



**FOR CONSULTATION
PURPOSES ONLY**

STATUTORY EXHIBITION DRAFT

Northern Territory Planning Scheme 2020

*Building Confidence through Better
Planning for the Northern Territory*



CONTENTS

PART 1 - GUIDANCE	6
1.1 Citation	6
1.2 Application.....	6
1.3 Purpose of the Planning Scheme	6
1.4 Commencement.....	6
1.5 Interpretation	6
1.6 Structure of the Planning Scheme	7
1.7 Operation of the Planning Scheme	8
1.8 When development consent is required.....	8
1.9 Ancillary use and development	10
1.10 Exercise of Discretion by the Consent Authority.....	10
1.11 Exceptions.....	11
PART 2 – STRATEGIC FRAMEWORK.....	12
2.1 Purpose of the Strategic Framework	12
2.2 Components and Operation of the Strategic Framework	12
2.3 Strategic Planning Policies.....	14
2.4 Hierarchy of Strategic Land Use Plans	14
PART 3 - OVERLAYS	16
3.1 Preliminary	16
3.2 CNV – Clearing of Native Vegetation.....	18
3.3 RCNV – Restricted Clearing of Native Vegetation.....	20
3.4 CLF – Coastal Landfill.....	21
3.5 LPA – Land in Proximity to Airports	22
3.6 LSF – Land Subject to Flooding.....	23
3.7 LSSS – Land Subject to Storm Surge.....	24
3.8 LAAR – Land Adjacent to an Arterial Road.....	25
3.9 DHD – Darwin Harbour Dredging	25
PART 4 - ZONES & ASSESSMENT TABLES.....	27
4.1 Preliminary	27
4.2 Zone LR – Low Density Residential.....	30
4.3 Zone LMR – Low-Medium Density Residential.....	32
4.4 Zone MR – Medium Density Residential.....	35
4.5 Zone HR – High Density Residential	38
4.6 Zone RR – Rural Residential	42
4.7 Zone RL – Rural Living	45

4.8	Zone CV – Caravan Parks	49
4.9	Zone CL – Community Living.....	53
4.10	Zone CB – Central Business.....	57
4.11	Zone C – Commercial	64
4.12	Zone SC – Service Commercial.....	72
4.13	Zone TC – Tourist Commercial	80
4.14	Zone LI – Light Industry	88
4.15	Zone GI – General Industry.....	94
4.16	Zone DV – Development.....	100
4.17	Zone PS – Public Open Space	105
4.18	Zone OR – Organised Recreation	107
4.19	Zone H – Horticulture	110
4.20	Zone A – Agriculture	113
4.21	Zone R – Rural.....	116
4.22	Zone CP – Community Purpose	119
4.23	Zone CN – Conservation.....	123
4.24	Zone HT – Heritage.....	125
4.25	Zone RD – Restricted Development	129
4.26	Zone WM – Water Management.....	132
4.27	Zone FD – Future Development	135
4.28	Zone T – Township	141
4.29	Zone M – Main Road.....	146
4.30	Zone PM – Proposed Main Road.....	147
4.31	Zone RW – Railway	148
4.32	Zone U - Utilities.....	149
PART 5 - DEVELOPMENT REQUIREMENTS.....		150
5.1	Preliminary	150
5.2	General Development Requirements.....	151
5.2.1	General Height Control	151
5.2.2	Building Heights in Alice Springs	151
5.2.3	Buildings in Central Darwin.....	156
5.2.4	Vehicle Parking	161
5.2.5	Loading Bays	174
5.2.6	Landscaping.....	175
5.3	General Development Requirements in Specific Zones	176
5.3.1	Heritage Places and Development in Zone HT	176
5.3.2	Development in Zone WM	177

5.3.3	Development in Zone RW	178
5.3.4	Development in Zone FD	178
5.3.5	Development in Zones M and PM.....	179
5.3.6	Development in Zone U	179
5.4	Residential Specific Development Requirements	180
5.4.1	Residential Density Limitations	180
5.4.2	Residential Height Limitations.....	181
5.4.3	Building Setbacks of Residential Buildings and Ancillary Structures.....	183
5.4.4	Extensions and Ancillary Structures to a Dwelling-group or Dwelling-multiple Development.....	188
5.4.5	Building Setbacks and Fencing of Dwellings-group, Dwellings-multiple and Residential Care Facilities in Zone MR.....	189
5.4.6	Private Open Space.....	189
5.4.7	Communal Open Space.....	191
5.4.8	Building Design for Dwelling-group, Dwelling-multiple, Rooming Accommodation and Residential Care Facility	192
5.4.9	Residential Development in Zone C	193
5.4.10	Home Based Business.....	194
5.4.11	Caravan Accommodation.....	197
5.4.12	Dwelling-Caretakers.....	197
5.4.13	Dwelling-Independent	198
5.4.14	Dwelling-Community Residence	199
5.4.15	Residential Care Facility	200
5.4.16	Helicopter Landing Sites	201
5.5	Commercial Specific Development Requirements	203
5.5.1	Interchangeable developments in Zones CB and C	203
5.5.2	Plot Ratios in Commercial Zones.....	204
5.5.3	Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T	204
5.5.4	Expansion of Existing Use or Development in Zones CB, C, SC and TC	206
5.5.5	Shops in Zones CV, CL, LI, GI, DV, OR and CN.....	206
5.5.6	Al Fresco Dining Areas in Zone CB in Central Darwin	207
5.5.7	Child Care Centre	208
5.5.8	Service Station.....	209
5.5.9	Car Wash	210
5.5.10	Nightclub Entertainment Venue, Bar-Public and Bar-Small	211
5.5.11	Food Premises.....	213
5.5.12	Shopping Centre	214

5.5.13	Caravan Park	215
5.6	Industrial Specific Development Requirements	217
5.6.1	Setbacks and Building Design Requirements in Zones LI, GI and DV	217
5.6.2	Expansion of Existing Use or Development in Zones LI and GI	218
5.6.3	Motor Body Works and Motor Repair Station	219
5.7	Non-Urban Specific Development Requirements	221
5.7.1	Rural Development (Agriculture, Horticulture and Intensive Animal Husbandry)	221
5.7.2	Animal Related Use (Animal Boarding and Stables)	222
5.7.3	Transport Terminals in Zones R and H	223
5.7.4	Industry-Primary in Zones RL, R and H	223
5.7.5	Retail Agricultural Stall	224
5.8	Miscellaneous Specific Development Requirements	225
5.8.1	Market	225
5.8.2	Education Establishment	226
5.8.3	Club	227
5.8.4	Exhibition Centre, Place of Assembly and Place of Worship	228
5.8.5	Leisure and Recreation	229
5.8.6	Emergency Service Facility	230
5.8.7	Demountable Structures	230
5.8.8	Renewable Energy Facility	232
5.8.9	Excavation and Fill	232
5.8.10	Telecommunications Facility	233
5.8.11	Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR	234
PART 6 - SUBDIVISION AND CONSOLIDATION REQUIREMENTS		235
6.1	Preliminary	235
6.2	Subdivision in Zones LR, LMR, MR and HR	235
6.2.1	Lot Size and Configuration for Subdivision in Zones LR, LMR, MR and HR	235
6.2.2	Lots Less Than 600m ² for Dwellings-Single	237
6.2.3	Site Characteristics for Subdivision in Zones LR, LMR, MR and HR	238
6.2.4	Infrastructure and Community Facilities for Subdivision in Zones LR, LMR, MR and HR	238
6.3	Subdivision in Zones RR, RL, R and H, and Unzoned land	240
6.3.1	Subdivision in Zone RR	240
6.3.2	Lot Size and Configuration for Subdivision in Zones RL, R and H, and Unzoned Land	241
6.3.3	Site Characteristics for Subdivision for Lots of 1ha or Greater in Zones RL, R and H, and Unzoned Land	243
6.3.4	Infrastructure for Subdivision in Zones RL, R and Unzoned Land	245
6.3.5	Mineral Resources and Subdivision in Zone RL	246

6.3.6	Lots less than 8 ha for Urban and Community Uses on Unzoned Land.....	246
6.4	Subdivision in Zones LI, GI and DV	248
6.4.1	Lot Size and Configuration for Subdivision in Zones LI, GI and DV	248
6.4.2	Site Characteristics for Subdivision in Zones LI, GI and DV	248
6.4.3	Infrastructure for Subdivision in Zones LI, GI and DV	249
6.5	Subdivision in Other Zones	250
6.5.1	Subdivision in Zone FD.....	250
6.5.2	Subdivision in Zone WM	250
6.5.3	Subdivision in Zone RD	251
6.6	Other Subdivision Requirements	252
6.6.1	Subdivision for the Purposes of a Unit Title Scheme.....	252
6.6.2	Consolidation	254
PART 7 - Aboriginal Communities and Towns.....		255
7.1	Aboriginal Community Living Areas	255
7.2	Towns on Aboriginal Land.....	256
SCHEDULES.....		258
Schedule 1: Amendments to the Northern Territory Planning Scheme		258
Schedule 2: Definitions		259
2.1	Defined Uses.....	259
2.2	General Definitions	266
Schedule 3: Exceptions.....		270
Schedule 4: Specific Use Zones		273
4.1	Specific Use Zones under NTPS 2020	273
4.2	Specific Use Zones under NTPS 2007	273
Schedule 5: Reference Guidelines		278
Schedule 6: Aboriginal Community Living Areas.....		279
Schedule 7: Aboriginal Towns		282

PART 1 - GUIDANCE

1.1 Citation

1. The Northern Territory Planning Scheme 2020 may be cited as the Planning Scheme.

1.2 Application

1. This Planning Scheme applies to the whole of the Northern Territory with the exception of an area subject of a specific planning scheme made under section 8 of the *Planning Act 1999*.

1.3 Purpose of the Planning Scheme

1. The purpose of the Planning Scheme is to:
 - (a) further the Objectives of the *Planning Act 1999*;
 - (b) establish the strategic planning framework to inform and guide all development in the Territory;
 - (c) establish controls to guide development; and
 - (d) provide a clear framework for the assessment and determination of development applications.

1.4 Commencement

1. The Planning Scheme came into effect on <Date Month Year>. Amendments that have been made to the Planning Scheme are listed in Schedule 1.

1.5 Interpretation

1. A reference in this Planning Scheme to any Act includes any regulation or instrument made under it and, where amended or replaced, means the latest version of the legislation, regulation or instrument.
2. A reference in this Planning Scheme to an external document or standard means the latest version of the document or standard.
3. A reference in this Planning Scheme to data (including mapping informing overlays) managed by another agency means the latest version of the data published by that agency.

1.6 Structure of the Planning Scheme

1. The structure of the Planning Scheme includes:
 - (a) Strategic Framework (Part 2)

The Strategic Framework establishes guidance to facilitate development and decision making in a coordinated manner while recognising the differences between various regions and local areas across the Planning Scheme area.
 - (b) Overlays (Part 3)

Overlays, including overlay maps, identify areas of land that have specific development requirements.
 - (c) Zones and Assessment Tables (Part 4)

Zone maps and associated zone purpose statements, outcomes and assessment tables provide a structure for control of the development of land.

Specific Use Zones shown on the zone maps for certain areas provide for particular development outcomes which are not consistent with the available zones or Development Requirements within the Planning Scheme.
 - (d) Development Requirements (Part 5)

Requirements that apply to development within the Planning Scheme area and are divided into two categories:
 - i. General Development Requirements; and
 - ii. Specific Development Requirements.
- (e) Subdivision and Consolidation Requirements (Part 6)

Requirements that apply to the subdivision and consolidation of land within the Planning Scheme area.
- (f) Aboriginal Communities and Towns (Part 7)

Requirements that apply to development within Aboriginal Communities and Towns listed in Schedules 6 and 7.
- (g) Schedules
The Schedules provide:
 - i. a range of interpretive provisions and administrative guidelines to supplement considerations and directions within the Parts of the Planning Scheme;
 - ii. Specific Use Zones; and
 - iii. Specific Use Zones in effect prior to the commencement of this Scheme.

1.7 Operation of the Planning Scheme

1. Where there is inconsistency between Parts within this Planning Scheme, the following rules apply:
 - (a) the Strategic Framework in Part 2 is to guide the interpretation of all Parts;
 - (b) overlays in Part 3 prevail over all Parts to the extent of the inconsistency;
 - (c) Area Plans within the Strategic Framework prevail over zone purposes and outcomes in Part 4 (but not over the assessment category set out in the assessment tables) and Parts 5 and 6 to the extent of the inconsistency;
 - (d) zone purposes and outcomes in Part 4 prevail over Parts 5 and 6 to the extent of the inconsistency; and
 - (e) the provisions of Parts 1, 2, 3, 5, 6 and 7 apply to development described in Schedule 4.1 (Specific Use Zones) except where they conflict with any conditions specified in that Schedule.

1.8 When development consent is required

1. The need for consent and the level of assessment that applies to the development of land is set out in the framework below:
 - (a) Permitted – development that is compatible with the purpose of the zone provided it is established and operated to comply with all relevant development requirements.

Development of land is *Permitted* without **consent** when the following apply:

- i. it is shown as *Permitted* on the relevant assessment table in Part 4; and
- ii. it does not require **consent** by virtue of an overlay in Part 3;
- iii. it complies with all relevant development requirements set out in Part 5; or
- iv. a provision of the Planning Scheme expressly sets out that it is *Permitted*.

- (b) Merit Assessable – development that requires the exercise of discretion by the consent authority to ensure it can be established and operated in a way that does not impact on the amenity of the area and accords with the relevant zone purposes and outcomes.

Development of land requires consent and is *Merit Assessable* when any of the following apply:

- i. it is shown as *Merit Assessable* on the relevant assessment table in Part 4;

- ii. it is shown as *Permitted* on the relevant assessment table in Part 4 but:
 - (1) requires consent by virtue of an Overlay as set out in Part 3; or
 - (2) does not comply with the relevant development requirements set out in Part 5;
- iii. it is for the consolidation of land or a subdivision for the purpose of a Unit Title Scheme for a development that has previously been granted **consent**, or
- iv. a provision of the Planning Scheme expressly requires assessment as *Merit Assessable*.

Editor’s note: the Planning Act and Regulations exempt some types of consolidation and subdivision from requiring consent.

- (c) *Impact Assessable* – development that requires the exercise of discretion by the consent authority to determine if it is appropriate given the location of the site and the potential impacts on surrounding uses, and if it accords with the Strategic Framework.

Development of land requires **consent** and is *Impact Assessable* when any of the following apply:

- i. it is shown as *Impact Assessable* on the relevant assessment table in Part 4;
- ii. it is for the subdivision of land other than that included at Clause 1.8(1)(b)(iii); or
- iii. it is identified as *Impact Assessable* in Clause 1.9; or
- iv. it is a *Prohibited* development which relates to a **heritage place** as set out in Clause 1.10(7)(b); or
- v. a provision of this Planning Scheme expressly requires assessment as *Impact Assessable*.

- (d) *Prohibited* – development to which the consent authority must not grant **consent**.

Development of land is *Prohibited* if:

- i. it is shown as *Prohibited* on the relevant assessment table in Part 4, unless it is **ancillary** as allowed by Clause 1.9; or
- ii. a provision of this Planning Scheme expressly prohibits consent.

1.9 Ancillary use and development

1. Unless expressly provided for in this Planning Scheme:
 - (a) where the definition of a development in Schedule 2 includes developments that may be established if **ancillary**, the **ancillary** developments included in the definition are *Permitted* provided they comply with any relevant development requirements in Parts 3 and 5;
 - (b) if an **ancillary** development described in (a) does not comply with Parts 3 and 5, the **ancillary** development requires consent and the level of assessment that applies is *Merit Assessable*; and
 - (c) an **ancillary** development not specified in the definition of the **primary use** in Schedule 2 requires consent and the level of assessment that applies to the **ancillary** development is either:
 - i. the assessment category specified in the assessment table for the zone in Part 4; or
 - ii. if Undefined or Prohibited it is *Impact Assessable*.

1.10 Exercise of Discretion by the Consent Authority

1. In considering an application for **consent** for a development, the consent authority must consider the development in its entirety except in relation to:
 - (a) an application to alter, change or vary a development permit under sections 43A, 46 or 57 of the Act;
 - (b) access to a **main road**; or
 - (c) a *Merit Assessable* application under Clause 1.8(1)(b)(ii)(2).
2. In considering an application for **consent** for a development that has become *Merit Assessable* under Clause 1.8(1)(b)(ii)(2), the consent authority must consider the requirements in Part 5 that are not complied with and whether the proposal meets the purpose of the requirements.
3. In considering an application for **consent** for development identified as *Merit Assessable* the consent authority must take into account all of the following:
 - (a) the relevant requirements, including the purpose of the requirements, as set out in Parts 5 or 6;
 - (b) any Overlays and associated requirements in Part 3 that apply to the land;
 - (c) the relevant zone purpose and outcomes in Part 4 relevant to a variation of requirements in Parts 5 or 6; and
 - (d) if an Area Plan in Part 2 applies to the land, any component relevant to a variation of requirements in Parts 5 or 6.

4. In considering an application for a development identified as *Impact Assessable* the consent authority must take into account all of the following:
 - (a) any relevant requirements, including the purpose of the requirements, as set out in Parts 5 or 6;
 - (b) any Overlays and associated requirements in Part 3 that apply to the land;
 - (c) the relevant zone purpose and outcomes in Part 4; and
 - (d) any component of the Strategic Framework relevant to the land as set out in Part 2.
5. The consent authority may **consent** to a proposed development that is not in accordance with a requirement set out in Parts 3, 5 or 6 only if it is satisfied that the variation is appropriate having regard to:
 - (a) the purpose and administration clauses of the requirement; and
 - (b) the considerations listed under Clause 1.10(3) or 1.10(4).
6. When consenting to the development of land, the consent authority may impose a condition requiring a higher standard of development than is set out in a requirement of Parts 3, 5 or 6 if it considers it necessary to the achievement of the Strategic Framework, the purpose of the overlay or the zone, or it considers it is otherwise necessary to do so.
7. The consent authority must not grant **consent** for a development identified as *Prohibited* unless:
 - (a) the *Prohibited* development is **ancillary** as set out in Clause 1.9; or
 - (b) the *Prohibited* development relates to a **heritage place** and it has the approval of the Minister responsible for the administration of the *Heritage Act 2011*.

1.11 Exceptions

1. Unless specified, other than for subdivision or consolidation or by virtue of an Overlay or an Interim Development Control Order, the Planning Scheme does not prevent the development of land that is not zoned or any development identified at Schedule 3 (Exceptions).

PART 2 – STRATEGIC FRAMEWORK

2.1 Purpose of the Strategic Framework

1. The Strategic Framework:
 - (a) promotes the Objectives of the *Planning Act 1999* through the establishment of strategic policy and strategic land use plans to guide development;
 - (b) establishes a strategic direction for the Northern Territory and its regions that facilitates long term management of development to achieve coordinated and efficient planning outcomes;
 - (c) provides guidance on strategic planning priorities and intended outcomes of future development;
 - (d) balances the following considerations to inform strategic planning and decision making for development:
 - i. the sustainable use of resources and the protection of the natural environment and ecological processes;
 - ii. the integration of land use planning with transport and physical infrastructure planning to provide for the equitable, accessible, logical and efficient provision of such services;
 - iii. the facilitation of industrial, business and other employment and wealth generating activities to promote, support and engender economic development;
 - iv. the promotion of diverse housing options and the integration of planning for community facilities and services to foster a more connected, resilient and supported society;
 - v. the recognition of the unique characteristics, challenges and aspirations in different areas and communities within the scheme area; and
 - vi. the protection of places and buildings, which are of heritage or cultural value.

2.2 Components and Operation of the Strategic Framework

1. The Strategic Framework consists of strategic planning policies and strategic land use plans.
2. Strategic Planning Policies
Strategic Planning Policies establish high level policies, principles and strategic directions to guide future development.

Strategic Planning Policies:

- (a) may apply generally or to a particular issue or matter; and
- (b) inform and guide:
 - i. the preparation of Strategic Land Use Plans;

- ii. decision making in the absence of Strategic Land Use Plans applicable to a particular site or issue; and
- iii. decision making in relation to variations to any component of the hierarchy of Strategic Land Use Plans.

3. Strategic Land Use Plans

The hierarchy of Strategic Land Use Plans specified at Table to Clause 2.4 includes:

- (a) Regional Land Use Plans – applicable to the region established by the plan that:
 - i. identify high level characteristics and needs that will shape growth;
 - ii. establish a long term plan to respond to identified characteristics and needs that inform the distribution and management of anticipated growth across the region;
 - iii. identify the need for and locations to accommodate regional infrastructure; and
 - iv. identify issues needing further investigation or consideration during preparation of more detailed Strategic Planning Policies or Strategic Land Use Plans.
- (b) Subregional Land Use Plans – applicable to a component of a region that:
 - i. build on the higher level of guidance from any relevant Strategic Planning Policy and/or Regional Land Use Plan;
 - ii. establish more detailed guidance for development based on more detailed investigation or evaluation of characteristics and needs;
 - iii. identify the need for and sites to accommodate subregional infrastructure; and
 - iv. may include concept plans and other related conditions for specific locations that foreshadow the need for more detailed and / or site specific land use planning.
- (c) Area Plans – establish a further level of detailed guidance, including concepts, for the future development of particular localities, neighbourhoods, focus areas or streets to:
 - i. advance the policy objectives of any relevant higher order Land Use Plans and Strategic Planning Policy;
 - ii. respond to constraints and land suitability as identified through any relevant higher order Land Use Plans;
 - iii. respond to the local character, needs and aspirations of the community;
 - iv. provide, in some circumstances, guidance for:
 - (1) variation from a zone purpose and/or outcome in Part 4 to account for the local context set out in the Area Plan;
 - (2) variation of requirements in Parts 5 or 6 that may be required to achieve the objectives of the Area Plan; or

- (3) a higher standard of development than is set out in a requirement of Parts 5 or 6 to help achieve the objectives of the Area Plan.
4. The Strategic Framework guides the interpretation of all Parts of the Planning Scheme.

Where there is inconsistency between the components of the Strategic Framework, Area Plans, providing the most detailed level of guidance, prevail over higher-order Land Use Plans and Strategic Planning Policies to the extent of any inconsistencies.

Subregional Land Use Plans, Regional Land Use Plans and Strategic Planning Policies will guide interpretation of the Planning Scheme when:

- (a) there is no applicable Area Plan;
- (b) the Area Plan does not provide guidance on a particular issue;
- (c) a development does not accord with an Area Plan; or
- (d) a new Area Plan is being created or a change is proposed to an existing Area Plan.

2.3 Strategic Planning Policies

1. Strategic Planning Policies for the Planning Scheme are identified in the table to this clause:

Table to Clause 2.3: Strategic Planning Policies	
	Compact Urban Growth Policy

2.4 Hierarchy of Strategic Land Use Plans

1. The Hierarchy of Strategic Land Use Plans for the Planning Scheme are identified in the table to this clause:

Table to Clause 2.4: Hierarchy of Strategic Land Use Plans	
<i>Regional Plans</i>	
	<i>Sub Regional Plans</i>
	<i>Area Plans</i>
Darwin Region	
Darwin Regional Land Use Plan	
	Archer Area Plan
	Berrimah Farm Area Plan
	Berrimah North Area Plan
	Central Darwin Area Plan
	Darwin Inner Suburbs Area Plan
	Darwin Mid Suburbs Area Plan
	Durack Masterplan

Table to Clause 2.4: Hierarchy of Strategic Land Use Plans		
<i>Regional Plans</i>		
	<i>Sub Regional Plans</i>	
	<i>Area Plans</i>	
		Lee Point Area Plan
		Palmerston Eastern Suburbs Area Plan
		Palmerston City Centre Area Plan
	Litchfield Subregional Land Use Plan	
		Coolalinga North Rural Village Area Plan
		Holtze Area Plan
		Howard Springs Activity Centre Area Plan
	Coomalie Planning Concepts and Land Use Objectives	
		Batchelor Area Plan
	Finniss Planning Concepts and Land Use Objectives	
Alice Springs Region		
	Alice Springs Regional Land Use Plan	
		Arumbera Area Plan
		Central Alice Springs Area Plan
		Kilgariff Area Plan
Barkly Region		
	Tennant Creek Land Use Plan	
Katherine Region		
	Katherine Land Use Plan	
Major Remote Towns and other areas		
		Ali Curung Area Plan
		Angurugu Area Plan
		Borroloola Area Plan
		Daguragu Area Plan
		Elliot Area Plan
		Galiwin'ku Area Plan
		Gapuwiyani Area Plan
		Gunbalanya Area Plan
		Hermannsburg Area Plan
		Kalkarindji Area Plan
		Lajamanu Area Plan
		Maningrida Area Plan
		Milingimbi Area Plan
		Milyakburra Area Plan
		Ngukurr Area Plan
		Numbulwar Area Plan
		Papunya Area Plan
		Ramingining Area Plan
		Umbakumba Area Plan
		Wadeye Area Plan
		Wurrumiyanga Area Plan
		Yirrkala Area Plan
		Yuendumu Area Plan

PART 3 - OVERLAYS

3.1 Preliminary

1. Overlays identify areas of land that have specific development requirements.
2. The requirements of an Overlay can prevail over or be in addition to:
 - (a) the provisions of the zone including the purpose and outcomes and the assessment table in Part 4; and
 - (b) development requirements in Parts 5 and 6.
3. Specific development requirements in relation to land identified in an overlay may be associated with (but not limited to):
 - (a) physical constraints (i.e. flooding);
 - (b) sensitivity to particular impacts of development;
 - (c) existing or planned significant developments;
 - (d) buffers or setbacks to essential infrastructure such as sewerage treatment facilities;
 - (e) facilitating development or uses that meet the unique needs of a locality; or
 - (f) flexibility within the Scheme to achieve desired development outcomes.
4. Where an Overlay requires **consent**, the following level of assessment applies:
 - (a) if shown as *Permitted* on the relevant assessment table in Part 4 it is *Merit Assessable*;
 - (b) if shown as *Merit Assessable* on the relevant assessment table in Part 4 it is *Impact Assessable*;
 - (c) all other development is *Impact Assessable*.
5. Overlays which apply in this Planning Scheme are listed in the table to this clause.

Table to Clause 3.1: Planning Scheme Overlays	
Overlay	Scheme Map Identifier
Clearing of Native Vegetation	CNV
Restricted Clearing of Native Vegetation	RCNV
Coastal Landfill	CLF
Land in Proximity to Airports	LPA
Land Subject to Flooding	LSF
Land Subject to Storm Surge	LSSS
Land Adjacent to an Arterial Road	LAAR
Darwin Harbour Dredging	DHD

3.2 CNV – Clearing of Native Vegetation

Purpose

Identify areas with limits to the **clearing of native vegetation** and ensure that clearing in these areas does not:

- (a) impact on the conservation values of land within Zone CN; or
- (b) unreasonably contribute to environmental degradation of the locality.

Administration

1. The **clearing of native vegetation** of more than one hectare in aggregate of land (including any area already cleared of native vegetation) within the area subject to the *Clearing of Native Vegetation Overlay* requires **consent**. This includes all land within Zones RR, RL, R, H, A, CP, CN, RD, WM and Unzoned land.
2. Notwithstanding sub-clause 1, all **clearing of native vegetation** in Zone CN requires **consent**, other than as provided for by sub-clause 4.
3. The consent authority must not **consent** to development that is not in accordance with sub-clause 6.
4. This Overlay does not apply if the **clearing of native vegetation** is required or controlled under any Act in force in the Territory, or is for the purpose of:
 - (a) a firebreak up to 5m wide along the boundary of a lot having an area of 8ha or less, unless otherwise specified by a Regional Fire Control Committee; or
 - (b) a firebreak up to 10m wide along the boundary of a lot having an area greater than 8ha, unless otherwise specified by a Regional Fire Control Committee;
 - (c) an internal fence line up to 10m wide on a lot having an area greater than 8ha;
 - (d) a road to access the land or other land; or
 - (e) the maintenance and repair of public infrastructure.

Editor’s note: examples of legislation that may have effect under sub-clause 4 may include *Territory Parks and Wildlife Conservation Act 1976*, the *Mining Management Act 2001*, the *Pastoral Land Act 1992*, and the *Environment Protection and Biodiversity Conservation Act 1999* (Cth).

Requirements

5. The **clearing of native vegetation** is to:
 - (a) avoid impacts on environmentally significant or sensitive vegetation;
 - (b) be based on land capability and suitability for the intended use;
 - (c) avoid impacts on drainage areas, wetlands and waterways;

- (d) avoid habitat fragmentation and impacts on native wildlife corridors;
and
 - (e) avoid impacts on highly erodible soils.
6. An application for the **clearing of native vegetation** is to demonstrate consideration of the following:
- (a) the *Land Clearing Guidelines* (as amended from time to time) by the agency responsible for natural resources and the environment;
 - (b) the presence of threatened wildlife as declared under the *Territory Parks and Wildlife Conservation Act 1976*;
 - (c) the presence of sensitive or significant vegetation communities such as rainforest, vine thicket, closed forest or riparian vegetation;
 - (d) the presence of essential habitats, within the meaning of the *Territory Parks and Wildlife Conservation Act 1976*;
 - (e) the impact of the clearing on regional biodiversity;
 - (f) whether the clearing is necessary for the intended use;
 - (g) whether there is sufficient water for the intended use;
 - (h) whether the soils are suitable for the intended use;
 - (i) whether the slope is suitable for the intended use;
 - (j) the presence of permanent and seasonal water features such as billabongs and swamps;
 - (k) the retention of **native vegetation** adjacent to waterways, wetlands and rainforests;
 - (l) the retention of **native vegetation** buffers along boundaries;
 - (m) the retention of **native vegetation** corridors between remnant native vegetation;
 - (n) the presence of declared heritage places or archaeological sites within the meaning of the *Heritage Act 2011*; and
 - (o) the presence of any sacred sites within the meaning of the *NT Aboriginal Sacred Sites Act 1989*.

Editor's Note: Schedule 2 (Definitions) includes a number activities that are not considered clearing of native vegetation.

3.3 RCNV – Restricted Clearing of Native Vegetation

Purpose

Ensure that the **clearing of native vegetation** does not diminish the natural setting and associated established landscape *amenity* of an area, and to assist in achieving water management principles.

Administration

1. The **clearing of native vegetation** is to comply with the requirements of Overlay 3.2 (Clearing of Native Vegetation Overlay) in addition to any requirements of this Overlay.
2. The consent authority must not **consent** to development that is not in accordance with sub-clause 3.

Requirements

3. The **clearing of native vegetation** must not exceed that reasonably necessary for the construction of a **dwelling, outbuildings** and associated residential uses.

3.4 CLF – Coastal Landfill

Purpose

Ensure that landfill of coastal areas does not adversely affect adjacent land or waters, or the quality of adjacent waters, and is suited to its intended purpose.

Administration

1. The placement of fill material below the level of the highest astronomical tide requires **consent**.
2. The consent authority in considering an application for coastal landfill must have regard to the advice of the agency responsible for natural resources and the environment.

Requirements

3. An application for the placement of fill material is to demonstrate how the fill material will:
 - (a) suit the future use of the reclaimed land;
 - (b) minimise the impact of fill works on adjoining land and waters;
 - (c) provide appropriate edge treatment of the fill in order to prevent future erosion and siltation of adjacent waters; and
 - (d) prevent the formation of acid sulphate leachates.

3.5 LPA – Land in Proximity to Airports

Purpose

Identify areas which may be subject to additional amenity impacts and/or restrictions due to its proximity to an airport, and ensure that development in these areas:

- (a) minimises the detrimental effects of aircraft noise on people who reside or work in the vicinity of an airport;
- (b) does not result in any new use or intensification of development on land that would prejudice the safety or efficiency of an airport;
- (c) does not result in any new use or intensification of development that would jeopardise the curfew free operation of the Territory's airports (where applicable); and
- (d) retains the non-urban character of the land.

Administration

1. This Overlay applies to land that is within Zones RL, R, A, CP, CN, RD, WM and FD and subject to the Australian Noise Exposure Forecast (ANEF) 20-unit value contour line or greater as defined on the ANEF maps produced by the Department of Defence.
2. The development of land subject to this Overlay requires **consent**.

Requirements

3. In determining an application for the development of land the consent authority is to have regard to the 'Building Site Acceptability Based on ANEF Zones' (Table 2.1) in AS 2021 – 2000.
4. Lighting associated with development on land within flight approach paths is to ensure it does not prejudice the safe operation of an airport.
5. Development of land is to not to be of a nature that attracts birds or bats to an extent that prejudices the safe operation of an airport.

3.6 LSF – Land Subject to Flooding

Purpose

Identify areas with a known risk of inundation from riverine flooding and ensure that development in these areas demonstrates adequate measure to minimise the associated risk to people, damage to property and costs to the general community.

Administration

1. Land subject to this Overlay is to be developed only with **consent**.
2. This clause does not apply to:
 - (a) **outbuildings** and extensions to existing **dwelling**s; and
 - (b) extensions to existing commercial or industrial buildings; which, but for this Overlay, would not require **consent**;
3. In this Overlay:
 - (a) “flood level” means the water level associated with a 1.0% AEP flood event or where that level cannot be determined, the level determined by the Controller of Water Resources within the meaning of the *Water Act*;
 - (b) “AEP” means Annual Exceedance Probability, which is the likelihood, in percentage terms, of a flood of a given size occurring in a specified area in any one year;
 - (c) “DFE” means Defined Flood Event, which:
 - i. in an area subject to a floodplain management plan that defines a flood event, is as specified in that plan; or
 - ii. if there is no floodplain management plan that defines a flood event for an area, is the 1% AEP flood event;
 - (d) “DFA” means Defined Flood Area, which is the area that is inundated by the DFE as defined on mapping produced by the agency responsible for natural resources and the environment;
4. The consent authority may **consent** to a development that is not in accordance with sub-clause 5 only if it is satisfied that the application demonstrates that there is no increased risk to people and property including adjoining property.

Requirements

5. In a DFA:
 - (a) the storage or disposal of environmentally hazardous industrial material and the development of **fuel depots** should be avoided;
 - (b) the minimum floor level of **habitable rooms** should be 300mm above the flood level for the **site**; and
 - (c) the use of fill to achieve required floor levels should be avoided.

3.7 LSSS – Land Subject to Storm Surge

Purpose

Identify areas with a known risk of inundation from primary or secondary storm surges and ensure that development in these areas demonstrates adequate measures to minimise the associated the risk to people, damage to property and costs to the general community caused by storm surge.

Administration

1. Land subject to this Overlay is to be developed only with **consent**.
2. This Overlay does not apply to:
 - (a) **outbuildings** and extensions to existing **dwellings**; or
 - (b) extensions to existing commercial or industrial buildings; which, but for this Overlay, would not require **consent**.
3. In this Overlay:
 - (a) “AEP” means Annual Exceedance Probability, which is the likelihood, in percentage terms, of inundation by storm surge;
 - (b) “PSSA” means Primary Storm Surge Areas, which are those coastal areas within a 1% AEP of inundation by storm surge as defined on mapping produced by the Department of Environment and Natural Resources;
 - (c) “SSSA” means Secondary Storm Surge Areas, which are those coastal areas adjacent to the PSSA with a 0.1% AEP of inundation by storm surge as defined on mapping produced by the agency responsible for natural resources and the environment; and
 - (d) “storm surge” means the elevation in sea level which accompanies the movement of a cyclone particularly near, or over, a coastline, attributed to a cyclone’s intensity and wind stress build-up.
4. The consent authority may **consent** to a development that is not in accordance with sub-clauses 5-7 only if it is satisfied that the application demonstrates that there is no increased risk to people and property, including adjoining property.

Requirements

5. Development in the PSSA should be limited to uses such as open space, recreation, non-essential public facilities (wastewater treatment works excepted) and short-stay tourist camping/ caravan areas.
6. Development within the SSSA should be confined to those uses permitted in the PSSA as well as industrial and commercial land uses.

7. Residential uses, strategic and community services (such as power generation, defence installations, schools, hospitals, public shelters and major transport links) should be avoided in the PSSA and the SSSA.

3.8 LAAR – Land Adjacent to an Arterial Road

Purpose

Ensure that access to an arterial road from adjacent land does not prejudice traffic safety or the integrity and operation of the infrastructure.

Administration

1. Access to a development or proposed development from an arterial road identified on this Overlay requires **consent**.
2. The consent authority must not **consent** to a development that does not comply with sub-clause 3.

Requirements

3. Access to a development or proposed development from an identified arterial road and its assessed impacts to the road corridor must be in accordance with the requirements of the Agency responsible for the care, control and management of the arterial road.

3.9 DHD – Darwin Harbour Dredging

Purpose

Ensure dredging within Darwin Harbour does not degrade the environmental value of the harbour waters.

Administration

1. The *Darwin Harbour Overlay* applies to the seabed within Darwin Harbour, being the waters south of a straight line between Charles Point and Gunn Point.
2. Dredging of the seabed within the *Darwin Harbour Overlay* requires **consent**.
3. The consent authority in considering an application for dredging must have regard to the advice of the agency responsible for natural resources and the environment.

Requirements

4. An application for dredging is to demonstrate consideration of the *Guidelines for the Environmental Assessment of Marine Dredging in the Northern Territory* (as amended from time to time) produced by the NT Environmental Protection Authority.

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;
 - (b) the outcomes that will achieve 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 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 development;
 - (b) refer to the relevant zone map to identify the zone applicable to the site of the 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 Note: General Definitions in Schedule 2 will assist in determining compliance with Development Requirements or otherwise.

