

Integrated Schedule of Amendments

Proposed amendments to the NT Planning Scheme 2020
to incorporate Economic Recovery Actions & Designing
Better

PA2021/0254

Contents

- 1 [About this document](#)
- 2 [Index of changes](#)
- 3 [Part 3 \(Overlays\)](#)
- 4 [Part 4 \(Zones and Assessment Tables\)](#)
- 5 [Part 5 \(Development Requirements\)](#)
- 6 [Schedule 2 \(Definitions\)](#)

1. About this document

This document presents an integrated version of the changes proposed by the LSDR and Designing Better projects, and any consequential amendments. This is a clean, 'black and white' version of how the changes would look if they were incorporated into the planning scheme. This document should be read in conjunction with the Detailed Information Paper, which provides an explanation of the proposed changes.

This document includes:

- Index of changes
- Proposed Overlay 3.12 – GL Gateway Locations
- Part 4 (Zones and Assessment Tables), including an excerpt of the zoning matrix
- Part 5 (Development Requirements)
- Amendments to Schedule 2 (Definitions)

The proposed changes include many small adjustments to zones and development requirements throughout Parts 4 and 5. These changes are presented in a way that allows the amendments to be considered in the context of the whole of these parts, and indicates how the scheme would look should the amendments be approved.

Clause numbers are not being removed or reallocated. New development requirements will have new clause numbers. This is an interim measure until the planning scheme is reviewed in full as part of further stages of planning reform.

To view the detailed changes, including the extent of removed, changed and new text, please refer to the Individual Project Amendments at Appendices A and B. Feedback should be provided in the context of these amendments only.

This amendment does not include any rezoning of land. It also does not include any changes to the strategic framework or any other parts of the planning scheme not mentioned.

A number of Guidance Notes and a Fact Sheet have been prepared to assist with the interpretation of the new requirements. These do not form part of the planning scheme amendment, and will be published on the planning website for reference if the amendments are approved. A copy of these documents is at Appendix C.

2. Index of changes

The following tables are an index of all proposed changes to the NTPS 2020. This will guide your reading of this document. For further detail on the proposed change, refer to either Appendix A or B as identified.

Part 3 Overlays

Clause	Status	Comments	Relevant Appendix
3.12 GL – Gateway Locations	New	Introduction of new overlay to support 5.9 Location Specific Development Requirements	A – Economic Recovery Actions

Part 4 Zones and Assessment Tables

Clause	Status	Comments	Relevant Appendix
4.3 Zone LMR – Low-Medium Density Residential	Amended	Changes to specific assessment categories	A – Economic Recovery Actions
4.10 Zone CB – Central Business	Amended	Changes to specific assessment categories	A – Economic Recovery Actions
4.11 Zone C – Commercial	Amended	Changes to specific assessment categories and zone outcomes	A – Economic Recovery Actions
4.13 Zone TC – Tourist Commercial	Amended	Changes to specific assessment categories and zone outcomes	A – Economic Recovery Actions

Part 5 Development Requirements

Clause	Status	Comments	Relevant Appendix
5.1 Preliminary			
5.1 Preliminary	Amended	Incorporates reference to Location Specific Development Requirements	A – Economic Recovery Actions
5.2 General Development Requirements			
5.2.1 General Height Control	Amended	Consequential amendment (consolidates all building height controls)	A – Economic Recovery Actions
5.2.2 Building Heights in Alice Springs	Omitted	Consequential amendment	A – Economic Recovery Actions
5.2.2.1 General Height Controls in Alice Springs	Omitted	Incorporated into 5.2.1 General Height Control	A – Economic Recovery Actions
5.2.2.2 Design for Buildings above 3 storeys within Zone CB in Alice Springs	Omitted	Incorporated into 5.9.1 Alice Springs Town Centre	A – Economic Recovery Actions

Clause	Status	Comments	Relevant Appendix
5.2.2.3 Building Design Requirements within Zone CB in Alice Springs	Omitted	Incorporated into 5.5.16 Active Street Frontage of Commercial and Mixed Use Buildings in Zone CB and 5.9.1 Alice Springs Town Centre	A – Economic Recovery Actions (5.9.1) B – Designing Better (5.5.16)
5.2.3 Building Heights in Central Darwin	Omitted	Consequential amendment	A – Economic Recovery Actions
5.2.3.1 Building Heights in the Esplanade Character Area	Omitted	Incorporated into 5.9.2 Darwin City Centre	A – Economic Recovery Actions
5.2.3.2 Volumetric Control in Central Darwin	Omitted	Incorporated into 5.9.2 Darwin City Centre	A – Economic Recovery Actions
5.2.3.3 Urban Design Requirements in Central Darwin	Omitted	Incorporated into 5.5.15 Design of Commercial and Mixed Use Buildings in Zones CB and C, 5.5.16 Active Street Frontage of Commercial and Mixed Use Buildings in Zones CB and C, and 5.9.2 Darwin City Centre	A – Economic Recovery Actions (5.9.2) B – Designing Better (5.5.15 and 5.5.16)
5.2.4 Car Parking	Amended	Previously Vehicle Parking	
5.2.4.1 Car parking spaces	Amended	Previously Parking Requirements	A – Economic Recovery Actions
5.2.4.2 Reduction in Parking Requirements outside of Zone CB in Darwin	Omitted	Incorporated into 5.2.4.1 Car Parking Spaces	A – Economic Recovery Actions
5.2.4.3 Reduction in Parking Requirements within Zone CB in Darwin	Omitted	Incorporated into 5.9.2 Darwin	A – Economic Recovery Actions
5.2.4.4 Layout of car parking areas	Amended	Previously Parking Layout	A – Economic Recovery Actions
5.2.5 Loading Bays	Amended	Consequential amendment	A – Economic Recovery Actions
5.2.6 Landscaping	Amended	Split into 2 requirements to differentiate requirements relevant to Zone CB	
5.2.6.1 Landscaping in Zones other than Zone CB	Amended	Informed by Designing Better	B – Designing Better
5.2.6.2 Landscaping in Zone CB	New	Informed by Designing Better	B – Designing Better
5.4 Residential Specific Development Requirements			
5.4.1 Residential Density and Residential Plot Ratio	Amended	Previously Residential Density Limitations	B – Designing Better

Clause	Status	Comments	Relevant Appendix
5.4.2 Residential Height Limitations	Amended / Omitted	Amendment informed by Designing Better, and consequently incorporated into 5.2.1 General Height Control	A – Economic Recovery Actions B – Designing Better
5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures	Amended	Amendment informed by Designing Better, and consequential amendments (incorporates components of 5.4.5 Building Setbacks and Fencing of Dwellings-group, Dwellings-multiple and Residential Care Facilities in Zone MR)	B – Designing Better
5.4.3.1 Additional Setback Requirements for Residential Buildings longer than 18m and for Residential Buildings over 4 storeys in Height	Omitted	Informed by Designing Better	B – Designing Better
5.4.5 Building Setbacks and Fencing of Dwellings-group, Dwellings-multiple and Residential Care Facilities in Zone MR	Omitted	Incorporated into 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures, and 5.4.19.1 Fencing of Dwellings-multiple in Zones MR and HR	B – Designing Better
5.4.6 Private Open Space	Amended	Split into 2 requirements to differentiate requirements for dwellings-multiple	
5.4.6.1 Private Open Space for Dwellings-single, Dwellings-independent, Dwellings-group and Residential Care Facility	Amended	Removes reference to Dwelling-multiple	B – Designing Better
5.4.6.2 Private Open Space for Dwellings-multiple	New	Informed by Designing Better	B – Designing Better
5.4.7 Communal Open Space	Amended	Informed by Designing Better	B – Designing Better
5.4.8 Building Design	Amended	Split into 2 requirements to differentiate requirements for dwellings-multiple	
5.4.8.1 Building Design for Dwelling-group, Rooming Accommodation and Residential Care Facility	Amended	Removes reference to Dwelling-multiple	B – Designing Better
5.4.8.2 Building Design for Dwelling-multiple	New	Informed by Designing Better	B – Designing Better

Clause	Status	Comments	Relevant Appendix
5.4.17 Building Articulation	New	Informed by Designing Better and replaces 5.4.3.1 Additional Setback Requirements for Residential Buildings longer than 18m and for Residential Buildings over 4 storeys in Height	B – Designing Better
5.4.18 Fencing	New	Overarching clause title	
5.4.19.1 Fencing of Dwellings-multiple in Zones MR and HR	New	Informed by Designing Better and also incorporates 5.4.5 Building Setbacks and Fencing of Dwellings-group, Dwellings-multiple and Residential Care Facilities in Zone MR	B – Designing Better
5.4.19 Street Frontage of Residential Buildings in Zone CB	New	Informed by Designing Better	B – Designing Better
5.5 Commercial Specific Development Requirements			
5.5.1 Interchangeable Use and Development	Amended	Split into 2 requirements to differentiate between Zone CB and Zone C	
5.5.1.1 Interchangeable Use and Development in Zone CB	New	Introduces new interchangeable uses and requirements	A – Economic Recovery Actions
5.5.1.2 Interchangeable Use and Development in Zone C	New	Introduces new interchangeable uses and requirements	A – Economic Recovery Actions
5.5.6 Al Fresco Dining Areas in Zone CB in Central Darwin	Omitted	Incorporated into 5.9.2.10	A – Economic Recovery Actions
5.5.15 Design of Commercial and Mixed Use Development in Zones CB and C	New	Informed by Designing Better	B – Designing Better
5.5.16 Active Street Frontage of Commercial and Mixed Use Buildings in Zones CB and C	New	Informed by Designing Better	B – Designing Better
5.6 Industrial Specific Development Requirements			
5.6.1 Setbacks and Building Design Requirements in Zones LI, GI and DV	Amended	Consequential amendment	B – Designing Better
5.8 Miscellaneous Specific Development Requirements			
5.8.7 Demountable Structures	Amended	Consequential amendment	A – Economic Recovery Actions

Clause	Status	Comments	Relevant Appendix
5.9 Location Specific Development Requirements			
5.9 Location Specific Development Requirements	New		A – Economic Recovery Actions
5.9.1 Alice Springs Town Centre	New	Includes map identifying the locality the requirement applies to	A – Economic Recovery Actions
5.9.1.1 General Building Design	New	Incorporates 5.2.2.3 Building Design Requirements within Zone CB in Alice Springs	A – Economic Recovery Actions
5.9.1.2 Volumetric Control	New	Incorporates 5.2.2.2 Design for Buildings above 3 storeys within Zone CB in Alice Springs and 5.2.2.3 Building Design Requirements within Zone CB in Alice Springs	A – Economic Recovery Actions
5.9.1.3 Active Street Frontages in Alice Springs Town Centre	New	Incorporates 5.2.2.3 Urban Design Requirements within Zone CB in Alice Springs and 5.5.16 Active Street Frontage of Commercial and Mixed Use Buildings in Zone CB and C	A – Economic Recovery Actions (5.2.2.3) B – Designing Better (5.5.16)
5.9.1.4 Development in Gateway Locations	New	Informed by CASAP	A – Economic Recovery Actions
5.9.1.5 Design of Car Parking Areas and Vehicle Access in Zone CB	New	Incorporates 5.2.2.3 Building Design Requirements within Zone CB in Alice Springs	A – Economic Recovery Actions
5.9.2 Darwin City Centre	New	Includes map identifying the locality the requirement applies to	A – Economic Recovery Actions
5.9.2.1 General Building Design	New	Incorporates 5.2.3.3 Urban Design Requirements in Central Darwin	A – Economic Recovery Actions
5.9.2.2 Volumetric Control	New	Incorporates 5.2.3.2 Volumetric Control in Central Darwin	A – Economic Recovery Actions
5.9.2.3 Building Height in the Esplanade Character Area	New	Incorporates 5.2.3.1 Building Heights in the Esplanade Character Area	A – Economic Recovery Actions
5.9.2.4 Development within the Darwin Waterfront	New	Informed by CDAP	A – Economic Recovery Actions

Clause	Status	Comments	Relevant Appendix
5.9.2.5 Development along Priority Activated Frontages	New	Informed by CDAP and incorporates 5.2.3.3 Urban Design Requirements in Central Darwin and 5.5.16 Active Street Frontage of Commercial and Mixed Use Buildings in Zone CB and C	A – Economic Recovery Actions (5.2.3.3) B – Designing Better (5.5.16)
5.9.2.6 Development Fronting Laneways	New	Informed by CDAP	A – Economic Recovery Actions
5.9.2.7 Development along the Priority Pedestrian and Cycle Network	New	Informed by CDAP	A – Economic Recovery Actions
5.9.2.8 Development in Gateway Locations	New	Informed by CDAP	A – Economic Recovery Actions
5.9.2.9 Public Realm Contributions for Development on Large Sites	New	Informed by CDAP	A – Economic Recovery Actions
5.9.2.10 Alfresco Dining Areas	New	Incorporates 5.5.6 Al Fresco Dining Areas in Zone CB in Central Darwin	A – Economic Recovery Actions
5.9.2.11 Car Parking Spaces in Darwin City Centre	New	Incorporates 5.2.4.1 Parking Requirements (Zone CB in Darwin)	A – Economic Recovery Actions
5.9.2.12 Reduction in Car Parking Spaces in Darwin City Centre	New	Incorporates 5.2.4.3 Reduction in Parking Requirements within Zone CB in Darwin	A – Economic Recovery Actions
5.9.2.13 Design of Car Parking Areas and Vehicle Access	New	Incorporates 5.2.3.3 Urban Design Requirements in Central Darwin	A – Economic Recovery Actions
5.9.3 Palmerston City Centre	New	Includes map identifying the locality the requirement applies to	A – Economic Recovery Actions
5.9.3.1 General Building Design	New	Informed by CPAP	A – Economic Recovery Actions
5.9.3.2 Volumetric Control	New	Informed by CPAP	A – Economic Recovery Actions
5.9.3.3 Development along Priority Activated Frontages	New	Informed by CPAP and incorporates 5.5.16 Active Street Frontage of Commercial and Mixed Use Buildings in Zone CB and C	A – Economic Recovery Actions B – Designing Better (5.5.16)
5.9.3.4 Development along Green Links	New	Informed by CPAP	A – Economic Recovery Actions
5.9.3.5 Development in Gateway Locations	New	Informed by CPAP	A – Economic Recovery Actions

Clause	Status	Comments	Relevant Appendix
5.9.3.6 Public Realm Contributions for Developments above 8 storeys	New	Informed by CPAP	A – Economic Recovery Actions
5.9.3.7 Design of Car Parking Areas and Vehicle Access	New	Informed by CPAP	A – Economic Recovery Actions

Schedule 2.2 General Definitions

Definition	Status	Comments	Relevant Appendix
<i>active street frontage</i>	Amended	Informed by Designing Better	B – Designing Better
<i>articulation</i>	New	Informed by Designing Better	B – Designing Better
<i>building height</i>	Amended	Consequential amendment informed by Economic Recovery Actions	A – Economic Recovery Actions (5.2.1)
<i>commercial plot ratio</i>	New	Informed by Designing Better	B – Designing Better
<i>commercial floor area</i>	New	Informed by Designing Better	B – Designing Better
<i>plot ratio</i>	Omitted	Informed by Designing Better and incorporated into commercial plot ratio and residential plot ratio	B – Designing Better
<i>residential plot ratio</i>	New	Informed by Designing Better	B – Designing Better
<i>residential floor area</i>	New	Informed by Designing Better	B – Designing Better
<i>visually permeable</i>	New	Informed by Designing Better	B – Designing Better

3. Part 3 (Overlays)

Proposal

Introduce Overlay 3.12 – GL Gateway Locations

This section includes:

- Proposed new Overlay 3.12 – GL Gateway Locations

PROPOSED OVERLAY

3.12 GL - Gateway Locations

Purpose

Ensure that the use or development of land identified as a Gateway Location is designed to respect and enhance the unique characteristics of the locality.

Administration

1. This Overlay applies to any **site** identified as a Gateway Location in Clause 5.9 (Location Specific Development Requirements).
2. The use and development of land subject to this Overlay requires **consent**.
3. The consent authority may **consent** to a use or development that is not in accordance with sub-clause 4 only if it grants **consent** through the relevant clause in Clause 5.9 (Location Specific Development Requirements).

Requirements

4. Building design must be in accordance with the relevant requirements for gateway locations identified in Clause 5.9 (Location Specific Development Requirements).

4. Part 4 (Zones and Assessment Tables)

Proposal

Omit and replace Part 4.

This section includes:

- an excerpt of the zoning matrix to show at a glance the zones where changes have been made to assessment categories; and
- amended Part 4 in entirety, including changes to assessment categories, application of development requirements to uses across most zones, and specific zone outcomes.

Zoning Matrix Excerpt

Defined Use	LMR	CB	C	TC
Abattoir	x	x	x	x
Agriculture	x	x	x	x
Animal boarding	x	x	x	x
Bar-public	x	M	I	M
Bar-small	x	P	M	M
Caravan accommodation	P	x	P	P
Caravan park	x	x	x	M
Car park	x	M	M	M
Car wash	x	I	I	I
Child care centre	x	M	M	M
Club	x	M	M	M
Community centre	I	M	M	I
Demountable structure	M	I	M	P
Dwelling-caretakers	x	P	P	P
Dwelling-community residence	P	P	x	x
Dwelling-group (4)	P	I	x	I
Dwelling-group (5+)	M	I	x	I
Dwelling-independent	P	M	x	P
Dwelling-multiple	M	M	P	I
Dwelling-single	P	x	x	I
Education establishment	x	M	I	I
Emergency services facility	x	I	x	x
Excavation and fill	I	I	I	I
Exhibition centre	x	M	M	M
Food premises-café/takeaway	x	P	P	P
Food premises-fast food outlet	x	I	I	I
Food premises-restaurant	x	P	P	M
Fuel depot	x	x	x	x
Helicopter landing site	x	x	x	x
Home based business	P	P	P	P
Horticulture	x	x	x	x
Hospital	x	x	x	x
Hotel/motel	x	M	I	M
Industry-general	x	x	x	x

Defined Use	LMR	CB	C	TC
Industry-light	x	I	x	x
Industry-primary	x	x	x	x
Intensive animal husbandry	x	x	x	x
Leisure and recreation	x	M	M	M
Market	x	P	P	x
Medical clinic	x	M	M	I
Motor body works	x	I	x	x
Motor repair station	x	I	I	x
Nightclub entertainment venue	x	M	I	I
Office (Up to 3 storeys above ground level)		P	P	I
Office (4 storeys or more above ground level)		M	P	I
Passenger terminal	x	I	x	I
Place of assembly	x	M	I	I
Place of worship	x	M	I	I
Plant nursery	x	I	I	I
Recycling depot	x	x	x	x
Renewable energy facility	x	x	x	x
Residential care facility	I	M	I	x
Retail agricultural stall	x	x	x	x
Rooming accommodation	x	M	I	M
Service station	x	I	I	I
Sex Services-Commercial Premises	x	I	x	x
Sex Services-Home Based Business	P	P	P	P
Shop	x	P	P	M
Shopping centre	x	I	I	x
Showroom sales	x	M	I	x
Stables	x	x	x	x
Telecommunications facility	I	I	I	I
Transport terminal	x	x	x	x
Vehicle sales and hire	x	I	I	I
Veterinary clinic	x	I	I	x
Warehouse	x	x	x	x

P = Permitted

M = Merit Assessable

I = Impact Assessable

x = Prohibited

PART 4 - ZONES & ASSESSMENT TABLES

4.1 Preliminary

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

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

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

Editor’s 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 Purpose
CN	Conservation
HT	Heritage
RD	Restricted Development

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

4.2 Zone LR – Low Density Residential

Zone Purpose

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

Zone Outcomes

1. **Dwellings-single** and associated **dwellings-independent** predominantly two **storeys** or less, on individual lots on a range of lot sizes that respond to changing community needs.
2. **Home based businesses** and **dwellings-community residence** are conducted in a manner consistent with residential **amenity**.
3. **Residential care facilities** are of a scale and conducted in a way that maintains the residential character and **amenity** of the zone.
4. **Dwellings** and **outbuildings** are set back in a manner sympathetic to neighbours, the streetscape and scale and character of surrounding development.
5. Non-residential activities 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	Location Specific Development Requirements	Specific Development Requirements
Caravan Accommodation	Permitted	3.4 CR – Coastal Reclamation 3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge 3.8 LADR – Land Adjacent to a Designated Road	5.2.1 General Height control 5.2.4 Vehicle Parking 5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		5.4.11 Caravan Accommodation
Community Centre	Impact assessable				
Demountable Structures	Merit assessable				5.8.7 Demountable Structures
Dwelling-Community Residence	Permitted				5.4.14 Dwelling-Community Residence
Dwelling-Independent	Permitted				5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.6 Private Open Space 5.4.13 Dwelling-Independent
Dwelling-Single	Permitted				5.4.1 Residential Density and Residential Plot Ratio 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.6 Private Open Space
Excavation and Fill	Impact assessable				5.8.9 Excavation and Fill
Home Based Business	Permitted				5.4.10 Home Based Businesses
Residential Care Facility	Impact assessable				5.4.1 Residential Density and Residential Plot Ratio 5.4.7 Communal Open Space 5.4.8 Building Design 5.4.15 Residential Care Facility 5.4.17 Building Articulation
Sex Services-Home Based Business	Permitted				5.4.10 Homes Based Businesses
Telecommunications Facility	Impact assessable	5.8.10 Telecommunications Facility			
All other uses defined in Schedule 2 (Definitions)	Prohibited				
Undefined Uses Any use not defined in Schedule 2 (Definitions)	Prohibited				

4.3 Zone LMR – Low-Medium Density Residential

Zone Purpose

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

Zone Outcomes

1. A blend of **dwelling-single**, associated **dwelling-independent**, **dwelling-group** and **dwelling-multiple** predominantly of two **storeys** or less, on a range of lot sizes that respond to changing community needs.
2. **Home based businesses** and **dwelling-community residence** are conducted in a manner consistent with residential **amenity**.
3. **Residential care facilities** are of a scale and conducted in a way that maintains the residential character and **amenity** of the zone.
4. Non-residential activities 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	Location Specific Development Requirements	Specific Development Requirements
Caravan Accommodation	Permitted	3.4 CR – Coastal Reclamation	5.2.1 General Height Control		5.4.11 Caravan Accommodation
Community Centre	Impact assessable		5.2.4 Vehicle Parking		
Demountable Structures	Merit assessable	3.6 LSF – Land Subject to Flooding	5.2.6 Landscaping		5.8.7 Demountable Structures
Dwelling-Community Residence	Permitted	3.7 LSSS – Land Subject to Storm Surge	5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		5.4.14 Dwelling-Community Residence
Dwelling-Group (4)	Permitted	3.8 LADR – Land Adjacent to a Designated Road			5.4.1 Residential Density and Residential Plot Ratio 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 5.4.17 Building Articulation
Dwelling-Group (5+)	Merit assessable	3.10 MRT – Residential Development in Major Remote Towns			5.4.1 Residential Density and Residential Plot Ratio 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 5.4.17 Building Articulation
Dwelling-Independent	Permitted	3.11 RCFR – Rapid Creek Flood Response			5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.6 Private Open Space 5.4.13 Dwelling-Independent

ASSESSMENT TABLE – ZONE LMR – LOW-MEDIUM DENSITY RESIDENTIAL

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

4.4 Zone MR – Medium Density Residential

Zone Purpose

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

Zone Outcomes

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

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

ASSESSMENT TABLE – ZONE MR – MEDIUM DENSITY RESIDENTIAL

Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Dwelling-Multiple	Merit assessable	3.4 CR – Coastal Reclamation 3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge 3.8 LADR – Land Adjacent to a Designated Road	5.2.1 General Height control 5.2.4 Vehicle Parking 5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		5.4.1 Residential Density and Residential Plot Ratio 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 5.4.17 Building Articulation 5.4.18 Fencing
Dwelling-Single	Permitted				5.4.1 Residential Density and Residential Plot Ratio 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.6 Private Open Space 5.4.18 Fencing
Excavation and Fill	Impact assessable				5.8.9 Excavation and fill
Home Based Business	Permitted				5.4.10 Home Based Businesses
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 5.4.15 Residential Care Facility 5.4.17 Building Articulation 5.4.18 Fencing
Sex Services-Home Based Business	Permitted				5.4.10 Home Based Businesses

ASSESSMENT TABLE – ZONE MR – MEDIUM DENSITY RESIDENTIAL

Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Telecommunications Facility	Impact assessable	3.4 CR – Coastal Reclamation	5.2.1 General Height control		5.8.10 Telecommunications Facility
All other uses defined in Schedule 2 (Definitions)	Prohibited	3.6 LSF – Land Subject to Flooding	5.2.4 Vehicle Parking		
Undefined Uses Any use not defined in Schedule 2 (Definitions)	Prohibited	3.7 LSSS – Land Subject to Storm Surge 3.8 LADR – Land Adjacent to a Designated Road	5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		

4.5 Zone HR – High Density Residential

Zone Purpose

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

Zone Outcomes

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

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

ASSESSMENT TABLE – ZONE HR – HIGH DENSITY RESIDENTIAL					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Dwelling-Multiple	Merit assessable	3.4 CR – Coastal Reclamation 3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge 3.8 LADR – Land Adjacent to a Designated Road	5.2.1 General Height Control 5.2.4 Vehicle Parking 5.2.5 Loading Bays 5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		5.4.1 Residential Density and Residential Plot Ratio 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 5.4.17 Building Articulation 5.4.18 Fencing
Dwelling-Single	Permitted		5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC		5.4.1 Residential Density and Residential Plot Ratio 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.6 Private Open Space 5.4.18 Fencing
Education Establishment	Impact assessable				5.8.2 Education Establishment 5.4.18 Fencing
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 5.4.18 Fencing
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 5.4.18 Fencing
Home Based Business	Permitted				5.4.10 Home Based Businesses
Hotel/Motel	Impact assessable				5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T 5.4.18 Fencing

ASSESSMENT TABLE – ZONE HR – HIGH DENSITY RESIDENTIAL					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Leisure and Recreation	Impact assessable	3.4 CR – Coastal Reclamation 3.6 LSF – Land Subject to Flooding	5.2.1 General Height Control 5.2.4 Vehicle Parking 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 5.8.5 Leisure and Recreation 5.4.18 Fencing
Medical Clinic	Impact assessable	3.7 LSSS – Land Subject to Storm Surge	5.2.6 Landscaping		5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T 5.4.18 Fencing
Place of Worship	Impact assessable	3.8 LADR – Land Adjacent to a Designated Road	5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR 5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC		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 5.4.18 Fencing
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 5.4.15 Residential Care Facility 5.4.17 Building Articulation 5.4.18 Fencing
Sex Services-Home Based Business	Permitted				5.4.10 Home Based Businesses
Rooming Accommodation	Impact assessable				5.4.1 Residential Density and Residential Plot Ratio 5.4.3 Building setbacks of Residential Buildings and Ancillary Structures 5.4.7 Communal Open Space 5.4.8 Building Design 5.4.17 Building Articulation

ASSESSMENT TABLE – ZONE HR – HIGH DENSITY RESIDENTIAL

Assessment Category	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Telecommunications Facility	Impact assessable	3.4 CR – Coastal Reclamation	5.2.1 General Height Control		5.8.10 Telecommunications Facility
All other uses defined in Schedule 2 (Definitions)	Prohibited	3.6 LSF – Land Subject to Flooding	5.2.4 Vehicle Parking		
Undefined Uses Any use not defined in Schedule 2 (Definitions)	Prohibited	3.7 LSSS – Land Subject to Storm Surge	5.2.5 Loading Bays		
		3.8 LADR – Land Adjacent to a Designated Road	5.2.6 Landscaping		
			5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		
			5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC		

4.6 Zone RR – Rural Residential

Zone Purpose

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

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

Zone Outcomes

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

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

ASSESSMENT TABLE – ZONE RR – RURAL RESIDENTIAL					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Caravan Accommodation	Permitted	3.2 CNV – Clearing of Native Vegetation 3.3 RCNV – Restricted Clearing of Native Vegetation 3.4 CR – Coastal Reclamation 3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge 3.8 LADR – Land Adjacent to a Designated Road	5.2.1 General Height Control 5.2.4 Vehicle Parking 5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		5.4.11 Caravan Accommodation
Community Centre	Impact assessable				
Demountable Structures	Merit assessable				5.8.7 Demountable Structures
Dwelling-Community Residence	Permitted				5.4.14 Dwelling-Community Residence
Dwelling-Independent	Permitted				5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.6 Private Open Space 5.4.13 Dwelling-Independent
Dwelling-Single	Permitted				5.4.1 Residential Density and Residential Plot Ratio 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.6 Private Open Space
Excavation and Fill	Impact assessable				5.8.9 Excavation and Fill
Home Based Business	Permitted				5.4.10 Home Based Businesses
Plant Nursery	Impact assessable				
Residential Care Facility	Impact assessable				5.4.7 Communal Open Space; 5.4.8 Building Design 5.4.15 Residential Care Facility 5.4.17 Building Articulation
Sex Services-Home Based Business	Permitted				5.4.10 Home Based Businesses
Telecommunications Facility	Impact assessable				5.8.10 Telecommunications Facility
All other uses defined in Schedule 2 (Definitions)	Prohibited				
Undefined Uses Any use not defined in Schedule 2 (Definitions)	Impact assessable	Part 2, Part 3, Part 4, Part 5 of this Planning Scheme			

4.7 Zone RL – Rural Living

Zone Purpose

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

Zone Outcomes

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

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

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

ASSESSMENT TABLE – ZONE RL – RURAL LIVING					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Plant Nursery	Impact assessable	3.2 CNV – Clearing of Native Vegetation	5.2.1 General Height Control		
Residential Care Facility	Impact assessable				3.3 RCNV – Restricted Clearing of Native Vegetation
Retail Agricultural Stall	Permitted	3.4 CR – Coastal Reclamation	5.2.5 Loading Bays		
Sex Services-Home Based Business	Permitted		3.5 LPA – Land in Proximity to Airports	5.2.6 Landscaping	
Stables	Impact assessable	3.6 LSF – Land Subject to Flooding		5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR	
Telecommunications Facility	Impact assessable		3.7 LSSS – Land Subject to Storm Surge		
Veterinary Clinic	Impact assessable	3.8 LADR – Land Adjacent to a Designated Road			
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 primarily provides for lot sizes capable of accommodating the uses expected in the zone.
9. Subdivision and development is connected to reticulated electricity, water and sewerage (where available), stormwater drainage, and telecommunication infrastructure.
10. Development that is not defined in Schedule 2 (Definitions) may occur only when assessment has determined that the development is appropriate in the zone, having regard to the purpose and outcomes of this zone and such matters as the location, nature, scale and intensity of the development.

