

**NORTHERN TERRITORY OF AUSTRALIA**  
**PROPOSAL TO AMEND NT PLANNING SCHEME**  
**PA2025/0161**

The Minister for Lands, Planning and Environment has accepted an application to amend the NT Planning Scheme 2020 made by June D'Rozario & Associates for exhibition. The application seeks to:

- Rezone part of Lot 4806 from Zone CL (Community Living) to Zone C (Commercial); and
- Amend the Darwin Mid Suburbs Area Plan to designate the site as a secondary activity centre.

The proposed amendment is intended to facilitate the development of part of Bagot Community for commercial development and community purposes, including a supermarket, small shops, fast food, service station, medical clinic, gymnasium, offices, childcare centre and car parking.

The proposed amendment document and supporting documentation submitted with the application explaining the proposal in detail are provided on the [Development Applications Online \(DAO\) website](#). Attached to this Explanatory Document are:

- a locality map
- extracts from the NT Planning Scheme 2020 relating to Zone CL (Community Living); and
- extracts from the NT Planning Scheme 2020 relating to Zone C (Commercial).

**Period of Exhibition and Lodging a Submission**

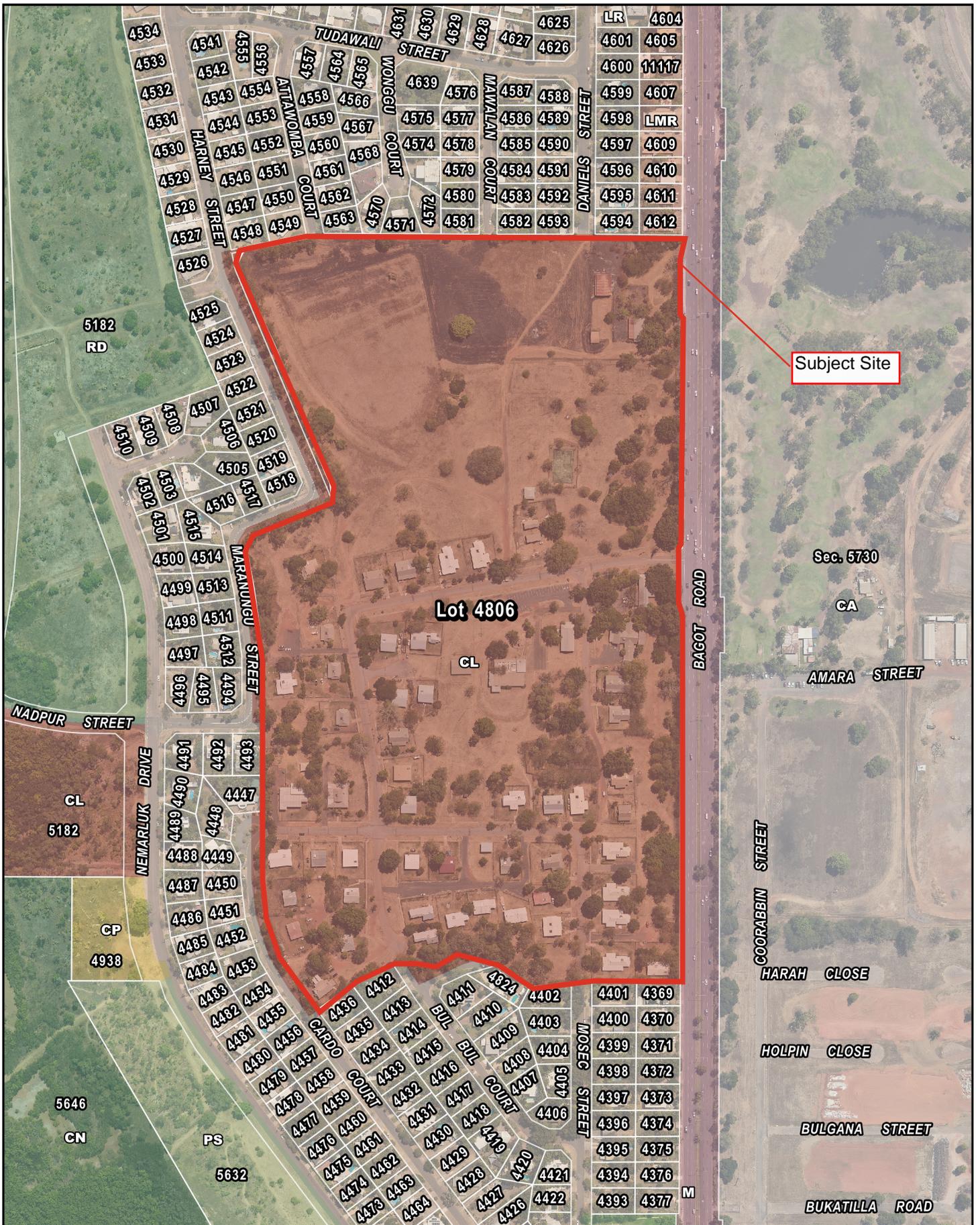
The exhibition period is from Friday 13<sup>th</sup> March to Friday 10<sup>th</sup> April 2026.