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 Purposes
CN	Conservation
HT	Heritage
RD	Restricted Development
WM	Water Management
FD	Future Development

Table to Clause 4.1: Index of Zones	
T	Township
Infrastructure Zones	
M	Main Road
PM	Proposed Main Road
RW	Railway
U	Utilities
Specific Use Zones	
<i>Refer to Schedule 4</i>	

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 are limited to **community centres** that:
 - (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	Specific Development Requirements
Caravan Accommodation	Permitted	3.4 CLF – Coastal Landfill 3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge 3.8 LAAR – Land Adjacent to an Arterial Road	5.2.1 General Height control 5.2.4 Vehicle Parking 5.2.6 Landscaping	5.4.11 Caravan Accommodation
Community Centre	Impact assessable			
Demountable Structures	Merit assessable			5.8.7 Demountable Structures
Dwelling-Community Residence	Permitted			5.4.1 Residential Density Limitations 5.4.2 Residential Height Limitations 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 Limitations 5.4.2 Residential Height Limitations 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 Business
Residential Care Facility	Impact assessable			5.4.1 Residential Density Limitations 5.4.2 Residential Height Limitations 5.4.7 Communal Open Space 5.4.8 Building Design for Dwelling-Group, Dwelling-Multiple, Rooming Accommodation and Residential Care Facility 5.4.15 Residential Care Facility
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 are limited to **community centres** that:
 - (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	Specific Development Requirements
Caravan Accommodation	Permitted	3.4 CLF – Coastal Landfill	5.2.1 General Height Control	5.4.11 Caravan Accommodation
Community Centre	Impact assessable	3.6 LSF – Land Subject to Flooding	5.2.4 Vehicle Parking	
Demountable Structures	Merit assessable			5.8.7 Demountable Structures
Dwelling-Community Residence	Permitted	3.7 LSSS – Land Subject to Storm Surge	5.2.6 Landscaping	5.4.1 Residential Density Limitations 5.4.2 Residential Height Limitations 5.4.14 Dwelling-Community Residence
Dwelling-Group (2)	Permitted	3.8 LAAR – Land Adjacent to an Arterial Road		5.4.1 Residential Density Limitations 5.4.2 Residential Height Limitations 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.4 Extensions and 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 Building Design for Dwelling-Group, Dwelling-Multiple, Rooming Accommodation and Residential Care Facility
Dwelling-Group (3+)	Merit Assessable			5.4.1 Residential Density Limitations 5.4.2 Residential Height Limitations 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.4 Extensions and 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 Building Design for Dwelling-Group, Dwelling-Multiple, Rooming Accommodation and Residential Care Facility
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			5.4.1 Residential Density Limitations 5.4.2 Residential Height Limitations 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.4 Extensions and 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 Building Design for Dwelling-Group, Dwelling-Multiple, Rooming Accommodation and Residential Care Facility

ASSESSMENT TABLE – ZONE LMR – LOW-MEDIUM DENSITY RESIDENTIAL				
Defined Use	Assessment Category	Overlays	General Development Requirements	Specific Development Requirements
Dwelling-Single	Permitted			5.4.1 Residential Density Limitations 5.4.2 Residential Height Limitations 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.6 Private Open Space
Excavation and Fill	Impact assessable			5.8.9 Excavation and Fill
Home Based Business	Permitted			5.4.10 Home Based Business
Residential Care Facility	Impact assessable			5.4.7 Communal Open Space 5.4.8 Building Design for Dwelling-Group, Dwelling-Multiple, Rooming Accommodation and Residential Care Facility 5.4.15 Residential Care Facility
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	Specific Development Requirements
Caravan Accommodation	Permitted	3.4 CLF – Coastal Landfill	5.2.1 General Height control	5.4.11 Caravan Accommodation
Child Care Centre	Impact assessable			5.5.7 Child Care Centre
Community Centre	Impact assessable	3.6 LSF – Land Subject to Flooding	5.2.2 Building Heights in Alice Springs	
Demountable Structures	Merit assessable			5.8.7 Demountable Structures
Dwelling-Community Residence	Permitted	3.7 LSSS – Land Subject to Storm Surge	5.2.4 Vehicle Parking	5.4.1 Residential density Limitations
				5.4.2 Residential Height Limitations
Dwelling-Group	Impact Assessable	3.8 LAAR – Land Adjacent to an Arterial Road	5.2.6 Landscaping	5.4.14 Dwelling-Community Residence
				5.4.1 Residential density Limitations
				5.4.2 Residential Height Limitations
				5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures
				5.4.4 Extensions and Structures Ancillary to a Dwelling-group or Dwelling-Multiple Development
				5.4.5 Building Setbacks and Fencing for Dwelling-Group, Dwelling-Multiple, and Residential Care Facility in Zone MR
				5.4.6 Private Open Space
				5.4.7 Communal Open Space
				5.4.8 Building Design for Dwelling-Group, Dwelling-Multiple, Rooming Accommodation and Residential Care Facility
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			5.4.1 Residential density Limitations
				5.4.2 Residential Height Limitations
				5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures
				5.4.4 Extensions and Structures Ancillary to a Dwelling-group or Dwelling-Multiple Development
				5.4.5 Building Setbacks and Fencing for Dwelling-Group, Dwelling-Multiple, and Residential Care Facility in Zone MR
				5.4.6 Private Open Space
				5.4.7 Communal Open Space
				5.4.8 Building Design for Dwelling-Group, Dwelling-Multiple, Rooming Accommodation and Residential Care Facility
Dwelling-Single	Permitted			5.4.1 Residential density Limitations
				5.4.2 Residential Height Limitations
				5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures
				5.4.6 Private Open Space

ASSESSMENT TABLE – ZONE MR – MEDIUM DENSITY RESIDENTIAL

Defined Use	Assessment Category	Overlays	General Development Requirements	Specific Development Requirements
Excavation and Fill	Impact assessable			5.8.9 Excavation and fill
Home Based Business	Permitted			5.4.10 Home Based Business
Residential Care Facility	Impact assessable			5.4.5 Building Setbacks and Fencing for Dwelling-Group, Dwelling-Multiple, and Residential Care Facility in Zone MR 5.4.7 Communal Open Space 5.4.8 Building Design for Dwelling-Group, Dwelling-Multiple, Rooming Accommodation and Residential Care Facility 5.4.15 Residential Care Facility
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. Predominantly high density residential developments generally not exceeding eight storeys in height.
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	Specific Development Requirements
Caravan Accommodation	Permitted	3.4 CLF – Coastal Landfill 3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge 3.8 LAAR – Land Adjacent to an Arterial Road	5.2.1 General Height Control	5.4.11 Caravan Accommodation
Child Care Centre	Merit assessable		5.2.2 Building Heights in Alice Springs	5.4.6 Child Care Centre 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP and FD
Community Centre	Merit assessable		5.2.4 Vehicle Parking	5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP and FD
Demountable Structures	Merit assessable		5.2.5 Loading Bays	5.8.7 Demountable Structures
Dwelling-Community Residence	Permitted		5.2.6 Landscaping	5.4.1 Residential Density Limitations 5.4.2 Residential Height Limitations 5.4.14 Dwelling-Community Residence
Dwelling-Group	Impact assessable		5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP and FD	5.4.1 Residential Density Limitations 5.4.2 Residential Height Limitations 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.4 Extensions and 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 Building Design for Dwelling-Group, Dwelling-Multiple, Rooming Accommodation and Residential Care Facility
Dwelling-Independent	Permitted			5.4.2 Residential Height Limitations 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			5.4.1 Residential Density Limitations 5.4.2 Residential Height Limitations 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.4 Extensions and 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 Building Design for Dwelling-Group, Dwelling-Multiple, Rooming Accommodation and Residential Care Facility
Dwelling-Single	Permitted		5.4.1 Residential Density Limitations 5.4.2 Residential Height Limitations 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.6 Private Open Space	

ASSESSMENT TABLE – ZONE HR – HIGH DENSITY RESIDENTIAL				
Defined Use	Assessment Category	Overlays	General Development Requirements	Specific Development Requirements
Education Establishment	Impact assessable			5.8.2 Education Establishment
Excavation and Fill	Impact assessable			5.8.9 Excavation and Fill
Food Premises- Café/Take Away	Merit assessable			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T 5.5.11 Food Premises
Food Premises- Restaurant	Impact assessable			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T 5.5.11 Food Premises
Home Based Business	Permitted			5.4.10 Home Based Business
Hotel/Motel	Impact assessable			5.4.2 Residential Height Limitations 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T
Leisure and Recreation	Impact assessable			5.5.5 Leisure and Recreation 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T
Medical Clinic	Impact assessable			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T
Place of Assembly	Prohibited			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T 5.8.4 Exhibition Centre, Place of Assembly and Place of Worship
Place of Worship	Impact assessable			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T 5.8.4 Exhibition Centre, Place of Assembly and Place of Worship
Residential Care Facility	Impact assessable			5.4.2 Residential Height Limitations 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.7 Communal Open Space 5.4.8 Building Design for Dwelling-Group, Dwelling-Multiple, Rooming Accommodation and Residential Care Facility 5.4.15 Residential Care Facility

ASSESSMENT TABLE – ZONE HR – HIGH DENSITY RESIDENTIAL				
Defined Use	Assessment Category	Overlays	General Development Requirements	Specific Development Requirements
Rooming Accommodation	Impact assessable			5.4.1 Residential Density Limitations 5.4.2 Residential Height Limitations 5.4.3 Building setbacks of Residential Buildings and Ancillary Structures 5.4.7 Communal Open Space 5.4.8 Building Design for Dwelling-Group, Dwelling-Multiple, Rooming Accommodation and Residential Care Facility
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	Specific Development Requirements
Caravan Accommodation	Permitted	3.2 CNV – Clearing of Native Vegetation 3.3 RCNV – Restricted Rural Residential 3.4 CLF – Coastal Landfill 3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge 3.8 LAAR – Land Adjacent to an Arterial Road	5.2.1 General Height Control 5.2.4 Vehicle Parking 5.2.6 Landscaping	5.4.11 Caravan Accommodation
Community Centre	Impact assessable			5.8.7 Demountable Structures
Demountable Structures	Merit assessable			5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.14 Dwelling-Community Residence
Dwelling-Community Residence	Permitted			5.4.2 Residential Height Limitations 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.6 Private Open Space 5.4.13 Dwelling-Independent
Dwelling-Independent	Permitted			5.4.1 Residential Density Limitations 5.4.2 Residential Height Limitations 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.6 Private Open Space
Dwelling-Single	Permitted			5.8.9 Excavation and Fill
Excavation and Fill	Impact assessable			5.4.10 Home Based Business
Home Based Business	Permitted			5.4.2 Residential Height Limitations 5.4.7 Communal Open Space; 5.4.8 Building Design for Dwelling-Group, Dwelling-Multiple, Rooming Accommodation and Residential Care Facility 5.4.15 Residential Care Facility
Plant Nursery	Impact assessable			5.8.10 Telecommunications Facility
Residential Care Facility	Impact assessable			Part 2, Part 3, Part 4, Part 5 of this Planning Scheme
Telecommunications Facility	Impact assessable			
All other uses defined in Schedule 2 (Definitions)	Prohibited			
Undefined Uses Any use not defined in Schedule 2 (Definitions)	Impact assessable			

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 established where the scale, intensity and nature of the activity 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	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 Vehicle Parking	5.7.4 Industry-Primary in Zones RL, R, and H
Caravan Accommodation	Permitted		5.2.5 Loading Bays	5.7.2 Animal Related Use (Animal Boarding and Stables)
Child Care Centre	Impact assessable	3.4 CLF – Coastal Landfill	5.2.6 Landscaping	5.4.11 Caravan Accommodation
Community Centre	Impact assessable			5.5.7 Child Care Centre
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		5.4.1 Residential Density Limitations 5.4.2 Residential Height Limitations 5.4.3 Buildings Setbacks for Residential Buildings and Ancillary Structures 5.3.14 Dwelling-Community Residence
Dwelling-Independent	Permitted		3.7 LSSS – Land Subject to Storm Surge	
Dwelling-Single	Permitted	3.8 LAAR – Land Adjacent to an Arterial Road		5.4.1 Residential Density Limitations 5.4.2 Residential Height Limitations 5.4.3 Buildings Setbacks for Residential Buildings and Ancillary Structures 5.4.6 Private Open Space
Emergency Services Facility	Impact assessable			
Excavation and Fill	Impact assessable			5.8.9 Excavation and Fill
Helicopter Landing Site	Impact assessable			5.4.16 Helicopter Landing Sites
Home Based Business	Permitted			5.4.10 Home Based Business
Horticulture	Impact assessable			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
Intensive Animal Husbandry	Impact assessable			5.7.1 Rural development (Agriculture, Horticulture and Intensive Animal Husbandry)
Plant Nursery	Impact assessable			

ASSESSMENT TABLE – ZONE RL – RURAL LIVING				
Defined Use	Assessment Category	Overlays	General Development Requirements	Specific Development Requirements
Residential Care Facility	Impact assessable			5.4.2 Residential Height Limitations 5.4.7 Communal Open Space 5.4.8 Building Design for Dwelling-Group, Dwelling-Multiple, Rooming Accommodation and Residential Care Facility
Retail Agricultural Stall	Permitted			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
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

4.8 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 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	Specific Development Requirements
Caravan Park	Merit assessable	3.4 CLF – Coastal Landfill	5.2.1 General Height Control	5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T
Community Centre	Impact assessable	3.6 LSF – Land Subject to Flooding	5.2.4 Vehicle Parking	5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T
Demountable Structures	Merit assessable	3.7 LSSS – Land Subject to Storm Surge	5.2.5 Loading Bays	5.5.13 Caravan Parks
Dwelling-Caretakers	Permitted	3.8 LAAR – Land Adjacent to an Arterial Road	5.2.6 Landscaping	5.8.7 Demountable Structures
Dwelling-Independent	Permitted			5.4.2 Residential Height Limitations 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.6 Private Open Space 5.4.12 Dwelling-Caretakers
Dwelling-Single	Permitted			5.4.1 Residential Density Limitations 5.4.2 Residential Height Limitations 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.6 Private Open Space 5.4.13 Dwelling-Independent
Excavation and Fill	Impact assessable			5.4.1 Residential Density Limitations 5.4.2 Residential Height Limitations 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.6 Private Open Space
Food Premises-Café/Take Away	Merit assessable			5.8.9 Excavation and Fill
Food Premises-Restaurant	Merit assessable			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR CP and FD 5.5.11 Food Premises 5.5.13 Caravan Parks
Home Based Business	Permitted			5.5.3 Commercial and Other Development in Zones HR, CV, CB, SC, TC, OR, CP, FD, and T 5.5.11 Food Premises 5.5.13 Caravan Parks
Hotel/Motel	Impact assessable			5.4.10 Home Based Business
Leisure and Recreation	Impact assessable			5.4.2 Residential Height Limitations 5.5.3 Commercial and Other Development in Zones HR, CV, CB, SC, TC, OR, CP, FD, and T 5.5.13 Caravan Parks
				5.5.3 Commercial and Other Development in Zones HR, CV, CB, SC, TC, OR, CP, FD, and T 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	Specific Development Requirements
Place of Worship	Impact assessable			5.5.3 Commercial and Other Development in Zones HR, CV, CB, SC, TC, OR, CP, FD, and T 5.5.13 Caravan Parks 5.8.4 Exhibition Centre, Place of Assembly and Place of Worship
Rooming Accommodation	Impact assessable			5.4.2 Residential Height Limitations 5.4.3 Building setbacks for Residential Buildings and Ancillary Structures 5.4.7 Communal Open Space; 5.4.8 Building Design for Dwelling-Group, Dwelling-Multiple, Rooming Accommodation and Residential Care Facility; 5.5.3 Commercial and Other Development in Zones HR, CV, CB, SC, TC, OR, CP, FD, and T 5.5.13 Caravan Parks
Shop	Impact assessable			5.5.3 Commercial and Other Development in Zones HR, CV, CB, SC, TC, OR, CP, FD, and T 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 onsite disposal of effluent in a manner that does not pollute ground or surface waters.

8. Subdivision 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	Development Requirements	Specific Development Requirements
Agriculture	Permitted	3.4 CLF - Coastal Landfill 3.6 LSF - Land Subject to Flooding 3.7 LSSS - Land Subject to Storm Surge 3.8 LAAR - Land Adjacent to an Arterial Road	5.2.1 General Height Control	5.7.1 Rural Development (Agriculture, Horticulture and Intensive Animal Husbandry)
Caravan Accommodation	Permitted			5.2.4 Vehicle Parking
Child Care Centre	Impact assessable		5.2.5 Loading Bays	
Community Centre	Permitted			5.2.6 Landscaping
Demountable Structures	Permitted		5.4.2 Residential Height Limitations 5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures 5.4.12 Dwelling-Caretakers	
Dwelling-Caretakers	Permitted			5.4.1 Residential Density Limitations 5.4.2 Residential Height Limitations 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 Building Design for Dwelling-Group, Dwelling-Multiple, Rooming Accommodation and Residential Care Facility
Dwelling-Community Residence	Permitted		5.4.2 Residential Height Limitations 5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures 5.4.6 Private Open Space 5.4.13 Dwelling-Independent	
Dwelling-Group	Permitted			5.4.1 Residential Density Limitations 5.4.2 Residential Height Limitations 5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures 5.4.6 Private Open Space 5.4.13 Dwelling-Independent
Dwelling-Independent	Permitted		5.4.1 Residential Density Limitations 5.4.2 Residential Height Limitations 5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures 5.4.6 Private Open Space	
Dwelling-Single	Permitted			5.8.2 Education Establishment
Education Establishment	Permitted		5.8.9 Excavation and Fill	
Excavation and Fill	Impact assessable		5.4.10 Home Based Business	
Home Based Business	Permitted		5.7.1 Rural Development (Agriculture, Horticulture and Intensive Animal Husbandry)	
Horticulture	Impact assessable		5.8.5 Leisure and Recreation	
Leisure and Recreation	Impact assessable			
Medical Clinic	Permitted			
Office	Impact assessable			

ASSESSMENT TABLE – ZONE CL – COMMUNITY LIVING				
Defined Use	Assessment Category	Overlays	Development Requirements	Specific Development Requirements
Place of Worship	Permitted			5.8.4 Exhibition Centre, Place of Assembly and Place of Worship
Plant Nursery	Impact assessable			
Residential Care Facility	Permitted			5.4.2 Residential Height Limitations 5.4.7 Communal Open Space 5.4.8 Building Design for Dwelling-Group, Dwelling-Multiple, Rooming Accommodation and Residential Care Facility 5.4.15 Residential Care Facility
Retail Agricultural Stall	Permitted			
Rooming Accommodation	Impact assessable			5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures 5.4.7 Communal Open Space; 5.4.8 Building Design for Dwelling-Group, Dwelling-Multiple, Rooming Accommodation and Residential Care Facility
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
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

4.10 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** and **shops**:
 - (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	Specific Development Requirements
Bar-Public	Merit assessable	3.4 - CLF Coastal Landfill 3.6 LSF – Land Subject to Flooding 3.7 - LSSS Land Subject to Storm Surge	5.2.2 Building Heights in Alice Springs 5.2.3 Buildings in Central Darwin	5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.6 AI fresco Dining Areas in Zone CB within Central Darwin 5.5.10 Nightclub Entertainment Venue, Bar-Public and Bar-Small
Bar-Small	Merit assessable	3.8 - LAAR Land Adjacent to an Arterial Road	5.2.4 Vehicle Parking 5.2.5 Loading Bays 5.2.6 Landscaping	5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.6 AI fresco Dining Areas in Zone CB within Central Darwin 5.5.10 Nightclub Entertainment Venue, Bar-Public and Bar-Small
Car Park	Merit assessable			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC
Car Wash	Impact assessable			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.9 Car Wash
Child Care Centre	Merit assessable			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.7 Child Care Centre
Club	Merit assessable			5.5.1 Interchangeable Developments in Zones CB and C 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.8.3 Club
Community Centre	Merit assessable			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD
Demountable Structures	Impact assessable			5.8.7 Demountable Structures
Dwelling-Caretakers	Permitted			5.4.12 Dwelling-Caretakers
Dwelling-Community Residence	Permitted			5.4.14 Dwelling-Community Residence

ASSESSMENT TABLE – ZONE CB – CENTRAL BUSINESS				
Defined Use	Assessment Category	Overlays	General Development Requirements	Specific Development Requirements
Dwelling-Independent	Merit assessable			5.4.1 Residential Density Limitations 5.4.2 Residential Height Limitations 5.4.6 Private Open Space 5.4.13 Dwelling-Independent
Dwelling-Multiple	Merit assessable			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 Building Design for Dwelling-Group, Dwelling-Multiple, Rooming Accommodation and Residential Care Facility
Education Establishment	Impact assessable			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 5.8.2 Education Establishment
Emergency Services Facility	Impact assessable			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 5.8.6 Emergency Services Facility
Excavation and Fill	Impact assessable			5.8.9 Excavation and Fill
Exhibition Centre	Merit assessable			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 5.8.4 Exhibition Centre, Place of Assembly and Place of Worship
Food Premises-Café/Take Away	Merit assessable			5.5.1 Interchangeable Developments in Zones CB and C 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.6 Al fresco Dining Areas in Zone CB within Central Darwin 5.5.11 Food Premises
Food Premises-Fast Food Outlet	Impact assessable			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.6 Al fresco Dining Areas in Zone CB within Central Darwin 5.5.11 Food Premises
Food Premises-Restaurant	Merit assessable			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.6 Al fresco Dining Areas in Zone CB within Central Darwin 5.5.11 Food Premises

ASSESSMENT TABLE – ZONE CB – CENTRAL BUSINESS				
Defined Use	Assessment Category	Overlays	General Development Requirements	Specific Development Requirements
Home based business	Permitted			5.4.10 Home Based Business
Hotel/Motel	Merit assessable			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.6 Al fresco Dining Areas in Zone CB within Central Darwin
Leisure and Recreation	Merit assessable			5.5.1 Interchangeable Developments in Zones CB and C 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 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			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC
Motor Body Works	Impact assessable			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 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			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 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	Merit assessable			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 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	Merit assessable			5.5.1 Interchangeable developments in Zones CB and C 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC

ASSESSMENT TABLE – ZONE CB – CENTRAL BUSINESS				
Defined Use	Assessment Category	Overlays	General Development Requirements	Specific Development Requirements
Passenger Terminal	Impact assessable			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC
Place of Assembly	Merit assessable			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 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 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 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 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC
Residential Care Facility	Merit assessable			5.4.7 Communal Open Space 5.4.8 Building Design for Dwelling-Group, Dwelling-Multiple, Rooming Accommodation and Residential Care Facility 5.4.15 Residential Care Facility
Rooming Accommodation	Merit assessable			5.4.7 Communal Open Space 5.4.8 Building Design for Dwelling-Group, Dwelling-Multiple, Rooming Accommodation and Residential Care Facility
Service Station	Impact assessable			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.8 Service Station
Shop	Merit assessable			5.5.1 Interchangeable Developments in Zones CB and C 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC
Shopping Centre	Impact assessable			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.12 Shopping Centre

ASSESSMENT TABLE – ZONE CB – CENTRAL BUSINESS				
Defined Use	Assessment Category	Overlays	General Development Requirements	Specific Development Requirements
Showroom Sales	Impact assessable			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 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			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC
Veterinary Clinic	Impact assessable			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 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

4.11 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) retail activities such as **shop** and **shopping centre**;
 - (b) a mix of other business activities including **food premises, bar-small and bar-public, nightclub entertainment venue, medical clinic, office, and leisure and recreation**; and
 - (c) **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, place of assembly, place of worship, car wash, service station, 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 onsite 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	Specific Development Requirements
Bar-Public	Impact assessable	3.4 CLF – Coastal Landfill 3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge	5.2.1 General Height Control 5.2.2 Building Heights in Alice Springs 5.2.4 Vehicle Parking	5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and T 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 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR, or HR
Bar-Small	Merit assessable	3.8 LAAR – Land Adjacent to an Arterial Road	5.2.5 Loading Bays 5.2.6 Landscaping	5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and T 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 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR, or HR
Caravan Accommodation	Permitted			5.4.11 Caravan Accommodation
Car Park	Merit assessable			5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and T 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR, or HR
Car Wash	Impact assessable			5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and T 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC 5.5.9 Car Wash 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR, or HR
Child Care Centre	Merit assessable			5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and T 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC 5.5.7 Child Care Centre 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR, or HR

ASSESSMENT TABLE – ZONE C – COMMERCIAL				
Defined Use	Assessment Category	Overlays	General Development Requirements	Specific Development Requirements
Club	Merit assessable			5.5.1 Interchangeable Developments in Zones CB and C 5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and T 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC 5.8.3 Club 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR, or HR
Community Centre	Merit assessable			5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and T
Demountable Structures	Merit assessable			5.8.7 Demountable Structures
Dwelling-Caretakers	Permitted			5.4.12 Dwelling-Caretakers
Dwelling-Multiple	Merit assessable			5.4.1 Residential Density Limitations 5.4.2 Residential Height Limitations 5.4.6 Private Open Space; 5.4.7 Communal Open Space; 5.4.8 Building Design for Dwelling-Group, Dwelling-Multiple, Rooming Accommodation and Residential Care Facility 5.4.9 Residential Building in Zone C
Excavation and Fill	Impact assessable			5.8.9 Excavation and fill
Exhibition Centre	Impact assessable			5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and T 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 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR, or HR
Food Premises- Café/Take Away	Merit assessable			5.5.1 Interchangeable Developments in Zones CB and C 5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and T 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC 5.5.11 Food Premises 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR, or HR

ASSESSMENT TABLE – ZONE C – COMMERCIAL				
Defined Use	Assessment Category	Overlays	General Development Requirements	Specific Development Requirements
Food Premises-Fast Food Outlet	Impact assessable			5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and T 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC 5.5.11 Food Premises 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR, or HR
Food Premises-Restaurant	Merit assessable			5.5.1 Interchangeable Developments in Zones CB and C 5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and T 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC 5.5.11 Food Premises 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR, or HR
Home Based Business	Permitted			5.4.10 Home Based Business
Hotel/Motel	Impact assessable			5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and T 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR, or HR
Leisure and Recreation	Merit assessable			5.5.1 Interchangeable Developments in Zones CB and C 5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and T 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC 5.8.5 Leisure and Recreation 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR, or HR
Market	Permitted			5.8.1 Markets
Medical Clinic	Merit assessable			5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and T 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR, or HR

ASSESSMENT TABLE – ZONE C – COMMERCIAL				
Defined Use	Assessment Category	Overlays	General Development Requirements	Specific Development Requirements
Motor Repair Station	Impact assessable			5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and T 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR, or HR 5.6.3 Motor Body Works and Motor Repair Station
Nightclub Entertainment Venue	Impact assessable			5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and T 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 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR, or HR
Office	Merit assessable			5.5.1 Interchangeable Developments in Zones CB and C 5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and T 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR, or HR
Place of Assembly	Impact assessable			5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and T 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 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR, or HR
Place of Worship	Impact assessable			5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and T 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 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR, or HR

ASSESSMENT TABLE – ZONE C – COMMERCIAL				
Defined Use	Assessment Category	Overlays	General Development Requirements	Specific Development Requirements
Plant Nursery	Impact assessable			5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and T 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR, or HR
Residential Care Facility	Impact assessable			5.4.7 Communal Open Space 5.4.8 Building Design for Dwelling-Group, Dwelling-Multiple, Rooming Accommodation and Residential Care Facility 5.4.15 Residential Care Facility 5.5.3 Commercial and other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and T 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC
Rooming Accommodation	Impact assessable			5.4.1 Residential Density Limitations 5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures 5.4.7 Communal Open Space 5.4.8 Building Design for Dwelling-Group, Dwelling-Multiple, Rooming Accommodation and Residential Care Facility 5.4.9 Residential Development in Zone C 5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and T 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC
Service Station	Impact assessable			5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and T 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC 5.5.8 Service Station 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR, or HR
Shop	Merit assessable			5.5.1 Interchangeable Developments in Zones CB and C 5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and T 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR, or HR

ASSESSMENT TABLE – ZONE C – COMMERCIAL				
Defined Use	Assessment Category	Overlays	General Development Requirements	Specific Development Requirements
Shopping Centre	Impact assessable			5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and T 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC 5.5.12 Shopping Centre 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR, or HR
Showroom Sales	Impact assessable			5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and T 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR, or HR
Telecommunications Facility	Impact assessable			5.8.10 Telecommunications Facility
Vehicle Sales and Hire	Impact assessable			5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and T 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR, or HR
Veterinary Clinic	Impact assessable			5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and T 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR, or HR
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

4.12 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.
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 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	Specific Development Requirements
Animal Boarding	Impact assessable	3.4 CLF – Coastal Landfill 3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge	5.2.1 General Height Control 5.2.2. Building Heights in Alice Springs 5.2.4 Vehicle Parking	5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.7.2 Animal Related Use (Animal Boarding and Stables) 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
Bar-Public	Impact assessable	3.8 LAAR – Land Adjacent to an Arterial Road	5.2.5 Loading Bays 5.2.6 Landscaping	5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 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 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
Bar-Small	Impact assessable			5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 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 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
Caravan Accommodation	Permitted			5.4.11 Caravan Accommodation
Car Park	Merit assessable			5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
Car Wash	Merit assessable			5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.9 Car Wash 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR

ASSESSMENT TABLE – ZONE SC – SERVICE COMMERCIAL				
Defined Use	Assessment Category	Overlays	General Development Requirements	Specific Development Requirements
Club	Impact assessable			5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.8.3 Club 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
Demountable Structures	Permitted			5.8.7 Demountable Structures
Dwelling-Caretakers	Permitted			5.4.1 Residential Density Limitations 5.4.2 Residential Height Limitations 5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures 5.4.12 Dwelling-Caretakers
Education Establishment	Impact assessable			5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.8.2 Education Establishment 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
Emergency Services Facility	Impact assessable			5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 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 Plot Ratios in Commercial Zones 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.11 Food Premises 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR

ASSESSMENT TABLE – ZONE SC – SERVICE COMMERCIAL				
Defined Use	Assessment Category	Overlays	General Development Requirements	Specific Development Requirements
Food Premises-Fast Food Outlet	Impact assessable			5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.11 Food Premises 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
Food Premises-Restaurant	Impact assessable			5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.11 Food Premises 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
Home Based Business	Permitted			5.4.10 Home Based Business
Hotel/Motel	Impact assessable			5.4.1 Residential Density Limitations 5.4.2 Residential Height Limitations 5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures 5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
Industry-Light	Impact assessable			5.5.2 Plot Ratios in Commercial Zones 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
Leisure and Recreation	Merit assessable			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.8.5 Leisure and Recreation 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
Medical Clinic	Impact assessable			5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR

ASSESSMENT TABLE – ZONE SC – SERVICE COMMERCIAL				
Defined Use	Assessment Category	Overlays	General Development Requirements	Specific Development Requirements
Motor Body Works	Impact assessable			5.5.2 Plot Ratios in Commercial Zones 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.6.3 Motor Body Works and Motor Repair Station 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
Motor Repair Station	Impact assessable			5.5.2 Plot Ratios in Commercial Zones 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.6.3 Motor Body Works and Motor Repair Station 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
Nightclub Entertainment Venue	Impact assessable			5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 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 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
Office	Impact assessable			5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
Passenger Terminal	Impact assessable			5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
Place of Worship	Impact assessable			5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 5.8.4 Exhibition Centre, Place of Assembly and Place of Worship
Plant Nursery	Impact assessable			5.5.2 Plot Ratios in Commercial Zones 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR

ASSESSMENT TABLE – ZONE SC – SERVICE COMMERCIAL				
Defined Use	Assessment Category	Overlays	General Development Requirements	Specific Development Requirements
Residential Care Facility	Impact assessable			5.4.1 Residential Density Limitations 5.4.2 Residential Height Limitations 5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures 5.4.7 Communal Open Space 5.4.8 Building Design for Dwelling-group, Dwelling-multiple, Rooming Accommodation and Residential Care Facility 5.4.15 Residential Care Facility 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
Rooming Accommodation	Impact assessable			5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures 5.4.7 Communal Open Space 5.4.8 Building Design for Dwelling-Group, Dwelling-Multiple, Rooming Accommodation and Residential Care Facility 5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
Service Station	Impact assessable			5.5.2 Plot Ratios in Commercial Zones 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.8 Service Station 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
Shop	Impact assessable			5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
Shopping Centre	Impact assessable			5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.12 Shopping Centre 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR

ASSESSMENT TABLE – ZONE SC – SERVICE COMMERCIAL				
Defined Use	Assessment Category	Overlays	General Development Requirements	Specific Development Requirements
Showroom Sales	Permitted			5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
Telecommunications Facility	Impact assessable			5.8.10 Telecommunications Facility
Transport Terminal	Impact assessable			5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
Vehicle Sales and Hire	Merit assessable			5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
Veterinary Clinic	Impact assessable			5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
Warehouse	Merit assessable			5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
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, 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 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	Specific Development Requirements
Bar-Public	Merit assessable	3.4 CLF – Coastal Landfill 3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge	5.2.2 Building Heights in Alice Springs 5.2.4 Vehicle Parking 5.2.5 Loading Bays	5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 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 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
Bar-Small	Merit assessable	3.8 LAAR – Land Adjacent to an Arterial Road	5.2.6 Landscaping	5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 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 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
Caravan Accommodation	Permitted			5.4.11 Caravan Accommodation
Caravan Park	Merit assessable			5.5.2 Plot Ratios in Commercial Zones 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.13 Caravan Parks 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
Car Park	Merit assessable			5.5.2 Plot Ratios in Commercial Zones 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
Car Wash	Impact assessable			5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.9 Car Wash 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
Child Care Centre	Merit assessable			5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.7 Child Care Centre 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR

ASSESSMENT TABLE – ZONE TC – TOURIST COMMERCIAL				
Defined Use	Assessment Category	Overlays	General Development Requirements	Specific Development Requirements
Club	Merit assessable			5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.8.3 Club 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
Community Centre	Impact assessable			5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD
Demountable Structures	Merit assessable			5.8.7 Demountable Structures
Dwelling-Caretakers	Permitted			5.4.1 Residential Density Limitations 5.4.2 Residential Height Limitations 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 Limitations 5.4.2 Residential Height Limitations 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 Building Design for Dwelling-Group, Dwelling-Multiple, Rooming Accommodation and Residential Care Facility
Dwelling-Independent	Merit assessable			5.4.2 Residential Height Limitations 5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures 5.4.6 Private Open Space 5.4.13 Dwelling-Independent
Dwelling-Multiple	Impact assessable			5.4.1 Residential Density Limitations 5.4.2 Residential Height Limitations 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 Building Design for Dwelling-Group, Dwelling-Multiple, Rooming Accommodation and Residential Care Facility

ASSESSMENT TABLE – ZONE TC – TOURIST COMMERCIAL				
Defined Use	Assessment Category	Overlays	General Development Requirements	Specific Development Requirements
Dwelling-Single	Impact assessable			5.4.1 Residential Density Limitations 5.4.2 Residential Height Limitations 5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures 5.4.6 Private Open Space
Education Establishment	Impact assessable			5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.8.2 Education establishment 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
Excavation and Fill	Impact assessable			5.8.9 Excavation and Fill
Exhibition Centre	Merit assessable			5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 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 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
Food Premises-Café/Take away	Merit assessable			5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.11 Food Premises 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
Food Premises-Fast Food Outlet	Impact assessable			5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.11 Food Premises 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR

ASSESSMENT TABLE – ZONE TC – TOURIST COMMERCIAL				
Defined Use	Assessment Category	Overlays	General Development Requirements	Specific Development Requirements
Food Premises- Restaurant	Merit assessable			5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 5.5.5 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.11 Food Premises 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
Home based business	Permitted			5.4.10 Home Based Business
Hotel/Motel	Merit assessable			5.4.2 Residential Height Limitations 5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
Leisure and Recreation	Merit assessable			5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.8.5 Leisure and Recreation 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
Medical Clinic	Impact assessable			5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
Nightclub Entertainment Venue	Impact assessable			5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 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 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
Office	Impact assessable			5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 5.5.5 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	Specific Development Requirements
Passenger terminal	Impact assessable			5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
Place of assembly	Impact assessable			5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 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 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
Place of worship	Impact assessable			5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 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 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
Plant nursery	Impact assessable			5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
Rooming accommodation	Merit assessable			5.4.2 Residential Height Limitations 5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures 5.4.7 Communal Open Space 5.4.8 Building design for Dwelling-Group, Dwelling-Multiple, Rooming Accommodation and Residential Care Facility 5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR

ASSESSMENT TABLE – ZONE TC – TOURIST COMMERCIAL				
Defined Use	Assessment Category	Overlays	General Development Requirements	Specific Development Requirements
Service station	Impact assessable			5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.8 Service station 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
Shop	Merit assessable			5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
Telecommunications facility	Impact assessable			5.8.10 Telecommunications Facility
Vehicle sales and hire	Impact assessable			5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
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, 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 directly serve the needs of industrial uses on the **site**, or directly support or 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. 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	Specific Development Requirements and/or notes
Animal Boarding	Impact assessable	3.4 CLF – Coastal Landfill	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 5.7.2 Animal Related Use
Bar-Public	Impact assessable	3.6 LSF – Land Subject to Flooding	5.2.2 Building Heights in Alice Springs	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	3.7 LSSS – Land Subject to Storm Surge 3.8 LAAR – Land Adjacent to an Arterial Road	5.2.4 Vehicle Parking	5.4.11 Caravan Accommodation
Car Park	Permitted		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
Car Wash	Merit assessable		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 5.5.9 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	
Education Establishment	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 5.8.2 Education Establishment	
Emergency Services Facility	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 5.8.6 Emergency Service Facility	
Excavation and Fill	Impact assessable		5.8.9 Excavation and Fill	

ASSESSMENT TABLE – ZONE LI – LIGHT INDUSTRY

Defined Use	Assessment Category	Overlays	General Development Requirements	Specific Development Requirements and/or notes
Food Premises-Café/Take Away	Merit 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-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 Business
Hotel/Motel	Impact assessable			5.4.2 Residential Height Limitations 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
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	Merit assessable			
Leisure and Recreation	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 5.8.5 Leisure and Recreation
Medical Clinic	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
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

ASSESSMENT TABLE – ZONE LI – LIGHT INDUSTRY				
Defined Use	Assessment Category	Overlays	General Development Requirements	Specific Development Requirements and/or notes
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
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
Plant Nursery	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
Recycling Depot	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
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
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
Telecommunications Facility	Impact assessable			5.8.10 Telecommunications Facility
Transport Terminal	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
Vehicle Sales and Hire	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
Veterinary Clinic	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

ASSESSMENT TABLE – ZONE LI – LIGHT INDUSTRY				
Defined Use	Assessment Category	Overlays	General Development Requirements	Specific Development Requirements and/or notes
Warehouse	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
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 directly support or 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 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	Specific Development Requirements
Agriculture	Impact assessable	3.4 CLF – Coastal Landfill	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	5.2.2 Building Heights in Alice Springs	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
Bar-Public	Impact assessable	3.7 LSSS – Land Subject to Storm Surge	5.2.4 Vehicle Parking	5.7.2 Animal Related Use (Animal Boarding and Stables)
Caravan Accommodation	Permitted	3.8 LAAR – Land Adjacent to an Arterial Road	5.2.5 Loading Bays	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
Car Park	Permitted	3.9 DHD – Dredging in Darwin Harbour	5.2.6 Landscaping	5.4.11 Caravan Accommodation
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
Demountable Structures	Permitted			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
Dwelling-Caretakers	Permitted			5.8.7 Demountable Structures
Education Establishment	Impact assessable			5.4.12 Dwelling-Caretakers 5.6.1 Setbacks and Building Design in Zones LI, GI and DV
Emergency Services Facility	Merit 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
Excavation and Fill	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 5.8.6 Emergency Service Facility
Food Premises-Café/Take Away	Merit assessable			5.8.9 Excavation and Fill
				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

