

Planning guidelines for major remote towns and aboriginal communities

August 2020

Contents

1. Introduction	3
2. Planning process in major remote towns and indigenous communities	3
2.1. Development assessment processes	4
2.2. Subdivision in major remote towns and aboriginal communities	4
2.3. Developments with Short Term Leases (less than 12 years).....	4
Appendix A: NT Planning System	7
Appendix B: Area plan, zoning map and development provisions	8
Appendix C: Development procedures – development application	9
Appendix D: Development procedures – no application	9
Appendix E: Supporting information and resources	11

1. Introduction

These guidelines outline the process involved in obtaining planning consent for development in Major Remote Towns and Indigenous Communities. These guidelines are to be read in conjunction with the policy requirements of other authorities, including the Power and Water Corporation and the relevant Regional Council.

Development assessment processes apply to Major Remote Towns and Aboriginal Communities to ensure that:

- development and land use adheres to the planning principles set out in the Northern Territory Planning Scheme 2020;
- relevant government agencies are included in the development assessment process; and
- access to services is monitored and managed appropriately.

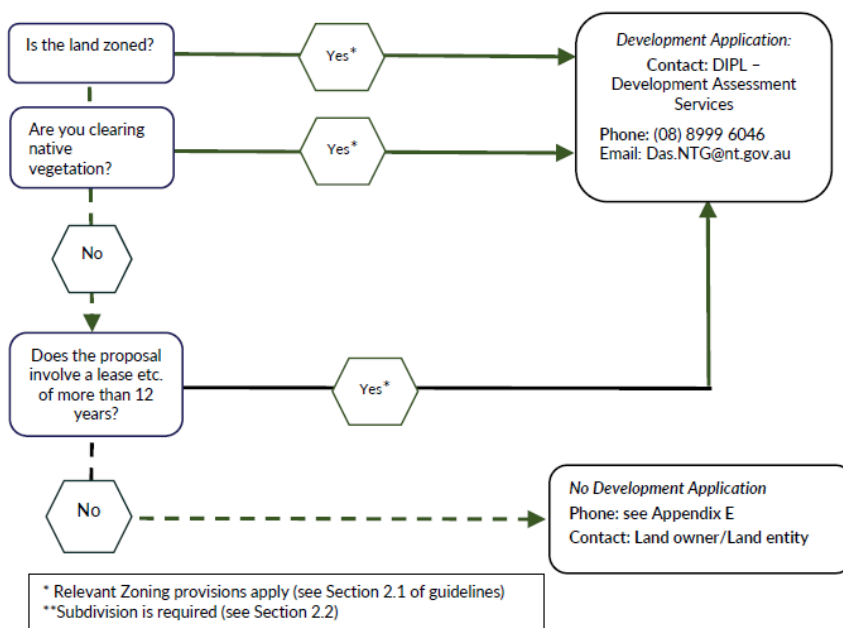
2. Planning process in major remote towns and indigenous communities

The Northern Territory Planning Scheme 2020 applies to the whole of the Northern Territory (see Appendix A). Different development assessment processes apply for Major Remote Towns and Aboriginal Communities depending on:

- whether the land is zoned; and
- the length of an intended lease, licence or other right to occupy or use the land.

For online reference go to <https://nt.gov.au/property/building-and-development/build-or-develop-on-aboriginal-land/development-application-indigenous-land>.

The following flowchart outlines each approach.



Development assessment for Major Remote Towns is against the planning principles and provisions of the [Northern Territory Planning Scheme 2020](#) (the Scheme). Area plans and zoning maps for the Major Remote Towns are included in the Scheme (see Appendix B).

Lot boundaries for existing development are indicated by either cadastre or proposed cadastre. Cadastre can be viewed on the Integrated Land Information System (ILIS) Maps and the NT Atlas.

Access to ILIS is available to all NT Government Departments or through contacting ILIS Support to request a Security Certificate. This Security Certificate then enables online access to ILIS, with fees applicable to searches conducted through the Land Titles Offices (this includes accessing Certificates of Title for a particular allotment). Further information on ILIS is available via ilis.support@nt.gov.au.

[Bushtel](#) contains links to the following:

- SLAP Map - community layout, including existing buildings, proposed cadastre and constraints
- NT Atlas - an environmental and spatial directory, including proposed cadastre.
- Google Earth - community aerial photography.

