

Single dwellings on 'greenfield' lots from 450m² to 600m²

NT Planning Scheme Technical Note

Overview

This technical sheet provides guidance on clauses of the Planning Scheme relevant to the development of lots no less than 450m² for single dwellings in 'greenfield' areas.

Consent to subdivide

Development consent is required for all subdivision. The consent authority can consider lots no less than 450m² in Zone FD (Future Development) or Zone LR (Low Density Residential) providing the purpose is consistent with a relevant Area Plan and planning principles. In either zone compliance with the following requirements of the Scheme must be demonstrated:

- Small Zone LR lots are allowed in 'greenfield' areas identified for compact growth in the strategic framework in the Planning Scheme, providing the average lots size is 600m² and no lots are less than 450m² - Table A to Clause 6.2.1.
- Each lot must accommodate a minimum building envelope of 10m x 15m exclusive of building setbacks or easements – Table B to Clause 6.2.1.
- The minimum frontage width is 13m with a single vehicle access – Table to Clause 6.2.2.
- A building envelope plan or similar is required to demonstrate that the proposed lots will comply with Planning Scheme provisions for building setbacks, private open space, on-site parking and vehicle access. Note that the locations of vehicle accesses must take into account street tree planting, street furniture, and infrastructure associated with reticulated service - Clause 6.2.2.

Dwelling compliance

Single dwellings are a permitted use in Zone LR and a discretionary use in Zone FD. Note that lots created under Zone FD are usually rezoned for the intended use, eg. Zone LR, with the release of lots to the market.

Development consent is not required in Zone LR if the proposed dwelling will comply with all relevant provisions of the Planning Scheme¹ including:

- The boundary to the public road must have a minimum continuous length of 6.5m without on-site parking or vehicle access within that length. Where that boundary is less than 15 m a single driveway only is allowed – Table to Clause 5.2.4.5.

¹ <https://nt.gov.au/property/land-planning-and-development/our-planning-system/nt-planning-scheme>

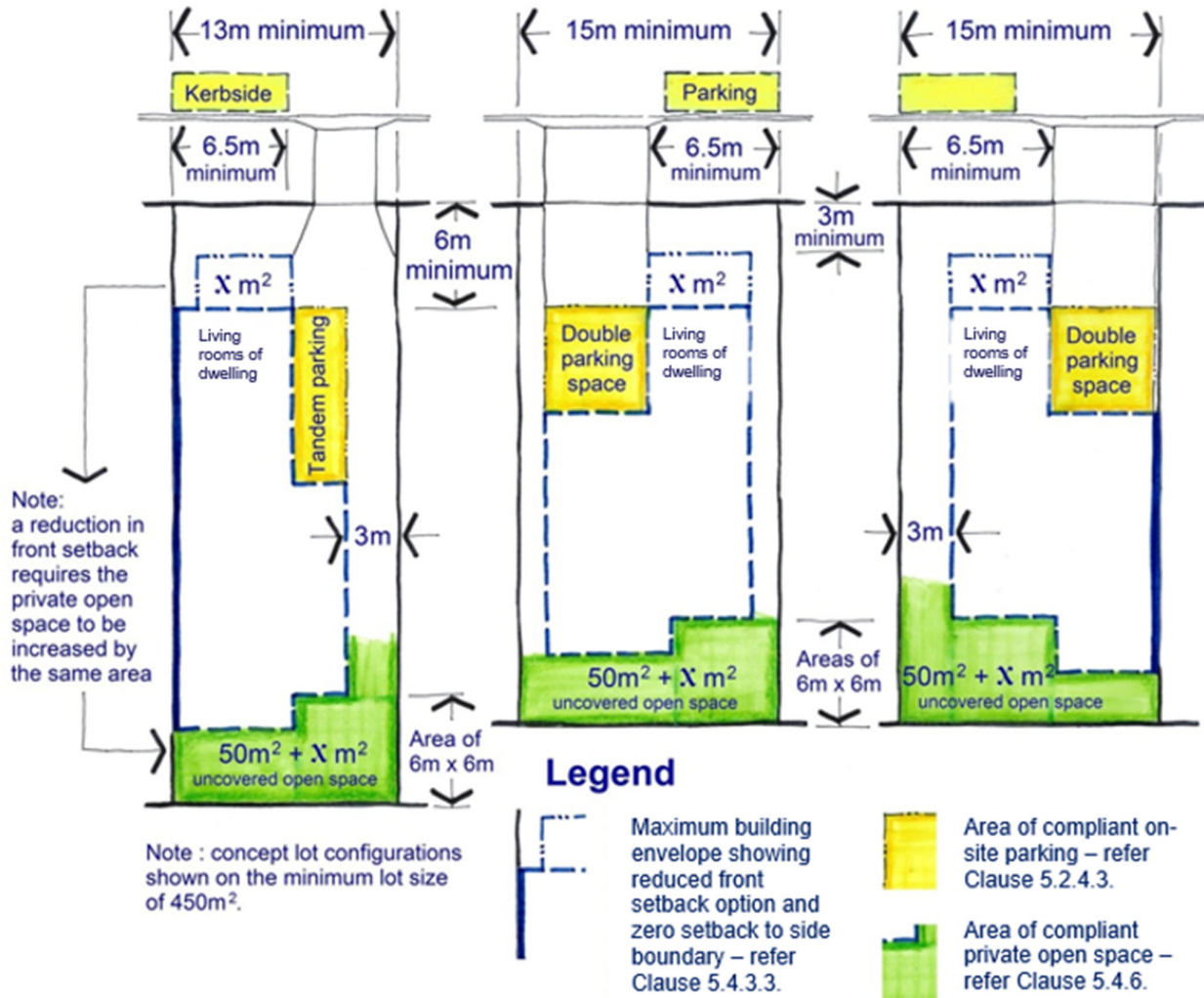
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- Lots less than 600m² may have a zero building setback to one side boundary if a 3m setback is provided to the other side boundary. Any wall utilising a zero building setback must be erected to the boundary with no gap – Table to Clause 5.4.3.3.
- The front setback may be reduced for an equivalent increase in private open space. Outbuildings are to have a front setback no less than 6m – Clause 5.4.3.3.
- Private open space must be sufficiently permeable, open to the sky and include an area of deep soil for shade tree planting – Clause 5.4.6.

Concept lot configurations are provided to illustrate these provisions of the Planning Scheme.

If a proposed dwelling does not comply with any of the above a development permit will be required prior to construction.

Concept Lot Configurations for Single Dwellings on lots from 450m² to 600m²



Development application

A development permit application must address the provisions of section 46(3) of the *Planning Act 1999*.

It is recommended that you make an appointment with a planner for guidance in the preparation of your application.

For more information or to make an appointment, go to the development application page² on the NT Government website.

Building requirements

Single dwellings require a building permit prior to the commencement of works and must comply with the requirements of the *Building Act 1993*.

A building permit will only be issued by a private building certifier once any necessary development permit (along with other matters specified in the *Building Act 1993*) is in place.

For more information, go to the building permit page³ on the NT Government website.

² <https://nt.gov.au/property/land-planning-and-development/planning-applications-and-processes/development-applications>

³ <https://nt.gov.au/property/building/build-or-renovate-your-home/building-and-renovating-permits-and-processes/getting-a-building-permit>