ASSESSMENT TABLE – ZONE GI – GENERAL INDUSTRY				
Defined Use	Assessment Category	Overlays	General Development Requirements	Specific Development Requirements
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
Fuel 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
Hotel/Motel	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
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
Leisure and Recreation	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 5.8.5 Leisure and Recreation
Medical Clinic	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
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

ASSESSMENT TABLE – ZONE GI – GENERAL INDUSTRY				
Defined Use	Assessment Category	Overlays	General Development Requirements	Specific Development Requirements
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
Plant Nursery	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
Recycling Depot	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
Renewable Energy Facility	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 5.8.8 Renewable Energy Facility
Service Station	Merit 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
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	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
Telecommunications Facility	Impact assessable			5.8.10 Telecommunications Facility
Transport terminal	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
Vehicle Sales and Hire	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	Specific Development Requirements
Veterinary Clinic	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
Warehouse	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
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

4.16 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 or are compatible with the ongoing industrial use of the zone.
3. Other non-industrial activities such as 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 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	Specific Development Requirements
Abattoir	Impact assessable	3.4 CLF – Coastal Landfill	5.2.2 Building Heights in Alice Springs	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
Animal Boarding	Impact assessable	3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge	5.2.4 Vehicle 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 (Animal Boarding and Stables)
Bar-Public	Impact assessable	3.8 LAAR - Land Adjacent to an Arterial Road	5.2.6 Landscaping	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	3.9 DHD – Dredging in Darwin Harbour		5.4.11 Caravan Accommodation
Car Park	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
Car Wash	Impact 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
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
Demountable Structures	Permitted			5.8.7 Demountable Structures
Dwelling-Caretakers	Impact assessable			5.4.12 Dwelling-Caretakers 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
Education Establishment	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 5.8.2 Education Establishment
Emergency Services Facility	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 5.8.6 Emergency Service Facility
Excavation and Fill	Impact assessable			5.8.9 Excavation and Fill

ASSESSMENT TABLE – ZONE DV – DEVELOPMENT				
Defined Use	Assessment Category	Overlays	General Development Requirements	Specific Development Requirements
Food Premises- Café/Take Away	Merit 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-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
Fuel 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
Hotel/Motel	Impact assessable			5.4.2 Residential Height Limitations 5.4.3 Building Setbacks for Residential Buildings and Outbuildings 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	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
Industry-Light	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
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 5.6.2 Expansion of existing Developments in Zones LI and GI
Leisure and Recreation	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 5.8.5 Leisure and Recreation
Medical Clinic	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

ASSESSMENT TABLE – ZONE DV – DEVELOPMENT				
Defined Use	Assessment Category	Overlays	General Development Requirements	Specific Development Requirements
Motor Body Works	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 5.6.3 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 5.6.2 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
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
Renewable Energy Facility	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 5.8.8 Renewable Energy Facility
Rooming Accommodation	Impact assessable			5.4.7 Communal Open Space 5.4.8 Building design for Dwelling-Group, Dwelling-Multiple, Rooming Accommodation and Residential Care Facility 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
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	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

ASSESSMENT TABLE – ZONE DV – DEVELOPMENT				
Defined Use	Assessment Category	Overlays	General Development Requirements	Specific Development Requirements
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 5.6.2 Expansion of existing Developments in Zones LI and GI
Vehicle Sales and Hire	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
Warehouse	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
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

4.17 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 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; and
 - (d) integrate with natural systems.
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	Specific Development Requirements
Caravan Accommodation	Permitted	3.4 CLF – Coastal Landfill 3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge	5.2.1 General Height Control	5.4.11 Caravan Accommodation
Community Centre	Impact assessable		5.2.4 Vehicle Parking	
Demountable Structures	Permitted		5.2.5 Loading Bays	5.8.7 Demountable Structures
Dwelling-Caretakers	Merit assessable		5.2.6 Landscaping	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			5.5.11 Food Premises 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
Food Premises-Restaurant	Impact assessable			5.5.11 Food Premises 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
Leisure and Recreation	Impact assessable			5.8.5 Leisure and Recreation 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
Market	Permitted			5.8.1 Markets
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** 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, leisure and recreation, 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;
 - (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	Specific Development Requirements
Caravan Accommodation	Permitted	3.4 CLF – Coastal Landfill 3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge 3.8 LAAR – Land Adjacent to an Arterial Road	5.2.1 General Height Control 5.2.4 Vehicle Parking 5.2.5 Loading Bays 5.2.6 Landscaping	5.4.11 Caravan Accommodation
Car Park	Impact assessable			5.5.3 Commercial and Other Developments in Zones HR, CV, CB, C, SC, TC, OR, CP, FD, and T
Child Care Centre	Impact assessable			5.5.3 Commercial and Other Developments in Zones HR, CV, CB, C, SC, TC, OR, CP, FD, and T 5.5.7 Child Care Centres
Club	Merit assessable			5.5.3 Commercial and Other Developments in Zones HR, CV, CB, C, SC, TC, OR, CP, FD, and T 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	Impact assessable			5.5.3 Commercial and Other Developments in Zones HR, CV, CB, C, SC, TC, OR, CP, FD, and T 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR 5.5.11 Food Premises
Food Premises-Restaurant	Impact assessable			5.5.3 Commercial and Other Developments in Zones HR, CV, CB, C, SC, TC, OR, CP, FD, and T 5.5.11 Food Premises 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
Home Based Business	Impact assessable			5.4.10 Home Based Business
Leisure and Recreation	Merit assessable			5.5.3 Commercial and Other Developments in Zones HR, CV, CB, C, SC, TC, OR, CP, FD, and T 5.8.5 Leisure and Recreation 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
Market	Permitted			5.8.1 Market
Shop	Impact assessable	5.5.3 Commercial and Other Developments in Zones HR, CV, CB, C, SC, TC, OR, CP, FD, and T 5.5.5 Shops in Zones CV, CL, LI, GI, DV, OR and CN 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		

ASSESSMENT TABLE – ZONE OR – ORGANISED RECREATION				
Defined Use	Assessment Category	Overlays	General Development Requirements	Specific Development Requirements
Stables	Impact assessable			5.7.2 Animal related use (Animal Boarding and Stables) 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
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

4.19 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 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	Specific Development Requirements
Agriculture	Permitted	3.2 CNV – Clearing of Native Vegetation 3.3 RCNV - Restricted Clearing of Native Vegetation 3.4 CLF – Coastal Landfill 3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge 3.8 LAAR – Land Adjacent to an Arterial Road	5.2.1 General Height control 5.2.4 Vehicle Parking 5.2.5 Loading Bays 5.2.10 Landscaping 5.3.3 Building Setbacks	5.7.1 Rural Development (Agriculture, Horticulture and Intensive Animal Husbandry)
Animal Boarding	Impact assessable			5.7.2 Animal related use (Animal Boarding and Stables)
Caravan Accommodation	Permitted			5.4.11 Caravan Accommodation
Demountable Structures	Permitted			5.8.7 Demountable Structures
Dwelling-Community Residence	Permitted			5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures 5.4.14 Dwelling-Community Residence
Dwelling-Group	Permitted			5.4.1 Residential Density Limitations 5.4.2 Residential Height Limitations 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 Building Design for Dwelling-Group, Dwelling-Multiple, Rooming Accommodation and Residential Care Facility
Dwelling-Independent	Permitted			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			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 Business
Horticulture	Permitted			5.7.1 Rural Development (Agriculture, Horticulture and Intensive Animal Husbandry)
Industry-Primary	Permitted			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		

ASSESSMENT TABLE – ZONE H – HORTICULTURE

Defined Use	Assessment Category	Overlays	General Development Requirements	Specific Development Requirements
Rooming Accommodation	Merit assessable			5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures 5.4.7 Communal Open Space 5.4.8 Building Design for Dwelling-Group, Dwelling-Multiple, Rooming Accommodation and Residential Care Facility
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 land 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 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	Specific Development Requirements
Abattoir	Impact assessable	3.2 CNV – Clearing of Native Vegetation	5.2.1 General Height Control	
Agriculture	Permitted			5.2.4 Vehicle Parking
Animal Boarding	Permitted	3.3 RCNV - Restricted Clearing of Native Vegetation	5.2.5 Loading Bays	5.7.2 Animal related use (Animal Boarding and Stables)
Caravan Accommodation	Permitted			5.4.11 Caravan Accommodation
Caravan Park	Impact assessable	3.4 CLF – Coastal Landfill	5.2.6 Landscaping	5.5.13 Caravan Parks
Demountable Structures	Permitted			5.8.7 Demountable Structures
Dwelling-Community Residence	Permitted	3.5 LPA – Land in Proximity to Airports	5.2.10 Landscaping	5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures 5.4.14 Dwelling-Community Residence
Dwelling-Group	Permitted			3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge 3.8 LAAR – Land Adjacent to an Arterial Road
Dwelling-Independent	Permitted			5.4.1 Residential Density Limitations 5.4.2 Residential Height Limitations 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 Limitations 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 Business
Horticulture	Permitted			5.7.1 Rural Development (Agriculture, Horticulture and Intensive Animal Husbandry)
Industry-Primary	Permitted			

ASSESSMENT TABLE – ZONE A – AGRICULTURE				
Defined Use	Assessment Category	Overlays	General Development Requirements	Specific Development Requirements
Intensive Animal Husbandry	Impact assessable			5.7.1 Rural Development (Agriculture, Horticulture and Intensive Animal Husbandry)
Leisure and Recreation	Permitted			5.8.5 Leisure and Recreation
Place of Worship	Impact assessable			5.8.4 Exhibition Centre, Place of Assembly and Place of Worship
Plant Nursery	Permitted			
Renewable Energy Facility	Impact assessable			5.8.8 Renewable Energy Facility
Retail Agricultural Stall	Permitted			5.7.5 Retail Agricultural Stall
Rooming Accommodation	Merit assessable			5.4.2 Residential Height Limitations 5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures 5.4.7 Communal open space 5.4.8 Building Design for Dwelling-Group, Dwelling-Multiple, Rooming Accommodation and Residential Care Facility
Stables	Permitted			5.7.2 Animal related use (Animal Boarding and Stables)
Telecommunications Facility	Impact assessable			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	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			5.2.4 Vehicle Parking
Caravan Accommodation	Permitted	3.3 RCNV - Restricted Clearing of Native Vegetation	5.2.5 Loading Bays	5.4.11 Caravan Accommodation
Child Care Centre	Impact assessable			5.2.6 Landscaping
Community Centre	Impact assessable	3.4 CLF – Coastal Landfill	5.2.6 Landscaping	
Demountable Structures	Permitted			5.8.7 Demountable Structures
Dwelling-Community Residence	Permitted	3.5 LPA – Land in Proximity to Airports		5.4.1 Residential Density Limitations 5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures 5.4.14 Dwelling Community Residence
Dwelling-Independent	Permitted			3.6 LSF – Land Subject to Flooding
Dwelling-Single	Permitted	3.7 LSSS – Land Subject to Storm Surge		5.4.1 Residential Density Limitations 5.4.2 Residential Height Limitations 5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures 5.4.6 Private Open Space
Education Establishment	Impact assessable	3.8 LAAR – Land Adjacent to an Arterial Road		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 Business	
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	
Intensive Animal Husbandry	Impact assessable		5.7.1 Rural Development (Agriculture, Horticulture and Intensive Animal Husbandry)	

ASSESSMENT TABLE – ZONE R – RURAL				
Defined Use	Assessment Category	Overlays	General Development Requirements	Specific Development Requirements
Place of Worship	Impact assessable			5.8.4 Exhibition Centre, Place of Assembly and Place of Worship
Plant Nursery	Permitted			
Renewable Energy Facility	Impact assessable			5.8.8 Renewable Energy Facility
Residential Care Facility	Impact assessable			5.4.1 Residential Density Limitations 5.4.7 Communal Open Space 5.4.8 Building Design for Dwelling-Group, Dwelling-Multiple, Rooming Accommodation and Residential Care Facility 5.4.15 Residential Care Facility
Retail Agricultural Stall	Permitted			5.7.5 Retail Agricultural Stall
Stables	Permitted			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
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.
6. 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;
 - (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.
3. 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.
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 CP – COMMUNITY PURPOSES				
Defined Use	Assessment Category	Overlays	General Development Requirements	Specific Development Requirements
Animal Boarding	Impact assessable	3.2 CNV – Clearing of Native Vegetation	5.2.1 General Height Control	5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T 5.7.2 Animal related use (Animal Boarding and Stables)
Caravan Accommodation	Permitted	3.3 RCNV - Restricted Clearing of Native Vegetation	5.2.2 Building Heights in Alice Springs	5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
Child Care Centre	Permitted	3.4 CLF – Coastal Landfill	5.2.4 Vehicle Parking	5.4.11 Caravan Accommodation
Club	Impact assessable	3.5 LPA – Land In Proximity to Airports	5.2.5 Loading Bays	5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T 5.5.7 Child Care Centre
Community Centre	Permitted	3.6 LSF – Land Subject to Flooding	5.2.6 Landscaping	5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
Demountable Structures	Impact assessable	3.7 LSSS – Land Subject to Storm Surge		5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
Dwelling-Caretakers	Permitted	3.8 LAAR - Land Adjacent to an Arterial Road		5.8.7 Demountable Structures
Education Establishment	Permitted	3.9 DHD – Darwin Harbour Dredging		5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.12 Dwelling-Caretakers
Emergency Services Facility	Permitted			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T 5.8.2 Education establishment 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
Excavation and Fill	Impact assessable			5.8.6 Emergency service facility 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
Exhibition Centre	Permitted			5.8.9 Excavation and Fill
				5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T 5.8.4 Exhibition Centre, Place of Assembly and Place of Worship 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR

ASSESSMENT TABLE – ZONE CP – COMMUNITY PURPOSES				
Defined Use	Assessment Category	Overlays	General Development Requirements	Specific Development Requirements
Hospital	Impact assessable			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
Leisure and Recreation	Impact assessable			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T 5.8.5 Leisure and Recreation 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
Market	Permitted			5.8.1 Market
Medical Clinic	Permitted			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP and FD 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
Passenger Terminal	Impact assessable			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP and FD 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
Place of Assembly	Impact assessable			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T 5.8.4 Exhibition Centre, Place of Assembly and Place of Worship
Place of Worship	Permitted			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T 5.8.4 Exhibition Centre, Place of Assembly and Place of Worship
Plant Nursery	Impact assessable			5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
Recycling Depot	Impact assessable			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
Residential Care Facility	Permitted			5.4.3 Building setbacks of Residential Buildings and Ancillary Structures 5.4.7 Communal Open Space 5.4.8 Building Design for Dwelling-Group, Dwelling-Multiple, Rooming Accommodation and Residential Care Facility 5.4.15 Residential Care Facility
Telecommunications Facility	Impact assessable			5.8.10 Telecommunications Facility

ASSESSMENT TABLE – ZONE CP – COMMUNITY PURPOSES				
Defined Use	Assessment Category	Overlays	General Development Requirements	Specific Development Requirements
Veterinary Clinic	Impact assessable			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
All other uses defined in Schedule 2 (Definitions)	Impact assessable			
Undefined Uses Any use not defined in Schedule 2 (Definitions)	Prohibited			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	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 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
Caravan Accommodation	Permitted	3.3 RCNV - Restricted Clearing of Native Vegetation	5.2.4 Vehicle Parking	5.4.11 Caravan Accommodation
Demountable Structures	Merit assessable		5.2.5 Loading Bays	5.8.7 Demountable Structures
Dwelling-Caretakers	Impact assessable	3.4 CLF - Coastal Landfill	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			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 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
Food Premises-Café/Take Away	Impact assessable	3.6 LSF - Land Subject to Flooding		5.5.11 Food Premises 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
Food Premises-Restaurant	Impact assessable		3.7 LSSS - Land Subject to Storm Surge	
Market	Impact assessable	3.8 LAAR – Land Adjacent to an Arterial Road		5.8.1 Market
Shop	Impact assessable		3.9 DHD – Dredging in Darwin Harbour	
Telecommunications Facility	Impact assessable			5.8.10 Telecommunications Facility
All other uses defined in Schedule 1 (Definitions)	Prohibited			
Undefined Uses Any use not defined in Schedule 1 (Definitions)	Impact assessable			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 onsite 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	Specific Development Requirements
Bar-Small	Impact assessable	3.4 CLF - Coastal Landfill 3.6 LSF - Land Subject to Flooding 3.7 LSSS - Land Subject to Storm Surge	5.2.1 General Height Control 5.2.2 Building Heights in Alice Springs 5.2.4 Vehicle Parking 5.2.5 Loading Bays 5.3.1 Heritage Places and Development 5.2.6 Landscaping	5.5.10 Nightclub Entertainment Venue, Bar-Public and Bar-Small 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
Caravan Accommodation	Permitted			5.4.11 Caravan Accommodation
Child Care Centre	Impact assessable			5.5.7 Child Care Centre 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
Community Centre	Impact assessable			5.8.7 Demountable Structures
Demountable Structures	Impact assessable			5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.12 Dwelling-Caretakers
Dwelling-Caretakers	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 Building Design for Dwelling-Group, Dwelling-Multiple, Rooming Accommodation and Residential Care Facility
Dwelling-Group	Impact assessable			5.4.1 Residential Density Limitations 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.6 Private Open Space 5.4.13 Dwelling-Independent
Dwelling-Independent	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 Building Design for Dwelling-Group, Dwelling-Multiple, Rooming Accommodation and Residential Care Facility
Dwelling-Multiple	Impact assessable			5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.6 Private Open Space
Dwelling-Single	Impact assessable			5.8.2 Education Establishment
Education Establishment	Impact assessable			5.8.9 Excavation and Fill
Excavation and Fill	Impact assessable			

ASSESSMENT TABLE – ZONE HT – HERITAGE				
Defined Use	Assessment Category	Overlays	General Development Requirements	Specific Development Requirements
Exhibition centre	Impact assessable			5.8.4 Exhibition Centre, Place of Assembly and Place of Worship 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
Food Premises- Café/Take Away	Impact assessable			5.5.11 Food Premises 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
Food Premises- Restaurant	Impact assessable			5.5.11 Food Premises 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
Home Based Business	Impact assessable			5.4.10 Home Based Business
Market	Impact assessable			5.8.1 Market
Medical Clinic	Impact assessable			5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
Office	Impact assessable			5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
Place of Worship	Impact assessable			5.8.4 Exhibition Centre, Place of Assembly and Place of Worship 5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
Rooming Accommodation	Impact assessable			5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.7 Communal Open Space 5.4.8 Building Design for Dwelling-Group, Dwelling-Multiple, Rooming Accommodation and Residential Care Facility
Shop	Impact assessable			5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
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 onsite 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	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 Vehicle Parking	5.7.2 Animal Related Use (Animal Boarding and Stables)
Caravan Accommodation	Permitted		5.2.5 Loading Bays	5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
Demountable Structures	Merit assessable	3.4 CLF - Coastal Landfill	5.2.6 Landscaping	5.4.11 Caravan Accommodation
Dwelling-Caretakers	Impact assessable			5.8.7 Demountable Structures
Excavation and Fill	Impact assessable	3.5 LPA - Land in Proximity to Airports		5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures
Horticulture	Impact assessable	3.6 LSF - Land Subject to Flooding		5.4.12 Dwelling-Caretakers
Plant Nursery	Impact assessable		5.8.9 Excavation and Fill	
Retail Agricultural Stall	Impact assessable	3.7 LSSS - Land Subject to Storm Surge		5.7.1 Rural Development (Agriculture, Horticulture and Intensive Animal Husbandry)
Stables	Impact assessable		5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR	
Telecommunications Facility	Impact assessable			5.7.5 Retail Agricultural Stall
All other uses defined in Schedule 2 (Definitions)	Prohibited			5.7.2 Animal Related Use (Animal Boarding and Stables)
Undefined Uses Any use not defined in Schedule 2 (Definitions)	Impact assessable			5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR
				5. 8.10 Telecommunications Facility
				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 onsite 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	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			5.2.4 Vehicle Parking
Caravan Accommodation	Permitted	3.3 RCNV - Restricted Clearing of Native Vegetation	5.2.5 Loading Bays	5.4.11 Caravan Accommodation
Caravan Park	Impact assessable			5.2.6 Landscaping
Demountable Structures	Merit assessable	3.4 CLF - Coastal Landfill	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
Dwelling-Community Residence	Permitted			5.4.12 Dwelling-Caretakers
Dwelling-Independent	Permitted	3.6 LSF - Land Subject to Flooding		5.4.3 Building setbacks of Residential Buildings and Ancillary Structures
				5.4.14 Dwelling-Community Residence
Dwelling-Single	Impact assessable	3.7 LSSS – Land Subject to Storm Surge		5.4.2 Residential Height Limitations
				5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures
Excavation and Fill	Impact assessable			5.4.6 Private Open Space
				5.4.13 Dwelling-Independent
Home Based Business	Impact assessable			5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures
				5.4.6 Private Open Space
Hotel/Motel	Impact assessable			5.8.9 Excavation and Fill
				5.4.10 Home Based Business
Plant Nursery	Impact assessable			5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures
Renewable Energy Facility	Impact assessable		5.8.8 Renewable Energy Facility	
Food Premises-Restaurant	Impact assessable		5.5.11 Food Premises	
Rooming Accommodation	Impact assessable		5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures	
			5.4.7 Communal Open Space	
Stables	Impact assessable		5.4.8 Building Design for Dwelling-Group, Dwelling-Multiple, Rooming Accommodation and Residential Care Facility	
			5.7.2 Animal Related Use (Animal Boarding and Stables)	
Telecommunications Facility	Impact assessable		5.8.10 Telecommunications Facility	

ASSESSMENT TABLE – ZONE WM – WATER MANAGEMENT				
Defined Use	Assessment Category	Overlays	General Development Requirements	Specific Development Requirements
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

4.27 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 onsite 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	Specific Development Requirements
Agriculture	Impact assessable	3.4 CLF - Coastal Landfill	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 3.6 LSF - Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge 3.8 LAAR – Land Adjacent to an Arterial Road 3.9 DHD – Dredging in Darwin Harbour	5.2.4 Vehicle Parking	5.7.2 Animal related Use and Development
Bar-Public	Impact assessable		5.2.5 Loading Bays	5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 5.5.10 Nightclub Entertainment Venue, Bar-Public and Bar-Small
Bar-Small	Impact assessable		5.2.6 Landscaping	5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 5.5.10 Nightclub Entertainment Venue, Bar-Public and Bar-Small
Caravan Accommodation	Permitted		5.3.4 Development of Land in Zone FD	5.4.11 Caravan Accommodation
Caravan Park	Impact assessable			5.5.13 Caravan Park
Car Park	Impact assessable			
Child Care Centre	Impact assessable			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 5.5.7 Child Care Centre
Club	Impact assessable			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 5.8.3 Club
Community Centre	Impact assessable			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD
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		5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.14 Dwelling-Community Residence	
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 5.4.7 Communal Open Space 5.4.8 Building Design for Dwelling-Group, Dwelling-Multiple, Rooming Accommodation and Residential Care Facility	

ASSESSMENT TABLE – ZONE FD – FUTURE DEVELOPMENT				
Defined Use	Assessment Category	Overlays	General Development Requirements	Specific Development Requirements
Dwelling-Independent	Permitted			5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.6 Private Open Space
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 Building Design for Dwelling-Group, Dwelling-multiple, Rooming Accommodation and Residential Care Facility
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 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 5.8.2 Education Establishment
Emergency Services Facility	Impact assessable			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 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 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 5.5.11 Food Premises
Food Premises-Fast Food Outlet	Impact assessable			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 5.5.11 Food Premises
Food Premises-Restaurant	Impact assessable			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 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 Business
Horticulture	Impact assessable			5.7.1 Rural Development (Agriculture, Horticulture and Intensive Animal Husbandry)
Hospital	Impact assessable			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD

ASSESSMENT TABLE – ZONE FD – FUTURE DEVELOPMENT				
Defined Use	Assessment Category	Overlays	General Development Requirements	Specific Development Requirements
Hotel/Motel	Impact assessable			5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD
Intensive Animal Husbandry	Impact assessable			5.7.1 Rural Development (Agriculture, Horticulture and Intensive Animal Husbandry)
Leisure and Recreation	Impact assessable			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 5.8.5 Leisure and Recreation
Medical Clinic	Impact assessable			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD
Office	Impact assessable			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD
Place of Worship	Impact assessable			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 5.8.4 Exhibition Centre, Place of Assembly and Place of Worship
Plant Nursery	Impact assessable			
Renewable Energy Facility	Impact assessable			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 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 Building Design for Dwelling-Group, Dwelling-Multiple, Rooming Accommodation and Residential Care Facility
Retail Agricultural Stall	Impact assessable			5.7.5 Retail Agricultural Stall
Service Station	Impact assessable			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 5.5.8 Service Station
Shop	Impact assessable			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD
Shopping Centre	Impact assessable			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD 5.5.12 Shopping Centre
Telecommunications Facility	Impact assessable			5.8.10 Telecommunications Facility

ASSESSMENT TABLE – ZONE FD – FUTURE DEVELOPMENT				
Defined Use	Assessment Category	Overlays	General Development Requirements	Specific Development Requirements
Veterinary Clinic	Impact assessable			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, and FD
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	Specific Development Requirements
Bar-Public	Impact assessable	3.4 CLF - Coastal Landfill	5.2.1 General Height Control	5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T
Bar-Small	Impact assessable	3.6 LSF - Land Subject to Flooding	5.2.4 Vehicle Parking	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	5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T
Caravan Park	Impact assessable	3.8 LAAR - Land Adjacent to an Arterial Road	5.2.6 Landscaping	5.5.10 Nightclub Entertainment Venue, Bar-Public and Bar-Small
Car Park	Impact assessable		5.4.11 Caravan Accommodation	
Car Wash	Impact assessable		5.5.13 Caravan Park	
Child Care Centre	Impact assessable		5.5.9 Car Wash	
Club	Impact assessable		5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T	
Community Centre	Impact assessable		5.5.7 Child Care Centre	
Demountable Structures	Merit assessable		5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T	
Dwelling-Caretakers	Impact assessable		5.8.3 Club	
Dwelling-Community Residence	Permitted		5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T	
Dwelling-Group	Impact assessable		5.8.7 Demountable Structures	
		5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures		
		5.4.12 Dwelling-Caretakers		
		5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures		
		5.4.14 Dwelling-Community residence		
		5.4.2 Residential Height Limitations		
		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 Building Design for Dwelling-Group, Dwelling-Multiple, Rooming Accommodation and Residential Care Facility		

ASSESSMENT TABLE – ZONE T – TOWNSHIP				
Defined Use	Assessment Category	Overlays	General Development Requirements	Specific Development Requirements
Dwelling-Independent	Permitted			5.4.2 Residential Height Limitations 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			5.4.1 Residential Density Limitations 5.4.2 Residential Height Limitations 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 Building Design for Dwelling-Group, Dwelling-Multiple, Rooming Accommodation and Residential Care Facility
Dwelling-Single	Permitted			5.3.1 Residential Density Limitations 5.4.2 Residential Height Limitations 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.6 Private Open Space
Education Establishment	Impact assessable			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T 5.8.2 Education Establishment
Emergency Services Facility	Impact assessable			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T 5.8.6 Emergency Serviced Facility
Excavation and Fill	Impact assessable			5.8.9 Excavation and Fill
Exhibition Centre	Impact assessable			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T 5.8.4 Exhibition Centre, Place of Assembly and Place of Worship
Food Premises-Café/Take Away	Impact assessable			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T 5.5.11 Food Premises
Food Premises-Fast Food Outlet	Impact assessable			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T 5.5.11 Food Premises
Food Premises-Restaurant	Impact assessable			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T 5.5.11 Food Premises
Home Based Business	Permitted			5.4.10 Home Based Business
Hospital	Impact assessable			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T

ASSESSMENT TABLE – ZONE T – TOWNSHIP				
Defined Use	Assessment Category	Overlays	General Development Requirements	Specific Development Requirements
Hotel/Motel	Impact assessable			5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T
Industry-Light	Impact assessable			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T
Leisure and Recreation	Impact assessable			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T 5.8.5 Leisure and Recreation
Market	Permitted			5.8.1 Market
Medical Clinic	Impact assessable			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T
Motor Body Works	Impact assessable			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T 5.6.3 Motor Body Works and Motor Repair Station
Motor Repair Station	Impact assessable			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T 5.6.3 Motor Body Works and Motor Repair Station
Office	Impact assessable			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T
Passenger Terminal	Impact assessable			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T
Place of Worship	Permitted			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T 5.8.4 Exhibition Centre, Place of Assembly and Place of Worship
Plant Nursery	Impact assessable			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T
Recycling Depot	Impact assessable			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T
Renewable Energy Facility	Impact assessable			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T 5.8.8 Renewable Energy Facility

ASSESSMENT TABLE – ZONE T – TOWNSHIP				
Defined Use	Assessment Category	Overlays	General Development Requirements	Specific Development Requirements
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 Building Design for Dwelling-Group, Dwelling-Multiple, Rooming Accommodation and Residential Care Facility
Rooming Accommodation	Impact assessable			5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.7 Communal Open Space 5.4.8 Building Design for Dwelling-Group, Dwelling-Multiple, Rooming Accommodation and Residential Care Facility
Service Station	Impact assessable			5.5.8 Service Station
Shop	Impact assessable			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T
Shopping Centre	Impact assessable			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T 5.5.12 Shopping Centre
Showroom Sales	Impact assessable			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T
Telecommunications Facility	Impact assessable			5.8.10 Telecommunications Facility
Transport Terminal	Impact assessable			
Vehicle Sales and Hire	Impact assessable			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T
Veterinary Clinic	Impact assessable			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T
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	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	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	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	Specific Development Requirements
A utility in accordance with the requirements of the agency or service authority 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

PART 5 - DEVELOPMENT REQUIREMENTS

5.1 Preliminary

1. Development Requirements establish guidance and criteria for assessing development that is *Permitted*, *Merit* or *Impact Assessable*. Development requirements may apply:
 - (a) generally to a broad range of uses (General Development Requirements); and
 - (b) specifically to one or a small set of related uses (Specific Development Requirements).
2. Each Development Requirement identifies:
 - (a) the purpose of the requirement;
 - (b) how the requirement is administered; and
 - (c) the details of the requirement.
3. The identification of the purpose and administration of the requirements are intended to:
 - (a) meaningfully inform the exercise of discretion by the consent authority;
 - (b) provide clarity around the application of the requirement; and
 - (c) establish the basis for decisions.

5.2 General Development Requirements

5.2.1 General Height Control

Purpose

Ensure that the height of buildings in a zone is consistent with development provided for by that zone.

Administration

1. This clause does not apply:
 - (a) within Zones CB or DV or TC; or
 - (b) to **education establishments** or **hospitals** within zones CL or CP or, subject to clause 5.4.2, Zone C; or
 - (c) where a height is specified elsewhere in this Planning Scheme.
2. The height of any point of a building is to be measured from **ground level** vertically below that point and includes the height of a mound specifically provided or made to elevate the building.
3. The consent authority may **consent** to a development that is not in accordance with sub-clause 4 if it considers the height of the building or structure achieves the zone purpose, having regard to such matters as its location, nature, scale and potential impact on adjoining property.

Requirements

4. The height of any part of a building is not to exceed 8.5m above the ground level, unless it is:
 - (a) a flag pole, aerial or antenna; or
 - (b) for the housing of equipment relating to the operation of a lift.

5.2.2 Building Heights in Alice Springs

5.2.2.1 General Height Controls in Alice Springs

Purpose

Recognise the low-rise character of Alice Springs, but allow for buildings up to 8 storeys within Zone CB.

Administration

1. The height of any point of a building is to be measured from **ground level** vertically below that point and includes the height of a mound specifically provided or made to elevate the building.
2. This clause does not apply to an **education establishment** or **hospital** in Zone CP.

- The consent authority must not **consent** to development that is not in accordance with sub-clauses 4 and 5.

Requirements

- The height of a building within the Municipality of Alice Springs is not to exceed the height specified in the table to this clause.
- The height of any building or structure forming part of an **education establishment** is not to exceed 3 storeys or 14m above **ground level**.

Table to Clause 5.2.2.1: Building Heights in Alice Springs	
Zone	Maximum Building Height
CB	8 storeys to a maximum of 34m
C, SC, TC and MR	3 storeys to a maximum of 14m
All other zones	2 storeys to a maximum of 8.5m

Editor’s Note: Structures below ground level should consider the impact on and from the Alice Springs Town Basin aquifer.

5.2.2.2 Design for Buildings above 3 **storeys** within Zone CB in Alice Springs

Purpose

Allow buildings above 3 **storeys** while preserving significant views and vistas from and to surrounding areas.

Administration

- The consent authority must not **consent** to development that is not in accordance with sub-clauses 2 and 3.

Requirements

- All buildings above 3 **storeys** within Zone CB in Alice Springs must meet the following criteria:
 - the **site** has a combined area equal to or greater than 2000m²; and
 - no building obstructs identified view lines.
- Development above 3 **storeys** or 14m shall provide suitable 3D imaging demonstrating how the building responds to the identified views and significant view lines.

5.2.2.3 Building Design Requirements within Zone CB in Alice Springs

Purpose

Promote exemplary building design within Central Alice Springs which responds sympathetically to local climatic and environmental characteristics, declared **heritage places**, and registered and recorded sacred sites.

Administration

1. The consent authority must not **consent** to a development that is not in accordance with sub-clause 4.
2. The consent authority may **consent** to a development that is not in accordance with sub-clauses 5, 6, 7 and 8 only if it is satisfied that compliance would be impractical or the application can demonstrate that an alternative solution would more effectively meet the requirements.
3. The consent authority is to have regard to any information provided through sub-clause 9.

Requirements

4. All buildings must comply with the Diagram and Table to this clause.
5. The design of buildings in Central Alice Springs are to provide 75% of the length of the **site boundary at ground level** as active street frontage through such treatments as:
 - (a) frequent, operational and legible entrances that are directly accessible from the public footpath;
 - (b) clear glass windows with views to and from the street;
 - (c) open space incorporating active street frontages, landscaping and retention of significant existing landscaping;
 - (d) areas that are attractive, safe and functional for pedestrians within the development **site**;
 - (e) areas that allow for alfresco dining;
 - (f) limiting services at street level on building frontages to the following:
 - i. fire egress;
 - ii. single vehicle entry and exit point to and from the building except on larger **sites** where additional access points are supported by a Traffic Study for the **site**;
 - iii. direct single point access to service equipment by all service authorities; and
 - iv. fire booster connection points.
6. Buildings in Central Alice Springs are to provide awnings to streets for the full extent of the **site** frontage, that allow for the planting and growth of mature trees within the road reserve.

7. **Ground level car parking** areas are to be designed so that they are not visible from the street or public spaces.
8. New development should respond sympathetically to the historic context provided by adjoining declared heritage places and registered and recorded sacred sites.
9. An application for development in Alice Springs Zone CB should include an acknowledgement in writing, from the agency responsible for power and water, the agency responsible for fire rescue services, and Alice Springs Town Council that the requirement for service provisions has been discussed with a view to minimise their impact on active street frontages.

Diagram to Clause 5.2.2.3: Building Design Requirements within Zone CB in Alice Springs

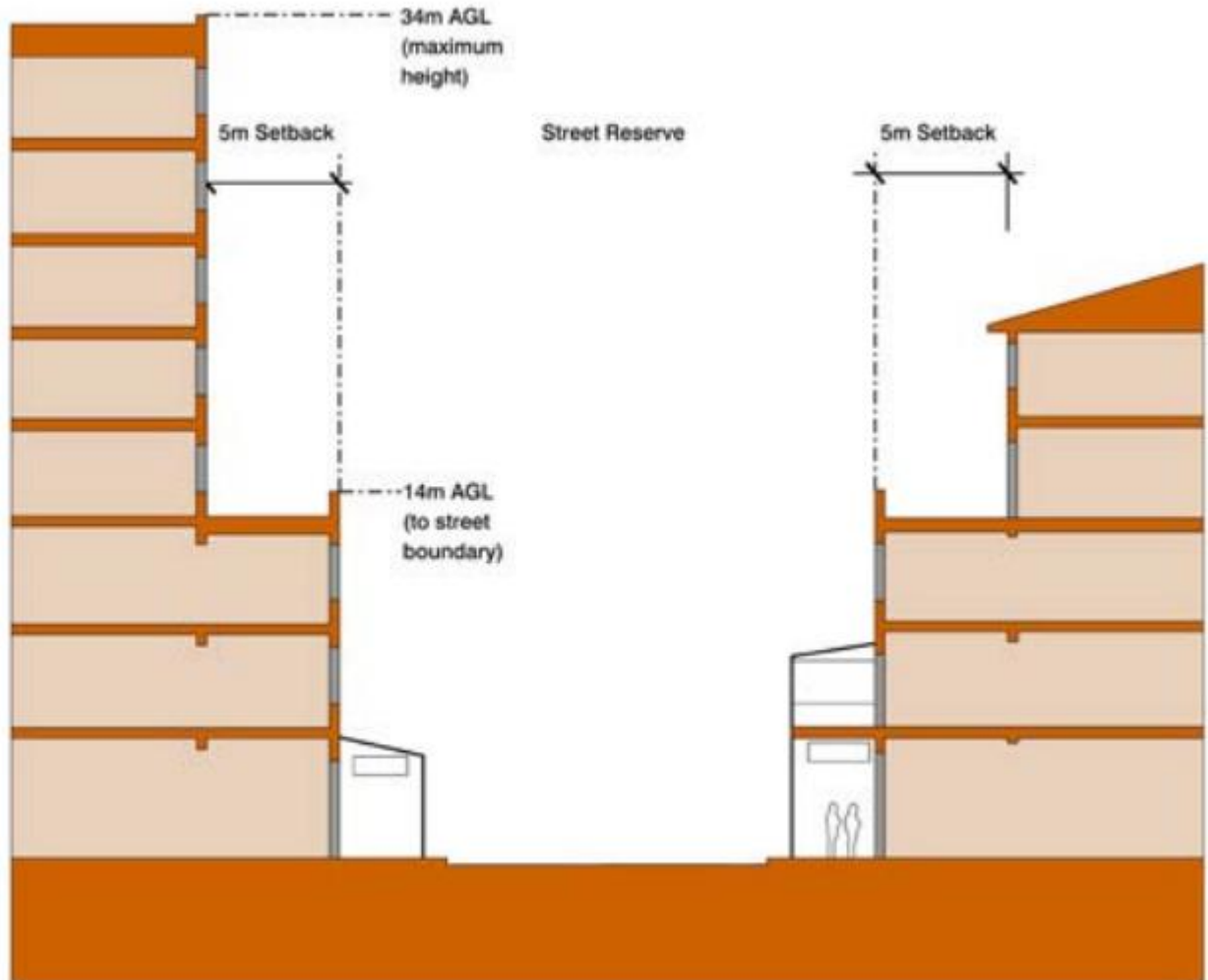


Table to Clause 5.2.2.3: Building Design Requirements within Zone CB in Alice Springs		
Level	Controls	
Ground Level (GL)	Height:	Building height is to be measured from the highest point of the site
Up to 14m AGL	Height:	Maximum, exclusive of any plant or equipment, aerials or lightning rods
	Floor Area:	Up to 100% of the site area
	Setbacks:	Verandahs, balconies or windows to rooms designed for accommodation are to be set back a minimum of 6m from adjoining site boundaries other than to a street or public open space
14m to 34m AGL	Height:	Maximum, exclusive of any plant or equipment, aerials or lightning rods
	Setbacks:	Minimum 5m from any street boundary. Verandahs, balconies or windows to rooms designed for accommodation are to be set back a minimum of 6m from adjoining site boundaries other than to a street or public open space

Editor's Notes:

- (1) **For the purpose of this clause accommodation means rooms designed for being slept in, for domestic living and dining purposes and food preparation areas but does not include bathrooms, toilets, reception and foyer areas and conference rooms.**
- (2) **Design guidance is provide for significant view lines in the referenced document *Design Guidance for Development in Zone CB (Central Business) in Alice Springs*. 3D electronic files are to be provided in accordance with the *Design Guidance*.**

5.2.3 Buildings in Central Darwin

5.2.3.1 Building Heights in the Esplanade Character Area

Purpose

Ensure that the height of buildings within the Esplanade Character Area optimise opportunities for harbour views and deliver high quality built form outcomes appropriate for development which fronts Bicentennial Park and the Darwin Harbour.

