

# Tennant Creek Control Plan 1998





# NORTHERN TERRITORY OF AUSTRALIA

## TENNANT CREEK CONTROL PLAN 1998

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**NORTHERN TERRITORY OF AUSTRALIA**

***Planning Act***

**TENNANT CREEK CONTROL PLAN 1998**

I, MICHAEL JAMES PALMER, Minister for Lands, Planning and Environment, make the following control plan under Part 4 of the *Planning Act*.

Dated 1998.

Minister for Lands, Planning  
and Environment

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**PART I - PRELIMINARY**

**1.0 CITATION**

1.1 This planning instrument may be cited as the Tennant Creek Control Plan 1998 (“the Plan”).

**2.0 REPEAL AND SAVINGS**

2.1 Subject to this clause each planning instrument which was, immediately before the date of commencement of this planning instrument, applicable to the Municipality of Tennant Creek is repealed.

2.2 The Minister may accept a draft control plan amendment prepared before the commencement of this Plan, and make a control plan amendment, and this Plan is amended to the extent of its inconsistency with a planning instrument so made.

**3.0 APPLICATION**

3.1 This Plan applies to and in relation to the land comprised within the municipality of Tennant Creek and surrounding area as shown bounded by thick black lines on the map in Schedule A.

**4.0 CONSENT AUTHORITY**

4.1 The Northern Territory Planning Authority (“the Authority”) is the consent Authority.

## 5.0 EXCEPTIONS

- 5.1 Nothing in this Plan prevents the use of any land -
- (a) as a public street; or
  - (b) as a public park.
- 5.2 Nothing in this Plan prevents the construction, alteration, repair or maintenance of -
- (a) facilities for the reticulation of water, sewage, gas or electricity, or the reticulation or transmission of telecommunication services other than, subject to clause 5.6, towers, aerial or masts for mobile telephone telecommunications;
  - (b) stormwater drains; or
  - (c) roads and traffic lights.
- 5.3 Nothing in this Plan prevents or applies to the strengthening or restoration to a safe condition of a building or works.
- 5.4 Nothing in this Plan prevents the erection or display of a sign which is -
- (a) a traffic control or driver advisory guide, service or similar device;
  - (b) displayed by reason of a statutory obligation by the Territory, a statutory corporation, an authority of the Territory or of the Commonwealth or a local government authority;
  - (c) on enclosed land or within a building and not readily visible from land outside the enclosure or building; or
  - (d) displayed on or inside a vehicle, other than a vehicle which is adapted and exhibited primarily as an **advertising sign**.
- 5.5 Nothing in this Plan prevents the erection or display of an **advertising sign** within the municipality of Tennant Creek.
- 5.6 Despite anything in this Plan, towers, aerials or masts for mobile telecommunications may be developed only with the consent of the Authority.

## 6.0 INTERPRETATION

6.1 In this Plan, unless the contrary intention appears -

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

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

"**agriculture (passive)**" means any primary production activity, whether plant or animal based, where the natural environment is not significantly altered, cleared or degraded, except to fence the land or provide watering points on the land;

"**amenity**" in relation to a locality includes such quality or condition of a locality as contributes to its pleasantness, harmony or better enjoyment;

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

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

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

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

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

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

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

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

"**common building boundary**" means the boundary between one allotment and an adjoining allotment in the same subdivision designated pursuant to clause 14.4;

**"community centre"** means -

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

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

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

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

**"detached dwelling"** means a building containing one **dwelling**;

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

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

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

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

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

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

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

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

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



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

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

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

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

"**home occupation**" means an occupation or profession which is carried on in a **dwelling** or within the curtilage of a **dwelling** by a person resident in the **dwelling** and which does not detrimentally affect the **amenity** of a locality but does not include a **child care centre**;

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

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

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

**"industry"** includes the following operations and activities -

- (a) the carrying out of a process of manufacture whether or not to produce a finished article;
- (b) the dismantling and separating into parts of an article, machinery or vehicles;
- (c) the breaking up of articles, machinery or vehicles;
- (d) the treatment of waste materials;
- (e) the repairing, laundering and servicing of articles including vehicles, machinery and buildings, but not including on-site work on buildings;
- (f) the repairing of damaged vehicles including body building, panel beating or spray painting of vehicles;
- (g) the packaging of goods or machinery;
- (h) the process of testing or analysis of an article, goods or materials;
- (j) the bulk storage of goods, or the display and sale of goods by wholesale, but does not include a **market** or **showroom sales**;
- (k) the storage outdoors of goods, equipment or vehicles not in association with any other activity on the **site**, but not including a **vehicle sales yard**;
- (m) the loading, discharge or storage of goods in the course of the transport of those goods by air, road or rail to a wholesale, retail or industrial outlet;
- (n) the servicing, repair and garaging of buses and fleet vehicles used for the purposes of goods and passenger transport;
- (p) the collection, storage, abandonment or sale of scrap metals, waste paper, rags, bottles or other scrap material or goods;
- (q) the collection, dismantling, storage, salvaging or abandonment of automobiles or other vehicles or machinery whether or not parts of them are for sale;
- (r) if on the same land as any of the operations referred to in paragraphs (a) to (q) -
  - (i) the storage of goods used in connection with or resulting from any of those operations;
  - (ii) the provision of amenities for persons engaged in those operations;
  - (iii) the sale of goods resulting from those operations; and
  - (iv) any work of administration or accounting in connection with those operations,

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- (a) cause or create dust, effluvia, fumes, vapours, smell or gases; or
- (b) discharge foul liquid, blood or other impurities or matters, and thereby -
- (c) constitute a danger to persons (other than persons engaged in the **industry**) or property; or
- (d) produce conditions which are liable to or may become offensive to persons (other than persons engaged in the **industry**);

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

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

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

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

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

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

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

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

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

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

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

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

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

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

"**showroom sales**" means the sale or hire in a building or place from an area, occupied by one business, of at least 500 square metres in **floor area**, of -

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

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

"**site**" means -

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

**"special purposes"** means a purpose in relation to -

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

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

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

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

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

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

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

**"zoning map"** means the **zoning map** referred to in clause 7.1 as in force from time to time and copies of which are kept in the office of the Authority;

**"zoning table"** means the table to clause 8.1.

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

## PART II - ZONES

### DIVISION 1 - ADMINISTRATION

#### 7.0 ARRANGEMENT OF ZONES

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

#### 8.0 PERMITTED, CONSENT AND PROHIBITED USES

- 8.1 Land within a zone described in a **zoning table** may only be used in accordance with this Plan.
- 8.2 A use or development of land is permitted without the consent of the Authority where the use or development is shown as "permitted" in a **zoning table**, only if the use complies with the provisions of the clauses (if any) set out opposite the use in the table.
- 8.3 A use or development of land shown as "consent" in a **zoning table** is permitted only with the consent of the Authority.
- 8.4 Where a proposed use or development of land does not appear in a **zoning table** the proposed use or development is permitted only with the consent of the Authority.
- 8.5 In considering whether to grant consent to a proposed use pursuant to clause 8.3 or 8.4 and to what conditions (if any) the consent should be subject, the Authority must amongst other things have regard to -
- (a) the objective and policy of the relevant zone set out in clauses 13.1 to 13.12 inclusive and the provisions of Part III; and
  - (b) the merits of the proposal advanced by the applicant.
- 8.6 Where a proposed use of land is shown as "prohibited" in a **zoning table**, the use is prohibited.

#### 9.0 ANCILLARY DEVELOPMENT

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

#### 10.0 ZONING - CLOSURE OF PUBLIC ROAD

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

## **11.0 DEMOUNTABLE STRUCTURES AND CARAVANS**

11.1 Notwithstanding anything to the contrary in this Plan -

- (a) except with the consent of the Authority, a **demountable structure** is not to be placed on any land; and
- (b) except with the consent of the Authority, a **caravan** (other than in a **caravan park**) is not to be occupied on any land.

11.2 Clause 11.1(b) does not apply to a **caravan** parked and occupied by a bona fide visitor, where it is not detrimental to the **amenity** of the locality.

## **12.0 DEVELOPMENT APPLICATION**

12.1 The consent of the Authority referred to in this Part is to be sought by a development application and is to be accompanied by a statement as to the merit of the proposal.





## DIVISION 2 - ZONE OBJECTIVES AND POLICIES

### 13.0 ZONE OBJECTIVES

#### 13.1 ZONE R1 (RESIDENTIAL 1 - LOW DENSITY)

##### Objective

To accommodate **detached dwellings** at low density on individual allotments.

##### Policies

- Encourage the provision of detached, low density housing and limit higher density development.
- Limit the development of non-residential uses to those which service the local neighbourhood and contribute to the **amenity** of the area.
- Assess higher density development in terms of appearance, **amenity**, privacy, access and impact on adjoining properties.

