6 LSF – Land Subject to Flooding	5.2.1 General Height Control 5.2.4 Car Parking 5.2.5 Loading Bays	5.9.1 Alice Springs Town Centre	5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC
Passenger terminal	Impact assessable	3.7 LSSS – Land Subject to Storm Surge 3.8 LADR – Land Adjacent to a Designated Road	5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC
Place of assembly	Impact assessable	3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance	5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC		5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.8.4 Exhibition Centre, Place of Assembly and Place of Worship
Place of worship	Impact assessable				5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.8.4 Exhibition Centre, Place of Assembly and Place of Worship
Plant nursery	Impact assessable				5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC

ASSESSMENT TABLE – ZONE TC – TOURIST COMMERCIAL					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Rooming accommodation	Merit assessable	3.4 CR – Coastal Reclamation 3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge 3.8 LADR – Land Adjacent to a Designated Road	5.2.1 General Height Control 5.2.4 Car 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	5.9.1 Alice Springs Town Centre	5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures 5.4.7 Communal Open Space 5.4.8 Residential Building Design 5.4.19 Residential Plot Ratio 5.5.3 General Building and Site Design 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.4.17 Building Articulation
Service station	Impact assessable	3.14 HHLIS – Land in proximity to Helicopter Landing Sites of Strategic Importance	5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC		5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.8 Service station
Sex Services-Home Based Business	Permitted				5.4.10 Home Based Businesses
Shop	Merit assessable				5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC
Telecommunications facility	Impact assessable				5.8.10 Telecommunications Facility
Vehicle sales and hire	Impact assessable				5.5.2 Commercial Plot Ratio 5.5.3 General Building and Site Design 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC
All other uses defined in Schedule 2 (Definitions)	Prohibited				
Undefined Uses Any use not defined in Schedule 2 (Definitions)	Impact assessable				Part 2, Part 3, Part 4, Part 5 of this Planning Scheme

4.14 Zone LI – Light Industry

Zone Purpose

Provide for low impact industrial and compatible non-industrial developments that will not by the nature of their operations, detrimentally affect adjoining or nearby land.

Zone Outcomes

1. 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.
2. **Office** and **shops** are limited to those that serve the needs of industrial uses on a **site**, or directly support and are compatible with the ongoing industrial use of the zone.
3. Non-Industrial uses such as **food premises-cafe/takeaway, bar-public, leisure and recreation, education establishment** and **hotel/motel** are limited to those that:
 - (a) will not be adversely impacted by the operation of industrial activities in the locality;
 - (b) will not compromise or constrain the operation or viability of existing or future industrial activities; or
 - (c) provide a convenience, service or support role to industries and employees in the locality.
4. Other non-industrial activities, such as community activities including **club, community centre** and **place of worship** may be established where they do not compromise the ongoing operation and viability of industrial activities or the integrity of the zone.
5. Industrial activities and other activities established in the zone provide variety and interest at street level and allow passive surveillance of public spaces, with a scale and character appropriate to the industrial function of the locality.
6. Industrial development is located, designed and managed to maintain public health and safety, the quality of the natural environment and the reasonable **amenity** of any adjoining non-industrial zone.
7. Development incorporates well-designed buildings and landscaping that contribute to a safe, attractive and legible industrial environment.

8. Development does not detrimentally impact on the capacity, safety or efficient operation of the local road and footpath network.
9. Subdivision primarily provides for a range of lot sizes are available to cater for diverse industrial needs and user requirements.
10. Development does not impose unsustainable demands on surface water and groundwater.
11. Appropriate urban services including, roads, reticulated electricity, water, sewerage, storm water, drainage, and telecommunication infrastructure are available. 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.
12. Development that is not defined in Schedule 2 (Definitions) may occur only when assessment has determined that the development is appropriate in the zone, having regard to the purpose and outcomes of this zone and such matters as the location, nature, scale and intensity of the development.

ASSESSMENT TABLE – ZONE LI – LIGHT INDUSTRY					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Animal Boarding	Impact assessable	3.4 CR – Coastal Reclamation 3.6 LSF – Land Subject to Flooding	5.2.1 General Height Control 5.2.4 Car Parking 5.2.5 Loading Bays		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 5.7.2 Animal Related Use
Bar-Public	Impact assessable	3.7 LSSS – Land Subject to Storm Surge 3.8 LADR – Land Adjacent to a Designated Road	5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		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 5.5.10 Nightclub Entertainment Venue, Bar-Public and Bar-Small
Caravan Accommodation	Permitted				5.4.11 Caravan Accommodation
Car Park	Permitted	3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance			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
Car Wash	Merit assessable				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 5.5.9 Car Wash
Club	Impact assessable				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 5.8.3 Club
Community Centre	Impact assessable				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
Demountable Structures	Permitted				5.8.7 Demountable Structures
Dwelling-Caretakers	Permitted				5.6.1 Setbacks and Building Design in Zones LI, GI and DV 5.4.12 Dwelling-Caretakers

ASSESSMENT TABLE – ZONE LI – LIGHT INDUSTRY					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Education Establishment	Impact assessable	3.4 CR – Coastal Reclamation 3.6 LSF – Land Subject to Flooding	5.2.1 General Height Control 5.2.4 Car Parking 5.2.5 Loading Bays		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 5.8.2 Education Establishment
Emergency Services Facility	Merit assessable	3.7 LSSS – Land Subject to Storm Surge 3.8 LADR – Land Adjacent to a Designated Road	5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		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 5.8.6 Emergency Service Facility
Excavation and Fill	Impact assessable				5.8.9 Excavation and Fill
Food Premises- Café/Take Away	Merit assessable	3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance			5.5.11 Food Premises 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
Food Premises- Fast Food Outlet	Impact assessable				5.5.11 Food Premises 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
Food Premises- Restaurant	Impact assessable				5.5.11 Food Premises 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
Home Based Business	Impact assessable				5.4.10 Home Based Businesses
Hotel/Motel	Impact assessable				5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures 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

ASSESSMENT TABLE – ZONE LI – LIGHT INDUSTRY					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Industry-Light	Permitted	3.4 CR – Coastal Reclamation	5.2.1 General Height Control		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
Industry-Primary	Merit assessable	3.6 LSF – Land Subject to Flooding	5.2.4 Car Parking 5.2.5 Loading Bays		
Leisure and Recreation	Impact assessable	3.7 LSSS – Land Subject to Storm Surge 3.8 LADR – Land Adjacent to a Designated Road	5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		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 5.8.5 Leisure and Recreation
Medical Clinic	Permitted	3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance			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
Motor Body Works	Permitted				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 5.6.3 Motor Body Works and Motor Repair Station
Motor Repair Station	Permitted				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 5.6.3 Motor Body Works and Motor Repair Station
Office	Impact assessable				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
Passenger Terminal	Merit assessable				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

ASSESSMENT TABLE – ZONE LI – LIGHT INDUSTRY

Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Place of Worship	Impact assessable	3.4 CR – Coastal Reclamation 3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge	5.2.1 General Height Control 5.2.4 Car Parking 5.2.5 Loading Bays		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 5.8.4 Exhibition Centre, Place of Assembly and Place of Worship
Plant Nursery	Permitted	3.8 LADR – Land Adjacent to a Designated Road 3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance	5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		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
Recycling Depot	Impact assessable				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
Service Station	Impact assessable				5.5.8 Service Station 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
Sex Services-Commercial Premises	Permitted				5.5.14 Sex Services-Commercial Premises 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
Sex Services-Home Based Business	Permitted				5.4.10 Home Based Businesses
Shop	Impact assessable				5.5.5 Shops in Zones CV, CL, LI, GI, DV, OR and CN 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
Showroom Sales	Permitted				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

ASSESSMENT TABLE – ZONE LI – LIGHT INDUSTRY					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Telecommunications Facility	Impact assessable	3.4 CR – Coastal Reclamation	5.2.1 General Height Control		5.8.10 Telecommunications Facility
Transport Terminal	Permitted	3.6 LSF – Land Subject to Flooding	5.2.4 Car Parking		5.6.1 Setbacks and Building Design in Zones LI, GI and DV
Vehicle Sales and Hire	Permitted	3.7 LSSS – Land Subject to Storm Surge	5.2.5 Loading Bays		5.6.2 Expansion of existing Developments in Zones LI and GI
Veterinary Clinic	Impact assessable	3.8 LADR – Land Adjacent to a Designated Road	5.2.6 Landscaping		5.6.1 Setbacks and Building Design in Zones LI, GI and DV
Warehouse	Permitted	3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance	5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		5.6.2 Expansion of existing Developments in Zones LI and GI
All other uses defined in Schedule 2 (Definitions)	Prohibited				
Undefined Uses Any use not defined in Schedule 2 (Definitions)	Impact assessable				Part 2, Part 3, Part 4, Part 5 of this Planning Scheme

4.15 Zone GI – General Industry

Zone Purpose

Provide for industrial developments that require separation from more sensitive uses as the nature of activities may detrimentally impact on the **amenity** of the locality, in locations with **access** to services and transport networks capable of supporting heavy **industry**.

Zone Outcomes

1. Predominantly industrial activities that require separation from sensitive uses due to the nature of operations and the scale of activities, including **fuel depot, industry-general, industry-light, industry-primary, motor body works, recycling depot, transport terminal** and **warehouse**.
2. Non-industrial activities, including **bar-public, food premises-cafe/takeaway**, primarily servicing local employees, and **office, shop, and showroom sales**, may be established where they serve the needs of the industrial uses on the **site** and are compatible with the ongoing industrial use of the zone.
3. Other non-industrial activities such as **education establishments**, indoor **leisure and recreation**, and **hotel/motel**, may also be established where they do not jeopardise the ongoing operation and viability of industrial activities.
4. Any other non-industrial activities may only be established where they do not compromise or conflict with the ongoing **primary use** of the locality for **industry** purposes.
5. Subdivision primarily provides for a range of lot sizes, including an appropriate proportion of larger lots to cater for larger format **industry** uses.
6. Industrial activities have **access** to the appropriate level of transport infrastructure and do not interfere with the safe and efficient operation of the surrounding road network.
7. Development does not impose unsustainable demands on surface water and groundwater.
8. Appropriate urban services including, roads, reticulated electricity, water, sewerage, stormwater drainage and telecommunication infrastructure are available. 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.

9. Development that is not defined in Schedule 2 (Definitions) may occur only when assessment has determined that the development is appropriate in the zone, having regard to the purpose and outcomes of this zone and such matters as the location, nature, scale and intensity of the development.