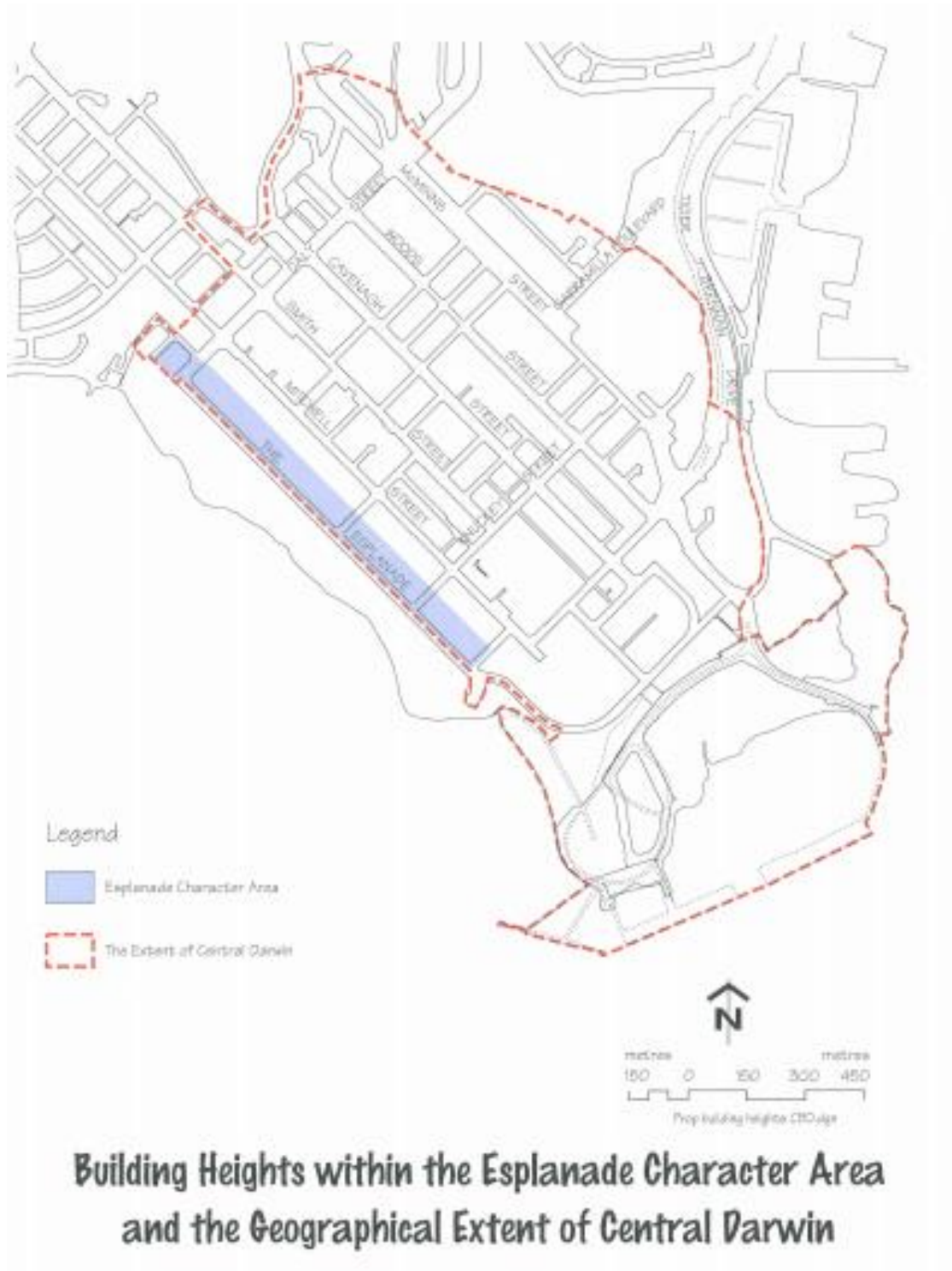
Administration

1. The consent authority may **consent** to a development in the Esplanade Character Area that is not in accordance with the requirements of sub-clause 5, only if it is satisfied that the design of the development provides an equivalent or higher standard of urban **amenity** through an exemplary response to building bulk, scale, street interface and onsite landscaping.
2. The information required by sub-clause 6 is to be to the satisfaction of the consent authority.
3. For the purposes of this clause, the height of any point of a building is to be measured from the highest natural point on the **site** boundary.

Requirements

4. All buildings within the Esplanade Character Area are to have a maximum height of 55m Above Ground Level (AGL).
5. Despite sub-clause 5, a building in the Esplanade Character Area (as shown in the diagram to this clause) may have a building height greater than 55m Above Ground Level (AGL) if the development:
 - (a) provides podiums to a reduced height of 15m, or 4 **storeys** (i.e. lower than the maximum permitted height of 25m);
 - (b) provides tower elements which promote the visual separation between buildings, i.e. slender tower forms;
 - (c) provides activated facades and/or habitable rooms to podiums which front a street(s);
 - (d) does not provide ground floor car parking or a car parking area that is visible from the street;
 - (e) does not provide impermeable fencing within the front setback;
 - (f) provides deep soil planting zone(s) and generous landscaping within a setback area(s).
6. An application for a development under sub-clause 5 must include a **site** analysis and urban design study prepared by appropriately qualified professionals that demonstrate that the proposed development responds to the attributes of the **site** and the surrounding neighbourhoods.

Diagram to Clause 5.2.3.1: Building Heights in the Esplanade Character Area and the Geographical Extent of Central Darwin



5.2.3.2 Volumetric Control in Central Darwin

Purpose

Ensure the siting and mass of buildings within Central Darwin promotes:

- (a) a built form that maximises the potential for view corridors to Darwin Harbour;
- (b) the penetration of daylight and breeze circulation between buildings;
- (c) privacy for residents of adjoining properties; and
- (d) a built form that reasonably anticipates the future development of adjoining sites.

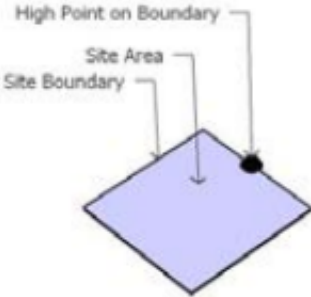
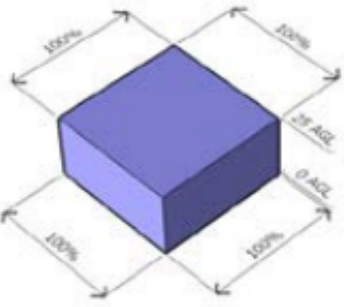
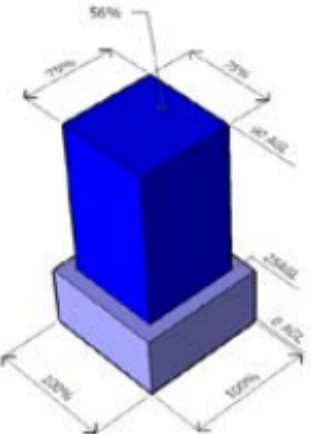
Administration

1. This clause applies to land within Zone CB (Central Business) in Central Darwin, with exception to land subject to Focus Area B: Darwin Waterfront, of the Darwin Central Area Plan.
2. The consent authority may **consent** to a development that is not in accordance with sub-clause 3 only if it is satisfied it is consistent with the purpose of this clause, and it is appropriate to the **site** having regard to such matters as its location, nature, scale and impact on surrounding **amenity**.

Requirements

3. Development in Central Darwin is to be designed in accordance with the diagram to this clause.

Diagram to Clause 5.2.3.2: Volumetric Control in Central Darwin

<p>Site</p>  <p>High Point on Boundary Site Area Site Boundary</p>	<p>Measurement: Building height is to be measured from the highest point on the site boundary.</p>
<p>Tier 1 (Podium)</p>  <p>100% 100% 25% AGL 0 AGL</p>	<p>Height: Maximum 25m Above Ground Level (AGL), exclusive of any plant or equipment, aerials, or lightning rods.</p> <p>Floor Area: Up to 100% of the site area.</p> <p>Setbacks: Verandahs, balconies or windows to rooms designed for accommodation are to be setback a minimum of 6m from adjoining site boundaries other than to a street or public open space.</p> <p>Note: For the purpose of this clause accommodation means room designed for being slept in, for domestic living and dining purposes and food preparation areas but does not include bathrooms, toilets, reception and foyer areas and conference rooms.</p>
<p>Tier 2 (Tower)</p>  <p>56% 75% 75% 40% AGL 25% AGL 100% 100% 0 AGL</p>	<p>Height: Subject to clause 6.3.1, maximum 55m AGL in the Esplanade Character Area only, inclusive of any plant or equipment or aerials. This requirement does not apply to lightning rods</p> <p>Floor Area: Up to 56% of the site area and up to a maximum of 1200m² in any single tower.</p> <p>Setbacks: Minimum 6m from the site boundary. Minimum 12m between towers on the same site.</p> <p>Dimensions: The maximum length of each side of Tier 2 is to be no more than 75% of the length of the adjacent boundary.</p>

5.2.3.3 Urban Design Requirements in Central Darwin

Purpose

Promote exemplary urban design in Central Darwin that:

- (a) responds to the local environment;
- (b) provides a high amenity pedestrian environment; and
- (c) contributes to the interest and activity at street level.

Administration

1. This clause applies to land within Zone CB (Central Business) in Central Darwin.
2. The consent authority may **consent** to a development that is not in accordance with sub-clause 5 only if it is satisfied that compliance would be impractical.
3. The consent authority may **consent** to a development that is not in accordance with sub-clauses 6, 7 and 8 only if it is satisfied it is consistent with the purpose of this clause, and it is appropriate to the **site** having regard to such matters as its location, nature, scale and impact on surrounding **amenity**.
4. The consent authority is to have regard to any information provided through sub-clause 8.

Requirements

5. The design of buildings in Central Darwin are to provide 75% of the length of the **site boundary at ground level** as active street frontage through such treatments as:
 - (a) frequent, operational and legible entrances that are directly accessible from the public footpath;
 - (b) clear glass windows with views to and from the street;
 - (c) open space incorporating active street frontages, landscaping and retention of significant existing landscaping;
 - (d) areas that are attractive, safe and functional for pedestrians within the development **site**;
 - (e) areas that allow for alfresco dining;
 - (f) limiting services at street level on building frontages to the following:
 - i. fire egress;
 - ii. single vehicle entry and exit point to and from the building except on larger **sites** where additional access points are supported by a Traffic Study for the **site**;
 - iii. direct single point access to service equipment by all service authorities; and
 - iv. fire booster connection points.

6. Buildings in Central Darwin are to:
 - (a) provide awnings to streets for the full extent of the **site** frontage that allow for the planting and growth of mature trees within the road reserve;
 - (b) provide mid-block pedestrian linkages (arcades) at ground level from one street to the other buildings that have dual frontages;
 - (c) have facades that have a clearly articulated base, middle and top; and
 - (d) integrate plant rooms and service equipment on roof tops.
7. Ground level **car parking areas** in buildings are limited only to the number of **car parking spaces** required for ground level retail tenancies.
8. All **car parking spaces** are to be screened so that they are not visible from the street or public spaces.
9. An application for a development in Central Darwin should include an acknowledgement in writing from the agency responsible for power and water, the agency responsible for fire rescue services and City of Darwin Council that the requirement for service provisions has been discussed with a view to minimise their impact on active street frontages.

5.2.4 Vehicle Parking

5.2.4.1 Parking Requirements

Purpose

Ensure that sufficient off-street car parking, constructed to a standard and conveniently located, is provided to service the proposed use of a **site**.

Administration

1. The consent authority may **consent** to a development that is not in accordance with the table to this clause only if it is satisfied the development is appropriate to the site having regard to the purpose of this clause and the potential impact on the surrounding road network and the **amenity** of the locality and adjoining property.
2. If a proposed development which is not listed in the table to this clause requires **consent**, the number of car parking spaces required for that development is to be determined by the consent authority.
3. Despite anything to the contrary in this clause, on land within an area depicted as 'Activated Frontages' within the 'Residential and Mixed Use Map' of the Central Darwin Area Plan, an **alfresco dining area** that results in the loss of up to 25 ground level **car parking spaces** associated with

any existing development is exempt from providing replacement **car parking spaces** ordinarily required by this clause.

4. A change of use from an **alfresco dining area** (including the provision of air conditioning) will result in the new use being subject to full car parking requirements of this clause.

Requirements

5. A development specified in column 1 of the table to this clause is to provide the number of car parking spaces (rounded up to the next whole number) required for that development and is to be calculated in accordance with the formula specified opposite in column 2 or, if the development is within Zone CB in Darwin, column 3.

Editor’s Notes:

- (1) **Clause 5.2.5.2 provides for the reduction in parking requirements**
- (2) **Clause 5.2.5.3 provides for the design of a *car parking area***

Table to Clause 5.2.4.1: Parking Requirements		
COLUMN 1	COLUMN 2	COLUMN 3
Development	Minimum Number of Car Parking Spaces Required	Minimum Number of Car Parking Spaces Required Within Zone CB in Darwin
Abattoir	1 for every 100m ² of net floor area other than offices <u>Plus</u> 4 for every 100m ² of net floor area of office	
Animal boarding	1 for every employee <u>Plus</u> 4	
Bar-public	16 for every 100m ² of net floor area used as a lounge bar or beer garden <u>Plus</u> 50 for every 100m ² of net floor area used as a bar <u>Plus</u> 10 for a drive-in bottle shop	2 for every 100m ² of net floor area, excluding alfresco dining areas
Bar-small	6 for every 100m ² of net floor area used as a bar	2 for every 100m ² of net floor area, excluding alfresco dining areas
Caravan park	1.1 for every caravan , cabin, mobile home or tent site	

Table to Clause 5.2.4.1: Parking Requirements		
COLUMN 1	COLUMN 2	COLUMN 3
Development	Minimum Number of Car Parking Spaces Required	Minimum Number of Car Parking Spaces Required Within Zone CB in Darwin
Car wash	3 for every 100m ² of net floor area used for administrative purposes <u>Plus</u> 1 waiting bay for each car wash / vacuum bay	2 for every 100m ² of net floor area used for administrative purposes or 5 whichever is greater <u>Plus</u> 1 waiting bay for each car wash / vacuum bay
Child care centre	1 for every employee <u>Plus</u> 1 for every 20 children	2 for every 100m ² of net floor area
Club	10 for every 100m ² of net floor area used as a lounge bar or beer garden <u>Plus</u> 20 for every 100m ² of net floor area used as a bar <u>Plus</u> 3 for every 100m ² of net floor area used for dining	3 for every 100m ² of net floor area , excluding <i>alfresco dining areas</i>
Community centre	5 for every 100m ² of net floor area	2 for every 100m ² of net floor area
Dwelling-caretakers	1	1
Dwelling-community residence	1 for every 4 beds <u>Plus</u> 4 for every 100m ² of net floor area used for administrative purposes	1 for every 4 beds <u>Plus</u> 2 for every 100m ² of net floor area used for administrative purposes
Dwelling-grouped	2 per dwelling	1 per one bedroom dwelling 1.5 per two bedroom dwelling 1.7 per three bedroom dwelling 2 per dwelling with four or more bedrooms
Dwelling-independent	1 per bedroom to a maximum of 2	1 per bedroom to a maximum of 2

Table to Clause 5.2.4.1: Parking Requirements		
COLUMN 1	COLUMN 2	COLUMN 3
Development	Minimum Number of Car Parking Spaces Required	Minimum Number of Car Parking Spaces Required Within Zone CB in Darwin
Dwelling-multiple	2 per dwelling	1 per bed-sitter and one bedroom dwelling 1.5 per two bedroom dwelling 1.7 per three bedroom dwelling 2 per dwelling with four or more bedrooms
Dwelling-single	2	2
Emergency services facility	1 for every 100m ² of net floor area other than offices <u>Plus</u> 4 for every 100m ² of net floor area of office <u>Plus</u> 1 for every 250m ² used as outdoor storage	2 for every 100m ² of net floor area
Education establishment	For a primary or secondary school: 1 for every classroom <u>Plus</u> 1 additional spaces <u>plus</u> an area for setting down and picking up passengers For a tertiary education establishment : 1 for every classroom <u>Plus</u> 1 for every 6 students <u>Plus</u> 2 additional spaces For a kindergarten: see child care centre For other education establishments : 2 for every 100m ² of net floor area	2 for every 100m ² of net floor area
Exhibition centre	6 for every 100m ² of net floor area	2 for every 100m ² of net floor area

Table to Clause 5.2.4.1: Parking Requirements		
COLUMN 1	COLUMN 2	COLUMN 3
Development	Minimum Number of Car Parking Spaces Required	Minimum Number of Car Parking Spaces Required Within Zone CB in Darwin
Food premises (all)	6 for every 100m ² of net floor area and any alfresco dining areas <u>Plus</u> 10 for drive-through (if any) for cars being served or awaiting service * No more than 50% of the car parking spaces required for a fast food outlet may be accommodated within the associated drive-through	3 for every 100m ² of net floor area , excluding alfresco dining areas
Home based business <i>Home based visitor accommodation</i>	1 for every guest room <u>Plus</u> 2 for the dwelling	1 for every guest room <u>Plus</u> 2 for the dwelling
<i>Medical consulting rooms</i>	3 for every consulting room <u>Plus</u> 1 additional space (in addition to the 2 spaces required for the dwelling)	3 for every consulting room <u>Plus</u> 1 additional space (in addition to the 2 spaces required for the dwelling)
Hospital	1 for every 4 patient beds <u>Plus</u> 4 for every 100m ² of net floor area used for administrative purposes <u>Plus</u> For a medical clinic 4 for every consulting room	1 for every 4 patient beds <u>Plus</u> 4 for every 100m ² of net floor area used for administrative purposes <u>Plus</u> For a medical clinic 4 for every consulting room
Hotel/Motel	1 for every guest suite <u>Plus</u> 3 for every 100m ² used for dining	0.4 for every guest suite or bedroom <u>Plus</u> 2 for every 100m ² of net floor area of all other areas

Table to Clause 5.2.4.1: Parking Requirements		
COLUMN 1	COLUMN 2	COLUMN 3
Development	Minimum Number of Car Parking Spaces Required	Minimum Number of Car Parking Spaces Required Within Zone CB in Darwin
Industry-general	1 for every 100m ² of net floor area other than offices <u>Plus</u> 4 for every 100m ² of net floor area of office <u>Plus</u> 1 for every 250m ² used as outdoor storage	
Industry-light	2 for every 100m ² of net floor area other than offices <u>Plus</u> 4 for every 100m ² of net floor area of office <u>Plus</u> 1 for every 250m ² used as outdoor storage	
Industry-primary	1 for every 100m ² of net floor area other than offices <u>Plus</u> 4 for every 100m ² of net floor area of office <u>Plus</u> 1 for every 250m ² used as outdoor storage	

Table to Clause 5.2.4.1: Parking Requirements		
COLUMN 1	COLUMN 2	COLUMN 3
Development	Minimum Number of Car Parking Spaces Required	Minimum Number of Car Parking Spaces Required Within Zone CB in Darwin
Leisure and recreation	<p>Indoor spectator facilities including cinema or theatre: 1 for every 4 seats</p> <p>Racquet court games: 4 for every court</p> <p><u>Plus</u></p> <p>For indoor spectator facilities (if any) 1 for every 4 seats</p> <p>Lawn bowls: 20 spaces per green</p> <p>Golf course: 4 per hole</p> <p><u>Plus</u></p> <p>5 for every 100m² of net floor area used as a club house</p> <p>Otherwise than specified above, 10 for every 100m² of net floor area</p> <p><u>Plus</u></p> <p>Requirement for indoor spectator facilities (if any) 1 for every 4 seats</p>	3 for every 100m ² of net floor area
Market	1.5 per maximum number of stalls (may be existing car parking spaces in the vicinity of the market site)	1.5 per maximum number of stalls (may be existing car parking spaces in the vicinity of the market site)
Medical clinic	4 for every consulting room	4 for every consulting room
Motor body works	6 for every 100m ² of net floor area	3 for every 100m ² of net floor area
Motor repair station	6 for every 100m ² of net floor area	3 for every 100m ² of net floor area
Nightclub entertainment venue	16 for every 100m ² of net floor area	2 for every 100m ² of net floor area
Office (not elsewhere referred to in this table)	2.5 for every 100m ² of net floor area	3 for every 100m ² of net floor area

Table to Clause 5.2.4.1: Parking Requirements		
COLUMN 1	COLUMN 2	COLUMN 3
Development	Minimum Number of Car Parking Spaces Required	Minimum Number of Car Parking Spaces Required Within Zone CB in Darwin
Passenger terminal	5 for every 100m ² of net floor area or as many car spaces as can be provided on 25% of the site area, whichever results in the greater number of spaces (calculated exclusive of areas used for taxi stands or bus loading purposes)	3 for every 100m ² of net floor area
Place of assembly	5 for every 100m ² of net floor area	2 for every 100m ² of net floor area
Place of worship	5 for every 100m ² of net floor area	2 for every 100m ² of net floor area
Plant nursery	2 for every 100m ² of net floor area <u>Plus</u> 1 for every 250m ² used as outdoor nursery	2 for every 100m ² of net floor area <u>Plus</u> 1 for every 250m ² used as outdoor nursery
Recycling depot	1 for every 100m ² of net floor area other than offices <u>Plus</u> 4 for every 100m ² of net floor area of office <u>Plus</u> 1 for every 250m ² used as outdoor storage	
Renewable energy facility	1 <u>Plus</u> 4 for every 100m ² of net floor area of office	
Residential care facility	1 for every 4 beds <u>Plus</u> 4 for every 100m ² of net floor area used for administrative purposes	1 for every 4 beds <u>Plus</u> 2 for every 100m ² of net floor area used for administrative purposes
Rooming accommodation	1 for every 5 persons <u>Plus</u> 1 for every staff member <u>Plus</u> 1	1 for every 10 persons <u>Plus</u> 1 for every staff member <u>Plus</u> 1

Table to Clause 5.2.4.1: Parking Requirements		
COLUMN 1	COLUMN 2	COLUMN 3
Development	Minimum Number of Car Parking Spaces Required	Minimum Number of Car Parking Spaces Required Within Zone CB in Darwin
Serviced apartment	1 for every dwelling <u>Plus</u> 3 for every 100m ² of net floor area not within a dwelling	1 for every dwelling <u>Plus</u> 3 for every 100m ² of net floor area not within a dwelling
Service station	2 for every 100m ² of net floor area or 5 whichever is greater (not including parking serving bowsers)	2 for every 100m ² of net floor area or 5 whichever is greater (not including parking serving bowsers)
Shop	6 for every 100m ² of net floor area	3 for every 100m ² of net floor area
Shopping centre	6 for every 100m ² of net floor area	2 for every 100m ² of net floor area
Showroom sales	4 for every 100m ² of net floor area <u>Plus</u> 1 for every 250m ² used as outdoor storage	4 for every 100m ² of net floor area <u>Plus</u> 1 for every 250m ² used as outdoor storage
Stables	1 for every stall	
Telecommunications facility	1	1
Transport terminal	1 for every 100m ² of net floor area other than offices <u>Plus</u> 4 for every 100m ² of net floor area of office <u>Plus</u> 1 for every 250m ² used as outdoor storage	
Vehicle sales and hire	4 for every 100m ² of net floor area of office <u>Plus</u> 1 for every 200m ² used for vehicle display	4 for every 100m ² of net floor area of office <u>Plus</u> 1 for every 200m ² used for vehicle display
Veterinary clinic	4 for every 100m ² of net floor area	4 for every 100m ² of net floor area

Table to Clause 5.2.4.1: Parking Requirements		
COLUMN 1	COLUMN 2	COLUMN 3
Development	Minimum Number of Car Parking Spaces Required	Minimum Number of Car Parking Spaces Required Within Zone CB in Darwin
Warehouse	1 for every 100m ² of net floor area other than offices <u>Plus</u> 4 for every 100m ² of net floor area of office <u>Plus</u> 1 for every 250m ² used as outdoor storage	3 for every 100m ² of net floor area

5.2.4.2 Reduction in Parking Requirements

Purpose

Provide for a use or development with fewer car parking spaces than required by clause 5.2.4.1.

Administration

1. The consent authority may **consent** to a development with fewer **car parking spaces** than required by clause 5.2.4.1 if it is satisfied that a reduction is appropriate for the development, having considered all the matters at sub-clause 2.

Requirements

2. An application to reduce the number of **car parking spaces** is to demonstrate the reduction is appropriate with regard to:
 - (a) the zoning of the land, the use or development or proposed use or development of the land and the possible future use or development of the land;
 - (b) the provision of car parking spaces in the vicinity of the land; and
 - (c) the availability of public transport in the vicinity of the land; or
 - (d) the use or development relates to a heritage place and the Minister responsible for the administration of the *Heritage Act 2011* supports the reduced provision of car parking spaces in the interest of preserving the significance of the heritage place.

5.2.4.3 Parking Layouts

Purpose

Ensure that a **car parking area** is appropriately designed, constructed and maintained for its intended purpose.

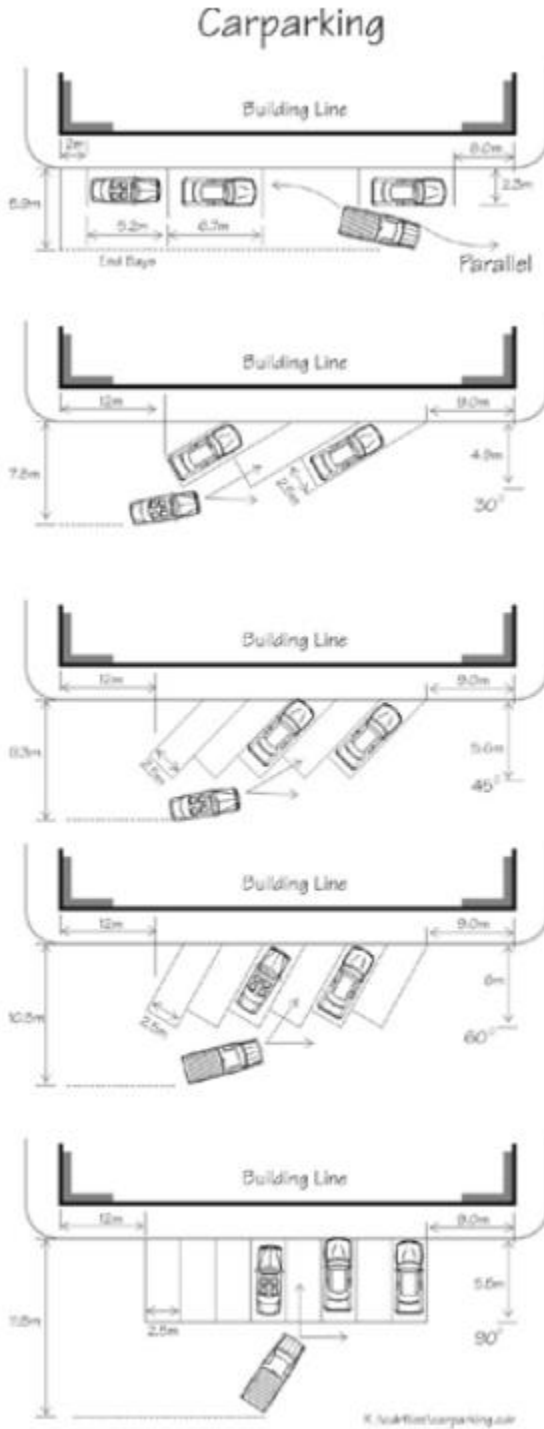
Administration

1. The consent authority may **consent** to a **car parking area** that is not in accordance with sub clause 3 if it is satisfied that the non-compliance will not:
 - (a) result in adverse impacts on the local road network or internal functionality of the **car parking area**; and
 - (b) unreasonably impact on the **amenity** of the surrounding locality.

Requirements

2. A **car parking area** is to be established, used and maintained for the purpose of vehicle parking only.
3. A car parking area is to:
 - (a) be of a suitable gradient for safe and convenient parking;
 - (b) be sealed and well drained;
 - (c) be functional and provide separate access to every car parking space;
 - (d) limit the number of access points to the road;
 - (e) allow a vehicle to enter from and exit to a road in a forward gear;
 - (f) maximise sight lines for drivers entering or exiting the car parking area;
 - (g) be not less than 3m from a road, and the area between the car parking area and the road is to be landscaped with species designed to lessen the visual impact of the car parking area;
 - (h) be in accordance with the dimensions set out in the diagram to this clause;
 - (i) have driveways with a minimum width of 6m for two-way traffic flow or 3.5m for one-way traffic flow; and
 - (j) be designed so that parking spaces at the end of and perpendicular to a driveway be with 3.5m wide or so that the driveway projects 1m beyond the last parking space.
4. Despite sub-clause 3, dust suppression may be an acceptable alternative to sealed surfaces in non-urban areas.

Diagram to Clause 5.2.4.3: Parking Layout



5.2.4.4 Vehicle Access and On-site Parking for **Dwellings-Single** on Lots Less than 600m² but not less than 300m²

Purpose

Ensure that vehicle access driveways and on-site parking spaces for **dwellings-single** on lots less than 600m² and not less than 300m² do not unduly reduce the **amenity** of a public road or the availability of kerbside vehicle parking in the public road.

Administration

1. The consent authority may **consent** to a development that is not in accordance with sub clauses 2 and 3 if it is satisfied that the non-compliance will not:
 - (a) result in adverse impacts on the local road network; and
 - (b) unreasonably impact on the **amenity** of the surrounding locality; and
 - (c) the authority responsible for the local road network approves the alteration.

Requirements

2. The on-site parking and its vehicle access from the public road shall be located to ensure that the lot's street frontage has a minimum continuous length of 6.5m without on-site parking or vehicle access within that length.
3. Vehicular access shall be via a single driveway, no wider than 3.5m, where required by the table to this clause.

Table to Clause 5.2.5.4: Vehicle Access and On-site Parking for Dwellings-Single on Lots Less than 600m² but not less than 300m²	
Range of Lot Size	Vehicle Access Driveways
300m ² to less than 450m ²	Vehicle access shall be via a single driveway where the boundary to the public road is less than 13m
450m ² to less than 600m ²	Vehicle access shall be via a single driveway where the boundary to the public road is less than 15m

5.2.5 Loading Bays

Purpose

Provide for the loading and unloading of vehicles associated with the use of land.

Administration

1. The consent authority may **consent** to a development that is not in accordance with sub clauses 2 and 3 only if it is satisfied it is consistent with the purpose of this clause and the zone purpose and outcomes, and that the non-compliance will not result in adverse impacts on the local road network nor the number or availability of car parking spaces.

Requirements

2. **Bar-public, bar-small, club, emergency services facility, exhibition centre, food premises (fast food outlet and restaurant), hospital, hotel/motel, industry-general, industry-light, nightclub entertainment venue, office, place of assembly, shop, shopping centre, showroom sales, transport terminal or warehouse** use or development on a site must provide areas wholly within the site for loading and unloading of vehicles at the ratio of:
 - (a) if for a **bar-public, bar-small, club, emergency services facility, hospital, hotel/motel, industry-general, industry-light, nightclub entertainment venue, showroom sales, transport terminal or warehouse** development:
 - i. 1 loading bay for a single occupation of a net floor area of 10 000m² or less; and
 - ii. 1 loading bay for every 5000m² of net floor area or part thereof in excess of 10 000m²; or
 - (b) if for an **exhibition centre, food premises (fast food outlet and restaurant) office, place of assembly, shop or shopping centre** development, 1 loading bay for every 2000m² of the total net floor area.
3. A loading bay is to:
 - (a) be at least 7.5m by 3.5m;
 - (b) have a clearance of at least 4m; and
 - (c) have access that is adequate for its purpose.

5.2.6 Landscaping

Purpose

Ensure appropriate landscaping that is attractive, water efficient and contributes to a safe environment, is provided to development to enhance the streetscape and overall amenity of the locality.

Administration

1. Landscaping may include provision of paved areas and areas for entertainment and recreational activities.
2. The consent authority may **consent** to landscaping that is not in accordance with sub-clauses 4 and 5, only if it is satisfied it is consistent with the purpose of this clause and the zone purpose and outcomes, and is appropriate to the **site** having regard to the **amenity** of the streetscape, and the potential impact on the **amenity** of the locality and adjoining property.

Requirements

3. Where landscaping is required by this Scheme it should be designed so that:
 - (a) planting is focused on the area within the street frontage setbacks side setbacks, communal open space areas and uncovered **car parking areas**;
 - (b) it maximises efficient use of water and is appropriate to the local climate;
 - (c) it takes into account the existing streetscape, or any landscape strategy in relation to the area;
 - (d) significant trees and vegetation that contribute to the character and **amenity** of the **site** and the streetscape are retained;
 - (e) energy conservation of a building is assisted having regard to the need for shade and sunlight at varying times of the year;
 - (f) the layout and choice of plants permits surveillance of public and communal areas; and
 - (g) it facilitates on-site infiltration of stormwater run-off.
4. Other than in Zones CB, C and TC, not less than 30% (which may include communal open space) of a site that is used for **rooming accommodation, dwellings-group, dwellings-multiple** and **residential care facility** is to be landscaped.
5. In Zones LI, GI and DV all street frontages, except access driveways or footpaths, are to be landscaped to a minimum depth of 3m.
6. The quality and extent of the landscaping consented to must be maintained for the life of the development.

5.3 General Development Requirements in Specific Zones

5.3.1 Heritage Places and Development in Zone HT

Purpose

Ensure that development is not adverse to the significance of a **heritage place** or **heritage object** in Zone HT.

Administration

1. Despite anything to the contrary in this Planning Scheme, where land is Zoned HT, **consent** is required for:
 - (a) the demolition, removal or modification of a building;
 - (b) the construction of a building;
 - (c) the external alteration of a building by structural work, rendering, sandblasting or in any other way;
 - (d) the construction or display of a sign; or
 - (e) any other construction works on the **site**.
2. In determining an application for development the consent authority must have regard to the views of the Minister responsible for the administration of the *Heritage Act 2011*, with particular reference to the matters in sub-clause 3.

Requirements

3. An application for development in Zone HT must demonstrate consideration of:
 - (a) any applicable heritage study and any applicable heritage policy;
 - (b) whether the location, bulk, form or appearance of any proposed building may have an adverse impact on the character and appearance of adjacent **heritage places** or **heritage objects**;
 - (c) whether demolition, removal, external alteration or any other works will adversely impact on the significance of the **heritage place** or **heritage object**, and
 - (d) whether the subdivision design (if applicable) adversely impacts on a **heritage place** or **heritage object**.

5.3.2 Development in Zone WM

Purpose

Ensure that any development of land within Zone WM does not contaminate the public water supply, and is consistent with the requirements of the relevant service authority and the Agency responsible for the relevant water source and the public water supply.

Administration

1. The consent authority must receive and have regard a report from any Agency with responsibility for the relevant water source and/or the public water supply on whether the proposed development will be in accordance with sub-clause 4.
2. The consent authority must not **consent** to the development if it is not supported by any Agency with responsibility for the relevant water source and/or the public water supply.
3. The consent authority may **consent** to a development that is not in accordance with sub-clause 4, only if it is satisfied the subdivision is consistent with the purpose of this clause.

Requirements

4. Development within Zone WM should:
 - (a) be of a nature or intensity which does not risk contamination of the surface or ground water supply;
 - (b) take account of drainage of the land during both the construction and operational stages;
 - (c) provide appropriate facilities for effluent disposal; and
 - (d) provide appropriate facilities for on-site waste collection and disposal.

5.3.3 Development in Zone RW

Purpose

Ensure that the development of land in Zone RW does not constrain the safe and efficient operation of the railway.

Administration

1. The consent authority must not **consent** to development that is not in accordance with sub-clause 3.
2. In this clause, “corridor” and “additional land” have the meaning they have in the *AustralAsia Railway (Special Provisions) Act 1999*.

Requirements

3. The development of the corridor and additional land is to be in accordance with section 8 of the *AustralAsia Railway (Special Provisions) Act 1999*.

