

Planning Guidelines for Growth Towns and Indigenous Communities in the Northern Territory

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Issued By:

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1. Introduction

These guidelines outline the process involved in obtaining planning consent for development in Growth Towns and Indigenous communities. These guidelines are to be read in conjunction with the policy requirements of other authorities, including [Power and Water](#) and the relevant Shire Council.

Development assessment processes apply to Growth Towns and Indigenous communities to ensure that:

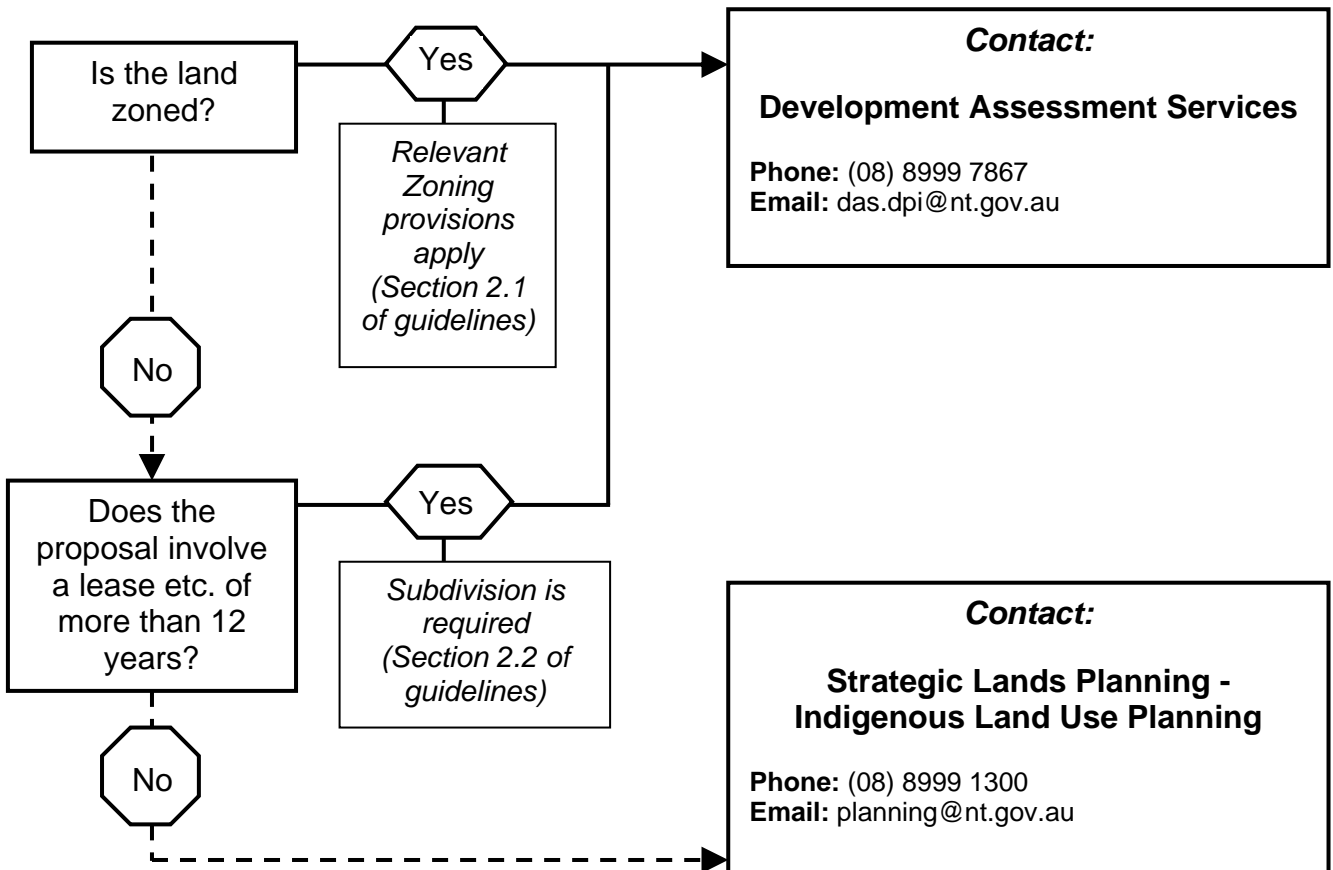
- development and land use adheres to the planning principles set out in the Northern Territory Planning Scheme;
- relevant government agencies are included in the development assessment process; and
- access to services is monitored and managed appropriately.