ASSESSMENT TABLE – ZONE GI – GENERAL INDUSTRY					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Agriculture	Impact assessable	3.4 CR – Coastal Reclamation	5.2.1 General Height Control		5.7.1 Rural Development (Agriculture, Horticulture and Intensive Animal Husbandry)
Animal Boarding	Impact assessable	3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge	5.2.4 Car Parking 5.2.5 Loading Bays 5.2.6 Landscaping		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 5.7.2 Animal Related Use (Animal Boarding and Stables)
Bar-Public	Impact assessable	3.8 LADR – Land Adjacent to a Designated Road 3.9 DHD – Dredging in Darwin Harbour	5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		5.5.10 Nightclub Entertainment Venue, Bar-Public and Bar-Small 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
Caravan Accommodation	Permitted				5.4.11 Caravan Accommodation
Car Park	Permitted	3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance			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
Car Wash	Merit assessable				5.5.9 Car Wash 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
Demountable Structures	Permitted				5.8.7 Demountable Structures
Dwelling-Caretakers	Permitted				5.4.12 Dwelling-Caretakers 5.6.1 Setbacks and Building Design in Zones LI, GI and DV
Education Establishment	Impact assessable				5.6.1 Setbacks and Building Design Zones LI, GI and DV 5.6.2 Expansion of existing Developments in Zones LI and GI 5.8.2 Education Establishment

ASSESSMENT TABLE – ZONE GI – GENERAL INDUSTRY					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Emergency Services Facility	Merit assessable	3.4 CR – Coastal Reclamation	5.2.1 General Height Control		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 5.8.6 Emergency Service Facility
Excavation and Fill	Impact assessable	3.6 LSF – Land Subject to Flooding	5.2.4 Car Parking		5.8.9 Excavation and Fill
Food Premises-Café/Take Away	Merit assessable	3.7 LSSS – Land Subject to Storm Surge	5.2.5 Loading Bays		5.5.11 Food Premises 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
Food Premises-Restaurant	Impact assessable	3.8 LADR – Land Adjacent to a Designated Road	5.2.6 Landscaping		5.5.11 Food Premises 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
Fuel Depot	Impact assessable	3.9 DHD – Dredging in Darwin Harbour	5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		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
Hotel/Motel	Impact assessable	3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance			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
Industry-General	Permitted				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
Industry-Light	Permitted				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
Industry-Primary	Permitted				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

ASSESSMENT TABLE – ZONE GI – GENERAL INDUSTRY					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Leisure and Recreation	Impact assessable	3.4 CR – Coastal Reclamation 3.6 LSF – Land Subject to Flooding	5.2.1 General Height Control 5.2.4 Car Parking 5.2.5 Loading Bays		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 5.8.5 Leisure and Recreation
Medical Clinic	Permitted	3.7 LSSS – Land Subject to Storm Surge 3.8 LADR – Land Adjacent to a Designated Road	5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		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
Motor Body Works	Permitted	3.9 DHD – Dredging in Darwin Harbour			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 5.6.3 Motor Body Works and Motor Repair Station
Motor Repair Station	Permitted	3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance			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 5.6.3 Motor Body Works and Motor Repair Station
Office	Impact assessable				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
Passenger Terminal	Impact assessable				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
Place of Worship	Impact assessable				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 5.8.4 Exhibition Centre, Place of Assembly and Place of Worship

ASSESSMENT TABLE – ZONE GI – GENERAL INDUSTRY					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Plant Nursery	Impact assessable	3.4 CR – Coastal Reclamation	5.2.1 General Height Control		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
Recycling Depot	Permitted	3.6 LSF – Land Subject to Flooding	5.2.4 Car Parking		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
Renewable Energy Facility	Impact assessable	3.7 LSSS – Land Subject to Storm Surge	5.2.5 Loading Bays		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
Service Station	Merit assessable	3.8 LADR – Land Adjacent to a Designated Road	5.2.6 Landscaping		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 5.8.8 Renewable Energy Facility
Sex Services-Commercial Premises	Permitted	3.9 DHD – Dredging in Darwin Harbour	5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		5.5.8 Service Station 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
Sex Services-Home Based Business	Permitted	3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance			5.5.14 Sex Services-Commercial Premises 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
Shop	Impact assessable				5.4.10 Home Based Businesses
Showroom Sales	Impact assessable				5.5.5 Shops in Zones CV, CL, LI, GI, DV, OR and CN 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
					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

ASSESSMENT TABLE – ZONE GI – GENERAL INDUSTRY

Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Telecommunications Facility	Impact assessable	3.4 CR – Coastal Reclamation	5.2.1 General Height Control		5.8.10 Telecommunications Facility
Transport terminal	Permitted	3.6 LSF – Land Subject to Flooding	5.2.4 Car Parking		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
Vehicle Sales and Hire	Permitted	3.7 LSSS – Land Subject to Storm Surge	5.2.5 Loading Bays		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
Veterinary Clinic	Permitted	3.8 LADR – Land Adjacent to a Designated Road	5.2.6 Landscaping		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
Warehouse	Permitted	3.9 DHD – Dredging in Darwin Harbour	5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		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
All other uses defined in Schedule 2 (Definitions)	Prohibited	3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance			
Undefined Uses Any use not defined in Schedule 2 (Definitions)	Impact assessable				Part 2, Part 3, Part 4, Part 5 of this Planning Scheme

4.16 Zone DV – Development

Zone Purpose

Facilitate the development of major strategic industries that are of importance to the future economic development of the Northern Territory, including gas, road, rail or port related industries.

Zone Outcomes

1. A range of strategic **industry** activities, including **abattoir**, **fuel depot**, major industrial development, **transport terminal**, and **warehouse** uses that benefit from proximity to ports and rail infrastructure and require larger lots due to the scale of activities.
2. Non-industrial activities, including **food premises-cafe/takeaway**, **education establishment**, **shops**, **offices**, **rooming accommodation**, **hotel/motel**, and **showroom sales**, may be established where they directly support and are compatible with the ongoing industrial use of the zone.
3. Other non-industrial activities such as **telecommunications facilities**, indoor **leisure and recreation**, **medical clinic** and **club**, may only be established where they do not jeopardise the ongoing operation and viability of strategic industrial activities or the integrity of the zone.
4. Any other non-industrial activities may only be established where they do not compromise or conflict with the **primary use** of the locality for strategic **industry** purposes.
5. Subdivision primarily provides for a diversity of lot sizes, including an appropriate proportion of larger lots to cater for larger format **industry** uses.
6. Development is provided with the appropriate urban services including, roads, reticulated water, sewerage (where available), stormwater drainage and electricity and telecommunication infrastructure. 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.
7. Development that is not defined in Schedule 2 (Definitions) may occur only when assessment has determined that the development is appropriate in the zone, having regard to the purpose and outcomes of this zone and such matters as the location, nature, scale and intensity of the development.

ASSESSMENT TABLE – ZONE DV – DEVELOPMENT					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Abattoir	Impact assessable	3.4 CR – Coastal Reclamation	5.2.1 General Height Control		5.6.1 Setbacks and Building Design in Zones LI, GI and DV
Animal Boarding	Impact assessable	3.6 LSF – Land Subject to Flooding	5.2.4 Car Parking		5.6.1 Setbacks and Building Design in Zones LI, GI and DV
Bar-Public	Impact assessable	3.7 LSSS – Land Subject to Storm Surge	5.2.5 Loading Bays		5.7.2 Animal Related Use (Animal Boarding and Stables)
Caravan Accommodation	Permitted	3.8 LADR - Land Adjacent to a Designated Road	5.2.6 Landscaping		5.5.10 Nightclub Entertainment Venue, Bar-Public and Bar-Small
Car Park	Impact assessable				5.6.1 Setbacks and Building Design in Zones LI, GI and DV
Car Wash	Impact assessable	3.9 DHD – Dredging in Darwin Harbour			5.4.11 Caravan Accommodation
Club	Impact assessable	3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance			5.6.1 Setbacks and Building Design in Zones LI, GI and DV
Demountable Structures	Permitted				5.8.3 Club
Dwelling-Caretakers	Impact assessable				5.8.7 Demountable Structures
Education Establishment	Impact assessable				5.4.12 Dwelling-Caretakers
Emergency Services Facility	Merit assessable				5.6.1 Setbacks and Building Design in Zones LI, GI and DV
Excavation and Fill	Impact assessable				5.6.1 Setbacks and Building Design in Zones LI, GI and DV
					5.8.2 Education Establishment
					5.6.1 Setbacks and Building Design in Zones LI, GI and DV
					5.8.6 Emergency Service Facility
					5.8.9 Excavation and Fill

ASSESSMENT TABLE – ZONE DV – DEVELOPMENT					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Food Premises- Café/Take Away	Merit assessable	3.4 CR – Coastal Reclamation	5.2.1 General Height Control		5.5.11 Food Premises 5.6.1 Setbacks and Building Design in Zones LI, GI and DV
Food Premises- Fast Food Outlet	Impact assessable	3.6 LSF – Land Subject to Flooding	5.2.4 Car Parking		5.5.11 Food Premises 5.6.1 Setbacks and Building Design in Zones LI, GI and DV
Food Premises- Restaurant	Impact assessable	3.7 LSSS – Land Subject to Storm Surge	5.2.5 Loading Bays		5.5.11 Food Premises 5.6.1 Setbacks and Building Design in Zones LI, GI and DV
Fuel Depot	Impact assessable	3.8 LADR - Land Adjacent to a Designated Road	5.2.6 Landscaping		5.6.1 Setbacks and Building Design in Zones LI, GI and DV
Hotel/Motel	Impact assessable	3.9 DHD – Dredging in Darwin Harbour			5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures 5.6.1 Setbacks and Building Design in Zones LI, GI and DV
Industry-General	Impact assessable	3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance			5.6.1 Setbacks and Building Design in Zones LI, GI and DV
Industry-Light	Impact assessable				5.6.1 Setbacks and Building Design in Zones LI, GI and DV
Intensive Animal Husbandry	Impact assessable				5.7.1 Rural Development (Agriculture, Horticulture and Intensive Animal Husbandry) 5.6.1 Setbacks and Building Design in Zones LI, GI and DV
Leisure and Recreation	Impact assessable				5.6.1 Setbacks and Building Design in Zones LI, GI and DV 5.8.5 Leisure and Recreation
Medical Clinic	Impact assessable				5.6.1 Setbacks and Building Design in Zones LI, GI and DV
Motor Body Works	Impact assessable				5.6.1 Setbacks and Building Design in Zones LI, GI and DV 5.6.3 Motor Body Works and Motor Repair Station
Motor Repair Station	Impact assessable				5.6.1 Setbacks and Building Design in Zones LI, GI and DV 5.6.3 Motor Body Works and Motor Repair Station

