FAQ’S

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.

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.

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.

Lands Planning
08 8999 8963
planning.nt@nt.gov.au
GPO Box 1680, Darwin NT 0801

Exhibition from Friday 6 March - Friday 24 April 2020

DRAFT PLANNING AMENDMENT REGULATIONS 2020

DRAFT NORTHERN TERRITORY PLANNING SCHEME 2020

Building Confidence through Better Planning for the Northern Territory
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.

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

DRAFT 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

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)

**KEY CHANGES**

- 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**

<table>
<thead>
<tr>
<th>Defined Use</th>
<th>Assessment Category</th>
<th>Overlays</th>
<th>General Development Requirements</th>
<th>Specific Development Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling-Multiple</td>
<td>Merit, Assessable</td>
<td>3.6 LSIF - Land Subject to Flooding</td>
<td>5.2.1 General Height control</td>
<td>5.4.1 Residential density Limitations</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3.7 LLSS - Land Subject to Storm Surge</td>
<td>5.2.2 Building Heights in Alice Springs</td>
<td>5.4.2 Residential Height Limitations</td>
</tr>
<tr>
<td>Residential Care Facility</td>
<td>Impact Assessable</td>
<td>5.2.4 Vehicle Parking</td>
<td>5.4.5 Building Setbacks and Fencing for Dwelling Group, Dwelling-Multiple, and Residential Care Facility in Zone MR</td>
<td></td>
</tr>
<tr>
<td>Any use not</td>
<td>Prohibited</td>
<td></td>
<td>5.2.6 Landscaping</td>
<td></td>
</tr>
<tr>
<td>defined in</td>
<td>(Definitions)</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**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

**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

**New assessment categories**

- **Permitted**
  - Merit Assessable
    - Expected in the zone
      - Low risk of impacts
  - Impact Assessable
    - May or may not be acceptable in the zone
    - Impacts depend on the nature and location of the proposed development

- **Discretionary**
  - Impact Assessable
    - May or may not be acceptable in the zone
    - Impacts depend on the nature and location of the proposed development

- **Prohibited**
  - Expected in the zone
    - High risk of impacts
  - Impact Assessable
    - May or may not be acceptable in the zone
    - Impacts depend on the nature and location of the proposed development

**Simpler assessment processes for low impact developments**

**Creating a streamlined assessment process**

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

Clear direction when considering variations

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