2. Planning Process in Growth Towns and Indigenous Communities

The Northern Territory Planning Scheme applies to the whole Territory (see Appendix A). Currently, different development assessment processes apply for Growth Towns and Indigenous communities depending on:

- Whether the land is zoned.
- The length of an intended lease, licence or other right to occupy or use the land.
- Whether a cadastral survey can be conducted (all Growth Towns can be surveyed).

For further details go to [NT Lands Group - NT Government - Australia](#). The following flowchart guides proponents on which approach to follow:



Development assessment for Growth Towns and Indigenous communities is in accordance with the Northern Territory Planning Scheme (the Scheme). The Scheme sets out planning principles and development provisions to shape the appropriate development and use of land.

Town Plans for the Growth Towns are being prepared for inclusion in the Scheme (see Appendix B).

The Growth Towns are progressively being surveyed and proposed cadastre has been drafted for the majority of the Indigenous communities. The survey and proposed cadastre provides lot boundaries for existing development.

2.1 Development Assessment Processes

Development consent is required for discretionary land uses in a zone and the subdivision or consolidation of land (see 2.2).

The Development Assessment Process including application costs and required application information is detailed on the Department of Lands and Planning's website, www.nt.gov.au/lands/planning/system/. A flow chart is at Appendix C.

2.2 Subdivision in Growth Towns and Indigenous 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 5 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.

The development application process including application costs, application form and requirements is detailed on the Department of Lands and Planning's website, www.nt.gov.au/lands/planning/system/.

2.3 Development Endorsement through Strategic Lands Planning

A proposal requiring access to Power and Water services on land that is unzoned or not requiring subdivision is to be submitted to Strategic Lands Planning (Indigenous Land Use Planning), as detailed in this section and Appendix D.

All proposals must include a detailed site plan (refer to Section 3), and are assessed against the development provisions of the planned future use of the area.

The developer is required to undertake the following steps for land requiring subdivision:

- 1 Developer contacts Strategic Lands Planning (SLP) for preliminary land use advice.
Ph: (08) 8999 1300 Email: planning@nt.gov.au
- 2 Developer negotiates with the land owner/land holding entity¹ an endorsement to proceed with the land use approval process and submits the following to SLP for assessment:
 - 1) endorsement from the land owner/land holding entity;
 - 2) development proposal; and
 - 3) site plan.
- 3 SLP endorses proposal for design purposes. Amendments to proposal may be required prior to endorsement.
- 4 Developer submits SLP endorsed proposal to Power and Water (Remote Operations) for approval of servicing requirements in accordance with Power and Water Guidelines.
- 5 Developer provides DLP with the Power and Water approved servicing plan and, if required, requests the allocation of administrative lot number/s to proposed new lot/s.

¹ Land Trust (through Land Council); Office of Township Leasing or FaHCSIA 5 year lease (see Appendix E).

3 Site Plan Requirements

A site plan of the proposed works is required for assessment. Lot boundaries are to be based on the proposed cadastre or endorsed survey where applicable. Proposed cadastre can be accessed via the Northern Territory Government's Integrated Land Information System (ILIS) or Bushtel.

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](#).

[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 and proposed cadastre

If a survey plan is available, it can be accessed through the "Survey Plan Index" layer in NT Atlas. Development Application requirements for zoned land and for the subdivision of land can be found at www.nt.gov.au/lands/planning/system/.