5.3.4 Development in Zone FD

Purpose

Provide for the development of land in Zone FD (which would typically be urban development) consistent with the intended future use or development of the land.

Administration

1. Where a development permit has been issued for subdivision of land in Zone FD, the consent authority may permit development of that land only in accordance with sub-clauses 2, 3 and 4.

Requirements

2. The development is consistent with any Area Plan in Part 2 applicable in the circumstances.
3. The development is consistent with the intended ultimate zoning.
4. Services (in particular reticulated services including water and sewerage) are, or can be, made available to that land.

5.3.5 Development in Zones M and PM

Purpose

Ensure the development of land in Zones M and PM does not prejudice:

- (a) the future development, operation, expansion or maintenance of a **main road** or **proposed main road**;
- (b) traffic safety; or
- (c) the **amenity** of a **main road** corridor;

Administration

1. The consent authority must not **consent** to development that is not in accordance with sub-clause 2.

Requirements

2. Development is only to be in accordance with the requirements of the agency responsible for the care, control and maintenance of the **main road** or **proposed main road**.

5.3.6 Development in Zone U

Purpose

Ensure the development of land in Zone U does not prejudice the future development, operation or maintenance of the utility.

Administration

1. A utility may include trunk sewers, sewerage ponds, trunk water mains, water storage facilities, electricity transmission and substation facilities, gas pipelines and the like.
2. The consent authority must not **consent** to development that is not in accordance with sub-clause 3.

Requirements

3. Development is only to be in accordance with the requirements of the agency, service authority or company responsible for the utility on the land.

5.4 Residential Specific Development Requirements

5.4.1 Residential Density Limitations

Purpose

Ensure that **residential** development is:

- (a) of a density compatible with adjoining or nearby existing development or development reasonably anticipated
- (b) of a density compatible with the existing or planned provision of reticulated services and community facilities which will service the area; and
- (c) consistent with land capability having regard to relevant characteristics including but not limited to the drainage, slope, seasonal inundation, landforms or soil characteristics, heritage constraints or noise from aircraft operations.

Administration

1. The consent authority may **consent** to a development that is not in accordance with sub-clause 2 only if it is satisfied it is consistent with the purpose of this clause and the zone purpose and outcomes, and it is appropriate to the **site** having regard to such matters as its location, scale and impact on adjoining and nearby property.

Requirements

2. The maximum number of **dwelling**s that may be constructed on a **site** is to be determined in accordance with tables A, B, C, D and E (as the case requires) to this clause.

Zone	Dwelling Density
LR, RR, RL, R and for a dwelling-single in CL, CV and T	1 dwelling-single per lot
LMR and for dwelling s-group in CL and T and dwelling s-multiple in T	1 per 300m ²
A and H	2 per lot

Number of storeys above ground level	1 or 2 bedrooms	3 bedrooms	4 bedrooms
1	155m ²	180m ²	215m ²
2	125m ²	170m ²	210m ²
3	95m ²	130m ²	180m ²
4 (maximum)	85m ²	130m ²	140m ²

Table C to Clause 5.4.1: Dwelling Density in Zones MR and TC in Alice Springs	
Number of storeys above ground level	Dwelling Density
1	400m ²
2	200m ²
3 (maximum)	133m ²

Table D to Clause 5.4.1: Dwelling Density in Zone HR			
Number of storeys above ground level	1 or 2 bedrooms	3 bedrooms	4 bedrooms
1	125m ²	170m ²	210m ²
2	95m ²	130m ²	160m ²
3	85m ²	130m ²	160m ²
4	80m ²	110m ²	130m ²
5	75m ²	105m ²	130m ²
6	75m ²	100m ²	125m ²
7	70m ²	100m ²	120m ²
8+	70m ²	95m ²	120m ²

Table E to Clause 5.4.1: Dwelling Density in Zone C	
Number of storeys above ground level	Dwelling Density
1	1 per 400m ²
2	1 per 200m ²
3	1 per 133m ²

5.4.2 Residential Height Limitations

Purpose

To ensure that **residential** development is of a height that:

- (a) is compatible with adjoining or nearby existing development or development reasonably anticipated; and
- (b) does not unduly overlook adjoining properties.

Administration

1. The height of any point of a **residential building** is to be measured from **ground level** vertically below that point and includes the height of a mound specifically provided or made to elevate the building.
2. The consent authority may **consent** to a **residential building** that is not in accordance with sub-clause 5 only if:

- (a) it is satisfied that the height of the building is appropriate having regard to the purpose of this clause and the relevant Zone Purpose and Outcomes in Part 3 of this Scheme; or
 - (b) additional height is provided for by an applicable Area Plan.
3. The consent authority must not **consent** to a **residential building** in Zone MR that abuts land in Zone LR that:
- (a) exceeds a height of 3 storeys above ground level; or
 - (b) subject to clause 5.2.2, in any other circumstance exceeds 4 **storeys** above **ground level**.
4. The consent authority may **consent** to a **residential building** that exceeds 8 **storeys** in height in Zone HR only if:
- (a) it is satisfied that the height of the building is appropriate having regard to the purpose of this clause and the relevant Zone Purpose and Outcomes in Part 3 of this Scheme; or
 - (b) it is provided for within an applicable Area Plan.

Requirements

5. Subject to clause 5.2.2, the height of a **residential building** that may be constructed on a **site** is to be determined in accordance with the table to this clause.

Table to Clause 5.4.2: Residential Height Limitations	
Zone	Maximum Number of Storeys and Maximum Dwelling Height above Ground Level for Residential Buildings
LR and for a dwelling-single in Zones CL, CV and T	2 – to a maximum height of 8.5m
LMR and for dwelling-group in Zones CL, T and for dwelling-multiple in Zone T	2 – to a maximum height of 8.5m
MR other than in Alice Springs	4 maximum
MR and TC in Alice Springs	3 maximum
HR	8+
RR, RL and R	2 – to a maximum height of 8.5m
C	3

5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures

Purpose

Ensure that **residential buildings** and **ancillary** structures are located in a manner that:

- (a) is compatible with the streetscape and surrounding development including **residential buildings** on the same **site**;
- (b) minimises adverse effects of building massing when viewed from adjoining land and the street;
- (c) avoids undue overlooking of adjoining properties; and
- (d) facilitates breeze penetration through and between buildings.

Administration

3. The consent authority may **consent** to a development that is not in accordance with sub-clause 5 only if it is satisfied that the reduced setback is consistent with the purpose of this clause and the zone purpose and outcomes, and it is appropriate to the **site** having regard to such matters as its location, scale and impact on adjoining and nearby property.
2. In this clause:
 - (a) an **ancillary** structure includes an **outbuilding**, verandah, balcony, shade sail and the like, which may or may not include external walls; and
 - (b) where a lot has a boundary with a public street from which vehicular access to the lot is restricted by the controlling Agency or local authority, this boundary shall be considered a side or rear lot boundary for the purpose of calculation of the building setback.
3. This clause does not apply in Zones CB, C, LI, GI and DV.
4. Despite subclause 5 a shed in Zones other than H, A, RR, RL and R may have a nil setback to the side and rear boundaries provided it is
 - (a) 6m or more from the primary street and 2.5m or more from a secondary street when measured to the wall of the shed or where there is no wall, the outer face of any column;
 - (b) has a cumulative floor area of 15m² or less;
 - (c) is 2.5m or less in height;
 - (d) has no openings in walls that are less than 1.5m from a lot or unit title; and
 - (e) does not discharge rainwater on an adjacent lot or unit title.

Requirements

5. Subject to clause 5.8.11, **residential buildings** and **ancillary** structures are to be setback from lot boundaries in accordance with table A or B (as the case requires) to this clause noting that no part of the roof structure, including gutters and eaves, is to encroach more than 0.9m into the

minimum building setbacks (subject to the Building Code of Australia) from the lot boundaries.

Table A to Clause 5.4.3: Minimum building setbacks for residential buildings and ancillary structures in zones other than RR, RL, R, H and A		
Lot Boundary	Minimum Setback for 1 or 2 storey buildings	Minimum Setback for buildings over 2 storeys
Primary street frontage	6m for residential buildings , and ancillary structures with external walls <u>and</u> 4.5m for ancillary structures without external walls <u>or</u> 3m for shade sails, to a maximum height of 2.5m at the minimum setback	7.5m for residential buildings , and ancillary structures with external walls <u>and</u> 4.5m for ancillary structures without external walls
Secondary street frontage	2.5m for residential buildings <u>and</u> 1.5m for ancillary structures <u>or</u> 0.9m for shade sails, to a maximum height of 2.5m at the minimum setback	2.5m for residential buildings and ancillary structures with external walls <u>and</u> 1.5m for ancillary structures without external walls
Side and rear lot boundaries	1.5m for residential buildings and ancillary structures <u>or</u> 1m, provided that the subject wall: <ul style="list-style-type: none"> only includes openings that are either glazed in an opaque material and cannot be opened, or have a sill height of 1.6m or greater; does not extend beyond a maximum height of 3.5m; and does not extend beyond a maximum length of 9m <u>except</u> shade sails which may be setback 0.9m to a maximum height of 2.5m at minimum setback	3m for residential buildings with <ul style="list-style-type: none"> habitable rooms <u>with</u> windows or doors facing the subject boundary; and verandahs and/ or balconies facing the subject boundary; and shade sails <u>or</u> 1.5m for residential buildings where the subject wall only includes: <ul style="list-style-type: none"> non-habitable rooms; habitable rooms <u>without</u> windows and/ or doors facing the boundary; and ancillary structures, whether with or without external walls excluding, verandahs, balconies or shade sails

Table B to Clause 5.4.3: Minimum building setbacks for residential buildings and ancillary structures in Zones RR, RL, R, H and A

Lot Boundary	Minimum Setback
Primary street frontage	10m <u>or</u> 7.5m for lots less than 1ha in Zones RR and RL
Secondary street frontage	10m <u>or</u> 5m for lots less than 1ha in Zones RR and RL
Side and rear lot boundaries	10m <u>or</u> 5m for lots less than 1ha in Zones RR and RL

Editor’s Notes:

- (1) **Ancillary structures include ancillary outbuildings such as garages, carports, sheds and the like.**
- (2) **Clause 5.4.3.3 provides reduced setback requirements in certain circumstances for dwellings-single.**
- (3) **Clause 5.8.7 Demountable Structures includes specific setback requirements.**
- (4) **Clause 5.8.11 provides specific setback requirements for Development Adjacent to Land in Zones LR, LMR, MR or HR.**

5.4.3.1 Additional Setback Requirements for Residential Buildings longer than 18 metres and for Residential Buildings over 4 storeys in Height

Purpose

Ensure that **residential buildings** respond to the potential adverse effects of building massing and visual bulk when viewed from adjoining land and the street.

Administration

1. The consent authority may **consent** to a development that is not in accordance with sub-clause 3 if it is satisfied it is consistent with the purpose of this clause and that the design of the development adequately mitigates the adverse effects of building massing and visual bulk that may arise from non-conformity with sub-clause 3.
2. The length of the building excludes verandahs, balconies, carports and porticos integrated into the **residential building** design and fully open to affected boundaries.

Requirements

3. For **residential buildings**, except **dwellings-single**, that are longer than 18m or taller than 4 storeys, additional setback requirements apply to those outlined in the tables to clause 5.4.3 as follows:
 - (a) for each additional 3m or part thereof in building length over 18m, an additional **building setback** to the affected boundary of 0.5m; and

- (b) for each additional storey over four storeys above ground level, an additional **building setback** to that storey of 1.5m from all boundaries.
4. No part of a **residential building** is required to exceed a **building setback** of 10.5m from any boundary.

5.4.3.2 Distance Between Residential Buildings on one Site

Purpose

Ensure **residential buildings** provide a sympathetic interface with the streetscape and surrounding development, minimise adverse effects of building massing, and avoid undue overlooking of adjoining **residential buildings** and private open space.

Administration

1. The consent authority may **consent** to a development that is not in accordance with sub-clauses 2 and 3 only if it is satisfied it is consistent with the purpose of this clause and that the design of the development adequately mitigates the adverse effects of building massing and privacy and overlooking impacts that may arise from non-conformity with sub-clauses 2 and 3.

Requirements

2. Where more than one building comprising one or two **storey residential buildings** is located on a **site** the distance between the buildings is to be calculated in accordance with Table A to Clause 5.4.3 as if there was a lot boundary between the buildings.
3. Where more than one building comprising **residential buildings** that exceeds two **storeys** in height is located on a **site**, the distance between buildings is to be a minimum of:
- (a) 3m for walls to non-habitable rooms and **habitable** rooms *without* windows or doors; and
 - (b) 4.5m for walls *with* windows or doors to **habitable** rooms or to a verandah or balcony.
4. For each **storey** over four **storeys**, the distance between buildings referred to in sub-clause 3 is measured from a straight line that is half the average distance between the walls of the buildings.

5.4.3.3 Reduced Setbacks for Dwellings-Single

Purpose

Provide flexibility for the design and siting of **dwellings-single** that adopt specified reduced setbacks in a manner that responds to the streetscape and surrounding development.

Administration

1. The consent authority must not **consent** to a **dwelling-single** subject to this clause that does not comply with sub-clauses 3, 4 and 5.

Requirements

2. Any part of a **dwelling** utilising a zero building setback shall have its external wall erected to the boundary with no gap.
3. Despite Table A to clause 5.4.3, a **dwelling-single** on a lot less than 600m² but not less than 300m² may, in accordance with the table to this clause, have a zero building setback to a side boundary, providing:
 - (a) that boundary is internal to the subdivision that created the lot; and
 - (b) that lot was created after the inclusion of this clause to the Planning Scheme (Amendment No. 320, introduced on 26 March 2014).
4. Despite Table A to clause 5.4.3 a **dwelling-single** a **dwelling-single** on a lot less than 600m² but not less than 300m² with a zero side building setback may, in accordance with the table to this clause, have a reduced front setback to **habitable** rooms only, providing:
 - (a) the area of the reduction is to allow an equal increase to the minimum provision of compliant private open space in accordance with clause 5.4.6;
 - (b) that any **outbuildings**, such as a garage or carport, shall have a front setback no less than 6m; and
 - (c) a landscaped area is included along the front boundary that will provide visual **amenity** to the public road.
5. Despite Table A to clause 5.4.3, a **dwelling-single** on a lot greater than 600m² may, in accordance with the table to this clause, have a reduced front setback to **habitable** rooms only, providing:
 - (a) the area of reduced setback is offset by an equal area with an increased setback;
 - (b) the setback increase is equal in dimension to the setback reduction; and
 - (c) the area of increased setback is at least 3m from the nearest side or secondary street boundary.

Table to Clause 5.4.3.3: Reduced setbacks for dwellings-single	
Lot Size	Minimum Setbacks
300m ² to less than 450m ²	Zero setback is permitted to no more than one side boundary of the lot. 3m to the primary street frontage.
450m ² to less than 600m ²	Zero setback is permitted to one side boundary of the lot only where a 3m setback is provided to the other side boundary. 3m to the primary street frontage.
600m ² or greater	4.5m to the primary street frontage.

5.4.4 Extensions and Ancillary Structures to a Dwelling-group or Dwelling-multiple Development

Purpose

Ensure an extension or ancillary structure that is **ancillary** to an existing **dwelling-group** or **dwelling-multiple** responds to the streetscape and surrounding development.

Administration

1. An extension to an existing **dwelling-group** or **dwelling-multiple**, or addition of an **ancillary** structure, is *Permitted* without **consent** if it complies with sub-clause 2.

Requirements

2. An extension or ancillary structure to a **dwelling-group** or **dwelling-multiple** is:
 - (a) to be located in accordance with clause 5.4.3 (Building Setbacks of Residential Buildings and Ancillary Structures);
 - (b) to be contained wholly within the respective unit title and not on or over a registered easement;
 - (c) to be of a scale and design compatible with the existing **dwellings** and the streetscape and surrounding development including residential buildings on the same site;
 - (d) not to result in:
 - i. the creation of a habitable area capable of separate occupancy;
 - ii. an additional storey; or
 - iii. an increase in the maximum height of the development; and
 - (e) to include adequate measures to prevent the discharge of concentrated stormwater onto an adjacent lot or unit title.

5.4.5 Building Setbacks and Fencing of Dwellings-group, Dwellings-multiple and Residential Care Facilities in Zone MR

Purpose

Minimise the visual and acoustic impact of **dwelling-group**, **dwelling-multiple** and **residential care facilities** in Zone MR where that land is adjacent to land in Zone LR.

Administration

1. This clause applies to land in Zone MR that abuts land in Zone LR.
2. The consent authority must not **consent** to development that is not in accordance with sub-clause 4.

Requirements

3. Provide a solid screen fence of a minimum height of 1.8m at the boundary with land in Zone LR.
4. Provide a **building setback** of not less than 3m to the boundary that abuts land in Zone LR, which is to be landscaped and is to provide a visual screen to the adjacent land in Zone LR.

5.4.6 Private Open Space

Purpose

Extend the function of a **dwelling** and enhance the residential environment by ensuring that each **dwelling** has private open space that is:

- (a) of an adequate size to provide for domestic purposes;
- (b) appropriately sited to provide outlook for the **dwelling**;
- (c) open to the sky and sufficiently permeable to allow stormwater infiltration and lessen runoff from the **site**; and
- (d) inclusive of areas for landscaping and tree planting.

Administration

1. The consent authority may **consent** to private open space that is not in accordance with sub-clauses 4 and 5 only if it is satisfied it is consistent with the purpose of this clause and the zone purpose and outcomes, and it is appropriate to the **site** having regard to such matters as its location, scale and impact on adjoining and nearby property.
2. If a **dwelling** within a **dwelling-multiple** development has no direct access at ground level to private open space, and where on-site communal open space is provided, compliance with purpose provisions (c) and (d), and sub-clauses 2(d), (e) and (f) is not required.

3. The consent authority may **consent** to **dwelling-multiple** comprising **serviced apartments** in Zone TC that is not in accordance with sub-clauses 4 and 5 only if it is satisfied that the communal open space and communal facilities will adequately meet the activity needs of residents.

Requirements

4. Private open space for a **dwelling-single**, **dwelling-group**, **dwelling-multiple** or **dwelling-independent** should:
 - (a) satisfy the minimum area, dimensions and open to the sky requirements contained in the table to this clause;
 - (b) be directly accessible from the **dwelling** and enable an extension of the function of the **dwelling**; and
 - (c) be located to provide views from the **dwelling** to open space and natural features of the **site** or locality, and to reduce overlooking from neighbouring open space and **dwelling**s;
 - (d) ensure that at least half of the private open space is permeable to allow stormwater infiltration and lessen stormwater runoff from the **site**;
 - (e) include at least one area of at least 5m², with no dimension less than 1.5m, for the deep soil planting of trees and vegetation for shade or screening; and
 - (f) allow for landscaping at the property frontage to complement the visual amenity of the streetscape.
5. Where the private open space is at ground level and other than for a **dwelling-single**, or a **dwelling-single** and associated **dwelling-independent** it should be:
 - (a) screen fenced to a height of at least 1.8m providing a visual barrier to adjoining residences and public areas; or
 - (b) fenced to a height of at least 1.8m and planted with dense vegetation which will provide a visual barrier within two years of planting.

Table to Clause 5.4.6: Minimum Areas of Private Open Space	
Type of Dwelling	Private Open Space Area
Dwelling-multiple <u>without</u> direct ground level access	12m ² with no dimension less than 2.8m
<p>For clarity, in this table:</p> <p>Area A is the minimum area, for each dwelling, that must be open vertically to the sky and have no dimension less than 1.5m.</p> <p>A least half of Area A must be permeable, and may include the 5m² required for deep soil planting.</p> <p>Area B is the minimum dimensioned space that extends the function of the dwelling and may be covered or open to the sky.</p> <p>Any part of Area B that is open to the sky may form part of Area A.</p>	
Dwelling-group and dwelling-multiple <u>with</u> direct ground level access	<p>A. 45m², open vertically to the sky, with no dimension less than 1.5m; and</p> <p>B. 24m², all or partly covered, with no dimension less than 4m.</p>
Dwelling-single on a lot less than 450m ²	
Dwelling-independent in addition to the private open space requirement for the dwelling - single	
Dwelling-single on a lot not less than 450m ²	<p>A. 50m², open vertically to the sky, with no dimension less than 1.5m; and</p> <p>B. 36m², all or any part covered, with no dimension less than 6m.</p>

5.4.7 Communal Open Space

Purpose

Ensure that suitable areas for communal open space are provided for **dwelling-groups**, **dwelling-multiples**, **residential care facilities** and **rooming accommodation**.

Administration

1. This clause does not apply to **dwelling-group** or **dwelling-multiple** where each **dwelling** has direct and independent access to private open space at ground level.
2. The consent authority may **consent** to a **dwelling-multiple** comprising **serviced apartments** in Zone TC that is not in accordance with sub-clause 3 only if it is satisfied it is consistent with the purpose of this clause and that the private open space associated with each **dwelling** provides appropriate opportunities for outdoor activities.

Requirements

3. A minimum of 15% of the **site**, being not less than 6m wide at any point, is to be communal open space.
4. The design of the communal open space should address:
 - (a) the overall **dwelling** density proposed for the **site**;
 - (b) the proximity and quality of alternative private or public open space;
 - (c) the need to clearly distinguish communal open space from private and public open space and the need to maintain the reasonable privacy of nearby **dwellings**;
 - (d) the type of activities to be provided for;
 - (e) the projected needs of children for outdoor play;
 - (f) the provision of landscaping and shade;
 - (g) safety issues including lighting and informal surveillance;
 - (h) on-site traffic circulation; and
 - (i) future maintenance and management requirements.

5.4.8 Building Design for Dwelling-group, Dwelling-multiple, Rooming Accommodation and Residential Care Facility

Purpose

Promote site-responsive designs for **dwelling-group, dwelling-multiple, rooming accommodation and residential care facility**, which provide a pleasant living environment for the occupants and a sympathetic interface with adjoining lots, to minimise unreasonable impacts on the privacy and amenity of surrounding residents.

Administration

1. This clause does not apply when only two **dwellings** form the **dwellings-group**.
2. The consent authority should take into account how the building design has addressed sub-clauses 3-14.

Requirements

3. Locate development on the **site** for correct solar orientation.
4. Minimise expanses of walls by varying building heights, **building setbacks** and façades.
5. Locate air conditioners where they are accessible for servicing.
6. Conceal service ducts, pipes, air conditioners, air conditioning plants etc.

7. Avoid overlooking of private open spaces and **habitable rooms** of adjacent residences on the same and adjacent **sites**.
8. Locate bedrooms and private open spaces away from noise sources.
9. Control its own noise sources and minimise the transmission of noise between **dwellings**.
10. Where close to high noise sources (such as busy roads and airport flight paths), be of appropriate acoustic design and construction.
11. Balance the achievement of visual and acoustic privacy with passive climate control features.
12. Allow breeze penetration and circulation.
13. Minimise use of reflective surfaces.
14. Provide internal drainage of balconies and coving on the edge of balconies.

5.4.9 Residential Development in Zone C

Purpose

Ensure residential development on a **site** in Zone C does not prejudice the development of the **site** for commercial or retail activity in accordance with the purpose of the zone.

Administration

1. The consent authority must not **consent** to development that is not in accordance with sub-clause 2.

Requirements

2. A **site** in Zone C is only to be developed for a **residential building** where the development includes, on the ground floor, occupancies for commercial activity of a floor area that is consistent with the service function of the **site**.

5.4.10 Home Based Business

Purpose

Ensure that a **home based business** facilitates small scale business activities, while remaining ancillary to the **dwelling** on the **site**, that are compatible with and conducted in a manner that:

- (a) is appropriate to the amenity of the locality and the primary purpose of the zone in which the **home based business** is established;
- (b) protects the amenity of adjoining premises;
- (c) can be supported by the existing utilities infrastructure provided in the locality; and
- (d) limits the traffic impacts to that which might reasonably be expected in the locality.

Administration

1. The consent authority may **consent** to a **home based business** that is not in accordance with subclauses 4 and 5 only if it is satisfied it is consistent with the purpose of this clause and the zone purpose and outcomes, and it is appropriate to the **site** having regard to such matters as its location, nature, scale and impact on surrounding **amenity**.
2. Notwithstanding subclause 1, the consent authority must not **consent** to a **home based business** (temporary visitor accommodation) where the combined total number of residents and guests exceeds twelve people.
3. More than one home based business may operate on a site provided that individually and collectively the **home based businesses** accord with subclauses 4 and 5, and provided that there will not be more than one **home based business** of each category operating on the **site**;

Requirements

4. A **home based business** will comply with the purpose of this clause if:
 - (a) it is carried out by a person residing in the **dwelling**;
 - (b) it operates in a manner that is **ancillary** to the use of the **dwelling** as a private residence at all times;
 - (c) it is compatible with the character of the local area and does not unreasonably impact upon the amenity of adjoining or nearby residential uses;
 - (d) no greater demand or load is imposed on the existing reticulated services than that which is ordinarily required in the locality;
 - (e) if reticulated services are not available:
 - i. development does not impose unsustainable demands on surface water and groundwater; and
 - ii. the land is suitable for the onsite disposal of effluent in a manner that does not pollute ground or surface waters;

- (f) no more than 1 sign is erected on the **site** of a **home based business**, and is not more than 0.5m² in area; and
 - (g) other than temporary visitor accommodation or family day care, the hours of operation are limited to:
 - i. 8.00am and 6.00pm, Mondays to Saturdays; and
 - ii. not at all on Sundays or public holidays;
 - (h) it demonstrates that the surrounding road network is capable of accommodating the additional traffic generated without adverse impacts.
5. The requirements applicable for each category of **home based business** are as follows:
- (a) family day care for no more than 7 children may be established where the operation and use of the **dwelling** is approved by Quality Education and Care NT (QECNT) under the National Quality Framework for early childhood education and care, and it is conducted in a way to minimise potential conflict with surrounding residential development;
 - (b) the storage of materials and vehicles as part of a **home based business** is acceptable in Zones RL, R, H, A or FD where:
 - i. the total area of the **site** that is used (including areas used temporarily) does not exceed 200m²;
 - ii. no goods or equipment are visible from outside the **site**; and
 - iii. not more than three vehicles kept on the **site** are associated with the **home based business**;
 - iv. it does not involve any materials or equipment that cause nuisance or emissions that adversely impact on the amenity of the locality;
 - (c) the storage of materials and vehicles is acceptable in any other zone where:
 - i. the total area of the **site** that is used (including areas used temporarily) does not exceed 30m²;
 - ii. no goods or equipment are visible from outside the **site**; and
 - iii. not more than one vehicle kept on the **site** is associated with the **home based business**.
 - iv. it does not involve any materials or equipment that cause nuisance or emissions that adversely impact on the amenity of the locality;
 - (d) a **dwelling** may be used for the purpose of an occupation or profession where:
 - i. the total of the floor area of the **dwelling** plus the other areas of the site that are used (including areas used temporarily) does not exceed 30m²;
 - ii. no more than 2 customers or clients are present at any one time;

- iii. it does not involve more than 1 person who is a non-resident of the **dwelling**;
 - iv. it does not involve any materials, equipment or processes that cause nuisance or emissions that adversely impact on the amenity of the locality;
 - v. a maximum of one vehicle associated with the occupation or profession is kept on the **site**;
 - vi. the public display of goods from the premises does not occur outside of a building, and is not visible from the street or another public place;
 - vii. commercial deliveries or collections are limited to a vehicle no larger than a Light Rigid vehicle up to 8 tonnes, and no more than 2 deliveries or collections per day; and
 - viii. loading or unloading activity is undertaken entirely within the **site** and only during the hours of operation specified by subclause 4(f).
- (e) temporary visitor accommodation (bed and breakfast type accommodation) is acceptable where:
- i. the number of guests at any time on the premises does not exceed 6
 - ii. the driveway to the accommodation does not gain access from a road that is in Zone M (Main Road) unless consent is obtained from the responsible authority;
 - iii. the premises to be used is not a **dwelling-multiple** or **dwelling-group**; and
 - iv. it is located on a lot with an area of at least 600m².

Editor's Notes:

- (1) **Any part of a *dwelling* used for temporary visitor accommodation needs to meet the requirements of the National Construction Code as Class 1b.**
- (2) **Office administration functions and activities that do not involve visits by customers or clients, deliveries or noise related activities may occur outside of the specified hours of operation.**
- (3) **A 'vehicle' is as defined by the Motor Vehicle Registry**

5.4.11 Caravan Accommodation

Purpose

Limit the use of a **caravan** for accommodation purposes to reduce potential adverse impacts on the **amenity** of adjoining and nearby property.

Administration

1. The consent authority may **consent** to **caravan accommodation** that is not in accordance with sub-clause 3 only if it is satisfied it is consistent with the purpose of this clause and the zone purpose and outcomes, and it is appropriate to the **site** having regard to the potential impact of the **caravan** on the residential **amenity** of adjoining and nearby property.
2. The consent authority must not **consent** to **caravan accommodation** in Zones CV or CB.

Requirements

3. The **caravan** is the only **caravan** used for accommodation on the **site** and is used:
 - (a) as a temporary residence by the owner/occupier of the **site**;
 - (b) by a dependant of a person occupying a **dwelling - single** on the **site**;
 - (c) by a bona fide visitor for a period not exceeding 6 months; or
 - (d) by a bona fide caretaker of **non-residential land**.

5.4.12 Dwelling-Caretakers

Purpose

That **dwelling-caretakers** are only established where necessary to support the primary use of **non-residential** land, in a manner that does not prejudice the use of the **site** or adjoining land in accordance with its zoning.

Administration

1. The consent authority may **consent** to a **dwelling-caretakers** that is not in accordance with sub-clauses 3 and 4 only if it is satisfied it is consistent with the purpose of this clause and the zone purpose and outcomes, and it is appropriate to the **site** having regard to such matters as its location, scale and impact on adjoining and nearby property.
2. The establishment of a **dwelling-caretakers** must not compromise or constrain the operation or viability of the primary use of the **site** or adjoining land.

Requirements

3. The floor area of the **dwelling-caretakers** does not or will not exceed 50m².
4. There is or will be only one **dwelling-caretakers** on the **site**.

5.4.13 Dwelling-Independent

Purpose

Ensure a **dwelling-independent** provides for increased housing choice while remaining **ancillary** to the **dwelling-single** on a **site**, and is developed in a manner that:

- (a) avoids significant impact on the amenity of adjoining and nearby property;
- (b) does not detrimentally impact on the natural environment; and
- (c) does not adversely impact the local road network;

Administration

1. The consent authority must not consent to a **dwelling-independent** that is not in accordance with sub-clauses 4, 8 and 9.
2. The consent authority may **consent** to a **dwelling-independent** that is not in accordance with sub-clause 5 only if it is satisfied it is consistent with the purpose of this clause and the zone purpose and outcomes, and it is appropriate to the **site** having regard to such matters as its location, scale and impact on surrounding **amenity**.
3. The consent authority must not consent to a **dwelling-independent** that is not in accordance with sub-clause 7 unless:
 - (a) a licenced certifying plumber and drainer provides documentary evidence that an existing effluent disposal system is incapable of accepting the increased load; and
 - (b) documentary evidence is provided by:
 - i. the Department of Health that a proposed AWTS (Aerated Wastewater Treatment System); or
 - ii. a licensed certifying plumber and drainer that a proposed onsite wastewater treatment system is appropriate for the proposed development.
 - (c) it can be demonstrated that the location of existing bores, wells and notional existing on-site effluent systems allow for effluent disposal systems to be sited at least 50m up slope from any seepage line and above the 1% AEP flood event and at least 100m from any groundwater extraction point.

Requirements

4. There will be no more than one **dwelling-independent** on a **site**.
5. The maximum floor area of the **dwelling-independent** in:
 - (a) Zones H, A, RL and R shall not exceed 80m²; and
 - (b) in all other zones shall not exceed 50m².
6. There is only one shared vehicle access point to the road, unless the relevant authority has approved a second access
7. Both **dwelling**s will be serviced by a common effluent disposal system or connected to reticulated sewerage.
8. Both **dwelling**s will be serviced by either a single bore or a single connection to a reticulated water supply.
9. Both **dwelling**s will be serviced by a single connection to a reticulated power supply.

Editor's Note: any part of a dwelling used for a dwelling-independent needs to meet the requirements of the National Construction Code as Class 1b.

5.4.14 Dwelling-Community Residence

Purpose

Ensure that the scale and operation of a **dwelling-community residence** is:

- (a) consistent with the residential amenity of the zone;
- (b) commensurate with the scale of utilities infrastructure provided in the locality;
- (c) limits the traffic impacts of the **dwelling-community residence** to that which might reasonably be expected in a residential location; and
- (d) does not detrimentally impact on the natural environment.

Administration

1. The consent authority may **consent** to a **dwelling-community residence** that is not in accordance with sub-clauses 2-5 only if it is satisfied it is consistent with the purpose of this clause and the zone purpose and outcomes, and it is appropriate to the **site** having regard to such matters as its location, nature, scale and impact on surrounding **amenity**.

Requirements

2. The **dwelling** is to be suitable for the use.
3. The scale and day to day operation is compatible with the residential character and **amenity** of zone.
4. No greater demand or load is imposed on the services provided by a public utility organisation than that which is ordinarily required in the locality.
5. There are no more than 12 persons resident in the **dwelling-community residence**.
6. If serviced by an onsite effluent disposal system, that it is capable of accepting the increased load.

5.4.15 Residential Care Facility

Purpose

Ensure that a **residential care facility** is established in an appropriate location to meet the needs of its residents and is operated in a manner that:

- (a) adequately supports persons in care, staff and visitors;
- (b) does not unreasonably impact on the **amenity** of adjoining and nearby property; and
- (c) is commensurate with the scale of utilities and transport infrastructure provided in the locality.

Administration

1. The consent authority may approve an application for a **residential care facility** that is not in accordance with sub-clauses 2-4 only if it is satisfied it is consistent with the purpose of this clause and the zone purpose and outcomes, and it is appropriate to the **site** having regard to such matters as its location, nature, scale and impact on surrounding **amenity**.

Requirements

2. The facility provides rehabilitation, social, health and recreational facilities on site or is located to ensure residents have convenient access to such facilities and the public transport network.
3. The scale and day to day operation is compatible with the character and **amenity** of the zone.
4. No greater demand or load is imposed on the services provided by a public utility organisation than that which is ordinarily required in the locality.

5.4.16 Helicopter Landing Sites

Purpose

Ensure that a **helicopter land site** (HLS) is established and operated in a manner that does not detrimentally impact on the amenity of adjoining property and remains ancillary to the **dwelling-single** on a **site**.

Administration

1. A HLS requires **consent** where proposed as an **ancillary** development when the primary development of land is permitted without **consent**.
2. The consent authority must not **consent** to a HLS that is not in accordance with sub-clauses 5-8.

Requirements

3. A HLS may be developed on the **site** of a **dwelling** where:
 - (a) the use of the HLS is by a resident of the **dwelling**;
 - (b) the HLS is located on the **site** in accordance with the recommendations of the acoustic report required at sub-clause 6;
 - (c) the HLS is more than 500m from a building used for a school, **child care centre** or **hospital**;
 - (d) use of the HLS is limited to helicopters of less than 2 tonne total weight;
 - (e) helicopter operations do not take place before 7am or after sunset on a weekday, and helicopter operations do not take place before 8am or after sunset on a weekend;
 - (f) the HLS is sealed and maintained, or is a watered grass area so that the dust generated by the operation is appropriately managed to prevent its escape beyond the perimeter of the property;
 - (g) the property boundaries within 60m of the centre point of the HLS are landscaped to minimise the visual impacts on the existing and future **amenity** of adjacent areas;
 - (h) not more than one helicopter is kept on the **site**; and
 - (i) appropriate facilities are provided for the storage and handling of fuel, including:
 - i. locating fuel storage units on hard stand, sealed areas; and
 - ii. providing appropriate firefighting equipment and spill management kits within close proximity of the storage area.
4. An application to the consent authority for a HLS must include an acoustic report that assesses and addresses impacts on:
 - (a) the residential **amenity** of nearby property, including areas set aside for the keeping of domestic livestock; and/or

- (b) areas of environmental or cultural sensitivity (including bird nesting areas); and/or
 - (c) facilities such as nursing homes, **hospitals, child care centres** or schools.
5. The acoustic report required at sub-clause 4 is to identify:
- (a) the separation distances required between the HLS and any adjoining residential use, areas set aside for keeping domestic livestock, environmentally sensitive areas or culturally sensitive areas; and
 - (b) the most appropriate location for the HLS on the **site**, ensuring that it is sited to achieve the least impact on any existing, or any reasonably anticipated:
 - i. adjoining residential use; and/or
 - ii. area of environmental or cultural sensitivity; and/or
 - iii. areas set aside for keeping domestic livestock.
6. In addition to the requirements of sub-clause 5(a), development of a HLS within Zone RL (Rural Living) is to provide a minimum separation distance of 100m from the centre point of the proposed HLS to any **site** boundary.

Editor's Notes:

- (1) Helicopter operations are to comply with any Department of Defence restricted airspace requirements.**
- (2) Fuel storage facilities are to comply with the relevant Australian Standard.**
- (3) It is the responsibility of the helicopter operator to comply with the following guidelines and principles:**
 - (a) The CASA Guidelines for the Establishment and Operation of Onshore Helicopter Landing Sites;**
 - (b) The principles within the NT EPA guideline Recommended Land Use Separation Distances;**
 - (c) The general environmental duty under Section 12 of the Waste Management and Pollution Control Act (WMPC) Act; and**
 - (d) The National Airports Safeguarding Framework Guidelines F: 'Managing the Risk of Intrusion into the Protected Operational Airspace of Airports'.**

5.5 Commercial Specific Development Requirements

5.5.1 Interchangeable developments in Zones CB and C

Purpose

Facilitate changes between the nominated development of premises within Zone CB or Zone C.

Administration

1. If a change in use not listed in sub-clauses 2 or 3 does not comply with the relevant requirements and requires **consent**, the level of assessment that applies is *Merit Assessable*.

Requirements

2. Where land is Zoned CB and is subject to the requirements of Column 3 of the Table to Clause 5.2.4, premises that are lawfully developed for the purposes of **club, leisure and recreation, office, food premises-café/take away, food premises-restaurant or shop** *Permitted* without **consent** to shift between any of the aforementioned developments provided that the parking requirement under Clause 5.2.4 does not increase, or sufficient additional on-site car parking is provided in accordance with Clause 5.2.4.1 and Clause 5.2.4.3 to meet any increased requirement.
3. Where land is Zoned C, premises that are lawfully developed for the purposes of **office, food premises-café/take away, food premises-restaurant, shop or showroom sales** are *Permitted* without **consent** to shift between any of the aforementioned developments provided that the parking requirement under Clause 5.2.4 does not increase, or sufficient additional on-site car parking is provided in accordance with Clause 5.2.4.1 and Clause 5.2.4.3 to meet any increased requirement.
4. Where the change in use is a tenancy within a **shopping centre**, the **shopping centre** must continue to comply with Clause 5.5.12 (Shopping Centres).