The suitability of the subject site for uses in accordance with the proposed zone is the primary consideration in the assessment of proposals to amend the NT Planning Scheme 2020. Matters relating to the intended development of the site are addressed in the development application and assessment processes.

Written submissions about the proposed planning scheme amendment are to be received by 11.59pm on Friday 13<sup>th</sup> March 2025 and can be made by:

- Postal letter and addressed to:  
NT Planning Commission  
GPO Box 1680  
DARWIN NT 0801; or
- Email: [planning.ntg@nt.gov.au](mailto:planning.ntg@nt.gov.au); or
- Fax: (08) 8999 7189; or
- Hand delivered to: Level 1, Energy House, 18-20 Cavenagh Street, Darwin City

For more information please contact Ellen Shannon on (08) 8999 7684 or [ellen.shannon@nt.gov.au](mailto:ellen.shannon@nt.gov.au)



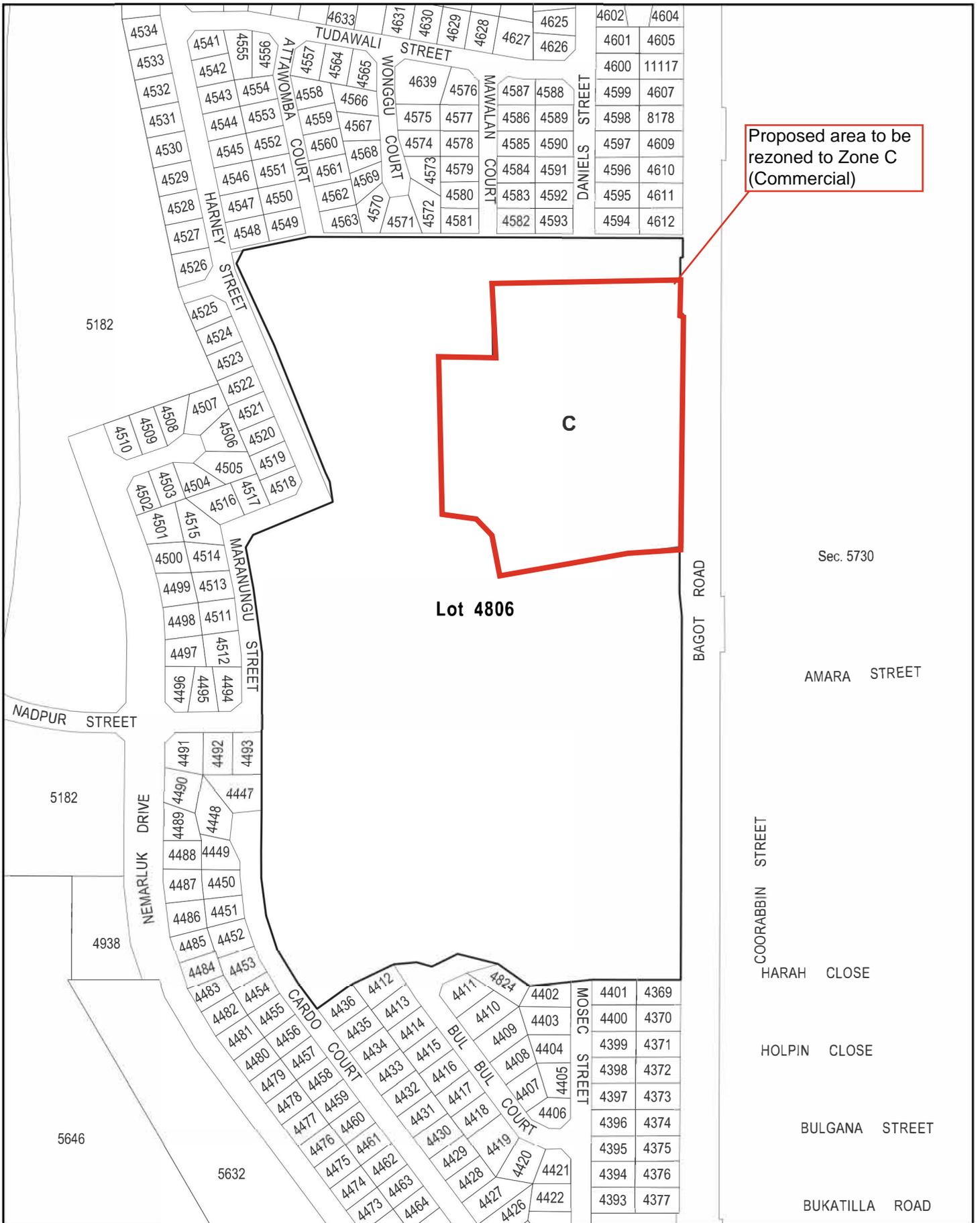
Locality Plan and Existing Zones  
 Amendment PA2025/0161  
 Rezone Part Lot 4806  
 Town of Darwin  
 From CL (Community Living) to C (Commercial)



Department of Lands, Planning and Environment



File No: PA2025/0161  
 Date: 17/12/2025



Proposed area to be rezoned to Zone C (Commercial)

Lot 4806

C

Sec. 5730

AMARA STREET

COORABBIN STREET

HARAH CLOSE

HOLPIN CLOSE

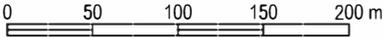
BULGANA STREET

BUKATILLA ROAD

Proposed NT Planning Scheme  
 Amendment PA2025/0161  
 Rezone Part Lot 4806  
 Town of Darwin  
 From CL (Community Living) to C (Commercial)