**ZONING TABLE**  
**ZONE R1**

USE		RELEVANT CLAUSE
AGRICULTURE - PASSIVE	X	
AGRICULTURE - INTENSIVE	X	
BED AND BREAKFAST ACCOMMODATION	C	15.8,23.1,24.1,24.5,24.6
BUSINESS SIGN	C	
CARAVAN PARK	X	
CAR PARK	X	
CHILD CARE CENTRE	X	
COMMUNITY CENTRE	C	14.1,23.1,24.1,24.5,24.6
CONVENTION CENTRE	X	
DETACHED DWELLING	P	14.1,15.2,15.5,15.6,15.9,23.1,24.1
EDUCATIONAL ESTABLISHMENT	X	
EXTRACTIVE INDUSTRY	X	
FLORA AND FAUNA SANCTUARY	X	
FUEL DEPOT	X	
FUNERAL PARLOUR	X	
GENERAL INDUSTRY	X	
GUESTHOUSE AND HOSTEL	X	
HOME OCCUPATION	C	15.7
HOSPITAL	X	
HOTEL	X	
INDOOR RECREATION ESTABLISHMENT	X	
INSTITUTIONAL ESTABLISHMENT	X	
KENNEL AND CATTERY	X	
LICENSED CLUB	X	
LIGHT INDUSTRY	X	
MARKET	X	
MEDICAL CLINIC	X	
MOTEL	X	
MOTOR REPAIR STATION	X	
MULTIPLE DWELLINGS	C	14.1,15.1,15.3,15.4,15.6,15.9,23.1,24.1,24.5,24.6
NURSERY	X	
OFFENSIVE OR HAZARDOUS INDUSTRY	X	
OFFICE	X	
OUTDOOR ENTERTAINMENT	X	
PASSENGER TERMINAL	X	
PLACE OF WORSHIP	X	
PRIVATE CAMPING	X	
PROMOTION SIGN	X	
RESTAURANT	X	
RURAL INDUSTRY	X	
SERVICE STATION	X	
SHOP	X	
SHOWROOM SALES	X	
SPECIAL PURPOSES	X	
SPORTS AND RECREATION	X	
STOCK AND SALES YARD	X	
VEHICLE SALES YARD	X	
VETERINARY CLINIC	X	

P = PERMITTED

C = CONSENT

X = PROHIBITED

## 13.2 ZONE R2 (RESIDENTIAL 2 - MIXED DENSITY)

### Objective

To accommodate a mixture of **detached dwellings** and **multiple dwellings** of low to medium density.

### Policies

- Encourage a mixture of residential density and diversity in **dwelling** style.
- Limit the development of non-residential uses to those which service the local neighbourhood and contribute to the **amenity** of the area.
- Assess higher density development in terms of appearance, **amenity**, privacy, access and impact on adjoining properties.

**ZONING TABLE**  
**ZONE R2**

USE		RELEVANT CLAUSE
AGRICULTURE - PASSIVE	X	
AGRICULTURE - INTENSIVE	X	
BED AND BREAKFAST ACCOMMODATION	C	15.8,23.1,24.1,24.5,24.6
BUSINESS SIGN	C	
CARAVAN PARK	X	
CAR PARK	X	
CHILD CARE CENTRE	C	
COMMUNITY CENTRE	C	14.1,23.1,24.1,24.5,24.6
CONVENTION CENTRE	X	
DETACHED DWELLING	C	14.1,15.2,15.5,15.6,15.9,23.1,24.1
EDUCATIONAL ESTABLISHMENT	X	
EXTRACTIVE INDUSTRY	X	
FLORA AND FAUNA SANCTUARY	X	
FUEL DEPOT	X	
FUNERAL PARLOUR	X	
GENERAL INDUSTRY	X	
GUESTHOUSE AND HOSTEL	C	14.1,15.1,15.3,23.1,24.1,24.5,24.6
HOME OCCUPATION	C	15.7
HOSPITAL	X	
HOTEL	X	
INDOOR RECREATION ESTABLISHMENT	X	
INSTITUTIONAL ESTABLISHMENT	X	
KENNEL AND CATTERY	X	
LICENSED CLUB	X	
LIGHT INDUSTRY	X	
MARKET	X	
MEDICAL CLINIC	C	14.1,23.1,24.1,24.5,24.6
MOTEL	X	
MOTOR REPAIR STATION	X	
MULTIPLE DWELLING	C	14.1,15.1,15.3,15.4,15.6,15.9,23.1,24.1,24.5,24.6
NURSERY	X	
OFFENSIVE OR HAZARDOUS INDUSTRY	X	
OFFICE	X	
OUTDOOR ENTERTAINMENT	X	
PASSENGER TERMINAL	X	
PLACE OF WORSHIP	X	
PRIVATE CAMPING	X	
PROMOTION SIGN	C	
RESTAURANT	X	
RURAL INDUSTRY	X	
SERVICE STATION	X	
SHOP	X	
SHOWROOM SALES	X	
SPECIAL PURPOSES	X	
SPORTS AND RECREATION	X	
STOCK AND SALES YARD	X	
VEHICLE SALES YARD	X	
VETERINARY CLINIC	X	

P = PERMITTED

C = CONSENT

X = PROHIBITED

### **13.3 ZONE CL (COMMUNITY LIVING)**

#### **Objective**

To provide a range of opportunities for the ongoing operation and development of community living areas.

#### **Policies**

- Enable limited opportunities for the provision of non-residential supporting facilities for the social, cultural and recreational well-being of the residents.

**ZONING TABLE**  
**ZONE CL**

USE		RELEVANT CLAUSE
AGRICULTURE - PASSIVE	C	
AGRICULTURE - INTENSIVE	X	
BED AND BREAKFAST ACCOMMODATION	C	15.8,23.1,24.1,24.5,24.6
BUSINESS SIGN	C	
CARAVAN PARK	X	
CAR PARK	X	
CHILD CARE CENTRE	P	23.1,24.1,24.5,24.6
COMMUNITY CENTRE	P	23.1,24.1,24.5,24.6
CONVENTION CENTRE	C	23.1,24.1,24.5,24.6
DETACHED DWELLING	P	15.2,15.5,15.6,23.1,24.1,24.5
EDUCATIONAL ESTABLISHMENT	C	23.1,24.1,24.5,24.6
EXTRACTIVE INDUSTRY	X	
FLORA AND FAUNA SANCTUARY	P	23.1,24.4,24.5,24.6
FUEL DEPOT	X	
FUNERAL PARLOUR	X	
GENERAL INDUSTRY	X	
GUESTHOUSE AND HOSTEL	C	15.1,15.3,23.1,24.1,24.5,24.6
HOME OCCUPATION	P	15.7
HOSPITAL	X	
HOTEL	X	
INDOOR RECREATION ESTABLISHMENT	C	23.1,24.1,24.5,24.6
INSTITUTIONAL ESTABLISHMENT	X	
KENNEL AND CATTERY	X	
LICENSED CLUB	X	
LIGHT INDUSTRY	X	
MARKET	X	
MEDICAL CLINIC	C	23.1,24.1,24.5,24.6
MOTEL	X	
MOTOR REPAIR STATION	X	
MULTIPLE DWELLINGS	P	15.1,15.3,23.1,24.1,24.5,24.6
NURSERY	C	23.1,24.1,24.5,24.6
OFFENSIVE OR HAZARDOUS INDUSTRY	X	
OFFICE	C	19.0,23.1,24.1,24.5,24.6
OUTDOOR ENTERTAINMENT	C	24.4,24.5,24.6
PASSENGER TERMINAL	X	
PLACE OF WORSHIP	C	23.1,24.1,24.5,24.6
PRIVATE CAMPING	P	23.1,24.1,24.5,24.6
PROMOTION SIGN	C	
RESTAURANT	X	
RURAL INDUSTRY	C	23.1,24.4,24.5,24.6
SERVICE STATION	X	
SHOP	X	
SHOWROOM SALES	X	
SPECIAL PURPOSES	X	
SPORTS AND RECREATION	P	23.1,24.1,24.5,24.6
STOCK AND SALES YARD	X	
VEHICLE SALES YARD	X	
VETERINARY CLINIC	C	23.1,24.1,24.5,24.6

P = PERMITTED

C = CONSENT

X = PROHIBITED

## 13.4 ZONE B1 (PRINCIPAL BUSINESS AREA)

### Objective

To provide the primary focus for retail and office activities fronting Paterson Street between Stuart Street and Garnett Street.

### Policies

- Encourage infill development and consolidation within the existing zoned area.
- Limit further commercial strip development along Paterson Street outside the B1 zone.
- Promote high **amenity** development which improves the streetscape and physical appearance of Paterson Street.
- Encourage the application and use of the 'Paterson Street Tennant Creek: Urban Design Plan, August 1991'.