If a survey plan is available, it can be accessed through the “Survey Plan Index” layer in NT Atlas.

2.1. Development assessment processes

Development consent is required for merit or impact assessable land uses on zoned land and the subdivision or consolidation of land (see 2.2). Separate applications are required for the use and the subdivision of land.

The Development Assessment Process including application costs and required application information is detailed on <https://nt.gov.au/property/building-and-development/developmentone-stop-shop-applications-and-processes/development-applications> and summarised as a flow chart in Appendix C.

2.2. Subdivision in major remote towns and aboriginal communities

Development consent is required for the subdivision or consolidation of any land, zoned or not, that is not controlled by the Pastoral Lands Act.

Under the Planning Act, if land is to be used through the granting of a lease, licence or other right to use or occupy a part of the land for a term of more than 12 years, subdivision is required. The requirement also applies if the aggregate of all terms of a lease, license or right exceeds a period of 12 years.

Part 6 of the Scheme establishes certain standards for subdivision including minimum lot sizes, general layout, the provision of open space etc. These provisions should be read in conjunction with the requirements of service authorities and local government (Shire) councils.

2.3. Developments with Short Term Leases (less than 12 years)

A site plan of the proposed development is required by the land owner/land holding entity to determine that the area sought does not conflict with cadastre (surveyed lots), proposed cadastre or another short term lease, and subsequent recording in ILIS and on the ILIS Map. Cadastre can be viewed on the Northern Territory Government’s Integrated Land Information System (ILIS) Maps or NT Atlas on Bushtel.

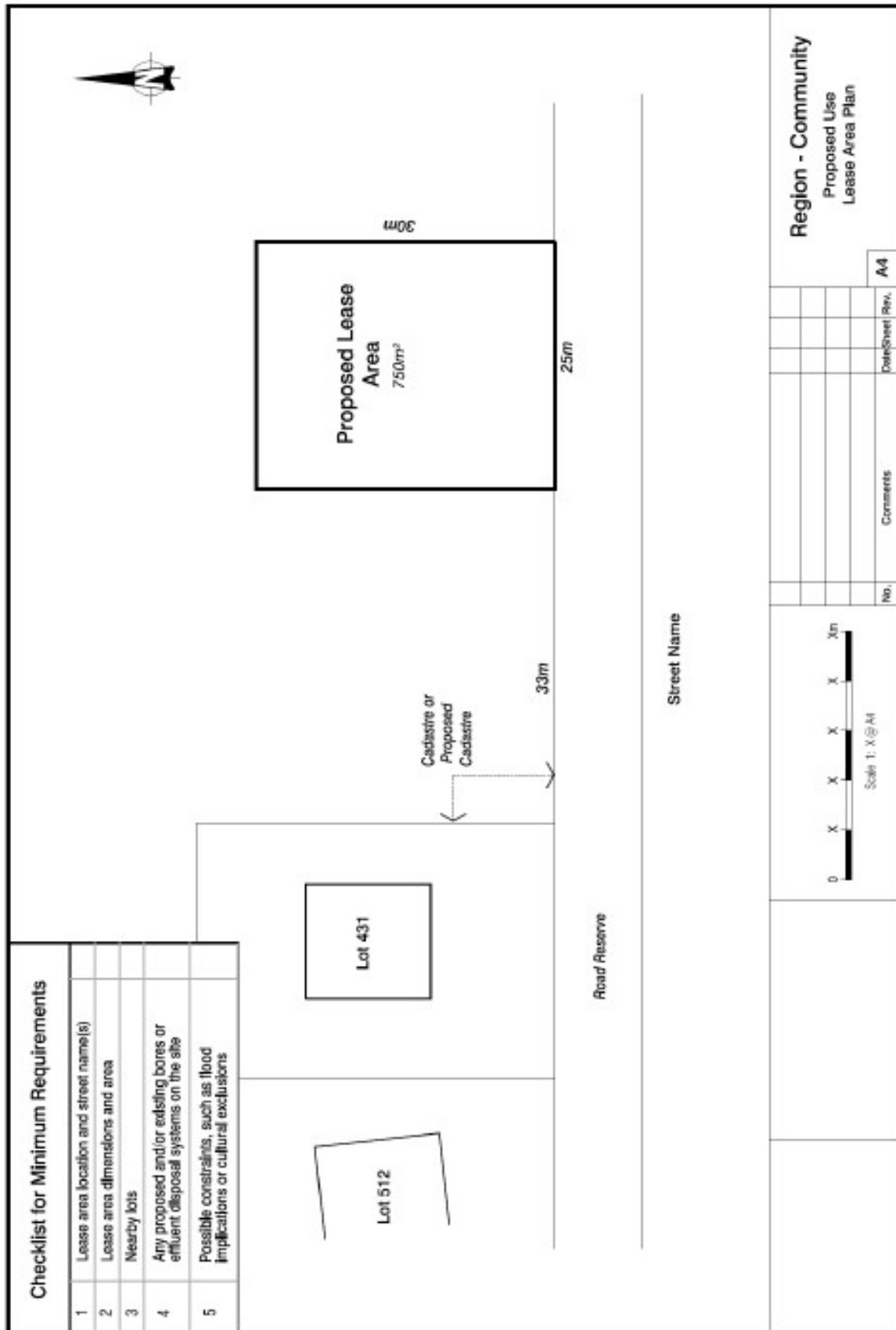
The process to obtain a lease for a short term (leases less than 12 years) requiring access to Power and Water services are detailed in this section and Appendix D. Minimum requirements for the site plan are:

