

PLANNING REFORM PHASE 2

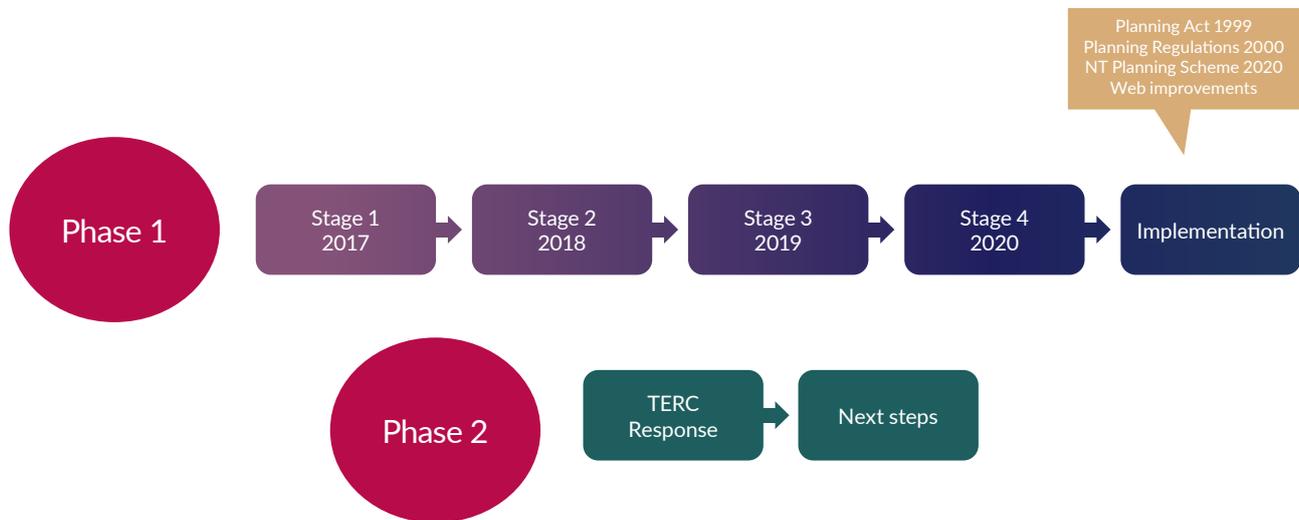
STAGE 1 REFORMS

INCORPORATING ECONOMIC RECOVERY
ACTIONS AND DESIGNING BETTER
SUMMARY PAPER

*Building Confidence through Better
Planning for the Northern Territory*

ECONOMIC RECOVERY ACTIONS PROJECT

THE PLANNING REFORM JOURNEY



To further enhance the planning system and to address those matters that could not be accommodated as priority reforms in Planning Reform Phase 1, the Department of Infrastructure, Planning and Logistics continues to scope the nature and extent of Planning Reform Phase 2. A first stage of Phase 2 provides opportunities to progress recommendations from the Territory Economic Reconstruction Commission that are focused on streamlining regulatory processes to reduce application timeframes, while maintaining necessary standards and protections.

The Minister for Infrastructure, Planning and Logistics is proposing amendments to the NT Planning Scheme 2020 that

create opportunity for streamlining planning processes while maintaining the influence of strategic land use planning that provide for:

- the incorporation of local design responses from area plans into location specific development requirements (LSDRs), to more succinctly inform design and decision making about developments in strategic locations;
- an increase in the number of low-risk uses that could be interchanged in commercial zones without the need for a development application; and
- the movement of some uses to permitted or simpler assessment categories.

DESIGNING BETTER PROJECT

THE DESIGNING BETTER JOURNEY



Designing Better is a NT Planning Commission project to review building design requirements for apartment and mixed use development in Zones MR (Medium Density Residential), HR (High Density Residential), CB (Central Business) and C (Commercial). The project has undertaken two stages of comprehensive community and industry consultation over the past two years and aims to deliver better quality building design that:

- responds to context and celebrates local and regional differences;
- responds to the varied and often extreme climate of the Northern Territory through quality design of the built form;
- embraces innovation through flexible, best practice design solutions; and
- creates great places that provide meaningful, vibrant and liveable spaces for people.



INTEGRATED PLANNING SCHEME AMENDMENT

The Economic Recovery Actions and Designing Better projects both aim to improve building and place design outcomes. The two projects have been combined into one proposed planning scheme amendment so that all the changes can be considered at the same time.