ASSESSMENT TABLE – ZONE DV – DEVELOPMENT					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Office	Impact assessable	3.4 CR – Coastal Reclamation	5.2.1 General Height Control		5.6.1 Setbacks and Building Design in Zones LI, GI and DV
Passenger Terminal	Impact assessable	3.6 LSF – Land Subject to Flooding	5.2.4 Car Parking		5.6.1 Setbacks and Building Design in Zones LI, GI and DV
Recycling Depot	Impact assessable	3.7 LSSS – Land Subject to Storm Surge	5.2.5 Loading Bays		5.6.1 Setbacks and Building Design in Zones LI, GI and DV
Renewable Energy Facility	Impact assessable	3.8 LADR - Land Adjacent to a Designated Road	5.2.6 Landscaping		5.6.1 Setbacks and Building Design in Zones LI, GI and DV 5.8.8 Renewable Energy Facility
Rooming Accommodation	Impact assessable	3.9 DHD – Dredging in Darwin Harbour			5.4.7 Communal Open Space 5.4.8 Residential Building Design 5.6.1 Setbacks and Building Design in Zones LI, GI and DV 5.4.17 Building Articulation
Service Station	Impact assessable	3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance			5.5.8 Service Station 5.6.1 Setbacks and Building Design in Zones LI, GI and DV
Sex Services-Home Based Business	Impact assessable				5.4.10 Home Based Businesses
Shop	Impact assessable				5.5.5 Shops in Zones CV, CL, LI, GI, DV, OR and CN 5.6.1 Setbacks and Building Design in Zones LI, GI and DV
Showroom Sales	Impact assessable				5.6.1 Setbacks and Building Design in Zones LI, GI and DV
Telecommunications Facility	Impact assessable				5.8.10 Telecommunications Facility
Transport Terminal	Impact assessable				5.6.1 Setbacks and Building Design in Zones LI, GI and DV
Vehicle Sales and Hire	Impact assessable				5.6.1 Setbacks and Building Design in Zones LI, GI and DV

ASSESSMENT TABLE – ZONE DV – DEVELOPMENT					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Warehouse	Merit assessable	3.4 CR – Coastal Reclamation	5.2.1 General Height Control		5.6.1 Setbacks and Building Design in Zones LI, GI and DV
All other uses defined in Schedule 2 (Definitions)	Prohibited	3.6 LSF – Land Subject to Flooding	5.2.4 Car Parking		
Undefined Uses Any use not defined in Schedule 2 (Definitions)	Impact assessable	3.7 LSSS – Land Subject to Storm Surge	5.2.5 Loading Bays		Part 2, Part 3, Part 4, Part 5 of this Planning Scheme
		3.8 LADR - Land Adjacent to a Designated Road	5.2.6 Landscaping		
		3.9 DHD – Dredging in Darwin Harbour			
		3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance			

4.17 Zone PS – Public Open Space

Zone Purpose

Retain and enrich open space areas for public use and enjoyment, and the enhancement of public **amenity**.

Zone Outcomes

1. **Public open space** enriches the **amenity** of the surrounding area and primarily caters for the informal outdoor recreation needs of the community.
2. Temporary or periodic uses, such as **markets** or outdoor entertainment events, that can be reasonably accommodated by the existing facilities and do not unduly impact on the **amenity** and character of the surrounding area.
3. Uses which are complementary to and support the use and enjoyment of open space, including **community centre, leisure and recreation activities, food premises-café/take away and food premises-restaurant**, may be established if of a scale and intensity that does not detrimentally impact on the **amenity** or integrity of the zone.
4. All development, including public infrastructure and **outbuildings**, is located, designed, operated and maintained to:
 - (a) retain or enhance the character and **amenity** of the open space;
 - (b) minimise encroachment on the publically-accessible open space in a way which would unreasonably reduce its function for informal recreation;
 - (c) respond to the local climate, including minimising the ongoing consumption of energy and water;
 - (d) integrate with natural systems; and
 - (e) minimise unreasonable impacts on the **amenity** of surrounding residential land
5. Development avoids any adverse impacts on ecologically important areas within or nearby the zone.
6. Development that is not defined in Schedule 2 (Definitions) may occur only when assessment has determined that the development is appropriate in the zone, having regard to the purpose and outcomes of this zone and such matters as the location, nature, scale and intensity of the development.

ASSESSMENT TABLE – ZONE PS – PUBLIC OPEN SPACE					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Caravan Accommodation	Permitted	3.4 CR – Coastal Reclamation 3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge 3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance	5.2.1 General Height Control 5.2.4 Car 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		5.4.11 Caravan Accommodation
Community Centre	Impact assessable				
Demountable Structures	Permitted				5.8.7 Demountable Structures
Dwelling-Caretakers	Merit assessable				5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures 5.4.12 Dwelling-Caretakers
Excavation and Fill	Impact assessable				5.8.9 Excavation and Fill
Food Premises-Café/Take Away	Impact assessable				5.5.11 Food Premises
Food Premises-Restaurant	Impact assessable				5.5.11 Food Premises
Leisure and Recreation	Impact assessable				5.8.5 Leisure and Recreation
Market	Permitted				5.8.1 Markets
Sex Services-Home Based Business	Permitted				5.4.10 Home Based Businesses
Telecommunications Facility	Impact assessable				5.8.10 Telecommunications Facility
All other uses defined in Schedule 2 (Definitions)	Prohibited				
Undefined Uses Any use not defined in Schedule 2 (Definitions)	Impact assessable				Part 2, Part 3, Part 4, Part 5 of this Planning Scheme

4.18 Zone OR – Organised Recreation

Zone Purpose

Provide for the development of community and commercial facilities for organised recreation activities.

Zone Outcomes

1. Development primarily for **sport and recreation, leisure and recreation** and **community centre** that cater for the organised active recreation needs of the community, including supporting infrastructure such as amenities blocks, **outbuildings**, spectator stands and lighting infrastructure.
2. Temporary or periodic uses, such as **markets** or outdoor entertainment events, that can be reasonably accommodated by the existing facilities and do not unduly impact on the **amenity** and character of the surrounding area.
3. Other development that is complimentary to and supports organised recreational activities, such as **car park, club, food premises-restaurant** and **shop** may also be established, where they do not compromise or conflict with the **primary use** of the land.
4. All development, including public infrastructure and **outbuildings**, is located, designed, operated and maintained to:
 - (a) make a positive contribution to the locality by incorporating a high quality of built form and landscape design;
 - (b) minimise unreasonable impacts to the **amenity** of surrounding premises and any residential land;
 - (c) mitigate the potential for land use conflict with existing and intended surrounding development;
 - (d) avoid adverse impacts on the local road network;
 - (e) provides safe and convenient pedestrian and bicycle **access** within the development and strong connections to external transport networks;
 - (f) avoid any adverse impacts on ecologically important areas; and
 - (g) allow passive surveillance of public spaces.
5. Development that is not defined in Schedule 2 (Definitions) may occur only when assessment has determined that the development is appropriate in the zone, having regard to the purpose and outcomes of this zone and such matters as the location, nature, scale and intensity of the development.

ASSESSMENT TABLE – ZONE OR – ORGANISED RECREATION					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Caravan Accommodation	Permitted	3.4 CR – Coastal Reclamation 3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge 3.8 LADR – Land Adjacent to a Designated Road 3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance	5.2.1 General Height Control 5.2.4 Car 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		5.4.11 Caravan Accommodation
Car Park	Impact assessable				5.5.3 General Building and Site Design
Child Care Centre	Impact assessable				5.5.3 General Building and Site Design 5.5.7 Child Care Centres
Club	Merit assessable				5.5.3 General Building and Site Design 5.8.3 Club
Community Centre	Permitted				
Demountable Structures	Permitted				5.8.7 Demountable Structures
Dwelling-Caretakers	Merit assessable				5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures 5.4.12 Dwelling-Caretakers
Excavation and Fill	Impact assessable				5.8.9 Excavation and Fill
Food Premises-Café/Take Away	Merit assessable				5.5.3 General Building and Site Design 5.5.11 Food Premises
Food Premises-Restaurant	Impact assessable				5.5.3 General Building and Site Design 5.5.11 Food Premises
Home Based Business	Impact assessable				5.4.10 Home Based Business
Leisure and Recreation	Merit assessable				5.5.3 General Building and Site Design 5.8.5 Leisure and Recreation
Market	Permitted				5.8.1 Market
Sex Services-Home Based Business	Permitted				5.4.10 Home Based Businesses
Shop	Impact assessable	5.5.3 General Building and Site Design 5.5.5 Shops in Zones CV, CL, LI, GI, DV, OR and CN			
Stables	Impact assessable	5.7.2 Animal related use (Animal Boarding and Stables)			
Telecommunications Facility	Impact assessable	5.8.10 Telecommunications Facility			

ASSESSMENT TABLE – ZONE OR – ORGANISED RECREATION

Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
All other uses defined in Schedule 2 (Definitions)	Prohibited	3.4 CR – Coastal Reclamation	5.2.1 General Height Control		
Undefined Uses Any use not defined in Schedule 2 (Definitions)	Impact assessable	3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge 3.8 LADR – Land Adjacent to a Designated Road 3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance	5.2.4 Car 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		Part 2, Part 3, Part 4, Part 5 of this Planning Scheme

4.19 Zone H – Horticulture

Zone Purpose

Provide and protect land with productive capability for commercial **horticulture**.

Zone Outcomes

1. Predominantly **horticulture, agriculture** and **plant nursery**;
2. Development that is complementary to and supports the primary production activities of the land including **retail agriculture stall, helicopter landing site, industry-primary**, and **transport terminal**, may also be established.
3. **Dwelling-group** and **rooming accommodation** where necessary to support **horticulture** and **agriculture** activities.
4. **Intensive animal husbandry** and **animal boarding** may be established where they do not compromise the ongoing operation and viability of **horticulture** or the integrity of the zone.
5. Subdivision primarily provides for lot sizes that are commercially viable for sustainable **horticulture** and responds to the capability of the land.
6. Development avoids or minimises adverse impacts on ecologically important areas, through sensitive location, design, operation and management.
7. Development does not impose unsustainable demands on surface water and groundwater.
8. Development is provided with infrastructure and services that are commensurate with the locality and scale of development.
9. Development that is not defined in Schedule 2 (Definitions) may occur only when assessment has determined that the development is appropriate in the zone, having regard to the purpose and outcomes of this zone and such matters as the location, nature, scale and intensity of the development.