ASSESSMENT TABLE – ZONE CV – CARAVAN PARKS					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Caravan Park	Merit assessable	3.4 CR – Coastal Reclamation	5.2.1 General Height Control		5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T 5.5.13 Caravan Park
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 5.5.13 Caravan Parks
Demountable Structures	Merit assessable	3.7 LSSS – Land Subject to Storm Surge	5.2.5 Loading Bays		5.8.7 Demountable Structures
Dwelling-Caretakers	Permitted	3.8 LADR – Land Adjacent to a Designated Road	5.2.6 Landscaping		5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.6 Private Open Space 5.4.12 Dwelling-Caretakers
Dwelling-Independent	Permitted		5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		5.4.1 Residential Density and Residential Plot Ratio 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 and Residential Plot Ratio 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.6 Private Open Space
Excavation and Fill	Impact assessable				5.8.9 Excavation and Fill
Food Premises-Café/Take Away	Merit assessable				5.5.3 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
Food Premises-Restaurant	Merit assessable				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
Home Based Business	Permitted				5.4.10 Home Based Businesses

ASSESSMENT TABLE – ZONE CV – CARAVAN PARKS					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Hotel/Motel	Impact assessable	3.4 CR – Coastal Reclamation	5.2.1 General Height Control		5.5.3 Commercial and Other Development in Zones HR, CV, CB, SC, TC, OR, CP, FD, and T 5.5.13 Caravan Parks
Leisure and Recreation	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 5.2.6 Landscaping		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
Place of Worship	Impact assessable	3.8 LADR – Land Adjacent to a Designated Road	5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		5.5.3 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				5.4.3 Building setbacks for Residential Buildings and Ancillary Structures 5.4.7 Communal Open Space; 5.4.8 Building Design; 5.5.3 Commercial and Other Development in Zones HR, CV, CB, SC, TC, OR, CP, FD, and T 5.5.13 Caravan Parks 5.4.17 Building Articulation
Sex Services-Home Based Business	Permitted				5.4.10 Home Based Businesses
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 on-site disposal of effluent in a manner that does not pollute ground or surface waters.

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

ASSESSMENT TABLE – ZONE CL – COMMUNITY LIVING

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

ASSESSMENT TABLE – ZONE CL – COMMUNITY LIVING

Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Home Based Business	Permitted	3.4 CR - Coastal Reclamation 3.6 LSF - Land Subject to Flooding 3.7 LSSS - Land Subject to Storm Surge 3.8 LADR - Land Adjacent to a Designated Road	5.2.1 General Height Control 5.2.4 Vehicle Parking 5.2.5 Loading Bays 5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		5.4.10 Home Based Businesses
Horticulture	Impact assessable				5.7.1 Rural Development (Agriculture, Horticulture and Intensive Animal Husbandry)
Leisure and Recreation	Impact assessable				5.8.5 Leisure and Recreation
Medical Clinic	Permitted				
Office	Impact assessable				
Place of Worship	Permitted				5.8.4 Exhibition Centre, Place of Assembly and Place of Worship
Plant Nursery	Impact assessable				
Residential Care Facility	Permitted				5.4.7 Communal Open Space 5.4.8 Building Design 5.4.15 Residential Care Facility 5.4.17 Building Articulation
Retail Agricultural Stall	Permitted				
Rooming Accommodation	Impact assessable				5.4.1 Residential Density and Residential Plot Ratio 5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures 5.4.7 Communal Open Space; 5.4.8 Building Design 5.4.17 Building Articulation
Sex Services-Home Based Business	Permitted				5.4.10 Home Based Businesses
Shop	Permitted				5.5.5 Shops in Zones CV, CL, LI, GI, DV, OR and CN
Stables	Impact assessable				5.7.2 Animal Related Use (Animal Boarding and Stables)
Telecommunications Facility	Impact assessable	5.8.10 Telecommunications Facility			

ASSESSMENT TABLE – ZONE CL – COMMUNITY LIVING

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

4.10 Zone CB – Central Business

Zone Purpose

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

Zone Outcomes

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

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

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

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

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

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

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

ASSESSMENT TABLE – ZONE CB – CENTRAL BUSINESS

Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Bar-Public	Merit assessable	<p>3.4 - CR Coastal Reclamation</p> <p>3.6 LSF – Land Subject to Flooding</p> <p>3.7 - LSSS Land Subject to Storm Surge</p> <p>3.8 - LADR Land Adjacent to a Designated Road</p>	<p>5.2.4 Vehicle Parking</p> <p>5.2.5 Loading Bays</p> <p>5.2.6 Landscaping</p> <p>5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR</p>	<p>5.9.1 Alice Springs Town Centre</p> <p>5.9.2 Darwin City Centre</p> <p>5.9.3 Palmerston City Centre</p>	<p>5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC</p> <p>5.5.6 Al fresco Dining Areas in Zone CB within Central Darwin</p> <p>5.5.10 Nightclub Entertainment Venue, Bar-Public and Bar-Small</p> <p>5.5.15 Design of Commercial and Mixed Use Development in Zones CB and C</p> <p>5.5.16 Active Street Frontage of Commercial and Mixed Use Buildings</p>
Bar-Small	Permitted	<p>3.12 - GL Gateway Locations</p>	<p>5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC</p>		<p>5.5.1 Interchangeable Use and Development in Specific Zones</p> <p>5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC</p> <p>5.5.6 Al fresco Dining Areas in Zone CB within Central Darwin</p> <p>5.5.10 Nightclub Entertainment Venue, Bar-Public and Bar-Small</p> <p>5.5.15 Design of Commercial and Mixed Use Development in Zones CB and C</p> <p>5.5.16 Active Street Frontage of Commercial and Mixed Use Buildings</p>
Car Park	Merit assessable				<p>5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC</p> <p>5.5.15 Design of Commercial and Mixed Use Development in Zones CB and C</p> <p>5.5.16 Active Street Frontage of Commercial and Mixed Use Buildings</p>

ASSESSMENT TABLE – ZONE CB – CENTRAL BUSINESS					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Car Wash	Impact assessable	3.4 - CR Coastal Reclamation 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 5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR	5.9.1 Alice Springs Town Centre 5.9.2 Darwin City Centre 5.9.3 Palmerston City Centre	5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.9 Car Wash 5.5.15 Design of Commercial and Mixed Use Development in Zones CB and C 5.5.16 Active Street Frontage of Commercial and Mixed Use Buildings
Child Care Centre	Merit assessable	3.8 - LADR Land Adjacent to a Designated Road 3.12 - GL Gateway Locations	5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC		5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.7 Child Care Centre 5.5.15 Design of Commercial and Mixed Use Development in Zones CB and C 5.5.16 Active Street Frontage of Commercial and Mixed Use Buildings
Club	Merit assessable				5.5.1 Interchangeable Use and Development in Specific Zones 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.8.3 Club 5.5.15 Design of Commercial and Mixed Use Development in Zones CB and C 5.5.16 Active Street Frontage of Commercial and Mixed Use Buildings
Community Centre	Merit assessable				5.5.4 Expansion of Existing Use or Development in Zones CB, C, SC and TC 5.5.15 Design of Commercial and Mixed Use Development in Zones CB and C 5.5.16 Active Street Frontage of Commercial and Mixed Use Buildings
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	Location Specific Development Requirements	Specific Development Requirements
Dwelling-Group	Impact assessable	3.4 - CR Coastal Reclamation 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 5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR	5.9.1 Alice Springs Town Centre 5.9.2 Darwin City Centre 5.9.3 Palmerston City Centre	5.4.4 Extensions and Structures Ancillary to a Dwelling-group or Dwelling-Multiple 5.4.6 Private Open Space 5.4.7 Communal Open Space 5.4.8 Building Design 5.4.17 Building Articulation 5.4.19 Street Frontage of Residential Buildings in Zone CB
Dwelling-Independent	Merit assessable	3.8 - LADR Land Adjacent to a Designated Road	5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC		5.4.1 Residential Density and Residential Plot Ratio 5.4.6 Private Open Space 5.4.13 Dwelling-Independent
Dwelling-Multiple	Merit assessable	3.12 - GL Gateway Locations			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 5.4.17 Building Articulation 5.4.19 Street Frontage of Residential Buildings in Zone CB
Education Establishment	Merit assessable				5.5.1 Interchangeable Use and Development in Specific Zones 5.5.4 Expansion of Existing Use or Development in Zones CB, C, SC and TC 5.8.2 Education Establishment 5.5.15 Design of Commercial and Mixed Use Development in Zones CB and C 5.5.16 Active Street Frontage of Commercial and Mixed Use Buildings

ASSESSMENT TABLE – ZONE CB – CENTRAL BUSINESS					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Emergency Services Facility	Impact assessable	3.4 - CR Coastal Reclamation 3.6 LSF – Land Subject to Flooding 3.7 - LSSS Land Subject to Storm Surge	5.2.4 Vehicle Parking 5.2.5 Loading Bays 5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR	5.9.1 Alice Springs Town Centre 5.9.2 Darwin City Centre 5.9.3 Palmerston City Centre	5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T 5.5.4 Expansion of Existing Use or Development in Zones CB, C, SC and TC 5.8.6 Emergency Services Facility
Excavation and Fill	Impact assessable				5.8.9 Excavation and Fill
Exhibition Centre	Merit assessable	3.8 - LADR Land Adjacent to a Designated Road 3.12 - GL Gateway Locations	5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC		5.5.1 Interchangeable Use and Development in Specific Zones 5.8.4 Exhibition Centre, Place of Assembly and Place of Worship 5.5.15 Design of Commercial and Mixed Use Development in Zones CB and C 5.5.16 Active Street Frontage of Commercial and Mixed Use Buildings
Food Premises- Café/Take Away	Permitted				5.5.1 Interchangeable Use and Development in Specific Zones 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 5.5.15 Design of Commercial and Mixed Use Development in Zones CB and C 5.5.16 Active Street Frontage of Commercial and Mixed Use Buildings

ASSESSMENT TABLE – ZONE CB – CENTRAL BUSINESS					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Food Premises-Fast Food Outlet	Impact assessable	3.4 - CR Coastal Reclamation 3.6 LSF – Land Subject to Flooding 3.7 - LSSS Land Subject to Storm Surge 3.8 - LADR Land Adjacent to a Designated Road	5.2.4 Vehicle Parking 5.2.5 Loading Bays 5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR	5.9.1 Alice Springs Town Centre 5.9.2 Darwin City Centre 5.9.3 Palmerston City Centre	5.5.4 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 5.5.15 Design of Commercial and Mixed Use Development in Zones CB and C 5.5.16 Active Street Frontage of Commercial and Mixed Use Buildings
Food Premises-Restaurant	Permitted	3.12 - GL Gateway Locations	5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC		5.5.1 Interchangeable Use and Development in Specific Zones 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 5.5.15 Design of Commercial and Mixed Use Development in Zones CB and C 5.5.16 Active Street Frontage of Commercial and Mixed Use Buildings
Home based business	Permitted				5.4.10 Home Based Businesses
Hotel/Motel	Merit assessable				5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.6 Al fresco Dining Areas in Zone CB within Central Darwin 5.5.15 Design of Commercial and Mixed Use Development in Zones CB and C 5.5.16 Active Street Frontage of Commercial and Mixed Use Buildings
Industry-Light	Impact assessable				5.5.4 Expansion of Existing Use or Development in Zones CB, C SC and TC

ASSESSMENT TABLE – ZONE CB – CENTRAL BUSINESS					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Leisure and Recreation	Merit assessable	3.4 - CR Coastal Reclamation	5.2.4 Vehicle Parking	5.9.1 Alice Springs Town Centre	5.5.1 Interchangeable Use and Development in Specific Zones
		3.6 LSF – Land Subject to Flooding	5.2.5 Loading Bays	5.9.2 Darwin City Centre	5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T
Market	Permitted	3.7 - LSSS Land Subject to Storm Surge	5.2.6 Landscaping	5.9.3 Palmerston City Centre	5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC
		3.8 - LADR Land Adjacent to a Designated Road	5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		5.8.5 Leisure and Recreation
Medical Clinic	Merit assessable	3.12 - GL Gateway Locations	5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC		5.8.1 Markets
Motor Body Works	Impact assessable				5.5.1 Interchangeable Use and Development in Specific Zones
Motor Repair Station	Impact assessable				5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC
					5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC
					5.6.3 Motor Body Works and Motor Repair Station
					5.5.15 Design of Commercial and Mixed Use Development in Zones CB and C
					5.5.16 Active Street Frontage of Commercial and Mixed Use Buildings

ASSESSMENT TABLE – ZONE CB – CENTRAL BUSINESS					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Nightclub Entertainment Venue	Merit assessable	3.4 - CR Coastal Reclamation 3.6 LSF – Land Subject to Flooding 3.7 - LSSS Land Subject to Storm Surge 3.8 - LADR Land Adjacent to a Designated Road	5.2.4 Vehicle Parking 5.2.5 Loading Bays 5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR	5.9.1 Alice Springs Town Centre 5.9.2 Darwin City Centre 5.9.3 Palmerston City Centre	5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.6 Al Fresco Dining Areas in Zone CB in Central Darwin 5.5.10 Nightclub Entertainment Venue, Bar-Public and Bar-Small 5.5.15 Design of Commercial and Mixed Use Development in Zones CB and C 5.5.16 Active Street Frontage of Commercial and Mixed Use Buildings
Office (Up to 3 storeys above ground level)	Permitted	3.12 - GL Gateway Locations	5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC		5.5.1 Interchangeable Use and Development in Specific Zones 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.15 Design of Commercial and Mixed Use Development in Zones CB and C 5.5.16 Active Street Frontage of Commercial and Mixed Use Buildings
Office (4 storeys or more above ground level)	Merit assessable				5.5.1 Interchangeable Use and Development in Specific Zones 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.15 Design of Commercial and Mixed Use Development in Zones CB and C 5.5.16 Active Street Frontage of Commercial and Mixed Use Buildings
Passenger Terminal	Impact assessable				5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T 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	Location Specific Development Requirements	Specific Development Requirements
Place of Assembly	Merit assessable	3.4 - CR Coastal Reclamation 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 5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR	5.9.1 Alice Springs Town Centre 5.9.2 Darwin City Centre 5.9.3 Palmerston City Centre	5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T 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	3.8 - LADR Land Adjacent to a Designated Road 3.12 - GL Gateway Locations	5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC		5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T 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, FD and T 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 5.4.15 Residential Care Facility 5.4.17 Building Articulation 5.4.19 Street Frontage of Residential Buildings in Zone CB
Rooming Accommodation	Merit assessable				5.4.7 Communal Open Space 5.4.8 Building Design 5.4.17 Building Articulation 5.4.19 Street Frontage of Residential Buildings in Zone CB

ASSESSMENT TABLE – ZONE CB – CENTRAL BUSINESS					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Service Station	Impact assessable	3.4 - CR Coastal Reclamation 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 5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR	5.9.1 Alice Springs Town Centre 5.9.2 Darwin City Centre 5.9.3 Palmerston City Centre	5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.8 Service Station 5.5.15 Design of Commercial and Mixed Use Development in Zones CB and C 5.5.16 Active Street Frontage of Commercial and Mixed Use Buildings
Sex Services-Commercial Premises	Impact assessable	3.8 - LADR Land Adjacent to a Designated Road 3.12 - GL Gateway Locations	5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC		5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.14 Sex Services-Commercial Premises 5.5.15 Design of Commercial and Mixed Use Development in Zones CB and C 5.5.16 Active Street Frontage of Commercial and Mixed Use Buildings
Sex Services-Home Based Business	Permitted				5.4.10 Home Based Businesses
Shop	Permitted				5.5.1 Interchangeable Use and Development in Specific Zones 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.15 Design of Commercial and Mixed Use Development in Zones CB and C 5.5.16 Active Street Frontage of Commercial and Mixed Use Buildings
Shopping Centre	Impact assessable				5.5.1 Interchangeable Use and Development in Specific Zones 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.12 Shopping Centre 5.5.15 Design of Commercial and Mixed Use Development in Zones CB and C 5.5.16 Active Street Frontage of Commercial and Mixed Use Buildings

ASSESSMENT TABLE – ZONE CB – CENTRAL BUSINESS					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Showroom Sales	Impact assessable	3.4 - CR Coastal Reclamation 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 5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR	5.9.1 Alice Springs Town Centre 5.9.2 Darwin City Centre 5.9.3 Palmerston City Centre	5.5.1 Interchangeable Use and Development in Specific Zones 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.15 Design of Commercial and Mixed Use Development in Zones CB and C 5.5.16 Active Street Frontage of Commercial and Mixed Use Buildings
Telecommunications Facility	Impact assessable	3.8 - LADR Land Adjacent to a Designated Road	5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC		5.8.10 Telecommunications Facility
Vehicle Sales and Hire	Impact assessable	3.12 - GL Gateway Locations			5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.15 Design of Commercial and Mixed Use Development in Zones CB and C 5.5.16 Active Street Frontage of Commercial and Mixed Use Buildings
Veterinary Clinic	Impact assessable				5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.15 Design of Commercial and Mixed Use Development in Zones CB and C 5.5.16 Active Street Frontage of Commercial and Mixed Use Buildings
All other uses defined in Schedule 2 (Definitions)	Prohibited				
Undefined Uses Any use not defined in Schedule 2 (Definitions)	Impact assessable				Part 2, Part 3, Part 4, Part 5 of this Planning Scheme

4.11 Zone C – Commercial

Zone Purpose

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

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

Zone Outcomes

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

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

ASSESSMENT TABLE – ZONE C – COMMERCIAL

Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Bar-Public	Impact assessable	3.4 CR – Coastal Reclamation 3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge 3.8 LADR – Land Adjacent to a Designated Road	5.2.1 General Height Control 5.2.4 Vehicle Parking 5.2.5 Loading Bays 5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR	5.9.1 Alice Springs Town Centre	5.5.2 Plot Ratios in Commercial Zones 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC 5.5.10 Nightclub Entertainment Venue, Bar-Public and Bar-Small 5.5.15 Design of Commercial and Mixed Use Development in Zones CB and C 5.5.16 Active Street Frontage of Commercial and Mixed Use Buildings
Bar-Small	Merit assessable	3.12 - GL Gateway Locations	5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC		5.5.2 Plot Ratios in Commercial Zones 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC 5.5.10 Nightclub Entertainment Venue, Bar-Public and Bar-Small 5.5.15 Design of Commercial and Mixed Use Development in Zones CB and C 5.5.16 Active Street Frontage of Commercial and Mixed Use Buildings
Caravan Accommodation	Permitted				5.4.11 Caravan Accommodation
Car Park	Merit assessable				5.5.2 Plot Ratios in Commercial Zones 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC 5.5.15 Design of Commercial and Mixed Use Development in Zones CB and C 5.5.16 Active Street Frontage of Commercial and Mixed Use Buildings

ASSESSMENT TABLE – ZONE C – COMMERCIAL					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Car Wash	Impact assessable	3.4 CR – Coastal Reclamation 3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge	5.2.1 General Height Control 5.2.4 Vehicle Parking 5.2.5 Loading Bays 5.2.6 Landscaping	5.9.1 Alice Springs Town Centre	5.5.2 Plot Ratios in Commercial Zones 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC 5.5.9 Car Wash 5.5.15 Design of Commercial and Mixed Use Development in Zones CB and C 5.5.16 Active Street Frontage of Commercial and Mixed Use Buildings
Child Care Centre	Merit assessable	3.8 LADR – Land Adjacent to a Designated Road 3.12 - GL Gateway Locations	5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR 5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC		5.5.2 Plot Ratios in Commercial Zones 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC 5.5.7 Child Care Centre 5.5.15 Design of Commercial and Mixed Use Development in Zones CB and C 5.5.16 Active Street Frontage of Commercial and Mixed Use Buildings
Club	Merit assessable				5.5.1 Interchangeable Use and Development in Specific Zones 5.5.2 Plot Ratios in Commercial Zones 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC 5.8.3 Club 5.5.15 Design of Commercial and Mixed Use Development in Zones CB and C 5.5.16 Active Street Frontage of Commercial and Mixed Use Buildings

ASSESSMENT TABLE – ZONE C – COMMERCIAL					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Community Centre	Merit assessable	3.4 CR – Coastal Reclamation	5.2.1 General Height Control	5.9.1 Alice Springs Town Centre	5.5.2 Plot Ratios in Commercial Zones 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC
Demountable Structures	Merit assessable	3.6 LSF – Land Subject to Flooding	5.2.4 Vehicle Parking		5.8.7 Demountable Structures
Dwelling-Caretakers	Permitted	3.7 LSSS – Land Subject to Storm Surge	5.2.5 Loading Bays		5.4.9 Residential Development in Zone C 5.4.12 Dwelling-Caretakers
Dwelling-Multiple	Permitted	3.8 LADR – Land Adjacent to a Designated Road 3.12 - GL Gateway Locations	5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR 5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC		5.4.1 Residential Density and Residential Plot Ratio 5.4.6 Private Open Space 5.4.7 Communal Open Space 5.4.8 Building Design 5.4.9 Residential Development in Zone C 5.4.17 Building Articulation
Education Establishment	Impact assessable				5.5.4 Expansion of Existing Use or Development in Zones CB, C, SC and TC 5.8.2 Education Establishment 5.5.15 Design of Commercial and Mixed Use Development in Zones CB and C 5.5.16 Active Street Frontage of Commercial and Mixed Use Buildings
Excavation and Fill	Impact assessable				5.8.9 Excavation and fill

ASSESSMENT TABLE – ZONE C – COMMERCIAL					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Exhibition Centre	Merit assessable	3.4 CR – Coastal Reclamation 3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge 3.8 LADR – Land Adjacent to a Designated Road	5.2.1 General Height Control 5.2.4 Vehicle Parking 5.2.5 Loading Bays 5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR	5.9.1 Alice Springs Town Centre	5.5.1 Interchangeable Use and Development in Specific Zones 5.5.2 Plot Ratios in Commercial Zones 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC 5.8.4 Exhibition Centre, Place of Assembly and Place of Worship 5.5.15 Design of Commercial and Mixed Use Development in Zones CB and C 5.5.16 Active Street Frontage of Commercial and Mixed Use Buildings
Food Premises-Café/Take Away	Permitted	3.12 - GL Gateway Locations	5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC		5.5.1 Interchangeable Use and Development in Specific Zones 5.5.2 Plot Ratios in Commercial Zones 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC 5.5.11 Food Premises 5.5.15 Design of Commercial and Mixed Use Development in Zones CB and C 5.5.16 Active Street Frontage of Commercial and Mixed Use Buildings
Food Premises-Fast Food Outlet	Impact assessable				5.5.2 Plot Ratios in Commercial Zones 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC 5.5.11 Food Premises 5.5.15 Design of Commercial and Mixed Use Development in Zones CB and C 5.5.16 Active Street Frontage of Commercial and Mixed Use Buildings

ASSESSMENT TABLE – ZONE C – COMMERCIAL					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Food Premises- Restaurant	Permitted	3.4 CR – Coastal Reclamation 3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge 3.8 LADR – Land Adjacent to a Designated Road	5.2.1 General Height Control 5.2.4 Vehicle Parking 5.2.5 Loading Bays 5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR	5.9.1 Alice Springs Town Centre	5.5.1 Interchangeable Use and Development in Specific Zones 5.5.2 Plot Ratios in Commercial Zones 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC 5.5.11 Food Premises 5.5.15 Design of Commercial and Mixed Use Development in Zones CB and C 5.5.16 Active Street Frontage of Commercial and Mixed Use Buildings
Home Based Business	Permitted				5.4.10 Home Based Businesses
Hotel/Motel	Impact assessable	3.12 - GL Gateway Locations	5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC		5.4.9 Residential Development in Zone C 5.5.2 Plot Ratios in Commercial Zones 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC 5.5.15 Design of Commercial and Mixed Use Development in Zones CB and C 5.5.16 Active Street Frontage of Commercial and Mixed Use Buildings
Leisure and Recreation	Merit assessable				5.5.1 Interchangeable Use and Development in Specific Zones 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
Market	Permitted				5.8.1 Markets

ASSESSMENT TABLE – ZONE C – COMMERCIAL					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Medical Clinic	Merit assessable	3.4 CR – Coastal Reclamation 3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge 3.8 LADR – Land Adjacent to a Designated Road	5.2.1 General Height Control 5.2.4 Vehicle Parking 5.2.5 Loading Bays 5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR	5.9.1 Alice Springs Town Centre	5.5.1 Interchangeable Use and Development in Specific Zones 5.5.2 Plot Ratios in Commercial Zones 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC 5.5.15 Design of Commercial and Mixed Use Development in Zones CB and C 5.5.16 Active Street Frontage of Commercial and Mixed Use Buildings
Motor Repair Station	Impact assessable	3.12 - GL Gateway Locations	5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC		5.5.2 Plot Ratios in Commercial Zones 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC 5.6.3 Motor Body Works and Motor Repair Station 5.5.15 Design of Commercial and Mixed Use Development in Zones CB and C 5.5.16 Active Street Frontage of Commercial and Mixed Use Buildings
Nightclub Entertainment Venue	Impact assessable				5.5.2 Plot Ratios in Commercial Zones 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC 5.5.10 Nightclub Entertainment Venue, Bar-Public and Bar-Small 5.5.15 Design of Commercial and Mixed Use Development in Zones CB and C 5.5.16 Active Street Frontage of Commercial and Mixed Use Buildings

ASSESSMENT TABLE – ZONE C – COMMERCIAL					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Office	Permitted	3.4 CR – Coastal Reclamation 3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge 3.8 LADR – Land Adjacent to a Designated Road	5.2.1 General Height Control 5.2.4 Vehicle Parking 5.2.5 Loading Bays 5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR	5.9.1 Alice Springs Town Centre	5.5.1 Interchangeable Use and Development in Specific Zones 5.5.2 Plot Ratios in Commercial Zones 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC 5.5.15 Design of Commercial and Mixed Use Development in Zones CB and C 5.5.16 Active Street Frontage of Commercial and Mixed Use Buildings
Place of Assembly	Impact assessable	3.12 - GL Gateway Locations	5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC		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
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
Plant Nursery	Impact assessable				5.5.2 Plot Ratios in Commercial Zones 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC 5.5.15 Design of Commercial and Mixed Use Development in Zones CB and C 5.5.16 Active Street Frontage of Commercial and Mixed Use Buildings

ASSESSMENT TABLE – ZONE C – COMMERCIAL					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Residential Care Facility	Impact assessable	3.4 CR – Coastal Reclamation 3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge 3.8 LADR – Land Adjacent to a Designated Road	5.2.1 General Height Control 5.2.4 Vehicle Parking 5.2.5 Loading Bays 5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR	5.9.1 Alice Springs Town Centre	5.4.7 Communal Open Space 5.4.8 Building Design 5.4.9 Residential Development in Zone C 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 5.4.17 Building Articulation
Rooming Accommodation	Impact assessable	3.12 - GL Gateway Locations	5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC		5.4.1 Residential Density and Residential Plot Ratio 5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures 5.4.7 Communal Open Space 5.4.8 Building Design 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 5.4.17 Building Articulation
Service Station	Impact assessable				5.5.2 Plot Ratios in Commercial Zones 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC 5.5.8 Service Station 5.5.15 Design of Commercial and Mixed Use Development in Zones CB and C 5.5.16 Active Street Frontage of Commercial and Mixed Use Buildings

ASSESSMENT TABLE – ZONE C – COMMERCIAL					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Sex Services-Commercial Premises	Impact assessable	3.4 CR – Coastal Reclamation 3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge	5.2.1 General Height Control 5.2.4 Vehicle Parking 5.2.5 Loading Bays 5.2.6 Landscaping	5.9.1 Alice Springs Town Centre	5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.14 Sex Services-Commercial Premises
Sex Services-Home Based Business	Permitted				5.4.10 Home Based Businesses
Shop	Permitted	3.8 LADR – Land Adjacent to a Designated Road 3.12 - GL Gateway Locations	5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR 5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC		5.5.1 Interchangeable Use and Development in Specific Zones 5.5.2 Plot Ratios in Commercial Zones 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC 5.5.15 Design of Commercial and Mixed Use Development in Zones CB and C 5.5.16 Active Street Frontage of Commercial and Mixed Use Buildings
Shopping Centre	Impact assessable				5.5.1 Interchangeable Use and Development in Specific Zones 5.5.2 Plot Ratios in Commercial Zones 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC 5.5.12 Shopping Centre 5.5.15 Design of Commercial and Mixed Use Development in Zones CB and C 5.5.16 Active Street Frontage of Commercial and Mixed Use Buildings

ASSESSMENT TABLE – ZONE C – COMMERCIAL					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Showroom Sales	Merit assessable	3.4 CR – Coastal Reclamation 3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge 3.8 LADR – Land Adjacent to a Designated Road	5.2.1 General Height Control 5.2.4 Vehicle Parking 5.2.5 Loading Bays 5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR	5.9.1 Alice Springs Town Centre	5.5.1 Interchangeable Use and Development in Specific Zones 5.5.2 Plot Ratios in Commercial Zones 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC 5.5.15 Design of Commercial and Mixed Use Development in Zones CB and C 5.5.16 Active Street Frontage of Commercial and Mixed Use Buildings
Telecommunications Facility	Impact assessable				5.8.10 Telecommunications Facility
Vehicle Sales and Hire	Impact assessable	3.12 - GL Gateway Locations	5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC		5.5.2 Plot Ratios in Commercial Zones 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC 5.5.15 Design of Commercial and Mixed Use Development in Zones CB and C 5.5.16 Active Street Frontage of Commercial and Mixed Use Buildings
Veterinary Clinic	Impact assessable				5.5.2 Plot Ratios in Commercial Zones 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC 5.5.15 Design of Commercial and Mixed Use Development in Zones CB and C 5.5.16 Active Street Frontage of Commercial and Mixed Use Buildings
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, and/or directly support and are compatible with the ongoing service commercial use of the zone.
4. Limited residential uses, including **residential care facilities and rooming accommodation:**
 - (a) are of a scale and nature inappropriate in a residential zone;
 - (b) avoid adverse impacts on the local road network; and
 - (c) are managed to minimise unreasonable impacts on **amenity** of the service commercial function of the area.
5. Buildings provide variety and interest at street level and allow passive surveillance of public spaces, with a scale and character appropriate to the service function of the locality.
6. Development is designed to provide clear connections within the development and to external pedestrian, bicycle, public and road transport networks and infrastructure.
7. Development incorporates appropriate urban and landscape design that creates attractive and functional buildings, streets and places.
8. Developments are operated in a manner to ensure that there is no unreasonable loss of **amenity** for surrounding premises, having regard to the mixed use nature of the zone.