- Proposed land use;
- Location and street names(s);
- Dimensions and area;
- Nearby lots (cadastre or proposed cadastre);
- Any proposed and/or existing bores or effluent disposal systems on the site; and
- Possible constraints, such as flooding or cultural exclusions.

The developer is required to undertake the following steps:

1. Developer prepares a site plan and consults with the land owner/land holding entity (see Appendix E) to obtain endorsement to proceed with the development proposal.
2. Developer commences discussions with Power and Water (Remote Operations on site servicing requirements).
3. Power and Water approves the site servicing plan and advises connection procedures.
4. Developer request new administrative lot numbers from Survey Land Records, Department of Infrastructure Planning and Logistics.

Figure 1 Image of lease area plan requirements



Appendix A: NT Planning System

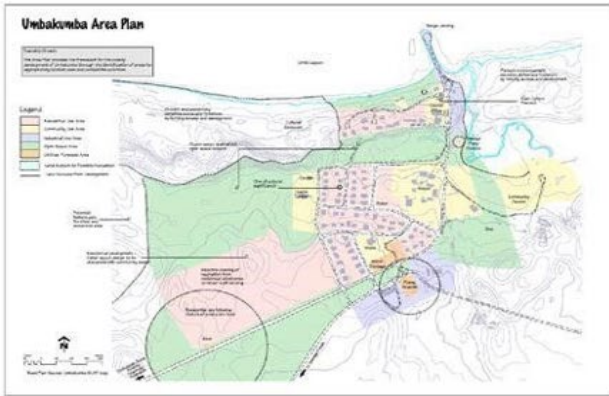
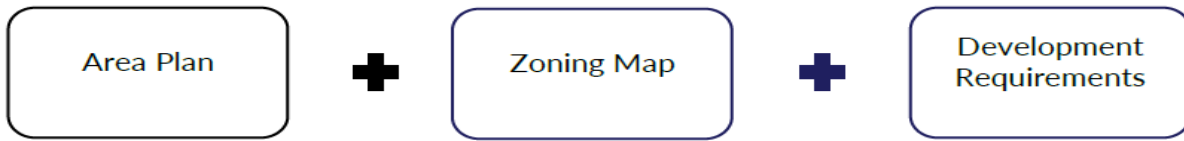
The NT Planning Act and Regulations provide for the appropriate and orderly planning and control of the use and development of land, and for related purposes throughout the Northern Territory. The Act provides for the Northern Territory Planning Scheme (the Scheme).

The NT Planning Scheme 2020 applies to the whole Territory. The Department of Infrastructure, Planning and Logistics (DIPL) manages the planning and development framework incorporating the Planning Act, the NT Planning Scheme and provides professional and technical support to the [Development Consent Authority](#).

