



TOURISM BUSINESS INFORMATION KIT

Tourism Accommodation - Planning Requirements

Under the *Planning Act* and NT Planning Scheme, whether or not you need approval (and any requirements you must meet) depends upon where you locate your tourism accommodation.

The area covered by the NT Planning Scheme is divided up into various zones, each having its own requirements, including a list of activities that are permitted, require approval from the Development Consent Authority, or are prohibited. Some of the accommodation types defined in the NT Planning Scheme are listed below:

'Home Based Visitor Accommodation'

'Home Based Visitor Accommodation' is defined in the NT Planning Scheme as *'means temporary accommodation provided on the premises of a dwelling by the resident of that dwelling, as a commercial enterprise for persons away from their normal place of residence but does not include a Hostel.'*

It is zoned as Self Assessable (S) in zones SD, MD, MR, HR, CV, CL, CB, TC, H, A, RR, RL, R, HT, WM, FD, T so long as it complies with all the requirements set out in Clause 7.10.1 of the Planning Scheme. If the proposed business does not comply with the relevant requirements the use is discretionary requiring the approval of the Development Consent Authority.

The Development Consent Authority may approve an application that is not in accordance with subclauses 3 (e),(f), (g), (h) and 4, only where it is satisfied that the proposed accommodation is appropriate to the site having regard the amenity of the streetscape, the effect of vehicle parking on the amenity and character of the street and the potential impact of the use of the residential amenity of adjoining and nearby property

The Development Consent Authority may approve an application that accommodates more than six guests only where it is satisfied that the proposed accommodation is appropriate to the site having regard to the potential impact on the residential amenity of adjoining and nearby property and where the combined total number of residents and guests is no more than twelve.

The use is prohibited in Zones C, SC, LI, GI, DV, PS, OR, CP, CN & RD.

'Hostel'

'Hostel' is defined in the NT Planning Scheme as including *'boarding houses, guest houses, lodging houses and other premises used to provide board or lodging with communal toilet, ablution, dining or cooking facilities but does not include home based visitor accommodation or a group home.'*

Hostel is a discretionary use requiring the consent of the Development Consent Authority in zones HR, CV, CL, CB, C, SC, TC, DV, A, HT, WM, and T. The requirements may depend on the zone in which the hostel is to be located.

In all other zones Hostels are a prohibited use and you will need to find another location.

'Hotel'

'Hotel' is defined in the NT Planning Scheme as a *'premises which require a licence under the Liquor Act and where, as a principal part of the business, alcoholic beverages are ordinarily sold to the public for consumption on the premises whether or not accommodation is provided for*





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members of the public and whether or not meals are served, but does not include a licensed club, motel or restaurant.'

Hotel is a discretionary use requiring the consent of the Development Consent Authority in zones CB, C, SC, TC, LI, GI, DV, FD, and T. The requirements may depend on the zone in which the hotel is to be located. In all other zones Hotels are a prohibited use and you will need to find another location.

'Motel'

'Motel' is defined in the NT Planning Scheme as a 'premises wholly or principally used for the accommodation of travellers and the vehicles used by them, whether or not the building is also used to provide meals to the travellers or to members of the general public and whether or not the premises are licensed under the Liquor Act, but does not include home based visitor accommodation'.

Motel is a discretionary use requiring the consent of the Development Consent Authority in zones HR, CV, CB, C, SC, TC, DV, OR, WM, FD, and T. The requirements may depend on the zone in which the motel is to be located. In all other zones Motels are a prohibited use and you will need to find another location.

'Caravan Park' - Cabins

Cabins are generally located within caravan parks. 'Caravan Park' is defined in the NT Planning Scheme as 'land used for the parking of caravans or the erection or placement and use of tents or cabins for the purpose of providing accommodation.'

Caravan Parks are a discretionary use requiring the consent of the Development Consent Authority in zones CV, TC, A, WM, FD, and T. The requirements may depend on the zone in which the caravan park is to be located. In all other zones they are a prohibited use and you will need to find another location.

Further information

There may be additional requirements imposed for particular zones, eg building height, set-backs, parking.

You can obtain information about the zoning of your land and the requirements for your intended activity by contacting Planning on 08 8999 5511.

Disclaimer

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