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

ASSESSMENT TABLE – ZONE SC – SERVICE COMMERCIAL					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Animal Boarding	Impact assessable	3.4 CR – Coastal Reclamation 3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge	5.2.1 General Height Control 5.2.4 Vehicle Parking 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, FD and T 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.7.2 Animal Related Use (Animal Boarding and Stables)
Bar-Public	Impact assessable	3.8 LADR – Land Adjacent to a Designated Road	5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR 5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC		5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.10 Nightclub Entertainment Venue, Bar-Public and Bar-Small
Bar-Small	Impact assessable				5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.10 Nightclub Entertainment Venue, Bar-Public and Bar-Small
Caravan Accommodation	Permitted				5.4.11 Caravan Accommodation
Car Park	Merit assessable				5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC

ASSESSMENT TABLE – ZONE SC – SERVICE COMMERCIAL					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Car Wash	Merit assessable	3.4 CR – Coastal Reclamation 3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge	5.2.1 General Height Control 5.2.4 Vehicle Parking 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, FD and T 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.9 Car Wash
Club	Impact assessable	3.8 LADR – Land Adjacent to a Designated Road	5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR 5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC		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, FD and T 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.8.3 Club
Demountable Structures	Permitted				5.8.7 Demountable Structures
Dwelling-Caretakers	Permitted				5.4.1 Residential Density and Residential Plot Ratio 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, FD and T 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.8.2 Education Establishment

ASSESSMENT TABLE – ZONE SC – SERVICE COMMERCIAL					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Emergency Services Facility	Impact assessable	3.4 CR – Coastal Reclamation 3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge	5.2.1 General Height Control 5.2.4 Vehicle Parking 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, FD and T 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	3.8 LADR – Land Adjacent to a Designated Road	5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		5.8.9 Excavation and Fill
Food Premises-Café/Take Away	Merit assessable		5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC		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, FD and T 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.11 Food Premises
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, FD and T 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.11 Food Premises
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, FD and T 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.11 Food Premises
Home Based Business	Permitted				5.4.10 Home Based Businesses

ASSESSMENT TABLE – ZONE SC – SERVICE COMMERCIAL

Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Hotel/Motel	Impact assessable	3.4 CR – Coastal Reclamation 3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge 3.8 LADR – Land Adjacent to a Designated Road	5.2.1 General Height Control 5.2.4 Vehicle Parking 5.2.5 Loading Bays 5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		5.4.1 Residential Density and Residential Plot Ratio 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, FD and T 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC
Industry-Light	Impact assessable		5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC		5.5.2 Plot Ratios in Commercial Zones 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC
Leisure and Recreation	Merit assessable				5.5.2 Plot Ratio in Commercial Zones 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.8.5 Leisure and Recreation
Medical Clinic	Impact assessable				5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC
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

ASSESSMENT TABLE – ZONE SC – SERVICE COMMERCIAL					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Motor Repair Station	Impact assessable	3.4 CR – Coastal Reclamation 3.6 LSF – Land Subject to Flooding	5.2.1 General Height Control 5.2.4 Vehicle Parking 5.2.5 Loading Bays		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
Nightclub Entertainment Venue	Impact assessable	3.7 LSSS – Land Subject to Storm Surge 3.8 LADR – Land Adjacent to a Designated Road	5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR 5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC		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, FD and T 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.10 Nightclub Entertainment Venue, Bar-Public and Bar-Small
Office	Impact assessable				5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC
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, FD and T 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC
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, FD and T 5.8.4 Exhibition Centre, Place of Assembly and Place of Worship

ASSESSMENT TABLE – ZONE SC – SERVICE COMMERCIAL

Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Plant Nursery	Impact assessable	3.4 CR – Coastal Reclamation	5.2.1 General Height Control		5.5.2 Plot Ratios in Commercial Zones 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC
Residential Care Facility	Impact assessable	3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge 3.8 LADR – Land Adjacent to a Designated Road	5.2.4 Vehicle Parking 5.2.5 Loading Bays 5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR 5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC		5.4.1 Residential Density and Residential Plot Ratio 5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures 5.4.7 Communal Open Space 5.4.8 Building Design 5.4.15 Residential Care Facility 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.4.17 Building Articulation
Rooming Accommodation	Impact assessable				5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures 5.4.7 Communal Open Space 5.4.8 Building Design 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, FD and T 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.4.17 Building Articulation
Service Station	Impact assessable				5.5.2 Plot Ratios in Commercial Zones 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.8 Service Station
Sex Services-Home Based Business	Permitted				5.4.10 Home Based Businesses

ASSESSMENT TABLE – ZONE SC – SERVICE COMMERCIAL					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Shop	Impact assessable	3.4 CR – Coastal Reclamation 3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge	5.2.1 General Height Control 5.2.4 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, FD and T 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC
Shopping Centre	Impact assessable	3.8 LADR – Land Adjacent to a Designated Road	5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR 5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC		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, FD and T 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.12 Shopping Centre
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, FD and T 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC
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, FD and T 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC
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, FD and T 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC

ASSESSMENT TABLE – ZONE SC – SERVICE COMMERCIAL

Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Veterinary Clinic	Impact assessable	3.4 CR – Coastal Reclamation 3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge	5.2.1 General Height Control 5.2.4 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, FD and T 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC
Warehouse	Merit assessable	3.8 LADR – Land Adjacent to a Designated Road	5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR 5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC		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, FD and T 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC
All other uses defined in Schedule 2 (Definitions)	Prohibited				
Undefined Uses Any use not defined in Schedule 2 (Definitions)	Impact assessable				Part 2, Part 3, Part 4, Part 5 of this Planning Scheme

4.13 Zone TC – Tourist Commercial

Zone Purpose

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

Zone Outcomes

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

7. Subdivision and development is integrated as far as possible with reticulated electricity, water and sewerage (where available), stormwater drainage, and telecommunication infrastructure. If lots are unsewered, provision for the disposal of effluent must be made on-site so that the effluent does not pollute ground or surface waters.
8. Development that is not defined in Schedule 2 (Definitions) may occur only when assessment has determined that the development is appropriate in the zone, having regard to the purpose and outcomes of this zone and such matters as the location, nature, scale and intensity of the development.

ASSESSMENT TABLE – ZONE TC – TOURIST COMMERCIAL					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Bar-Public	Merit assessable	3.4 CR – Coastal Reclamation 3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge	5.2.4 Vehicle Parking 5.2.5 Loading Bays 5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR	5.9.1 Alice Springs Town Centre	5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.10 Nightclub Entertainment Venue, Bar-Public and Bar-small
Bar-Small	Merit assessable	3.8 LADR – Land Adjacent to a Designated Road	5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC		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, FD and T 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.10 Nightclub Entertainment Venue, Bar-Public and Bar-small
Caravan Accommodation	Permitted				5.4.11 Caravan Accommodation
Caravan Park	Merit assessable				5.5.2 Plot Ratios in Commercial Zones 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.13 Caravan Parks
Car Park	Merit assessable				5.5.2 Plot Ratios in Commercial Zones 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC
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, FD and T 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.9 Car Wash

ASSESSMENT TABLE – ZONE TC – TOURIST COMMERCIAL

Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Child Care Centre	Impact assessable	3.4 CR – Coastal Reclamation 3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge	5.2.4 Vehicle Parking 5.2.5 Loading Bays 5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR	5.9.1 Alice Springs Town Centre	5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.7 Child Care Centre
Club	Merit assessable	3.8 LADR – Land Adjacent to a Designated Road	5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC		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, FD and T 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.8.3 Club
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, FD and T 5.5.4 Expansion of Existing Use or Development in Zones CB, C, SC and TC
Demountable Structures	Permitted				5.8.7 Demountable Structures
Dwelling-Caretakers	Permitted				5.4.1 Residential Density and Residential Plot Ratio 5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures 5.4.12 Dwelling-Caretakers

ASSESSMENT TABLE – ZONE TC – TOURIST COMMERCIAL

Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Dwelling-Group	Impact assessable	3.4 CR – Coastal Reclamation 3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge 3.8 LADR – Land Adjacent to a Designated Road	5.2.4 Vehicle Parking 5.2.5 Loading Bays 5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR 5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC	5.9.1 Alice Springs Town Centre	5.4.1 Residential Density and Residential Plot Ratio 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 5.4.17 Building Articulation
Dwelling-Independent	Permitted				5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures 5.4.6 Private Open Space 5.4.13 Dwelling-Independent
Dwelling-Multiple	Impact assessable				5.4.1 Residential Density and Residential Plot Ratio 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 5.4.17 Building Articulation
Dwelling-Single	Impact assessable				5.4.1 Residential Density and Residential Plot Ratio 5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures 5.4.6 Private Open Space

ASSESSMENT TABLE – ZONE TC – TOURIST COMMERCIAL

Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Education Establishment	Impact assessable	3.4 CR – Coastal Reclamation 3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge	5.2.4 Vehicle Parking 5.2.5 Loading Bays 5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR	5.9.1 Alice Springs Town Centre	5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.8.2 Education Establishment
Excavation and Fill	Impact assessable	3.8 LADR – Land Adjacent to a Designated Road	5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC		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, FD and T 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.8.4 Exhibition Centre, Place of Assembly and Place of Worship
Food Premises- Café/Take away	Permitted				5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.11 Food Premises
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, FD and T 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.11 Food Premises

ASSESSMENT TABLE – ZONE TC – TOURIST COMMERCIAL					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Food Premises- Restaurant	Merit assessable	3.4 CR – Coastal Reclamation 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 5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR	5.9.1 Alice Springs Town Centre	5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.11 Food Premises
Home based business	Permitted				5.4.10 Home Based Businesses
Hotel/Motel	Merit assessable	3.8 LADR – Land Adjacent to a Designated Road	5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC		5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC
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, FD and T 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.8.5 Leisure and Recreation
Medical Clinic	Impact assessable				5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC

ASSESSMENT TABLE – ZONE TC – TOURIST COMMERCIAL					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Nightclub Entertainment Venue	Impact assessable	3.4 CR – Coastal Reclamation 3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge	5.2.4 Vehicle Parking 5.2.5 Loading Bays 5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR	5.9.1 Alice Springs Town Centre	5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.10 Nightclub Entertainment Venue, Bar-Public and Bar-small
Office	Impact assessable	3.8 LADR – Land Adjacent to a Designated Road	5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC		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, FD and T 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC
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, FD and T 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC
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, FD and T 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

ASSESSMENT TABLE – ZONE TC – TOURIST COMMERCIAL

Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Place of worship	Impact assessable	3.4 CR – Coastal Reclamation 3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge	5.2.4 Vehicle Parking 5.2.5 Loading Bays 5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR	5.9.1 Alice Springs Town Centre	5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T 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	3.8 LADR – Land Adjacent to a Designated Road	5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC		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, FD and T 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC
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 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, FD and T 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.4.17 Building Articulation
Service station	Impact assessable				5.5.2 Plot Ratios in Commercial Zones 5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.8 Service station

ASSESSMENT TABLE – ZONE TC – TOURIST COMMERCIAL					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Sex Services-Home Based Business	Permitted	3.4 CR – Coastal Reclamation	5.2.4 Vehicle Parking	5.9.1 Alice Springs Town Centre	5.4.10 Home Based Businesses
Shop	Merit assessable	3.6 LSF – Land Subject to Flooding	5.2.5 Loading Bays		5.5.2 Plot Ratios in Commercial Zones
		3.7 LSSS – Land Subject to Storm Surge	5.2.6 Landscaping		5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T
			5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC
Telecommunications facility	Impact assessable	3.8 LADR – Land Adjacent to a Designated Road	5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC		5.8.10 Telecommunications Facility
Vehicle sales and hire	Impact assessable				5.5.2 Plot Ratios in Commercial Zones
All other uses defined in Schedule 2 (Definitions)	Prohibited				5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T
Undefined Uses Any use not defined in Schedule 2 (Definitions)	Impact assessable				5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC
					Part 2, Part 3, Part 4, Part 5 of this Planning Scheme

4.14 Zone LI – Light Industry

Zone Purpose

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

Zone Outcomes

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

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

ASSESSMENT TABLE – ZONE LI – LIGHT INDUSTRY					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Animal Boarding	Impact assessable	3.4 CR – Coastal Reclamation 3.6 LSF – Land Subject to Flooding	5.2.1 General Height Control 5.2.4 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
Bar-Public	Impact assessable	3.7 LSSS – Land Subject to Storm Surge 3.8 LADR – Land Adjacent to a Designated Road	5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		5.6.1 Setbacks and Building Design in Zones LI, GI and DV 5.6.2 Expansion of existing Developments in Zones LI and GI 5.5.10 Nightclub Entertainment Venue, Bar-Public and Bar-Small
Caravan Accommodation	Permitted				5.4.11 Caravan Accommodation
Car Park	Permitted				5.6.1 Setbacks and Building Design in Zones LI, GI and DV 5.6.2 Expansion of existing Developments in Zones LI and GI
Car Wash	Merit assessable				5.6.1 Setbacks and Building Design in Zones LI, GI and DV 5.6.2 Expansion of existing Developments in Zones LI and GI 5.5.9 Car Wash
Club	Impact assessable				5.6.1 Setbacks and Building Design in Zones LI, GI and DV 5.6.2 Expansion of existing Developments in Zones LI and GI 5.8.3 Club
Community Centre	Impact assessable				5.6.1 Setbacks and Building Design in Zones LI, GI and DV 5.6.2 Expansion of existing Developments in Zones LI and GI
Demountable Structures	Permitted				5.8.7 Demountable Structures
Dwelling-Caretakers	Permitted				5.6.1 Setbacks and Building Design in Zones LI, GI and DV 5.4.12 Dwelling-Caretakers

ASSESSMENT TABLE – ZONE LI – LIGHT INDUSTRY					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Education Establishment	Impact assessable	3.4 CR – Coastal Reclamation 3.6 LSF – Land Subject to Flooding	5.2.1 General Height Control 5.2.4 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 5.8.2 Education Establishment
Emergency Services Facility	Merit assessable	3.7 LSSS – Land Subject to Storm Surge 3.8 LADR – Land Adjacent to a Designated Road	5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		5.6.1 Setbacks and Building Design in Zones LI, GI and DV 5.6.2 Expansion of existing Developments in Zones LI and GI 5.8.6 Emergency Service Facility
Excavation and Fill	Impact assessable				5.8.9 Excavation and Fill
Food Premises-Café/Take Away	Merit assessable				5.5.11 Food Premises 5.6.1 Setbacks and Building Design in Zones LI, GI and DV 5.6.2 Expansion of existing Developments in Zones LI and GI
Food Premises-Fast Food Outlet	Impact assessable				5.5.11 Food Premises 5.6.1 Setbacks and Building Design in Zones LI, GI and DV 5.6.2 Expansion of existing Developments in Zones LI and GI
Food Premises-Restaurant	Impact assessable				5.5.11 Food Premises 5.6.1 Setbacks and Building Design in Zones LI, GI and DV 5.6.2 Expansion of existing Developments in Zones LI and GI
Home Based Business	Impact assessable				5.4.10 Home Based Businesses
Hotel/Motel	Impact assessable				5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures 5.6.1 Setbacks and Building Design in Zones LI, GI and DV 5.6.2 Expansion of existing Developments in Zones LI and GI

ASSESSMENT TABLE – ZONE LI – LIGHT INDUSTRY					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Industry-Light	Permitted	3.4 CR – Coastal Reclamation	5.2.1 General Height Control		5.6.1 Setbacks and Building Design in Zones LI, GI and DV 5.6.2 Expansion of existing Developments in Zones LI and GI
Industry-Primary	Merit assessable	3.6 LSF – Land Subject to Flooding	5.2.4 Vehicle Parking 5.2.5 Loading Bays		
Leisure and Recreation	Impact assessable	3.7 LSSS – Land Subject to Storm Surge 3.8 LADR – Land Adjacent to a Designated Road	5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		5.6.1 Setbacks and Building Design in Zones LI, GI and DV 5.6.2 Expansion of existing Developments in Zones LI and GI 5.8.5 Leisure and Recreation
Medical Clinic	Permitted				5.6.1 Setbacks and Building Design in Zones LI, GI and DV 5.6.2 Expansion of existing Developments in Zones LI and GI
Motor Body Works	Permitted				5.6.1 Setbacks and Building Design in Zones LI, GI and DV 5.6.2 Expansion of existing Developments in Zones LI and GI 5.6.3 Motor Body Works and Motor Repair Station
Motor Repair Station	Permitted				5.6.1 Setbacks and Building Design in Zones LI, GI and DV 5.6.2 Expansion of existing Developments in Zones LI and GI 5.6.3 Motor Body Works and Motor Repair Station
Office	Impact assessable				5.6.1 Setbacks and Building Design in Zones LI, GI and DV 5.6.2 Expansion of existing Developments in Zones LI and GI
Passenger Terminal	Merit assessable				5.6.1 Setbacks and Building Design in Zones LI, GI and DV 5.6.2 Expansion of existing Developments in Zones LI and GI

ASSESSMENT TABLE – ZONE LI – LIGHT INDUSTRY					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Place of Worship	Impact assessable	3.4 CR – Coastal Reclamation 3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge	5.2.1 General Height Control 5.2.4 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 5.8.4 Exhibition Centre, Place of Assembly and Place of Worship
Plant Nursery	Permitted	3.8 LADR – Land Adjacent to a Designated Road	5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		5.6.1 Setbacks and Building Design in Zones LI, GI and DV 5.6.2 Expansion of existing Developments in Zones LI and GI
Recycling Depot	Impact assessable				5.6.1 Setbacks and Building Design in Zones LI, GI and DV 5.6.2 Expansion of existing Developments in Zones LI and GI
Service Station	Impact assessable				5.5.8 Service Station 5.6.1 Setbacks and Building Design in Zones LI, GI and DV 5.6.2 Expansion of existing Developments in Zones LI and GI
Sex Services-Commercial Premises	Permitted				5.5.14 Sex Services-Commercial Premises 5.6.1 Setbacks and Building Design in Zones LI, GI and DV 5.6.2 Expansion of existing Developments in Zones LI and GI
Sex Services-Home Based Business	Permitted				5.4.10 Home Based Businesses
Shop	Impact assessable				5.5.5 Shops in Zones CV, CL, LI, GI, DV, OR and CN 5.6.1 Setbacks and Building Design in Zones LI, GI and DV 5.6.2 Expansion of existing Developments in Zones LI and GI
Showroom Sales	Permitted				5.6.1 Setbacks and Building Design in Zones LI, GI and DV 5.6.2 Expansion of existing Developments in Zones LI and GI

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

4.15 Zone GI – General Industry

Zone Purpose

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

Zone Outcomes

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

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

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

ASSESSMENT TABLE – ZONE GI – GENERAL INDUSTRY					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Emergency Services Facility	Merit assessable	3.4 CR – Coastal Reclamation 3.6 LSF – Land Subject to Flooding	5.2.1 General Height Control 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 5.8.6 Emergency Service Facility
Excavation and Fill	Impact assessable	3.7 LSSS – Land Subject to Storm Surge	5.2.6 Landscaping		5.8.9 Excavation and Fill
Food Premises-Café/Take Away	Merit assessable	3.8 LADR – Land Adjacent to a Designated Road	5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		5.5.11 Food Premises 5.6.1 Setbacks and Building Design in Zones LI, GI and DV 5.6.2 Expansion of existing Developments in Zones LI and GI
Food Premises-Restaurant	Impact assessable	3.9 DHD – Dredging in Darwin Harbour			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

ASSESSMENT TABLE – ZONE GI – GENERAL INDUSTRY					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Leisure and Recreation	Impact assessable	3.4 CR – Coastal Reclamation 3.6 LSF – Land Subject to Flooding	5.2.1 General Height Control 5.2.4 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 5.8.5 Leisure and Recreation
Medical Clinic	Permitted	3.7 LSSS – Land Subject to Storm Surge 3.8 LADR – Land Adjacent to a Designated Road	5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		5.6.1 Setbacks and Building Design in Zones LI, GI and DV 5.6.2 Expansion of existing Developments in Zones LI and GI
Motor Body Works	Permitted	3.9 DHD – Dredging in Darwin Harbour			5.6.1 Setbacks and Building Design in Zones LI, GI and DV 5.6.2 Expansion of existing Developments in Zones LI and GI 5.6.3 Motor Body Works and Motor Repair Station
Motor Repair Station	Permitted				5.6.1 Setbacks and Building Design in Zones LI, GI and DV 5.6.2 Expansion of existing Developments in Zones LI and GI 5.6.3 Motor Body Works and Motor Repair Station
Office	Impact assessable				5.6.1 Setbacks and Building Design in Zones LI, GI and DV 5.6.2 Expansion of existing Developments in Zones LI and GI
Passenger Terminal	Impact assessable				5.6.1 Setbacks and Building Design in Zones LI, GI and DV 5.6.2 Expansion of existing Developments in Zones LI and GI
Place of Worship	Impact assessable				5.6.1 Setbacks and Building Design in Zones LI, GI and DV 5.6.2 Expansion of existing Developments in Zones LI and GI 5.8.4 Exhibition Centre, Place of Assembly and Place of Worship

ASSESSMENT TABLE – ZONE GI – GENERAL INDUSTRY					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Plant Nursery	Impact assessable	3.4 CR – Coastal Reclamation	5.2.1 General Height Control		5.6.1 Setbacks and Building Design in Zones LI, GI and DV 5.6.2 Expansion of existing Developments in Zones LI and GI
Recycling Depot	Permitted	3.6 LSF – Land Subject to Flooding	5.2.4 Vehicle Parking		5.6.1 Setbacks and Building Design in Zones LI, GI and DV 5.6.2 Expansion of existing Developments in Zones LI and GI
Renewable Energy Facility	Impact assessable	3.7 LSSS – Land Subject to Storm Surge	5.2.5 Loading Bays		5.6.1 Setbacks and Building Design in Zones LI, GI and DV 5.6.2 Expansion of existing Developments in Zones LI and GI
Service Station	Merit assessable	3.8 LADR – Land Adjacent to a Designated Road	5.2.6 Landscaping		5.6.1 Setbacks and Building Design in Zones LI, GI and DV 5.6.2 Expansion of existing Developments in Zones LI and GI 5.8.8 Renewable Energy Facility
Sex Services-Commercial Premises	Permitted	3.9 DHD – Dredging in Darwin Harbour	5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		5.5.8 Service Station 5.6.1 Setbacks and Building Design in Zones LI, GI and DV 5.6.2 Expansion of existing Developments in Zones LI and GI
Sex Services-Home Based Business	Permitted				5.5.14 Sex Services-Commercial Premises 5.6.1 Setbacks and Building Design in Zones LI, GI and DV 5.6.2 Expansion of existing Developments in Zones LI and GI
Shop	Impact assessable				5.4.10 Home Based Businesses 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 GI – GENERAL INDUSTRY					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Telecommunications Facility	Impact assessable	3.4 CR – Coastal Reclamation	5.2.1 General Height Control		5.8.10 Telecommunications Facility
Transport terminal	Permitted	3.6 LSF – Land Subject to Flooding	5.2.4 Vehicle Parking		5.6.1 Setbacks and Building Design in Zones LI, GI and DV
Vehicle Sales and Hire	Permitted	3.7 LSSS – Land Subject to Storm Surge	5.2.5 Loading Bays		5.6.2 Expansion of existing Developments in Zones LI and GI
Veterinary Clinic	Permitted	3.8 LADR – Land Adjacent to a Designated Road	5.2.6 Landscaping		5.6.1 Setbacks and Building Design in Zones LI, GI and DV
Warehouse	Permitted	3.9 DHD – Dredging in Darwin Harbour	5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		5.6.2 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 and 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 primarily provides for a diversity of lot sizes, including an appropriate proportion of larger lots to cater for larger format **industry** uses.
6. Development is provided with the appropriate urban services including, roads, reticulated water, sewerage (where available), stormwater drainage and electricity and telecommunication infrastructure. If lots are unsewered, provision for the disposal of effluent must be made on-site so that the effluent does not pollute ground or surface waters.
7. Development that is not defined in Schedule 2 (Definitions) may occur only when assessment has determined that the development is appropriate in the zone, having regard to the purpose and outcomes of this zone and such matters as the location, nature, scale and intensity of the development.

ASSESSMENT TABLE – ZONE DV – DEVELOPMENT					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Abattoir	Impact assessable	3.4 CR – Coastal Reclamation	5.2.4 Vehicle Parking		5.6.1 Setbacks and Building Design in Zones LI, GI and DV
Animal Boarding	Impact assessable	3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge	5.2.5 Loading Bays 5.2.6 Landscaping		5.6.1 Setbacks and Building Design in Zones LI, GI and DV 5.7.2 Animal Related Use (Animal Boarding and Stables)
Bar-Public	Impact assessable	3.8 LADR - Land Adjacent to a Designated Road			5.5.10 Nightclub Entertainment Venue, Bar-Public and Bar-Small 5.6.1 Setbacks and Building Design in Zones LI, GI and DV
Caravan Accommodation	Permitted				5.4.11 Caravan Accommodation
Car Park	Impact assessable	3.9 DHD – Dredging in Darwin Harbour			5.6.1 Setbacks and Building Design in Zones LI, GI and DV
Car Wash	Impact assessable				5.5.9 Car wash 5.6.1 Setbacks and Building Design in Zones LI, GI and DV
Club	Impact assessable				5.6.1 Setbacks and Building Design in Zones LI, GI and DV 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
Education Establishment	Impact assessable				5.6.1 Setbacks and Building Design in Zones LI, GI and DV 5.8.2 Education Establishment
Emergency Services Facility	Merit assessable				5.6.1 Setbacks and Building Design in Zones LI, GI and DV 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	Location Specific Development Requirements	Specific Development Requirements
Food Premises- Café/Take Away	Merit assessable	3.4 CR – Coastal Reclamation	5.2.4 Vehicle Parking		5.5.11 Food Premises 5.6.1 Setbacks and Building Design in Zones LI, GI and DV
Food Premises- Fast Food Outlet	Impact assessable	3.6 LSF – Land Subject to Flooding	5.2.5 Loading Bays		5.5.11 Food Premises 5.6.1 Setbacks and Building Design in Zones LI, GI and DV
Food Premises- Restaurant	Impact assessable	3.7 LSSS – Land Subject to Storm Surge	5.2.6 Landscaping		5.5.11 Food Premises 5.6.1 Setbacks and Building Design in Zones LI, GI and DV
Fuel Depot	Impact assessable	3.8 LADR - Land Adjacent to a Designated Road			5.6.1 Setbacks and Building Design in Zones LI, GI and DV
Hotel/Motel	Impact assessable	3.9 DHD – Dredging in Darwin Harbour			5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures 5.6.1 Setbacks and Building Design in Zones LI, GI and DV
Industry-General	Impact assessable				5.6.1 Setbacks and Building Design in Zones LI, GI and DV
Industry-Light	Impact assessable				5.6.1 Setbacks and Building Design in Zones LI, GI and DV
Intensive Animal Husbandry	Impact assessable				5.7.1 Rural Development (Agriculture, Horticulture and Intensive Animal Husbandry) 5.6.1 Setbacks and Building Design in Zones LI, GI and DV
Leisure and Recreation	Impact assessable				5.6.1 Setbacks and Building Design in Zones LI, GI and DV 5.8.5 Leisure and Recreation
Medical Clinic	Impact assessable				5.6.1 Setbacks and Building Design in Zones LI, GI and DV
Motor Body Works	Impact assessable				5.6.1 Setbacks and Building Design in Zones LI, GI and DV 5.6.3 Motor Body Works and Motor Repair Station
Motor Repair Station	Impact assessable				5.6.1 Setbacks and Building Design in Zones LI, GI and DV 5.6.3 Motor Body Works and Motor Repair Station

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

ASSESSMENT TABLE – ZONE DV – DEVELOPMENT					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Warehouse	Merit assessable	3.4 CR – Coastal Reclamation	5.2.4 Vehicle Parking		5.6.1 Setbacks and Building Design in Zones LI, GI and DV
All other uses defined in Schedule 2 (Definitions)	Prohibited	3.6 LSF – Land Subject to Flooding	5.2.5 Loading Bays		
Undefined Uses Any use not defined in Schedule 2 (Definitions)	Impact assessable	3.7 LSSS – Land Subject to Storm Surge 3.8 LADR - Land Adjacent to a Designated Road 3.9 DHD – Dredging in Darwin Harbour	5.2.6 Landscaping		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, food premises-café/take away and food premises-restaurant**, may be established if of a scale and intensity that does not detrimentally impact on the **amenity** or integrity of the zone.
4. All development, including public infrastructure and **outbuildings**, is located, designed, operated and maintained to:
 - (a) retain or enhance the character and **amenity** of the open space;
 - (b) minimise encroachment on the publically-accessible open space in a way which would unreasonably reduce its function for informal recreation;
 - (c) respond to the local climate, including minimising the ongoing consumption of energy and water;
 - (d) integrate with natural systems; and
 - (e) minimise unreasonable impacts on the **amenity** of surrounding residential land
5. Development avoids any adverse impacts on ecologically important areas within or nearby the zone.
6. Development that is not defined in Schedule 2 (Definitions) may occur only when assessment has determined that the development is appropriate in the zone, having regard to the purpose and outcomes of this zone and such matters as the location, nature, scale and intensity of the development.