DIPL provides planning advice to developers through Development Applications Online. <https://www.ntlis.nt.gov.au/planning/>.

Area plans and zoning maps for Major Remote Towns are part of the Scheme and establish a land use framework which will guide the long term development of each Major Remote Town.

Appendix B: Area plan, zoning map and development provisions



Area Plan



Zoning Map

4.3 Zone LMR – Low-Medium Density Residential

Zone Purpose
Provide a range of low rise housing options that contribute to the streetscape and residential amenity in locations supported by community services and facilities, and where full reticulated services are available.

Zone Outcomes

1. A blend of dwellings-single, associated dwellings-independent, dwellings-group and dwellings-multiple predominantly of two storeys or less, on a range of lot sizes that respond to changing community needs.
2. Home based businesses and dwellings-community residence are conducted in a manner consistent with residential amenity.
3. Residential care facilities are of a scale and conducted in a way that maintains the residential character and amenity of the zone.
4. Non-residential activities are limited to community centres that:
 - (a) support the needs of the immediate residential community;
 - (b) are of a scale and intensity compatible with the residential character and amenity of the area;
 - (c) wherever possible, are co-located with other non-residential activities in the locality;
 - (d) avoid adverse impacts on the local road network; and
 - (e) are managed to minimise unreasonable impacts to the amenity of surrounding residents.
5. Building design, site layout and landscaping provide a sympathetic interface to the adjoining public spaces and between neighbours, provides privacy and attractive outdoor spaces.
6. An efficient pattern of land use with all lots connected to reticulated services, integrated with existing transport networks, and with reasonable access to open space and community facilities.