ASSESSMENT TABLE – ZONE H – HORTICULTURE					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Agriculture	Permitted	3.2 CNV – Clearing of Native Vegetation	5.2.1 General Height control		5.7.1 Rural Development (Agriculture, Horticulture and Intensive Animal Husbandry)
Animal Boarding	Impact assessable	3.3 RCNV - Restricted Clearing of Native Vegetation	5.2.4 Car Parking		5.7.2 Animal related use (Animal Boarding and Stables)
Caravan Accommodation	Permitted		5.2.5 Loading Bays		5.4.11 Caravan Accommodation
Demountable Structures	Permitted	3.4 CR – Coastal Reclamation	5.2.6 Landscaping		5.8.7 Demountable Structures
Dwelling-Community Residence	Permitted				
Dwelling-Group	Permitted	3.6 LSF – Land Subject to Flooding			5.4.1 Residential Density
		3.7 LSSS – Land Subject to Storm Surge			5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures
		3.8 LADR – Land Adjacent to a Designated Road			5.4.4 Extensions and Structures Ancillary to a Dwelling-Group or Dwelling-Multiple Development
					5.4.6 Private Open Space
					5.4.8 Residential Building Design
					5.4.17 Building Articulation
Dwelling-Independent	Permitted	3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance			5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures
Dwelling-Single	Permitted				5.4.13 Dwellings-Independent
					5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures
					5.4.6 Private Open Space
Excavation and Fill	Impact assessable				5.8.9 Excavation and Fill
Helicopter Landing Site	Permitted				5.4.16 Helicopter Landing Sites
Home Based Business	Permitted				5.4.10 Home Based Businesses
Horticulture	Permitted				5.7.1 Rural Development (Agriculture, Horticulture and Intensive Animal Husbandry)

ASSESSMENT TABLE – ZONE H – HORTICULTURE					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Industry-Primary	Permitted	3.2 CNV – Clearing of Native Vegetation 3.3 RCNV - Restricted Clearing of Native Vegetation 3.4 CR – Coastal Reclamation 3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge 3.8 LADR – Land Adjacent to a Designated Road 3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance	5.2.1 General Height control 5.2.4 Car Parking 5.2.5 Loading Bays 5.2.6 Landscaping		5.7.4 Industry-Primary in Zones RL, R and H
Intensive Animal Husbandry	Impact assessable				5.7.1 Rural Development (Agriculture, Horticulture and Intensive Animal Husbandry)
Plant Nursery	Permitted				
Retail Agricultural Stall	Permitted				5.7.5 Retail Agricultural Stall
Rooming Accommodation	Merit assessable				5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures 5.4.7 Communal Open Space 5.4.8 Residential Building Design 5.4.17 Building Articulation
Sex Services-Home Based Business	Permitted				5.4.10 Home Based Businesses
Stables	Impact assessable				5.7.2 Animal related use (Animal Boarding and Stables)
Telecommunications Facility	Impact assessable				5.8.10 Telecommunications Facility
Transport terminal	Impact assessable				5.7.3 Transport Terminals in Zones R and H
All other uses defined in Schedule 2 (Definitions)	Prohibited				
Undefined Uses Any use not defined in Schedule 2 (Definitions)	Impact assessable	Part 2, Part 3, Part 4, Part 5 of this Planning Scheme			

4.20 Zone A – Agriculture

Zone Purpose

Provide and protect land with productive capability for a diverse range of **agriculture**.

Zone Outcomes

1. Predominantly **agriculture, horticulture and plant nursery**;
2. Development that is complementary to and supports primary production including **retail agriculture stall, industry-primary, stables, helicopter landing site and transport terminal**, may also be established.
3. **Dwelling-group and rooming accommodation** where necessary to support **agriculture** activities.
4. Development such as **caravan park, education establishment and renewable energy facility** may be established where they complement agricultural activities and do not compromise the ongoing operation and viability of **agriculture** or the integrity of the zone.
5. Development such as **abattoir and intensive animal husbandry** may also be established where they can be located, designed and managed to maintain the quality of the natural environment and the reasonable **amenity** of the locality.
6. Subdivision primarily provides for lot sizes that are commercially viable for sustainable **agriculture** and responds to the capability of the land.
7. Development avoids or minimises adverse impacts on ecologically important areas, through sensitive location, design, operation and management.
8. Developments do not impose unsustainable demands on surface water and groundwater.
9. Development provides for infrastructure and services that are commensurate with the locality and scale of development.
10. Development that is not defined in Schedule 2 (Definitions) may occur only when assessment has determined that the development is appropriate in the zone, having regard to the purpose and outcomes of this zone and such matters as the location, nature, scale and intensity of the development.

ASSESSMENT TABLE – ZONE A – AGRICULTURE					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Abattoir	Impact assessable	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 3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance	5.2.1 General Height Control 5.2.4 Car Parking 5.2.5 Loading Bays 5.2.6 Landscaping		
Agriculture	Permitted				5.7.1 Rural Development (Agriculture, Horticulture and Intensive Animal Husbandry)
Animal Boarding	Permitted				5.7.2 Animal related use (Animal Boarding and Stables)
Caravan Accommodation	Permitted				5.4.11 Caravan Accommodation
Caravan Park	Impact assessable				5.5.13 Caravan Parks
Demountable Structures	Permitted				5.8.7 Demountable Structures
Dwelling-Community Residence	Permitted				5.4.14 Dwelling-Community Residence
Dwelling-Group	Permitted				5.4.1 Residential Density 5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures 5.4.4 Extensions and Structures Ancillary to a Dwelling-Group or Dwelling-Multiple Development 5.4.6 Private Open Space 5.4.8 Residential Building Design 5.4.17 Building Articulation
Dwelling-Independent	Permitted				5.4.1 Residential Density 5.4.3 Building Setbacks for Residential Buildings and Ancillary Structure 5.4.6 Private Open Space 5.4.13 Dwellings-Independent
Dwelling-Single	Permitted				5.4.1 Residential Density 5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures
Education Establishment	Impact assessable				5.8.2 Education Establishment
Excavation and Fill	Impact assessable				5.8.9 Excavation and Fill
Helicopter Landing Site	Permitted				5.4.16 Helicopter Landing Sites
Home Based Business	Permitted	5.4.10 Home Based Businesses			

ASSESSMENT TABLE – ZONE A – AGRICULTURE					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Horticulture	Permitted	3.2 CNV – Clearing of Native Vegetation	5.2.1 General Height Control		5.7.1 Rural Development (Agriculture, Horticulture and Intensive Animal Husbandry)
Industry-Primary	Permitted		5.2.4 Car Parking		
Intensive Animal Husbandry	Impact assessable	3.3 RCNV - Restricted Clearing of Native Vegetation	5.2.5 Loading Bays		5.7.1 Rural Development (Agriculture, Horticulture and Intensive Animal Husbandry)
Leisure and Recreation	Permitted		5.2.6 Landscaping		5.8.5 Leisure and Recreation
Place of Worship	Impact assessable	3.4 CR – Coastal Reclamation			5.8.4 Exhibition Centre, Place of Assembly and Place of Worship
Plant Nursery	Permitted	3.5 LPA – Land in Proximity to Airports			
Renewable Energy Facility	Impact assessable				5.8.8 Renewable Energy Facility
Retail Agricultural Stall	Permitted	3.6 LSF – Land Subject to Flooding			5.7.5 Retail Agricultural Stall
Rooming Accommodation	Merit assessable	3.7 LSSS – Land Subject to Storm Surge			5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures 5.4.7 Communal open space 5.4.8 Residential Building Design
Sex Services-Home Based Business	Permitted	3.8 LADR – Land Adjacent to a Designated Road			5.4.17 Building Articulation 5.4.10 Home Based Businesses
Stables	Permitted				5.7.2 Animal related use (Animal Boarding and Stables)
Telecommunications Facility	Impact assessable	3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance			5.8.10 Telecommunications Facility
Transport Terminal	Impact assessable				
Veterinary Clinic	Permitted				
Warehouse	Permitted				
All other uses defined in Schedule 2 (Definitions)	Prohibited				
Undefined Uses Any use not defined in Schedule 2 (Definitions)	Impact assessable				Part 2, Part 3, Part 4, Part 5 of this Planning Scheme

4.21 Zone R – Rural

Zone Purpose

Provide for residential, horticultural, agricultural and other rural activities on large lots to provide separation between potentially incompatible uses and restrict closer settlement in areas where **access** to reticulated water and sewerage may not be available.

Zone Outcomes

1. Development for rural uses such as **agriculture, horticulture, plant nursery, retail agricultural stall** and **stables**.
2. Low density rural living, in the form of **dwelling-single** and **dwelling-independent**.
3. Development such as **animal boarding, industry-primary, intensive animal husbandry** and **transport terminal**, where the scale, intensity and nature of the activity is compatible with the rural character and **amenity** of the surrounding locality.
4. Development such as **child care centre, residential care facility, education establishment, place of worship, or restaurant**, where the nature of the activity does not compromise the **primary use** of the locality for rural activities.
5. Development is designed and sited to sensitively respond to the physical characteristics and constraints of land such as flooding, water logging, steep land, and bushfire hazard.
6. Subdivision design is informed by land suitability assessment to confirm adequate unconstrained land is available for rural development.
7. Subdivision provides for infrastructure and services that is appropriate to the locality and scale of development.
8. Development does not impose unsustainable demands on surface water and groundwater.
9. Development that is not defined in Schedule 2 (Definitions) may occur only when assessment has determined that the development is appropriate in the zone, having regard to the purpose and outcomes of this zone and such matters as the location, nature, scale and intensity of the development.

ASSESSMENT TABLE – ZONE R – RURAL					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Agriculture	Permitted	3.2 CNV – Clearing of Native Vegetation	5.2.1 General Height Control		5.7.1 Rural Development (Agriculture, Horticulture and Intensive Animal Husbandry)
Animal Boarding	Impact assessable	3.3 RCNV - Restricted Clearing of Native Vegetation	5.2.4 Car Parking		5.7.2 Animal related use (Animal Boarding and Stables)
Caravan Accommodation	Permitted		5.2.5 Loading Bays		5.4.11 Caravan Accommodation
Child Care Centre	Impact assessable	3.4 CR – Coastal Reclamation	5.2.6 Landscaping		5.5.7 Child Care Centre
Community Centre	Impact assessable		5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		
Demountable Structures	Permitted	3.5 LPA – Land in Proximity to Airports			5.8.7 Demountable Structures
Dwelling-Community Residence	Permitted	3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge			5.4.14 Dwelling Community Residence
Dwelling-Independent	Permitted		3.8 LADR – Land Adjacent to a Designated Road		5.4.1 Residential Density 5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures 5.4.6 Private Open Space 5.4.13 Dwellings-Independent
Dwelling-Single	Permitted	3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance			5.4.1 Residential Density 5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures 5.4.6 Private Open Space
Education Establishment	Impact assessable		5.8.2 Education Establishment		
Emergency Services Facility	Impact assessable				5.8.6 Emergency Services Facility
Excavation and Fill	Impact assessable				5.8.9 Excavation and Fill
Food Premises-Café/Take Away	Impact assessable				5.5.11 Food Premises
Food Premises-Restaurant	Impact assessable				5.5.11 Food Premises
Helicopter Landing Site	Impact assessable				5.4.16 Helicopter Landing Sites
Home Based Business	Permitted				5.4.10 Home Based Businesses
Horticulture	Permitted				5.7.1 Rural Development (Agriculture, Horticulture and Intensive Animal Husbandry)
Industry-Primary	Impact assessable				5.7.4 Industry-Primary in Zones RL, R and H

ASSESSMENT TABLE – ZONE R – RURAL					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Intensive Animal Husbandry	Impact assessable	3.2 CNV – Clearing of Native Vegetation	5.2.1 General Height Control		5.7.1 Rural Development (Agriculture, Horticulture and Intensive Animal Husbandry)
Place of Worship	Impact assessable	3.3 RCNV - Restricted Clearing of Native Vegetation	5.2.4 Car Parking		5.8.4 Exhibition Centre, Place of Assembly and Place of Worship
Plant Nursery	Permitted		5.2.5 Loading Bays		
Renewable Energy Facility	Impact assessable	3.4 CR – Coastal Reclamation	5.2.6 Landscaping		5.8.8 Renewable Energy Facility
Residential Care Facility	Impact assessable		3.5 LPA – Land in Proximity to Airports	5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR	
Retail Agricultural Stall	Permitted	3.6 LSF – Land Subject to Flooding			
Sex Services-Home Based Business	Permitted	3.7 LSSS – Land Subject to Storm Surge			5.4.10 Home Based Businesses
Stables	Permitted	3.8 LADR – Land Adjacent to a Designated Road			5.7.2 Animal related use (Animal Boarding and Stables)
Telecommunications Facility	Impact assessable		3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance		
Transport Terminal	Impact assessable				5.7.3 Transport Terminals in Zones R and H
Veterinary Clinic	Impact assessable				
All other uses defined in Schedule 2 (Definitions)	Prohibited				
Undefined Uses Any use not defined in Schedule 2 (Definitions)	Impact assessable				Part 2, Part 3, Part 4, Part 5 of this Planning Scheme

4.22 Zone CP – Community Purpose

Zone Purpose

Provide for community services and facilities, whether publicly or privately owned or operated, in locations that are accessible to the community that it serves.