**ZONING TABLE  
ZONE B1**

USE		RELEVANT CLAUSE
AGRICULTURE - PASSIVE	X	
AGRICULTURE - INTENSIVE	X	
BED AND BREAKFAST ACCOMMODATION	P	15.8,20.0,21.0,22.0,23.1,24.1,24.5,24.6
BUSINESS SIGN	P	
CARAVAN PARK	X	
CAR PARK	C	20.0,21.0,22.0,23.1,24.5,24.6
CHILD CARE CENTRE	P	20.0,21.0,22.0,23.1,24.1,24.5,24.6
COMMUNITY CENTRE	P	20.0,21.0,22.0,23.1,24.1,24.5,24.6
CONVENTION CENTRE	C	20.0,21.0,22.0,23.1,24.1,24.5,24.6
DETACHED DWELLING	X	
EDUCATIONAL ESTABLISHMENT	C	20.0,21.0,22.0,23.1,24.1,24.5,24.6
EXTRACTIVE INDUSTRY	X	
FLORA AND FAUNA SANCTUARY	X	
FUEL DEPOT	X	
FUNERAL PARLOUR	C	20.0,21.0,22.0,23.1,24.1,24.5,24.6
GENERAL INDUSTRY	X	
GUESTHOUSE AND HOSTEL	C	20.0,21.0,22.0,23.1,24.1,24.5,24.6
HOME OCCUPATION	P	15.7
HOSPITAL	X	
HOTEL	C	20.0,21.0,22.0,23.1,24.1,24.5,24.6
INDOOR RECREATION ESTABLISHMENT	P	20.0,21.0,22.0,23.1,24.1,24.5,24.6
INSTITUTIONAL ESTABLISHMENT	C	20.0,21.0,22.0,23.1,24.1,24.5,24.6
KENNEL AND CATTERY	X	
LICENSED CLUB	P	20.0,21.0,22.0,23.1,24.1,24.5,24.6
LIGHT INDUSTRY	X	
MARKET	P	20.0,21.0,22.0,23.1,24.1,24.5,24.6
MEDICAL CLINIC	P	20.0,21.0,22.0,23.1,24.1,24.5,24.6
MOTEL	C	20.0,21.0,22.0,23.1,24.1,24.5,24.6
MOTOR REPAIR STATION	C	20.0,21.0,22.0,23.1,24.1,24.5,24.6
MULTIPLE DWELLINGS	C	15.6,20.0,21.0,22.0,23.1,24.1,24.5,24.6
NURSERY	C	20.0,21.0,22.0,23.1,24.1,24.5,24.6
OFFENSIVE OR HAZARDOUS INDUSTRY	X	
OFFICE	P	20.0,21.0,22.0,23.1,24.1,24.5,24.6
OUTDOOR ENTERTAINMENT	C	20.0,21.0,22.0,23.1,24.1,24.5,24.6
PASSENGER TERMINAL	C	20.0,21.0,22.0,23.1,24.1,24.5,24.6,25.0
PLACE OF WORSHIP	P	20.0,21.0,22.0,23.1,24.1,24.5,24.6
PRIVATE CAMPING	X	
PROMOTION SIGN	C	
RESTAURANT	P	20.0,21.0,22.0,23.1,24.1,24.5,24.6
RURAL INDUSTRY	X	
SERVICE STATION	C	17.0,20.0,21.0,22.0,23.1,24.1,24.5,24.6
SHOP	P	20.0,21.0,22.0,23.1,24.1,24.5,24.6
SHOWROOM SALES	P	20.0,21.0,22.0,23.1,24.1,24.5,24.6
SPECIAL PURPOSES	C	20.0,21.0,22.0,23.1,24.1,24.5,24.6
SPORTS AND RECREATION	C	20.0,21.0,22.0,23.1,24.1,24.5,24.6
STOCK AND SALES YARD	X	
VEHICLE SALES YARD	C	20.0,21.0,22.0,23.1,24.1,24.5,24.6
VETERINARY CLINIC	C	20.0,21.0,22.0,23.1,24.1,24.5,24.6

P = PERMITTED

C = CONSENT

X = PROHIBITED

## 13.5 ZONE B2 (PERIPHERAL BUSINESS AREA)

### Objective

To provide for a range of low intensity commercial activities which do not require a central location.

### Policies

- Encourage development which supports and reinforces a single focus for commercial activity.
- Promote commercial activities which are compatible with adjacent residential areas.
- Encourage high **amenity** development where it has frontage to major roads.
- Encourage the application and use of the 'Paterson Street Tennant Creek: Urban Design Plan, August 1991'.

**ZONING TABLE  
ZONE B2**

USE		RELEVANT CLAUSE
AGRICULTURE - PASSIVE	X	
AGRICULTURE - INTENSIVE	X	
BED AND BREAKFAST ACCOMMODATION	P	15.8,20.0,21.0,22.0,23.1,24.1,24.5,24.6
BUSINESS SIGN	P	
CARAVAN PARK	C	20.0,21.0,22.0,23.1,24.1,24.5,24.6
CAR PARK	C	20.0,21.0,22.0,23.1,24.5,24.6
CHILD CARE CENTRE	P	20.0,21.0,22.0,23.1,24.1,24.5,24.6
COMMUNITY CENTRE	C	20.0,21.0,22.0,23.1,24.1,24.5,24.6
CONVENTION CENTRE	C	20.0,21.0,22.0,23.1,24.1,24.5,24.6
DETACHED DWELLING	C	15.2,15.5,15.6,20.0,21.0,22.0,23.1,24.1
EDUCATIONAL ESTABLISHMENT	C	20.0,21.0,22.0,23.1,24.1,24.5,24.6
EXTRACTIVE INDUSTRY	X	
FLORA AND FAUNA SANCTUARY	X	
FUEL DEPOT	X	
FUNERAL PARLOUR	C	20.0,21.0,22.0,23.1,24.1,24.5,24.6
GENERAL INDUSTRY	X	
GUESTHOUSE AND HOSTEL	C	20.0,21.0,22.0,23.1,24.1,24.5,24.6
HOME OCCUPATION	P	15.7
HOSPITAL	C	20.0,21.0,22.0,23.1,24.1,24.5,24.6
HOTEL	C	20.0,21.0,22.0,23.1,24.1,24.5,24.6
INDOOR RECREATION ESTABLISHMENT	C	20.0,21.0,22.0,23.1,24.1,24.5,24.6
INSTITUTIONAL ESTABLISHMENT	C	20.0,21.0,22.0,23.1,24.1,24.5,24.6
KENNEL AND CATTERY	X	
LICENSED CLUB	C	20.0,21.0,22.0,23.1,24.1,24.5,24.6
LIGHT INDUSTRY	X	
MARKET	C	20.0,21.0,22.0,23.1,24.1,24.5,24.6
MEDICAL CLINIC	C	20.0,21.0,22.0,23.1,24.1,24.5,24.6
MOTEL	C	20.0,21.0,22.0,23.1,24.1,24.5,24.6
MOTOR REPAIR STATION	C	20.0,21.0,22.0,23.1,24.1,24.5,24.6
MULTIPLE DWELLINGS	C	15.6,20.0,21.0,22.0,23.1,24.1,24.5,24.6
NURSERY	C	20.0,21.0,22.0,23.1,24.1,24.5,24.6
OFFENSIVE OR HAZARDOUS INDUSTRY	X	
OFFICE	C	19.0,20.0,21.0,22.0,23.1,24.1,24.5,24.6
OUTDOOR ENTERTAINMENT	C	20.0,21.0,22.0,23.1,24.1,24.5,24.6
PASSENGER TERMINAL	C	20.0,21.0,22.0,23.1,24.1,24.5,24.6,25.0
PLACE OF WORSHIP	C	20.0,21.0,22.0,23.1,24.1,24.5,24.6
PRIVATE CAMPING	X	
PROMOTION SIGN	C	
RESTAURANT	C	20.0,21.0,22.0,23.1,24.1,24.5,24.6
RURAL INDUSTRY	X	
SERVICE STATION	C	17.0,20.0,21.0,22.0,23.1,24.1,24.5,24.6
SHOP	C	18.0,20.0,21.0,22.0,23.1,24.1,24.5, 24.6,25.0
SHOWROOM SALES	C	20.0,21.0,22.0,23.1,24.1,24.5,24.6,25.0
SPECIAL PURPOSES	C	20.0,21.0,22.0,23.1,24.1,24.5,24.6
SPORTS AND RECREATION	C	20.0,21.0,22.0,23.1,24.1,24.5,24.6
STOCK AND SALES YARD	X	
VEHICLE SALES YARD	C	20.0,21.0,22.0,23.1,24.1,24.5,24.6
VETERINARY CLINIC	C	20.0,21.0,22.0,23.1,24.1,24.5,24.6

P = PERMITTED

C = CONSENT

X = PROHIBITED

## 13.6 ZONE IND (INDUSTRY)

### Objective

To accommodate a broad range of industrial activities in locations which minimise adverse impacts on residential and other adjacent uses.

### Policies

- Provide for the separation of industrial uses from other activities where they are likely to be incompatible.
- Improve the physical appearance of industrial areas and promote high **amenity** development where it has frontage to Standley Street, Irvine Street, Leichhardt Street and Udal Road.
- Encourage the use of lots which are of sufficient size to provide an internal buffer to adjacent residential areas.
- Require industrial uses which may have off-site effects to locate on the outer edge of the urban area where they are more distant from residential and other potentially incompatible uses.
- Encourage activities which are primarily retail or commercial in nature to locate in an appropriate Business zone.