ASSESSMENT TABLE – ZONE PS – PUBLIC OPEN SPACE					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Caravan Accommodation	Permitted	3.4 CR – Coastal Reclamation 3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge	5.2.1 General Height Control 5.2.4 Vehicle Parking 5.2.5 Loading Bays 5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		5.4.11 Caravan Accommodation
Community Centre	Impact assessable				
Demountable Structures	Permitted				5.8.7 Demountable Structures
Dwelling-Caretakers	Merit assessable				5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures 5.4.12 Dwelling-Caretakers
Excavation and Fill	Impact assessable				5.8.9 Excavation and Fill
Food Premises-Café/Take Away	Impact assessable				5.5.11 Food Premises
Food Premises-Restaurant	Impact assessable				5.5.11 Food Premises
Leisure and Recreation	Impact assessable				5.8.5 Leisure and Recreation
Market	Permitted				5.8.1 Markets
Sex Services-Home Based Business	Permitted				5.4.10 Home Based Businesses
Telecommunications Facility	Impact assessable				5.8.10 Telecommunications Facility
All other uses defined in Schedule 2 (Definitions)	Prohibited				
Undefined Uses Any use not defined in Schedule 2 (Definitions)	Impact assessable				Part 2, Part 3, Part 4, Part 5 of this Planning Scheme

4.18 Zone OR – Organised Recreation

Zone Purpose

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

Zone Outcomes

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

ASSESSMENT TABLE – ZONE OR – ORGANISED RECREATION

Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Caravan Accommodation	Permitted	3.4 CR – Coastal Reclamation 3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge 3.8 LADR – Land Adjacent to a Designated Road	5.2.1 General Height Control 5.2.4 Vehicle Parking 5.2.5 Loading Bays 5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		5.4.11 Caravan Accommodation
Car Park	Impact assessable				5.5.3 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	Merit 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
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
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
Market	Permitted				5.8.1 Market

ASSESSMENT TABLE – ZONE OR – ORGANISED RECREATION

Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Sex Services-Home Based Business	Permitted	3.4 CR – Coastal Reclamation	5.2.1 General Height Control		5.4.10 Home Based Businesses
Shop	Impact assessable	3.6 LSF – Land Subject to Flooding	5.2.4 Vehicle Parking		5.5.3 Commercial and Other Developments in Zones HR, CV, CB, C, SC, TC, OR, CP, FD, and T
Stables	Impact assessable	3.7 LSSS – Land Subject to Storm Surge	5.2.5 Loading Bays		5.5.5 Shops in Zones CV, CL, LI, GI, DV, OR and CN
Telecommunications Facility	Impact assessable	3.8 LADR – Land Adjacent to a Designated Road	5.2.6 Landscaping		5.7.2 Animal related use (Animal Boarding and Stables)
All other uses defined in Schedule 2 (Definitions)	Prohibited		5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		5.8.10 Telecommunications Facility
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 primarily provides for lot sizes that are commercially viable for sustainable **horticulture** and responds to the capability of the land.
6. Development avoids or minimises adverse impacts on ecologically important areas, through sensitive location, design, operation and management.
7. Development does not impose unsustainable demands on surface water and groundwater.
8. Development is provided with infrastructure and services that are commensurate with the locality and scale of development.
9. Development that is not defined in Schedule 2 (Definitions) may occur only when assessment has determined that the development is appropriate in the zone, having regard to the purpose and outcomes of this zone and such matters as the location, nature, scale and intensity of the development.

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

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

4.20 Zone A – Agriculture

Zone Purpose

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

Zone Outcomes

1. Predominantly **agriculture, horticulture and plant nursery**;
2. Development that is complementary to and supports primary production including **retail agriculture stall, industry-primary, stables, helicopter 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 primarily provides for lot sizes that are commercially viable for sustainable **agriculture** and responds to the capability of the land.
7. Development avoids or minimises adverse impacts on ecologically important areas, through sensitive location, design, operation and management.
8. Developments do not impose unsustainable demands on surface water and groundwater.
9. Development provides for infrastructure and services that are commensurate with the locality and scale of development.
10. Development that is not defined in Schedule 2 (Definitions) may occur only when assessment has determined that the development is appropriate in the zone, having regard to the purpose and outcomes of this zone and such matters as the location, nature, scale and intensity of the development.

ASSESSMENT TABLE – ZONE A – AGRICULTURE					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Abattoir	Impact assessable	3.2 CNV – Clearing of Native Vegetation 3.3 RCNV - Restricted Clearing of Native Vegetation 3.4 CR – Coastal Reclamation 3.5 LPA – Land in Proximity to Airports 3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge 3.8 LADR – Land Adjacent to a Designated Road	5.2.1 General Height Control 5.2.4 Vehicle Parking 5.2.5 Loading Bays 5.2.6 Landscaping		
Agriculture	Permitted				5.7.1 Rural Development (Agriculture, Horticulture and Intensive Animal Husbandry)
Animal Boarding	Permitted				5.7.2 Animal related use (Animal Boarding and Stables)
Caravan Accommodation	Permitted				5.4.11 Caravan Accommodation
Caravan Park	Impact assessable				5.5.13 Caravan Parks
Demountable Structures	Permitted				5.8.7 Demountable Structures
Dwelling-Community Residence	Permitted				5.4.14 Dwelling-Community Residence
Dwelling-Group	Permitted				5.4.1 Residential Density and Residential Plot Ratio 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 5.4.17 Building Articulation
Dwelling-Independent	Permitted				5.4.1 Residential Density and Residential Plot Ratio 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 and Residential Plot Ratio 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			

ASSESSMENT TABLE – ZONE A – AGRICULTURE					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Helicopter Landing Site	Permitted	3.2 CNV – Clearing of Native Vegetation	5.2.1 General Height Control		5.4.16 Helicopter Landing Sites
Home Based Business	Permitted				5.4.10 Home Based Businesses
Horticulture	Permitted	3.3 RCNV - Restricted Clearing of Native Vegetation	5.2.4 Vehicle Parking	5.2.5 Loading Bays	5.7.1 Rural Development (Agriculture, Horticulture and Intensive Animal Husbandry)
Industry-Primary	Permitted				
Intensive Animal Husbandry	Impact assessable	3.4 CR – Coastal Reclamation	5.2.6 Landscaping		5.7.1 Rural Development (Agriculture, Horticulture and Intensive Animal Husbandry)
Leisure and Recreation	Permitted	3.5 LPA – Land in Proximity to Airports			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	3.6 LSF – Land Subject to Flooding			
Renewable Energy Facility	Impact assessable				5.8.8 Renewable Energy Facility
Retail Agricultural Stall	Permitted	3.7 LSSS – Land Subject to Storm Surge			5.7.5 Retail Agricultural Stall
Rooming Accommodation	Merit assessable	3.8 LADR – Land Adjacent to a Designated Road			5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures 5.4.7 Communal open space 5.4.8 Building Design 5.4.17 Building Articulation
Sex Services-Home Based Business	Permitted				5.4.10 Home Based Businesses
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				

ASSESSMENT TABLE – ZONE A – AGRICULTURE					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
All other uses defined in Schedule 2 (Definitions)	Prohibited	3.2 CNV – Clearing of Native Vegetation	5.2.1 General Height Control		
Undefined Uses Any use not defined in Schedule 2 (Definitions)	Impact assessable	3.3 RCNV - Restricted Clearing of Native Vegetation	5.2.4 Vehicle Parking		Part 2, Part 3, Part 4, Part 5 of this Planning Scheme
		3.4 CR – Coastal Reclamation	5.2.5 Loading Bays		
		3.5 LPA – Land in Proximity to Airports	5.2.6 Landscaping		
		3.6 LSF – Land Subject to Flooding			
		3.7 LSSS – Land Subject to Storm Surge			
		3.8 LADR – Land Adjacent to a Designated Road			

4.21 Zone R – Rural

Zone Purpose

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

Zone Outcomes

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

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

ASSESSMENT TABLE – ZONE R – RURAL					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Horticulture	Permitted	3.2 CNV – Clearing of Native Vegetation	5.2.1 General Height Control		5.7.1 Rural Development (Agriculture, Horticulture and Intensive Animal Husbandry)
Industry-Primary	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
Intensive Animal Husbandry	Impact assessable		5.2.5 Loading Bays		5.7.1 Rural Development (Agriculture, Horticulture and Intensive Animal Husbandry)
Place of Worship	Impact assessable	3.4 CR – Coastal Reclamation	5.2.6 Landscaping		5.8.4 Exhibition Centre, Place of Assembly and Place of Worship
Plant Nursery	Permitted	3.5 LPA – Land in Proximity to Airports	5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		
Renewable Energy Facility	Impact assessable				
Residential Care Facility	Impact assessable	3.6 LSF – Land Subject to Flooding			5.4.1 Residential Density and Residential Plot Ratio 5.4.7 Communal Open Space 5.4.8 Building Design 5.4.15 Residential Care Facility 5.4.17 Building Articulation
Retail Agricultural Stall	Permitted	3.7 LSSS – Land Subject to Storm Surge			5.7.5 Retail Agricultural Stall
Sex Services-Home Based Business	Permitted		3.8 LADR – Land Adjacent to a Designated Road		
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.
3. All development, including public infrastructure and **outbuildings**, is located, designed, operated and maintained to:
 - (a) make a positive contribution to the locality by incorporating a high quality of built form and landscape design;
 - (b) minimise unreasonable impacts to the **amenity** of surrounding premises and any residential land;
 - (c) mitigate the potential for land use conflict with existing and intended surrounding development;
 - (d) avoid adverse impacts on the local road network;
 - (e) provides safe and convenient pedestrian and bicycle **access** within the development and strong connections to external transport networks;
 - (f) avoid any adverse impacts on ecologically important areas; and
 - (g) allow passive surveillance of public spaces.
4. Subdivision provides the appropriate level of services and infrastructure including roads, pedestrian and cycle paths, reticulated electricity, water, and sewerage (where available), stormwater drainage and telecommunication infrastructure.
5. Development that is not defined in Schedule 2 (Definitions) may occur only when assessment has determined that the development is appropriate in the zone, having regard to the purpose and outcomes of this zone and such matters as the location, nature, scale and intensity of the development.

ASSESSMENT TABLE – ZONE CP – COMMUNITY PURPOSE					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Animal Boarding	Impact assessable	3.2 CNV – Clearing of Native Vegetation	5.2.1 General Height Control		5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T
Caravan Accommodation	Permitted	3.3 RCNV - Restricted Clearing of Native Vegetation	5.2.4 Vehicle Parking		5.7.2 Animal related use (Animal Boarding and Stables)
Child Care Centre	Permitted	3.4 CR – Coastal Reclamation	5.2.5 Loading Bays		5.4.11 Caravan Accommodation
Club	Impact assessable	3.5 LPA – Land In Proximity to Airports	5.2.6 Landscaping		5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T
Community Centre	Permitted	3.6 LSF – Land Subject to Flooding	5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		5.5.7 Child Care Centre
Demountable Structures	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
Dwelling-Caretakers	Permitted	3.8 LADR - Land Adjacent to a Designated 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
Excavation and Fill	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 service facility
					5.8.9 Excavation and Fill

ASSESSMENT TABLE – ZONE CP – COMMUNITY PURPOSE					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Exhibition Centre	Permitted	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
Hospital	Impact assessable	3.3 RCNV - Restricted Clearing of Native Vegetation	5.2.4 Vehicle Parking		5.8.4 Exhibition Centre, Place of Assembly and Place of Worship
Leisure and Recreation	Impact assessable	3.4 CR – Coastal Reclamation	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
Market	Permitted	3.5 LPA – Land In Proximity to Airports	5.2.6 Landscaping		5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T
Medical Clinic	Permitted	3.6 LSF – Land Subject to Flooding	5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		5.8.5 Leisure and Recreation
Passenger Terminal	Impact assessable	3.7 LSSS – Land Subject to Storm Surge			5.8.1 Market
Place of Assembly	Impact assessable	3.8 LADR - Land Adjacent to a Designated Road			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T
Place of Worship	Permitted	3.9 DHD – Darwin Harbour Dredging			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				5.8.4 Exhibition Centre, Place of Assembly and Place of Worship

ASSESSMENT TABLE – ZONE CP – COMMUNITY PURPOSE					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Residential Care Facility	Permitted	3.2 CNV – Clearing of Native Vegetation 3.3 RCNV - Restricted Clearing of Native Vegetation	5.2.1 General Height Control 5.2.4 Vehicle Parking 5.2.5 Loading Bays 5.2.6 Landscaping		5.4.3 Building setbacks of Residential Buildings and Ancillary Structures 5.4.7 Communal Open Space 5.4.8 Building Design 5.4.15 Residential Care Facility 5.4.17 Building Articulation
Sex Services-Home Based Business	Permitted	3.4 CR – Coastal Reclamation	5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		5.4.10 Home Based Businesses
Telecommunications Facility	Impact assessable	3.5 LPA – Land In Proximity to Airports			5.8.10 Telecommunications Facility
Veterinary Clinic	Impact assessable	3.6 LSF – Land Subject to Flooding			5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T
All other uses defined in Schedule 2 (Definitions)	Prohibited	3.7 LSSS – Land Subject to Storm Surge			
Undefined Uses Any use not defined in Schedule 2 (Definitions)	Impact assessable	3.8 LADR - Land Adjacent to a Designated Road 3.9 DHD – Darwin Harbour Dredging			Part 2, Part 3, Part 4, Part 5 of this Planning Scheme

4.23 Zone CN – Conservation

Zone Purpose

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

Zone Outcomes

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

ASSESSMENT TABLE – ZONE CN – CONSERVATION					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Bar-Small	Impact assessable	3.2 CNV - Clearing of Native Vegetation	5.2.1 General Height Control		5.5.10 Nightclub Entertainment Venue, Bar-Public and Bar-Small
Caravan Accommodation	Impact assessable		5.2.4 Vehicle Parking		5.4.11 Caravan Accommodation
Demountable Structures	Merit assessable	3.3 RCNV - Restricted Clearing of Native Vegetation	5.2.5 Loading Bays		5.8.7 Demountable Structures
Dwelling-Caretakers	Impact assessable		5.2.6 Landscaping		5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.12 Dwelling-Caretakers
Excavation and Fill	Impact assessable	3.4 CR - Coastal Reclamation	5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		5.8.9 Excavation and Fill
Exhibition Centre	Impact assessable	3.5 LPA – Land in Proximity to Airports			5.8.4 Exhibition Centre, Place of Assembly and Place of Worship
Food Premises-Café/Take Away	Impact assessable	3.6 LSF - Land Subject to Flooding			5.5.11 Food Premises
Food Premises-Restaurant	Impact assessable				5.5.11 Food Premises
Market	Impact assessable	3.7 LSSS - Land Subject to Storm Surge			5.8.1 Market
Sex Services-Home Based Business	Permitted				5.4.10 Home Based Businesses
Shop	Impact assessable	3.8 LADR – Land Adjacent to a Designated Road			5.5.5 Shops in Zones CV, CL, LI, GI, OR and CN
Telecommunications Facility	Impact assessable				5.8.10 Telecommunications Facility
All other uses defined in Schedule 1 (Definitions)	Prohibited	3.9 DHD – Dredging in Darwin Harbour			
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 on-site disposal of effluent in a manner that does not pollute ground or surface waters.
10. Development that is not defined in Schedule 2 (Definitions) may occur only when assessment has determined that the development is appropriate in the zone, having regard to the purpose and outcomes of this zone and such matters as the location, nature, scale and intensity of the development.

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

ASSESSMENT TABLE – ZONE HT – HERITAGE					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Dwelling-Multiple	Impact assessable	3.4 CR - Coastal Reclamation 3.6 LSF - Land Subject to Flooding 3.7 LSSS - Land Subject to Storm Surge	5.2.1 General Height Control 5.2.4 Vehicle Parking 5.2.5 Loading Bays 5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		5.4.3 Building Setbacks 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 5.4.17 Building Articulation
Dwelling-Single	Impact assessable				5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.6 Private Open Space
Education Establishment	Impact assessable		5.3.1 Heritage Places and Development		5.8.2 Education Establishment
Excavation and Fill	Impact assessable				5.8.9 Excavation and Fill
Exhibition centre	Impact assessable				5.8.4 Exhibition Centre, Place of Assembly and Place of Worship
Food Premises-Café/Take Away	Impact assessable				5.5.11 Food Premises
Food Premises-Restaurant	Impact assessable				5.5.11 Food Premises
Home Based Business	Impact assessable				5.4.10 Home Based Business
Market	Impact assessable				5.8.1 Market
Medical Clinic	Impact assessable				
Office	Impact assessable				
Place of Worship	Impact assessable				5.8.4 Exhibition Centre, Place of Assembly and Place of Worship
Rooming Accommodation	Impact assessable				5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.7 Communal Open Space 5.4.8 Building Design 5.4.17 Building Articulation

ASSESSMENT TABLE – ZONE HT – HERITAGE					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Sex Services-Home Based Business	Impact assessable	3.4 CR - Coastal Reclamation 3.6 LSF - Land Subject to Flooding 3.7 LSSS - Land Subject to Storm Surge	5.2.1 General Height Control		5.4.10 Home Based Businesses
Shop	Impact assessable		5.2.4 Vehicle Parking		
Telecommunications Facility	Impact assessable		5.2.5 Loading Bays		5.8.10 Telecommunications Facility
All other uses defined in Schedule 2 (Definitions)	Prohibited		5.2.6 Landscaping		
Undefined Uses Any use not defined in Schedule 2 (Definitions)	Impact assessable		5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		
			5.3.1 Heritage Places and Development		Part 2, Part 3, Part 4, Part 5 of this Planning Scheme

4.25 Zone RD – Restricted Development

Zone Purpose

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

Zone Outcomes

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

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

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

4.26 Zone WM – Water Management

Zone Purpose

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

Zone Outcomes

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

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

ASSESSMENT TABLE – ZONE WM – WATER MANAGEMENT					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Rooming Accommodation	Impact assessable	3.2 CNV - Clearing of Native Vegetation 3.3 RCNV - Restricted Clearing of Native Vegetation	5.2.1 General Height Control 5.2.4 Vehicle Parking 5.2.5 Loading Bays		5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.7 Communal Open Space 5.4.8 Building Design 5.4.17 Building Articulation
Sex Services-Home Based Business	Impact assessable		5.2.6 Landscaping		5.4.10 Home Based Businesses
Stables	Impact assessable	3.4 CR - Coastal Reclamation	5.3.2 Development of Land within Zone WM		5.7.2 Animal Related Use (Animal Boarding and Stables)
Telecommunications Facility	Impact assessable	3.5 LPA – Land in Proximity to Airports			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	3.6 LSF - Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge			Part 2, Part 3, Part 4, Part 5 of this Planning Scheme

4.27 Zone FD – Future Development

Zone Purpose

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

Zone Outcomes

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

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

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

ASSESSMENT TABLE – ZONE FD – FUTURE DEVELOPMENT					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Dwelling-Community Residence	Permitted	3.4 CR - Coastal Reclamation	5.2.1 General Height Control		5.4.14 Dwelling-Community Residence
Dwelling-Group	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	5.2.4 Vehicle Parking 5.2.5 Loading Bays 5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		5.4.3 Building Setbacks 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 5.4.17 Building Articulation
Dwelling-Independent	Permitted	3.8 LADR – Land Adjacent to a Designated Road	5.3.4 Development of Land in Zone FD		5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.6 Private Open Space
Dwelling-Multiple	Impact assessable	3.9 DHD – Dredging in Darwin Harbour			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 5.4.17 Building Articulation
Dwelling-Single	Impact assessable				5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.6 Private Open Space
Education Establishment	Impact assessable				5.5.3 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 Services Facility

ASSESSMENT TABLE – ZONE FD – FUTURE DEVELOPMENT					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Excavation and Fill	Impact assessable	3.4 CR - Coastal Reclamation	5.2.1 General Height Control		5.8.9 Excavation and Fill
Food Premises- Café/Take Away	Impact assessable	3.5 LPA – Land In Proximity to Airports	5.2.4 Vehicle Parking 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 5.5.11 Food Premises
Food Premises- Fast Food Outlet	Impact assessable	3.6 LSF - Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge	5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		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	3.8 LADR – Land Adjacent to a Designated Road	5.3.4 Development of Land in Zone FD		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
Helicopter Landing Site	Impact assessable				5.4.16 Helicopter Landing Sites
Home Based Business	Permitted	3.9 DHD – Dredging in Darwin Harbour			5.4.10 Home Based Businesses
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, FD and T
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
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, FD and T 5.8.5 Leisure and Recreation

ASSESSMENT TABLE – ZONE FD – FUTURE DEVELOPMENT					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Medical Clinic	Impact assessable	3.4 CR - Coastal Reclamation	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
Office	Impact assessable	3.5 LPA – Land In Proximity to Airports	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
Place of Worship	Impact assessable	3.6 LSF - Land Subject to Flooding	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
		3.7 LSSS – Land Subject to Storm Surge	5.2.6 Landscaping		5.8.4 Exhibition Centre, Place of Assembly and Place of Worship
Plant Nursery	Impact assessable	3.8 LADR – Land Adjacent to a Designated Road	5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		
Renewable Energy Facility	Impact assessable	3.9 DHD – Dredging in Darwin Harbour	5.3.4 Development of Land in Zone FD		5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T
Residential Care Facility	Impact assessable				5.8.8 Renewable Energy Facility
					5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures
					5.4.7 Communal Open Space
					5.4.8 Building Design
					5.4.17 Building Articulation
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, FD and T
					5.5.8 Service Station
Sex Services-Home Based Business	Permitted				5.4.10 Home Based Businesses
Shop	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 FD – FUTURE DEVELOPMENT					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Shopping Centre	Impact assessable	3.4 CR - Coastal Reclamation	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
Telecommunications Facility	Impact assessable	3.5 LPA – Land In Proximity to Airports	5.2.4 Vehicle Parking		5.5.12 Shopping Centre
Veterinary Clinic	Impact assessable	3.6 LSF - Land Subject to Flooding	5.2.5 Loading Bays		5.8.10 Telecommunications Facility
All other uses defined in Schedule 2 (Definitions)	Prohibited	3.7 LSSS – Land Subject to Storm Surge	5.2.6 Landscaping		5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T
Undefined Uses Any use not defined in Schedule 2 (Definitions)	Impact assessable	3.8 LADR – Land Adjacent to a Designated Road	5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		
		3.9 DHD – Dredging in Darwin Harbour	5.3.4 Development of Land in Zone FD		Part 2, Part 3, Part 4, Part 5 of this Planning Scheme

4.28 Zone T – Township

Zone Purpose

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

Zone Outcomes

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

ASSESSMENT TABLE – ZONE T – TOWNSHIP					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Bar-Public	Impact assessable	3.4 CR - Coastal Reclamation 3.6 LSF - Land Subject to Flooding	5.2.1 General Height Control 5.2.4 Vehicle Parking 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 5.5.10 Nightclub Entertainment Venue, Bar-Public and Bar-Small
Bar-Small	Impact assessable	3.7 LSSS - Land Subject to Storm Surge 3.8 LADR - Land Adjacent to a Designated Road	5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T 5.5.10 Nightclub Entertainment Venue, Bar-Public and Bar-Small
Caravan Accommodation	Permitted				5.4.11 Caravan Accommodation
Caravan Park	Impact assessable				5.5.13 Caravan Park
Car Park	Impact assessable				
Car Wash	Impact assessable				5.5.9 Car Wash
Child Care Centre	Impact assessable				5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T 5.5.7 Child Care Centre
Club	Impact assessable				5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T 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, FD and T
Demountable Structures	Merit assessable				5.8.7 Demountable Structures
Dwelling-Caretakers	Impact assessable				5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.12 Dwelling-Caretakers
Dwelling-Community Residence	Permitted				5.4.14 Dwelling-Community residence

ASSESSMENT TABLE – ZONE T – TOWNSHIP					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Dwelling-Group	Impact assessable	3.4 CR - Coastal Reclamation 3.6 LSF - Land Subject to Flooding 3.7 LSSS - Land Subject to Storm Surge 3.8 LADR - Land Adjacent to a Designated Road	5.2.1 General Height Control 5.2.4 Vehicle Parking 5.2.5 Loading Bays 5.2.6 Landscaping 5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		5.4.3 Building Setbacks 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 5.4.17 Building Articulation
Dwelling-Independent	Permitted				5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.6 Private Open Space 5.4.13 Dwelling-Independent
Dwelling-Multiple	Impact assessable				5.4.1 Residential Density and Residential Plot Ratio 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 5.4.17 Building Articulation
Dwelling-Single	Permitted				5.3.1 Residential Density and Residential Plot Ratio 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

ASSESSMENT TABLE – ZONE T – TOWNSHIP					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Excavation and Fill	Impact assessable	3.4 CR - Coastal Reclamation	5.2.1 General Height Control		5.8.9 Excavation and Fill
Exhibition 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 5.8.4 Exhibition Centre, Place of Assembly and Place of Worship
Food Premises- Café/Take Away	Impact assessable	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 5.5.11 Food Premises
Food Premises- Fast Food Outlet	Impact assessable	3.8 LADR - Land Adjacent to a Designated Road	5.2.6 Landscaping		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		5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		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 Businesses
Hospital	Impact assessable				5.5.3 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T
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

ASSESSMENT TABLE – ZONE T – TOWNSHIP					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Leisure and Recreation	Impact assessable	3.4 CR - Coastal Reclamation 3.6 LSF - Land Subject to Flooding	5.2.1 General Height Control 5.2.4 Vehicle Parking 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 5.8.5 Leisure and Recreation
Market	Permitted				5.8.1 Market
Medical Clinic	Impact assessable	3.7 LSSS - Land Subject to Storm Surge	5.2.6 Landscaping		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	3.8 LADR - Land Adjacent to a Designated Road	5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		5.5.3 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

ASSESSMENT TABLE – ZONE T – TOWNSHIP					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Recycling Depot	Impact assessable	3.4 CR - Coastal Reclamation	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
Renewable Energy Facility	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 5.2.6 Landscaping		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
Residential Care Facility	Impact assessable	3.8 LADR - Land Adjacent to a Designated Road	5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.7 Communal Open Space 5.4.8 Building Design 5.4.17 Building Articulation
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 5.4.17 Building Articulation
Service Station	Impact assessable				5.5.8 Service Station
Sex Services-Home Based Business	Permitted				5.4.10 Home Based Businesses
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

ASSESSMENT TABLE – ZONE T – TOWNSHIP					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
Transport Terminal	Impact assessable	3.4 CR - Coastal Reclamation	5.2.1 General Height Control		
Vehicle Sales and Hire	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
Veterinary Clinic	Impact assessable	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
Warehouse	Impact assessable	3.8 LADR - Land Adjacent to a Designated Road	5.2.6 Landscaping		
All other uses defined in Schedule 2 (Definitions)	Prohibited		5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		
Undefined Uses Any use not defined in Schedule 2 (Definitions)	Impact assessable				Part 2, Part 3, Part 4, Part 5 of this Planning Scheme

4.29 Zone M – Main Road

Zone Purpose

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

Zone Outcomes

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

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

4.30 Zone PM – Proposed Main Road

Zone Purpose

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

Zone Outcomes

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

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

4.31 Zone RW – Railway

Zone Purpose

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

Zone Outcomes

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

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

4.32 Zone U - Utilities

Zone Purpose

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

Zone Outcomes

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

ASSESSMENT TABLE – ZONE U – UTILITIES					
Defined Use	Assessment Category	Overlays	General Development Requirements	Location Specific Development Requirements	Specific Development Requirements
A utility in accordance with the requirements of the agency 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

5. Part 5 (Development Requirements)

Proposal

Omit and replace Part 5

This section includes:

- An index of the affected development requirements; and
- amended Part 5 in entirety, including all amended and new development requirements, and indication where development requirements have been omitted.

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);
 - (b) specifically to an identified location (Location Specific Development Requirements); and
 - (c) 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 heights of buildings and structures are appropriate to the strategic and local context of the location and meet community expectations for development in the zone.

Administration

1. This clause does not apply if:
 - (a) The development is for the purpose of:
 - i. a **telecommunications facility**;
 - ii. a chimney, flag pole, aerial, antenna or lightning rod; or
 - iii. the housing of equipment relating to the operation of a lift; or
 - (b) an alternative height control is specified in clause 5.9 (Location specific development requirements).
2. The consent authority must not **consent** to a development in Alice Springs that is not in accordance with sub-clause 5.
3. The consent authority must not **consent** to a development on land in Zone MR abutting land in Zone LR that is not in accordance with sub-clause 6.
4. Except as set out in sub-clause 3, the consent authority may **consent** to a development that is not in accordance with sub-clause 6 if it is satisfied the **building height** is consistent with the intended character and **amenity** of the area, having regard to:
 - (a) the heights of other buildings in the immediate vicinity; and
 - (b) measures taken to mitigate potential impacts (such as unreasonable overshadowing, or overlooking of dwellings and private open space) on abutting properties.

Requirements

5. The **building height** of a development in the Municipality of Alice Springs is not to exceed:
 - (a) the maximum building height for the zone and use as specified in table A to this clause; or
 - (b) two **storeys** to a maximum of 8.5m if the zone and use is not included in table A to this clause.
6. The **building height** in all other areas is not to exceed:
 - (a) the maximum building height for the zone and use as specified in table B to this clause; or
 - (b) two **storeys** to a maximum of 8.5m if the zone and use is not included in table B to this clause.