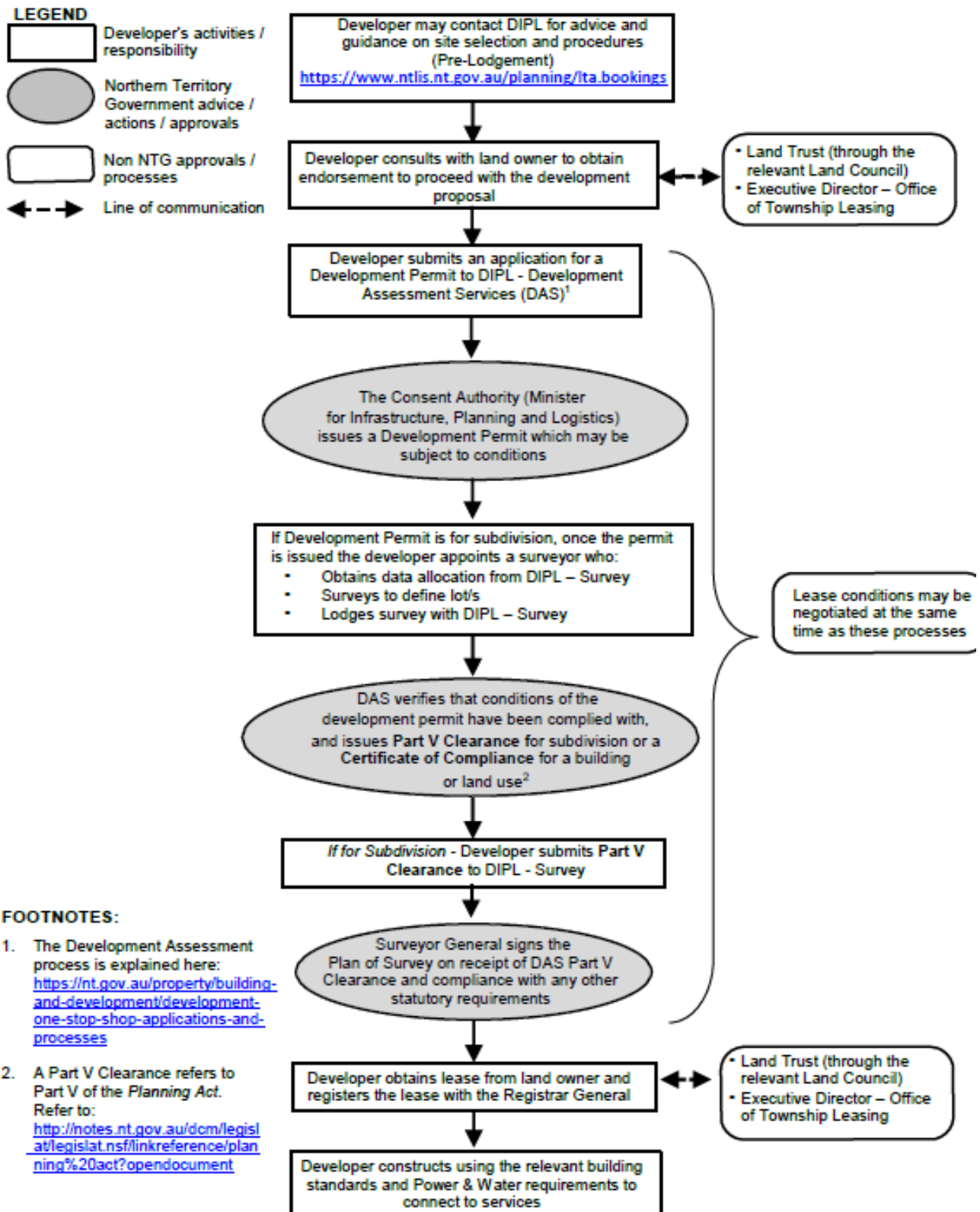
ASSESSMENT TABLE – ZONE LMR – LOW-MEDIUM DENSITY RESIDENTIAL			
Defined Use	Assessment Category	Overlay	General Development Requirements / Specific Development Requirements
Caravan Accommodation	Permitted	3.4 CR – Coastal Reclamation	5.2.1 General Height Control 5.4.11 Caravan Accommodation
Community Centre	Impact assessable	3.6 LSF – Land Subject to Flooding	5.2.2 Building Heights in Alice Springs 5.3.7 Demountable Structures
Demountable Structures	Merit assessable		
Dwelling-Community Residence	Permitted	3.7 LSSS – Land Subject to Storm Surge	5.2.4 Vehicle Parking 5.4.1 Residential Density Limitations 5.4.2 Residential Height Limitations 5.4.14 Dwelling-Community Residence
Dwelling-Group (2)	Permitted	3.8 LADR – Land Adjacent to a Designated Road	5.2.6 Landscaping 5.4.1 Residential Density Limitations 5.4.2 Residential Height Limitations 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.4 Extensions and Structures Ancillary to a Dwelling-Group or Dwelling-Multiple Development 5.4.6 Private Open Space 5.4.7 Communal Open Space 5.4.8 Building Design for Dwelling-Group, Dwelling-Multiple, Rooming Accommodation and Residential Care Facility
Dwelling-Group (3+)	Merit Assessable		5.4.1 Residential Density Limitations 5.4.2 Residential Height Limitations 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.4 Extensions and Structures Ancillary to a Dwelling-Group or Dwelling-Multiple Development 5.4.6 Private Open Space 5.4.7 Communal Open Space 5.4.8 Building Design for Dwelling-Group, Dwelling-Multiple, Rooming Accommodation and Residential Care Facility
Dwelling-Independent	Permitted		5.4.2 Residential Height Limitations 5.4.3 Building Setbacks of Residential Buildings and Ancillary Structures 5.4.6 Private Open Space 5.4.13 Dwelling-Independent

- An Area Plan provides a framework for future growth by indicating areas for different land uses e.g. Industrial Use area.
- Zones and associated Assessment Tables provide structure for control of the use and development of land
- Development Requirements (in the scheme) indicate uses that are either Permitted, Merit Assessable and Impact Assessable within each zone and impose development controls.

