

HOW TO BE INVOLVED

Visit haveyoursay.nt.gov.au to find out how you can be involved. Read the Explanatory Document, give us your feedback online, and register to attend a workshop.

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Exhibition from Friday 6 March -
Friday 24 April 2020



How is the new scheme different?

Although the scheme *looks* different, zones and requirements *remain largely unchanged*.

The main changes are:

- the structure compared with the existing scheme
- the introduction of Merit Assessable and Impact Assessable development.

What is important about the structure of the new NT Planning Scheme 2020?

The restructure of the Scheme supports planning reform by :

- giving greater emphasis to the role of strategic planning in guiding decisions and future development; and
- providing a clearer and more accessible planning process.

How will any future changes to zones or development requirements be implemented?

Any future changes to specific provisions within the Scheme will be subject to the statutory planning scheme amendment process which involves exhibition.



Why is the NT Planning Scheme being replaced?

Changes to the NT Planning Scheme are a significant component of reform of the planning system in the Northern Territory. Other components of the reform include changes to the *Planning Act 1999*, the *Planning Regulations 2000*, online information systems and administrative processes.

Why is the planning system being reformed?

The focus of planning reform is the delivery of an improved, more balanced and transparent planning system that fosters community and industry confidence.

How will the new NT Planning Scheme contribute to this improved system?

The new Scheme is less complex and easier for both industry and the community to use. It clearly identifies what will inform decisions and introduces simplified assessment processes for low impact developments.

DRAFT NORTHERN TERRITORY PLANNING SCHEME 2020

DRAFT PLANNING AMENDMENT REGULATIONS 2020

*Building Confidence through Better
Planning for the Northern Territory*

DRAFT NORTHERN TERRITORY PLANNING SCHEME 2020

- The release of a draft Northern Territory Planning Scheme 2020, and the draft Planning Amendment Regulations 2020 are the next step in the Government's commitment to reforming the Northern Territory's planning system.
- The new Northern Territory Planning Scheme 2020 will replace the existing Northern Territory Planning Scheme. The new scheme will complement reforms to the *Planning Act 1999*.
- The new NT Planning Scheme will:
 - have a clearer structure
 - create a stronger role for strategic plans and policies
 - introduce "overlays"
 - give more guidance around the intent of zones and development requirements
 - split "discretionary uses" into "merit assessable" and "impact assessable" tracks
- These changes will:
 - make it easier to understand how different parts of the scheme work together and what rules apply to a development
 - support better decisions that take account of local planning matters
 - allow for simpler assessment processes for low impact developments (Merit Assessable)

- Some definitions have changed and some new definitions have been introduced to make the most of the simplified assessment processes.
- The new scheme does not change existing zones or development requirements such as car parking ratios, building heights and densities and minimum lot sizes.
- Introduction of the new scheme will facilitate more detailed consultation on changes to these development controls later.

DRAFT PLANNING AMENDMENT REGULATIONS 2020

- Feedback is also sought on the proposed changes to the *Planning Regulations 2000*. The regulations set out how requirements of the Act are applied.
- The draft Planning Amendment Regulations 2020:
 - Identify which developments will need local notification or extended public exhibition
 - Extend third party rights of review to Zone RL (Rural Living) to the same extent as other residential zones
 - Identify what infrastructure works can be supported through developer contributions plans



NORTHERN TERRITORY PLANNING SCHEME 2020

Clear and concise framework that will:

- Clarify components of the scheme and their influence on development outcomes
- Deliver a focus on the role of strategic planning

Simplified assessment that will focus greater assessment scrutiny on the types of applications with the potential for the greatest impact.