This amendment:

- introduces an overlay to Part 3 to facilitate development of gateway locations in central Darwin, Palmerston and Alice Springs;
- amends components of Parts 4 and 5 to implement the revised assessment categories and development requirements; and
- amends Schedule 2 (Definitions) of the NT Planning Scheme 2020 to support the changes in Part 5.

The following documents are available to assist with understanding the proposed changes:

- Detailed Information Paper: An in-depth explanation of the proposed changes to support interpretation of the Integrated Schedule of Amendments.
- Integrated Schedule of Amendments: A consolidated version of all the proposed changes.
- Individual Project Amendments: Separate documents detailing the different changes proposed by the Economic Recovery Actions project and the Designing Better project (Appendices A and B).
- Guidance Notes: Supplementary information to assist interpretation of technical requirements (Appendix C).

TECHNICAL DOCUMENTS



PROPOSED AMENDMENT



INFORMATION DOCUMENTS



SNAPSHOT OF CHANGES

Part 3 – Overlays

A new overlay will show gateway locations that are identified in the relevant area plans and which are now incorporated in the LSDRs. The overlay will increase the level of assessment, and apply additional requirements for the use and development of those sites. This is to ensure the design of buildings responds to the surrounding urban environment in the context of these prominent positions.

Part 4 – Zone and Assessment Tables

The assessment category of a number of uses has been reduced in Zones LMR, CB, C and TC, and minor consequential changes made to zone outcomes. This responds to the more specific guidance now provided through Part 5.

Part 5 – Development Requirements

A number of development requirements have been removed, amended, and introduced. This is as a result of the two separate projects, as well as some consequential and administrative amendments to support those changes.

Changes to existing requirements relating to the LSDRs have primarily been consolidated and/or relocated to the new section 5.9 Location Specific Development Requirements. This section transitions quasi development requirements from the Central Alice Springs, Darwin and Palmerston Area Plans into Part 5 of the planning scheme with all other development requirements.

Changes to existing requirements relating to the Designing Better project have primarily been restructured within the existing clauses.

Schedule 2.2 General Definitions

Several new general definitions are proposed, and some amended or omitted, to support the proposed changes to Part 5 through the Designing Better project. General definitions are terms used throughout the scheme and which have a specific meaning. No changes are proposed to the list of defined uses.



FREQUENTLY ASKED QUESTIONS

I was involved with previous consultation on Designing Better. Where do I find the final proposal?

You can read Appendix B 'Individual Project Amendments – Designing Better'.

I'm having trouble understanding the proposal. Who can I talk to?

You can contact the project team on (08) 8999 8963 or via planning.ntg@nt.gov.au. You can also book an appointment to speak with a member of the project team in person or via video conference.

When will other zones and development requirements be reviewed?

The next steps for Planning Reform Phase 2 will be mapped out in consultation with industry and the community after this amendment has been finalised. The scope of Phase 2 will be influenced by initial consultation but may include a comprehensive review of the multiple components of the planning scheme including zones, development requirements or overlays.

Are area plans being revised or changed?

Not at the moment. Future area plans may look a little bit different as they adjust to the new opportunity created by the introduction of Location Specific Development Requirements in the planning scheme.

What about other areas covered by area plans?

All area plans were reviewed as part of this project to identify potential location specific development requirements, and the Central Alice Springs, Darwin and Palmerston Area Plans prioritised. The structure established by this amendment will enable the future transition of quasi development requirements in other area plans into the planning scheme as requirements.

Where can I get more information on TERC?

Visit ntrebound.nt.gov.au.



BE INVOLVED

1. Read the documents

- Read the Detailed Information Paper in conjunction with the Integrated Schedule of Amendments. Individual Project Amendments are also available.
- Documents are available on Have Your Say, the Planning Reform website, and Planning Notices Online

2. Speak with a planner

- Visit haveyoursay.nt.gov.au to make an appointment to speak with a planner about anything you need clarification on, or any issues or concerns about the proposal.

3. Write a submission

- Write a submission, ensuring that your name, contact details and signature are included and provide it by the end of the exhibition period.

Submissions must be received by midnight Friday 4 March 2022, and can be made via;

Online: <https://www.ntlis.nt.gov.au/planning-notices-online/notices#/>

Email: planning.ntg@nt.gov.au

Post: NT Planning Commission, GPO Box 1680, DARWIN NT 0801

In person: Level 1, Energy House, 18-20 Cavenagh Street, DARWIN NT 0800

Phone: 08 8999 8963