5.5.2 Plot Ratios in Commercial Zones

Purpose

Provide for development that will, in terms of building massing, be compatible with adjacent and nearby development.

Administration

1. The consent authority may **consent** to a development that is not in accordance with sub clauses 3 and 4 only if it is satisfied the development is appropriate to the site having regard to the purpose of this clause, the **amenity** of the streetscape, and the potential impact on the **amenity** of the locality and adjoining property.
2. Sub-clause 3 does not apply to a **residential building** development other than **rooming accommodation**.

Requirements

3. Development of **sites** within:
 - (a) Zone TC other than in the Municipality of Darwin; or
 - (b) Zone C; or
 - (c) Zone SC;should not exceed a plot ratio of 1.
4. Development of **sites** within Zone TC in the Municipality of Darwin should not exceed a plot ratio of 3.

5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T

Purpose

Promote site-responsive designs of commercial, civic, community, recreational, tourist and mixed use developments which are attractive and pleasant and contribute to a safe environment.

Administration

1. A development application must, in addition to the matters described in sub-clauses 2-16, demonstrate consideration of and the consent authority is to have regard to the *Community Safety Design Guide* (as amended from time to time) produced by the Department of Lands and Planning.

Requirements

2. Preserve vistas along streets to buildings and places of architectural, landscape or cultural significance.
3. Be sympathetic to the character of buildings in the immediate vicinity.

4. Minimise expanses of blank walls.
5. Add variety and interest at street level and low passive surveillance of public spaces.
6. Maximise energy efficiency through passive climate control measures.
7. Control on-site noise sources and minimise noise intrusion.
8. Conceal service ducts, pipes, air conditioners, air conditioning plants etc.
9. Minimise use of reflective surfaces.
10. Provide safe and convenient movement of vehicles and pedestrians to and from the *site*.
11. Provide convenient pedestrian links (incorporating access for the disabled) to other buildings and public spaces.
12. Provide protection for pedestrians from sun and rain.
13. Provide for loading and unloading of delivery vehicles and for refuse collection.
14. Provide landscaping to reduce the visual impact and provide shade and screening of open expanses of pavement and car parking.
15. Provide facilities, including public toilets, child minding facilities, parenting rooms and the like where the size of the development warrants such facilities.
16. Provide bicycle access, storage facilities and shower facilities.

5.5.4 Expansion of Existing Use or Development in Zones CB, C, SC and TC

Purpose

Provide for the minor expansion of an existing use or development in Zones CB, C, SC and TC.

Administration

1. An expansion of an existing use or development in Zones CB, C, SC or TC are *Permitted* without **consent** only if it:
 - (a) complies with sub-clause 3;
 - (b) complies with Parts 3, 5 and 6 of this Planning Scheme;
 - (c) and is consistent with the zone purpose and outcomes.
2. Where the expansion does not comply with sub-clause 3, the development is subject to the assessment requirements as established in the relevant assessment table for the zone.

Requirements

3. An expansion of an existing use or development in Zone CB, C, SC or TC is to be:
 - (a) no greater than 100m² or 15% of the **site** area,
 - (b) designed to not increase the height of existing development on the **site**;
 - (c) designed to enhance and increase the existing development's active interface with the public domain;
 - (d) not a **demountable structure** or **residential building**;
 - (e) not located on or over a registered easement, road reserve or lot boundary; and
 - (f) of a scale, location and design to facilitate vehicular access, parking and loading areas, including areas allocated for waste management and service vehicle access.

5.5.5 Shops in Zones CV, CL, LI, GI, DV, OR and CN

Purpose

Facilitate retailing of a nature and intensity servicing only the needs of the zones in which the **shop** is located.

Administration

1. The consent authority may **consent** to a **shop** that is not in accordance with sub-clause 2 only if it is satisfied it is consistent with the purpose of this clause and the zone purpose and outcomes, and is appropriate to the site having regard to such matters as its scale and intensity, and that the development does not jeopardise the integrity of the zone.

Requirements

2. The **net floor area** of a **shop** is not to exceed 200m².

5.5.6 Alfresco Dining Areas in Zone CB in Central Darwin

Purpose

Provide for the establishment of **alfresco dining areas** that contribute positively to the **amenity**, safety and activation of streets in the Darwin's Central Business area.

Administration

1. This clause only applies to land within Zone CB in Central Darwin, as defined by the diagram to clause 5.2.3.1.
2. An **alfresco dining area** may be established without **consent** within Zone CB in Central Darwin if it complies with sub-clause 4.
3. Where the **alfresco dining area** does not comply with sub-clause 4, the development is subject to the assessment requirements set out in the relevant assessment table for the zone.

Requirements

4. An **alfresco dining area** may occur as a *Permitted* development only if it:
 - (a) is located at ground level;
 - (b) is permanently open along at least two sides;
 - (c) has open sides that are at least of equal length to the sides bounded by a wall or the like;
 - (d) is associated with a lawfully established use;
 - (e) does not constrain the function or reduce the number of any on-site **car parking spaces, loading bays** or ancillary manoeuvring spaces; and
 - (f) does not involve development adjacent to a tree within a road reserve or park, or has written agreement from the relevant authority to indicate that the development will not adversely impact on either the root system or branches of a tree within the road reserve.

5.5.7 Child Care Centre

Purpose

Ensure that a **child care centre**:

- (a) is developed in a location that provides convenient vehicle access and does not interfere with the safe or efficient operation of the local road, cycle and footpath network;
- (b) incorporates appropriate site layout, building and landscape design to ensure that there is no unreasonable loss of amenity for adjoining and nearby properties.

Administration

1. The consent authority may consent to a **child care centre** that is not in accordance with sub-clauses 2-6 only if it is satisfied it is consistent with the purpose of this clause and the zone purpose and outcomes, and it is appropriate to the **site**, having regard to such matters as its location, nature, and scale, and impact on the **amenity** of the locality.

Requirements

2. Provide associated vehicle access, parking and maneuvering.
3. Provide landscaping and any necessary screening.
4. Be located:
 - (a) adjacent to or within other community facilities such as shopping centres, schools and health services;
 - (b) at or near the entrance to a residential suburb; or
 - (c) in or near employment areas.
5. Have vehicular access from a road other than from an arterial road.
6. If a **child care centre** is located adjacent to land in Zones LR, LMR, MR or HR:
 - (a) the development is to be set back 5m from all site boundaries and landscaped to a minimum depth of 3m to provide a visual screen;
 - (b) a minimum 1.8m high solid acoustic screen fence is erected along the full length of all site boundaries adjoining land in Zones LR, LMR, MR or HR;
 - (c) the design of the centre is to take account of the noise impact on any adjacent **dwelling** by either locating outdoor play space away from the common boundary or by including appropriate screening.

Editor's Note: the *Education and Care Services National Regulations* apply to the requirements for the establishment and operation of child care centres.

5.5.8 Service Station

Purpose

Ensure that a **service station**:

- (a) is developed in a location that provides convenient access and does not interfere with the safe and efficient operation of the local road, cycle and footpath network;
- (b) does not, because of appearance or the emission of fumes, noise or light, unreasonably affect the use and enjoyment of adjacent land;
- (c) incorporates appropriate site layout, building and landscape design to ensure that there are no unreasonable impacts on the anticipated amenity of adjacent land;
- (d) incorporates appropriate environmental management measures to minimise the risk of pollution or contamination of land and water; and
- (e) responds to existing and anticipated development on the **site** and adjacent land.

Administration

1. The consent authority may consent to a **service station** that is not in accordance with sub-clauses 2-4 only if it is satisfied it is consistent with the purpose of this clause and the zone purpose and outcomes, and it is appropriate to the **site**, having regard to such matters as its location, nature, scale and impact on surrounding **amenity**.

Requirements

2. Fuel bowsers associated with the **service station** are visually screened and are located at least:
 - (a) 20m from any residential or other commercial development on the **site**; and
 - (b) 20m from the boundary of any existing or potential residential or commercial development on adjoining land; and
 - (c) are set back from the road reserve in accordance with *Australian Standard AS1940 – the storage and handling of flammable and combustible liquids*.
3. The design of the **site** is such that:
 - (a) vehicular access and egress does not create a traffic hazard on adjacent roads; and
 - (b) vehicles are able to enter and exit to a road in a forward gear;
 - (c) inlets to bulk fuel storage tanks are situated so that tankers discharging fuel stand wholly within the site.
4. Street frontages, except access driveways or footpaths, are to be landscaped to a minimum depth of 3m.

5. If the **site** is within a 1% AEP flood event or storm surge, the service station is designed to withstand the flood event or storm surge without risk of pollution.

5.5.9 Car Wash

Purpose

Ensure **car wash** facilities:

- (a) are developed in locations with convenient access and do not interfere with the safe and efficient operation of the local road, cycle and footpath network;
- (b) incorporate appropriate site layout, building and landscape design to ensure that there is no unreasonable loss of amenity for surrounding premises; and
- (c) incorporate appropriate environmental management measures to minimise the risk of pollution or contamination of land and water.

Administration

1. The consent authority may consent to a **car wash** that is not in accordance with sub-clauses 2-6 only if it is satisfied it is consistent with the purpose of this clause and the zone purpose and outcomes, and it is appropriate to the **site**, having regard to such matters as its location, nature, scale and impact on surrounding **amenity**.

Requirements

2. Noise generating activities associated with the **car wash** facilities are located at least 20m from any residential development and are visually screened from that development.
3. The **car wash** does not, because of appearance or noise or light, unreasonably affect the use and enjoyment of adjacent land.
4. A landscaped area at least 3m wide is provided and maintained within the **site** along all street boundaries.
5. The design of the **site** is such that:
 - (a) the entrance to **car wash** bays is at least 8m from the road boundary;
 - (b) vehicular access and egress does not create a traffic hazard on adjacent roads;
 - (c) vehicles are able to enter and exit to a road in a forward gear;
 - (d) it can be demonstrated that facilities are located so that vehicles using or waiting to use the facilities are entirely within the **site** and do not restrict the movement of other vehicles on the **site**; and
 - (e) wastewater is to be captured onsite and facilities provided for the storage and treatment of waste products to the requirements of the

agency or the local authority responsible for wastewater management, water supply and sewage.

6. If the **site** is within a 1% AEP flood event or storm surge, the **car wash** is designed to withstand the flood event or storm surge without risk of pollution.

5.5.10 Nightclub Entertainment Venue, Bar-Public and Bar-Small

Purpose

Ensure that the establishment and operation of a **nightclub entertainment venue, bar-public** and **bar-small**:

- (a) Provides an active interface to the public domain and contributes to the interest and diversity of the locality;
- (b) minimises unreasonable **amenity** impacts to surrounding properties, recognising that a reasonable level of ambient noise is associated with the convenience of proximity to central business, entertainment or mixed use precincts; and
- (c) is designed for the safety of patrons.

Administration

1. An application for a **nightclub entertainment venue, bar-public** or **bar-small** must include:
 - (a) an acoustic report by a suitably qualified consultant to demonstrate how **amenity** impacts will be addressed, including an assessment of noise generation, the ability to comply with noise standards, and whether noise attenuation measures are required; and
 - (b) a Management Plan addressing:
 - i. operational hours, details of estimated patronage, how **amenity** impacts on any residential or accommodation within 400m of the venue would be addressed, including the potential for cumulative impacts where there are existing late night venues in the locality;
 - ii. details of the management of waste collection, storage and disposal;
 - iii. proximity of or access to public transport and taxis; and
 - iv. if incorporating outdoor courtyards or areas, how these areas will be managed to limit late night noise generation.
2. The consent authority must not **consent** to a **bar-small** that does not comply with sub-clause 4.

3. The consent authority may **consent** to a development that is not in accordance with sub-clauses 5-12 only if satisfied that it is consistent with the purpose of this clause and the zone purpose and outcomes, and it is appropriate to the **site** having regard to such matters as its location, scale and impact on adjoining and nearby property.

Requirements

4. A **bar-small** must not exceed a maximum capacity of 100 patrons.
5. Incorporate appropriate building and landscape design to minimise the unreasonable loss of **amenity** for adjoining and nearby properties.
6. A minimum 1.8m high solid acoustic screen fence is erected along the full length of all **site** boundaries adjoining land in Zones LR, LMR, MR or HR.
7. The design of an **alfresco dining area** or outdoor entertainment space located adjacent to a **dwelling** is to take account of and reasonably mitigate noise and privacy impacts.
8. Floodlights, spotlights and all other forms of lighting shall be constructed, oriented and controlled so as not to adversely impact on the **amenity** of any adjacent residents or cause a traffic hazard in the adjacent road network.
9. Adequate provision is made for the on-site collection, storage and disposal of waste, positioned to avoid nuisance to neighbours.
10. Service areas including loading, delivery and storage areas, are located away from public spaces and avoid adverse impacts on adjoining premises.
11. Hours of operation are consistent with reasonable community expectations for the use and do not impact on the **amenity** of nearby residential uses, especially where these are located outside of Zone CB areas.
12. Development must provide clear connections to public transport and/or taxi services.

5.5.11 Food Premises

Purpose

Ensure that the operation of a **food premises**:

- (a) Provides an active interface to the public domain and contributes to the interest and diversity of the locality;
- (b) minimises adverse impacts on the **amenity** of the locality; and
- (c) is designed for the safety of patrons.

Administration

1. This clause applies to **food premises-café/take away, food premises-fast food outlet, and food premises-restaurant.**
2. The consent authority may **consent** to a **food premises** that is not in accordance with subclauses 2-10, only if it is satisfied it is consistent with the purpose of this clause.

Requirements

3. Incorporate appropriate building and landscape design to ensure that there is no unreasonable loss of **amenity** for adjoining and nearby property.
4. A minimum 1.8m high solid acoustic screen fence is erected along the full length of all **site** boundaries adjoining land in Zones LR, LMR, MR or HR.
5. Floodlights, spotlights and all other forms of lighting shall be constructed, oriented and controlled so as not to adversely impact on the **amenity** of any adjacent residents or cause a traffic hazard in the adjacent road network.
6. Manage noise emissions so that they will not have an unreasonable impact on the **amenity** of the locality.
7. The design of an **alfresco dining area** or outdoor entertainment space located adjacent to a **dwelling** is to take account of and reasonably mitigate noise and privacy impacts.
8. Adequate provision is made for the on-site collection, storage and disposal of waste, positioned to avoid nuisance to neighbours.
9. The maximum **net floor area** of a **café/take away** should be 80m².
10. If a **fast food outlet** is adjacent to land in Zones LR, LMR, MR or HR, the development is to be set back 5m from all side and rear boundaries and landscaped to a minimum depth of 3m to provide a visual screen.

5.5.12 Shopping Centre

Purpose

Ensure a **shopping centre** is an attractive, safe and accessible focal point of economic activity that:

- (a) integrated with the surrounding neighbourhood;
- (b) incorporates appropriate building and landscape design to ensure that there is no unreasonable loss of **amenity** for adjoining or nearby residential areas;
- (c) is developed in a location that provides convenient access that does not interfere with the safe or efficient operation of the local road and footpath network; and
- (d) is connected to public transport and local active transport networks.

Administration

1. The consent authority may **consent** to a development that is not in accordance with sub-clauses 2-8 only if it is satisfied it is consistent with the purpose of this clause.

Requirements

2. Pedestrian and cycle connections between the street network and the **shopping centre** are clear, direct, safe and attractive links that are well lit, with good signage and meet access requirements.
3. Provide appropriate bicycle parking that is linked to and is easy to access from both the **shopping centre** and the surrounding active transport network.
4. Buildings incorporate **active street frontages** to facilitate natural surveillance of footpaths, bus stops and taxi ranks by avoiding long expanses of blank walls along street frontages or other public areas.
5. Service areas including loading, delivery and storage areas, are located away from public spaces and avoid adverse impacts on adjoining premises.
6. The design of the **site** is such that:
 - (a) vehicular access and egress does not create a traffic hazard on adjacent roads; and
 - (b) vehicles are able to enter and exit to a road in a forward gear;
 - (c) trolley bays are located in appropriate and safe locations, and do not impact on traffic movement;
7. Incorporate landscaping, shade and shelter to open car park areas and perimeters.

8. A **shopping centre** is to be comprised of a minimum of 60% tenancies as **shops**.
9. Provide for a range of tenancy sizes, uses and activities, including commercial uses.

5.5.13 Caravan Park

Purpose

Ensure that the design, scale and operation of a **caravan park** provides a high level of **amenity** to residents and is appropriate to the site to minimise adverse impact on the **amenity** of adjoining or nearby residential areas.

Administration

1. The consent authority may **consent** to a **caravan park** that is not in accordance with sub-clauses 3-15 only if it is satisfied it is consistent with the purpose of this clause.
2. The consent authority in considering an application for a **caravan park** that contains any area of land subject to storm surge or flooding must have regard to the advice of the agencies responsible for the environment and natural resources, and police, fire and emergency services.

Requirements

3. Excluding any emergency access points, vehicle access is limited to 1 major entry/exit point on 1 road frontage.
4. Locate visitor parking with direct access to the entry driveway and ensure it is clearly sign-posted.
5. Provide a short term standing area with a minimum dimension of 4m by 20m either as a separate bay or as part of a one-way entrance road.
6. Vehicular access to each site is via shared internal access ways that are designed to provide safe, convenient and efficient movement of vehicles and pedestrians.
7. Design access ways to discourage vehicle speeds greater than 15km/hr.
8. Internal access ways are sealed or dust suppressed with a carriageway width not less than 6m for two-way traffic and not less than 4m for one-way traffic.
9. Provide a 1.8m high screen fence for the full length of any property boundary adjoining an existing residential use or land in a residential zone.

10. Provide a 3m wide landscape strip to all property boundaries of the **site**.
11. Pools or mechanical plant are not located on a boundary to a residential zone.
12. Individual caravan, cabin and camp sites;
 - (a) are set back at least 1m from any external road frontage and 5m from any other property boundary;
 - (b) are sited such that no part of any caravan or tent is within 3m of any other caravan, tent, cabin or building;
 - (c) are a minimum of 75m² for each caravan, with a frontage of at least 7.5m to any internal access ways;
 - (d) are a minimum of 100m² for each cabin, with a frontage of at least 10m to any internal access ways; and
 - (e) are clearly delineated and separated from adjoining sites by trees or landscaping.
13. Provide a communal recreation building for the use of guests.
14. Except where private facilities are provided to each site, toilet, shower and laundry amenities are located:
 - (a) within 100m of every caravan, tent or cabin site; and
 - (b) not closer than 6m to any caravan, tent or cabin site.
 - (c) laundry and clothes drying facilities are provided for guests.

5.6 Industrial Specific Development Requirements

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

Purpose

Ensure that buildings are sited and designed to facilitate the development of safe, attractive and legible industrial zones.

Administration

1. The consent authority may **consent** to a development that is not in accordance with sub-clauses 2-6 only if it is satisfied it is consistent with the purpose of this clause and the zone purpose and outcomes, and it is appropriate to the **site** having regard to such matters as its location, scale and impact on the safety and **amenity** of the locality and adjoining property.

Requirements

2. Buildings, including **residential buildings**, in Zones LI, GI and DV are to be sited in accordance with the table to this clause.

Table to Clause 5.6.1: Industrial Setbacks and Building Design Requirements	
Location/ Boundary	Minimum Building Setback
Municipality of Alice Springs: Buildings with frontage to Stuart Highway, Smith Street or Larapinta Drive	9m
Municipality of Darwin: Buildings with frontage to Stuart Highway, Bagot Road or Dick Ward Drive	9m
Buildings having frontage to all other streets	3m
Minimum setback to at least one side boundary and to the rear boundary	5m

3. A clearly identifiable, dedicated pedestrian access is to be provided to the main entrance of the building from the street and customer car parking areas.
4. Front facades should be articulated to break up long lengths of blank walls and provide visual interest to the street. Articulation may include a combination of the following:
 - (a) setbacks or projections;
 - (b) changes in height to provide focal features and identify key locations (such as entrances);
 - (c) the use of a varied palette of materials, finishes and colours within the building design; and
 - (d) projecting features such as awnings or sun shades.

5. Buildings situated on corner lots in Zone LI should be designed to accentuate the corner location with architectural features that create a visual presence at the corner.
6. Bin storage areas are to be screened by landscaping and/or fencing to avoid visual impact to the primary street.

Editor's Note: Clause 5.8.11 provides specific setback requirements for Development Adjacent to Land in Zones LR, LMR, MR or HR.

5.6.2 Expansion of Existing Use or Development in Zones LI and GI

Purpose

Provide for the expansion of an existing use or development in Zone LI or Zone GI.

Administration

1. An expansion of an existing use or development in Zone LI or Zone GI is *Permitted* without **consent** only if it:
 - (a) complies with sub-clause 3;
 - (b) complies with Parts 3 and 5 of this Planning Scheme; and
 - (c) is consistent with the zone purpose and outcomes.
2. Where the expansion does not comply with sub-clause 3, the development is subject to the assessment requirements as established in the relevant assessment table for the zone.

Requirements

3. An expansion of an existing use in Zone LI or Zone GI is:
 - (a) to be no greater than 200m² or 15% of the **site** area;
 - (b) not located on a lot adjacent to land in zones LR, LMR, MR, or HR;
 - (c) not a **demountable structure** or **residential building**;
 - (d) not located on or over a registered easement, road reserve or lot boundary; and
 - (e) of a scale, location and design to facilitate vehicular access, parking and loading areas, including areas allocated for waste management and service vehicle access.

5.6.3 Motor Body Works and Motor Repair Station

Purpose

Ensure that the development:

- (a) does not interfere with the safe or efficient operation of the local road and footpath network;
- (b) does not, because of appearance or off-site emissions, unreasonably affect the use and enjoyment of adjacent land;
- (c) incorporates appropriate building and landscape design to ensure that there is no unreasonable loss of **amenity** for surrounding premises; and
- (d) incorporates appropriate environmental management measures to minimise the risk of pollution or contamination of land and water.

Administration

1. The consent authority may **consent** to a development that is not in accordance with sub-clauses 2 - 8 only if it is satisfied it is consistent with the purpose of this clause and the zone purpose and outcomes, and it is appropriate to the **site** having regard to such matters as its location, nature, scale and impact on surrounding **amenity**.

Requirements

2. Noise generating activities associated with the **motor body works** or **motor repair station** are located at least 20m from any residential development and are visually screened from that development.
3. The design of the **site** is such that:
 - (a) vehicular access and egress does not create a traffic hazard on adjacent roads;
 - (b) vehicles are able to enter and exit to a road in a forward gear;
 - (c) it can be demonstrated that facilities are located so that vehicles using or waiting to use the facilities are entirely within the **site** and do not restrict the movement of other vehicles on the **site**.
4. Hazardous chemicals are appropriately located, handled and stored to ensure public safety, reduce the risk of contamination of the environment, and include spill containment measures.
5. Any fuel bowsers associated with the development are visually screened and are located at least:
 - (a) 20m from any residential or other commercial development on the **site**; and
 - (b) 20m from the boundary of any existing or potential residential or commercial development on adjoining land; and
 - (c) are set back from the road reserve in accordance with *Australian Standard AS1940 – the storage and handling of flammable and combustible liquids*.

6. The development is to mitigate potential nuisance arising from noise, dust, odour and other emissions or contaminants generated by the development.
7. A clearly identifiable, dedicated pedestrian access is to be provided to the main entrance of the building from the street and customer car parking areas.
8. Bin storage areas and any outdoor storage areas are to be screened by landscaping and/or fencing to avoid visual impact to the primary street.

5.7 Non-Urban Specific Development Requirements

5.7.1 Rural Development (Agriculture, Horticulture and Intensive Animal Husbandry)

Purpose

Ensure that use of the land for **agriculture, horticulture and intensive animal husbandry** is appropriate for the land capability and can be conducted in a sustainable manner without detrimental impacts on the environment or adjoining properties.

Administration

1. The consent authority must not **consent** to a development that is not in accordance with sub-clauses 2, 3 and 4.

Requirements

2. Rural development must be located, designed and operated so as to mitigate the risk of:
 - (a) pollution of ground and surface waters;
 - (b) erosion of the **site** or other land;
 - (c) nuisance to surrounding land arising from noise, dust, odour and other remissions or contaminants generated by the development
 - (d) be on a **site** of sufficient size to reasonably accommodate the development and mitigate potential nuisance arising from noise, dust, odour and other emissions or contaminants generated by the development;
 - (e) the spread of infectious disease or other health risk;
3. Development must be located on land capable and suitable for the development.
4. Development must have a sustainable water supply that is sufficient for the development.

5.7.2 Animal Related Use (Animal Boarding and Stables)

Purpose

Minimise the adverse effect of animal related use on the environment and to ensure that those activities do not detract from the residential **amenity** of the locality.

Administration

1. The consent authority may **consent** to a development that is not in accordance with sub-clauses 3, 5 and 6 only if it is satisfied it is consistent with the purpose of this clause and the zone purpose and outcomes, and it is appropriate to the **site** having regard to land capability and the potential impact on adjoining and nearby property.
2. The consent authority must not **consent** to a development that is not in accordance with sub-clause 4.

Requirements

3. Premises for the keeping of animals for the purposes of **animal boarding** and **stables** are to be designed and operated so as not to cause any of the following:
 - (a) create risk of pollution of ground and surface waters;
 - (b) contribute to the erosion of the site or other land;
 - (c) cause detriment to the amenity of the locality by reason of excessive noise, offensive odours, excessive dust or the attraction of flies, vermin or otherwise; or
 - (d) constitute a risk of the spread of infectious disease or other health risk.
4. Any **stables** or structures used for **animal boarding** are to be setback 50m from any road frontage and 15m from any side or rear boundary.
5. Minimum distance from a **residential building** on surrounding land to any **stables** or structures used for **animal boarding** is 100m.
6. Fencing is to be provided to all property boundaries to ensure all animals are effectively contained within the **site**.

5.7.3 Transport Terminals in Zones R and H

Purpose

Ensure that a **transport terminal** does not, because of appearance, operation and associated vehicle movements, cause unreasonable detriment to the **amenity** of a locality or create a potential hazard to traffic on abutting roads.

Administration

1. The consent authority may **consent** to a development that is not in accordance with sub-clause 2 only if it is satisfied it is consistent with the purpose of this clause and the zone purpose and outcomes, and it is appropriate to the **site** having regard to land capability and the potential impact on adjoining and nearby property and road network.

Requirements

2. A **transport terminal**, and any activity associated with it, is located at least 50m from the side and rear boundaries of the **site** and 100m from any public road.
3. The boundary setbacks are landscaped to provide an effective visual screen to minimise the potential impacts on the existing and future **amenity** of adjacent areas and any public road.
4. The transport vehicles associated with the use will not substantially:
 - (a) impact on the **amenity** of other users in the locality; or
 - (b) damage the road network.

5.7.4 Industry-Primary in Zones RL, R and H

Purpose

Ensure that an **industry-primary** does not, by reason of appearance, operation and associated vehicle movements, cause unreasonable detriment to the **amenity** of a locality or create a potential hazard to traffic on abutting roads.

Administration

1. The consent authority may **consent** to a development that is not in accordance with sub-clauses 2, 3 and 4 only if it is satisfied it is consistent with the purpose of this clause and the zone purpose and outcomes, and it is appropriate to the **site**.

Requirements

2. An **industry-primary**, and any activity associated with it, is located at least 50m from the side and rear boundaries of the **site** and 100m from any public road.

3. The boundary setbacks are landscaped to provide an effective visual screen to minimise the potential impacts on the existing and future **amenity** of adjacent areas and on any public road.
4. Vehicles associated with the rural development will not substantially:
 - (a) impact on the **amenity** of other users in the locality; or
 - (b) damage the road network.

5.7.5 Retail Agricultural Stall

Purpose

Ensure the use and development of a **retail agricultural stall** does not compromise the safe and efficient operation of the adjoining road network or the residential **amenity** of the locality.

Administration

1. The consent authority may **consent** to a development that is not in accordance with sub-clauses 2-5 only if it is satisfied it is consistent with the purpose of this clause and the zone purpose and outcomes, and it is appropriate to the **site** having regard to such matters as the impacts on surrounding **amenity** and the requirements of the Agency responsible for the care, control and maintenance of the adjoining road.

Requirements

2. Only one stall is established per **site** and operation is limited to daylight hours.
3. The stall may adjoin the front boundary only if does not exceed 10m² in area for the display of goods.
4. The stall is only for the sale of primary produce grown and harvested on the **site**.
5. Access from the road to the stall allows customers to park safely, maintains adequate sight lines along the road reserve, and is managed to minimise the generation of mud and dust.

5.8 Miscellaneous Specific Development Requirements

5.8.1 Market

Purpose

Ensure a market is appropriately located and operated to:

- (a) meet the infrastructure and service needs of stallholders and customers;
- (b) be safely accessible by vehicles, cyclists, pedestrians and public transport users; and
- (c) minimise adverse impacts on the *amenity* of adjoining and surrounding residential development.

Administration

1. A **market** must have in place at all times a Management Plan that identifies the area in which the **market** operates and the maximum number of stalls, and demonstrates the requirements of sub-clauses 3-7.
2. The consent authority may *consent* to a **market** that is not in accordance with sub-clauses 3, 4, 6 and 7 only if it is satisfied it is consistent with the purpose of this clause and the zone purpose and outcomes, and appropriate to the *site* having regard to the scale of the **market**, frequency of operation and potential impact on adjoining and nearby property.

Requirements

3. A **market** must provide and/or demonstrate adequate access to all of the following on or within 400m walking distance of the **market** area and commensurate with the estimated maximum patronage and stallholders:
 - (a) patron seating;
 - (b) public toilets;
 - (c) on and off street car parking spaces, including parking for equipment and vehicles associated with the operation of the **market**;
 - (d) bicycle parking facilities;
 - (e) waste disposal facilities; and
 - (f) public transport or active transport networks.
4. The layout of the **market** must provide:
 - (a) measures for the safety of pedestrians, stall holders and vehicles, particularly in shared traffic zones; and
 - (b) dedicated access for emergency service vehicles to the requirements of the relevant agencies.
5. Where a **market** is located on a road reserve or is likely to increase on-street parking during its operation, the **market** must meet the requirements of the agency responsible for the road.

6. The layout and operation of the **market** should encourage access by public transport and active transport modes by ensuring that the **market**:
 - (a) does not block existing pedestrian and cycle routes; and
 - (b) provides clear connections to the **market** from bus stops and surrounding active transport networks.
7. Wherever possible, the layout of the **market** should minimise adverse impacts to the **amenity** of adjoining and nearby residential development by:
 - (a) locating waste disposal and any loading any unloading facilities away from residential properties; and
 - (b) limiting hours of operation (including setup and pack up) to 6am to 9pm.

5.8.2 Education Establishment

Purpose

Ensure an **education establishment**:

- (a) meets the needs of students and staff;
- (b) contributes positively to **amenity** of the surrounding area;
- (c) does not unreasonably interfere with the safe and efficient operation of the local road and pedestrian network; and
- (d) promotes access via public transport and active transport networks.

Administration

2. The consent authority may **consent** to a development that is not in accordance with sub-clauses 2-5 only if it is satisfied it is consistent with the purpose of this clause and the zone purpose and outcomes, and it is appropriate to the **site** having regard to such matters as its location, nature, scale and impact on surrounding **amenity**.

Requirements

2. Locate pre-school, primary and secondary school facilities to maximise access by public transport, safe walking and cycling routes, and are provided with safe vehicular drop-off zones.
3. Provide a designated student car park in secondary schools.
4. Locate tertiary education facilities in designated education precincts within or adjacent to activity centres that are connected to public transport.
5. Ensure mechanical plant and service areas are designed and screened to minimise adverse **amenity** impacts when viewed from adjoining streets and properties, and are not located where they adjoin an existing residential use.

5.8.3 Club

Purpose

Ensure the development and operation of a **club** is in a manner which is appropriate to the character of the area and considers the **amenity** of any surrounding or adjoining residential premises.

Administration

3. The consent authority may **consent** to a development that is not in accordance with sub-clauses 2-5 only if it is satisfied it is consistent with the purpose of this clause and the zone purpose and outcomes, and it is appropriate to the **site** having regard to such matters as its location, nature, scale and impact on surrounding **amenity**.

Requirements

2. The provision of food and drink is ancillary to the use of the **club** and only caters for members, visitors or staff.
3. Hours of operation are consistent with reasonable community expectations for the use and do not impact on the **amenity** of nearby residential uses.
4. The design of an **alfresco dining area** or outdoor entertainment space located adjacent to a **dwelling** is to take account and reasonably mitigate noise and privacy impacts.
5. The design and operation of the development adjoining land in a residential zone should provide:
 - (a) a 1.8m high solid screen fence for the full length of any property boundary; and
 - (b) a landscaped area at least 2m wide within the **site** along all street boundaries.

5.8.4 Exhibition Centre, Place of Assembly and Place of Worship

Purpose

Ensure that an **exhibition centre, place of assembly** or a **place of worship**:

- (a) provides convenient vehicle access and does not interfere with the safe or efficient operation of the local road and footpath network;
- (b) incorporates appropriate building and landscape design to ensure that there is no unreasonable loss of amenity for adjoining and nearby property;
- (c) is of a scale and intensity suitable to the **site** and is consistent with the prevailing and likely neighbourhood character in which the development is proposed; and
- (d) is operated to be considerate of the **amenity** of adjoining and nearby property.

Administration

1. The consent authority may **consent** to a development that is not in accordance with sub-clauses 2 and 3 only if it is satisfied it is consistent with the purpose of this clause and the zone purpose and outcomes, and it is appropriate to the **site** having regard to such matters as its location, nature, scale and impact on surrounding **amenity**.

Requirements

2. If the development is located adjacent to land in Zones LR, LMR, MR or HR:
 - (a) the development is to be set back 5m from all site boundaries and landscaped to a minimum depth of 3m to provide a visual screen;
 - (b) a minimum 1.8m high solid acoustic screen fence is erected along the full length of all site boundaries adjoining land in Zones LR, LMR, MR or HR; and
 - (c) the design of the development is to take account of the noise impact on any adjacent **dwelling**.
3. The operation of the development must take into account the **amenity** of the surrounding locality having regard to:
 - (a) hours of operation;
 - (b) number of events annually;
 - (c) maximum capacity of patrons; and
 - (d) any other relevant aspects of the day-to-day operations of the development.

5.8.5 Leisure and Recreation

Purpose

Ensure **leisure and recreation** development:

- (a) is established in appropriate locations to meet the needs of users;
- (b) provides convenient vehicle access and does not interfere with the safe or efficient operation of the local road and footpath network;
- (c) incorporates appropriate building and landscape design to ensure that there is no unreasonable loss of **amenity** for adjoining and nearby property; and
- (d) is operated to be considerate of the **amenity** of adjoining and nearby property.

Administration

1. The consent authority may **consent** to a development that is not in accordance with sub-clauses 2-6 only if it is satisfied it is consistent with the purpose of this clause and the zone purpose and outcomes, and it is appropriate to the **site** having regard to such matters as its location, nature, scale and impact on surrounding **amenity**.

Requirements

2. The development is suitable to meet the needs of users, having regard to the scale and nature of the use.
3. Any mechanical plant and equipment and storage areas associated with the use are designed and screened to minimise adverse amenity impacts when viewed from adjoining streets and on adjoining properties.
4. Any structure associated with the use does not result in a significant loss of **amenity** for surrounding development, having regard to:
 - (a) the extent and duration of lighting and overshadowing;
 - (b) privacy and overlooking impacts; and
 - (c) the scale of the structure relative to its surroundings.
5. Demonstrate that the surrounding road network is capable of accommodating the additional traffic generated without adverse impacts.

5.8.6 Emergency Service Facility

Purpose

Ensure that an **emergency service facility** is established in a location proximate to the community to which it is intended to serve and operated to avoid unreasonable impacts on the **amenity** of the locality.

Administration

1. The consent authority may **consent** to a development that is not in accordance with sub-clauses 2-4 only if it is satisfied it is consistent with the purpose of this clause and the zone purpose and outcomes, and it is appropriate to the **site** having regard to such matters as its location, nature, scale and impact on surrounding **amenity**.

Requirements

2. Wherever possible, co-locate the development with other **non-residential** activities in the locality.
3. Provide safe and convenient access to the major road network for emergency vehicles.
4. The development is designed and managed so that the 24-hour operation of the facility avoids unreasonable impacts on neighbouring properties by having regard to the impact of lighting and vehicle movements.

5.8.7 Demountable Structures

Purpose

Ensure that **demountable structures** do not detract from the visual **amenity** of an area.

Administration

1. Placement of a **demountable structure** on:
 - (a) zoned land other than land in Zone GI and DV requires **consent**; and
 - (b) land in Zone CL, SC, LI, PS, OR, H, A, RL, R and CP does not require **consent** if there are no more than two **demountable structures** on the land.
2. Subject to sub-clause 3 the consent authority may **consent** to the placement of a **demountable structure** on land only if it is satisfied that:
 - (a) there will be landscaping or architectural embellishments to the **demountable structure** that will enhance the appearance of the structure; and
 - (b) the **demountable structure** will be visually consistent with adjoining or nearby development.

3. If the consent authority is satisfied that, because of the proposed use and location of a **demountable structure**, it is not necessary that sub-clause 2(a) and (b) apply to the **demountable structure** the consent authority may **consent** to the placement of it on land without being satisfied as to the matters set out in those paragraphs.

Requirements

4. **Demountable structures** in:
- (a) zones other than Zones LI, GI and DV are to be set back from lot boundaries in accordance with the table to this clause; and
 - (b) zones LI, GI and DV are to be set back from lot boundaries in accordance with the Table to Clause 5.6.1.