Department of Lands, Planning and Environment



File No: PA2025/0161  
 Date: 17/12/2025

## 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.

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

<b>ASSESSMENT TABLE – ZONE CL – COMMUNITY LIVING</b>					
<b>Defined Use</b>	<b>Assessment Category</b>	<b>Overlays</b>	<b>General Development Requirements</b>	<b>Location Specific Development Requirements</b>	<b>Specific Development Requirements</b>
<b>Home Based Business</b>	<b>Permitted</b>	3.4 CR - Coastal Reclamation  3.6 LSF - Land Subject to Flooding  3.7 LSSS - Land Subject to Storm Surge  3.8 LADR - Land Adjacent to a Designated Road  3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance	5.2.1 General Height Control  5.2.4 Car Parking  5.2.5 Loading Bays  5.2.6 Landscaping  5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR		5.4.10 Home Based Businesses
<b>Horticulture</b>	<b>Impact assessable</b>				5.7.1 Rural Development (Agriculture, Horticulture and Intensive Animal Husbandry)
<b>Leisure and Recreation</b>	<b>Impact assessable</b>				5.8.5 Leisure and Recreation
<b>Medical Clinic</b>	<b>Permitted</b>				
<b>Office</b>	<b>Impact assessable</b>				
<b>Place of Worship</b>	<b>Permitted</b>				5.8.4 Exhibition Centre, Place of Assembly and Place of Worship
<b>Plant Nursery</b>	<b>Impact assessable</b>				
<b>Residential Care Facility</b>	<b>Permitted</b>				5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.7 Communal Open Space 5.4.8 Residential Building Design 5.4.15 Residential Care Facility 5.4.17 Building Articulation
<b>Retail Agricultural Stall</b>	<b>Permitted</b>				
<b>Rooming Accommodation</b>	<b>Impact assessable</b>				5.4.1 Residential Density 5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures 5.4.7 Communal Open Space; 5.4.8 Residential Building Design 5.4.17 Building Articulation
<b>Sex Services-Home Based Business</b>	<b>Permitted</b>				5.4.10 Home Based Businesses
<b>Shop</b>	<b>Permitted</b>				5.5.5 Shops in Zones CV, CL, LI, GI, DV, OR and CN
<b>Stables</b>	<b>Impact assessable</b>				5.7.2 Animal Related Use (Animal Boarding and Stables)
<b>Telecommunications Facility</b>	<b>Impact assessable</b>	5.8.10 Telecommunications Facility			

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

## 4.11 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.

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

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

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

<b>ASSESSMENT TABLE – ZONE C – COMMERCIAL</b>					
<b>Defined Use</b>	<b>Assessment Category</b>	<b>Overlays</b>	<b>General Development Requirements</b>	<b>Location Specific Development Requirements</b>	<b>Specific Development Requirements</b>
<b>Food Premises- Café/Take Away</b>	<b>Permitted</b>	3.4 CR – Coastal Reclamation  3.6 LSF – Land Subject to Flooding  3.7 LSSS – Land Subject to Storm Surge  3.8 LADR – Land Adjacent to a Designated Road	5.2.1 General Height Control  5.2.4 Car Parking  5.2.5 Loading Bays  5.2.6 Landscaping  5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR	5.6.7 Humpty Doo Village  5.9.1 Alice Springs Town Centre  5.9.4 Stuart Park High Street  5.9.5 Parap Village  5.9.6 Nightcliff Village	5.5.1 Interchangeable Use and Development 5.5.2 Commercial Plot Ratio 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC 5.5.11 Food Premises 5.5.15 Design in Commercial and Mixed Use Areas 5.5.17 Building Frontage in Commercial and Mixed Use Areas
<b>Food Premises- Fast Food Outlet</b>	<b>Impact assessable</b>	3.13 - GL Gateway Locations  3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance	5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC		5.5.2 Commercial Plot Ratio 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC 5.5.11 Food Premises 5.5.15 Design in Commercial and Mixed Use Areas 5.5.17 Building Frontage in Commercial and Mixed Use Areas
<b>Food Premises- Restaurant</b>	<b>Permitted</b>				5.5.1 Interchangeable Use and Development 5.5.2 Commercial Plot Ratio 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC 5.5.11 Food Premises 5.5.15 Design in Commercial and Mixed Use Areas 5.5.17 Building Frontage in Commercial and Mixed Use Areas
<b>Home Based Business</b>	<b>Permitted</b>				5.4.10 Home Based Businesses