## ZONING TABLE ZONE IND

USE	RELEVANT CLAUSE
AGRICULTURE - PASSIVE	X
AGRICULTURE - INTENSIVE	X
BED AND BREAKFAST ACCOMMODATION	X
BUSINESS SIGN	P
CARAVAN PARK	X
CAR PARK	C 14.1,16.1,16.2,16.3,21.0,23.1,24.5
CHILD CARE CENTRE	C 14.1,16.1,16.2,16.3,23.1,24.1,24.5,24.6
COMMUNITY CENTRE	C 14.1,16.1,16.2,16.3,23.1,24.1,24.5,24.6
CONVENTION CENTRE	X
DETACHED DWELLING	C 14.1,15.2,15.5,15.6,16.1,16.2,16.3,23.1,24.1
EDUCATIONAL ESTABLISHMENT	C 14.1,16.1,16.2,16.3,23.1,24.1,24.5,24.6
EXTRACTIVE INDUSTRY	X
FLORA AND FAUNA SANCTUARY	X
FUEL DEPOT	X
FUNERAL PARLOUR	C 14.1,16.1,16.2,16.3,23.1,24.1,24.5,24.6
GENERAL INDUSTRY	C 14.1,16.1,16.2,16.3,23.1,24.1,24.5,24.6,25.0
GUESTHOUSE AND HOSTEL	X
HOME OCCUPATION	P 15.7
HOSPITAL	X
HOTEL	X
INDOOR RECREATION ESTABLISHMENT	P 14.1,16.1,16.2,16.3,23.1,24.1,24.5,24.6
INSTITUTIONAL ESTABLISHMENT	C 14.1,16.1,16.2,16.3,23.1,24.1,24.5,24.6
KENNEL AND CATTERY	C 14.1,16.1,16.2,16.3,23.1,24.1,24.5,24.6
LICENSED CLUB	C 14.1,16.1,16.2,16.3,23.1,24.1,24.5,24.6
LIGHT INDUSTRY	P 14.1,16.1,16.2,16.3,23.1,24.1,24.5,24.6,25.0
MARKET	C 14.1,16.1,16.2,16.3,23.1,24.1,24.5,24.6
MEDICAL CLINIC	C 14.1,16.1,16.2,16.3,23.1,24.1,24.5,24.6
MOTEL	X
MOTOR REPAIR STATION	P 14.1,16.1,16.2,16.3,23.1,24.1,24.5,24.6
MULTIPLE DWELLINGS	X
NURSERY	P 14.1,16.1,16.2,16.3,23.1,24.1,24.5,24.6
OFFENSIVE OR HAZARDOUS INDUSTRY	X
OFFICE	C 19.0,14.1,16.1,16.2,16.3,23.1,24.1,24.5,24.6
OUTDOOR ENTERTAINMENT	C 14.1,16.1,16.2,16.3,23.1,24.1,24.5,24.6
PASSENGER TERMINAL	C 14.1,16.1,16.2,16.3,23.1,24.1,24.5,24.6,25.0
PLACE OF WORSHIP	C 14.1,16.1,16.2,16.3,23.1,24.1,24.5,24.6
PRIVATE CAMPING	X
PROMOTION SIGN	P
RESTAURANT	X
RURAL INDUSTRY	X
SERVICE STATION	X
SHOP	C 14.1,16.1,16.2,16.3,18.0,23.1,24.1,24.5,24.6,25.0
SHOWROOM SALES	P 14.1,16.1,16.2,16.3,23.1,24.1,24.5,24.6,25.0
SPECIAL PURPOSES	C 14.1,16.1,16.2,16.3,23.1,24.1,24.5,24.6
SPORTS AND RECREATION	C 14.1,16.1,16.2,16.3,23.1,24.1,24.5,24.6
STOCK AND SALES YARD	X
VEHICLE SALES YARD	P 14.1,16.1,16.2,16.3,23.1,24.1,24.5,24.6
VETERINARY CLINIC	C 14.1,16.1,16.2,16.3,23.1,24.1,24.5,24.6

P = PERMITTED

C = CONSENT

X = PROHIBITED

## **13.7 ZONE OS (OPEN SPACE - PARKS AND RESERVES)**

### **Objective**

To provide parkland and open space areas for passive and active recreational activities.

### **Policies**

- Encourage development and use which is consistent with the land's environmental, cultural and historical values.
- Minimise the impact of advertising on the locality and limit it to that which is necessary to identify the use of the land.
- Encourage the provision of neighbourhood open space consistent with the density of residential development.

**ZONING TABLE**  
**ZONE OS**

USE		RELEVANT CLAUSE
AGRICULTURE - PASSIVE	X	
AGRICULTURE - INTENSIVE	X	
BED AND BREAKFAST ACCOMMODATION	X	
BUSINESS SIGN	C	
CARAVAN PARK	X	
CAR PARK	C	23.1,24.5,24.6
CHILD CARE CENTRE	C	23.1,24.1,24.5,24.6
COMMUNITY CENTRE	C	23.1,24.1,24.5,24.6
CONVENTION CENTRE	X	
DETACHED DWELLING	C	15.2,15.5,15.6, 23.1,24.1
EDUCATIONAL ESTABLISHMENT	C	23.1,24.1,24.5,24.6
EXTRACTIVE INDUSTRY	X	
FLORA AND FAUNA SANCTUARY	P	23.1,24.4,24.5,24.6
FUEL DEPOT	X	
FUNERAL PARLOUR	X	
GENERAL INDUSTRY	X	
GUESTHOUSE AND HOSTEL	X	
HOME OCCUPATION	X	
HOSPITAL	X	
HOTEL	X	
INDOOR RECREATION ESTABLISHMENT	C	23.1,24.1,24.5,24.6
INSTITUTIONAL ESTABLISHMENT	X	
KENNEL AND CATTERY	X	
LICENSED CLUB	C	23.1,24.1,24.5,24.6
LIGHT INDUSTRY	X	
MARKET	C	23.1,24.1,24.5,24.6
MEDICAL CLINIC	X	
MOTEL	X	
MOTOR REPAIR STATION	X	
MULTIPLE DWELLINGS	X	
NURSERY	X	
OFFENSIVE OR HAZARDOUS INDUSTRY	X	
OFFICE	X	
OUTDOOR ENTERTAINMENT	C	23.1,24.4,24.5,24.6
PASSENGER TERMINAL	X	
PLACE OF WORSHIP	X	
PRIVATE CAMPING	X	
PROMOTION SIGN	C	
RESTAURANT	X	
RURAL INDUSTRY	X	
SERVICE STATION	X	
SHOP	X	
SHOWROOM SALES	X	
SPECIAL PURPOSES	X	
SPORTS AND RECREATION	P	23.1,24.1,24.5,24.6
STOCK AND SALES YARD	X	
VEHICLE SALES YARD	X	
VETERINARY CLINIC	X	

P = PERMITTED

C = CONSENT

X = PROHIBITED

## 13.8 ZONE FU (FUTURE USES)

### Objective

To limit the nature and scale of development so that it will not restrict future development potential.

### Policies

- This zone applies to land where constraints such as lack of services, proximity to other dominating land uses or similar influences make development of the land or **site** premature.
- Encourage renewal and consolidation within existing and available developed areas in preference to the release of undeveloped land.
- Encourage the development of Future Use zoned land where it is consistent with the Residential, Business and Industrial zone policies.



**ZONING TABLE**  
**ZONE FU**

USE		RELEVANT CLAUSE
AGRICULTURE - PASSIVE	C	14.1,24.4,24.5,24.6
AGRICULTURE - INTENSIVE	X	
BED AND BREAKFAST ACCOMMODATION	X	
BUSINESS SIGN	C	
CARAVAN PARK	X	
CAR PARK	X	
CHILD CARE CENTRE	X	
COMMUNITY CENTRE	X	
CONVENTION CENTRE	X	
DETACHED DWELLING	C	14.1,15.2,15.5,15.6,23.1,24.1
EDUCATIONAL ESTABLISHMENT	X	
EXTRACTIVE INDUSTRY	C	14.1,23.1,24.4,24.5,24.6
FLORA AND FAUNA SANCTUARY	P	14.1,23.1,24.4,24.5,24.6
FUEL DEPOT	X	
FUNERAL PARLOUR	X	
GENERAL INDUSTRY	X	
GUESTHOUSE AND HOSTEL	X	
HOME OCCUPATION	C	15.7
HOSPITAL	X	
HOTEL	X	
INDOOR RECREATION ESTABLISHMENT	X	
INSTITUTIONAL ESTABLISHMENT	X	
KENNEL AND CATTERY	X	
LICENSED CLUB	X	
LIGHT INDUSTRY	X	
MARKET	X	
MEDICAL CLINIC	X	
MOTEL	X	
MOTOR REPAIR STATION	X	
MULTIPLE DWELLINGS	X	
NURSERY	C	14.1,23.1,24.1,24.5,24.6
OFFENSIVE OR HAZARDOUS INDUSTRY	X	
OFFICE	X	
OUTDOOR ENTERTAINMENT	C	14.1,23.1,24.4,24.5,24.6
PASSENGER TERMINAL	X	
PLACE OF WORSHIP	X	
PRIVATE CAMPING	X	
PROMOTION SIGN	C	
RESTAURANT	X	
RURAL INDUSTRY	X	
SERVICE STATION	X	
SHOP	X	
SHOWROOM SALES	X	
SPECIAL PURPOSES	X	
SPORTS AND RECREATION	C	14.1,23.1,24.1,24.5,24.6
STOCK AND SALES YARD	X	
VEHICLE SALES YARD	X	
VETERINARY CLINIC	X	

P = PERMITTED

C = CONSENT

X = PROHIBITED

## 13.9 ZONE CP (COMMUNITY PURPOSES)

### Objective

To accommodate a variety of community oriented uses.

### Policies

- Encourage community facilities to locate within or adjacent to the existing business centre to reinforce the level of public activity.
- Encourage larger scale community facilities to locate in or near existing community precincts.
- Encourage high **amenity** development where it has frontage to major roads.
- Limit the development of retail and office activities which are more appropriately located in the Business zones.

**ZONING TABLE**  
**ZONE CP**

USE		RELEVANT CLAUSE
AGRICULTURE - PASSIVE	X	
AGRICULTURE - INTENSIVE	X	
BED AND BREAKFAST ACCOMMODATION	X	
BUSINESS SIGN	C	
CARAVAN PARK	X	
CAR PARK	C	23.1,24.5,24.6
CHILD CARE CENTRE	P	23.1,24.1,24.5,24.6
COMMUNITY CENTRE	P	23.1,24.1,24.5,24.6
CONVENTION CENTRE	C	23.1,24.1,24.5,24.6
DETACHED DWELLING	C	15.2,15.5,15.6,23.1,24.1
EDUCATIONAL ESTABLISHMENT	P	23.1,24.1,24.5,24.6
EXTRACTIVE INDUSTRY	X	
FLORA AND FAUNA SANCTUARY	X	
FUEL DEPOT	X	
FUNERAL PARLOUR	X	
GENERAL INDUSTRY	X	
GUESTHOUSE AND HOSTEL	X	
HOME OCCUPATION	C	15.7
HOSPITAL	P	23.1,24.1,24.5,24.6
HOTEL	X	
INDOOR RECREATION ESTABLISHMENT	C	23.1,24.1,24.5,24.6
INSTITUTIONAL ESTABLISHMENT	C	23.1,24.1,24.5,24.6
KENNEL AND CATTERY	X	
LICENSED CLUB	C	23.1,24.1,24.5,24.6
LIGHT INDUSTRY	X	
MARKET	C	23.1,24.1,24.5,24.6
MEDICAL CLINIC	P	23.1,24.1,24.5,24.6
MOTEL	X	
MOTOR REPAIR STATION	X	
MULTIPLE DWELLINGS	X	
NURSERY	X	
OFFENSIVE OR HAZARDOUS INDUSTRY	X	
OFFICE	C	19.0,23.1,24.1,24.5,24.6
OUTDOOR ENTERTAINMENT	C	23.1,24.1,24.5,24.6
PASSENGER TERMINAL	X	
PLACE OF WORSHIP	P	23.1,24.1,24.5,24.6
PRIVATE CAMPING	X	
PROMOTION SIGN	C	
RESTAURANT	X	
RURAL INDUSTRY	X	
SERVICE STATION	X	
SHOP	X	
SHOWROOM SALES	X	
SPECIAL PURPOSES	P	23.1,24.1,24.5,24.6
SPORTS AND RECREATION	P	23.1,24.1,24.5,24.6
STOCK AND SALES YARD	X	
VEHICLE SALES YARD	X	
VETERINARY CLINIC	C	23.1,24.1,24.5,24.6

P = PERMITTED                      C = CONSENT                      X = PROHIBITED

## 13.10 ZONE RL (RURAL LIVING)

### Objective

To provide opportunities for living in a semi-rural environment using the urban services and facilities located in the town area.