Zone Outcomes

1. Community services and facilities such as **medical clinic, place of worship, education establishment, emergency services facility, exhibition centre, residential care facility, community centre** and **childcare centre** are established to meet the social, educational, spiritual, cultural or health needs of the community.
2. Development such as **hospital, passenger terminal, place of assembly** and **recycling depot** servicing the broader regional population may be established where they do not compromise the reasonable **amenity** of residential land in the locality.
3. All development, including public infrastructure and **outbuildings**, is located, designed, operated and maintained to:
 - (a) make a positive contribution to the locality by incorporating a high quality of built form and landscape design;
 - (b) minimise unreasonable impacts to the **amenity** of surrounding premises and any residential land;
 - (c) mitigate the potential for land use conflict with existing and intended surrounding development;
 - (d) avoid adverse impacts on the local road network;
 - (e) provides safe and convenient pedestrian and bicycle **access** within the development and strong connections to external transport networks;
 - (f) avoid any adverse impacts on ecologically important areas; and
 - (g) allow passive surveillance of public spaces.
4. Subdivision provides the appropriate level of services and infrastructure including roads, pedestrian and cycle paths, reticulated electricity, water, and sewerage (where available), stormwater drainage and telecommunication infrastructure.
5. Development that is not defined in Schedule 2 (Definitions) may occur only when assessment has determined that the development is appropriate in the zone, having regard to the purpose and outcomes of this zone and such matters as the location, nature, scale and intensity of the development.

ASSESSMENT TABLE – ZONE CP – COMMUNITY PURPOSE					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Animal Boarding	Impact assessable	3.2 CNV – Clearing of Native Vegetation	5.2.1 General Height Control	5.6.7 Humpty Doo Village	5.5.3 General Building and Site Design 5.7.2 Animal related use (Animal Boarding and Stables)
Caravan Accommodation	Permitted	3.3 RCNV - Restricted Clearing of Native Vegetation	5.2.4 Car Parking		5.4.11 Caravan Accommodation
Child Care Centre	Permitted		5.2.5 Loading Bays		5.5.3 General Building and Site Design 5.5.7 Child Care Centre
Club	Impact assessable	3.4 CR – Coastal Reclamation	5.2.6 Landscaping		5.5.3 General Building and Site Design 5.8.3 Club
Community Centre	Permitted	3.5 LPA – Land In Proximity to Airports	5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		5.5.3 General Building and Site Design
Demountable Structures	Permitted				5.8.7 Demountable Structures
Dwelling-Caretakers	Permitted	3.6 LSF – Land Subject to Flooding			5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.12 Dwelling-Caretakers
Education Establishment	Permitted	3.7 LSSS – Land Subject to Storm Surge			5.5.3 General Building and Site Design 5.8.2 Education establishment
Emergency Services Facility	Permitted	3.8 LADR - Land Adjacent to a Designated Road			5.5.3 General Building and Site Design 5.8.6 Emergency service facility
Excavation and Fill	Impact assessable	3.9 DHD – Darwin Harbour Dredging			5.8.9 Excavation and Fill
Exhibition Centre	Permitted		5.5.3 General Building and Site Design 5.8.4 Exhibition Centre, Place of Assembly and Place of Worship		
Hospital	Impact assessable	3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance			5.5.3 General Building and Site Design
Leisure and Recreation	Impact assessable		5.5.3 General Building and Site Design 5.8.5 Leisure and Recreation		
Market	Permitted		5.8.1 Market		
Medical Clinic	Permitted		5.5.3 General Building and Site Design		
Passenger Terminal	Impact assessable		5.5.3 General Building and Site Design		

ASSESSMENT TABLE – ZONE CP – COMMUNITY PURPOSE					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Place of Assembly	Impact assessable	3.2 CNV – Clearing of Native Vegetation	5.2.1 General Height Control 5.2.4 Car Parking	5.6.7 Humpty Doo Village	5.5.3 General Building and Site Design 5.8.4 Exhibition Centre, Place of Assembly and Place of Worship
Place of Worship	Permitted	3.3 RCNV - Restricted Clearing of Native Vegetation	5.2.5 Loading Bays 5.2.6 Landscaping		5.5.3 General Building and Site Design 5.8.4 Exhibition Centre, Place of Assembly and Place of Worship
Plant Nursery	Impact assessable	3.4 CR – Coastal Reclamation	5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		
Recycling Depot	Impact assessable				5.5.3 General Building and Site Design
Residential Care Facility	Permitted	3.5 LPA – Land In Proximity to Airports 3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge			5.4.3 Building setbacks of Residential Buildings and Ancillary Structures 5.4.7 Communal Open Space 5.4.8 Residential Building Design 5.4.15 Residential Care Facility 5.4.17 Building Articulation
Sex Services-Home Based Business	Permitted				5.4.10 Home Based Businesses
Telecommunications Facility	Impact assessable	3.8 LADR - Land Adjacent to a Designated Road			5.8.10 Telecommunications Facility
Veterinary Clinic	Impact assessable				5.5.3 General Building and Site Design
All other uses defined in Schedule 2 (Definitions)	Prohibited	3.9 DHD – Darwin Harbour Dredging			
Undefined Uses Any use not defined in Schedule 2 (Definitions)	Impact assessable	3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance			Part 2, Part 3, Part 4, Part 5 of this Planning Scheme

4.23 Zone CN – Conservation

Zone Purpose

Conserve and protect the flora, fauna and character of natural areas.

Zone Outcomes

1. Conservation space responds to and conserves the recognised environmental values of the land.
2. Development, including **access** for informal recreation, is sensitive to the natural features and habitats of the land, and located and operated to have minimal impact on the environment.
3. Development that is complementary to and supports the conservation values of natural areas, including **exhibition centre, shop, bar-small and food premises-restaurant and cafe/takeaway**, may be established if of a scale and intensity that does not adversely impact on the **amenity** or environment.
4. Temporary or periodic use for a **market** is limited to where it can be reasonably accommodated by the existing facilities with minimal impact on the **amenity** and conservation value of the surrounding area.
5. Residential use is limited to a **dwelling-caretakers** where it is required for the protection of the conservation values of the area or facilities.
6. Development is located, designed and managed to:
 - (a) conserve ecologically important areas and other natural features of the land and the setting;
 - (b) maintain the scenic value and visual quality of the area,
 - (c) be sympathetic and respectful to places of cultural significance;
 - (d) minimise **excavation and filling** and other changes to landform;
 - (e) minimise soil erosion and adverse impacts on water quality; and
 - (f) wherever possible, use existing cleared and degraded areas for the placement of buildings and related works.
7. Development provides for a limited range of infrastructure and services that are commensurate with the protection of the conservation values of the land and incorporates a high quality of built form and landscape design.
8. Development that is not defined in Schedule 2 (Definitions) may occur only when assessment has determined that the development is appropriate in the zone, having regard to the purpose and outcomes of this zone and such matters as the location, nature, scale and intensity of the development.

ASSESSMENT TABLE – ZONE CN – CONSERVATION					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Bar-Small	Impact assessable	3.2 CNV - Clearing of Native Vegetation	5.2.1 General Height Control		5.5.10 Nightclub Entertainment Venue, Bar-Public and Bar-Small
Caravan Accommodation	Impact assessable		5.2.4 Car Parking		5.4.11 Caravan Accommodation
Demountable Structures	Merit assessable	3.3 RCNV - Restricted Clearing of Native Vegetation	5.2.5 Loading Bays		5.8.7 Demountable Structures
Dwelling-Caretakers	Impact assessable		5.2.6 Landscaping		5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.12 Dwelling-Caretakers
Excavation and Fill	Impact assessable	3.4 CR - Coastal Reclamation	5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		5.8.9 Excavation and Fill
Exhibition Centre	Impact assessable	3.5 LPA – Land in Proximity to Airports			5.8.4 Exhibition Centre, Place of Assembly and Place of Worship
Food Premises-Café/Take Away	Impact assessable	3.6 LSF - Land Subject to Flooding			5.5.11 Food Premises
Food Premises-Restaurant	Impact assessable				5.5.11 Food Premises
Market	Impact assessable	3.7 LSSS - Land Subject to Storm Surge			5.8.1 Market
Sex Services-Home Based Business	Permitted				5.4.10 Home Based Businesses
Shop	Impact assessable	3.8 LADR – Land Adjacent to a Designated Road			5.5.5 Shops in Zones CV, CL, LI, GI, OR and CN
Telecommunications Facility	Impact assessable				5.8.10 Telecommunications Facility
All other uses defined in Schedule 2 (Definitions)	Prohibited	3.9 DHD – Dredging in Darwin Harbour			
Undefined Uses Any use not defined in Schedule 2 (Definitions)	Impact assessable	3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance			Part 2, Part 3, Part 4, Part 5 of this Planning Scheme

4.24 Zone HT – Heritage

Zone Purpose

Conserve and enhance buildings, places and objects that contribute to the heritage and cultural significance of an area.

Zone Outcomes

1. All development is located, designed and managed to:
 - (a) conserve the heritage values of the area;
 - (b) promote and incorporate adaptive reuse of heritage buildings; and
 - (c) be sympathetic and respectful to places of cultural significance.
2. Temporary or periodic uses, such as **markets** or outdoor entertainment events, where they can be reasonably accommodated by the existing facilities and do not unduly impact on the **amenity** of the surrounding area.
3. **Dwelling-single, dwelling-group** and **dwelling-multiple** where they are compatible with the preservation of the heritage value and significance of the area.
4. Residential development, including **dwelling-community residence, home based business, and rooming accommodation**, are operated in a manner that is compatible with the **amenity** associated with the heritage and/or cultural significance of the **site**.
5. Commercial and non-residential activities, such as **bar-small, food premises, child care centre, community centre, education establishment, exhibition centre, medical clinic, place of worship, office** and **shop** are located, designed and managed to be compatible with the preservation of the heritage value and significance of the surrounding area.
6. Development supports visitor activities that are compatible with and have a direct connection to the protection of the heritage values.
7. Development is designed so that the scale, character and architectural style will enhance the heritage significance of existing buildings, streetscape or landscape.
8. Public amenities and facilities are located, designed and operated to be responsive to the local climate and minimise the consumption of energy and water.