Table A to clause 5.2.1: Height control in Alice Springs		
Zone	Use	Maximum building height
MR, C, SC and TC	All uses	3 storeys to a maximum of 14m
CB	All uses	8 storeys to a maximum of 34m
CP	Education establishment or hospital	No height limit
All zones other than CP	Education establishment	3 storeys to a maximum of 14m

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

Table to clause 5.2.1: Height control outside Alice Springs		
Zone	Use	Maximum building height
MR	Development on a site in zone MR abutting a site in Zone LR	3 storeys
	Development on a site that is: <ul style="list-style-type: none"> • within the boundaries of the Darwin Inner Suburbs Area Plan or Darwin Mid Suburbs Area Plan; and has frontage to a street with a reservation width not exceeding 18m on the opposite side of which is a site in Zone LR.	3 storeys
	All other uses	4 storeys
HR	All uses	8 storeys
C	Development containing dwelling-multiple	4 storeys
	Development containing other residential buildings	3 storeys
	All other uses	No height limit
CL and CP	Education establishment or hospital	No height limit
CB, SC, TC and DV	All uses	No height limit

Editor's Notes:

- (1) If applicable, the *residential plot ratio* and/or the *commercial plot ratio* may impact on the *building height*.
- (2) Any use or development of land that intrudes into a protected airspace, such as the use of cranes, within 15km of an airport or RAAF base may have additional restrictions and approval requirements from the airport operator under the [Airports Act 1996 \(Cth\)](#), [Airports \(Protection of Airspace\) Regulations 1996 \(Cth\)](#), and [Defence Regulation 2016 \(Cth\)](#). More information is available on [NT.GOV.AU](#).

5.2.2 Omitted

5.2.3 Omitted

5.2.4 Car Parking

5.2.4.1 Car Parking Spaces

Purpose

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

Administration

1. This clause does not apply where alternative car parking space requirements are established under clause 5.9 (Location specific development requirements).
2. The consent authority may **consent** to a use or development that is not in accordance with sub-clause 4 if it is satisfied a reduction of the number of **car parking spaces** 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;
 - (d) the potential impact on the surrounding road network and the **amenity** of the locality and adjoining property;or if 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**.

- The consent authority may require the provision of **car parking spaces** for any **ancillary** use or development in addition to that specified for the **primary use** or development in the table to this clause.

Requirements

- Use and development is to include the minimum number of **car parking spaces** specified in the table to this clause (rounded up to the next whole number).

Editor’s Note: Clause 5.2.4.4 provides for the design and layout of a car parking area.

Table to Clause 5.2.4.1: Minimum number of required parking spaces	
Use or Development	Minimum Number of Car Parking Spaces Required
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
Bar-small	6 for every 100m ² of net floor area used as a bar
Caravan park	1.1 for every caravan, cabin, mobile home or tent site
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
Child care centre	1 for every employee <u>Plus</u> 1 for every 20 children

Table to Clause 5.2.4.1: Minimum number of required parking spaces	
Use or Development	Minimum Number of Car Parking Spaces Required
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
Community centre	5 for every 100m ² of net floor area
Dwelling-caretakers	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
Dwelling-group	2 per dwelling
Dwelling-independent	1 per bedroom to a maximum of 2
Dwelling-multiple	2 per dwelling
Dwelling-single	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
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
Exhibition centre	6 for every 100m ² of net floor area

Table to Clause 5.2.4.1: Minimum number of required parking spaces	
Use or Development	Minimum Number of Car Parking Spaces Required
Food premises (all)	<p>6 for every 100m² of net floor area and any alfresco dining areas</p> <p><u>Plus</u></p> <p>10 for drive-through (if any) for cars being served or awaiting service</p> <p>* No more than 50% of the car parking spaces required for a fast food outlet may be accommodated within the associated drive-through</p>
Hospital	<p>1 for every 4 patient beds</p> <p><u>Plus</u></p> <p>4 for every 100m² of net floor area used for administrative purposes</p> <p><u>Plus</u></p> <p>For a medical clinic 4 for every consulting room</p>
Hotel/Motel	<p>1 for every guest suite or bedroom</p> <p><u>Plus</u></p> <p>3 for every 100m² used for dining</p>
Industry-general	<p>1 for every 100m² of net floor area other than offices</p> <p><u>Plus</u></p> <p>4 for every 100m² of net floor area of office</p> <p><u>Plus</u></p> <p>1 for every 250m² used as outdoor storage</p>
Industry-light	<p>2 for every 100m² of net floor area other than offices</p> <p><u>Plus</u></p> <p>4 for every 100m² of net floor area of office</p> <p><u>Plus</u></p> <p>1 for every 250m² used as outdoor storage</p>
Industry-primary	<p>1 for every 100m² of net floor area other than offices</p> <p><u>Plus</u></p> <p>4 for every 100m² of net floor area of office</p> <p><u>Plus</u></p> <p>1 for every 250m² used as outdoor storage</p>

Table to Clause 5.2.4.1: Minimum number of required parking spaces	
Use or Development	Minimum Number of Car Parking Spaces Required
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>
Market	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
Motor body works	6 for every 100m ² of net floor area
Motor repair station	6 for every 100m ² of net floor area
Nightclub entertainment venue	16 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
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)
Place of assembly	5 for every 100m ² of net floor area
Place of worship	5 for every 100m ² of net floor area
Plant nursery	<p>2 for every 100m² of net floor area</p> <p><u>Plus</u></p> <p>1 for every 250m² used as outdoor nursery</p>
Recycling depot	<p>1 for every 100m² of net floor area other than offices</p> <p><u>Plus</u></p> <p>4 for every 100m² of net floor area of office</p> <p><u>Plus</u></p> <p>1 for every 250m² used as outdoor storage</p>
Renewable energy facility	<p>1</p> <p><u>Plus</u></p> <p>4 for every 100m² of net floor area of office</p>

Table to Clause 5.2.4.1: Minimum number of required parking spaces	
Use or Development	Minimum Number of Car Parking Spaces Required
Residential care facility	1 for every 4 beds <u>Plus</u> 4 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
Serviced apartment	1 for every dwelling <u>Plus</u> 3 for every 100m ² of net floor area not within a <i>dwelling</i>
Service station	2 for every 100m ² of net floor area or 5 whichever is greater (not including parking serving bowzers)
Sex services-commercial premises	2.5 for every 100m ² of net floor area
Shop	6 for every 100m ² of net floor area
Shopping centre	6 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
Stables	1 for every stall
Telecommunications facility	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
Veterinary clinic	4 for every 100m ² of net floor area
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

Table to Clause 5.2.4.1: Minimum number of required parking spaces	
Use or Development	Minimum Number of Car Parking Spaces Required
Any other uses (including undefined uses)	Minimum number of car parking spaces to be determined by the consent authority.

5.2.4.2 Omitted

5.2.4.3 Omitted

5.2.4.4 Layout of car parking areas

Purpose

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

Administration

1. This clause does not apply to a **car parking area** where the car parking is required in association with a **dwelling-single, dwelling-independent** or a **home based business**.
2. A **car parking area** may be used for the purpose of a **market** if:
 - (a) a market is Permitted in the zone; and
 - (b) the market operates outside of the operating hours of the use for which the car parking area is established.
3. The consent authority may **consent** to a **car parking area** that is not in accordance with sub-clause 6 if it is satisfied that the non-compliance will not unreasonably impact on the **amenity** of the surrounding locality.
4. The consent authority may **consent** to a **car parking area** that is not in accordance with sub-clauses 7 and 8 if it is satisfied that the design and construction is safe and functional with regard to the location of the development.
5. The consent authority may **consent** to a **car parking area** that is not in accordance with sub-clause 9 if it is satisfied that the non-compliance will not result in adverse impacts on the local road network or internal functionality of the car parking area.

Requirements

6. A **car parking area** is to:
 - (a) be not less than 3m from any lot boundary abutting a road; and
 - (b) provide landscaping to the setback area to a minimum depth of 3m immediately adjacent to any lot boundary abutting a road, using species designed to lessen the visual impact of the **car parking area** when viewed from the road.

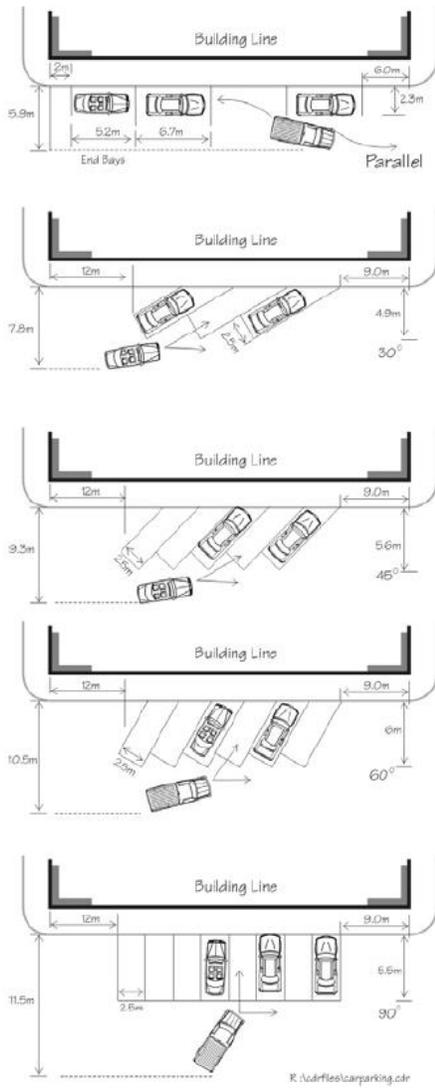
7. A **car parking area** is to be constructed and maintained to be:
 - (a) of a suitable gradient for safe and convenient parking; and
 - (b) sealed and well drained in urban areas, or dust suppressed in non-urban areas.

8. The layout of a **car parking area** is to:
 - (a) be functional and provide separate access to every car parking space;
 - (b) allow a vehicle to enter from and exit to a road in a forward gear;
 - (c) be in accordance with the dimensions set out in the diagram to this clause; and
 - (d) ensure parking spaces at the end of and perpendicular to a driveway are 3.5m wide or so that the driveway projects 1m beyond the last parking space.

9. The number of **access** points to the road is to be limited, and **access** points to **car parking areas** are to:
 - (a) have driveways with a minimum width of 6m for two-way traffic flow or 3.5m for one-way traffic flow; and
 - (b) maximise sight lines for drivers entering or exiting the car parking area.

Diagram to Clause 5.2.4.4: Parking Layout

Carparking



5.2.4.5 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 use or 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 5.2.4.5: 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 use or development that is not in accordance with sub-clauses 2 and 3 only if it is satisfied sufficient, safe and functional loading areas are available to meet the needs of the use with regard to:
 - (a) the scale of the use and development on the site;
 - (b) any potential adverse impacts on the local road network; and
 - (c) any agreements for off-site loading and unloading of vehicles, such as shared loading areas or approval to carry out loading activities in a laneway or secondary street.

Requirements

2. Use and development is to include provision of a minimum number of loading bays in accordance with the table to this clause (rounded up to the next whole number).
3. A **loading bay** is to:
 - (a) provide areas wholly within the site for loading and unloading of vehicles
 - (b) be at least 7.5m by 3.5m;
 - (c) have a clearance of at least 4m; and
 - (d) have access that is adequate for its purpose.

Table to Clause 5.2.3: Minimum number of loading bays	
Use or development	Minimum number of loading bays
Bar-public	1 loading bay for a single occupation of a net floor area of 10 000m ² or less; and 1 loading bay for every 5000m ² of net floor area or part thereof in excess of 10 000m ²
Club	1 loading bay for a single occupation of a net floor area of 10 000m ² or less; and 1 loading bay for every 5000m ² of net floor area or part thereof in excess of 10 000m ²

Table to Clause 5.2.3: Minimum number of loading bays

Use or development	Minimum number of loading bays
Emergency services facility	<p>1 loading bay for a single occupation of a net floor area of 10 000m² or less;</p> <p>And</p> <p>1 loading bay for every 5000m² of net floor area or part thereof in excess of 10 000m²</p>
Exhibition centre	<p>1 loading bay for every 2000m² of the total net floor area</p>
Food premises (all)	<p>1 loading bay for every 2000m² of the total net floor area of a fast food outlet or restaurant</p>
Hospital	<p>1 loading bay for a single occupation of a net floor area of 10 000m² or less;</p> <p>and</p> <p>1 loading bay for every 5000m² of net floor area or part thereof in excess of 10 000m²</p>
Hotel/Motel	<p>1 loading bay for a single occupation of a net floor area of 10 000m² or less;</p> <p>and</p> <p>1 loading bay for every 5000m² of net floor area or part thereof in excess of 10 000m²</p>
Industry-general	<p>1 loading bay for a single occupation of a net floor area of 10 000m² or less;</p> <p>and</p> <p>1 loading bay for every 5000m² of net floor area or part thereof in excess of 10 000m²</p>
Industry-light	<p>1 loading bay for a single occupation of a net floor area of 10 000m² or less;</p> <p>and</p> <p>1 loading bay for every 5000m² of net floor area or part thereof in excess of 10 000m²</p>
Nightclub entertainment venue	<p>1 loading bay for a single occupation of a net floor area of 10 000m² or less;</p> <p>and</p> <p>1 loading bay for every 5000m² of net floor area or part thereof in excess of 10 000m²</p>
Office	<p>1 loading bay for every 2000m² of the total net floor area</p>
Place of assembly	<p>1 loading bay for every 2000m² of the total net floor area</p>
Shop	<p>1 loading bay for every 2000m² of the total net floor area</p>
Shopping centre	<p>1 loading bay for every 2000m² of the total net floor area</p>

Table to Clause 5.2.3: Minimum number of loading bays	
Use or development	Minimum number of loading bays
Showroom sales	1 loading bay for a single occupation of a net floor area of 10 000m ² or less; and 1 loading bay for every 5000m ² of net floor area or part thereof in excess of 10 000m ²
Transport terminal	1 loading bay for a single occupation of a net floor area of 10 000m ² or less; and 1 loading bay for every 5000m ² of net floor area or part thereof in excess of 10 000m ²
Warehouse	1 loading bay for a single occupation of a net floor area of 10 000m ² or less; and 1 loading bay for every 5000m ² of net floor area or part thereof in excess of 10 000m ²
All other uses	No loading bays required

5.2.6 Landscaping

5.2.6.1 Landscaping in Zones other than Zone CB

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 5, 6 and 7 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. The quality and extent of the landscaping consented to must be maintained for the life of the development.
5. 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.
6. In Zones LI, GI and DV all street frontages, except **access** driveways or footpaths, are to be landscaped to a minimum depth of 3m.
7. In Zones MR and HR, side and rear setbacks are to include planting to the length of the setback of no less than 2m deep, except for areas that are used for private open space.

5.2.6.2 Landscaping in Zone CB

Purpose

Ensure developments within central business districts minimise heat capture and enhance the **amenity** of the area when viewed from the street or from surrounding buildings.

Administration

1. The consent authority may **consent** to a development not in accordance with sub-clause 3 if:
 - (a) it is a small development and the consent authority is satisfied that it would be unreasonable to provide the required landscaping, having

- regard to the intended use of the development or whether the development would become unfeasible; or
- (b) the development provides an alternative response to achieve the purpose of this clause.
2. Requirement 3 does not apply to any development that complies with Clause 5.5.1 (Interchangeable Use and Development in Specific Zones) or Clause 5.5.4 (Expansion of Existing Use or Development in Zones CB, C, SC and TC).

Requirements

3. Development in Zone CB is to provide areas of landscape planting equivalent to 10% of the site area.

Editor's Notes:

- (1) **Any vertical landscaping provided to meet subclause 3 may also contribute to a reduction of car parking under Clause 5.9.2.12**
- (2) **Refer to *Design Guidance: Landscaping in Zone CB* for guidance on interpreting requirement 3.**

5.2.7 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 use or development or a proposed use or 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.

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 use or 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 use or 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 use or 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 use or development will be in accordance with sub-clause 4.
2. The consent authority must not **consent** to the use or 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 use or development that is not in accordance with sub-clause 4, only if it is satisfied the development is consistent with the purpose of this clause.

Requirements

4. Use and development 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 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 use and 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 a use or 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 use and 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 use and 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 the use and development of that land only in accordance with sub-clauses 2, 3 and 4.

Requirements

2. The use or development is consistent with any Area Plan in Part 2 applicable in the circumstances.
3. The use or 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 use and 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 a use or development that is not in accordance with sub-clause 2.

Requirements

2. The use and development of land 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 use and 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 a use or development that is not in accordance with sub-clause 3.

Requirements

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

5.3.7 End of trip facilities in Zones HR, CB, C, SC and TC

Purpose

Ensure that new commercial and high density **residential buildings** provide sufficient safe, quality and convenient **end of trip facilities** to enable active travel choices by residents, visitors, workers and customers for the proposed use of the **site**.

Administration

1. The consent authority may **consent** to a use or development with fewer bicycle parking spaces, lockers and/or showers and changing facilities than required by sub-clauses 2-6 if satisfied that either:
 - (a) there are alternative **end of trip facilities** (on or off the **site**), where:
 - i. the same function is provided which can accommodate the same number of bicycles and/or users required by the clause;
 - ii. **access** to the alternative **end of trip facilities** is safe and convenient for users;
 - iii. the alternative **end of trip facilities** are sheltered and secure; and
 - iv. the size and layout of alternative storage areas allows for safe and comfortable storage and **access** to bicycles and/or personal items; or
 - (b) it would be unreasonable to provide the **end of trip facilities** as required by this clause with regard to, but not limited to, the location of the development and likely commute distances; or
 - (c) it would be unreasonable to provide shower and changing facilities for a small development, where the development becomes unfeasible should such facilities be required.

Requirements

2. All new buildings in Zones HR, CB, C, SC and TC should provide bicycle parking facilities with a number of bicycle parking spaces calculated at the rate specified in the table to this clause (rounded up to the nearest whole number).
3. All bicycle parking facilities and associated bicycle parking devices should be designed in accordance with *Australian Standard AS2890.3 – Bicycle Parking* and must:
 - (a) be located in a convenient and safe location with adequate security for the storage of bicycles;
 - (b) have an appropriate mix of long and short term, wall and floor mounted bicycle parking;
 - (c) where secure parking is provided, provide e-bike charging facilities, as necessary;
 - (d) not require **access** via steps;
 - (e) be protected from the weather;

- (f) enable the wheels and frame of a bicycle to be locked to the device without damaging the bicycle;
 - (g) be located outside pedestrian movement paths;
 - (h) be easily accessible from the road;
 - (i) be arranged so that parking and manoeuvring motor vehicles will not damage adjacent bicycles;
 - (j) be protected from manoeuvring motor vehicles and opening car doors;
 - (k) be as close as possible to the cyclist's ultimate destination;
 - (l) be well lit by appropriate existing or new lighting; and
 - (m) be sympathetic in design, material and colour to compliment the surrounding environment.
4. A locker should accompany every secure bicycle parking space provided, and should be:
- (a) of suitable volume and dimensions to allow storage of clothing, cycling helmets and other personal items;
 - (b) well ventilated, secure and lockable; and
 - (c) located close to shower and changing facilities.
5. All new ***non-residential buildings, hotels/motels, and serviced apartments*** in Zones HR, CB, C, SC and TC should provide sufficient and accessible shower and changing facilities for staff with the number of showers calculated at the rate specified in the table to this clause.
6. Shower and changing facilities must be secure facilities capable of being locked, and should:
- (a) be located as close as practical to the associated bicycle parking facilities;
 - (b) provide one change space per shower; and
 - (c) Provide for separate male and female facilities where more than one shower is provided.

Table to Clause 5.3.7: End of trip facilities in Zones HR, CB, C, SC, and TC		
Use or Development	Minimum number of bicycle parking spaces	Minimum number of showers
Dwellings-multiple	1 space for every 3 <i>dwellings</i>	
Hotel/motel, rooming accommodation	1 space for every 3 guest rooms	1 shower for up to 50 staff, plus 1 additional shower for up to every 50 staff thereafter.
<i>Non-residential buildings</i> (except as identified in this table)	1 space per 300m ² <i>net floor area</i>	1 shower for up to 50 staff, plus 1 additional shower for up to every 50 staff thereafter.
Office	1 space per 300m ² <i>net floor area</i>	1 shower for up to 1500m ² <i>net floor area</i> , plus 1 additional shower for up to every 1500m ² thereafter.
<i>Serviced apartments</i>	1 space for every 3 <i>dwellings</i>	1 shower for up to 50 staff, plus 1 additional shower for up to every 50 staff thereafter.
Shop (including shopping centres)	1 space per 300m ² <i>net floor area</i> up to 5000m ² <i>net floor area</i> , plus 1 space per 600m ² <i>net floor area</i> above every 5000m ² <i>net floor area</i> thereafter.	1 shower for up to 5000m ² <i>net floor area</i> , plus 1 additional shower for up to every 5000m ² thereafter.

5.4 Residential Specific Development Requirements

5.4.1 Residential Density and Residential Plot Ratio

Purpose

Ensure that the development of **residential buildings**:

- (a) is of a density compatible with adjoining or nearby existing development or development reasonably anticipated
- (b) is of a density compatible with the existing or planned provision of reticulated services and community facilities which will service the area;
- (c) is 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; and
- (d) provide built form outcomes in higher density zones that are consistent with the anticipated scale of development, intended character and **amenity** of the zone.

Administration

1. The consent authority may **consent** to a development that is not in accordance with sub-clause 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 residential **plot ratio** in Table E does not apply to **dwelling**s at **ground level**.
3. The consent authority must not **consent** to a development that is not in accordance with subclause 5.

Requirements

4. The maximum number of **dwelling**s that may be constructed on a **site** (excluding **dwelling-multiple** development in Zones MR, HR or C) is to be determined in accordance with Table A, B, C or D (as the case requires) to this clause.
5. The maximum **residential plot ratio** for **dwelling**s-multiple in Zones MR, HR and C is to be determined in accordance with Table E.

Table A to Clause 5.4.1: Dwelling Density in Certain Zones	
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 dwellings-group in CL and T and dwellings-multiple in T	1 per 300m ²
A and H	2 per lot

Table B to Clause 5.4.1: Dwelling Density for dwelling-group and dwelling-single in Zone MR other than in Alice Springs			
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

Table C to Clause 5.4.1: Dwelling Density for dwelling-group and dwelling-single in Zones MR and TC in Alice Springs	
Number of storeys above ground level	Dwelling Density
1	400m ²
2	200m ²

Table D to Clause 5.4.1: Dwelling Density for dwelling-group, dwelling-single and rooming accommodation 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

Table E to Clause 5.4.1: Residential Plot Ratio for dwellings-multiple in Zones MR, HR and C	
Zone	Plot Ratio
MR other than in Alice Springs	1.3:1
MR in Alice Springs	0.9:1
HR	2.3:1
C	1.3:1

Editor's Note: Refer to *Design Guidance: Residential Plot Ratio for Dwellings-multiple in Zones MR, HR and C* for guidance of how to interpret residential plot ratio.

5.4.2 Omitted

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

1. The consent authority may **consent** to a development that is not in accordance with sub-clause 6 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, shade sail and the like, which may or may not include external walls; and
 - (b) for all developments except **dwelling-multiple** in Zone MR or HR, 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, LI, GI and DV.
4. Despite subclause 5 sheds 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 5.2.7, **residential buildings** and **ancillary** structures are to be setback from lot boundaries in accordance with the tables 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, unless stated otherwise within a table to this clause.

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 and balconies 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 and balconies without external walls. <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

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
Side and rear lot boundaries	<p>1.5m for residential buildings and ancillary structures <u>or</u> 1m, provided that the subject wall:</p> <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 <p><u>except</u> shade sails which may be setback 0.9m to a maximum height of 2.5m at minimum setback</p>	<p>3m for residential buildings with</p> <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 <p><u>or</u> 1.5m for residential buildings where the subject wall only includes:</p> <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 Clauses 5.4.3: Minimum building setbacks for residential buildings, ancillary structures and balconies in Zones MR and HR

Lot Boundary	Minimum Setback for first four storeys above ground level	Minimum Setback above first four storeys above ground level	Minimum setback for roofline
Primary street frontage	6m for residential buildings and ancillary structures 3m for balconies	9m for residential buildings 6m for balconies	2.1m - provided that no supporting member is located within 6m of the boundary
Secondary street frontage	4.5 m for residential buildings and ancillary structures 1.5m for balconies	7.5m for residential buildings 4.5m for balconies	2.1m - provided that no supporting member is located within 4.5m of the boundary
Side and rear lot boundaries	3m for residential buildings, ancillary structures and balconies	6m for residential buildings 4.5m for balconies	2.1m

Table C to Clauses 5.4.3: Minimum building setbacks for residential buildings and ancillary structures in Zone C		
Lot Boundary	Minimum Setback for first four storeys above ground level	Minimum setback for roofline
Primary street frontage	3m for <i>residential buildings</i> 0m for balconies	Nil
Secondary street frontage		
Side and rear lot boundaries abutting Zone C	0m for walls with no openings 3m for walls with openings or balconies	Nil – for walls with no openings 2.1m for walls with openings or balconies
Side and rear lot boundaries abutting all other Zones	5m for <i>residential buildings</i>	4.1m

Table D 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) **Clause 5.2.7 provides specific setback requirements for Development Adjacent to Land in Zones LR, LMR, MR or HR.**
- (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) **Setbacks relate to lot boundaries and not unit title boundaries.**
- (5) **Refer to *Design Guidance: Residential Setbacks in Zones MR and HR* for guidance on interpreting Table B.**
- (6) **Balconies and rooflines in Zone C may extend into the road reserve with approval of the relevant local authority.**

5.4.3.1 Omitted

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** on a lot less than 600m² but not less than 300m² 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 comply with the requirements of Parts 5 and 6 of the Planning Scheme;
 - (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 Omitted

5.4.6 Private Open Space

5.4.6.1 Private Open Space for Dwellings-single, Dwellings-independent and Dwellings-group

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 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, scale and impact on adjoining and nearby property.

Requirements

2. Private open space 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 **dwellings**;
 - (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.
3. Where the private open space for a **dwelling-group** is at **ground level**, 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 5.4.6.1: Minimum Areas of Private Open Space for Dwellings-single, Dwellings-independent and Dwellings-group	
For clarity, in this table:	
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.	
A least half of Area A must be permeable, and may include the 5m ² required for deep soil planting.	
Area B is the minimum dimensioned space that extends the function of the dwelling and may be covered or open to the sky.	
Any part of Area B that is open to the sky may form part of Area A .	
Type of Dwelling	Private Open Space Area
Dwelling-group	A. 45m ² , open vertically to the sky, with no dimension less than 1.5m; and
Dwelling-single on a lot less than 450m ²	
Dwelling-independent in addition to the private open space requirement for the dwelling - single	B. 24m ² , all or partly covered, with no dimension less than 4m.
Dwelling-single on a lot not less than 450m ²	A. 50m ² , open vertically to the sky, with no dimension less than 1.5m; and
	B. 36m ² , all or any part covered, with no dimension less than 6m.

5.4.6.2 Private Open Space for Dwelling-multiple

Purpose

Ensure **dwelling**s include private open space that enhances the function of the **dwelling** and are:

- (a) of an adequate size to provide for outdoor living; and
- (b) appropriately sited to provide outlook for the **dwelling**.

Administration

1. The consent authority may **consent** to **dwelling**s-multiple comprising of **serviced apartments** in Zone TC that is not in accordance with sub-clauses 4, 5 and 6 only if it is satisfied that the communal open space and communal facilities will adequately meet the activity needs of residents.
2. The consent authority may **consent** to **dwelling**s-multiple, other than **dwelling**s-multiple comprising of **serviced apartments** in Zone TC, that

is not in accordance with sub-clauses 4-5 only if it is satisfied it is consistent with the purpose of this clause.

3. The consent authority must not **consent** to a development that is not in accordance with sub-clause 6 except where fencing adjoins a road reserve or **public open space**. In this case, fencing must be in accordance with Clause 5.4.18.1 (Fencing in Zones MR and HR).

Requirements

4. Each **dwelling-multiple** is to have at least one area of private open space that:
 - (a) is a minimum area of 12m² with no dimensions less than 2.8m;
 - (b) is directly accessible from the main living area or dining area of the **dwelling** to enable an extension of the function of the **dwelling**;
 - (c) is located to provide views from the **dwelling** to open space and natural features of the **site** or locality.
5. Where private open space is adjacent to communal open space, direct access is to be provided from the private open space to the communal open space, with a delineation between each area.
6. Where the private open space is at **ground level** and not adjacent to communal open space, it should be:
 - (a) fenced to a maximum height of 1.8m providing a visual barrier to adjoining **dwellings** and public spaces; or
 - (b) planted with dense vegetation which will provide a visual barrier to 1.8m within two years of planting.

Editor's Note: Refer to *Design Guidance: Private Open Space for Dwellings-multiple* for guidance on interpreting this clause.

5.4.7 Communal Open Space

Purpose

Ensure that suitable areas for communal open space are provided for **dwelling-group, dwellings-multiple, 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 5 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.
3. The consent authority may **consent** to a development in Zone C or Zone CB that is not in accordance with subclauses 5 and 6 if:
 - (a) the development solely consists of commercial uses at **ground level**; and
 - (b) it is satisfied that adequate **public open space** or sufficient amenities are available within close proximity of the development.
4. For zones and uses not covered by sub-clauses 2 and 3, the consent authority may **consent** to a development that is not in accordance with sub-clauses 5 and 6 if it is satisfied the communal open space has usable dimensions and is of a sufficient size for the development.

Requirements

5. A minimum of 15% of the **site**, being not less than 6m wide at any point, is to be communal open space.
6. 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

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

Purpose

Promote site-responsive designs for **dwelling-group, 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 **dwelling**s form the **dwelling-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 **dwelling**s.
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.

5.4.8.2 Building Design for Dwelling-multiple

Purpose

Promote site-responsive design of **dwelling-multiple** that provides a sympathetic interface with the streetscape and surrounding **dwelling**, is climatically appropriate and provides a pleasant living environment for the occupants.

Administration

1. A development application must, in addition to the matters described in sub-clauses 6-16, demonstrate consideration of and the consent authority is to have regard to the Community Safety Design Guide in Schedule 5.
2. The consent authority may **consent** to a development that is not in accordance with sub-clauses 6-11 if satisfied that it is consistent with the purpose of the clause.
3. The consent authority may **consent** to a development that is not in accordance with sub-clause 12 if satisfied that landscaping of sufficient height and density is provided and maintained to provide an appropriate level of screening.
4. The consent authority may **consent** to a development not in accordance with sub-clauses 13 and 14 if satisfied that that an alternative balcony design contributes positively to the streetscape and does not unduly increase the perceived massing of the development.
5. The consent authority may **consent** to a development that is not in accordance with sub-clauses 15 and 16 if satisfied that all reasonable measures are taken to mitigate potential impacts to **dwelling** and **habitable rooms** on the site.