### Policies

- Provide a variety of lot sizes and residential lifestyle opportunities consistent with the development capability of the land.
- Permit the use of land for **passive agriculture** where the lot is of sufficient size and the residential **amenity** of the area is retained.
- Encourage adequate separation between **dwellings** to maintain residential **amenity**.
- Limit the development of commercial and industrial uses which are more appropriately located in the urban area.

**ZONING TABLE**  
**ZONE RL**

USE		RELEVANT CLAUSE
AGRICULTURE - PASSIVE	P	14.1,24.4,24.5,24.6
AGRICULTURE - INTENSIVE	C	14.1,24.4,24.5,24.6
BED AND BREAKFAST ACCOMMODATION	C	15.8,24.1,24.5,24.6
BUSINESS SIGN	C	
CARAVAN PARK	X	
CAR PARK	X	
CHILD CARE CENTRE	X	
COMMUNITY CENTRE	X	
CONVENTION CENTRE	X	
DETACHED DWELLING	P	14.1,15.2,15.5,15.6,23.1,24.1
EDUCATIONAL ESTABLISHMENT	C	14.1,23.1,24.1,24.5,24.6
EXTRACTIVE INDUSTRY	X	
FLORA AND FAUNA SANCTUARY	P	14.1,23.1,24.4,24.5,24.6
FUEL DEPOT	X	
FUNERAL PARLOUR	X	
GENERAL INDUSTRY	X	
GUESTHOUSE AND HOSTEL	X	
HOME OCCUPATION	P	15.7
HOSPITAL	X	
HOTEL	X	
INDOOR RECREATION ESTABLISHMENT	C	14.1,23.1,24.1,24.5,24.6
INSTITUTIONAL ESTABLISHMENT	X	
KENNEL AND CATTERY	C	14.1,23.1,24.1,24.5,24.6
LICENSED CLUB	X	
LIGHT INDUSTRY	X	
MARKET	X	
MEDICAL CLINIC	X	
MOTEL	X	
MOTOR REPAIR STATION	X	
MULTIPLE DWELLINGS	C	14.1,15.1,15.3,15.6,23.1,24.1,24.5,24.6
NURSERY	C	14.1,23.1,24.1,24.5,24.6
OFFENSIVE OR HAZARDOUS INDUSTRY	X	
OFFICE	X	
OUTDOOR ENTERTAINMENT	C	14.1,23.1,24.4,24.5,24.6
PASSENGER TERMINAL	X	
PLACE OF WORSHIP	X	
PRIVATE CAMPING	X	
PROMOTION SIGN	C	
RESTAURANT	X	
RURAL INDUSTRY	C	14.1,23.1,24.4,24.5,24.6
SERVICE STATION	X	
SHOP	X	
SHOWROOM SALES	X	
SPECIAL PURPOSES	X	
SPORTS AND RECREATION	C	14.1,23.1,24.1,24.5,24.6
STOCK AND SALES YARD	X	
VEHICLE SALES YARD	X	
VETERINARY CLINIC	C	14.1,23.1,24.1,24.5,24.6

P = PERMITTED

C = CONSENT

X = PROHIBITED

### **13.11 ZONE R (RURAL)**

#### **Objective**

To provide opportunities for agriculture and rural living, adjacent to the town and using the urban services and facilities located in the town area.

#### **Policies**

- Encourage allotments of sufficient size to enable agricultural activities which are consistent with the agricultural capability of the land.
- Limit opportunities for non-rural uses.

**ZONING TABLE  
ZONE R**

USE		RELEVANT CLAUSE
AGRICULTURE - PASSIVE	P	14.1,24.4,24.5,24.6
AGRICULTURE - INTENSIVE	C	14.1,24.4,24.5,24.6
BED AND BREAKFAST ACCOMMODATION	C	15.8,23.1,24.1,24.5,24.6
BUSINESS SIGN	C	
CARAVAN PARK	X	
CAR PARK	X	
CHILD CARE CENTRE	X	
COMMUNITY CENTRE	X	
CONVENTION CENTRE	X	
DETACHED DWELLING	P	14.1,15.2,15.5,15.6,23.1,24.1
EDUCATIONAL ESTABLISHMENT	C	14.1,23.1,24.1,24.5,24.6
EXTRACTIVE INDUSTRY	C	14.1,23.1,24.4,24.5,24.6
FLORA AND FAUNA SANCTUARY	P	14.1,23.1,24.4,24.5,24.6
FUEL DEPOT	X	
FUNERAL PARLOUR	X	
GENERAL INDUSTRY	X	
GUESTHOUSE AND HOSTEL	X	
HOME OCCUPATION	P	15.7
HOSPITAL	X	
HOTEL	X	
INDOOR RECREATION ESTABLISHMENT	X	
INSTITUTIONAL ESTABLISHMENT	X	
KENNEL AND CATTERY	C	14.1,23.1,24.1,24.5,24.6
LICENSED CLUB	X	
LIGHT INDUSTRY	X	
MARKET	X	
MEDICAL CLINIC	X	
MOTEL	X	
MOTOR REPAIR STATION	X	
MULTIPLE DWELLINGS	C	14.1,15.1,15.3,15.6,23.1,24.1,24.5,24.6
NURSERY	C	14.1,23.1,24.1,24.5,24.6
OFFENSIVE OR HAZARDOUS INDUSTRY	X	
OFFICE	X	
OUTDOOR ENTERTAINMENT	X	
PASSENGER TERMINAL	X	
PLACE OF WORSHIP	X	
PRIVATE CAMPING	X	
PROMOTION SIGN	C	
RESTAURANT	X	
RURAL INDUSTRY	C	14.1,24.4,24.5,24.6
SERVICE STATION	X	
SHOP	X	
SHOWROOM SALES	X	
SPECIAL PURPOSES	X	
SPORTS AND RECREATION	C	14.1,23.1,24.1,24.5,24.6
STOCK AND SALES YARD	C	14.1,24.4,24.5,24.6
VEHICLE SALES YARD	X	
VETERINARY CLINIC	C	14.1,23.1,24.1,24.5,24.6

P = PERMITTED

C = CONSENT

X = PROHIBITED

## 13.12 ZONE SU (SPECIFIC USE)

### Objective

To accommodate specific development projects which may not be permissible or adequately catered for in other zones.

### Policies

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

13.12.1 Notwithstanding anything in this Plan to the contrary, land described in Column 1 of the table to this clause may be used or developed either with or without the consent of the Authority, as the case may be, and only for the purposes specified opposite in Column 2 of the table, subject to the conditions, if any, specified opposite in that Column. The provisions of Part III of this Plan apply to development within this zone except where the provisions conflict with conditions specified in Column 2 of the table.

**TABLE TO CLAUSE 13.12.1**

**SPECIFIC USES**

COLUMN 1	COLUMN 2
(1) Lot 1009 (Fazaldeen Road)	Land uses consistent with the RL zone and, with the consent of the Authority, transport and storage of goods and associated vehicle servicing.
(2) Lot 1006 (Fazaldeen Road)	With the consent of the Authority, a municipal waste disposal site.
(3) Lots 1376 and 1377 (Stuart Highway)	With the consent of the Authority, a waste water treatment plant and evaporation ponds.
(4) Approximately 24 hectares of vacant Crown land (Udall Road)	With the consent of the Authority, <b>offensive and hazardous industry</b> .
(5) NT Portion 565 (Peko Road)	Without the consent of the Authority, tourism facilities, recreation and <b>multiple dwellings</b> associated with the Gold Stamp Battery and with the consent of the Authority, <b>light industry</b> ancillary to the primary use of the land.



## PART III - PROVISIONS

### DIVISION 1 - SUBDIVISION

#### 14.0 DEVELOPMENT CONTROLS (SUBDIVISION)

##### 14.1 Consent Required

In all zones, the consent of the Authority is required for subdivision of land.

##### 14.2 Minimum Lot Sizes

The objective of this clause is to ensure that an allotment created within the specified zone will be of a size which complements the reason for creation of the zone.

Subject to clause 14.3, land within a zone specified in the table is not to be subdivided into allotments having an area of less than the size specified opposite the zone in the table, except where the Authority is satisfied that special circumstances exist to justify the subdivision.