9. Development is provided with an appropriate level of services and infrastructure and minimises impacts on sensitive environments. If reticulated sewerage is unavailable, lots are suitable for the on-site disposal of effluent in a manner that does not pollute ground or surface waters.
10. Development that is not defined in Schedule 2 (Definitions) may occur only when assessment has determined that the development is appropriate in the zone, having regard to the purpose and outcomes of this zone and such matters as the location, nature, scale and intensity of the development.

ASSESSMENT TABLE – ZONE HT – HERITAGE					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Bar-Small	Impact assessable	3.4 CR - Coastal Reclamation	5.2.1 General Height Control		5.5.10 Nightclub Entertainment Venue, Bar-Public and Bar-Small
Caravan Accommodation	Impact assessable	3.6 LSF - Land Subject to Flooding	5.2.4 Car Parking		5.4.11 Caravan Accommodation
Child Care Centre	Impact assessable		5.2.5 Loading Bays		5.5.7 Child Care Centre
Community Centre	Impact assessable	3.7 LSSS - Land Subject to Storm Surge	5.2.6 Landscaping		
Demountable Structures	Impact assessable		5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		5.8.7 Demountable Structures
Dwelling-Caretakers	Impact assessable	3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance	5.3.1 Heritage Places and Development		5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.12 Dwelling-Caretakers
Dwelling-Group	Impact assessable				5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.4 Extensions and Structures Ancillary to a Dwelling–Group or Dwelling-Multiple Development 5.4.6 Private Open Space 5.4.8 Residential Building Design 5.4.17 Building Articulation
Dwelling-Independent	Impact assessable				5.4.1 Residential Density 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.6 Private Open Space 5.4.13 Dwelling-Independent
Dwelling-Multiple	Impact assessable				5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.4 Extensions and Structures Ancillary to a Dwelling–Group or Dwelling-Multiple Development 5.4.6 Private Open Space 5.4.7 Communal Open Space 5.4.8 Residential Building Design 5.4.17 Building Articulation

ASSESSMENT TABLE – ZONE HT – HERITAGE					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Dwelling-Single	Impact assessable	3.4 CR - Coastal Reclamation	5.2.1 General Height Control		5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.6 Private Open Space
Education Establishment	Impact assessable	3.6 LSF - Land Subject to Flooding	5.2.4 Car Parking		5.8.2 Education Establishment
Excavation and Fill	Impact assessable		5.2.5 Loading Bays		5.8.9 Excavation and Fill
Exhibition centre	Impact assessable	3.7 LSSS - Land Subject to Storm Surge	5.2.6 Landscaping		5.8.4 Exhibition Centre, Place of Assembly and Place of Worship
Food Premises-Café/Take Away	Impact assessable		5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		5.5.11 Food Premises
Food Premises-Restaurant	Impact assessable	3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance			5.5.11 Food Premises
Home Based Business	Impact assessable		5.3.1 Heritage Places and Development		5.4.10 Home Based Business
Market	Impact assessable				5.8.1 Market
Medical Clinic	Impact assessable				
Office	Impact assessable				
Place of Worship	Impact assessable				5.8.4 Exhibition Centre, Place of Assembly and Place of Worship
Rooming Accommodation	Impact assessable				5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.7 Communal Open Space 5.4.8 Residential Building Design 5.4.17 Building Articulation
Sex Services-Home Based Business	Impact assessable				5.4.10 Home Based Businesses
Shop	Impact assessable				
Telecommunications Facility	Impact assessable				5.8.10 Telecommunications Facility
All other uses defined in Schedule 2 (Definitions)	Prohibited				
Undefined Uses Any use not defined in Schedule 2 (Definitions)	Impact assessable				Part 2, Part 3, Part 4, Part 5 of this Planning Scheme

4.25 Zone RD – Restricted Development

Zone Purpose

Restrict development within proximity to an airport or under a flight path to ensure unencumbered operation of an airport and the safety of people in the zone.

Zone Outcomes

1. Limited development that:
 - (a) does not prejudice the ongoing safety and efficiency of an airport, including provision for future expansion;
 - (b) retains the non-urban character of the land; and
 - (c) limits the number of people who reside, recreate or work in the area.
2. **Agriculture, horticulture and stables**, where the scale, intensity and nature of the activity is compatible with the character and **amenity** of the surrounding locality and the land is capable of supporting the development.
3. Residential development is limited to **dwelling-caretakers**.
4. Development is to be of a nature that will not attract birds or fruit bats, or emit soot, dust, smoke or lights that may adversely impact on airport operations.
5. Development is low rise and complements the low density character of the zone.
6. Development avoids any adverse impacts on ecologically important areas through location, design, operation and management.
7. Development does not impose unsustainable demands on surface water and groundwater.
8. Subdivision design is informed by land suitability assessment to confirm the land is able to support the intended future development.
9. Development is provided with an appropriate level of services and infrastructure. If reticulated sewerage is unavailable, lots are suitable for the on-site disposal of effluent in a manner that does not pollute ground or surface waters.

10. Development that is not defined in Schedule 2 (Definitions) may occur only when assessment has determined that the development is appropriate in the zone, having regard to the purpose and outcomes of this zone and such matters as the location, nature, scale and intensity of the development.

ASSESSMENT TABLE – ZONE RD – RESTRICTED DEVELOPMENT					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Agriculture	Impact assessable	3.2 CNV - Clearing of Native Vegetation	5.2.1 General Height Control		5.7.1 Rural Development (Agriculture, Horticulture and Intensive Animal Husbandry)
Animal Boarding	Impact assessable	3.3 RCNV - Restricted Clearing of Native Vegetation	5.2.4 Car Parking		5.7.2 Animal Related Use (Animal Boarding and Stables)
Caravan Accommodation	Permitted		5.2.5 Loading Bays		5.4.11 Caravan Accommodation
Demountable Structures	Merit assessable	3.4 CR - Coastal Reclamation	5.2.6 Landscaping		5.8.7 Demountable Structures
Dwelling-Caretakers	Impact assessable	3.5 LPA - Land in Proximity to Airports	5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.12 Dwelling-Caretakers
Excavation and Fill	Impact assessable	3.6 LSF - Land Subject to Flooding			5.8.9 Excavation and Fill
Horticulture	Impact assessable	3.7 LSSS - Land Subject to Storm Surge			5.7.1 Rural Development (Agriculture, Horticulture and Intensive Animal Husbandry)
Plant Nursery	Impact assessable	3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance			
Retail Agricultural Stall	Impact assessable				5.7.5 Retail Agricultural Stall
Stables	Impact assessable				5.7.2 Animal Related Use (Animal Boarding and Stables)
Telecommunications Facility	Impact assessable				5.8.10 Telecommunications Facility
All other uses defined in Schedule 2 (Definitions)	Prohibited				
Undefined Uses Any use not defined in Schedule 2 (Definitions)	Impact assessable				Part 2, Part 3, Part 4, Part 5 of this Planning Scheme

4.26 Zone WM – Water Management

Zone Purpose

Restrict development within a water catchment area or other area providing surface or ground water for protection of public water supplies.

Zone Outcomes

1. Development:
 - (a) has a low potential to adversely impact on the security or quality of public water supplies;
 - (b) must be in accordance with the principles and policies for water management of the authority responsible for managing the public water supply; and
 - (c) is located and operated to the requirements of the responsible water management authority.
2. **Agriculture, animal boarding, caravan park, dwelling-single, hotel/motel, plant nursery, renewable energy facility, food premises-restaurant, rooming accommodation and stables** may only be established where:
 - (a) the scale, intensity and nature of the activity is compatible with the character and **amenity** of the surrounding locality; and
 - (b) the land is capable of supporting the development.
3. Subdivision design is informed by land suitability assessment to confirm the land is able to support the intended future development.
4. Development is provided with an appropriate level of services and infrastructure and minimises impacts on sensitive environments. If reticulated sewerage is unavailable, lots are suitable for the on-site disposal of effluent in a manner that does not compromise ground or surface waters.
5. Development that is not defined in Schedule 2 (Definitions) may occur only when assessment has determined that the development is appropriate in the zone, having regard to the purpose and outcomes of this zone and such matters as the location, nature, scale and intensity of the development.

ASSESSMENT TABLE – ZONE WM – WATER MANAGEMENT					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Agriculture	Impact assessable	3.2 CNV - Clearing of Native Vegetation	5.2.1 General Height Control		5.7.1 Rural Development (Agriculture, Horticulture and Intensive Animal Husbandry)
Bar-Small	Impact assessable	3.3 RCNV - Restricted Clearing of Native Vegetation	5.2.4 Car Parking		5.5.10 Nightclub Entertainment Venue, Bar-Public and Bar-Small
Caravan Accommodation	Permitted		5.2.5 Loading Bays		5.4.11 Caravan Accommodation
Caravan Park	Impact assessable	3.4 CR - Coastal Reclamation	5.2.6 Landscaping		5.5.13 Caravan Park
Demountable Structures	Merit assessable		5.3.2 Development of Land within Zone WM		5.8.7 Demountable Structures
Dwelling-Caretakers	Impact assessable	3.5 LPA – Land in Proximity to Airports			5.4.3 Building setbacks of Residential Buildings and Ancillary Structures 5.4.12 Dwelling-Caretakers
Dwelling-Community Residence	Permitted	3.6 LSF - Land Subject to Flooding			5.4.14 Dwelling-Community Residence
Dwelling-Independent	Permitted	3.7 LSSS – Land Subject to Storm Surge			5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.6 Private Open Space 5.4.13 Dwelling-Independent
Dwelling-Single	Impact assessable	3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance			5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.6 Private Open Space
Excavation and Fill	Impact assessable				5.8.9 Excavation and Fill
Home Based Business	Impact assessable				5.4.10 Home Based Business
Hotel/Motel	Impact assessable				5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures
Plant Nursery	Impact assessable				
Renewable Energy Facility	Impact assessable				5.8.8 Renewable Energy Facility
Food Premises-Restaurant	Impact assessable				5.5.11 Food Premises

ASSESSMENT TABLE – ZONE WM – WATER MANAGEMENT					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Rooming Accommodation	Impact assessable	3.2 CNV - Clearing of Native Vegetation 3.3 RCNV - Restricted Clearing of Native Vegetation	5.2.1 General Height Control 5.2.4 Car Parking 5.2.5 Loading Bays		5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.7 Communal Open Space 5.4.8 Residential Building Design 5.4.17 Building Articulation
Sex Services-Home Based Business	Impact assessable	3.4 CR - Coastal Reclamation	5.2.6 Landscaping		5.4.10 Home Based Businesses
Stables	Impact assessable	3.5 LPA – Land in Proximity to Airports	5.3.2 Development of Land within Zone WM		5.7.2 Animal Related Use (Animal Boarding and Stables)
Telecommunications Facility	Impact assessable	3.6 LSF - Land Subject to Flooding			5.8.10 Telecommunications Facility
All other uses defined in Schedule 2 (Definitions)	Prohibited	3.7 LSSS – Land Subject to Storm Surge			
Undefined Uses Any use not defined in Schedule 2 (Definitions)	Impact assessable	3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance			Part 2, Part 3, Part 4, Part 5 of this Planning Scheme

4.27 Zone FD – Future Development

Zone Purpose

Identify an area that is intended for future rezoning and development in accordance with the Strategic Framework. Development is limited to a level that will not prejudice future development or is compatible with planned future purposes.