Requirements

6. Doors and openable windows are to maximise natural cross ventilation opportunities to **habitable rooms**.
7. Development is to provide legible entry points and clear and direct pathways for pedestrians from the street and to all buildings on the **site**.
8. Services and utilities, including but not limited to servicing ducts, that can be seen from any **primary** or **secondary street** or **public open space**,

are to be integrated into building design or screened to reduce visual impact on the streetscape.

9. Air conditioning plants are to be screened to reduce the visual impact to the public realm and neighbouring properties.
10. Bin storage areas are to be screened by landscaping and/or fencing to avoid visual impact to the street.
11. Development is to minimise use of reflective surfaces on external walls.
12. **Car parking areas**, excluding access points, are to be screened to the public domain. The materials used for screening are to have a maximum visual permeability of 50%.
13. Balconies fronting a street are to be cantilevered.
14. The use of full-height fixed screening on balconies is not to exceed 25% of the length the balcony that faces a street.
15. Development is to minimise the transmission of noise and exhaust from services by:
 - (a) locating lift shafts away from **habitable rooms**, or by using other noise attenuation measures; and
 - (b) locating air conditioner plants away from openings in **habitable rooms**.
16. Buildings are to provide internal drainage of balconies and demonstrate how run-off will be managed to prevent water ingress to adjoining balconies and **dwelling**s below.

5.4.9 Residential Development in Zone C

Purpose

Ensure residential development on a **site** in Zone C does not prejudice the use or 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 a use or development that is not in accordance with sub-clause 2.

Requirements

2. A **site** in Zone C is only to be used or 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 Businesses

5.4.10.1 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 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, nature, scale and impact on surrounding **amenity**.
2. Notwithstanding sub-clause 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 sub-clauses 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 on-site 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) 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;
 - viii. loading or unloading activity is undertaken entirely within the **site**; and
 - ix. sufficient car parking each occupation is provided for, on or off street, in a manner that does not unreasonably impact the safe operation of the local road network or the residential **amenity** of the locality;
- (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**;
 - iv. it is located on a lot with an area of at least 600m²; and
 - v. one **car parking space** is provided for each guest room, in addition to the **car parking spaces** required for the **dwelling**.

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) A 'vehicle' is as defined by the Motor Vehicle Registry

5.4.10.2 Sex Services-Home Based Business

Purpose

Ensure that a **sex services-home based business** is *ancillary* to the *dwelling* on the *site*, and is compatible with and conducted in a manner that:

- (a) is appropriate to the *amenity* of the locality and primary purpose of the zone
- (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 **sex services-home based business** that is not in accordance with sub-clauses 4-9 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. The consent authority must not *consent* to a **sex services-home based business** that is not in accordance with sub-clauses 10-13.
3. Sub-clause 13(a) does not prevent a pre-school, primary school, secondary school (whether it be a middle, senior or combined secondary school), approved child care service, or premises used solely as a **place of worship** from establishing on land which abuts or is directly opposite existing premises used for **sex work**, nor does the establishment of one of these uses require an abutting or directly opposite premises used for **sex work** to cease operating.

Requirements

4. The **sex services-home based business** operates in a manner that is *ancillary* to the use of the *dwelling* as a private residence at all times.

5. The **sex services-home based business** is compatible with the character of the local area and does not unreasonably impact upon the **amenity** of adjoining or nearby residential uses.
6. No greater demand or load is imposed on the existing reticulated services than that which is ordinarily required in the locality.
7. If reticulated services are not available:
 - (a) development does not impose unsustainable demands on surface water and groundwater; and
 - (b) the land is suitable for the on-site disposal of effluent in a manner that does not pollute ground or surface waters.
8. The total of the **floor area** of the **dwelling** plus the other areas of the **site** that are used for the **sex services-home based business** (including areas used temporarily) does not exceed 30m² (excluding the area used by the support staff engaged by the **sex services-home based business**).
9. A maximum of one vehicle associated with the **sex services-home based business** is kept on the **site**.
10. The **dwelling** may be used for **sex work** by up to two **sex workers**, and each **sex worker** is to be a resident in the **dwelling**.
11. No more than one support staff is on the **site** of the **dwelling** associated with the **sex workers**.
12. No signs, other devices or markings indicate that the premises is used for the purpose of engaging in **sex work**.
13. The **dwelling** may be used for **sex work** by the resident/s provided the lot on which the **dwelling** is situated:
 - (a) does not abut a lot with an established pre-school, primary school, secondary school (whether it be a middle, senior or combined secondary school), approved child care service, or premises used solely as a **place of worship**; or
 - (b) is not directly opposite a lot on the other side of a public road with a reserve of 18m or less in width with an established pre-school, primary school, secondary school (whether it be a middle, senior or combined secondary school), approved child care service, or premises used solely as a **place of worship**.

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) documentary evidence that an existing wastewater management system does not comply or will not comply with the requirements of the Code of Practice for Wastewater Management as a result of the proposed dwelling-independent, is provided by:
 - i. a registered certifying plumber and drainer or certifying engineer (hydraulic) (for locations within declared building control areas under the provisions of the *Building Act 1993*); or
 - ii. a licenced plumber and drainer or hydraulic consultant (for locations where the *Building Act 1993* does not apply);and
 - (b) it can be demonstrated by a site and soil evaluation report completed by an appropriately qualified site-and-soil evaluator that a wastewater management system complying with the requirements of the Code of Practice for Wastewater Management can be installed for the proposed development.

Editor's Note: The [Code of Practice for Wastewater Management](#) provides further guidance on the requirements of a site-and-soil evaluator.

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 **dwellings** will be serviced by a common effluent disposal system or connected to reticulated sewerage.
8. Both **dwellings** will be serviced by either a single bore or a single connection to a reticulated water supply.
9. Both **dwellings** will be serviced by a single connection to a reticulated power supply.

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 on-site 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 3-6.

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 5;
 - (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'.**

5.4.17 Building Articulation

Purpose

Ensure that **residential buildings** mitigate the perception of building mass and bulking when viewed from adjoining properties and the street, and provide opportunities for cross-ventilation within building design.

Administration

1. This clause applies to all sides of **residential buildings**, except **dwelling-single** and the ground floor of residential buildings in Zone CB, that are longer than 15m.
2. The consent authority may **consent** to a development that is not in accordance with sub-clause 4 only if it is satisfied it is consistent with the purpose of this clause.
3. The length of the building excludes verandahs, balconies, porches and carports integrated into the **residential building** design.

Requirements

4. A step or recess to the building line of no less than 1m by 1m is required for every 15m of building length, or part thereof.

Editor's Note: Refer to *Design Guidance: Articulation for residential buildings longer than 15m* for further guidance to sub-clause 4.

5.4.18 Fencing

5.4.18.1 Fencing in Zones MR and HR

Purpose

Promote fencing in medium and high density areas that provides opportunities for passive surveillance to the public domain, is constructed to enhance the pedestrian experience, and provides visual privacy to lower density development.

Administration

1. The consent authority may **consent** to a use or development that is not in accordance with sub-clause 2 or 3 only if it is satisfied the fence is appropriate to the **site** having regard to the purpose of this clause and the **amenity** of the streetscape.

Requirements

2. All fences adjacent to road boundaries or boundaries adjoining **public open space** are to be constructed so that:
 - (a) the maximum height is 2m above **ground level** measured at the relevant **site** boundary;

- (b) the area of materials that is not **visually permeable** does not to exceed an area equivalent to the length of the site boundary (excluding driveways) multiplied by 1.2m; and
 - (c) fencing within 1.5m of driveways, pedestrian entries, and street corners is visually permeable above 0.6m.
3. Where the development abuts land in Zones LR or LMR, provide either:
- (a) a solid screen fence to a minimum height of 1.8m high to that boundary; or
 - (b) a **visually permeable** fence to a minimum height of 1.8m with dense vegetation planting which will provide a visual barrier within two years of planting.

Editor's Note: Refer to *Design Guidance: Fencing of Dwellings-Multiple in Zones MR and HR* for guidance on interpreting this clause.

5.4.19 Street Frontage of Residential Buildings in Zone CB

Purpose

Promote a site responsive design of residential buildings in Zone CB that recognise and respond to the commercial character of the zone and enhance the visual **amenity** of the streetscape.

Administration

1. This clause applies to residential buildings in Zone CB that do not include commercial uses on the ground floor.
2. The consent authority may **consent** to a development that is not in accordance with sub-clause 8 if satisfied that compliance would be impractical considering servicing requirements and advice provided under sub-clause 7.
3. The consent authority may **consent** to a development that is not in accordance with sub-clause 9 if it is satisfied that it is consistent with the purpose of the clause.
4. The consent authority must not **consent** to a development that is not in accordance with sub-clause 10.

5. The consent authority may **consent** to a development that is not in accordance with sub-clause 11 if satisfied that:
 - (a) the development provides a considered response to the established character of the streetscape;
 - (b) the setback of the building makes it impractical to provide an awning;
 - (c) the development provides an alternative response to shading; or
 - (d) the relevant local authority identifies that an awning in accordance with sub-clause 11 is not required.
6. A development application must, in addition to the matters described in sub-clauses 8-11, demonstrate consideration of and the consent authority is to have regard to the Community Safety Design Guide in Schedule 5.
7. Every application should include a written acknowledgment from the agencies responsible for power and water, fire rescue to confirm that all reasonable measures were taken to minimise the impact of servicing requirements on the street frontage.

Requirements

8. Building frontages are to limit services at **ground level** to the following:
 - (a) a 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);
 - (b) a direct single point access to service equipment for all service authorities;
 - (c) required fire egress; and
 - (d) required fire booster connection points.
9. Building design on the **primary** and **secondary street** frontage must provide visual interest at **ground level** through treatments such as:
 - (a) variations in color, material and/or texture that emphasise a human scale;
 - (b) clear and legible entrances that are directly accessible to the public realm;
 - (c) windows that maintain clear views to and from the street;
 - (d) well-designed spaces that allow for pedestrian movement and seating, such as plazas, communal open space etc;
 - (e) landscaping; or
 - (f) public art.
10. Car parking access ways are to be designed to provide clear sightlines for pedestrians on the adjacent footpath.

11. Buildings are to provide an awning or verandah to all street frontages that:
 - (a) extends along the full length of the site boundary to provide continuous coverage for pedestrians;
 - (b) covers the full width of the footpath or has a minimum width of 3m;
and
 - (c) allows for growth of existing trees and the planting and growth of reasonably anticipated trees within the road reserve.

Editor's Notes:

- (1) Refer to *Design Guidance to Achieve Active Frontages and provide for Services* within Schedule 5 for more information on servicing requirements relating to requirement 8.**
- (2) Balconies, rooflines and awnings may extend into the road reserve with approval of the relevant local authority.**

5.5 Commercial Specific Development Requirements

5.5.1 Interchangeable Use and Development in Specific Zones

5.5.1.1 Interchangeable Use and Development in Zone CB

Purpose

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

Administration

1. The following uses are interchangeable in Zone CB:
 - **bar-small**
 - **club**
 - **education establishment**
 - **exhibition centre**
 - **food premises-café/takeaway**
 - **food premises-restaurant**
 - **leisure and recreation**
 - **medical clinic**
 - **office**
 - **shop**
 - **showroom sales**
2. A shift between the interchangeable uses listed in sub-clause 1 is *Permitted* without **consent** if the new use complies with sub-clauses 4-7.
3. Where the shift between uses listed in sub-clause 1 does not comply with subclauses 4-7, the use is subject to the assessment category and relevant development requirements as established in the assessment table for the zone.

Requirements

4. The new use must not decrease the number of existing **car parking spaces** on the **site**.
5. The design of the façade of premises at ground level must not reduce the existing extent of the **active street frontage**.
6. 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).
7. Where the change of use is for an **education establishment**, the maximum **net floor area** of the use must not exceed 2000m².

5.5.1.2 Interchangeable Use and Development in Zone C

Purpose

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

Administration

1. The following uses are interchangeable in Zone C:
 - **education establishment**
 - **exhibition centre**
 - **food premises-café/takeaway**
 - **food premises-restaurant**
 - **medical clinic**
 - **office**
 - **shop**
 - **showroom sales**
2. A shift between the interchangeable uses listed in sub-clause 1 is *Permitted* without **consent** if the new use complies with sub-clauses 4-9.
3. Where the shift between uses listed in sub-clause 1 does not comply with subclauses 4-9, the use is subject to the assessment category and relevant development requirements as established in the assessment table for the zone.

Requirements

4. The new use must not decrease the number of existing **car parking spaces** on the **site**.
5. The design of the façade of premises at ground level must not reduce the existing extent of the **active street frontage**.
6. 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).
7. Where the change of use is for an **educational establishment**, the maximum **net floor area** of the use must not exceed 400m².
8. Where the change in use is for an **exhibition centre**, the **net floor area** of the use is not to exceed 400m².
9. Where the change of use is for a **medical clinic**, the use is not to include more than 4 consulting rooms.

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 use or 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 is *Permitted* without **consent** only if it:
 - (a) complies with sub-clause 3; and
 - (b) complies with Parts 3, 5 and 6 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 use or 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) is a maximum of 100m² or 15% of the **site**, whichever is greater;
 - (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 Omitted

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 best practice environmental management measures to prevent contamination of land, stormwater, groundwater and air; 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 AS1940:2017 – 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 best practice environmental management measures to prevent contamination of land, stormwater, groundwater and air.

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 on-site 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** or **bar-public** must include 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.
2. An application for a **nightclub entertainment venue, bar-public** or **bar-small** must include a Management Plan addressing:
 - (a) 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;
 - (b) details of the management of waste collection, storage and disposal;
 - (c) proximity of or **access** to public transport and taxis; and
 - (d) if incorporating outdoor courtyards or areas, how these areas will be managed to limit late night noise generation.
3. The consent authority must not **consent** to a **bar-small** that does not comply with sub-clause 5.
4. The consent authority may **consent** to a development that is not in accordance with sub-clauses 6-13 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

5. A **bar-small** must not exceed a maximum capacity of 100 patrons.
6. Incorporate appropriate building and landscape design to minimise the unreasonable loss of **amenity** for adjoining and nearby properties.

7. 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.
8. 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.
9. 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.
10. Adequate provision is made for the on-site collection, storage and disposal of waste, positioned to avoid nuisance to neighbours.
11. Service areas including loading, delivery and storage areas, are located away from public spaces and avoid adverse impacts on adjoining premises.
12. 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.
13. 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 sub-clauses 3-10, 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**.

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 **shopping centre** 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, scale and impact on surrounding **amenity**.

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 and road network.

Administration

1. The consent authority may **consent** to a **caravan park** that is not in accordance with sub-clauses 3-14 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 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 unrestricted **access** from the adjoining public road, 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.

5.5.14 Sex Services-Commercial Premises

Purpose

Ensure that **sex services-commercial premises** are established and operated in a manner that does not detract from the **amenity** of the locality.

Administration

1. The consent authority must not **consent** to a **sex services-commercial premises** that is not in accordance with sub-clauses 3 and 4.
2. Sub-clause 3(a) does not prevent a pre-school, primary school, secondary school (whether it be a middle, senior or combined secondary school), approved child care service, or premises used solely as a **place of**

worship from establishing on land which abuts or is directly opposite existing premises used for **sex work**, nor does the establishment of one of these uses require an abutting or directly opposite premises used for **sex work** to cease operating.

Requirements

3. The **sex services-commercial premises** is developed on a lot that:
 - (a) does not abut a lot with an established pre-school, primary school, secondary school (whether it be a middle, senior or combined secondary school), approved child care service, or premises used solely as a **place of worship**; or
 - (b) is not directly opposite a lot on the other side of a public road with a reserve of 18m or less in width with an established pre-school, primary school, secondary school (whether it be a middle, senior or combined secondary school), approved child care service, or premises used solely as a **place of worship**.
4. Any signage is limited to the name of the venue, hours of operation and contact details, with other devices and markings to be discreet.

5.5.15 Design of Commercial and Mixed Use Development in Zones CB and C

Purpose

Encourage a diverse mix of commercial and mixed use developments that are safe, contribute to the activity and **amenity** of commercial centres, are appropriately designed for the local climate, and minimise conflicts between different land uses within and surrounding the commercial centre.

Administration

1. A development application must, in addition to the matters described in sub-clauses 8-17, demonstrate consideration of and the consent authority is to have regard to the Community Safety Design Guide in Schedule 5.
2. The consent authority may **consent** to a development that is not in accordance with sub-clause 8 if satisfied that the development will contribute positively to the **amenity** of the area in a manner that is consistent with the anticipated future development of the locality.
3. The consent authority may **consent** to a development that is not in accordance with subclauses 9-11 if satisfied that the design of the building provides an equivalent or better contribution to the **amenity** of the locality having regards to the purpose of this clause.
4. The consent authority may **consent** to a development that is not in accordance with sub-clause 12 if satisfied that:
 - (a) the development provides a considered response to the

- established character of the streetscape;
 - (b) the setback of the building makes it impractical to provide an awning;
 - (c) the development provides an alternative response to shading; or
 - (d) the relevant local authority identifies that an awning in accordance with sub-clause 11 is not required.
5. The consent authority may **consent** to a development in accordance with sub-clauses 13 and 14 if satisfied that the development provides an alternative response that better facilitates the safe and convenient movement of pedestrians and cyclists within and adjacent to the site.
 6. The consent authority may **consent** to a development in accordance with sub-clause 15 if satisfied that all reasonable measures are taken to mitigate potential impacts between current and reasonably anticipated future developments.
 7. The consent authority must not **consent** to a development that is not in accordance with sub-clauses 16 and 17.

Requirements

8. Building design is to be sympathetic to the character of buildings in the immediate locality.
9. Buildings are to incorporate and maintain passive climate control measures appropriate to the local climate, including built form and **dwelling** design that:
 - (a) incorporates natural light;
 - (b) captures prevailing breezes; and
 - (c) maximises passive cooling and heating, as appropriate.
10. Building design is to minimise the expanse of blank walls facing the street and **public open spaces** and limit external finishes that could cause nuisance to residents or the general public, such as materials that would result in excessive reflected glare.
11. Services and utilities (such as to service ducts, pipes, air conditioner plants etc.) are to be integrated in the building design and screened to the public domain.
12. Buildings are to provide an awning or verandah to all street frontages that:
 - (a) extends along the full length of the site boundary to provide continuous coverage for pedestrians;
 - (b) covers the full width of the footpath or has a minimum width of 3m; and
 - (c) allows for the growth of existing trees and the planting and growth of reasonably anticipated trees within the road reserve.

13. Development is to provide safe and convenient walking and cycle routes through the site, to other buildings and to public spaces that:
 - (a) provide protection from sun and rain; and
 - (b) avoid potential entrapment areas, blind corners or sudden changes in level that restrict sightlines.
14. Car parking access ways are to be designed to provide clear sightlines for pedestrians on the adjacent footpath.
15. New developments are to be sited, designed and operated to minimise unreasonable impacts to surrounding uses and development related to noise, vibration, light, odours and other nuisance.
16. **Car parking areas**, including rooftop parking, and open expanses of pavement are to be shaded by landscaping or shade structures.
17. Development is to provide for refuse collection to the satisfaction of the local authority.

Editor's Note: Balconies, rooflines and awnings may extend into the road reserve with approval of the relevant local authority.

5.5.16 Active Street Frontage of Commercial and Mixed Use Buildings

Purpose

Provide a site-responsive interface between commercial buildings and the public realm that:

- (a) is attractive, safe and functional for pedestrians;
- (b) encourages activity within the streetscape; and
- (c) encourages passive surveillance of public spaces.

Administration

1. The consent authority may **consent** to a development that is not in accordance with sub-clauses 5 or 6 only if:
 - (a) an alternative standard for the site is supported by a Location Specific Development Requirement;
 - (b) an alternative solution more effectively meets the purpose of this clause; or
 - (c) it is satisfied that compliance would be impractical considering servicing requirements and any advice provided under sub-clause 3.
2. Landscaping may be counted toward the percentage of **active street frontage** required under sub-clause 5 or 6 if it comprises of:
 - (a) significant existing vegetation; or

- (b) vertical landscaping for the full height of the **ground level** street frontage;
and the development still meets the purpose of the clause.
- 3. Every application should include written acknowledgment from the agencies responsible for power and water, fire rescue services and the relevant local authority to confirm that all reasonable measures were taken to minimise the impact of servicing requirements on **active street frontages**.

Requirements

- 4. Services on street level frontages are to be limited to:
 - (a) a 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);
 - (b) a direct single point of **access** to service equipment for all service authorities;
 - (c) required fire egress; and
 - (d) required fire booster connection points.
- 5. Buildings are to provide a minimum of 60% of the length of the **site** boundary fronting a **primary** or **secondary street**, or public space, as **active street frontage**.
- 6. An **active street frontage** described in sub-clause 6 is to be made up of any combination of the following components, where the distance between individual components is no more than 1.5m:
 - (a) windows that maintain clear views to and from the street, with openings that have dimensions not less than 0.9m wide and 1.2m high;
 - (b) operational and legible entrances (excluding fire egress) that are directly accessible from a public space;
 - (c) areas within the site that are used for alfresco dining; or
 - (d) well-designed spaces that allow for pedestrian movement and/or seating.
- 7. Building frontage that is outside the requirements of sub-clauses 5 or 6, excluding areas for access, are to limit the scale and visual presentation of blank walls.

Editor's Notes:

- (1) Refer to **Design Guidance: Active Street Frontages in Zone CB and C** for further guidance when interpreting this clause.
- (2) Refer to **Design Guidance to Achieve Active Frontages and provide for Services in Schedule 5** for more information on servicing requirements relating to requirement 4.

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

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 5.2.7 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, whichever is greater;
 - (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 use or 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 best practice environmental management measures to prevent contamination of land, stormwater, groundwater and air.

Administration

1. The consent authority may **consent** to a **motor body works or motor repair station** 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, waste oil and tyres must be appropriately stored and managed to minimise risk of environmental pollution and fire.
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 use or 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 use or development that is not in accordance with sub-clauses 2-4.

Requirements

2. Rural development must be located, designed and operated so as to mitigate the risk of:
 - (a) pollution of ground and surface waters, including stormwater;
 - (b) erosion of the **site** or other land;
 - (c) nuisance to surrounding land arising from noise, dust, odour and other emissions 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. The use or development must be located on land capable and suitable for the use or development.
4. The use or development must have a sustainable water supply that is sufficient for the use or 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 **animal boarding** or **stables** 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 **animal boarding** or **stables** 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 **transport terminal** 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 an **industry-primary** 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 **industry-primary** 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 **retail agricultural stall** 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 **retail agricultural stall** is established per **site** and operation is limited to daylight hours.
3. The **retail agricultural stall** may adjoin the front boundary only if does not exceed 10m² in area for the display of goods.
4. The **retail agricultural stall** is only for the sale of primary produce grown and harvested on the **site**.
5. **Access** from the road to the **retail agricultural 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 and 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

1. The consent authority may **consent** to an **education establishment** 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

1. The consent authority may **consent** to a **club** 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 a **club** 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 an **exhibition centre, place of assembly** or **place of worship** 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 use or development is located adjacent to land in Zones LR, LMR, MR or HR:
 - (a) the use or 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 use or development is to take account of the noise impact on any adjacent **dwelling**.
3. The operation of the use or 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 use or development.

5.8.5 Leisure and Recreation

Purpose

Ensure **leisure and recreation** use and 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 **leisure and recreation** use or 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 use or 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.
6. The operation of the use or development must take into account the **amenity** of the surrounding locality having regard to:
 - (a) hours of operation;
 - (b) maximum capacity of patrons; and
 - (c) any other relevant aspects of the day-to-day operations of the use or development.

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 an **emergency service 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. Wherever possible, co-locate the **emergency service facility** with other **non-residential** activities in the locality.
3. Provide safe and convenient **access** to the major road network for emergency vehicles.
4. The **emergency service facility** 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, TC, 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 2-7, 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 may **consent** to a use or 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 the **site**.

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 inspection and maintenance of an established **telecommunications facility** is exempt from the requirements of this clause.
2. An application for a **telecommunications 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

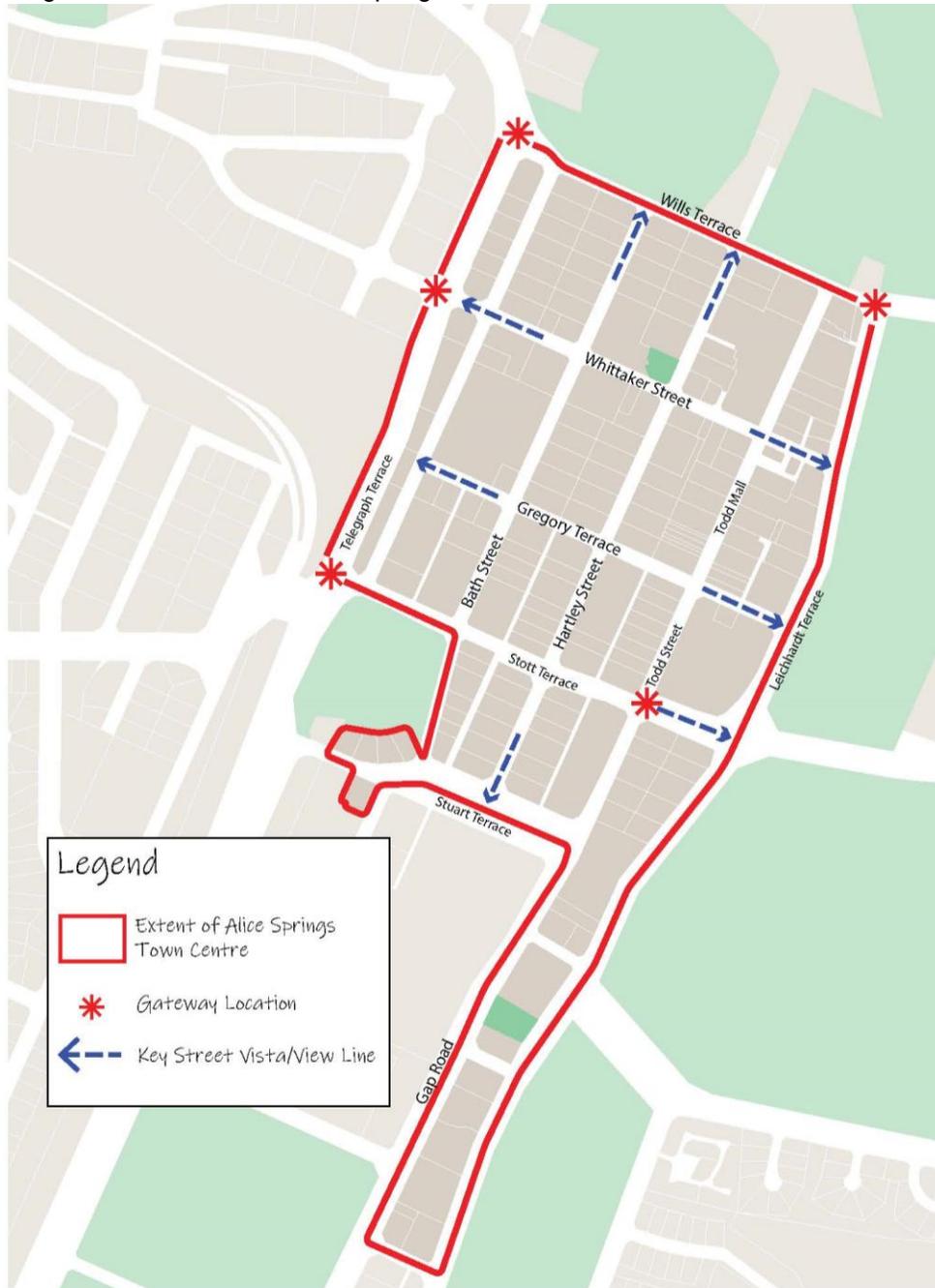
3. Provide a detailed feasibility assessment of at least three sites for the establishment of the facility and the rationale for the preferred **site**. Wherever possible, the facility should be co-located with existing **telecommunications facilities**.
4. The location and design of a **telecommunications facility** minimises **amenity** impacts through sensitive siting, use of non-reflective finishes and appropriate landscaping.
5. The **amenity** impacts of a proposal are appropriately minimised.

5.9 Location Specific Development Requirements

5.9.1 Alice Springs Town Centre

1. The diagram to this clause identifies the land to which the requirements of 5.9.1 (Alice Springs City Centre) apply and key features referred to in the requirements.

Diagram to Clause 5.9.1: Alice Springs Town Centre Extent and Features



5.9.1.1 General Building Design

Purpose

Promote buildings in the Alice Springs town centre that are designed to support a mix of land uses now and into the future, incorporate appropriate landscaping and features that contribute to a high level of **amenity** of the public realm, provide for a high level of accessibility for pedestrians and cyclists to and within the town centre, and respond sympathetically to the local arid climate, environmental, cultural and heritage features.

Administration

1. This clause applies to land in Zones CB, C and TC within the area included in the Diagram to Clause 5.9.1 (Alice Springs Town Centre Extent and Features).
2. The consent authority may **consent** to a use or development that is not in accordance with sub-clause 7 if it is satisfied that the development is designed to support the ability of ground floor tenancies to adapt to different uses over time.
3. The consent authority may **consent** to a use or development that is not in accordance with sub-clause 8 if it is satisfied there are sufficient existing connections in the immediate locality to facilitate safe and convenient movement between desirable locations.
4. The consent authority may **consent** to a use or development that is not in accordance with sub-clause 9 if it is satisfied that the design contributes to the functionality of the streetscape.
5. The consent authority may **consent** to a use or development that is not in accordance with sub-clauses 10-12 if it is satisfied that compliance would be impractical having regard to the location, nature and scale of the use or development and surrounding built form
6. A development application for land in Zone CB is to demonstrate consideration of, and the consent authority is to have regard to, the *Design Guidance for Development in Zone CB (Central Business) in Alice Springs Guideline*.