**TABLE TO CLAUSE 14.2**

ZONE	MINIMUM LOT SIZE
R1	800m <sup>2</sup>
R2	400m <sup>2</sup>
RL	2ha
R	40ha
IND	1,250m <sup>2</sup>
FU	100ha

##### 14.3 Minimum Lot Size in R2 Zone

The objective of this clause is to ensure that development on land in the R2 zone, where the land has been subdivided into allotments of less than 800 square metres, will complement the reason for creation of the zone.

Notwithstanding clause 14.2, subdivision of land in the R2 zone into allotments of between 400 square metres and 800 square metres may be carried out where the Authority is satisfied that the development will provide -

- (a) adequate access to public open space areas, community facilities and other necessary facilities and services;
- (b) adequate width and depth to enable a building to be sited and oriented so as to permit -
  - (i) maximum advantage to be taken of cooling breezes;
  - (ii) suitable setbacks to adjoining allotments; and
  - (iii) adequate private open space; and
- (c) safe and convenient vehicular access and car parking.

#### 14.4 Common Building Boundaries in Zone R2

An allotment created pursuant to clause 14.3 and which has an area less than 800 square metres may have one or more boundaries, not being a boundary adjacent to a public road or contiguous to a lot zoned R1, designated by the Authority as a **common building boundary** and a **dwelling** may be built up to that boundary despite the setback requirement of clauses 15.2 and 15.3.

## DIVISION 2 - RESIDENTIAL DEVELOPMENTS

### 15.0 SPECIAL REQUIREMENTS FOR RESIDENTIAL DEVELOPMENTS

#### 15.1 Landscaping and Open Space

The objective of this clause is to ensure the provision of adequate open space and landscaping for the enjoyment of residents and enhancement of the streetscape.

Except with the consent of the Authority, a building is not to be used or developed on a **site** for **multiple dwellings**, a **guesthouse and hostel**, or a **motel** (other than in the B1 and B2 zone) unless there is at ground level a landscaped area consisting of not less than 30% of the **site**.

- 15.1.1 For the purpose of this clause, landscaping on a **site** may include paved areas for pedestrian traffic or entertainment or recreation facilities such as swimming pools and tennis courts, but at least 20% of the **site** must be planted.

The planted area on a **site** is to be -

- (a) primarily located between the buildings on the **site** and the streets adjacent to the **site**; and
- (b) completed to the satisfaction of the Authority.

#### 15.2 Building Setbacks for Detached Dwellings

The objective of this clause is to ensure that buildings are developed so that they are adequately separated.

Except with the consent of the Authority, a building (excluding a verandah, a pergola, an open carport, or an outbuilding less than 6 square metres in **floor area**) for use as or in conjunction with a **detached dwelling** is to be located in accordance with the table to this clause.

**TABLE TO CLAUSE 15.2**

	Setback in metres
<u>Minimum Setback to Streets</u>	
All <b>sites</b> with single frontage*	7.5m
Corner and/or dual frontage <b>sites</b>	
- front streets*	7.5m
- side/other street	2.5m
* NOTE: Open carports on a <b>site</b> with a floor area of 6 square metres or more need only have a setback of 4.5 metres.	
<u>Minimum Setback to Side and Rear Boundaries</u>	
Except for boundaries designated pursuant to clause 14.4 as a <b>common building boundary</b> and excluding outbuildings less than 6m <sup>2</sup> in <b>floor area</b>	1.5m

15.3 Building Setbacks - Multiple Dwellings, Guesthouses/Hostels and Motels (other than in B1 and B2 zones)

15.3.1 The objective of this clause is to ensure buildings are developed so that they are not dominant in the streetscape and are adequately separated from each other having regard to the climate and environmental characteristics of the area.

Except with the consent of the Authority, a building (excluding a verandah, pergola, open carport or outbuilding less than 6 square metres in **floor area**) comprising **multiple dwellings, guesthouse and hostel or motel** (other than in the B1 and B2 zone) is to be located in accordance with the table to this clause.

**TABLE TO CLAUSE 15.3**

	NUMBER OF STOREYS IN BUILDING		
	1	2	3
<b>A. <u>Minimum Setback to Streets</u></b>			
All <b>sites</b> with single frontage*	6.0m	7.5m	9.0m
Corner <b>sites</b>			
- sides facing primary streets*	6.0m	7.5m	9.0m
- sides facing secondary street	1.5m	3.0m	4.5m
Dual frontage			
- front of building*	6.0m	7.5m	9.0m
- rear of building	1.5m	3.0m	4.5m

\*NOTE: Open carports on a **site** with a floor area of 6 square metres or more need only have a setback of 4.5 metres.

**B. Minimum Setbacks to Side and Rear Boundaries**

- With windows or doors of <b>habitable rooms</b> facing the side and rear boundaries	1.5m	3.0m	4.5m
- without windows or doors of <b>habitable rooms</b> facing the side and rear boundaries	1.5m	2.0m	2.5m

C. A building is not to exceed a length of 24 metres in any direction.

15.3.2 If more than one building is located on a **site**, the **site** is, for the purposes of clause 15.3, to be deemed to consist of such number of **sites** as there are buildings on the **site** and the boundaries of each separate **site** is deemed to be the lines which are half the average distance between the building on the separate **site** and the buildings closest to it on all sides.

15.3.3 In the table to this clause -

- (a) "primary street" means the street adjacent to the **site** with a wider carriageway than the secondary street, or if the same size, the one which carries the greater amount of traffic;
- (b) "secondary street" means the street adjacent to the **site** other than the primary street;
- (c) the setbacks specified are those calculated before any subdivision under clause 14.0; and

- (d) the specified setbacks apply throughout the length and height of the sides, front and rear of the building.

#### 15.4 Minimum Lot Size for Multiple Dwellings in R1 and R2 zones

The objective of this clause is to ensure that **sites** for **multiple dwellings** in residential zones are of sufficient area to afford adequate communal facilities and proper orientation.

Except with the consent of the Authority, a **site** in the R1 and R2 zones with an area of less than 800 square metres is not to be developed for **multiple dwellings**.

#### 15.5 Maximum Number of Detached Dwellings

The objective of this clause is to ensure that only one **detached dwelling** is constructed on any **site**.

There is not to be more than one **detached dwelling** on any **site**.

#### 15.6 Maximum Densities

The objective of this clause is to ensure that land so zoned is not developed to a density incompatible with the existing and planned provision of reticulated services and community facilities which will service the area.

Except with the consent of the Authority, in the R1, R2, B1, B2, RL and R zones, the maximum number of **dwellings** constructed on any **site** is not to exceed the number calculated in accordance with the tables to this clause.

## TABLES TO CLAUSE 15.6

### OTHER THAN IN R1 ZONE

The maximum number of dwellings permitted is equivalent to the area of the allotment divided by the site area required for each dwelling as specified below.

ZONE	NO. OF BEDROOMS IN DWELLING	MINIMUM SITE AREA REQUIRED FOR EACH DWELLING (m <sup>2</sup> )
R2	1	150
	2	200
	3+	300
B1	1	100
	2	150
	3+	175
B2	1	100
	2	125
	3+	150
RL	1+	2ha
R	1+	40ha

### IN R1 ZONE

The maximum number of dwellings that can be constructed on a parcel of land depends on the area of the allotment as specified below.

AREA OF ALLOTMENT IN SQUARE METRES	MAXIMUM NUMBER OF DWELLINGS
less than 1000	1
1000 to 1999	2
2000 to 2999	3
3000 to 3999	4
4000+	5
	plus 1 for each additional 800m <sup>2</sup> of allotment area

## 15.7 Home Occupations

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

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

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

## 15.8 Bed and Breakfast Accommodation

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

With the consent of the Authority, a **dwelling** may be used for **bed and breakfast accommodation** if -

- (a) the Authority is satisfied that the **dwelling** is suitable for the nature of the proposed use;
- (b) not more than 5 travellers are accommodated in the **dwelling** at one time;
- (c) a minimum of 2 **car parking spaces** are provided on site; and
- (d) no **advertising sign** is displayed, other than one such sign not exceeding 0.3 square metres in area, identifying the name of the resident and that **bed and breakfast accommodation** is available.

15.9 Multiple Dwellings and Detached Dwellings on lots less than 600 square metres in the R1 and R2 Zones

The objective of this clause is to ensure that **detached dwellings** and **multiple dwellings** are only established or developed in the R1 and R2 zones on allotments of less than 600 square metres if -

- (a) the building is sited and orientated so as to permit -
  - (i) maximum advantage to be taken of cooling breezes; and
  - (ii) minimal noise transmission; and
- (b) the development will provide -
  - (i) suitable setbacks to adjoining allotments so as to ensure that the development will not unduly overlook adjoining properties or by proximity to the allotment frontage detract from the **amenity** of the locality;
  - (ii) adequate private outdoor space;
  - (iii) the provision of utility areas for clothes drying and storage; and
  - (iv) safe and convenient vehicular access and car parking.

Notwithstanding anything to the contrary in this Plan, **detached dwellings** and **multiple dwellings** in the R1 and R2 zones may, only with the consent of the Authority, be constructed on an allotment of less than 600 square metres.



## DIVISION 3 - INDUSTRIAL USES

### 16.0 COMMON REQUIREMENTS IN INDUSTRIAL ZONES

#### 16.1 Building Site Coverage

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

Except with the consent of the Authority, in the IND zone, the area of a **site** covered by buildings is not to exceed 60% of the **site**.

#### 16.2 Building Setbacks

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

Except with the consent of the Authority, buildings in the IND zone are to be located in accordance with the table to this clause.