Specific Guidance as the basis for decisions through the introduction of:

- Strategic Framework – providing clear guidance for land use planning decisions
- Overlays – identifying areas of constraint and associated additional requirements relevant to the unique needs of a locality
- Zone purpose and outcome statements – providing detail on the look and function of the zone including preferred developments and criteria around when less-preferred developments may be acceptable
- Comprehensive assessment tables – identifying all overlay and development requirements relevant to a development
- Purpose and administration clauses for development and subdivision requirements – allowing the exercise of discretion by the Development Consent Authority to be more responsive to specific sites
- Expanded and reviewed definitions – maximising the benefits of the new streamlined process

NT Planning Scheme 2020 structure

Part 1 - Guidance

Part 2 - Strategic framework

Part 3 - Overlays

Part 4 - Zones and assessment tables

Part 5 & 6 - Development and subdivision requirements

Part 7 - Aboriginal communities and towns

Schedules (eg definitions and exceptions)

All strategic plans and policies in one place with a clear hierarchy

New online mapping tools will be available to identify Overlays

New clauses to give direction for specific development

Assessment Tables

Defined uses found in Schedule 2 will be listed in this column

The applicable assessment category will be listed in this column

Any overlays that may apply will be listed in this column

All relevant general development requirements will be listed in this column

Additional development requirements that apply to specific developments will be listed in this column

ASSESSMENT TABLE – ZONE MR – MEDIUM DENSITY RESIDENTIAL (extract only)				
Defined Use	Assessment Category	Overlays	General Development Requirements	Specific Development Requirements
Dwelling-Multiple	Merit assessable	3.6 LSF – Land Subject to Flooding 3.7 LSSS – Land Subject to Storm Surge	5.2.1 General Height control	5.4.1 Residential density Limitations 5.4.2 Residential Height Limitations
Residential Care Facility	Impact Assessable		5.2.2 Building Heights in Alice Springs	5.4.5 Building Setbacks and Fencing for Dwelling-Group, Dwelling-Multiple, and Residential Care Facility in Zone MR
Any use not defined in Schedule 2 (Definitions)	Prohibited		5.2.4 Vehicle Parking 5.2.6 Landscaping	

All you need to know in one place

KEY CHANGES

Zone Purpose and Outcomes

Zone Purpose
What the zone is trying to achieve

Zone Outcomes
Details on the look and function of the zone including:

- Preferred developments
- Criteria around when less-preferred developments may be acceptable

No new zones or significant changes from the intent of existing zones

Development and Subdivision Requirements

Purpose
What the requirement is trying to achieve

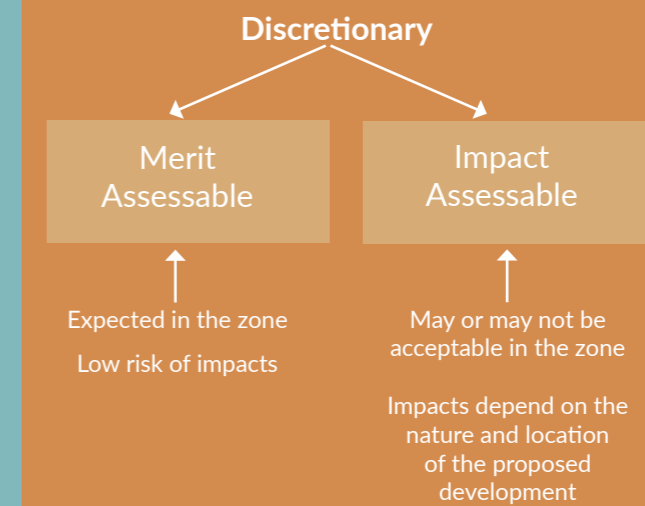
Administration
Whether a variation to the requirement can be considered and under what circumstances
Any other matters that will assist the consent authority in applying the requirements

Requirements
The minimum standards and measures against which development is assessed

Clear direction when considering variations

New assessment categories

Permitted
↓
Permitted



Prohibited
↓
Prohibited

Greater assessment scrutiny for applications with the potential for the greatest impact

Simpler assessment processes for low impact developments

Creating a streamlined assessment process