Requirements

7. New residential buildings are to provide a minimum 4m floor to ceiling height to the ground floor.
8. Development is to contribute to the network of safe and pleasant public spaces by:
 - (a) facilitating public surveillance and responding to the role and function of adjacent public spaces;
 - (b) creating or maintaining pedestrian and cycle connections to adjacent sites and public transport;
 - (c) encouraging site permeability through the provision of arcades or other pedestrian connections to surrounding thoroughfares; and
 - (d) prioritising legibility and connectivity by incorporating wayfinding to areas and places of interest into building and landscaping design.
9. Any communal facilities, such as bicycle parking and seating, located at the front of the building are to be integrated into the site layout and building design.
10. Development along Leichardt Terrace, particularly between Gregory Terrace and Parsons Street, is to focus al fresco dining and orient balconies towards the Todd River.
11. Development is to maintain and/or creates visual connections from development and public places to:
 - (a) Annie Myers Hill;
 - (b) Anzac Hill;
 - (c) Billy Goat Hill; and
 - (d) the Todd River.
12. New development is to respond sympathetically to the historic context provided by adjoining declared **heritage places** and registered and recorded sacred sites.

5.9.1.2 Volumetric Control

Purpose

Ensure the siting and mass of buildings within the Alice Springs town centre promotes urban form that is of a scale appropriate to the locality, and provides adequate separation to allow:

- (a) preservation of significant view corridors and vistas;
- (b) penetration of daylight into habitable rooms; and
- (c) reasonable privacy for residents.

Administration

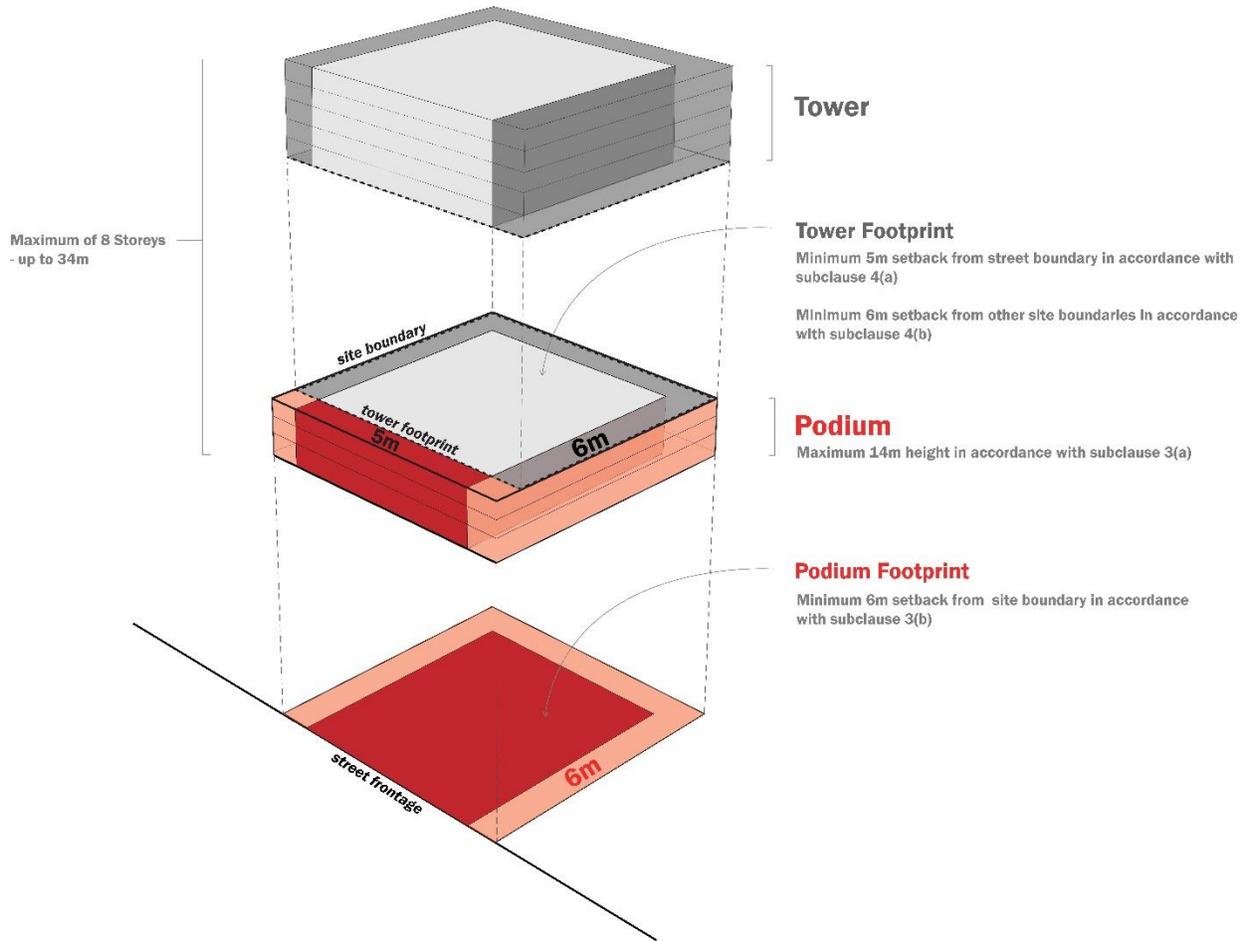
1. This clause applies to land in Zone CB within the area included in the Diagram to Clause 5.9.1 (Alice Springs Town Centre Extent and Features).
2. The consent authority must not **consent** to a development that is not in accordance with sub-clauses 3-6.

Requirements

3. The podium of a development is to:
 - (a) have a maximum **building height** of 3 **storeys**, up to 14m; and
 - (b) provide a minimum setback of 6m from any **site** boundary, for any verandah, balcony or **habitable room** with a window other than to a street or public open space.
4. The tower of a development is to provide minimum setbacks of:
 - (a) 5m from any street boundary; and
 - (b) 6m from any **site** boundary, for any verandah, balcony or **habitable room** with a window other than to a street or public open space.
5. Buildings above 3 **storeys** must:
 - (a) be located on a **site** with a combined area equal to or greater than 2000m²; and
 - (b) not obstruct significant view lines identified in the Diagram to Clause 5.9.1 (Alice Springs Town Centre Extent and Features).
6. An application for development above 3 **storeys** or 14m must provide suitable 3D imaging demonstrating how the building responds to the identified view scapes and significant view lines in the Diagram to Clause 5.9.1 (Alice Springs Town Centre Extent and Features).

Editor's Note: Design guidance is provided 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*.

Diagram to Clause 5.9.1.2: Volumetric Control



5.9.1.3 Active Street Frontages in Alice Springs Town Centre

Purpose

Promote highly activated commercial frontages within the Alice Springs town centre that encourages pedestrian activity and strengthens the relationship between buildings and the public realm.

Administration

1. This clause provides for additional **active street frontage** requirements further to clause 5.5.16 (Active Street Frontage of Commercial and Mixed Use Buildings) in a manner that is appropriate for development in the Alice Springs town centre.
2. The consent authority may **consent** to a development that is not in accordance with sub-clause 3 if it is satisfied that compliance would be impractical due to servicing requirements, and all reasonable effort has been made to minimise the **amenity** impacts of services.

Requirements

3. In addition to being in accordance with clause 5.5.16, buildings are to provide a minimum of 75% of the length of the **site** boundary fronting a **primary** or **secondary street**, or public space, as **active street frontage**.

5.9.1.4 Development in Gateway Locations

Purpose

Ensure that the design of development on prominent corner sites:

- (a) establishes a strong sense of arrival, and respects and enhances the unique characteristics of the locality;
- (b) contributes to the visual appeal of the streetscape; and
- (c) aids wayfinding.

Administration

1. This clause applies to any use or development fronting a Gateway Location identified on the Diagram to Clause 5.9.1 (Alice Springs Town Centre Extent and Features).
2. The consent authority may **consent** to a use or development that is not in accordance with sub-clauses 3 and 4 if it is satisfied that the development either:
 - (a) provides a better alternative; or
 - (b) is a short term use or development that will not frustrate the ability for future use and development to maximise the development potential of the **site**.

Requirements

3. Building design is to provide one or more vertical elements, such as:
 - (a) an increased building height, up to the limit prescribed by Clause 5.2.1 (General Height Control);
 - (b) varied roof sections, raised parapets and spires;
 - (c) signage incorporated into the building design; or
 - (d) public art.Varied roof sections, raised parapets, spires other architectural embellishments may be up to 1 **storey** above the limit prescribed by Clause 5.2.1 (General Height Control).

5.9.1.5 Design of car parking areas and vehicle access in Zone CB

Purpose

Promote design of car parking, vehicle access points and onsite movement that:

- (a) minimise visual impact to the street and other public areas,
- (b) minimise impacts to pedestrian and cyclist movement,
- (c) is easily adapted to meet changing demand.

Administration

1. This clause applies to the design of car parking, vehicle access points and onsite vehicle movement for new buildings, and the establishment of new car parking areas in Zone CB.
2. The consent authority may consent to a development that is not in accordance with sub-clauses 3-8 if it is satisfied the use or development is appropriate to the site having regard to the potential impacts on the surrounding road network and the amenity of the locality.

Requirements

3. **Ground level car parking areas** are to be designed so that they are not visible from the street or public spaces.
4. Floors constructed as car parking in mixed use buildings are to have level surfaces (excluding ramps) and ceiling heights that enable future conversion to commercial or residential use.
5. Vehicle access, parking and loading areas should be consolidated and located away from street frontages.
6. Minimise impacts to key pedestrian and cyclist movements when locating driveways and loading bays.
7. Open, ground level car parking areas are to be designed to reduce heat island effects through measures such as tree planting and shade structures.

5.9.2 Darwin City Centre

1. The diagram to this clause identifies the land to which the requirements of the clauses within 5.9.2 (Darwin City Centre) apply, and the key features referred to in the requirements.

Diagram to Clause 5.9.2: Darwin City Centre Extent and Features



5.9.2.1 General Building Design

Purpose

Promote buildings in the Darwin city centre that are designed to support a mix of land uses now and in the future, contribute to a high level of **amenity** in the public realm and enable convenient pedestrian and cyclist movement to and across the city centre.

Administration

1. This clause applies to land in Zone CB within the area included in the Diagram to Clause 5.9.2 (Darwin City Centre Extent and Features).
2. The consent authority may **consent** to a use or development that is not in accordance with sub-clause 6 if it is satisfied that the development is designed to support the ability of ground floor tenancies to adapt to different uses over time.
3. The consent authority may **consent** to a use or development that is not in accordance with sub-clauses 7 and 8 if it is satisfied that the design contributes to the functionality and visual interest of the streetscape.
4. The consent authority may **consent** to a use or development that is not in accordance with sub-clause 9 if it is satisfied that roof top plant equipment will not be seen from the street and will not unreasonably impact on the visual **amenity** of the public realm
5. The consent authority may **consent** to a use or development that is not in accordance with sub-clauses 10 and 11 if it is satisfied there are sufficient existing connections in the immediate locality to facilitate safe and convenient movement between desirable locations and across the priority pedestrian/cycle network (identified in the Diagram to Clause 5.9.2).

Requirements

6. New residential buildings are to provide a minimum 4m floor to ceiling height to the ground floor.
7. Building facades are to have a clearly distinguished base, middle and top.
8. Any communal facilities, such as bicycle parking and seating, located at the front of the building are to be integrated into the site layout and building design.
9. Any roof top plant and equipment is to be integrated into the building design, and screened from the public realm through planting or façade treatments.

10. Buildings with dual street frontage, excluding corner lots, are to provide mid-block pedestrian linkages (arcades) through the building at **ground level** to connect the two street frontages.
11. Development is to contribute to the network of safe and pleasant public spaces by:
 - (a) facilitating public surveillance and responding to the role and function of adjacent public spaces; and
 - (b) prioritising legibility through the incorporation of wayfinding measures into building and landscaping design to places of interest.

5.9.2.2 Volumetric Control

Purpose

Ensure the siting and mass of buildings within the Darwin city centre promotes urban form that is of a scale appropriate to the locality, and provides adequate separation to allow:

- (a) potential for view corridors to Darwin Harbour;
- (b) breeze circulation between buildings;
- (c) penetration of daylight into habitable rooms; and
- (d) reasonable privacy for residents.

Administration

1. This clause applies to land in Zone CB within the area included in the Diagram to Clause 5.9.2 (Darwin City Centre Extent and Features).
2. In this clause:
 - (a) the Smith Street Character Area is identified in the Diagram to Clause 5.9.2 (Darwin City Centre Extent and Features); and
 - (b) the podium and tower components of a building are illustrated in the diagram to this clause.
3. The consent authority may **consent** to a development, excluding development located within the Smith Street Character Area, that is not in accordance with sub-clauses 5 and 6 if it is satisfied the development:
 - (a) is appropriate to the location considering the scale of the development and surrounding built form; and
 - (b) will not unreasonably restrict the future development of adjoining **sites**.

4. The consent authority may **consent** to a development within the Smith Street Character Area that is not in accordance with sub-clauses 5-7 if it is satisfied that the development:
 - (a) provides adequate separation to neighbouring buildings and will not unreasonably restrict the future development of adjoining **sites**;
 - (b) responds to the existing street front building heights; and
 - (c) provides an equivalent or better outcome to maintain a human scale at street level.

Requirements

5. The podium of a development is to:
 - (a) have a maximum height of 25m, excluding any plant, equipment, aerials, **outbuildings** or visually permeable balustrades; and
 - (b) provide a minimum setback of 6m from any **site** boundary, for any verandah, balcony or **habitable room** with a window other than to a street or **public open space**.
6. The tower of a development is to:
 - (a) have a footprint that covers a maximum of 56% of the **site** area, to a maximum of 1200m² in any single tower;
 - (b) have the length of each side of the tower be no more than 75% of the length of the adjacent boundary; and
 - (c) provide minimum setbacks of:
 - i. 6m from any site boundary; and
 - ii. 12m between towers on the same site.
7. Despite sub-clauses 5 and 6, development within the Smith Street Character Area may instead be designed so that:
 - (a) the podium height is reduced below 25m; and
 - (b) the tower is setback a minimum of 3m from all street boundaries (including the Smith Street Mall); and
 - (c) the total volume of the tower section that is not in accordance with sub-clause 6 does not exceed the theoretical podium volume that is lost by reducing the height of the podium below 25m.

Diagram to Clause 5.9.2.2: Podium and Tower Components

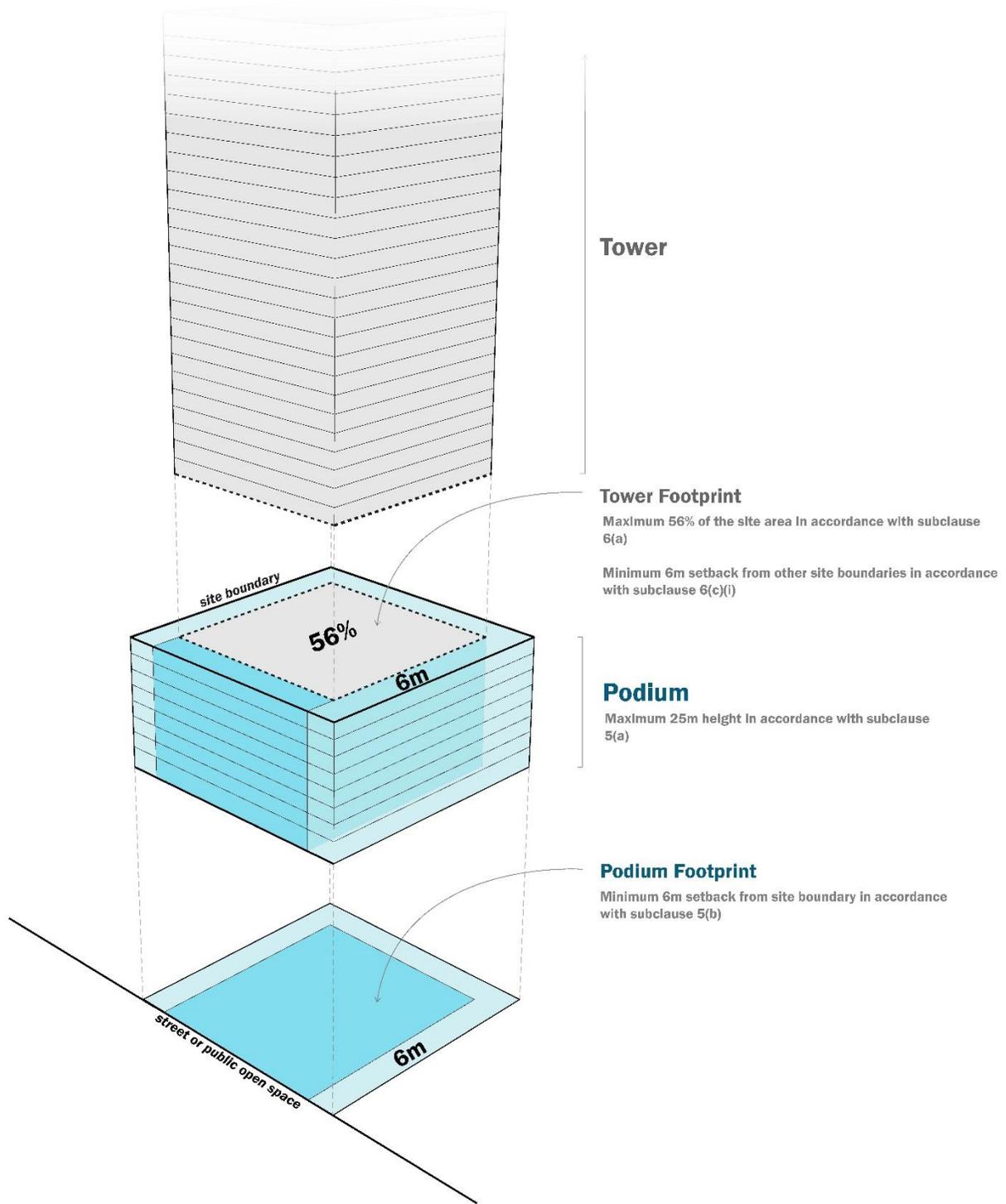
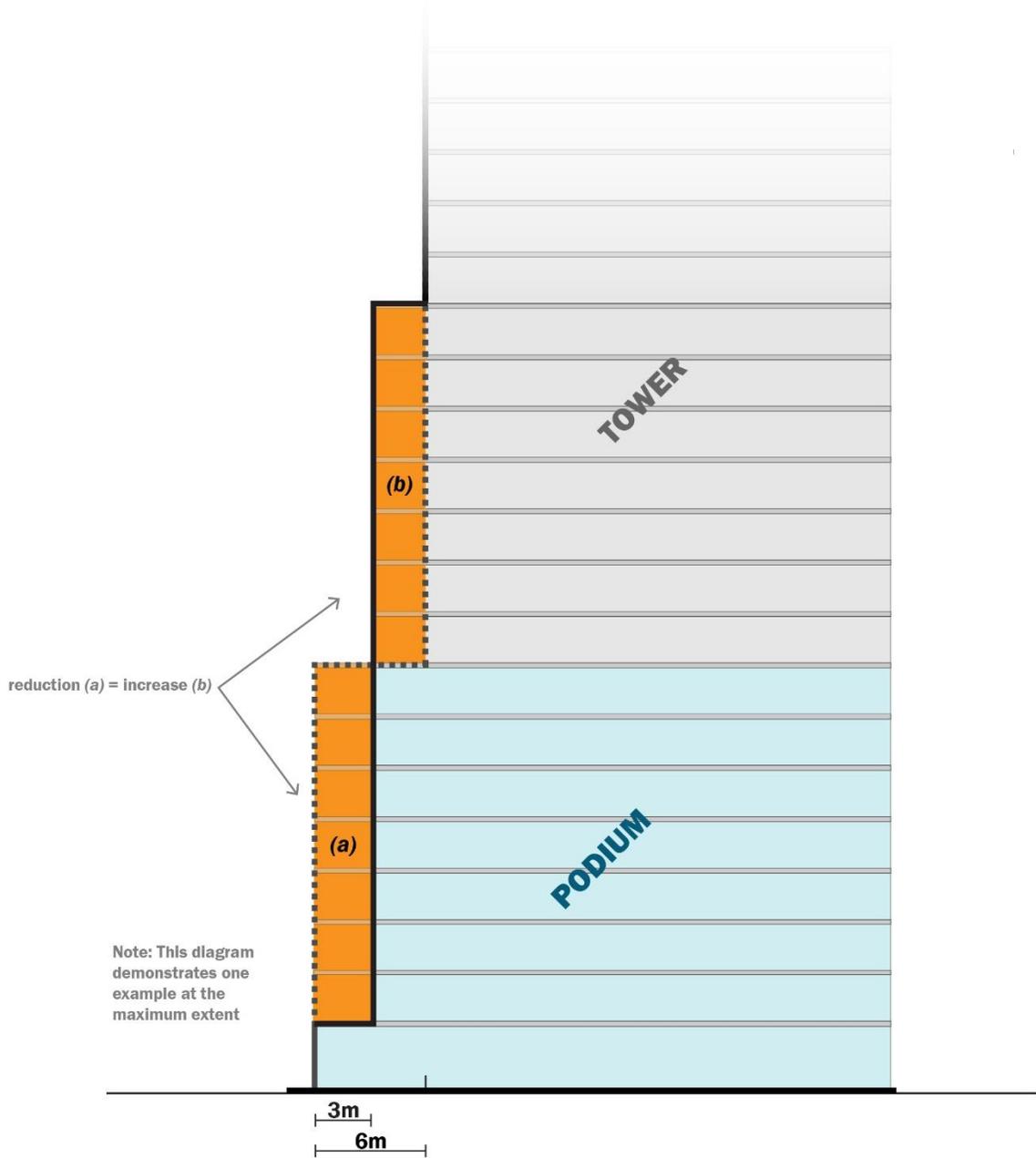


Diagram B to Clause 5.9.2.2: Volumetric Control - Smith Street Mall Alternative



5.9.2.3 Building Height 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 that fronts Bicentennial Park and the Darwin Harbour.

Administration

1. In this clause, the Esplanade Character Area is identified in the Diagram to Clause 5.9.2 (Darwin City Centre Extent and Features);
2. The consent authority may **consent** to a development that is not in accordance with sub-clauses 4 or 5 if it is satisfied that the development demonstrates an exemplary response to building bulk, scale, street interface and on-site landscaping that provides an equivalent or higher standard of urban **amenity** than compliance with sub-clauses 5(a)-(f).
3. 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, to the satisfaction of the consent authority.

Requirements

4. A building within the Esplanade Character Area is to have a maximum building height of 55m, including any plant, equipment or aerials.
5. Despite sub-clause 4, development within the Esplanade Character Area may have a building height above 55m if designed so that 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 with street frontage;
 - (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; and
 - (f) provides deep soil planting zone(s) and generous landscaping within a setback area(s).

5.9.2.4 Development within the Darwin Waterfront

Purpose

Ensure that design and scale of development within the Darwin Waterfront responds to and respects the established role, character and constraints of the waterfront area and the surrounding escarpment.

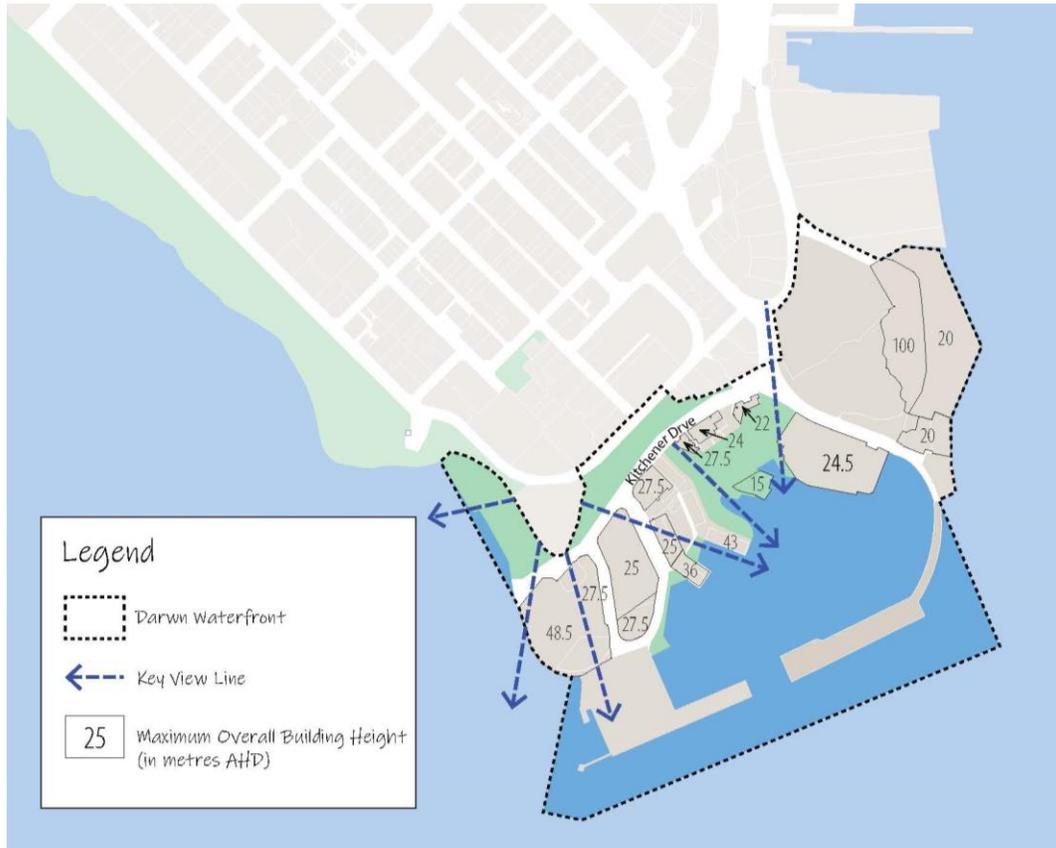
Administration

1. This clause applies to the use and development of land within the Darwin Waterfront identified in the Diagram to Clause 5.9.2 (Darwin City Centre Extent and Features).
2. The consent authority may consent to a development that is not in accordance with sub-clause 4 if it is satisfied the application demonstrates that there is no increased risk from storm surge to people and property, including adjoining property.
3. The consent authority may **consent** to a use or development that is not in accordance with sub-clauses 5 and 6 if it is satisfied:
 - (a) the scale of the development is consistent with the intended built form and character of the waterfront area; and
 - (b) the development will not unreasonably restrict the future development of adjoining **sites**.

Requirements

4. The lowest floors (commercial and residential) within the development are to be sited at a minimum of 6.5m AHD.
5. Development does not obstruct view lines identified in the Diagram to this clause.
6. **Building height** does not exceed the height identified on the Diagram to this clause.

Diagram to Clause 5.9.2.10: Darwin Waterfront Building Heights and View Lines



5.9.2.5 Development along Priority Activated Frontages

Purpose

Prioritise active frontage along key streets in the Darwin city centre to encourage pedestrian activity and strengthen the relationship between buildings and the public realm.

Administration

1. This clause provides for additional **active street frontage** requirements further to clause 5.5.16 (Active Street Frontage of Commercial and Mixed Use Buildings) in a manner that is appropriate for development in Darwin city centre.
2. 'Priority activated frontages' are identified in the Diagram to Clause 5.9.2 (Darwin City Centre Extent and Features).
3. The consent authority may **consent** to a development that is not in accordance with sub-clauses 4 if it is satisfied that compliance would be

impractical due to servicing requirements, and all reasonable effort has been made to:

- (a) maximise the **active street frontage** on 'priority activated frontages'; and
- (b) minimise the **amenity** impacts of services.

Requirements

4. Where a **site boundary** is located on a street identified as 'priority activated frontage', in addition to being in accordance with Clause 5.5.16, the development is to provide a minimum of 75% of the length of that **site boundary** at **ground level** as **active street frontage**.

Editor's Note: Clause 5.5.16 (Active Street Frontage of Commercial and Mixed Use Buildings in Zones CB and C) provides information on active street frontage for buildings in other areas.

5.9.2.6 Development Fronting Laneways

Purpose

Ensure that new developments enhance the use of laneways as shared spaces, are functional for commercial loading and servicing requirements, are safe for pedestrians, and contribute to the overall **amenity** of the laneway.

Administration

1. This clause applies to any development with frontage to an existing laneway identified in the Diagram to Clause 5.9.2 (Darwin City Centre Extent and Features), or any development that proposes establishment of a new laneway.
2. The consent authority may **consent** to a development that is not in accordance with sub-clauses 3-5 if it is satisfied that compliance would be impractical with regard to the scale, nature and location of the development, and it is satisfied that the development provides an alternative response that is consistent with the intent of the requirements.

Requirements

3. Windows and balconies are to be provided to levels above the ground floor that overlook laneways, excluding levels used as car parking which are designed to facilitate passive surveillance of the laneway.
4. Facades of buildings fronting laneways are to provide visual and architectural interest.
5. Development is to facilitate pedestrian movement across the laneway to adjoining arcades in a manner that is safe, attractive and distinct.

5.9.2.7 Development along the Priority Pedestrian and Cycle Network

Purpose

Encourage safe and convenient pedestrian and cyclist movement to and across the Darwin city centre.

Administration

1. This clause applies to any use or development fronting the priority pedestrian/cycle network identified in the Diagram to Clause 5.9.2 (Darwin City Centre Extent and Features).
2. The consent authority must not **consent** to a use or development that is not in accordance with sub-clauses 3-5.

Requirements

3. Pedestrian and cycle links within a **site** are to be connected to the existing and future priority pedestrian/cycle network, identified in the Diagram to Clause 5.9.2 (Darwin City Centre Extent and Features).
4. Any pedestrian or cycle links or facilities provided within a **site** are to be well lit.
5. Use or development is not to impede the future connection between the priority pedestrian cycle network and Frances Bay via a sky bridge.

5.9.2.8 Development in Gateway Locations

Purpose

Ensure that the design of development on prominent corner sites:

- (a) establishes a strong sense of arrival, and respects and enhances the unique characteristics of the locality;
- (b) contributes to the visual appeal of the streetscape; and
- (c) aids wayfinding.