**TABLE TO CLAUSE 16.2**  
**BUILDING SETBACK TABLE**  
**INDUSTRIAL DEVELOPMENT**

	Setback in metres
<u>Minimum Setback to Streets</u>	
All Buildings	6
<u>Minimum Setback to Side and Rear Boundaries</u>	
Distance from at least one side boundary	5
Distance from rear boundary	5

16.2.2 Where more than one building is located on a **site**, the **site** is, for the purpose of clause 16.2, deemed to consist of such number of **sites** as there are buildings on the **site** and the boundaries of each separate **site** is deemed to be the lines which are half the average distance between the building on the separate **site** and the buildings closest to it on all sides.

#### 16.3 Landscaping

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

Except with the consent of the Authority, all uses in the IND zones are to incorporate a landscaped area of not less than 5% of the **site**. The landscaped area is to include the frontage setback required pursuant to clause 16.2.

## 17.0 COMMON REQUIREMENTS FOR SERVICE STATIONS

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

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

- (a) a vehicular crossing over the footpath is not more than 9 metres wide, is not closer than 6 metres to another vehicular crossing and is not closer than 15 metres to a road intersection;
- (b) separate entrances to and exits from the **site** are provided and exits are separated by physical barriers and are identified by suitable signs readily visible to persons using the adjoining road or entering or leaving the **site**;
- (c) vehicles temporarily stored pending repairs are screened from view from a road and from land used for residential purposes;
- (d) inlets to bulk fuel storage tanks are situated so that tankers, while discharging fuel into the tanks, stand wholly within the **site**;
- (e) fuel pumps are not closer than 3 metres to the edge of the road reserve; and
- (f) at least 5% of the **site** is landscaped.

## DIVISION 4 - COMMERCIAL USES

### 18.0 SHOPS OTHER THAN IN THE B1 ZONE

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

Except with the consent of the Authority, the **net floor area** of a **shop**, other than in the B1 zone, is not to exceed 100 square metres.

### 19.0 OFFICES OTHER THAN IN THE B1 ZONE

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

Except with the consent of the Authority, the **net floor area** of an **office**, other than in the B1 zone, is not to exceed 300 square metres.

### 20.0 SITE COVERAGE IN B1 AND B2 ZONES

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

Except with the consent of the Authority, a building is not to be used or constructed in the B1 or B2 zone where the **site** coverage exceeds 85% or 50% respectively.

### 21.0 PLOT RATIO IN B1 AND B2 ZONES

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

The base **plot ratio** limit is to be 1 in the B1 zone and 0.5 in the B2 zone, however the Authority may consent to a higher **plot ratio** (but not exceeding twice the base **plot ratio** for the respective zone) in some circumstances. These circumstances include where there is -

- (a) a design which responds to the image, streetscape, building alignment, orientation, scale and **amenity** of the town and complements the character and climate of the region;
- (b) retention of existing vegetation or provision of landscaping in addition to that required by this Part;
- (c) frontage to Paterson Street;
- (d) provision of pedestrian facilities, such as a link between streets, passive waiting areas or ablutions; or
- (e) provision of either undercover **car parking spaces** or **car parking spaces** in excess of that required by this Part.

## 22.0 LANDSCAPING IN B1 AND B2 ZONES

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

Except with the consent of the Authority, a development in the B1 or B2 zone is to incorporate an adequately landscaped open space area of not less than 10% or 15% of the **site** respectively.

## DIVISION 5 - BUILDING HEIGHT

### 23.0 BUILDING HEIGHT LIMITATIONS

#### 23.1 Maximum Building Heights

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

Except with the consent of the Authority a building is not to be constructed where the height of the building exceeds 2 **storeys**.

## DIVISION 6 - PARKING OF VEHICLES

### 24.0 PROVISION FOR CAR PARKING

#### 24.1 Parking Requirements

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

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

24.1.2 Where a calculation made pursuant to clause 24.1.1 results in a number which is not a whole number, the number of **car parking spaces** required is to be the next highest whole number.

#### 24.2 Reduction in Parking Requirements

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

Where the Authority is satisfied that fewer **car parking spaces** are required than the number otherwise calculated in accordance with clause 24.1.1 after having regard to -

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

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

#### 24.3 Payment in Lieu of Provision of Parking Spaces

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

The Authority may require the payment of a monetary contribution to the municipality in accordance with a contribution plan prepared under section 28 of the *Planning Act*, in lieu of the provision of **car parking spaces**.

**TABLE TO CLAUSE 24.1**  
**PARKING REQUIREMENTS**

COLUMN 1	COLUMN 2
<u>USE OR DEVELOPMENT</u>	<u>MINIMUM NUMBER OF CAR PARKING SPACES REQUIRED</u>
<b>Bed and Breakfast Accommodation</b>	2
<b>Caravan park</b>	for every <b>caravan</b> , mobile home or tent site – 1.1
<b>Child care centre</b>	for every employee – 1 <u>plus</u> 2 additional spaces
<b>Community centre</b>	for every 100 square metres of <b>net floor area</b> – 5
<b>Convention centre</b>	for every 100 square metres of <b>net floor area</b> – 5
<b>Detached dwelling</b>	1
<b>Dwelling (other than detached dwelling)</b>	
(a) if access from a cul-de-sac, a 2 level road or a carriageway not more than 8 metres wide	for every <b>dwelling</b> – 2
(b) in any other case	for every <b>dwelling</b> – 1.5
<b>Educational establishment</b>	
(a) primary or secondary school	for every classroom – 1 <u>plus</u> 2 additional spaces
(b) tertiary educational establishment	for every classroom – 1 <u>plus</u> for every 6 students – 1 <u>plus</u> 2 additional spaces
<b>Funeral parlour</b>	for every 100 square metres of <b>net floor area</b> used as a chapel – 5
<b>General industry</b>	for every 100 square metres of <b>net floor area</b> – 1 <u>plus</u> for every 25 square metres of <b>net floor area</b> used for <b>offices</b> – 1
<b>Guesthouse and hostel</b>	for every 5 persons – 1 <u>plus</u> for every staff member – 1 <u>plus</u> 1 mini-bus bay

COLUMN 1	COLUMN 2
<b>Hospital</b>	for every 4 patient beds – 1 <u>plus</u> for every 100 square metres of <b>floor area</b> used for administrative purposes – 4
<b>Hotel</b>	for every two guest suites or <b>bedrooms</b> – 1 <u>plus</u> for every 100 square metres of <b>floor area</b> used as a bar – 50 <u>plus</u> for drive-in bottle <b>shop</b> (if any): for cars being served or awaiting service – 10
<b>Indoor recreation establishment</b>	
(a) <b>racquet court games</b>	for every court – 4 <u>plus</u> for indoor spectator facilities (if any): for every 4 seats – 1
(b) <b>cinema or theatre</b>	for every 4 seats – 1
(c) <b>otherwise than specified in (a) or (b)</b>	for every 100 square metres of <b>net floor area</b> – 10 <u>plus</u> for spectator facilities (if any): for every 4 seats – 1
<b>Institutional establishment</b>	for every employee – 1 <u>plus</u> for every 100 square metres of <b>net floor area</b> – 1
<b>Kennel and cattery</b>	for every employee – 1 <u>plus</u> 4
<b>Licensed club</b>	for every 100 square metres of <b>floor area</b> used as a lounge area or beer garden – 10 <u>plus</u> for every 100 square metres of <b>floor area</b> used as a bar – 20
<b>Light industry</b>	for every 100 square metres of <b>net floor area</b> used for industrial purposes other than as an <b>office</b> – 1 <u>plus</u> for every 25 square metres of <b>net floor area</b> used for <b>offices</b> – 1
<b>Market</b>	for every 100 square metres of display area – 5
<b>Medical clinic</b>	for every consulting room – 3 <u>plus</u> 1 additional space
<b>Motel</b>	for every guest suite or <b>bedroom</b> – 1 <u>plus</u> for every 100 square metres of <b>floor area</b> used as a lounge bar or beer garden – 16
<b>Motor repair station</b>	for every 100 square metres of <b>net floor area</b> – 6
<b>Multiple dwellings</b>	as for ' <b>dwelling</b> '
<b>Nursery</b>	for every 100 square metres of <b>net floor area</b> of any building – 2 <u>plus</u> for every 1000 square metres used for outdoor <b>nursery</b> area – 4



COLUMN 1	COLUMN 2
<b>Office (not elsewhere referred to in this table)</b>	for every 100 square metres of <b>net floor area</b> – 2.5
<b>Passenger terminal</b>	for every 100 square metres of <b>net floor area</b> – 5 <u>or</u> as many car spaces as can be provided on 25% of the <b>site</b> area, whichever results in the greater number of spaces (calculated exclusive of areas used for taxi stands or bus loading purposes)
<b>Place of worship</b>	for every 100 square metres of <b>net floor area</b> – 5
<b>Private camping</b>	for every site – 1.1
<b>Restaurant</b>	for every 100 square metres of <b>net floor area</b> – 7
<b>Service station</b>	for every 100 square metres of <b>net floor area</b> – 2 <u>or</u> 10 whichever is the greater
<b>Shop</b>	for every 100 square metres of <b>net floor area</b> – 6
<b>Showroom sales</b>	for every 100 square metres of <b>net floor area</b> used for <b>showroom sales</b> – 4 <u>plus</u> for every 25 square metres of <b>net floor area</b> used for <b>offices</b> – 1 <u>plus</u> for every 200 square metres used for outdoor display and sales purposes – 1
<b>Special purposes</b>	
(a) <b>cemetery or crematorium</b>	for every 100 square metres of <b>net floor area</b> used as a chapel – 5
(b) <b>law courts, administration of justice or radio or TV installation</b>	for every 100 square metres of <b>net floor area</b> – 2.5
(c) <b>ambulance, police or fire station</b>	for every 100 square metres of <b>net floor area</b> (excluding operating vehicle <b>parking areas</b> ) – 2.5
<b>Sports and recreation</b>	
(a) <b>tennis court or other court game</b>	4 spaces per court
(b) <b>lawn bowls</b>	20 spaces per green
(c) <b>swimming pool</b>	15 spaces <u>plus</u> for every 100 square metres of total use area – 1
(d) <b>golf course</b>	4 spaces per hole <u>plus</u> 1 space per 20 square metres of <b>net floor area</b> used as a club house

COLUMN 1	COLUMN 2
<b>Vehicle sales yard</b>	for every 100 square metres of <b>net floor area</b> – 4 <u>plus</u> for every 25 square metres of <b>net floor area</b> used for <b>offices</b> – 1 <u>plus</u> for every 200 square metres of <b>site</b> used for open air display – 1
<b>Veterinary clinic</b>	for every 100 square metres of <b>net floor area</b> – 4

#### 24.4 Unlisted Land Uses

Where a use or development is proposed which is not listed in the table to clause 24.1, the number of **car parking spaces** required for that development is to be determined by the Authority.