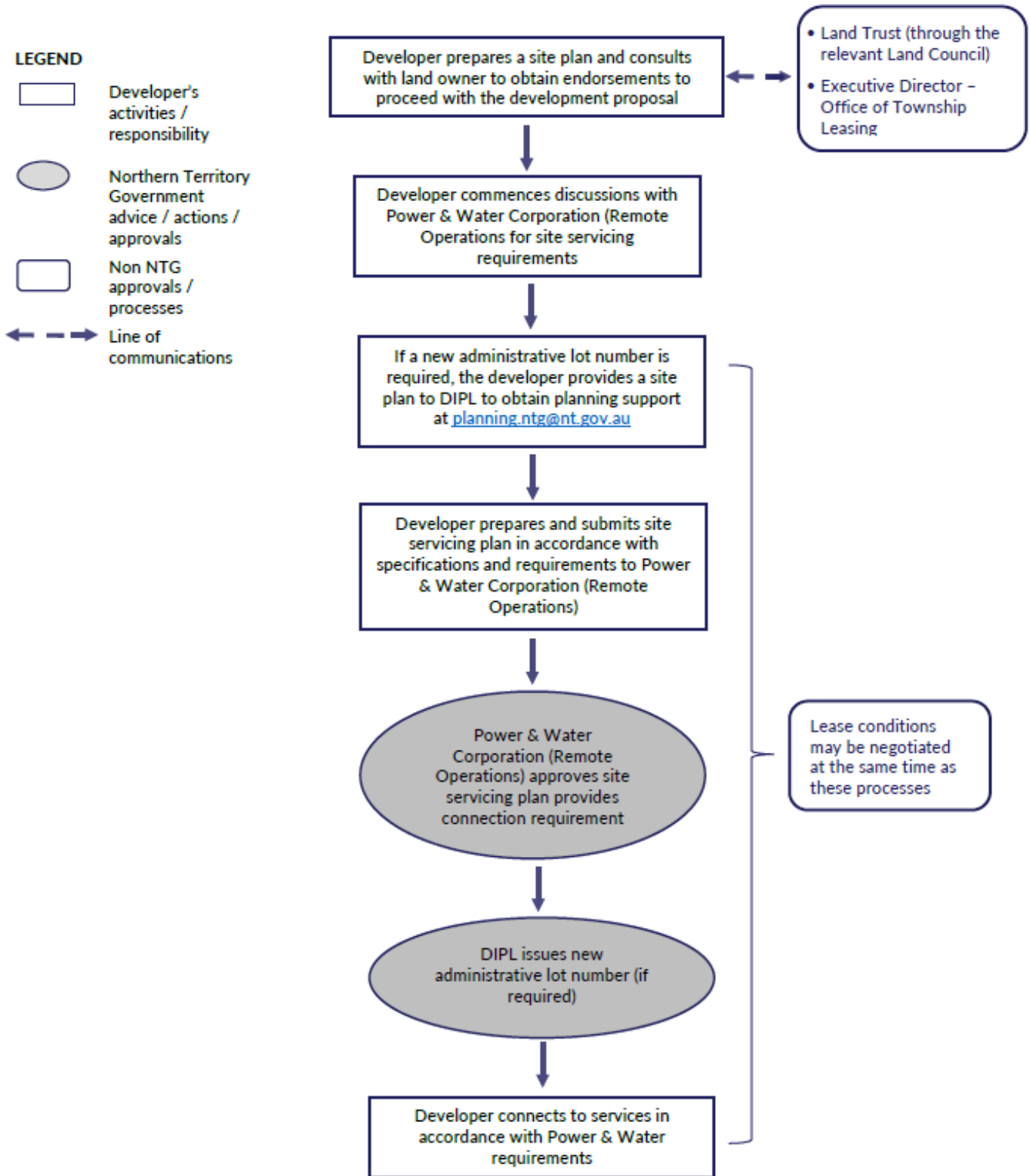
Development Requirements

Note: This is for reference only. For full details please go to the NT Planning Scheme 2020.

Appendix C: Development procedures – development application



Appendix D: Development procedures – no application



Appendix E: Supporting information and resources

Towns and Communities	Land Holding Entity
Acacia Larrakia	Northern Land Council
Ali Curung	Central Land Council
Alpurrurulam	Central Land Council
Amanbidji	Northern Land Council
Amoonguna	Central Land Council
Ampilatwatja	Central Land Council
Angurugu	Office of Township Leasing
Areyonga	Central Land Council
Atitjere	Central Land Council
Barunga	Northern Land Council
Belyuen	Northern Land Council
Beswick	Northern Land Council
Binjari	Northern Land Council
Bulla	Northern Land Council
Bulman	Northern Land Council
Canteen Creek	Central Land Council
Daguragu	Central Land Council
Engawala	Central Land Council
Eva Valley	Northern Land Council
Finke	Northern Territory Govt
Galiwinku	Northern Land Council
Gapuwiyak	Northern Land Council
Gunbalanya	Northern Land Council
Gunyangara	Northern Land Council
Haasts Bluff	Central Land Council
Hermannsburg (Ntaria)	Central Land Council
Imangara	Central Land Council
Imanpa	Central Land Council
Jilkminggan	Northern Land Council
Kalkarindji	Northern Territory Govt
Kaltukatjara (Docker River)	Central Land Council
Kintore	Central Land Council
Kybrook Farm	Northern Land Council
Lajamanu	Central Land Council
Laramba	Central Land Council
Maningrida	Northern Land Council

