

NORTHERN TERRITORY OF AUSTRALIA

Regulations 1981, No. 34*

I, WILLIAM EDWARD STANLEY FORSTER, the Acting Administrator of the Northern Territory of Australia, acting with the advice of the Executive Council, hereby make the following Regulations under the Planning Act.

Dated this 10th day of November, 1981.

W.E.S. FORSTER
Acting Administrator

By His Honour's Command

J.M. ROBERTSON
Minister for Lands and Housing

AMENDMENTS OF THE PLANNING REGULATIONS

1. PRINCIPAL REGULATIONS

The Planning Regulations are in these Regulations referred to as the Principal Regulations.

2. FORMS

Regulation 3 of the Principal Regulations is amended -

(a) by omitting "For" and substituting "(1) For"; and

(b) by adding at the end thereof the following:

"(2) A form referred to in sub-regulation (1) shall be completed in accordance with such directions and instructions as are specified in the form."

3. SCHEDULE 1

Schedule 1 to the Principal Regulations is amended -

(a) by omitting Form 1 and substituting the following:

* Notified in the Northern Territory Government Gazette
on 20 NOV 1981, 1981.

Planning

"FORM 1

Regulation 3(a)

NORTHERN TERRITORY OF AUSTRALIA

Planning Act

Section 49(2)(a)

SUBMISSION ON DRAFT PLANNING INSTRUMENT

The Consent Authority,
c/o Northern Territory Planning Authority,
P.O. Box 1680,
DARWIN N.T. 5794

Draft
Regional/Town* Plan
Amendment No.*

I,
(name - block letters)

of
(address - block letters)

make the following submission:

.....
.....
.....
.....
.....
.....
.....
.....

Owner of land

If you are the owner of land to which the draft planning instrument in respect of which the submission is made relates, please complete the following:

Do you require that your submission be dealt with under section 50(2) of the Act? + Yes/No*

Planning

Proposed acquisition by Territory

If you have an interest in land shown as land reserved for acquisition by the Territory in the draft planning instrument in respect of which the submission is made relates, and you object to the proposal in that draft planning instrument for the use or development of that land, please complete the following:

Do you require your objection to be referred to the Tribunal for hearing under Division 4 of Part III of the Act? † Yes/No *

Dated this _____ day of _____, 19 .

.....

Signature

* Delete if inapplicable.

+ Section 50(2) of the Act gives you the right to require that you appear before the Authority in support of your submission if -

- (a) you are the owner of the land to which the draft planning instrument relates;
- (b) you object to the proposal in that draft planning instrument for the use or development of your land; and
- (c) the Authority proposes to recommend to the Minister that the Minister reject your submission.

‡ Section 51 of the Act gives you the right to require that your objection be referred to the Tribunal by the Authority and heard under Division 4 of Part III of the Act by the Tribunal if -

- (a) you have an interest in land to which the draft planning instrument relates;
- (b) the land is shown in that draft planning instrument as reserved for acquisition by the Territory; and
- (c) you object to the proposal in that draft planning instrument for the use or development of that land.";

(b) by omitting Form 4 and and substituting the following:

Planning

"FORM 4

Regulation 3(d)

NORTHERN TERRITORY OF AUSTRALIA

Planning Act

Section 87(a)

APPLICATION FOR SUBDIVISION CONSENT

The Consent Authority,
c/o Northern Territory Planning Authority,
P.O. Box 1680,
DARWIN N.T. 5794

I,
(name - block letters)

of
(address - block letters)

telephone

apply to subdivide the following land:

Lot No.

Street No. Street Name
(block letters)

Town/Hundred*
(block letters)

I propose to create lots. The proposed use of each
proposed lot is

.....
(block letters)

.....

.....

The minimum proposed lot size is
(See paragraph (c)(i) below)

I enclose -

(a) one copy of title documents;

(b) 8 copies of locality plans at a scale not larger than 1:25,000
and not smaller than 1:100,000 showing the location of the
subject land with respect to surrounding roads, services,
watercourses and other natural features;

Planning

- (c) 8 copies of dimensioned sketch plans of the proposed subdivision not larger than 1:500 and not smaller than 1:10,000 showing -
 - (i) the north point and site area of the total parcel of land and the approximate area of each of the proposed parcels of land;
 - (ii) contours at appropriate intervals, floodlines, tidal surge lines, natural features and land units;
 - (iii) proposed and existing lot boundaries and roads;
 - (iv) the location and nature of any improvements on the subject land;
 - (v) where improvements on the subject land are buildings closer than 10.5 metres to any existing or proposed boundary, the relevant distances;
 - (vi) the location of any telephone cables, electricity supply cables, sewerage pipes and water supply pipes on or adjacent to the subject land;
 - (vii) the location of any existing and proposed easements and reserves; and
 - (viii) the location of any land which it is proposed to transfer to the Northern Territory Government for open space or roads;
- (d) in the case of a prescribed subdivision application - an environmental impact statement*; and
- (e) a fee of \$50.