Table to Clause 5.8.7: Demountable Structures		
Lot Boundary	Minimum Setbacks	
	In zones other than CB, C, H, A, R, RL, RR, LI, GI and DV	In zones H, A, RR, R and RL
Primary street frontage	6m	10m <u>or</u> 7.5m in Zones RR and RL for lots with areas less than 1ha
Secondary street frontage	2.5m	10m <u>or</u> 5m in Zones RR and RL for lots with areas less than 1ha
Side and rear lot boundaries	1.5m	10m <u>or</u> 5m in Zones RR and RL for lots with areas less than 1ha
<p>Building setback is measured from all boundaries to:</p> <p>The wall of a demountable structure; and</p> <p>Where there is no wall, to the outer surface of any support column of the structure.</p> <p>No part of the roof structure including gutters and eaves, is to encroach more than 0.9m into the minimum building setbacks from the lot boundaries described in the Table to Clause 5.4.3.</p>		

5.8.8 Renewable Energy Facility

Purpose

Ensure that a **renewable energy facility** is located and operated in a manner that minimises adverse impacts on the **amenity** of the area and detrimental impacts on the environment.

Administration

1. The consent authority may **consent** to a **renewable energy facility** that is not in accordance with sub-clauses 2-6, only if it is satisfied it is consistent with the purpose of this clause and the zone purpose and outcomes, and it is appropriate to the site having regard to such matters as its location, nature, scale and impact on surrounding **amenity**.
2. An application for a **renewable energy facility** is to include information demonstrating how the **amenity** impacts of a proposal have been minimised using visual communications methods such as photographic images etc.

Requirements

3. Avoid impact on significant views, including visual corridors and sightlines.
4. Minimise adverse impacts on the surrounding area in terms of noise, glint, light spill, vibration and electromagnetic interference.
5. Minimise **amenity** impacts through sensitive siting, use of non-reflective finishes and appropriate landscaping.
6. Minimise alteration or disturbance to areas of high conservation significance and riparian zones.
7. Minimise erosion hazards, sedimentation and pollution of watercourses.

5.8.9 Excavation and Fill

Purpose

Ensure that the excavation or filling of land does not adversely affect adjacent land or waters, or the quality of adjacent waterways, and associated riparian areas and is suited to the intended future use of the **site**.

Administration

1. The consent authority must not **consent** to a development that is not in accordance with sub-clauses 2-5.

Requirements

2. Demonstrate the suitability of the **site** for the proposed future use.
3. Provide a hydrological assessment of potential upstream and downstream impacts of the excavation or filling.
4. Provide a plan of management to control erosion and sedimentation, particularly of creeks and riparian areas.
5. Identify measures to prevent the creation of mosquito breeding areas.

5.8.10 Telecommunications Facility

Purpose

Ensure the development of a **telecommunications facility** does not unreasonably detract from the **amenity** of a locality whilst facilitating the provision of telecommunications infrastructure to meet community expectations and needs.

Administration

1. The development of a **telecommunications facility** that is classified as low-impact within the *Telecommunication Act* (Cth.) and the *Telecommunications (Low-impact Facilities) Determination* (Cth.) is *Permitted* without **consent**.
2. The inspection and maintenance of an established **telecommunications facility** is exempt from the requirements of this clause.
3. An application for a **renewable energy facility** is to include information demonstrating how the **amenity** impacts of a proposal have been minimised using visual communications methods such as photographic images etc.

Requirements

4. Provide a detailed feasibility assessment of at least three sites for the establishment of the facility and the rationale for the preferred site. Wherever possible, the facility should be co-located with existing **telecommunications facilities**.
5. The location and design of a **telecommunications facility** minimises **amenity** impacts through sensitive siting, use of non-reflective finishes and appropriate landscaping.
6. The **amenity** impacts of a proposal have been minimised using visual communication methods such as photographic images etc.

Editor's Note: A low impact facility must comply with the community consultation requirements contained within the Communications Alliance Industry Code for Mobile Phone Base Station Deployment (C564:2011).

5.8.11 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR

Purpose

Protect the visual and acoustic *amenity* of **residential buildings** where they are adjacent to non-residential development.

Administration

1. The consent authority must not **consent** to a development that is not in accordance with sub-clause 3, except where:
 - (a) the development is covered by an area plan listed in Part 2 (Major Remote Towns) of the Planning Scheme, in which case the consent authority may **consent** to a development that is not in accordance with sub-clause 3 if the service authority responsible for distribution of electricity, water and sewerage services points to compliance being impractical or prohibited; or
 - (b) the development is for the purpose of a **child care centre**.

Requirements

2. A development or proposed development that is:
 - (a) not a **residential building**;
 - (b) on land that is in a zone other than Zones LR, LMR, MR or HR; and
 - (c) abuts land in any of those zones;must provide a setback to the boundary that abuts any of those zones of not less than 5m.
3. The setback described in sub-clause 2 is to be landscaped to provide a visual screen to the adjacent land Zoned LR, LMR, MR or HR for a minimum depth of 3m.
4. The development should provide a solid screen fence of a minimum height of 1.8m at the boundary with land in Zones LR, LMR, MR or HR.

PART 6 - SUBDIVISION AND CONSOLIDATION REQUIREMENTS

6.1 Preliminary

1. Unless otherwise specified by the Act, Regulations or the provisions of Part 1 of this Scheme the subdivision and consolidation of land requires **consent**.

Editor's note: Zones not mentioned in this Part do not have minimum subdivision requirements, and should respond to the relevant zone purpose and outcomes and the Strategic Framework.

6.2 Subdivision in Zones LR, LMR, MR and HR

6.2.1 Lot Size and Configuration for Subdivision in Zones LR, LMR, MR and HR

Purpose

Ensure that subdivision of land for urban residential purposes creates lots of a size, configuration and orientation suitable for residential development at a density envisaged by the zone.

Administration

1. The consent authority must not **consent** to a subdivision that reduces a lot size by an area greater than 5% of the minimum specified in Table A to this clause:
 - (a) in Zone LR; or
 - (b) in Zones LR and MR in Alice Springs and adjacent zoned areas.
2. The consent authority must not **consent** to a subdivision in Zone LMR that is not in accordance with Table A to this clause.
2. The consent authority may **consent** to a subdivision in Zone LR, MR or HR that is not in accordance with Table A to this clause only if it is satisfied that all lots created are consistent with the purpose of this clause and the zone purpose and outcomes.
3. The consent authority may **consent** to a subdivision that is not in accordance with sub-clauses 5-11, only if it is satisfied the subdivision is consistent with the purpose of this clause and the zone purpose and outcomes.

Requirements

4. Land is to be subdivided in accordance with Table A to this clause.
5. Lots are to conform with the building envelope requirements in Table B to this clause.
6. Lots have sufficient area and appropriate dimensions to provide for the proposed density of developments including dwellings, vehicle access, parking and ancillary buildings.
7. There are no battle-axe lots.
8. Lots are oriented to allow dwellings to take advantage of environmental conditions such as prevailing breezes and sunlight.
9. Lots are connected to reticulated services.
10. Potential land use conflicts are minimised by taking account of the visual and acoustic privacy of residents.
11. Where there are lots for medium and higher density residential development, those lots are:
 - (a) distributed in small groups serviced by public transport;
 - (b) in close proximity to public open space and with adequate access to community facilities and services; and
 - (c) not located in a cul-de-sac.

Table A to Clause 6.2.1: Lot Size and Configuration in Residential Subdivisions	
Zone	Minimum Lot Size
LR in greenfield areas identified for compact urban growth in the strategic framework	Average of 600m ² and no smaller than 450m ²
LR other than greenfield areas identified for compact urban growth in the strategic framework	800m ²
LR, MR, HR and lots for residential buildings in Zone T	800m ²
LMR	300m ²

Table B to Clause 6.2.1: Lot Size and Configuration in Residential Subdivisions	
Lot Size	Minimum Building Envelope Requirement
300m ² to less than 450m ²	7m x 15m (exclusive of any boundary setbacks or service authority easements)
450m ² to less than 600m ²	8m x 15m (exclusive of any boundary setbacks or service authority easements).
600m ² and greater	17m x 17m (exclusive of any boundary setbacks or service authority easements)

6.2.2 Lots Less Than 600m² for Dwellings-Single

Purpose

Ensure the subdivision of land to lots of less than 600m² will allow residential development that minimises impact on **amenity** and the functionality of the street infrastructure.

Administration

1. The consent authority must not **consent** to a subdivision that is not in accordance with subclauses 3 and 4.
2. An application must provide plans to demonstrate the requirements of sub-clause 4.

Requirements

3. Lots subject to this clause shall not have a boundary to any public road less than specified in the table to this clause.
4. The site layout of lots subject to this clause is able to comply with the purpose of this clause and the development requirements for minimum frontage widths (5.2.4.4), building setbacks (5.4.3 and 5.4.3.3) and private open space (5.4.6).

Table to Clause 6.2.2: Lots Less than 600m ² for Dwellings-Single	
Range of Lot Size	Minimum length of any Boundary to a Public Road
300m ² to less than 450m ²	10m
450m ² to less than 600m ²	13m

6.2.3 Site Characteristics for Subdivision in Zones LR, LMR, MR and HR

Purpose

Ensure that the subdivision of land provides lots suitable for urban residential purposes that respond appropriately to the physical characteristics of the land and does not detrimentally impact on surrounding land.

Administration

1. The consent authority may **consent** to a subdivision that is not in accordance with sub-clauses 2-6, only if it is satisfied the subdivision design is consistent with the purpose of this clause.

Requirements

2. Avoid the development of land of excessive slope, unstable or otherwise unsuitable soils (e.g. seasonally waterlogged) and natural drainage lines.
3. Ensure, by site selection or site grading, that areas intended for lots less than 600m² do not slope in excess of 2%, such that the need for on-site stormwater structures, retaining walls and the like is minimised.
4. Retain and protect significant natural and cultural features.
5. Avoid development of land affected by a 1% AEP flood or storm surge event.
6. Retain and protect natural drainage lines and any distinctive landform features or stands of natural vegetation and incorporate them into public open space.

6.2.4 Infrastructure and Community Facilities for Subdivision in Zones LR, LMR, MR and HR

Purpose

Ensure that subdivision of land for residential purposes is appropriately integrated with infrastructure, community services and facilities.

Administration

1. The consent authority may **consent** to a subdivision that is not in accordance with sub-clauses 2-7, only if it is satisfied the subdivision is consistent with the purpose of this clause.

Requirements

2. Provide a high level of internal accessibility and external connections for pedestrian, cycle and vehicle movements.
3. Provide links to schools, commercial facilities and public transport services.
4. Provide traffic management to restrain vehicle speed, deter through traffic and create safe conditions for all road users.
5. Incorporate street networks capable of accommodating safe and convenient bus routes with stops within a 400m radius of a majority of **dwellings**.
6. Provide for connection to reticulated services.
7. Provide a minimum of 10% of the subdivision area as public open space which:
 - (a) ensures the majority of **dwellings** are within 400m walking distance of a neighbourhood park;
 - (b) incorporates recreational open space in larger units available for active leisure pursuits;
 - (c) is unencumbered by drains and has sufficient flat area for informal recreation; and
 - (d) is designed to provide a safe environment for users by allowing clear views of the open space from surrounding **dwellings** or passing vehicles.

6.3 Subdivision in Zones RR, RL, R and H, and Unzoned land

6.3.1 Subdivision in Zone RR

Purpose

Ensure that small lot rural residential subdivisions:

- (a) respond appropriately to the physical characteristics of the land;
- (b) are integrated with local infrastructure, community services and facilities;
and
- (c) ensure that lots are of a size and configuration suited for the purpose.

Administration

1. The consent authority must not **consent** to a subdivision that is not in accordance with sub-clause 6.
2. The consent authority may **consent** to a subdivision that is not in accordance with the table to this clause only if it is satisfied that the subdivision will create lots that are consistent with the purpose of this clause and all unconstrained land.
3. Despite sub-clause 2, the consent authority must not **consent** to a subdivision in Zone RR in Alice Springs and adjacent zoned areas that is not in accordance with the table to this clause.
4. The unconstrained nature of the land is to be demonstrated by a land suitability assessment addressing the NT Land Suitability Guidelines, prepared by a suitably qualified professional.

Requirements

5. Land is to be subdivided in accordance with the table to this clause.
6. Each lot is to be connected to reticulated water.
7. Provide connection to reticulated sewerage or where no reticulated sewerage is available, demonstrate that the soils are suitable for the on-site absorption of effluent without detriment to the environment and in particular, to ground and surface waters.
8. Provide for adequate drainage within the road reserve or through engineered drainage reserves.
9. Provide sealed roads and direct access to a sealed public road.

Table to Clause 6.3.1: Subdivision in Zone RR	
Locality	Minimum Lot Size and Requirements
In Litchfield Municipality, outside of urban / peri-urban areas and rural activity centres	1ha – all unconstrained
All other areas	0.4ha – all unconstrained

6.3.2 Lot Size and Configuration for Subdivision in Zones RL, R and H, and Unzoned Land

Purpose

Ensure subdivisions of rural and unzoned land:

- (a) have lots that are of a size and configuration suited for the intended purpose;
- (b) have lots that are of a size consistent with the topographical constraints of the land (that may dictate that lots are of an area in excess of the specified minimum); and
- (c) do not impose unsustainable demands on groundwater or unreasonably degrade the environment.

Administration

1. The consent authority may **consent** to a subdivision in Zones RL, R, or H that is not in accordance with the minimum lot size specified in the table to this clause only if:
 - (a) the subdivision does not result in an increased lot yield; and
 - (b) the reduced lot size achieves at least one of the following:
 - i. an existing boundary encroachment by a building is remedied;
 - ii. the lots created are more regular in shape;
 - iii. access is provided to a lot that previously had no access or an unsuitable access;
 - iv. the subdivision will better meet the overall outcomes for the zone and the area plan applicable to the locality; or
 - v. the arrangement of lots results in a significant protection of areas of environmental value; and
 - (c) the consent authority is satisfied that the lots created will be consistent with the purpose of this requirement and the zone purpose and outcomes.
2. The consent authority may **consent** to a subdivision on Unzoned Land that is not in accordance with the table to this clause only if it is satisfied that the lots created will be consistent with the purpose of this requirement.
3. Despite sub-clause 1, the consent authority must not **consent** to a subdivision in Zone RL in Alice Springs and adjacent zoned areas that is not in accordance with the table to this clause.

4. Despite sub-clauses 1 and 2, the consent authority must not **consent** to a subdivision that does not comply with sub-clauses 7-9.

Requirements

5. Land is to be subdivided in accordance with the table to this clause.
6. Lots are of a size that does not prejudice the economic viability of the proposed use.
7. Each lot is to have a minimum of 1ha of unconstrained land and unconstrained access to that land from a public road is to be similarly unconstrained.
8. Lots have a depth to width ratio not exceeding 4:1.
9. Show the location of notional and existing bores, wells and on-site effluent disposal systems and allow for effluent disposal systems to be sited at least 50m up slope from any seepage line and above the 1% AEP flood event and at least 100m from any groundwater extraction point.
10. Incorporate as far as practicable, drainage lines and drainage floors wholly within a single lot.
11. Allow for 70m separation between bores, both proposed and existing.
12. Lot boundaries are to be:
 - (a) at right angles to any watercourse;
 - (b) sufficiently up slope to be outside of seepage zones where following drainage lines; and
 - (c) at right angles to contours or along contours where slope is between 2.0% and 5.0% and follow ridge lines, spurs or contours where slope is above 5.0%.
13. Minimise the number of watercourse crossings.

Table to Clause 6.3.2: Lot Size and Configuration for Subdivision in Zones RL, R and H, and Unzoned Land

Zone	Minimum Lot Size and Requirements
RL	2ha with a minimum of 1ha of unconstrained land
R	8ha with a minimum of 1ha of unconstrained land or 40ha in Alice Springs and Tennant Creek municipalities, with a minimum of 1ha of unconstrained land
H	25ha all unconstrained land
Unzoned Land	8ha

6.3.3 Site Characteristics for Subdivision for Lots of 1ha or Greater in Zones RL, R and H, and Unzoned Land

Purpose

Ensure subdivision of land in Zones RL, R and H, and unzoned land, responds to the physical characteristics of the land.

Administration

1. The consent authority must not **consent** to a subdivision that does not include 1ha of land per lot in Zones RL, R and Unzoned Land, and 25ha in Zone H, identified as unconstrained in relation to:
 - (a) Storm tide flooding;
 - (b) Riverine flooding;
 - (c) Localised stormwater flooding;

in accordance with the land suitability assessment and stormwater management plan.

2. The consent authority must not **consent** to a subdivision unless the relevant government agencies, local government and service authorities provide formal comment to the consent authority in relation to the land suitability assessment and stormwater management plan and the possibility of storm tide flooding, riverine flooding and localised stormwater flooding of the identified 1ha of land.
3. The consent authority may **consent** to an application that is not in accordance with sub-clauses 5 to 6 if the application includes preliminary land assessment and stormwater management plans prepared by the applicant and approved by the relevant government agency and or service authority, demonstrating that 1ha of land per lot and all internal roads are unconstrained by localised stormwater flooding and by those issues addressed in the NT Land Suitability Guidelines.

Requirements

4. An application to subdivide rural or unzoned land should include the following documents prepared by suitably qualified professionals:
 - (a) a land suitability assessment addressing the NT Land Suitability Guidelines; and
 - (b) a stormwater management plan including but not limited to; the potential impact on neighbouring land, external roads, internal roads and the 1ha of land identified as unconstrained, the upstream and downstream flows and any proposed mitigation measures.
5. The subdivision design must address the constraints as identified in the land suitability assessment and stormwater management plan in relation to the location of internal roads, lot boundaries and the identified 1ha of unconstrained land.
6. An application to subdivide land on the maps “Priority Environmental Management Areas – Litchfield” and “Priority Environmental Management Areas – Katherine” as an area potentially of environmental significance should, on the advice of the relevant government agency, be accompanied by and the consent authority shall have regard to an evaluation by a suitably qualified professional of the environmental significance of the native vegetation and land form (e.g. lagoons, wetlands, rugged terrain and drainage systems).
7. An application described in sub-clause 6 must demonstrate that the proposed subdivision design does not adversely affect the environmental values as identified in the evaluation.
8. Subdivision design of rural and unzoned land should:
 - (a) Retain and protect significant natural and cultural features;
 - (b) Minimise the number of lots in, or exclude from subdivision, areas of high conservation significance and riparian zones;
 - (c) Minimise alteration or disturbance to natural drainage systems including drainage areas, recognisable watercourses, lagoons and permanent and semi-permanent springs; and
 - (d) Minimise erosion hazard, sedimentation and pollution of watercourses.

6.3.4 Infrastructure for Subdivision in Zones RL, R and Unzoned Land

Purpose

Ensure that subdivision of land in Zones RL, R and unzoned land, is integrated with infrastructure, community services and facilities and will not unreasonably affect the environment.

Administration

1. The consent authority may **consent** to a subdivision that is not in accordance with sub-clauses 2-7, only if it is satisfied the subdivision is consistent with the purpose of this clause.

Requirements

2. Minimise disturbance through earthworks associated with the provision of infrastructure.
3. Provide for connection to reticulated services where practical.
4. Where no reticulated sewerage is available, demonstrate that the soils are suitable for the on-site absorption of effluent without detriment to the environment and in particular to ground and surface waters.
5. Where no reticulated water is available, demonstrate that an adequate supply of groundwater is available for domestic purposes.
6. Roads should:
 - (a) be designed to:
 - i. interconnect with the existing road network;
 - ii. provide for connections to potential future subdivisions of adjoining lands;
 - iii. provide a clear hierarchy of roads; and
 - iv. minimise individual lot access to major roads;
 - (b) respond to the physical characteristics of the land by:
 - i. following ridge lines or contours where possible; and
 - ii. where crossing watercourses be positioned at right angles to the watercourse and minimise the number of crossing points;
 - (c) be sealed where lot sizes are 2ha or less;
 - (d) be located above the 1.0% AEP flood line or any seepage line, whichever is the higher;
 - (e) be designed with discharge drains placed to minimise erosion and associated engineering and maintenance costs;
 - (f) provide direct access to lots and avoid battle-axe strips, however, where justified, battle-axe strips should be:
 - i. not less than 10m wide; and
 - ii. less than 250m in length.

7. Where a road crosses a tidal arm in a rural subdivision it is expected to have a minimum elevation of RL 8m AHD and be designed to enable a discharge of at least a 5.0% AEP flood event.

6.3.5 Mineral Resources and Subdivision in Zone RL

Purpose

Ensure subdivision does not prejudice the exploitation of mineral resources.

Administration

1. The consent authority may **consent** to a subdivision that is not in accordance with sub-clause 2 if it is satisfied the subdivision is consistent with the purpose of the requirement.

Requirements

2. Subdivision design is to avoid the creation of lots, the **amenity** of which would be adversely affected by existing or future **mining activities** in the vicinity.

6.3.6 Lots less than 8 ha for Urban and Community Uses on Unzoned Land

Purpose

Provide for lots less than 8 ha on unzoned land where required for appropriately serviced urban and community uses, especially in a township or remote community, that:

- (a) are of a size and configuration suitable for the intended use;
- (b) respond to the capability and constraints of the land; and
- (c) are commensurate with the capacity of available infrastructure and services.

Administration

1. The consent authority may **consent** to a subdivision that is not in accordance with sub-clauses 3-8, only if it is satisfied that the subdivision will result in lots that are consistent with the purpose of this clause.
2. The consent authority must not **consent** to a subdivision that is not in accordance with sub-clause 9 or 10.

Requirements

3. Minimise alteration or disturbance to natural drainage systems including drainage areas, recognisable watercourses, lagoons and permanent and semi-permanent springs, and incorporate them in public open space where relevant.
4. Minimise erosion hazard, sedimentation and pollution of watercourses.

5. Retain and protect significant natural and cultural features including any distinctive landform features or stands of natural vegetation, by incorporating them in public open space where relevant.
6. Minimise the number of lots in, or exclude from subdivision, areas of high conservation significance and riparian zones.
7. Comply with clause 6.3.3 (Lots of 1ha or Greater in Zones RL, R and H, and Unzoned Land) sub-clauses 6 to 7.
8. Adequate drainage is to be provided within the road reserve or via engineered drainage reserves.
9. If the area is serviced with reticulated sewerage and water the subdivision design must comply with clauses 6.2.1, 6.2.3 and 6.2.4.
10. Where reticulated water and sewerage is not available the subdivision design must:
 - (a) comply with clause 6.3.2 (Lot Size and Configuration in Subdivision in Zones RL, R and H, and Unzoned Land) with the exception of sub-clause 7;
 - (b) demonstrate that the soils are suitable for the on-site absorption of effluent without detriment to the environment and in particular, to ground and surface waters; and
 - (c) demonstrate onsite sewerage can be managed and contained within the boundary of the lot.

6.4 Subdivision in Zones LI, GI and DV

6.4.1 Lot Size and Configuration for Subdivision in Zones LI, GI and DV

Purpose

Ensure that industrial lots are of an appropriate size and configuration to support industrial activities.

Administration

1. The consent authority may **consent** to a subdivision that is not in accordance with sub-clauses 2-4, only if it is satisfied that the subdivision design is consistent with the purpose of this clause.

Requirements

2. The minimum lot size is 1225m².
3. Provide for a variety of lot sizes to accommodate a range of activities.
4. Ensure the utility of each lot in terms of:
 - (a) building space and accessibility;
 - (b) compatibility with adjacent commercial and residential areas with appropriate buffers (for example roads, landscaping or parks);
 - (c) sufficient space to accommodate the industrial operations and buildings envisaged and make allowance for possible future expansion; and
 - (d) safe vehicle entry and exit.

6.4.2 Site Characteristics for Subdivision in Zones LI, GI and DV

Purpose

Ensure that subdivision for industrial lots respond appropriately to the physical characteristics of the land.

Administration

1. The consent authority may **consent** to a subdivision that is not in accordance with sub-clauses 2-4, only if it is satisfied the subdivision is consistent with the purpose of this clause.

Requirements

2. Avoid the development of land of excessive slope, unstable or otherwise unsuitable soils (e.g. seasonally waterlogged) and natural drainage lines.
3. Retain and protect significant natural and cultural features.

4. Avoid development of land affected by a 1% AEP flood or storm surge event.

6.4.3 Infrastructure for Subdivision in Zones LI, GI and DV

Purpose

Ensure that lots within industrial subdivisions are appropriately provided, connected and integrated with the required infrastructure.

Administration

1. The consent authority may **consent** to a subdivision that is not in accordance with sub-clauses 2-8, only if it is satisfied the subdivision is consistent with the purpose of this clause.

Requirements

2. Incorporate safe connection to the existing road network with particular consideration given to the needs of heavy vehicles.
3. Provide a simple layout with a clear hierarchy of roads, avoiding culs-de-sac, battle-axe lots and sharp curves, and discouraging unrelated through traffic.
4. Minimise access from individual lots to major roads by using minor roads for such access.
5. Provide for road reserve and carriageway widths appropriate to the circumstances.
6. Provide for connection to reticulated services.
7. Where no reticulated sewerage is available, demonstrate that the soils are suitable for the on-site absorption of effluent without detriment to the environment, and in particular to ground and surface waters.
8. Protect service infrastructure by providing/ preserving easements.

6.5 Subdivision in Other Zones

6.5.1 Subdivision in Zone FD

Purpose

Provide for the subdivision of land in Zone FD in a manner that will not prejudice the intended ultimate subdivision and future development of the land envisaged in the strategic framework.

Administration

1. The consent authority may **consent** to a subdivision that is not in accordance with sub-clauses 3 or 4, only if it is satisfied the subdivision is consistent with the purpose of this clause.
2. An application for subdivision in accordance with sub-clause 4 must include a proposed zoning plan that identifies the intended future zoning.

Requirements

3. The minimum lot size is 50ha.
4. Despite sub-clause 3, subdivision may create lots consistent with the intended future zoning if it:
 - (a) complies with the relevant subdivision requirements of the intended future zone;
 - (b) is generally in accordance with an area plan or other relevant component of the strategic framework; and
 - (c) services are, or can be, made available to that land.

6.5.2 Subdivision in Zone WM

Purpose

Provide for the subdivision of land in Zone WM in a manner that will not compromise the security or quality of the public water supply.

Administration

1. The consent authority must receive and have regard a report from any Agency with responsibility for the relevant water source and/or the public water supply on whether the proposed development will be in accordance with sub-clause 5.
2. The consent authority must not **consent** to the subdivision if it is not supported by any Agency with responsibility for the relevant water source and/or the public water supply.

3. The consent authority may **consent** to a subdivision that is not in accordance with sub-clause 4, only if it is satisfied the subdivision is consistent with the purpose of this clause.

Requirements

4. The minimum lot size is 50ha.
5. Subdivision of land within Zone WM should:
 - (a) be of a nature or intensity which does not risk contamination of the surface or ground water supply;
 - (b) take account of drainage of the land during the construction stage;
 - (c) provide appropriate facilities for effluent disposal; and
 - (d) provide appropriate facilities for on-site waste collection and disposal.

6.5.3 Subdivision in Zone RD

Purpose

Provide for the subdivision of land in Zone RD in a manner that will not compromise the safe operation of an airport.

Administration

1. The consent authority may **consent** to a subdivision that is not in accordance with sub-clause 2, only if it is satisfied the subdivision will create lots that are consistent with the purpose of this clause;

Requirements

2. The minimum lot size is 50ha.

6.6 Other Subdivision Requirements

6.6.1 Subdivision for the Purposes of a Unit Title Scheme

Purpose

Ensure that:

- (a) the new ownership arrangements resulting from a subdivision to create a unit title scheme allow each element of the development to continue to be available to the occupants of the development and where appropriate to visitors;
- (b) older developments are upgraded; and
- (c) development will not have a detrimental environmental effect on the land or result in a loss of amenity within the locality.

Administration

1. A lawfully established development on a lot may be subdivided to create a unit title scheme only if the development has been upgraded to meet the performance criteria within Part 5 of the planning scheme that apply to the development of the land.

If it is not possible to meet the criteria the consent authority must be satisfied that the proposed upgrading is the only practicable design solution.

2. The consent authority must not **consent** to a subdivision that results in a separate unit title for:
 - (a) a **dwelling-independent**;
 - (b) a **home based business**; or
 - (c) a dependant unit lawfully established prior to the introduction of Amendment No. 321 published in the NT News; or
 - (d) an independent unit, home occupation, home based child care, home based contracting or medical consulting rooms, lawfully established prior to the introduction of **Amendment No. xx** (this scheme) published in the NT News.
3. If there is a requirement for a firebreak along the perimeter boundary of the unit title scheme, the consent authority must not **consent** to a subdivision unless the firebreak is within common property.
4. If there is a requirement for common infrastructure including internal roads, water supply, effluent disposal, waste disposal or power generation, the consent authority must not **consent** to a subdivision unless that infrastructure is within common property or vested in the relevant service authority.

5. Despite sub-clause 7, a subdivision to create a unit title scheme on unzoned land may include units with reduced land areas if the unit title scheme addresses the requirements of sub-clause 8.

Requirements

6. Subject to sub-clauses 1, 2, 3 and 5 a subdivision to create a unit title scheme should meet the requirements of Part 5 of the planning scheme and in particular:
 - (a) all car parking provided as a requirement of a development must be available at all times for the use of the occupants of the development and their visitors or clients and be included:
 - i. in common property; or
 - ii. as part of the area under the title for the individual units;
 - (b) any loading bays provided for:
 - i. common use must be in common property; and
 - ii. the sole use of an individual unit must be in the entitlement of that unit;
 - (c) any areas set aside for the communal storage and collection of garbage and other solid waste must be included in common property;
 - (d) any private open space associated with a dwelling must be included in the unit entitlement of that dwelling; and
 - (e) any communal facilities and amenities or open space provided for **rooming accommodation, dwellings-group, dwellings-multiple** and **residential care facilities** must be included in common property.
7. Where a subdivision to create a unit title scheme proposes that the land will be vacant at the time titles issue, the land area of individual units should be consistent with the relevant minimum lot size.

For the purpose of sub-clause 6, “land area” does not include:

- (a) common property;
 - (b) land that will be permanently inundated; or
 - (c) a marina berth.
8. A subdivision to create a unit title scheme on Zones R, RL, H and unzoned land must demonstrate that:
 - (a) the intensity of the use is not likely to have a detrimental impact on the locality;
 - (b) on zoned land the density of residential development within the unit title scheme matches that of the zone in which it is located;
 - (c) an adequate supply of potable water is available for the intended development;
 - (d) appropriate sanitation and waste disposal facilities are provided;
 - (e) an appropriate power supply is available to the development;
 - (f) there is an adequate separation between:
 - i. activities proposed on common property; and

- ii. uses on or that can reasonably be expected on land outside the unit title scheme; and
- (g) any proposed **dwelling**s and **non-habitable structures** within a unit title scheme shall be set back at least 10m from the unit title scheme boundary to minimise the potential impact on the existing and future **amenity** of land outside the unit title scheme.

6.6.2 Consolidation

Purpose

Ensure that the consolidation of land results in lots that are of a size and configuration and are appropriately serviced in a manner that achieves the relevant zone purpose and outcomes.

Administration

1. The consent authority may **consent** to a consolidation that is not in accordance with sub-clause 3 only if the relevant requirement allows.
2. The consent authority must not **consent** to a consolidation that is not in accordance with sub-clause 4.

Requirements

3. The lot created by consolidation must comply with the relevant development and subdivision requirements including residential density, setbacks, minimum lot size, lot configuration, and connection to reticulated services (where available) and the local road network.
4. The lot created should achieve at least one of the following:
 - (a) the consolidation remedies an existing boundary encroachment by a building;
 - (b) the consolidated lot will be made more regular in shape;
 - (c) access is provided to a lot that previously had no access or an unsuitable access;
 - (d) the consolidated lot enhances compliance with the outcomes for the zone and any Area Plan in which the site is situated;
 - (e) the consolidated lot will provide for enhanced economic opportunities in accordance with the zone purpose; or
 - (f) the consolidated lot results in an improvement in the protection of the environment.

PART 7 - ABORIGINAL COMMUNITIES AND TOWNS

7.1 Aboriginal Community Living Areas

Purpose

Provide for the orderly and proper planning of the identified communities.

Administration

1. This clause applies only to the parcels of land specified in Schedule 6, which are Aboriginal community living areas within the meaning of Part 8 of the *Pastoral Land Act*.
2. Any development not listed in sub-clause 3 requires **consent**, including the keeping of livestock, and the level of assessment is *Merit Assessable*.

Requirements

3. The land may be developed without **consent** for any purpose that is necessary for, or ancillary to, community life including the following:
 - (a) **community centre**;
 - (b) **dwelling**;
 - (c) **child care centre**;
 - (d) **education establishment**;
 - (e) **hospital**;
 - (f) **medical clinic**;
 - (g) **office**;
 - (h) **place of worship**;
 - (i) **plant nursery**;
 - (j) **shop**;
 - (k) **veterinary clinic**;
 - (l) the keeping of poultry;
 - (m) the growing of crops, fruits, vegetables, pasture and the like.

7.2 Towns on Aboriginal Land

Purpose

Provide for the orderly and proper planning of the identified towns on Aboriginal land.

Administration

1. This clause applies to the towns specified in Schedule 7.
2. Land shown on the relevant area plan that is not within a residential, community use, service commercial, open space or utilities area is not be developed for any purpose other than for cultural purposes.

Requirements

3. Land identified as “residential area” on the relevant area plan may be developed without **consent** only for any of the following:
 - (a) **clearing of native vegetation;**
 - (b) **dwelling-community residence;**
 - (c) **dwelling-group**
 - (d) **dwelling-single;**
 - (e) **dwelling-independent;**
 - (f) **dwelling-multiple;**
 - (g) **home based business;** and
 - (h) **residential care facility.**
4. Land identified as “community use area” on the relevant area plan may be developed without **consent** only for any of the following:
 - (a) **bar-public;**
 - (b) **bar-small;**
 - (c) **caravan park;**
 - (d) **car park;**
 - (e) **child care centre;**
 - (f) **clearing of native vegetation;**
 - (g) **club;**
 - (h) **community centre;**
 - (i) **dwelling-caretakers;**
 - (j) **education establishment;**
 - (k) **food premises-café/take away;**
 - (l) **food premises-restaurant;**
 - (m) **hotel/motel;**
 - (n) **hospital;**
 - (o) **leisure and recreation;**
 - (p) **medical clinic;**
 - (q) **office;**
 - (r) **passenger terminal;**
 - (s) **place of worship;**

- (t) **plant nursery;**
 - (u) **rooming accommodation;**
 - (v) **shop;**
 - (w) **vehicle sales and hire; and**
 - (x) **veterinary clinic;**
5. Land identified as “service commercial area” on the relevant area plan may be developed without **consent** only for any of the following:
- (a) **car park;**
 - (b) **clearing of native vegetation;**
 - (c) **dwelling-caretakers;**
 - (d) **fuel depot;**
 - (e) **industry-general;**
 - (f) **industry-light;**
 - (g) **motor body works;**
 - (h) **motor repair station;**
 - (i) **office;**
 - (j) **recycling depot;**
 - (k) **service station;**
 - (l) **showroom sales;**
 - (m) **shop;**
 - (n) **transport terminal;**
 - (o) **vehicle sales and hire;**
 - (p) **veterinary clinic; and**
 - (q) **warehouse.**
6. Land identified as “open space area” on the relevant area plan may be development without **consent** only for any of the following:
- (a) **clearing of native vegetation;**
 - (b) **club; and**
 - (c) **leisure and recreation.**
7. Land identified as “utilities purposes area” on the relevant area plan may be developed without **consent** only for utilities purposes.

SCHEDULES

Schedule 1: Amendments to the Northern Territory Planning Scheme

Amendments number 1 – 539 apply to the former Northern Territory Planning Scheme (2007) and details are available from the Department of Infrastructure, Planning and Logistics.