Zone Outcomes

1. Subdivision and development responds to the Strategic Framework, and does not compromise existing or planned or future development or infrastructure through its location and operation.
2. Subdivision and development demonstrates that it does not prejudice the intended ultimate subdivision and future development.
3. Subdivision and development demonstrates that infrastructure can be provided and funded in accordance with an approved plan for infrastructure and will be to a standard that satisfies the requirements of the responsible service authority.
4. Interim development that is time limited may be established to ensure the land remains available for future development in accordance with the Strategic Framework.
5. **Dwelling-community residence, dwelling-independent and home based business** are provided with an appropriate level of services and infrastructure.
6. Development:
 - (a) supports the needs of the immediate community;
 - (b) is of a scale and intensity compatible with the character and **amenity** of the area;
 - (c) minimises impacts on sensitive environments;
 - (d) avoids adverse impacts on the local road network; and
 - (e) is managed to minimise unreasonable impacts to the **amenity** of surrounding land.
7. Development does not impose unsustainable demands on surface water and groundwater.
8. Subdivision design is informed by land suitability assessment to confirm the land is able to support the intended future development.

9. Development is provided with an appropriate level of services and infrastructure. If reticulated sewerage is unavailable, lots are suitable for the on-site disposal of effluent in a manner that does not pollute ground or surface waters.
10. Development that is not defined in Schedule 2 (Definitions) may occur only when assessment has determined that the development is appropriate in the zone, having regard to the purpose and outcomes of this zone and such matters as the location, nature, scale and intensity of the development.

ASSESSMENT TABLE – ZONE FD – FUTURE DEVELOPMENT					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Agriculture	Impact assessable	3.4 CR - Coastal Reclamation	5.2.1 General Height Control		5.7.1 Rural Development (Agriculture, Horticulture and Intensive Animal Husbandry)
Animal Boarding	Impact assessable	3.5 LPA – Land In Proximity to Airports	5.2.4 Car Parking		5.7.2 Animal related Use and Development
Bar-Public	Impact assessable	3.6 LSF - Land Subject to Flooding	5.2.5 Loading Bays		5.5.3 General Building and Site Design 5.5.10 Nightclub Entertainment Venue, Bar-Public and Bar-Small
Bar-Small	Impact assessable	3.7 LSSS – Land Subject to Storm Surge	5.2.6 Landscaping		5.5.3 General Building and Site Design 5.5.10 Nightclub Entertainment Venue, Bar-Public and Bar-Small
Caravan Accommodation	Permitted	3.8 LADR – Land Adjacent to a Designated Road	5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		5.4.11 Caravan Accommodation
Caravan Park	Impact assessable		5.3.4 Development of Land in Zone FD		5.5.13 Caravan Park
Car Park	Impact assessable				
Child Care Centre	Impact assessable	3.9 DHD – Dredging in Darwin Harbour			5.5.3 General Building and Site Design 5.5.7 Child Care Centre
Club	Impact assessable	3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance			5.5.3 General Building and Site Design 5.8.3 Club
Community Centre	Impact assessable				5.5.3 General Building and Site Design
Demountable Structures	Merit assessable				5.8.7 Demountable Structures
Dwelling-Caretakers	Impact assessable				5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.12 Dwelling-Caretakers
Dwelling-Community Residence	Permitted				5.4.14 Dwelling-Community Residence

ASSESSMENT TABLE – ZONE FD – FUTURE DEVELOPMENT					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Dwelling-Group	Impact assessable	3.4 CR - Coastal Reclamation 3.5 LPA – Land In Proximity to Airports 3.6 LSF - Land Subject to Flooding	5.2.1 General Height Control 5.2.4 Car Parking 5.2.5 Loading Bays 5.2.6 Landscaping		5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.4 Extensions and Structures Ancillary to a Dwelling-Group or Dwelling-Multiple Development 5.4.6 Private Open Space 5.4.8 Residential Building Design 5.4.17 Building Articulation
Dwelling-Independent	Permitted	3.7 LSSS – Land Subject to Storm Surge	5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.6 Private Open Space
Dwelling-Multiple	Impact assessable	3.8 LADR – Land Adjacent to a Designated Road 3.9 DHD – Dredging in Darwin Harbour 3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance	5.3.4 Development of Land in Zone FD		5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.4 Extensions and Structures Ancillary to a Dwelling-Group or Dwelling-Multiple Development 5.4.6 Private Open Space 5.4.7 Communal Open Space 5.4.8 Residential Building Design 5.4.17 Building Articulation
Dwelling-Single	Impact assessable				5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.6 Private Open Space
Education Establishment	Impact assessable				5.5.3 General Building and Site Design 5.8.2 Education Establishment
Emergency Services Facility	Impact assessable				5.5.3 General Building and Site Design 5.8.6 Emergency Services Facility
Excavation and Fill	Impact assessable				5.8.9 Excavation and Fill
Food Premises-Café/Take Away	Impact assessable				5.5.3 General Building and Site Design 5.5.11 Food Premises
Food Premises-Fast Food Outlet	Impact assessable				5.5.3 General Building and Site Design 5.5.11 Food Premises

ASSESSMENT TABLE – ZONE FD – FUTURE DEVELOPMENT					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Food Premises- Restaurant	Impact assessable	3.4 CR - Coastal Reclamation	5.2.1 General Height Control		5.5.3 General Building and Site Design 5.5.11 Food Premises
Helicopter Landing Site	Impact assessable	3.5 LPA – Land In Proximity to Airports	5.2.4 Car Parking		5.4.16 Helicopter Landing Sites
Home Based Business	Permitted		5.2.5 Loading Bays		5.4.10 Home Based Businesses
Horticulture	Impact assessable	3.6 LSF - Land Subject to Flooding	5.2.6 Landscaping		5.7.1 Rural Development (Agriculture, Horticulture and Intensive Animal Husbandry)
Hospital	Impact assessable	3.7 LSSS – Land Subject to Storm Surge 3.8 LADR – Land Adjacent to a Designated Road	5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		5.5.3 General Building and Site Design
Hotel/Motel	Impact assessable		5.3.4 Development of Land in Zone FD		5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.5.3 General Building and Site Design
Intensive Animal Husbandry	Impact assessable				5.7.1 Rural Development (Agriculture, Horticulture and Intensive Animal Husbandry)
Leisure and Recreation	Impact assessable	3.9 DHD – Dredging in Darwin Harbour			5.5.3 General Building and Site Design 5.8.5 Leisure and Recreation
Medical Clinic	Impact assessable	3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance			5.5.3 General Building and Site Design
Office	Impact assessable				5.5.3 General Building and Site Design
Place of Worship	Impact assessable				5.5.3 General Building and Site Design 5.8.4 Exhibition Centre, Place of Assembly and Place of Worship
Plant Nursery	Impact assessable				
Renewable Energy Facility	Impact assessable				5.5.3 General Building and Site Design 5.8.8 Renewable Energy Facility
Residential Care Facility	Impact assessable				5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.7 Communal Open Space 5.4.8 Residential Building Design 5.4.17 Building Articulation

ASSESSMENT TABLE – ZONE FD – FUTURE DEVELOPMENT					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Retail Agricultural Stall	Impact assessable	3.4 CR - Coastal Reclamation	5.2.1 General Height Control		5.7.5 Retail Agricultural Stall
Service Station	Impact assessable	3.5 LPA – Land In Proximity to Airports	5.2.4 Car Parking		5.5.3 General Building and Site Design 5.5.8 Service Station
Sex Services-Home Based Business	Permitted	3.6 LSF - Land Subject to Flooding	5.2.5 Loading Bays		5.4.10 Home Based Businesses
Shop	Impact assessable	3.7 LSSS – Land Subject to Storm Surge	5.2.6 Landscaping		5.5.3 General Building and Site Design
Shopping Centre	Impact assessable	3.8 LADR – Land Adjacent to a Designated Road	5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		5.5.3 General Building and Site Design 5.5.12 Shopping Centre
Telecommunications Facility	Impact assessable	3.9 DHD – Dredging in Darwin Harbour	5.3.4 Development of Land in Zone FD		5.8.10 Telecommunications Facility
Veterinary Clinic	Impact assessable	3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance			5.5.3 General Building and Site Design
All other uses defined in Schedule 2 (Definitions)	Prohibited				
Undefined Uses Any use not defined in Schedule 2 (Definitions)	Impact assessable				Part 2, Part 3, Part 4, Part 5 of this Planning Scheme

4.28 Zone T – Township

Zone Purpose

Provide for a range of development opportunities within a township and for services and facilities to cater for the needs of the local community.

Zone Outcomes

1. **Dwelling-single**, associated **dwelling-independent**, and **dwelling-group** and **dwelling-multiple** predominantly of two **storeys** or less, on a range of lot sizes that respond to changing community needs.
2. **Home based business** and **dwelling-community residence** are conducted in a manner consistent with residential **amenity**.
3. A diversity of commercial and community uses that:
 - (a) are co-located with other non-residential activities in the locality wherever possible;
 - (b) avoid adverse impacts on the local road network;
 - (c) are managed to minimise unreasonable impacts to the **amenity** of surrounding residents; and
 - (d) are of a scale, intensity and nature that reflects the predominantly residential character of the zone.
4. Subdivision and development is connected to existing infrastructure and supports the future extension of planned infrastructure.
5. Buildings are located, designed and operated to be responsive to the local climate and to minimise the consumption of energy and water.
6. Building design and **site** layout provide a complementary interface to the adjoining public spaces and between neighbours, provides privacy and attractive outdoor spaces.
7. Subdivision and development is informed by land suitability assessment to confirm the land is able to support the proposed development.
8. Development that is not defined in Schedule 2 (Definitions) may occur only when assessment has determined that the development is appropriate in the zone, having regard to the purpose and outcomes of this zone and such matters as the location, nature, scale and intensity of the development.