<b>ASSESSMENT TABLE – ZONE C – COMMERCIAL</b>					
<b>Defined Use</b>	<b>Assessment Category</b>	<b>Overlays</b>	<b>General Development Requirements</b>	<b>Location Specific Development Requirements</b>	<b>Specific Development Requirements</b>
<b>Hotel/Motel</b>	<b>Impact assessable</b>	3.4 CR – Coastal Reclamation  3.6 LSF – Land Subject to Flooding  3.7 LSSS – Land Subject to Storm Surge  3.8 LADR – Land Adjacent to a Designated Road	5.2.1 General Height Control  5.2.4 Car Parking  5.2.5 Loading Bays  5.2.6 Landscaping  5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR	5.6.7 Humpty Doo Village  5.9.1 Alice Springs Town Centre  5.9.4 Stuart Park High Street  5.9.5 Parap Village  5.9.6 Nightcliff Village	5.4.9 Residential Development in Zone C  5.5.2 Commercial Plot Ratio  5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC  5.5.15 Design in Commercial and Mixed Use Areas  5.5.17 Building Frontage in Commercial and Mixed Use Areas
<b>Leisure and Recreation</b>	<b>Merit assessable</b>	3.13 - GL Gateway Locations  3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance	5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC		5.5.1 Interchangeable Use and Development  5.5.2 Commercial Plot Ratio  5.5.3 General Building and Site Design  5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC  5.8.5 Leisure and Recreation
<b>Market</b>	<b>Permitted</b>				5.8.1 Markets
<b>Medical Clinic</b>	<b>Merit assessable</b>				5.5.1 Interchangeable Use and Development  5.5.2 Commercial Plot Ratio  5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC  5.5.15 Design in Commercial and Mixed Use Areas  5.5.17 Building Frontage in Commercial and Mixed Use Areas
<b>Motor Repair Station</b>	<b>Impact assessable</b>				5.5.2 Commercial Plot Ratio  5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC  5.6.3 Motor Body Works and Motor Repair Station  5.5.15 Design in Commercial and Mixed Use Areas  5.5.17 Building Frontage in Commercial and Mixed Use Areas

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

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

<b>ASSESSMENT TABLE – ZONE C – COMMERCIAL</b>					
<b>Defined Use</b>	<b>Assessment Category</b>	<b>Overlays</b>	<b>General Development Requirements</b>	<b>Location Specific Development Requirements</b>	<b>Specific Development Requirements</b>
<b>Rooming Accommodation</b>	<b>Impact assessable</b>	3.4 CR – Coastal Reclamation  3.6 LSF – Land Subject to Flooding  3.7 LSSS – Land Subject to Storm Surge  3.8 LADR – Land Adjacent to a Designated Road  3.13 - GL Gateway Locations	5.2.1 General Height Control  5.2.4 Car Parking  5.2.5 Loading Bays  5.2.6 Landscaping  5.2.7 Setbacks for Development Adjacent to Land in Zones LR, LMR, MR or HR  5.3.7 End of Trip Facilities in Zones HR, CB, C, SC and TC	5.6.7 Humpty Doo Village  5.9.1 Alice Springs Town Centre  5.9.4 Stuart Park High Street  5.9.5 Parap Village  5.9.6 Nightcliff Village	5.4.3 Building Setbacks for Residential Buildings and Ancillary Structures 5.4.7 Communal Open Space 5.4.9 Residential Development in Zone C 5.4.17 Building Articulation 5.4.19 Residential Plot Ratio 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC 5.5.15 Design in Commercial and Mixed Use Areas 5.5.17 Building Frontage in Commercial and Mixed Use Areas
<b>Service Station</b>	<b>Impact assessable</b>	3.14 HHLSI – Land in proximity to Helicopter Landing Sites of Strategic Importance			5.5.2 Commercial Plot Ratio 5.5.4 Expansion of Existing Developments in Zones CB, C, SC and TC 5.5.8 Service Station 5.5.15 Design in Commercial and Mixed Use Areas 5.5.17 Building Frontage in Commercial and Mixed Use Areas
<b>Sex Services-Commercial Premises</b>	<b>Impact assessable</b>				5.5.3 General Building and Site Design 5.5.4 Expansion of Existing Development in Zones CB, C, SC and TC 5.5.14 Sex Services-Commercial Premises
<b>Sex Services-Home Based Business</b>	<b>Permitted</b>				5.4.10 Home Based Businesses

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

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