I am the owner of this land/I attach an authorization by the owner of this land*

.....
(Signature)

/ /19

- Note:
- (1) Each drawing submitted with this application is required to have particulars of the name, occupation and signature of the designer and the date of preparation of the drawing.
 - (2) If this application is a prescribed subdivision application you are required to publish a notice in the prescribed form (Form 5) in a newspaper circulating in the area of the subject land not less than 3 times during a period of 21 days.

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(3) This application will not be considered until you provide evidence of the publication required by clause (2).

* Delete if inapplicable.

_____"; and

(c) by omitting Form 6 and substituting the following:

"FORM 6

Regulation 3(g)

NORTHERN TERRITORY OF AUSTRALIA

Planning Act

Section 104(a)

APPLICATION FOR DEVELOPMENT CONSENT

The Consent Authority,
c/o Northern Territory Planning Authority,
P.O. Box 1680,
DARWIN N.T. 5794

I,
(name - block letters)

of
(address - block letters)

telephone

apply to develop the following land:

Lot No.

Street No. Street Name
(block letters)

Town/Hundred*
(block letters)

The current use of the land is
(block letters)

.....

Planning

I apply for consent to:

- (i) use the land for the purposes of
(block letters)

.....
.....

AND/OR*

- (ii) waive the requirement for
.....
(carparks, setbacks, plot ratio, &c., - block letters)

I enclose -

- (a) one copy of title documents;
- (b) 4 copies of locality plans at a scale not larger than 1:1,000 and not smaller than 1:10,000 showing location of the subject land with respect to surrounding roads, land and buildings;
- (c) 4 copies of site plan at a scale of either 1:1,000, 1:500, 1:200 or 1:100 showing -
 - (i) the north point, boundary dimensions and site area by survey;
 - (ii) the position of existing and proposed buildings on the site, and their distance from lot boundaries;
 - (iii) the location of any easements, sub-stations and services (power lines, water lines, sewer lines, telephone cables, &c.);
 - (iv) vehicle entrance and exit points;
 - (v) the location, dimension and proposed surfacing of parking spaces, driveways, vehicle turning areas and loading and unloading areas;
 - (vi) the location and dimension of storage areas and garbage disposal areas;
 - (vii) the location and description of open space areas, landscaped areas and types of screening or fencing; and
 - (viii) the proximity of adjoining buildings and their uses;
- (d) 4 copies of floor layout plans at a scale of 1:200 or 1:100 showing -

Planning

- (i) floor plans of existing and proposed buildings showing layout, partitioning, uses of each part of the buildings and room sizes;
 - (ii) a schedule stating the total area of each component use in a building area of each floor, the total floor area, the site area, the percentage of site cover and plot ratio; and
 - (iii) details and limits of occupations, if more than one use is proposed for a certain area;
- (e) 4 copies of elevations and sections at a scale of 1:200 or 1:100 showing -
- (i) all elevations of buildings, indicating finished floor levels, finished ground levels and external finishes; and
 - (ii) sufficient cross and longitudinal sections to show the relationship of structures and their respective heights; and
- (f) in the case of a prescribed development application - an environmental impact statement*.

I am the owner of this land/I attach an authorization from the owner of this land.*

.....
(Signature)

/ /19

- Note:
- (1) Each drawing submitted with this application is required to have particulars of the name, occupation and signature of the designer and the date of preparation of the drawing.
 - (2) If this application is a prescribed development application, you are required to publish a notice in the prescribed form (Form 7) in a newspaper circulating in the area of the subject land not less than 3 times during a period of 21 days.
 - (3) This application will not be considered until you provide evidence of the publication required by clause (2).

* Delete if inapplicable.

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4. SCHEDULE 2

Schedule 2 to the Principal Regulations is amended -

(a) by omitting item 1 and substituting the following:

"1. Any subdivision of land to which a planning instrument does not apply to be used for agricultural or pastoral purposes and where any lot resulting therefrom is not smaller than 100 hectares."; and

(b) by adding at the end thereof the following:

"5. Any subdivision created by -

(a) an acquisition of land or an interest in land resulting from an action under the Lands Acquisition Act or the Crown Lands Act;

(b) an action under the Control of Roads Act to open or close roads; or

(c) a grant of an estate or interest in land for the purposes of section 16 or 24 of the Control of Roads Act."

5. SCHEDULE 4

Schedule 4 to the Principal Regulations is amended by omitting "which is outside a planning area declared under section 10 of the Act" and substituting "to which a planning instrument does not apply".