ASSESSMENT TABLE – ZONE T – TOWNSHIP					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Bar-Public	Impact assessable	3.4 CR - Coastal Reclamation	5.2.1 General Height Control		5.5.3 General Building and Site Design 5.5.10 Nightclub Entertainment Venue, Bar-Public and Bar-Small
Bar-Small	Impact assessable	3.6 LSF - Land Subject to Flooding	5.2.4 Car Parking		5.5.3 General Building and Site Design 5.5.10 Nightclub Entertainment Venue, Bar-Public and Bar-Small
Caravan Accommodation	Permitted	3.7 LSSS - Land Subject to Storm Surge	5.2.5 Loading Bays		5.4.11 Caravan Accommodation
Caravan Park	Impact assessable	3.8 LADR - Land Adjacent to a Designated Road	5.2.6 Landscaping		5.5.13 Caravan Park
Car Park	Impact assessable		5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		
Car Wash	Impact assessable				5.5.9 Car Wash
Child Care Centre	Impact assessable	3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance			5.5.3 General Building and Site Design 5.5.7 Child Care Centre
Club	Impact assessable				5.5.3 General Building and Site Design 5.8.3 Club
Community Centre	Impact assessable				5.5.3 General Building and Site Design
Demountable Structures	Merit assessable				5.8.7 Demountable Structures
Dwelling-Caretakers	Impact assessable				5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.12 Dwelling-Caretakers
Dwelling-Community Residence	Permitted				5.4.14 Dwelling-Community residence
Dwelling-Group	Impact assessable				5.4.1 Residential Density 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.4 Extensions and Structures Ancillary to a Dwelling-Group or Dwelling-Multiple Development 5.4.6 Private Open Space 5.4.8 Residential Building Design 5.4.17 Building Articulation

ASSESSMENT TABLE – ZONE T – TOWNSHIP					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Dwelling-Independent	Permitted	3.4 CR - Coastal Reclamation	5.2.1 General Height Control		5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.6 Private Open Space 5.4.13 Dwelling-Independent
Dwelling-Multiple	Impact assessable	3.6 LSF - Land Subject to Flooding 3.7 LSSS - Land Subject to Storm Surge 3.8 LADR - Land Adjacent to a Designated Road	5.2.4 Car 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		5.4.1 Residential Density 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.6 Private Open Space, 5.4.7 Communal Open Space, 5.4.8 Residential Building Design 5.4.17 Building Articulation
Dwelling-Single	Permitted	3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance			5.3.1 Residential Density 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.6 Private Open Space
Education Establishment	Impact assessable				5.5.3 General Building and Site Design 5.8.2 Education Establishment
Emergency Services Facility	Impact assessable				5.5.3 General Building and Site Design 5.8.6 Emergency Serviced Facility
Excavation and Fill	Impact assessable				5.8.9 Excavation and Fill
Exhibition Centre	Impact assessable				5.5.3 General Building and Site Design 5.8.4 Exhibition Centre, Place of Assembly and Place of Worship
Food Premises-Café/Take Away	Impact assessable				5.5.3 General Building and Site Design 5.5.11 Food Premises
Food Premises-Fast Food Outlet	Impact assessable				5.5.3 General Building and Site Design 5.5.11 Food Premises
Food Premises-Restaurant	Impact assessable				5.5.3 General Building and Site Design 5.5.11 Food Premises
Home Based Business	Permitted				5.4.10 Home Based Businesses

ASSESSMENT TABLE – ZONE T – TOWNSHIP					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Hospital	Impact assessable	3.4 CR - Coastal Reclamation	5.2.1 General Height Control		5.5.3 General Building and Site Design
Hotel/Motel	Impact assessable	3.6 LSF - Land Subject to Flooding	5.2.4 Car Parking 5.2.5 Loading Bays		5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.5.3 General Building and Site Design
Industry-Light	Impact assessable	3.7 LSSS - Land Subject to Storm Surge	5.2.6 Landscaping		5.5.3 General Building and Site Design
Leisure and Recreation	Impact assessable	3.8 LADR - Land Adjacent to a Designated Road	5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		5.5.3 General Building and Site Design 5.8.5 Leisure and Recreation
Market	Permitted				5.8.1 Market
Medical Clinic	Impact assessable				5.5.3 General Building and Site Design
Motor Body Works	Impact assessable	3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance			5.5.3 General Building and Site Design 5.6.3 Motor Body Works and Motor Repair Station
Motor Repair Station	Impact assessable				5.5.3 General Building and Site Design 5.6.3 Motor Body Works and Motor Repair Station
Office	Impact assessable				5.5.3 General Building and Site Design
Passenger Terminal	Impact assessable				5.5.3 General Building and Site Design
Place of Worship	Permitted				5.5.3 General Building and Site Design 5.8.4 Exhibition Centre, Place of Assembly and Place of Worship
Plant Nursery	Impact assessable				5.5.3 General Building and Site Design
Recycling Depot	Impact assessable				5.5.3 General Building and Site Design
Renewable Energy Facility	Impact assessable				5.5.3 General Building and Site Design 5.8.8 Renewable Energy Facility
Residential Care Facility	Impact assessable				5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.7 Communal Open Space 5.4.8 Residential Building Design 5.4.17 Building Articulation

ASSESSMENT TABLE – ZONE T – TOWNSHIP					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Rooming Accommodation	Impact assessable	3.4 CR - Coastal Reclamation 3.6 LSF - Land Subject to Flooding 3.7 LSSS - Land Subject to Storm Surge	5.2.1 General Height Control 5.2.4 Car Parking 5.2.5 Loading Bays		5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.7 Communal Open Space 5.4.8 Residential Building Design 5.4.17 Building Articulation
Service Station	Impact assessable		5.2.6 Landscaping		5.5.8 Service Station
Sex Services-Home Based Business	Permitted				5.4.10 Home Based Businesses
Shop	Impact assessable	3.8 LADR - Land Adjacent to a Designated Road	5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		5.5.3 General Building and Site Design
Shopping Centre	Impact assessable				5.5.3 General Building and Site Design 5.5.12 Shopping Centre
Showroom Sales	Impact assessable	3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance			5.5.3 General Building and Site Design
Telecommunications Facility	Impact assessable				5.8.10 Telecommunications Facility
Transport Terminal	Impact assessable				
Vehicle Sales and Hire	Impact assessable				5.5.3 General Building and Site Design
Veterinary Clinic	Impact assessable				5.5.3 General Building and Site Design
Warehouse	Impact assessable				
All other uses defined in Schedule 2 (Definitions)	Prohibited				
Undefined Uses Any use not defined in Schedule 2 (Definitions)	Impact assessable				Part 2, Part 3, Part 4, Part 5 of this Planning Scheme

4.29 Zone M – Main Road

Zone Purpose

Restrict development on land that is reserved for current use and expansion of **main roads** and associated transport infrastructure.

Zone Outcomes

1. Development is limited to that which has approval from the agency responsible for the **main road**.
2. Subdivision and development does not prejudice the current or intended function the transport corridor as established by the Strategic Framework and the agency responsible for the **main road**.
3. Development, other than for a **main road** or associated transport infrastructure:
 - (a) is of a scale and intensity compatible with the character and **amenity** of the area;
 - (b) minimises impacts on sensitive environments; and
 - (c) is provided with an appropriate level of services and infrastructure.
4. Development that is not defined in Schedule 2 (Definitions) may occur only when assessment has determined that the development is appropriate in the zone, having regard to the purpose and outcomes of this zone and such matters as the location, nature, scale and intensity of the development.

ASSESSMENT TABLE – ZONE M – MAIN ROAD					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
All uses defined in Schedule 2 (Definitions)	Impact assessable	Part 3 as applicable	5.3.5 Development in Zones M and PM		Part 5 as applicable
Undefined Uses Any use not defined in Schedule 2 (Definitions)	Impact assessable				Part 5 as applicable

4.30 Zone PM – Proposed Main Road

Zone Purpose

Restrict development on land that is reserved for future development of a significant road transport corridor and associated transport infrastructure.

Zone Outcomes

1. Development is limited to that which has approval from the agency responsible for the ***proposed main road***.
2. Subdivision and development does not prejudice future establishment, operation and maintenance of the transport corridor as anticipated by the Strategic Framework.
3. Development, other than for a ***main road*** or associated transport infrastructure:
 - (a) is of a scale and intensity compatible with the character and ***amenity*** of the area;
 - (b) minimises impacts on sensitive environments;
 - (c) is provided with an appropriate level of services and infrastructure;
4. Development that is not defined in Schedule 2 (Definitions) may occur only when assessment has determined that the development is appropriate in the zone, having regard to the purpose and outcomes of this zone and such matters as the location, nature, scale and intensity of the development.

ASSESSMENT TABLE – ZONE PM – PROPOSED MAIN ROAD					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
All uses defined in Schedule 2 (Definitions)	Impact assessable	Part 3 as applicable	5.3.5 Development in Zones M and PM		Part 5 as applicable
Undefined Uses Any use not defined in Schedule 2 (Definitions)	Impact assessable				Part 5 as applicable

4.31 Zone RW – Railway

Zone Purpose

Restrict development on land that is reserved for current or future development of a railway or railway corridor.

Zone Outcomes

1. Development is limited to that which has approval from agency or company responsible for the railway.
2. Subdivision and development does not prejudice the establishment, operation and maintenance of a railway as anticipated by the Strategic Framework.
3. Development, other than for a railway or associated infrastructure:
 - (a) is of a scale and intensity compatible with the character and **amenity** of the area;
 - (b) minimises impacts on sensitive environments;
 - (c) is provided with an appropriate level of services and infrastructure;
4. Development that is not defined in Schedule 2 (Definitions) may occur only when assessment has determined that the development is appropriate in the zone, having regard to the purpose and outcomes of this zone and such matters as the location, nature, scale and intensity of the development.

ASSESSMENT TABLE – ZONE RW – RAILWAY					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
All uses defined in Schedule 2 (Definitions)	Impact assessable	Part 3 as applicable	5.3.3 Development in Zone RW		Part 5 as applicable
Undefined Uses Any use not defined in Schedule 2 (Definitions)	Impact assessable				Part 5 as applicable

4.32 Zone U - Utilities

Zone Purpose

Restrict development on land that is intended for the development of public utilities.

Zone Outcomes

1. Development is limited to that which has approval from the agency or company responsible for the utility.
2. Subdivision and development does not prejudice the establishment, operation and maintenance of a public utility as anticipated by the Strategic Framework.
3. Development, other than for public utilities:
 - (a) is of a scale and intensity compatible with the character and **amenity** of the area;
 - (b) minimises impacts on sensitive environments;
 - (c) is provided with an appropriate level of services and infrastructure;
4. Development that is not defined in Schedule 2 (Definitions) may occur only when assessment has determined that the development is appropriate in the zone, having regard to the purpose and outcomes of this zone and such matters as the location, nature, scale and intensity of the development.

ASSESSMENT TABLE – ZONE U – UTILITIES					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
A utility in accordance with the requirements of the agency, service authority or company responsible for the utility on the land	Permitted	Part 3 as applicable	5.3.6 Development in Zone U		
All uses defined in Schedule 2 (Definitions)	Impact assessable				Part 5 as applicable
Undefined Uses Any use not defined in Schedule 2 (Definitions)	Impact assessable				Part 5 as applicable