Administration

1. This clause applies to any use or development fronting a Gateway Location identified in the Diagram to Clause 5.9.2 (Darwin City Centre Extent and Features).

2. The consent authority may **consent** to a use or development that is not in accordance with sub-clauses 3 and 4 if it is satisfied that the development either:
 - (a) provides an alternative alternative; or
 - (b) is a short term use or development that will not frustrate the ability for future use and development to maximise the development potential of the **site**.

Requirements

3. Development is to provide one or more of the following design elements:
 - (a) an increased building height of at least one **storey** compared to adjacent buildings;
 - (b) varied roof sections, raised parapets and spires;
 - (c) signage incorporated into the building design; or
 - (d) public art.

5.9.2.9 Public Realm Contributions for Development on Large Sites

Purpose

Encourage development on large sites that supports the public realm by contributing to an integrated, high-quality network of public spaces, recreation facilities and places for wildlife.

Administration

1. This clause applies to the development or redevelopment of a **site** of 3500m² or more within the area included in the Diagram to Clause 5.9.2 (Darwin City Centre Extent and Features).
2. The consent authority may **consent** to development that is not in accordance with sub-clauses 3 and 4 if it is satisfied that:
 - (a) the development provides an alternative provision of publically accessible open space that is appropriate to the **site**, having regard to the locality and scale of the development; or
 - (b) the application provides an equivalent contribution to publically accessible open space outside of the subject **site**.

Requirements

3. A minimum of 10% of the **site** area is to be provided as publically accessible open space that is designed to:
 - (a) incorporate park furniture, display of art, lighting, shade structures and landscaping and interpretive information where appropriate;
 - (b) support a variety of passive uses, and active recreation and events, including:
 - i. recreation;

- ii. fitness;
 - iii. play; and
 - iv. cultural and artistic functions; and
- (c) enable effective stormwater management.
4. The open space provided under sub-clause 3 is to integrate and connect with:
- (a) existing and future cycle and pedestrian networks;
 - (b) sites of significant natural, cultural or heritage value; and
 - (c) habitats, wildlife corridors and public greenspaces from adjoining **sites**.

5.9.2.10 Alfresco Dining Areas

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 applies to land in Zone CB within the area included in the Diagram to Clause 5.9.2 (Darwin City Centre Extent and Features).
2. An **alfresco dining area** may be established without **consent** if it complies with sub-clause 4.
3. Where the **alfresco dining area** does not comply with sub-clause 4, the use or 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.

5.9.2.11 Car parking spaces in Darwin City Centre

Purpose

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

Administration

1. This requirement overrides general car parking space requirements under general clause 5.2.4.1 (Car parking spaces) within the extent of the Darwin City Centre identified in Diagram to Clause 5.9.2 Darwin City Centre Extent and Features).
2. The consent authority may **consent** to a use or development that is not in accordance with sub-clause 5 as set out in clause 5.9.2.12 (Reduction in car parking spaces in Darwin City Centre).
3. An **alfresco dining area** on a site located along priority activated frontages identified in the Diagram to Clause 5.9.2 (Darwin City Centre Extent and Features) may result in the loss of up to 25 ground level car parking spaces associated with any existing development without requiring replacement **car parking spaces**. However, 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 space requirements of this clause.
4. The consent authority may require the provision of **car parking spaces** for any **ancillary** use or development in addition to that specified for the **primary use** or development in the table to this clause.

Requirements

5. Use and development is to include the minimum number of **car parking spaces** specified in the table to this clause (rounded up to the next whole number).

Table to Clause 5.9.2.11: Minimum number of required parking spaces in Central Darwin	
Use or development	Minimum number of required car parking spaces
Bar-public	2 for every 100m ² of net floor area , excluding alfresco dining areas
Bar-small	2 for every 100m ² of net floor area , excluding alfresco dining areas
Car wash	2 for every 100m ² of net floor area used for administrative purposes or 5 whichever is greater Plus 1 waiting bay for each car wash / vacuum bay
Child care centre	2 for every 100m ² of net floor area

Table to Clause 5.9.2.11: Minimum number of required parking spaces in Central Darwin	
Use or development	Minimum number of required car parking spaces
Club	2 for every 100m ² of net floor area * *Only 1 car parking space where a building has a net floor area of up to 500m ² .
Community centre	2 for every 100m ² of net floor area
Dwelling-caretakers	1
Dwelling-community residence	1 for every 4 beds <u>Plus</u> 2 for every 100m ² of net floor area used for administrative purposes
Dwelling-group	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
Dwelling-multiple	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
Emergency services facility	2 for every 100m ² of net floor area
Education establishment	2 for every 100m ² of net floor area
Exhibition centre	2 for every 100m ² of net floor area
Food premises (all)	2 for every 100m ² of net floor area * *Only 1 car parking space where a building has a net floor area of up to 500m ² .
Hospital	1 for every 4 patient beds <u>Plus</u> 2 for every 100m ² of net floor area used for administrative purposes <u>Plus</u> For a medical clinic 2.5 for every consulting room
Hotel/Motel	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 5.9.2.11: Minimum number of required parking spaces in Central Darwin	
Use or development	Minimum number of required car parking spaces
Leisure and recreation	2 for every 100m ² of net floor area * *Only 1 car parking space where a building has a net floor area of up to 500m ² .
Market	1.5 per maximum number of stalls (may be existing car parking spaces in the vicinity of the market site)
Medical clinic	2.5 for every consulting room
Motor body works	2 for every 100m ² of net floor area
Motor repair station	2 for every 100m ² of net floor area
Nightclub entertainment venue	2 for every 100m ² of net floor area
Office (not elsewhere referred to in this table)	2 for every 100m ² of net floor area * *Only 1 car parking space where a building has a net floor area of up to 500m ² .
Passenger terminal	2 for every 100m ² of net floor area
Place of assembly	2 for every 100m ² of net floor area
Place of worship	2 for every 100m ² of net floor area
Plant nursery	2 for every 100m ² of net floor area Plus 1 for every 250m ² used as outdoor nursery
Residential care facility	1 for every 4 beds Plus 2 for every 100m ² of net floor area used for administrative purposes
Rooming accommodation	1 for every 15 persons Plus 1 for every staff member Plus 1
Serviced apartment	1 for every dwelling Plus 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)
Sex services-commercial premises	2 for every 100m ² of net floor area * *Only 1 car parking space required where a building has a net floor area of up to 500m ² .
Shop	2 for every 100m ² of net floor area

Table to Clause 5.9.2.11: Minimum number of required parking spaces in Central Darwin	
Use or development	Minimum number of required car parking spaces
Shopping centre	2 for every 100m ² of <i>net floor area</i>
Showroom sales	2 for every 100m ² of <i>net floor area</i> Plus 1 for every 250m ² used as outdoor storage
Telecommunications facility	1
Vehicle sales and hire	2 for every 100m ² of <i>net floor area</i> of office Plus 1 for every 200m ² used for vehicle display
Veterinary clinic	2 for every 100m ² of <i>net floor area</i>
Warehouse	2 for every 100m ² of <i>net floor area</i>
Any other uses	Minimum number of <i>car parking spaces</i> to be determined by the consent authority

5.9.2.12 Reduction in car parking spaces in Darwin City Centre

Purpose

Provide for a use or development with fewer **car parking spaces** than required by clause 5.9.2.11 (Car parking spaces in Darwin City Centre).

Administration

1. The consent authority may **consent** to:
 - (a) a reduction of 1 **car parking space** for every 3 motorcycle parking spaces proposed for a use or development, but only to a maximum of 1 motorcycle parking space for every 25 (or more) **car parking spaces** required by clause 5.2.4.1 (Parking Requirements); and
 - (b) for any bicycle spaces proposed for a use or development in excess of those required by the table to clause 5.3.7 (End of trip facilities in Zones HR, CB, C, SC and C), a reduction of 1 **car parking space** for every 10 excess bicycle parking spaces are appropriate in function and number for the use of the building, up to 2% of the number of **car parking spaces** required by clause 5.2.4.1 (Parking Requirements).
2. The consent authority may also **consent** to a use or development with fewer **car parking spaces** than required by Clause 5.9.2.11 (Car parking spaces in Darwin City Centre), in accordance with the table to this clause.
3. In using the table to this clause to calculate a reduction, only one reduction percentage is permitted per category.

Requirements

4. An application to reduce car parking requirements through the inclusion of vertical landscaping under category 3 of the table to this clause must demonstrate:
- (a) vertical landscaping (such as green walls, living walls or vertical gardens) that is fully vegetated, well-integrated with the overall building design and publically visible on the external building façade(s) fronting key pedestrian thoroughfares, major public spaces and/or main entrance areas;
 - (b) the suitability of the plants to be used in the landscaping;
 - (c) sufficient soil depth to accommodate the proposed types of plants;
 - (d) how the landscaping will be practically maintained for the lifetime of the development; and
 - (e) suitable management of drainage.

Table to Clause 5.2.4.3: Reduction in Parking Requirements within Zone CB in Darwin		
Category		Reduction permitted
1	Access to alternative transport options	
(a)	The development is located within 200m walking distance of a public bus stop that provides access to: five or more bus routes; or a bus route with a minimum 15 minute frequency during morning and afternoon peak hours Monday to Friday.	15%
(b)	The development is located within 400m walking distance of a public bus stop that provides access to: five or more bus routes; or+ a bus route with a minimum 15 minute frequency during morning and afternoon peak hours Monday to Friday.	10%
(c)	The development is located within 200m of a dedicated off-road bicycle path or on-road bicycle lane.	5%
2	Use of shared parking areas / proximity to public car parking	
(a)	The development consists of two or more uses that have different day / night peak parking times and these uses share a car parking area on the site .	10% This reduction applies to non-residential uses only.
(b)	The development is within 200m walking distance of an existing, publically accessible car park with a combined total of 100 car parking spaces or more.	10%
(c)	The development is within 400m walking distance of an existing, publically accessible car park with a combined total of 100 car parking spaces or more.	5%
3	Inclusion of vertical landscaping	
(a)	Vertical landscaping that meets the criteria of sub-clause 4 covers an area of 75% or more of the site area.	25%

(b)	Vertical landscaping that meets the criteria of sub-clause 4 covers an area of 50-75% of the site area.	20%
(c)	Vertical landscaping that meets the criteria of sub-clause 4 covers an area of 25-50% of the site area.	15%
(d)	Vertical landscaping that meets the criteria of sub-clause 4 covers an area of 10-25% of the site area.	10%
4	Improved car parking design outcomes	
(a)	All car parking on the site is provided in an underground parking area	20%
5	Preservation of a heritage place	
(a)	the use or development relates to a heritage place and the Minister responsible for the administration of the <i>Heritage Act 2011</i> supports the reduced provision of car parking spaces in the interest of preserving the significance of the heritage place .	As determined by the consent authority, taking into account advice received from the Minister responsible for the administration of the <i>Heritage Act 2011</i> .

5.9.2.13 Design of Car Parking Areas and Vehicle Access

Purpose

Promote design of car parking, vehicle access points and onsite movement that:

- (a) is easily adapted to meet changing demand;
- (b) minimises visual impact to the street and other public areas; and
- (c) minimises impacts to pedestrian and cyclist movement.

Administration

1. This clause applies to the design of car parking, vehicle access points and onsite vehicle movement for new buildings, and the establishment of new car parking areas in Darwin City Centre.
2. The consent authority may consent to a development that is not in accordance with sub-clauses 3-8 if it is satisfied the use or development is appropriate to the site having regard the potential impact on the surrounding road network and the amenity of the locality.

Requirements

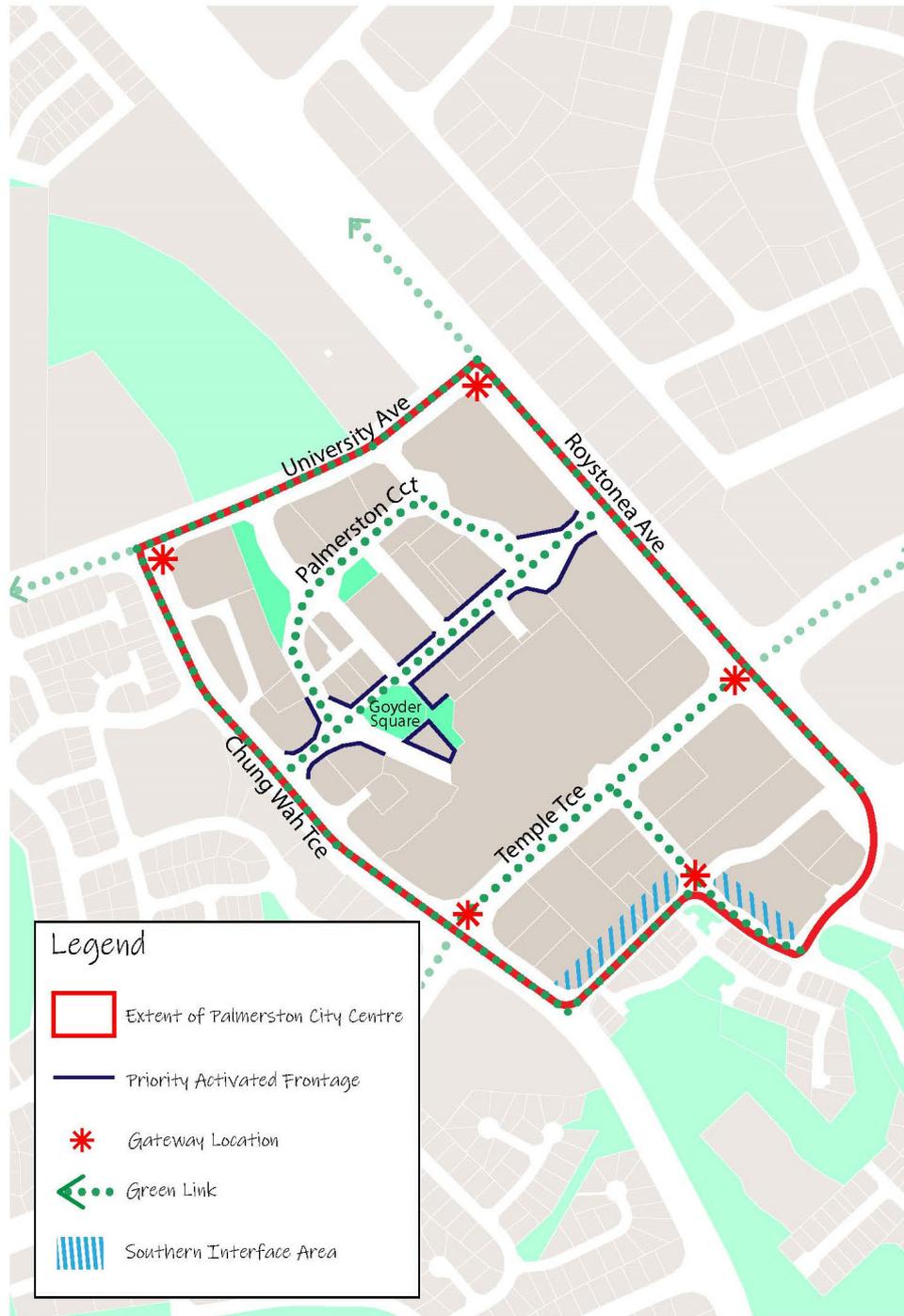
3. Ground level car parking areas in buildings are limited to the number of car parking spaces required for ground level retail tenancies.
4. All car parking spaces are to be screened so that they are not visible from the street or public spaces.

5. Floors constructed as car parking in mixed use buildings are to have level surfaces (excluding ramps) and ceiling heights that enable future conversion to commercial or residential use.
6. Vehicle access, parking and loading areas are to be consolidated and located away from street frontages.
7. Entry and access from a car parking area is to be from the lowest order vehicle access way. In order of priority, access should be from:
 - (a) a laneway;
 - (b) a secondary street; or
 - (c) a primary street only if no other access is possible.
8. The location and design of vehicle access, parking and loading areas on the site is to minimise the number and widths of crossovers.

5.9.3 Palmerston City Centre

1. The diagram to this clause identifies the land to which the requirements of the clauses within 5.9.3 (Palmerston City Centre) apply and key features referred to in the requirements.

Diagram to Clause 5.9.3: Palmerston City Centre Extent and Features



5.9.3.1 General Building Design

Purpose

Promote a built form in the Palmerston city centre that facilitates environmental sustainability, and enables convenient pedestrian and cyclist movement to and across the city centre.

Administration

1. This clause applies to land in Zone CB within the area included in the Diagram to Clause 5.9.3 (Palmerston City Centre Extent and Features).
2. The consent authority may **consent** to a development that is not in accordance with sub-clause 4 if it is satisfied the development provides an alternative response that achieves an equivalent or better sustainable design outcome to:
 - (a) facilitate passive cooling;
 - (b) contribute to greening beyond the minimum landscaping requirements;
 - (c) reduce waste; and/or
 - (d) improve water and energy efficiency.
3. The consent authority may **consent** to a development that is not in accordance with sub-clause 5 if it is satisfied there are sufficient existing connections in the immediate locality to facilitate safe and convenient movement between desirable locations and across the green links (identified in the Diagram to Clause 5.9.3).

Requirements

4. New buildings are to incorporate and maintain heat mitigation strategies that reduce the 'urban heat island effect', through measures such as:
 - (a) minimising direct solar penetration to buildings through orientation and use of screens, awnings, eaves, louvres and the like;
 - (b) providing climatically appropriate green roofs, canopy trees with dense foliage and shade trees that define spaces as comfortable outdoor rooms; and/or
 - (c) incorporating cool roofs and/or cool pavements.
5. Development is to create or maintain legible pedestrian and cycle connections to adjacent sites and public transport.

5.9.3.2 Volumetric Control

Purpose

Ensure the siting and mass of buildings in the Palmerston city centre promotes urban form that is of a scale appropriate to the locality and provides adequate separation to allow for:

- (a) breeze circulation between buildings;
- (b) penetration of daylight into habitable rooms; and
- (c) reasonable privacy for residents.

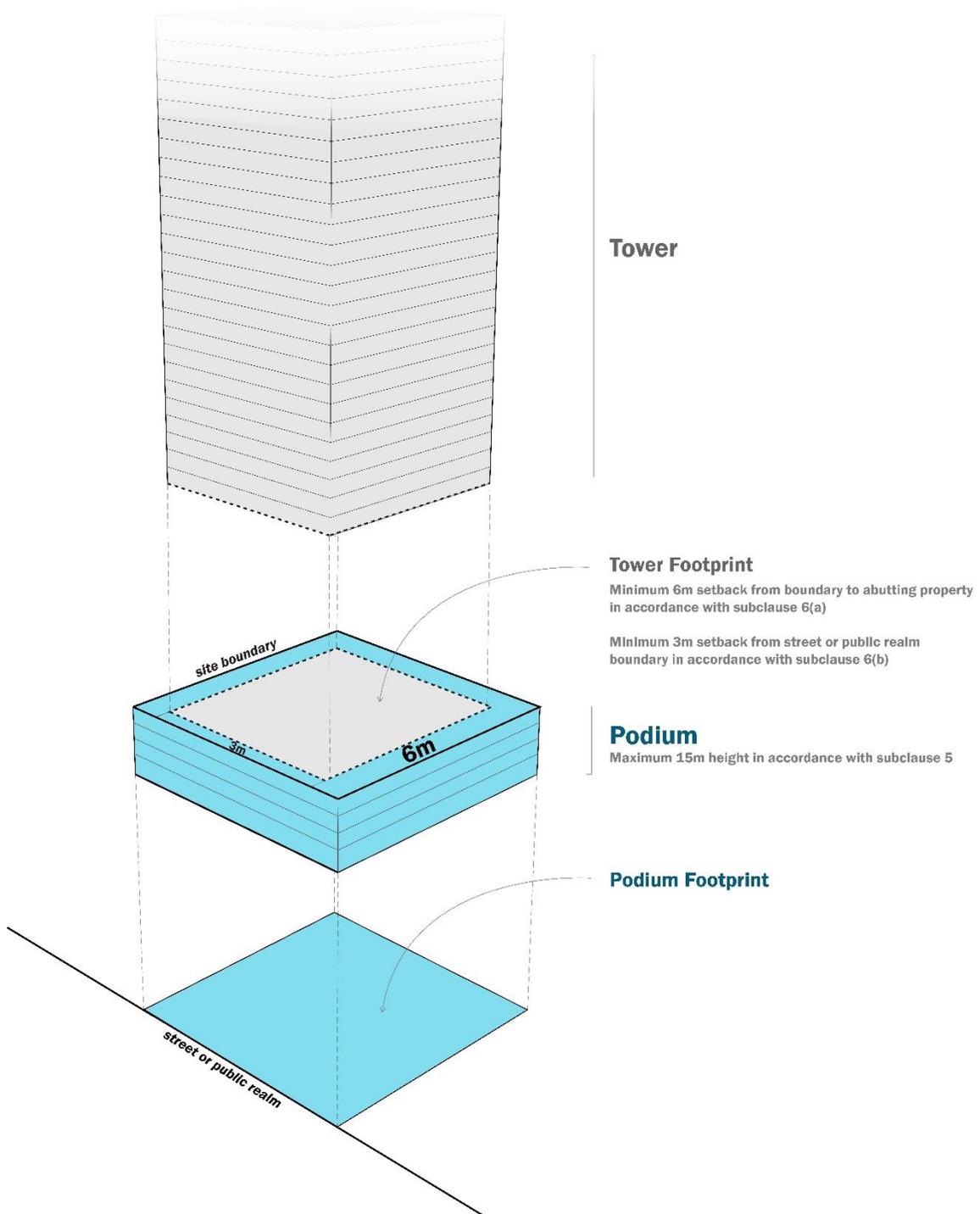
Administration

1. This clause applies to land in Zone CB within the area included in the Diagram to Clause 5.9.3 (Palmerston City Centre Extent and Features).
2. In this clause:
 - (a) the Southern Interface Area is identified in the Diagram to Clause 5.9.3 (Palmerston City Centre Extent and Features); and
 - (b) the podium and tower components of a building are illustrated in the diagram to this clause.
3. The consent authority may **consent** to a development that is not in accordance with sub-clauses 5 and 6 if it is satisfied the development:
 - (a) is appropriate to the location considering the scale of the development and surrounding built form; and
 - (b) will not unreasonably restrict the future development of adjoining **sites**.
4. The consent authority may **consent** to a development that is not in accordance with sub-clause 7 if it is satisfied the development provides an alternative response that creates a transition in building form to protect the **amenity** of the adjacent low density residential area.

Requirements

5. The podium of a development, excluding development in the Southern Interface Area, is to be up to 4 storeys in height, to a maximum height of 15m, excluding any plant, equipment, aerials, **outbuildings** or visually permeable balustrades.
6. The tower component of a development is to have setbacks that are a minimum of:
 - (a) 6m from any boundary to an abutting property; and
 - (b) 3m from any boundary to a street or the public realm.
7. The maximum height of a podium in the Southern Interface Area is to be 3 storeys.

Diagram to Clause 5.9.3.2: Volumetric Control



5.9.3.3 Development along Priority Activated Frontages

Purpose

Prioritise active frontage along key streets in the Palmerston city centre to encourage pedestrian activity and strengthen the relationship between buildings and the public realm.

Administration

4. This clause provides for additional **active street frontage** requirements further to clause 5.5.16 (Active Street Frontage of Commercial and Mixed Use Buildings) in a manner that is appropriate for development in Palmerston City Centre.
5. 'Priority activated frontages' are identified in the Diagram to Clause 5.9.3 (Palmerston City Centre Extent and Features).
6. The consent authority may **consent** to a development that is not in accordance with sub-clauses 5 and 6 if it is satisfied that compliance would be impractical due to servicing requirements, and all reasonable effort has been made to:
 - (a) maximise the active street frontage on 'priority activated frontages'; and
 - (b) minimise the amenity impacts of services.
7. The consent authority may **consent** to a development that is not in accordance with sub-clause 7 if it is satisfied the development provides an equivalent or better response to help frame Goyder Square and create a comfortable microclimate in the locality.

Requirements

8. Where a **site boundary** is located on a street identified as 'priority activated frontage', in addition to being in accordance with clause 5.5.16 (Active Street Frontage of Commercial and Mixed Use Building), the development is to provide a minimum of 75% of the length of that **site boundary** at **ground level** as **active street frontage**.
9. Where a **site boundary** is located on a street not identified as 'priority activated frontage', despite clause 5.5.16 (Active Street Frontage of Commercial and Mixed Use Buildings), the development may provide a minimum of 50% of the length of the **site boundary** at **ground level** as **active street frontage**.

10. New buildings fronting Goyder Square are to incorporate continuous awnings along the Goyder Square frontage and should provide:
 - (a) shade structures and shade trees;
 - (b) new seating opportunities; or
 - (c) private domain al fresco spaces.

5.9.3.4 Development along Green Links

Purpose

Encourage pedestrian and cyclist connections between developments and identified green links to contribute to safe and convenient movement of people across the Palmerston city centre.

Administration

1. This clause applies to any development fronting a 'green link' identified in the Diagram to Clause 5.9.3 (Palmerston City Centre Extent and Features).
2. The consent authority must not **consent** to a development that is not in accordance with sub-clause 4.
3. The consent authority may **consent** to a development that is not in accordance with sub-clause 5 if satisfied vehicle access from a green link is the best option for the site, having regard to advice from the local authority.

Requirements

4. Any new pedestrian or cycle links within a **site** are to connect with 'green links' identified in the Diagram to Clause 5.9.3 (Palmerston City Centre Extent and Features).
5. Development on corner lots is to avoid locating driveways and vehicle parking accesses along identified green links where alternative access options are possible.

5.9.3.5 Development in Gateway Locations

Purpose

Ensure that the design of development on prominent corner sites:

- (a) establishes a strong sense of arrival, and respects and enhances the unique characteristics of the locality;
- (b) contributes to the visual appeal of the streetscape; and
- (c) aids wayfinding.

Administration

- 1. This clause applies to any use or development fronting a Gateway Location identified in the Diagram to Clause 5.9.3 (Palmerston City Centre Extent and Features).
- 2. The consent authority may **consent** to a use or development that is not in accordance with sub-clauses 3 and 4 only if it is satisfied that the development either:
 - (a) provides a better alternative; or
 - (b) is a short term use or development that will not frustrate the ability for future use and development to maximise the development potential of the **site**.

Requirements

- 5. Development is to provide one or more of the following design elements:
 - (a) an increased building height of at least one **storey** compared to adjacent buildings;
 - (b) varied roof sections, raised parapets and spires;
 - (c) signage incorporated into the building design; or
 - (d) public art.

5.9.3.6 Public Realm Contributions for Developments above 8 storeys

Purpose

Encourage positive contributions to the fabric of the Palmerston city centre that are designed to:

- (a) maximise strong and vibrant public realm outcomes;
- (b) foster shared spaces for a range of culturally and socially diverse groups;
- (c) be safe and welcoming; and
- (d) enhance quality of life for all community members.

Administration

1. This clause applies to development of a building with a height above 8 storeys or 34m, and is within the area identified in the Diagram to Clause 5.9.3 (Palmerston City Centre Extent and Features)
2. The consent authority may **consent** to a development that is not in accordance with sub-clause 3 if it is satisfied that the development provides an alternative response that is appropriate to the **site** having regard to such matters as its location, nature, scale and impact on surrounding **amenity**.

Requirements

3. Development is to provide elements of public benefit within the lot, such as:
 - (a) public road connections, where practical, to the satisfaction of the controlling agency;
 - (b) publically accessible walkways and thoroughfares to improve permeability; and
 - (c) publically accessible parks or plazas, to the satisfaction of the City of Palmerston, which:
 - i. are flexible and provide for a variety of uses and events including recreation, fitness, play, cultural and artistic functions in addition to ecological and stormwater management functions;
 - ii. contribute to an integrated, high quality network of public spaces;
 - iii. facilitate a range of active and passive recreation to meet the needs of the community; and
 - iv. allow for temporary uses such as street activities and special events including cultural, entertainment and artistic performances.

5.9.3.7 Design of Car Parking Areas and Vehicle Access

Purpose

Promote design of car parking, vehicle access points and onsite movement that:

- (a) minimise visual impact to the street and other public areas; and
- (b) is easily adapted to meet changing demand.

Administration

1. This clause applies to the design of car parking, vehicle access points and onsite vehicle movement for new buildings, and the establishment of new car parking areas in Zone CB.
2. The consent authority may consent to a development that is not in accordance with sub-clause 4 if it is satisfied the use or development is appropriate to the **site**.
3. The consent authority may **consent** to a use or development that is not in accordance with sub-clause 5 if it is satisfied that the development is designed to support the ability of floors dedicated to car parking to adapt to different uses over time.

Requirements

4. All car parking spaces are to be screened so that they are not visible from the street or public spaces.
5. Floors constructed as car parking in mixed use buildings are to have level surfaces (excluding ramps) and a minimum floor to ceiling height of 3m.

6. Schedule 2 (Definitions)

Proposal

Amend Schedule 2.2 (General Definitions)

This section includes:

- proposed new, amended and omitted definitions

Schedule 2.2 – General Definitions

New definitions

articulation means the variation to the building line in the horizontal plane by the stepping and recessing of external walls.

commercial floor area is the **floor area** that can be allocated for commercial uses within a development.

commercial plot ratio is the relationship between the total **commercial floor area** compared to the area of the **site**.

residential floor area is the floor space that can be used for residential purposes within a development. This does not include:

- (a) residential uses at **ground level**;
- (b) external walls;
- (c) lift shafts;
- (d) stair wells;
- (e) machinery, air conditioning and equipment rooms;
- (f) any space, including **car parking areas**, that is wholly below **ground level**;
- (g) storerooms;
- (h) lobbies, bin storage areas or common areas; or
- (i) balconies, courtyards and roof terraces.

residential plot ratio is the relationship between the total **residential floor area** compared to the area of the **site**.

visually permeable means the ability to see through.

Amended definitions

active street frontage means any primary or secondary **ground level** frontage of a commercial building that stimulates interest and activity on the adjacent street, or to a public space.

building height means the vertical distance directly between the **ground level** and the highest point of the building roof (apex) or parapet at any point.

Omitted definitions

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