

NORTHERN TERRITORY OF AUSTRALIA

Planning Act

AMENDMENT TO NT PLANNING SCHEME

I, PETER GLEN CHANDLER, the Minister for Lands, Planning and the Environment, under section 25(2)(a) of the *Planning Act*, amend the NT Planning Scheme by making the amendment, specified in the Schedule.

Dated

1 Aug

2013.


Minister for Lands, Planning and the Environment

SCHEDULE

AMENDMENT TO NT PLANNING SCHEME

AMENDMENT No. 298

1. Citation

This amendment to the NT Planning Scheme may be cited as Amendment No. 298.

2. Omission and substitution of clause 7.3.1

by omitting current

clause 7.3.1

and substituting with

7.3.1 Additional Setback Requirements for Residential Buildings longer than 18 metres and for Residential Buildings over 4 storeys in height

1. The purpose of this clause is to ensure that **residential buildings** are located so as to minimise any adverse effects of building massing and visual bulk when viewed from adjoining land and the street.
2. For residential buildings, other than **single dwellings** that are longer than 18m or taller than 4 **storeys**, there are setback requirements additional to those outlined in the tables to clause 7.3:
 - (a) for each additional 3m or part thereof in building length over 18m, an additional **building setback** to the affected boundary of 0.5m; and plus
 - (b) for each additional **storey** over four **storeys** above ground level, an additional **building setback** to that **storey** of 1.5m from all boundaries.
3. The length of the building excludes verandahs, balconies, carports and porticos that are integrated into the **residential building** design and fully open to affected boundaries.
4. No part of a **residential building** is required to exceed a **building setback** of 10.5m from any boundary.
5. The consent authority may approve an application for a **residential building** that is not in accordance with sub-clause 2 only if it is satisfied that the design of the **residential building** is consistent with the purpose of this clause.

NORTHERN TERRITORY OF AUSTRALIA

Planning Act

**NOTICE OF MAKING OF AMENDMENT TO NT PLANNING SCHEME
AMENDMENT No. 298**

I, PETER GLEN CHANDLER, the Minister for Lands, Planning and the Environment, under section 28(1) of the *Planning Act*, give notice that –

- (a) I have, under section 25(2)(a) of the Act, amended the NT Planning Scheme by inserting:
- a statement at clause 7.3.1 that describes the purpose of the clause, which is to minimise any adverse effects of building massing and visual bulk when viewed from adjoining land and the street; and
 - an additional sub-clause which allows the Consent Authority to vary clause 7.3.1 in circumstances where the proposal is consistent with the purpose statement and where good design is achieved; and
- (b) copies of the amendment, (Amendment No. 298), are available from the Offices of the Department of Lands, Planning and the Environment, Ground Floor, 16 Parap Road, Parap.

Dated

1 Aug

2013



Minister for Lands, Planning and the Environment

NORTHERN TERRITORY OF AUSTRALIA

Planning Act
Section 29

Reasons for Decision

NORTHERN TERRITORY PLANNING SCHEME
AMENDMENT No. 298

I have approved an amendment to the NT Planning Scheme that inserts:

- a statement at clause 7.3.1 that describes the purpose of the clause, which is to minimise any adverse effects of building massing and visual bulk when viewed from adjoining land and the street; and
- an additional sub-clause which allows the consent authority to vary clause 7.3.1 in circumstances where the proposal is consistent with the purpose statement and where good design is achieved.

I believe these changes are necessary because clause 7.3.1 currently does not:

- contain a purpose statement – the absence of such a statement makes it difficult for those who use the NT Planning Scheme to understand what this clause sets out to achieve; and
- afford the consent authority the discretion to vary the prescriptive requirements of this clause if a development proposal demonstrates another design method can successfully minimise building massing and visual bulk when it is viewed from adjoining land and the street.



PETER GLEN CHANDLER
Minister for Lands, Planning and the Environment

01 / 08 /2013