Table to Schedule 1: Amendments to the Northern Territory Planning Scheme 2020			
Amendment number	Description	Publisher of amendment notice	Publication date

Schedule 2: Definitions

2.1 Defined Uses

In this document, unless inconsistent with the context or subject matter:

abattoir means premises used for the slaughter and dressing of animals, and includes the processing of meat from such slaughter;

agriculture means, as a commercial enterprise:

- (a) the growing of crops, pasture, timber trees and the like, but does not include a **plant nursery** or **horticulture**; and
 - (b) the keeping and breeding of livestock
- but does not include **intensive animal husbandry** or **stables**;

animal boarding means premises used as a commercial enterprise for the accommodation or breeding of domestic animals;

bar-public means premises primarily used to sell alcoholic beverages to the public for consumption on the premises, where the maximum capacity is more than 100 persons at any one time. The use may include ancillary sale of food for consumption on the premises and entertainment activities, but does not include a **bar-small, club, hotel/motel, nightclub entertainment facility, or restaurant**;

bar-small means premises primarily used to sell alcoholic beverages to the public for consumption on the premises, where the maximum capacity does not exceed 100 persons at any one time. The use may include ancillary sale of food for consumption on the premises and entertainment activities, but does not include a **bar-public, club, hotel/motel, nightclub entertainment facility, or restaurant**;

caravan includes a vehicle registered or eligible for registration within the meaning of the *Motor Vehicles Act 1949* which is designed or adapted for human habitation;

caravan accommodation means the use of a caravan for temporary or permanent accommodation on a **site** other than a **caravan park**;

caravan park means land used for the parking of **caravans** or the erection or placement and use of tents or cabins for the purpose of providing accommodation. The use may include, where ancillary, a manager's residence and office, **bar-small, food premises-cafe/take away, shop**, amenity buildings, restaurant and the provision of recreation facilities for the use of occupants of the caravan park and their visitors;

car park means the parking of motor vehicles otherwise than as an ancillary use of land; and does not include **vehicles sale and hire**;

car wash means premises primarily used for the commercial cleaning of motor vehicles by mechanical or manual processes;

child care centre means premises used for the minding, education and care of children but does not include an **education establishment** or family day care as a **home based business**;

clearing of native vegetation means the removal or destruction, by any means, of native vegetation on an area of land, other than:

- (a) the removal or destruction of a declared weed within the meaning of the *Weeds Management Act* or of a plant removed under the *Plant Health Act 2008*;
 - (b) the lopping of a tree;
 - (c) incidentally through the grazing of livestock;
 - (d) the harvesting of **native vegetation** planted for harvest;
 - (e) in the course of Aboriginal traditional use, including the gathering of food or the production of cultural artefacts;
 - (f) by fire;
 - (g) the removal or destruction of **native vegetation** occurring on a **site** previously cleared in accordance with a permit issued under the Act; or
 - (h) incidentally through mowing an area previously cleared of **native vegetation**;
- and includes the selective removal of a species of plant, a group of species of plants, a storey or group of storeys in whole or in part;

club means premises used by persons associated for social, political, sporting, athletic or other similar purposes for social interaction or entertainment. The use may include the sale of alcoholic beverages and food to members and their guests;

community centre means a building or part of a building used for providing artistic, social or cultural facilities and community support services to the public and may include the ancillary preparation and provision of food and drink;

demountable structure means a building, including transport containers, 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 **education establishment** or as a **medical clinic** or as a construction site office or a prefabricated **dwelling**;

dwelling-caretakers means a **dwelling** which is ancillary to the non-residential use of the land on which it is erected and which is occupied by the bona fide caretaker of the land;

dwelling-community residence means a **dwelling**:

- (a) used to accommodate persons who are not necessarily related and who live together as a single household, with or without paid supervision or care; and
- (b) that is managed so that day to day activity is of a residential character; and

- (c) where the management of the household is assisted by a community, religious or charitable organization or an educational, departmental or institutional establishment, but does not include a **residential care facility**;

dwelling-group means a **dwelling** that is one of a group of two or more **dwelling**s on the same lot such that no **dwelling** is placed wholly or partly vertically above another, except where special conditions of landscape or topography dictate otherwise, and includes a **dwelling** on a unit title with common property;

dwelling-independent means an ancillary **dwelling** that is constructed on the same **site** as a **dwelling-single**;

dwelling-multiple means a **dwelling** or **serviced apartment** that is wholly or partially vertically over or under another **dwelling** on a **site** and includes any **dwelling**s above the ground floor in a mixed use development, and includes a **dwelling** on a unit title with common property;

dwelling-single means a building containing one **dwelling** only;

emergency services facility means the provision of essential emergency services or disaster management services by a government or community organisation including operational support and training facilities;

education establishment means premises used for the purposes of providing education including an academy, college, lecture hall, pre-, primary or secondary school, vocational training college or university, but does not include a **place of worship** or **community centre**. The use can include where ancillary, **café / take away**, **office** or **shop** that directly service the needs of students and staff;

excavation and fill means the removal or importation of material to, from or within a **site** that will change the ground level of the land, but does not include that normally required in association with the construction of a building, swimming pool, ornamental pond or the like;

exhibition centre means premises used for the display, or display and sale, of materials of an artistic, cultural or historical nature including a museum. The use can also include where ancillary **café / take away** and **office**;

food premises-café / take away means small-scale premises (other than a **bar-small**) used for the preparation and sale of food and drinks that may be either taken away or consumed at seating on the premises;

food premises-fast food outlet means premises used for the preparation and sale of food and drinks primarily packaged to be taken away for consumption off premises that incorporate a drive-through service, and may include the provision of seating for the consumption of food on the premises;

food premises-restaurant means premises (other than a **bar-public**, **bar-small**, **shop**, or part of a **hotel/motel**), used for the preparation, sale and service of food and drinks for consumption primarily on the premises where seating is provided, and may include the ancillary provision of take-away food;

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

helicopter landing site means a place that may be used for the purposes of land or taking-off of helicopters, other than as a commercial enterprise and does not include a helicopter engaged in the provision of emergency operations, **transport terminal**, or **passenger terminal**;

home based business means use of a **dwelling** or the **site** of a **dwelling** by a person who resides in the **dwelling** for a business activity which is subordinate to the primary residential use including;

- (a) family day care for no more than 7 children;
- (b) storage of materials and vehicles;
- (c) carrying out of an occupation or profession; and
- (d) provision of temporary accommodation on a commercial basis within the dwelling;

horticulture means the commercial cultivation of fruit, vegetables, and flowers, including the wholesale growing of plants;

hospital means a building used to provide health services including preventative care, diagnosis, medical and surgical treatment and counselling to persons admitted as in-patients. The use can include where ancillary, **café / take away**, **medical clinic**, **office**, **rooming accommodation** and **shop** that directly service the needs of staff, patients and visitors;

hotel/motel means premises primarily used for the short term accommodation of travellers. The use can include where ancillary, meeting and function rooms, **restaurants**, a **bar-small**, and recreation facilities, but does not include a **bar-public**, **club**, or **nightclub entertainment facility**;

industry- general means an **industry** in which the process carried on, the machinery used and goods and commodities carried to and from the premises on which the industry is sited has potential for significant impacts on the surrounding **amenity** due to off-site emissions including aerosol, fume, particle, smoke, waste products, odours, noise, generation of heavy vehicle traffic flows in the locality and the potential for night-time and/or outdoor activities. The use can include when ancillary **office** and **shop**;

industry-light 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 adversely 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. The use may include where ancillary **food premises-café/take away, office and shop**;

industry-primary means an **industry** which involves the storage, treatment, processing or packing of primary products transported to the **site** where the process carried on 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 adversely affect the **amenity** of the surrounding locality; (previously rural industry);

intensive animal husbandry means:

- (a) the keeping and feeding of animals, including poultry and pigs, in sheds, stalls, ponds, compounds or stockyards; or
 - (b) aquaculture;
- as a commercial enterprise;

leisure and recreation means the provision indoors or outdoors of recreation, leisure or sporting activities and includes cinemas, theatres, sporting facilities, gymnasiums and the like as a commercial enterprise but does not include a **club** or **community centre**. The use can include where ancillary a **bar – small, café / take away, restaurant and shop**;

market means premises or land managed and used for the sale of goods to the public on a regular basis, where goods are primarily sold from a number of vehicles, trailers or temporary structures such as stalls, booths or trestle tables. The use may include entertainment provided for the enjoyment of customers;

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**;

motor body works means premises for repairing the body work of motor vehicles and includes body building, panel beating or spray painting of motor vehicles;

motor repair station means premises used for carrying out repairs to motor vehicles but does not include a **motor body works** or a **transport terminal**;

nightclub entertainment venue means a premises used to provide entertainment, dancing and music. The use generally includes the sale of alcoholic beverages and food for consumption on the premises;

office means a building or part of a building used for the conduct of administrative, secretarial or management services or the practice of a profession, where no goods or materials are made, repaired, sold or hired but does not include a **home based business**;

passenger terminal means premises used as a railway or bus station, shipping passenger terminal, airline passenger terminal, hover port or heliport;

place of assembly means the use of premises for the gathering of people to attend functions whether or not for commercial purposes including convention facilities, or auditoriums. The use can include ancillary **bar – small, café / take away, office and shop**.

place of worship means premises used as a church, chapel, mosque, temple, synagogue or place of religious instruction or worship or for the purpose of religious training. The use can include where ancillary an **office and shop**;

plant nursery means premises principally used for the growing and sale to the public of plants, whether or not seeds, equipment, landscape materials or other associated products are displayed or sold, but does not include the use of land for **agriculture, horticulture or industry-primary**;

recycling depot means premises used for the collection, storage or sale of scrap metals, waste paper, rags, bottles or other scrap material or goods, or used for dismantling, storage or salvaging of machinery whether or not parts of them are for sale;

renewable energy facility means premises primarily used for the commercial generation and wholesale distribution of energy from renewable (naturally reoccurring) sources;

residential care facility means the use of premises for supervised accommodation where the use integrates:

- (a) rehabilitation; and/or
- (b) medical; and/or
- (c) other support;

facilities for residents who cannot live independently and/or require regular nursing or personal care;

retail agricultural stall means a building used for the display and retail sale of agricultural, market garden or horticultural produce grown on the land on which the building is erected;

rooming accommodation means premises such as hostels, guest houses, student and worker accommodation used for the accommodation of unrelated persons which may include:

- (a) the provision of food or other services and facilities, and/or
- (b) on-site management or staff and associated accommodation,

and where each guest/resident:

- (c) has a right to occupy one or more rooms; and

- (d) does not have a right to occupy the whole of the premises in which the rooms are situated; and
- (e) may have separate facilities for private use or share communal facilities or communal space with other residents

The use can include where ancillary, **bar-small, food premises-café/take away, office, and shop**;

service station means premises used for the sale by retail of fuels, oils and other products for use in connection with the operation of motor vehicles, whether or not it includes convenience shopping, but does not include a **fuel depot, motor repair station, motor body works, or shopping centre**. The use can include, where ancillary, a **café / take away and shop**;

shop means premises used for the display and sale by retail or for hire of goods or to provide services but does not include a **café / take away, fast food outlet, restaurant, retail agricultural stall, service station, shopping centre, showroom sales or vehicle sales and hire**;

shopping centre means an integrated complex of three or more individual tenancies that is comprised primarily of **shops**;

showroom sales means premises used for the sale or hire of bulky goods that require a large area for handling, display or storage including:

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

sport and recreation means the use of land for recreation purposes, but does not include such a use which involves commercial transactions, motor sports or activities which, by virtue of the generation of noise or disturbance, will adversely affect the **amenity** of adjoining land nor does it include **leisure and recreation**;

stables means premises used for the keeping, exercising or training of horses or other animals of burden as a commercial enterprise; (remainder of existing definition deleted);

telecommunications facility means land used to accommodate:

- (a) any part of the infrastructure of a telecommunications network; or
- (b) any line, equipment, apparatus, tower, mast, antenna, tunnel, duct, hole, pit, pole or other structure or thing used, or for use, in or in connection with a telecommunications network.

transport terminal means premises used for the:

- (a) loading, discharge or storage of goods in the course of the transport of those goods by air, road, rail or ship;
- (b) garaging and maintenance of fleet vehicles; or
- (c) servicing, repair and garaging of buses;

vehicle sales and hire means premises used wholly or principally for the display for sale by retail or for rental of motor vehicles, caravans, trailers, farm machinery or boats. The use may include ancillary repair or servicing activities and sale or fitting of accessories;

veterinary clinic means premises used for the medical treatment of animals, whether or not the animals are boarded there as part of the treatment;

warehouse means premises used for the bulk storage of goods, or the display and sale of goods by wholesale;

2.2 General Definitions

If a word or expression used in this Scheme is listed in this clause, its meaning is as follows:

access means the entry of persons and vehicles onto a lot, either existing or proposed, from a road, laneway or other space which abuts that lot;

active street frontage means any frontage of a building that creates activity on the adjacent street or another public place. Unless otherwise specified, active street frontage:

- (a) contains active uses such as retail, entertainment and dining uses for a minimum of 75% of the street front boundary,
- (b) is built to the street front boundary at ground level;
- (c) has windows and door openings to the adjacent street or public place; and
- (d) minimises driveway and servicing access across the active street frontage;

alfresco dining area means an open air dining area that is not air-conditioned, and is primarily used for the provision of tables and chairs as an **ancillary** seating space for the consumption of food and beverages for a **bar, club, food premises or nightclub entertainment facility**. This area may be under a roof, may be capable of being enclosed and/or secured and may include spaces such as a courtyard, beer garden, deck, area on a rooftop or podium, balcony, or a space on public land or a road reserve (subject to land owner authorisation);

amenity in relation to a locality or building, means any quality, condition or factor that makes or contributes to making the locality or building harmonious, pleasant or enjoyable;

ancillary means associated with, but auxiliary and subordinate to the primary land use;

Australian Noise Exposure Forecast (ANEF) is a single number index (shown as a series of contours on the ANEF maps produced by the Department of Defence) that

predicts for a particular future year the cumulative exposure to aircraft noise likely to be experienced by communities near airports during a specified time period;

basement means a **storey** either below ground level or that projects no more than one metre above ground level;

building height means the vertical distance between the **ground level** and the highest point of the building roof (apex) or parapet at any point, but not including any load bearing antenna, aerial, chimney, flagpole or the like; (taken from existing height clause);

building setback means the distance from any lot boundary to a building or structure and shall be measured from all boundaries to:

- the wall of a building or structure;
- the outer surface of the railings of a balcony or verandah;
- the outer surface of any support column of a ground level verandah; and
- the outer surface of any support column for structures without external walls except that the setback of a shade sail is measured to the outer extremity of the fabric.

In the event of a **site** having frontage to more than one street, the **building setback** through the corner truncation is measured from the intersecting point of the **primary street** setback and the **secondary street** setback;

car parking area means an area set aside or designated for the parking of three or more motor vehicles;

car parking space means a space designated for the parking of one motor vehicle;

common building boundary means the designated boundary between one lot and an adjoining lot; (remainder of existing definition deleted);

consent means the consent of the consent authority within the meaning of the *Planning Act 1999*;

dwelling means a building, or part of a building, designed, constructed or adapted as a self-contained residence;

floor area in relation to a building, includes all wall thicknesses of the external walls and all roof areas used as floors, but does not include verandahs, balconies or areas set aside for car parking or access thereto;

fully screened in relation to a verandah or balcony, means a permanently fixed durable external screen, designed and coloured to blend in with or complement the development to at least 1.7m above floor level, which is no more than 25% transparent and consists of perforated panels or trellis with a maximum of 25% openings or solid

translucent panels or louvered slats, which are only able to be opened to a 45° angle and do not allow direct overlooking into an adjacent residential building;

ground level means the ground surface level that exists on a **site** prior to the commencement of earth or construction works associated with the development of a building;

habitable room means any room of a **dwelling** other than a bathroom, laundry, toilet, pantry, walk-in wardrobe, corridor, stair, lobby, photographic darkroom, clothes drying room or other space of a specialised nature occupied neither frequently nor for extended periods;

heritage object means a heritage object within the meaning of the *Heritage Act 2011*;

heritage place means a heritage place within the meaning of the *Heritage Act 2011*;

industry – means the use of land for processes involving manufacturing, assembling, packaging, altering, repairing, renovating, finishing, cleaning, treating of waste materials, testing or analysis or dismantling of an article, goods, or material including the storage or transportation associated with any such activity;

loading bay means an area set aside or designated for the loading and unloading of vehicles associated with the use of the land;

main road means a main road defined on the zoning maps;

mezzanine means an intermediate floor within a room;

mining activity means the conduct of any mining activity under any mining interest (where the terms “mining activity” and “mining interest” have the same meaning as in the *Mining Management Act 2001*);

native vegetation means terrestrial and inter-tidal flora indigenous to the Northern Territory, including grasses, shrubs and mangroves;

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 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; (remainder of line deleted)
- (d) areas set aside as plant and lift motor rooms;
- (e) areas set aside for use of service delivery vehicles; and
- (f) areas set aside for car parking or access;

outbuilding means a non-habitable structure that is **ancillary** to the *Permitted* use of the land including a shed, garage, carport, pergola or shade sail;

plot ratio means the **floor area** divided by the area of the **site**;

primary street means the street or where there is more than one street, the street with the wider carriageway or that which carries the greater volume of traffic but does not include any street where access is restricted by the controlling Agency;

primary use means the use of land or premises to which all other uses are ancillary;

proposed main road means a proposed main road shown on the zoning maps;

public open space means outdoor spaces that are generally accessible to the community and provide for a range of sport, recreation, cultural, entertainment or leisure pursuits;

residential building means a building or part of a building used or developed or proposed to be developed for a **dwelling-community residence, dwelling-caretakers, dwelling-grouped, dwelling-independent, dwelling-multiple, dwelling-single, hotel/motel, residential care facility, or rooming accommodation**;

secondary street means – in the case of a **site** that has access to more than one public street – the street or streets that are not the **primary street**;

serviced apartments means a building (or part of a building) providing self-contained accommodation to tourists or visitors on a commercial basis and which is regularly serviced or cleaned;

site means an area of land, whether consisting of one lot or more, which is the subject of an application to the consent authority;

storey means that part of a building between floor levels. If there is no floor above, it is the part between the floor level and the ceiling. It may comprise an attic, **basement** or be built over an area for car parking;

temporary use means a use that is impermanent and may be irregular or infrequent that does not require the construction of a permanent building or the installation of permanent infrastructure or services.

Schedule 3: Exceptions

1. The exceptions in this schedule are included to enable the efficient provision of public utilities, infrastructure and facilities for the benefit of the community.
2. Unless specified, other than for subdivision or consolidation or by virtue of an Overlay or Interim Development Control Order, this Planning Scheme does not prevent the use or development of land that is not zoned.
3. Unless specified, this Planning Scheme does not prevent any of the following:
 - (a) the construction, operation, alteration, repair or maintenance of a road or **main road**;
 - (b) the construction, alteration, repair or maintenance of:
 - i. facilities for the reticulation of water, sewerage, gas or electricity or, subject to clause 5.8.10, transmission of telecommunications services; and
 - ii. stormwater drains;
 - (c) the subdivision of rural or unzoned land to less than 1ha for the purpose of creating a lot to accommodate infrastructure for water supply, sewerage, gas, electricity or telecommunications. This type of subdivision is exempt from:
 - i. Clause 6.3.1 (Lot Size and Configuration for Subdivision in Zones RL, R and H, and Unzoned Land) sub-clauses 7, 9 and 11;
 - ii. Clause 6.3.3 (Site Characteristics for Subdivision for Lots of 1ha or Greater in Zones RL, R and H, and Unzoned Land) sub-clauses 1-5;
 - iii. Clause 6.3.4 (Infrastructure for Subdivision in Zones RL, R and H, and Unzoned Land);
 - iv. Clause 6.3.6 (Lots less than 8 ha for Urban and Community Uses on Unzoned Land);
 - (d) the strengthening to a safe condition of a building or works;
 - (e) the erection, placement or use of a construction site office permitted under the Building Act 1993;
 - (f) a shade sail of 30m² or less for all non-residential zones;
 - (g) the erection or display of a sign which is:
 - i. a traffic control or driver advisory guide, service or similar device;
 - ii. displayed under a statutory obligation;
 - iii. on enclosed land or within a building and not readily visible from land outside the enclosure or building;
 - iv. of a temporary nature used to advertise property that is available for rent, lease, sale, auction or inspection subject to clause 6.7 (signs)
 - v. displayed on or inside a vehicle, other than a vehicle which is adapted and exhibited primarily as an advertising sign;
 - vi. an interpretative sign used for describing a place or an item of historical or education significance; or
 - vii. a public safety advisory sign displayed by a government agency or local authority;

- (h) the conduct of any mining activity under any mining interest (where the terms “mining activity” and “mining interest” have the same meaning as in the *Mining Management Act 2001*);
 - (i) the development of land for a period not exceeding 28 days in association with a special community event or festival where management of the event is assisted by a community organisation, education establishment, or recognised religious or charitable organisation, or a department or institutional establishment of the Crown. Any buildings or structures constructed for the purpose are to be removed within the 28 day period;
 - (j) the erection of a 17m high projection screen in association with the Blatherskite Park Showground on Lot 5687 Town of Alice Springs;
 - (p) subleasing of car parking spaces that are contained within a legally established building in Zone CB in the Municipality of Darwin. Any use of the land for the purposes of a car park permitted only by virtue of this clause, is to cease on 18 June 2020;
 - (q) the development of the land for the purposes of an alfresco dining area in Zone CB in the Municipality of Darwin, only if the alfresco dining use:
 - i. is established prior to 18 June 2020;
 - ii. is associated with a lawfully established use;
 - iii. does not constrain the function or reduce the number of any on-site car parking spaces, loading bays or ancillary manoeuvring spaces; and
 - iv. does not involve development adjoining or adjacent to a tree within adjoining private property, parkland or road reserve, or written agreement has been obtained from the relevant land owner, the City of Darwin or the Minister for Infrastructure, Planning and Logistics to indicate that the development will not adversely impact on either the root system or branches or the tree;
 - (r) the development of Section 2284 Hundred of Strangways for an education establishment with ancillary accommodation until 25 May 2020;
 - (s) subleasing of **car parking spaces** that are contained within a legally established building in Zone CB in Central Darwin.
4. Subdivision for the purpose of whole-of-town leases to formalise land title arrangements for existing infrastructure (including site servicing):
- (a) applies only to land granted under the *Aboriginal Land Rights (Northern Territory) Act 1976 (Cth)*, Community Living Areas as described in the *Associations Act 2003*, and the communities of Canteen Creek and Nauiyu; and
 - (b) is exempt from Part 6 of this Planning Scheme other than:
 - i. the relevant minimum lot size requirements;
 - ii. Clause 6.2.1 (Lot Size and Configuration for Subdivision in Zones LR, LMR, MR and HR);
 - iii. Clause 6.2.4 (Infrastructure and Community Facilities in Zones LR, LMR, MR and HR);

- iv. Clause 6.3.3 (Site Characteristics for Subdivision for Lots 1ha or Greater in Zones RL, R and H and Unzoned Land) purpose and sub-clause 8.
 - v. Clause 6.4.1 (Lot Size and Configuration for Subdivision in Zones LI, GI and DV);
 - vi. Clause 6.4.3 (Infrastructure for Subdivision in Zones LI, GI and DV);
 - vii. Clause 6.5.1 (Subdivision in Zone FD);
 - viii. Clause 6.6.1 (Subdivision for the Purposes of a Unit Title Scheme);
5. Clause 6.3.4 (Infrastructure for Subdivision in Zones RL, R and H and Unzoned Land) purpose and sub-clauses 2-6(a). The installation of **demountable structures** for the purpose of providing temporary emergency accommodation and ancillary uses is permitted only on land within the boundaries of Galiwin'ku Area Plan (refer to Clause 2.4). Any buildings or **demountable structures** constructed or provided for the purpose are to be removed within a four year period.
6. If specified under this sub-clause, transitional arrangements may apply to the development or use of land not in compliance with an amended provision of the Planning Scheme:
- (a) In relation to Amendment No.415 to Clause 7.5 (Private Open Space), dated 18 September 2015, full compliance with the amended provision is not required if a building permit has been issued or a contract to build has been signed for the development of land prior to 6 November 2015;
7. The installation of **demountable structures** for the purpose of 10 temporary **dwelling**s to provide transitional accommodation is permitted only on NT Portion 2087 (Administrative Lot 10 and 11, Townsite of Mara), Lots 462, 497, 625, 773, 789 and 790, Town of Borroloola. The **demountable structures** used for this purpose must be removed by 30 June 2022.

Schedule 4: Specific Use Zones

4.1 Specific Use Zones under NTPS 2020

Table to Schedule 4.1: Specific Use Zones under Northern Territory Planning Scheme 2020	
Specific Use Zone	Land Subject to Specific Use Zone

4.2 Specific Use Zones under NTPS 2007

The Specific Use Zones listed in the Table to this Schedule are subject to the relevant requirements contained in the former Northern Territory Planning Scheme (2007).

Table to Schedule 4.2: Specific Use Zones under the former Northern Territory Planning Scheme (2007)	
Specific Use Zone	Land Subject to Specific Use Zone
<i>Alice Springs</i>	
SA1	Lot 7913, Town of Alice Springs (Stuart Highway, Alice Springs)
SA2	NT Portions 4097 to 4101 (inclusive) (Petrick Road, Alice Springs)
SA3	Lots 9128 to 9146 (inclusive) and Lot 9282, Town of Alice Springs (Whittaker, McDonald and Colson Streets and Stuart Highway, Alice Springs)
SA4	Lot 9197, Town of Alice Springs (Smith Street, Alice Springs)
SA5	Lot 8132, Town of Alice Springs (Len Kittle Drive, Alice Springs)
SA6	Lot 6466, Town of Alice Springs (17 Range Crescent, Alice Springs)
SA7	<i>Omitted</i>
SA8	Part of Lot 7593, Town of Alice Springs (70 Palm Circuit, Ross)
SA9	Part of NT Portion 6811, Alice Springs (69 Bullen Road, White Gums)
SA10	Lot 5812, Town of Alice Springs (257 Stuart Highway, Alice Springs)
<i>Brewer Estate</i>	
SBE	NT Portions 3557, 5259, 5823, 6219 and 6221 Brewer Road, south of Alice Springs
<i>Crab Claw Island</i>	
SCC	Sections 178 to 192 (inclusive) Hundred of Milne, Crab Claw Island
<i>Darwin</i>	
SD1	<i>Omitted</i>
SD2	<i>Omitted</i>
SD3	Lot 3327, Town of Darwin (55 Hudson Fysh Avenue, Ludmilla)

Table to Schedule 4.2: Specific Use Zones under the former Northern Territory Planning Scheme (2007)

Specific Use Zone	Land Subject to Specific Use Zone
SD4	Lots 9585, 6191 and 8634, Town of Nightcliff (Bagot Road, 14 Kelsey Crescent and 15 Fitzgerald Street, Millner)
SD5	<i>Omitted</i>
SD6	Lot 7590, Town of Darwin (20 Gregory Street, Parap) (Formerly part of Lots 7332 and 7333)
SD7	Lots 6520, 3380 and 7456, Town of Darwin (149, 147 and 45 Stuart Highway, Parap)
SD8	<i>Omitted</i>
SD9	Fisherman's Wharf locality, Stuart Park, Town of Darwin
SD10	Dinah Beach locality, Stuart Park, Town of Darwin
SD11	Part Lots 4579 and 4580 Rapid Creek Road, Lots 4598, 8708, 9454, 9723, 9738, 9739, 9757, 9759, 9761, 9765, 9767 and 9769, Town of Nightcliff (Freshwater Road, being land adjacent to Rapid Creek between Trower and McMillans Roads)
SD12	Building Development Parcel 7427, Building Lots 7428, 7429 and 7430, Building Development Parcel 7562, and Building Lots 7563, 7564, 7565 and 7566, Town of Darwin (Dinah Beach Road and Duke Street, Stuart Park)
SD13	Lot 6738, Town of Darwin (11 Villaflor Crescent, Woolner)
SD14	Lot 7289, Town of Darwin (50 Colivas Road, East Point) (Formerly Lot 5648 and proposed Lot 5976, East Point, Fannie Bay)
SD15	Lot 7467, Town of Darwin (10 Salonika Street, Parap)
SD16	Lot 7425, Town of Darwin (56 Bayview Boulevard, Bayview)
SD17	Lot 9793, Town of Nightcliff (Lee Point Road, Lyons)
SD18	Lot 5378, Town of Darwin (15 Iliffe Street, Woolner)
SD19	Part Lot 9989, Town of Nightcliff (71 Progress Drive, Nightcliff)
SD20	Lot 7491, Town of Darwin (17 Dinah Beach Road, Stuart Park)
SD21	Lot 7591, Town of Darwin (16 Gregory Street, Parap)
SD22	<i>Omitted</i>
SD23	Part Lot 9737, Town of Nightcliff (Lee Point Road, Muirhead)
SD24	<i>Omitted</i>
SD25	Lots 1822, 3376 and 3377, Town of Darwin (7 Stokes Street, 155 and 153 Stuart Highway, Parap)
SD26	<i>Omitted</i>
SD27	Lot 1252, Town of Nightcliff (6 Brooks Place, Millner)
SD28	Lot 1535, Town of Nightcliff (10 McKay Place, Millner)
SD29	Lot 2414, Town of Sanderson (10 Marshall Court, Malak)
SD30	Lots 7466 and 7468, Town of Darwin (129 Stuart Highway and 10 Salonika Street, Parap)
SD31	Part Portion 2235, Hundred of Bagot (651 Stuart Highway, Berrimah)

Table to Schedule 4.2: Specific Use Zones under the former Northern Territory Planning Scheme (2007)

Specific Use Zone	Land Subject to Specific Use Zone
SD32	Lot 7035, Town of Sanderson (94 Matthews Road, Malak)
SD33	Lot 9327, Town of Nightcliff (125 Dick Ward Drive, Coconut Grove)
SD34	Lot 1310, Town of Nightcliff (38 Ryland Road, Millner)
SD35	Lot 7162, Town of Nightcliff (42 Marrakai Street, Tiwi)
SD36	Lot 4670, Town of Darwin (19 Goyder Road, Parap)
SD37	Part Lot 5182, Town of Darwin (213 Dick Ward Drive, Ludmilla)
SD38	Lots 3564 and 3565, Town of Nightcliff (31 and 33 Moil Crescent, Moil)
SD39	Section 4445, Hundred of Bagot (55 Batten Road, Marrara)
SD40	Lot 1313, Town of Nightcliff (44 Ryland Road, Millner)
SD41	Lot 3892, Town of Darwin (22 Graham Street, Stuart Park)
SD42	Part Portion 2235, Hundred of Bagot (651 Stuart Highway, Berrimah)
SD43	Section 4303, Hundred of Bagot (680 Vanderlin Drive, Berrimah)
SD44	Part Lots 5182, Town of Darwin and 8630, Town of Nightcliff (Dick Ward Drive, Coconut Grove)
SD45	Lot 4223, Town of Darwin (36 Wilmot Street, The Narrows)
SD46	Lot 7820, Town of Darwin (4 Blake Street, Stuart Park)
SD47	Part Section 4440, Hundred of Bagot (10 Boulter Road, Berrimah)
SD48	Rapid Creek Flood Response Zone
<i>Katherine</i>	
SK1	Lots 2386, 2787 and 2789, Town of Katherine (40, 42 and 52 Casuarina Street, Katherine East)
SK2	Lot 470, Town of Katherine (1Gwendoline Drive and Fogarty Street, Cossack)
SK3	Lot 546, Town of Katherine (19 Victoria Highway, Katherine South)
SK4	Lots 3120, 3121, 3122, 3123 and 3124, Town of Katherine (10, 8, 6, 4 and 2 Rundle Street, Katherine South)
SK5	Part Lots 3231 and 3232, Town of Katherine (79 and 80 Casuarina Street, Katherine East)
<i>King Ash Bay</i>	
SKA	NT Portions 3898 and 3899, Batten Road, King Ash Bay locality
<i>Kings Canyon</i>	
SKC	NT Portions 3963 to 3966 (inclusive) and 3974, Kings Canyon Wilderness resort
<i>Lake Bennett</i>	
SLB	Sections 90 to 97, 99 to 110 and 1252 to 1255 (all inclusive), Hundred of Howard, Lake Bennett locality
<i>Litchfield</i>	

Table to Schedule 4.2: Specific Use Zones under the former Northern Territory Planning Scheme (2007)

Specific Use Zone	Land Subject to Specific Use Zone
SL1	Portion 2915, Hundred of Bagot (1041 McMillans Road, Knuckey Lagoon)
SL2	<i>Omitted</i>
SL3	Land including NT Portion 7059 (Formerly part Portion 2627), Channel Island locality
SL4	Part Section 400, Hundred of Strangways (745 Stuart Highway, McMinns Lagoon), Freds Pass locality
SL5	Part Section 643, Hundred of Cavenagh (off 180 Hay Road, Livingston), Berry Springs locality
SL6	Sections 5526 to 5528 (inclusive) and Part Sections 5525 and 4449, Hundred of Bagot (15 Herkes Road, 10 and 25 Carruth Road, 555 Girraween Road, Girraween, and 635 Girraween Road, Koolpinyah) (Formerly Sections 3145 and 3126, and Part Section 3144)
SL7	Lot 30 LTO69/011, Hundred of Strangways (35 Henning Road, Virginia)
SL8	Part Section 2545 and Lot 4 LTO70/001, Hundred of Strangways (340 and 350 Arnhem Highway, Humpty Doo)
SL9	Part Lot 3 and part Lot 4 LTO73/022, Hundred of Cavenagh (60 and 70 Mira Road, Tumbling Waters)
SL10	Section 1746, Hundred of Guy (671 Anzac Parade, Middle Point)
SL11	Section 4212, Hundred of Bagot (25 Smyth Road, Howard Springs)
SL12	Lot 31 LTO81/005, Hundred of Bagot (1 De Caen Close, Virginia)
SL13	Lot 30 LTO81/005, Hundred of Bagot (2 De Caen Close, Virginia)
SL14	Lots 17 and 18 Hundred of Bagot (175 and 155 Stuart Highway, Howard Springs)
SL15	Lot 1 LTO77/005, Hundred of Strangways (10 Arnhem Highway, Humpty Doo)
SL16	<i>Omitted</i>
SL17	Section 3425, Hundred of Strangways (940 Stuart Highway, Bees Creek)
SL18	Lots 16, 17 and 24 LTO67/002, and Sections 4185, 4579 and 4580, Hundred of Strangways (155A, 155B, 155C, 175, 195 and 205 Lowther Road, Bees Creek)
SL19	<i>Not issued</i>
SL20	<i>Not issued</i>
SL21	<i>Not issued</i>
SL22	<i>Not issued</i>
SL23	Section 5544, Hundred of Strangways (2658 Stuart Highway, Livingstone)
<i>Marrakai</i>	
SM1	NT Portion 1731 (804 Arnhem Highway, Marrakai)
<i>Namarada</i>	
SN1	Hundred of Blyde, Dundee Beach locality
<i>Palmerston</i>	

Table to Schedule 4.2: Specific Use Zones under the former Northern Territory Planning Scheme (2007)

Specific Use Zone	Land Subject to Specific Use Zone
SP1	Lot 1219, Town of Palmerston (15 Temple Terrace and Chung Wah Terrace, Palmerston City)
SP2	Part Lot 4635, Town of Palmerston (74 University Avenue, Durack)
SP3	Part Lot 4640, Town of Palmerston (109 Chung Wah Terrace, Gunn)
SP4	<i>Omitted</i>
SP5	Lots 8410 and 8511, Town of Palmerston (4 and 2 Brennan Court, Farrar)
SP6	Lot 8480, Town of Palmerston (2 Emerald Place, Durack)
SP7	<i>Omitted</i>
SP8	Part Lot 965, Town of Palmerston (50 University Avenue, Durack)
SP9	Lot 11705, Town of Palmerston (270 Lambrick Avenue, Zuccoli)
SP10	Part Lot 11498, Town of Palmerston (15 Maluka Drive, Gunn)
SP11	Part Lot 11498, Town of Palmerston (15 Maluka Drive, Gunn)
<i>Pellew</i>	
SPW	Lots 1 to 24 (inclusive), Town of Pellew and three islands within NT Portion 4319 (all part of the Sir Edward Pellew group)
<i>Tennant Creek</i>	
ST1	Part Lot 998, Town of Tennant Creek (23 Irvine Street, Tennant Creek)

Schedule 5: Reference Guidelines

Table to Schedule 5: Reference Guidelines	
Document Title	Author / Publisher
Environmental Guidelines for Reclamation in Coastal Areas	Department of Natural Resources, Environment and The Arts
AS 2021-2000 Australian Standard Acoustics – Aircraft Noise Intrusion – Building Siting and Construction Table 2.1 Building Site Acceptability	Standards Australia
Rapid Creek Flood Study	Connell Wagner – May 1999
Rapid Creek Flood Study Update – Flood Modelling Results	Jacobs – 04 April 2018
Land Clearing Guidelines	Department of Natural Resources, Environment and The Arts
Community Safety Design Guide	Department of Lands and Planning
Design Guidance to Achieve Active Frontages and Provide for Services	Department of Lands and Planning
NT Land Suitability Guidelines	Northern Territory Government
Priority Environmental Management Areas – Katherine (Katherine Land Use Plan 2014)	Northern Territory Planning Commission
Priority Environmental Managements Areas – Litchfield (Litchfield Subregional Land Use Plan 2016)	Northern Territory Planning Commission
Design Guidance for Development in Zone CB (Central Business) in Alice Springs	Northern Territory Planning Commission

Schedule 6: Aboriginal Community Living Areas

Schedule to Clause 7.1: Aboriginal Community Living Areas		
NT Portion	Community	Locality
4849	Akwerrnge	Neutral Junction
3559	Alatyeye	Alcoota
1949	Alpurrurlam	Lake Nash
2417	Aluralkwa	Loves Creek
3697	Alyuen	Aileron
2096	Angula	Woodgreen
3520	Angula	Woodgreen
3523	Anyungyumba	Pine Hill
4761	Areyn	Derry Downs
2431	Atitjere	Mount Riddock
3362	Binjari	Manbulloo
3542	Binjen Ningguwung	Keep River
3278	Bringung	Roper Valley
2982	Bulla Goorbidjim	Auvergne
4779	Camfield Mudburra	Camfield
3868	Djarrung	West Mathison
3863	Dumbral	Newry
1648	Engawala	Alcoota
3729	Gulunurra	Alroy Downs
4630	Gurdangi	McArthur River
1507	Hodgson Downs	Hodgson Downs
4252	Ijarri	Tawallah
4392	Ilpurla	Henbury
1600	Imangara	Murray Downs
4479	Imperrenth	Elkedra
4235	Inelye	Huckitta
2706	Injulkama	Amburla
3609	Irrerlirre	MacDonald Downs
4627	Irtnwere Tyewelkere	West MacDonnell National Park
3696	Iuwakam	Gregory National Park (Bob's Yard)
3721	Jangirurla	Powell Creek
4094	Jibabana	Spring Creek

Schedule to Clause 7.1: Aboriginal Community Living Areas

NT Portion	Community	Locality
1508	Djembere	Eley (Jilkminggan)
2989	Jirringow	Mistake Creek
4253	Jungalina	Wollogorang
3788	Jungarrayiwarnu	Newhaven
4780	Kalumbulani	Camfield
3789	Karriyarra	Central Mount Wedge
4472	Kujuluwa	Brunette Downs
4747	Kurripi	Mt Denison
4069	Laramba	Napperby
2425	Lilla	Watarrka National Park
3524	Lingarra-Ngaringman	Humbert River
4621	Mamp	Coniston
4450	Maperte	Lucy Creek
3046	Marralum Darrigarau	Legune
4731	Marurum	Rosewood
3695	Mayamumbin	Gregory National Park (Barrac Barrac)
1224	Mbungara	Narwietooma
4871	Meercantie	Mount Doreen
4626	Menge	West MacDonnell National Park
3543	Mistake Creek	Mistake Creek
3540	Mulluyu	Kirkimbie
2719	Ngaringman Yarralin	Victoria River
3368	Nungali Jaminjung	
3541	Nyawanyawam Dawang	Keep River
2957	Orrtipa Thurra	Jervois
4635	Pantharpilenhe	Ambalindum
4848	Pawuwa	Phillip Creek
4254	Pwerte Marnte Marnte	Orange Creek
1480	Tara	Neutral Junction
1475	Titjikala	Maryvale
2440	Ukaka	Tempe Downs
3521	Ulbulla	Umbeara
2426	Ulpanyali	Tempe Downs

Schedule to Clause 7.1: Aboriginal Community Living Areas

NT Portion	Community	Locality
2868	Urlampe	Tobermorey
4631	W Lagoon	McArthur River
4408	Waju	Mount Cavenagh
3880	Wanarkula	Mulga Park
2424	Wanmarra	Watarrka National Park
4698	Wapirrka	Victory Downs
2000	Welere	Derry Downs
1628	Wilora	Stirling
3319	Wirrmalyanya	Umbeara
2439	Wogayala	Rockhampton Downs
4308	Wonmurri	Manangoora
3369	Wunoorill	Hodgson River
3867	Wurrkleni	Willeroo
3360	Wutunurrgurra	Epenarra
1951	Yanginj	Anningie
4248	Yangulinyina	Calvert Hills
1545	Yupanalla	Urapunga

Schedule 7: Aboriginal Towns

Schedule to Clause 7.2: Towns on Aboriginal Land

No towns have been included in this schedule to date.