Towns and Communities	Land Holding Entity
Milikapiti	Office of Township Leasing
Milingimbi	Northern Land Council
Milyakburra	Office of Township Leasing
Minjilang	Northern Land Council
Minyerri	Northern Land Council
Mt Liebig	Central Land Council
Naiuiyu	Catholic Diocese of Darwin
Nganmariyanga (Palumpa)	Northern Land Council
Ngukurr	Northern Land Council
Nturiya	Central Land Council
Numbulwar	Northern Land Council
Nyirripi	Central Land Council
Papunya	Central Land Council
Peppimenarti	Northern Land Council
Pigeon Hole	Northern Land Council
Pirlangimpi	Tiwi Land Council
Pmara Jutunta	Central Land Council
Ramingining	Northern Land Council
Rittarangu	Northern Land Council
Robinson River	Northern Land Council
Santa Teresa	Central Land Council
Tara	Central Land Council
Titjikala	Central Land Council
Umbakumba	Office of Township Leasing
Wadeye	Northern Land Council
Wallace Rockhole	Central Land Council
Waruwi	Northern Land Council
Weemol	Northern Land Council
Willowra	Central Land Council
Wilora	Central Land Council
Wurrumiyanga (Nguuu)	Office of Township Leasing
Wutunugurra	Central Land Council
Yarralin	Northern Land Council
Yirrkala	Northern Land Council
Yuelamu	Central Land Council
Yuendumu	Central Land Council

Planning guidelines for major remote towns and aboriginal communities

Agency	Address	Contact details
DIPL – Lands Planning <i>Lands Planning can assist in the identification of appropriate sites for development using Major Remote Town (Area Plan and Zoning Map) and Indigenous Community SLAP Maps.</i>	Level 1, Energy House 18-20 Cavanagh Street DARWIN 0800	T: 08 8999 8963 E: planning.ntg@nt.gov.au
DIPL – Development Assessment Services <i>Development Assessment Services undertakes the assessment of development proposals in accordance with the control provisions of the Planning Act and Regulations.</i>	Level 1, Energy House 18-20 Cavanagh Street DARWIN 0800	T: 08 8999 6046 E: das.ntg@nt.gov.au
DIPL – Building Advisory Services <i>Building Advisory Services administers the Building Act and associated Building Regulations within building control areas of the Northern Territory.</i>	Level 1, Energy House 18-20 Cavanagh Street DARWIN 0800	T: 08 8999 6435 E: bas.ntg@nt.gov.au
DIPL – Survey <i>Survey provides the statutory functions of the Surveyor General and cadastral (or lot boundary) information.</i>	Level 1, Energy House 18-20 Cavanagh Street DARWIN 0800	T: 08 8995 5339 E: surveylandrecords@nt.gov.au
Office of Township Leasing	GPO Box 3671 DARWIN NT 0801	T: 1800 152 259 E: townshipleasing@otl.gov.au
Northern Land Council	GPO Box 1222 DARWIN NT 0801	T: 08 8920 5100 W: www.nlc.org.au
Central Land Council	PO Box 3321 ALICE SPRINGS NT 0871	T: 08 8951 6211 W: www.clc.org.au
Catholic Diocese Of Darwin	GPO Box 476 DARWIN NT 0801	T: 08 8951 6211 W: www.darwin.catholic.org.au
Power and Water Corporation – Remote Operations	North Region E: remotecomunityservicingnorth.pwc@powerwater.com.au South Region E: remotecomunityservicingsouth.pwc@powerwater.com.au Power and Water Indigenous Community Engineering Guidelines are available from: https://www.powerwater.com.au/developers/remote	