

NORTHERN TERRITORY OF AUSTRALIA

*Planning Act 1999*

AMENDMENT TO NT PLANNING SCHEME 2020

I, EVA DINA LAWLER, Minister for Infrastructure, Planning and Logistics, under section 25(3)(b) of the *Planning Act 1999*, amend the NT Planning Scheme 2020 by making the amendment, specified in the Schedule.

Dated 6<sup>th</sup> October 2020.



Minister for Infrastructure, Planning and Logistics

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**SCHEDULE**

**AMENDMENT TO NT PLANNING SCHEME 2020**

**AMENDMENT No. 2**

**1. Citation**

This amendment to the NT Planning Scheme 2020 may be cited as Amendment No. 2.

**2. Introduction of new Clause 3.10**

after clause 3.9

*insert:*

**3.10 MRT – Residential Development in Major Remote Towns**

Purpose

Provide for the development of **dwelling**-group and **dwelling**-multiple without **consent** in Major Remote Towns.

Administration

1. This overlay applies to land within Zone LMR in a Major Remote Town specified in Schedule 8.
2. Land subject to this overlay may be developed without **consent** if it:
  - (a) complies with sub-clauses 4;
  - (b) complies with Parts 3 and 5 of this Planning Scheme except as provided for by sub-clause 5; and
  - (c) is consistent with the zone purpose and outcomes.
3. Where the development does not comply with sub-clause 2, the development is subject to the assessment requirements as established in the relevant assessment table for Zone LMR in Part 4.

Requirements

4. A **dwelling-group** or **dwelling-multiple** in a Major Remote Town is to provide:
  - (a) a dwelling density of 1 per 450m<sup>2</sup>;
  - (b) fencing to private open space of a minimum height of 1.2m; and
  - (c) retention of significant shade trees on the **site**, and one shade tree is to be provided per private open space.

**Editor's Note: Prior to the commencement of works, the developer must demonstrate to Power Water Corporation (PWC) that the infrastructure network/s (power, water and sewer) have capacity to support the additional loads, and that the services meet the requirements of PWC.**

3. Introduction of new Schedule 8

after Schedule 7

*insert:*

**Schedule 8: Residential Development in Major Remote Towns**

Schedule to Clause 3.10: Residential Development in Major Remote Towns	
Major Remote Towns	
Ali Curung	
Angurugu	
Daguragu	
Galiwinku	
Gapuwiyak	
Gunbalanya	

## Amendment No. 2

Hermannsburg
Kalkarindji
Lajamanu
Maningrida
Milingimbi
Milyakburra
Ngukurr
Numbulwar
Papunya
Ramingining
Umbakumba
Wadeye
Wurrimiyanga
Yirrkala
Yuendumu

#### 4. **Amendment of Clause 4.3 - Zone LMR (Low-Medium Density Residential)**

in the Overlay Column of the Assessment Table

*insert:*

#### 3.10 MRT – Residential Development in Major Remote Towns

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**NORTHERN TERRITORY OF AUSTRALIA**

***Planning Act 1999***  
**Section 29**

**Reasons for Decision**

**NORTHERN TERRITORY PLANNING SCHEME 2020**  
**AMENDMENT No. 2**

I have decided to introduce a new overlay, Clause 3.10 MRT – Residential Development in Major Remote Towns and associated Schedule 8 into the NT Planning Scheme 2020 to support the efficient delivery of remote housing in the NT.

The amendment will:

- allow fully compliant dwellings defined as ‘dwelling-group’ or ‘dwelling-multiple’ to be developed in Major Remote Towns without consent; and
- introduce requirements that are relevant to the context of remote communities of the NT.

An alteration to the amendment after exhibition removes references to the town of Elliott, as the town is subject to standard development processes.

The format of the amendment has also been updated to reflect the structure and terminology of the new NT Planning Scheme 2020, which commenced on 31 July 2020.

I consider that the proposed amendment is consistent with Section 25(2) of the *Planning Act 1999*, as the amendment will protect the quality of life, and improve the amenity of Major Remote Towns. Furthermore, it is considered that the proposal does not conflict with the strategic framework, and is in the public interest as it facilitates more housing and improved living standards.

I have approved the altered amendment without exhibition, as the alteration does not change the intent of the proposed amendment as exhibited. No public comments were received in relation to the proposal.

  
EVA DINA LAWLER  
Minister for Infrastructure, Planning and Logistics

6110 / 2020