

MANUFACTURING BUSINESS INFORMATION KIT

Manufacturing Business - 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 manufacturing business.

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.

'Industry'

The process of manufacture, whether or not it produces a finished article, is included in the description of "industry" in the NT Planning Scheme. The full description is in Clause 3.0 of the NT Planning Scheme.

'Light Industry'

"Light Industry" is described in the NT Planning Scheme as "an industry in which the process carried on, the machinery used and the goods and commodities carried to and from the premises on which the industry is sited are not of such a kind as are likely to adversely affect the amenity of the surrounding locality by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or otherwise;"

Light Industry is a permitted activity in Zones LI and GI. It is a discretionary activity (requiring approval from the Development Consent Authority) in Zones CB, SC and DV. It is a prohibited activity in all other Zones.

'Rural Industry'

"Rural Industry" is described in the NT Planning Scheme as "an industry which involves the treatment, processing or packing of primary products transported to the site where the goods and commodities carried to and from the premises on which the industry is sited are not of such a kind as are likely to adversely affect the amenity of the surrounding locality;"

Rural Industry is a permitted activity in Zones GI, H and A. It is a discretionary activity (requiring approval from the Development Consent Authority) in Zones LI, RL and R. It is a prohibited activity in all other Zones.

'General Industry'

"General Industry" is described in the NT Planning Scheme as "an industry other than a light industry or a rural industry;"

General Industry is a permitted activity in Zone GI and a discretionary activity (requiring approval from the Development Consent Authority) in Zone DV. It is a prohibited activity in all other Zones.

If you plan to locate your business at your home you should consider the following information:

'Home Occupation'

"Home Occupation" is described in the NT Planning Scheme as "an occupation or profession which is carried on in a dwelling or on the site of a dwelling by a person resident in the dwelling..;"

Generally, you do not require approval from the Development Consent Authority to conduct a Home Occupation if:

- Only residents of the house are employed;



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- The floor area plus other areas of the site used for your business (including areas used temporarily) does not exceed 30 square metres;
- No greater demand or load is imposed on services provided by a public utility organisation (power, water, waste etc) than that ordinarily required in the locality;
- The only sign displayed is a business sign which is not more than 0.5 square metres in area;
- No goods or equipment are visible from outside the site; and
- No more than one vehicle kept on the site is used for the home occupation.

However, if your manufacturing activities are likely to affect the residential amenity of the locality through the impact of noise, smell etc, it is best that you consider other alternative locations.

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 8999 5511.

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