

4. Notwithstanding paragraph 3, the following uses if proposed as the primary or secondary use are prohibited on section 4303:
 - (a) **caretaker's residence;**
 - (b) **education establishment;**
 - (c) **home occupation;**
 - (d) **hotel**, where a residential building is proposed;
 - (e) **leisure and recreation;**
 - (f) **medical clinic;**
 - (g) **place of worship;**
 - (h) **plant nursery;** and
 - (i) **rural industry**, where products that attract birds and bats are stored outdoors.
5. Subject to paragraph 2, section 4303 may be developed for the purpose of the zone if development complies with all requirements of the NT Planning Scheme, as if the **site** was in Zone LI (Light Industry), and provided that:
 - (a) all proposed development can be constructed in accordance with AS2021-2000 'Acoustics – Aircraft noise intrusion – Building siting and construction' (AS2021); and
 - (b) all proposed development can be constructed in accordance with the height provisions determined by the Defence (Area Control) Regulations 1989.
6. Subject to paragraph 2, section 4303 may be developed for the purpose of a subdivision if the application to subdivide the **site** is in accordance with the relevant clauses of the NT Planning Scheme, as if the land was in Zone LI (Light Industry).
7. Any development or subdivision of the **site** should allow for:
 - (a) the future closure of the current access point to Vanderlin Drive; and
 - (b) a replacement site access point or local road connection on the southern boundary of the **site** when the proposed local road for section 6442 Hundred of Bagot is constructed along the southern boundary of section 4303.

SD44

Amendment No. 324
Gazetted 26.03.2014
Creates SD44

Part Lots 5182, Town of Darwin and 8630, Town of Nightcliff (Dick Ward Drive, Coconut Grove).

1. The purpose of this zone is to provide for light industrial development that addresses:
 - (a) the effects of primary storm surge; and
 - (b) preserves the safety and maintains the curfew free operation of the Darwin International Airport.
2. Prior to subdivision and the commencement of works to address the issue of storm surge, a hydrological assessment approved by the Department of Land Resource Management must be provided to the satisfaction of the Consent Authority.
3. Subdivision of the land within the zone is to be in accordance with the requirements of 11.3.2 and 11.3.3 of the Northern Territory Planning Scheme.

4. The following uses are permissible only with consent and are to be developed in accordance with the requirements of Zone LI (Light Industry):

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| (a) animal boarding; | (j) passenger terminal; |
| (b) business sign; | (k) plant nursery; |
| (c) car park; | (l) promotion sign; |
| (d) community centre; | (m) rural industry; |
| (e) leisure and recreation; | (n) service station; |
| (f) light industry; | (o) showroom sales; |
| (g) motor body works; | (p) transport terminal; |
| (h) motor repair station; | (q) vehicles sales and hire;
and |
| (i) office , only where
ancillary to the
primary use; | (r) warehouse. |

Any other use not explicitly stated within this zone is a prohibited use whether posed as a primary or ancillary use.

5. In determining an application for the use or development of land subject to the ANEF 20 unit value contour line or greater, the consent authority is to have regard to the Building Site Acceptability Table (Table 2.1) based on ANEF Zones taken from AS 2021 – 2000 as a guide to the type of use or development it may consent to.
6. Lighting associated with development on land within flight approach paths is not to prejudice the safe operation of an airport.
7. Use or development of land is not to be of a nature that attracts birds or bats to an extent that prejudices the safe operation of an airport.

SD45

Amendment No. 322
gazetted 16.04.2014
creates SD45

Lot 4223, Town of Darwin (36 Wilmot Street, The Narrows).

1. The purpose of this zone is to facilitate the use and development of the land for **multiple dwellings**, limiting the development of the site to two units.
2. With **consent** the land may be developed for the purpose of **multiple dwellings** if the development complies with all other requirements of the Planning Scheme as if the land were in Zone MD (Multiple Dwelling Residential).

If the development does not comply with the listed requirements, the consent authority may **consent** to a variation of the requirements only if it is satisfied that special circumstances justify the giving of **consent**.
3. Despite paragraph 2, the consent authority must not **consent** to a development that exceeds any more than a total of two **multiple dwellings**.