#### 24.5 Parking Layout

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

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

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

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

#### 24.6 Screening of Parking Areas

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

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

## TABLE AND DIAGRAM TO CLAUSE 24.5

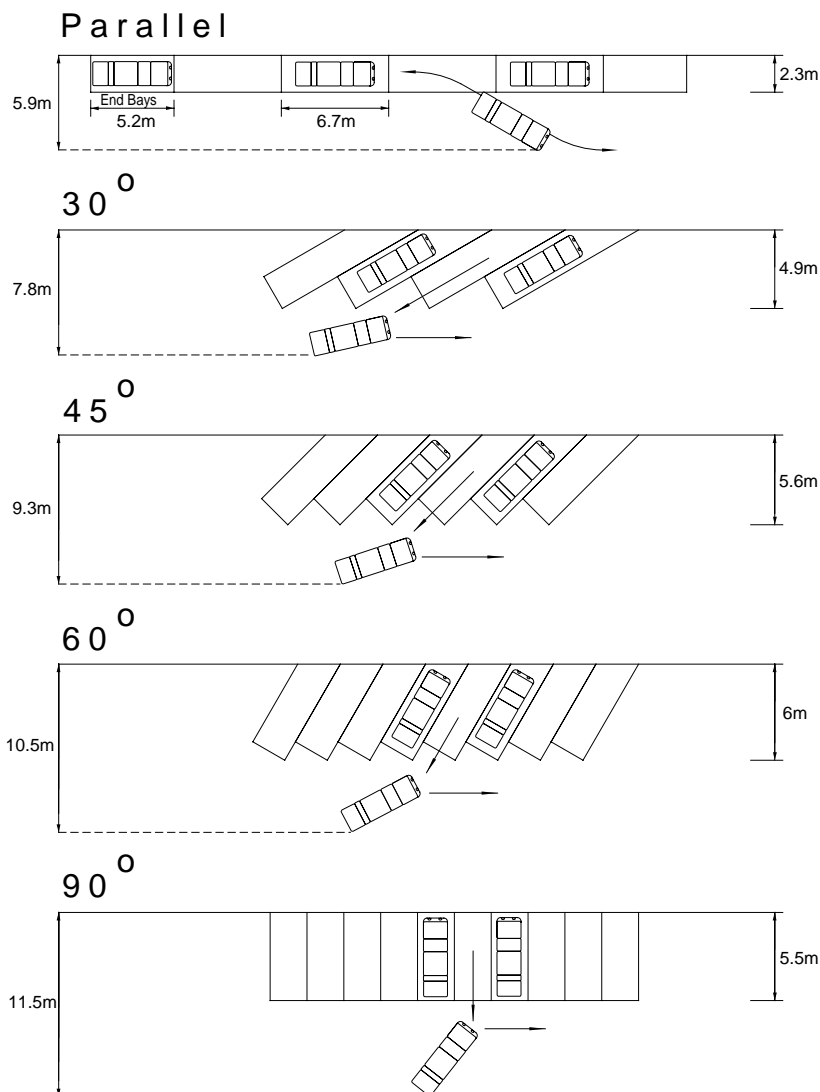
### Bay Sizes for On-Site Parking

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

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

\*\* End bays for parallel parking may be reduced to 5.2 metres if necessary.

Where the parking turnover is high bays could be up to 7.3 metres long to minimise manoeuvring delays.



## DIVISION 7 - LOADING BAYS

### 25.0 LOADING BAYS

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

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

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

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



## DEVELOPMENT MATRIX

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

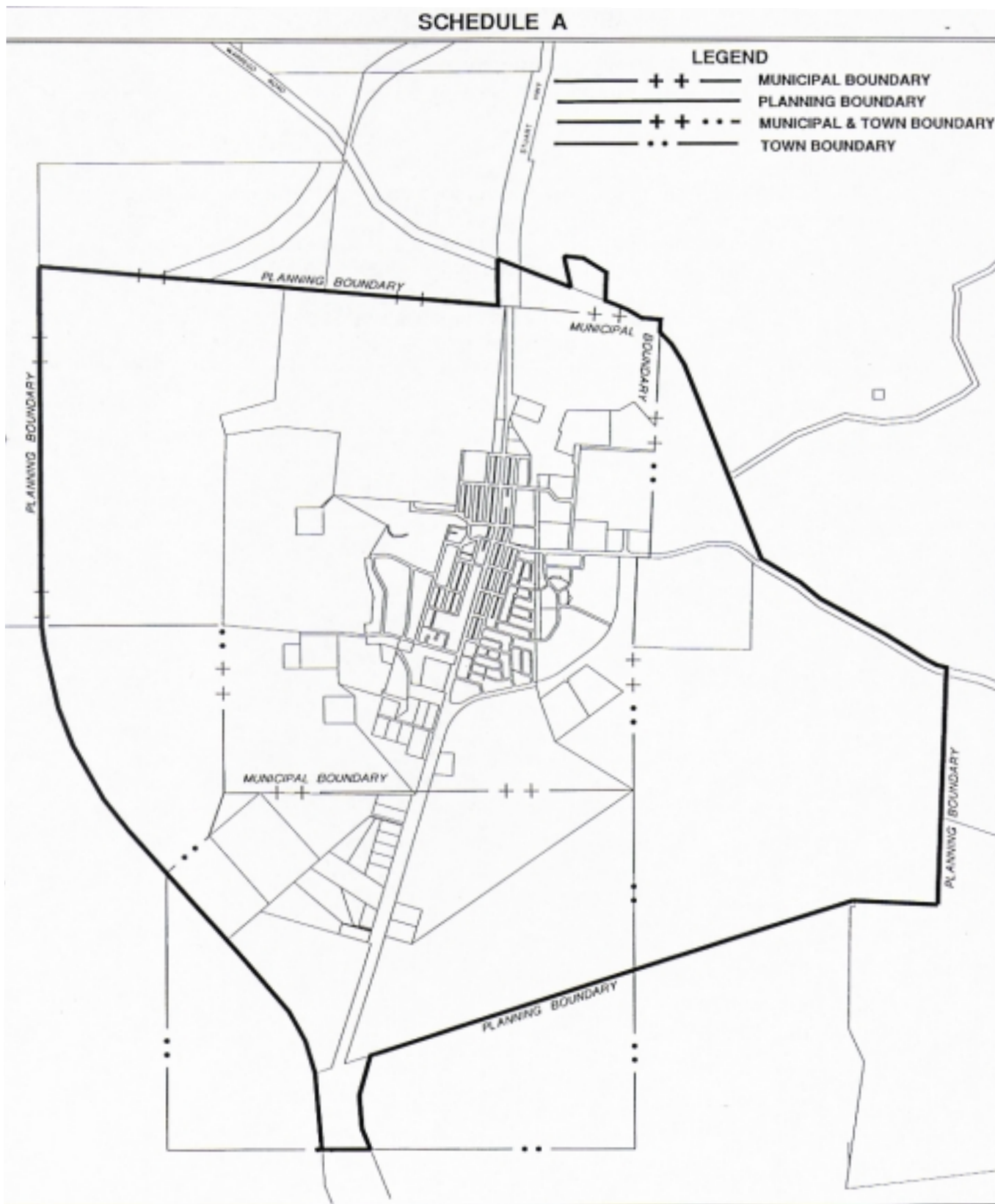
P = PERMITTED

C = CONSENT

**SCHEDULE A**

**LEGEND**

- + + — MUNICIPAL BOUNDARY
- — — PLANNING BOUNDARY
- + + ··· MUNICIPAL & TOWN BOUNDARY
- ··· — TOWN BOUNDARY



**TENNANT CREEK CONTROL PLAN BOUNDARY**



**DEPARTMENT OF  
LANDS, PLANNING AND ENVIRONMENT**

Diagram to clause 3.1

SCALE 1 : 50 000

Drawing Number  
TENNANT\PLANBOUN.DGN



**TABLE OF AMENDMENTS**  
**TENNANT CREEK TOWN PLAN 1998**

<b>Amendment Number</b>	<b>Gazette Number</b>	<b>Gazette Date</b>	<b>Amendment</b>
1.	G27	15.07.98	<b>Amends clause 5.2(a). Inserts new clause 5.6.</b>
2.	G32	15.08.01	Rezones Lots 28, 29, 30 and 31 Paterson Street, Town of Tennant Creek from R2 to B1.
3.	G20	22.05.02	<b>Amends clause 6.1 by substituting a new definition for “site”.</b>
4.	G2	15.01.03	Rezones Lot 1017 Peko Road Town of Tennant Creek from CP to B2.
5.	G28	16.07.03	Rezones Part Lot 451 Wattle Street, Town of Tennant Creek from R1 to CP.