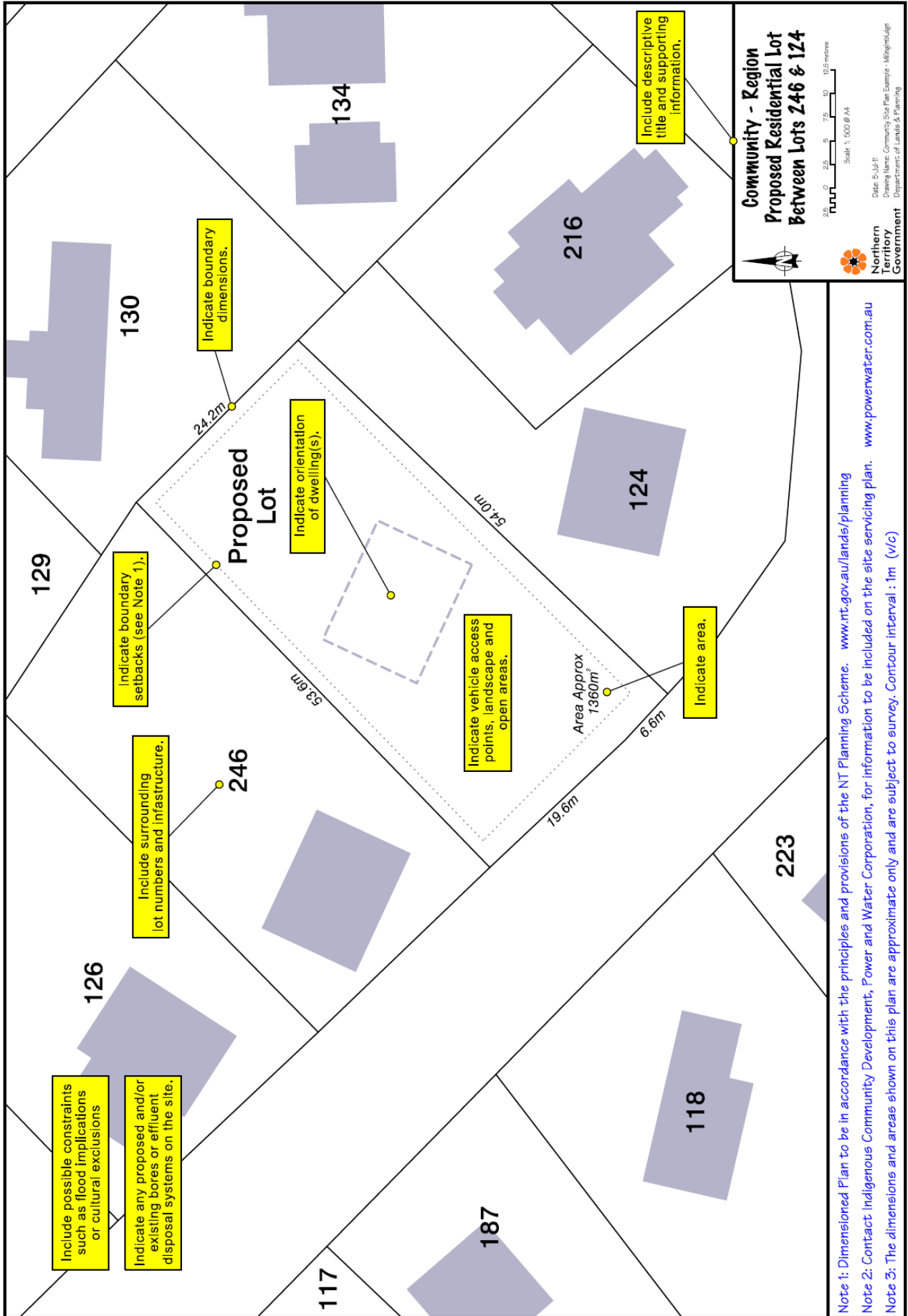
Preliminary communication with [Power and Water](#) is recommended, however planning endorsement is required prior to Power and Water approval.

The site plan must include the following:

- lot location;
- lot dimensions and area;
- position and description of surrounding, existing buildings;
- footprint of building(s);
- vehicle access points;
- landscape and open space areas;
- any proposed and/or existing effluent disposal systems on the site; and
- possible constraints, such as flood implications or cultural exclusions.

An image of the site plan requirements is provided on the next page.

Figure 1 Image of site plan requirement



Note 1: Dimensioned Plan to be in accordance with the principles and provisions of the NT Planning Scheme. www.nt.gov.au/lands/planning
 Note 2: Contact Indigenous Community Development, Power and Water Corporation, for information to be included on the site servicing plan. www.powerwater.com.au
 Note 3: The dimensions and areas shown on this plan are approximate only and are subject to survey. Contour interval: 1m (v/c)

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 commenced in 2007, and applies to the whole Territory. Part 2 of the Scheme outlines planning principles that demonstrate the Northern Territory Government's commitment to appropriate outcomes of land use and planning.

The Department of Lands and Planning (DLP) 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.

DLP provides planning advice for 73 remote indigenous communities throughout the Territory. Of these, 20 have been identified as Growth Towns under the 'Working Future' policy, in close alignment with the COAG 'National Indigenous Reform Agreement'.

Town Plans are currently being included into the Scheme for Growth Towns to establish a land use framework which will guide the long term development of each Growth Town.

Working Future

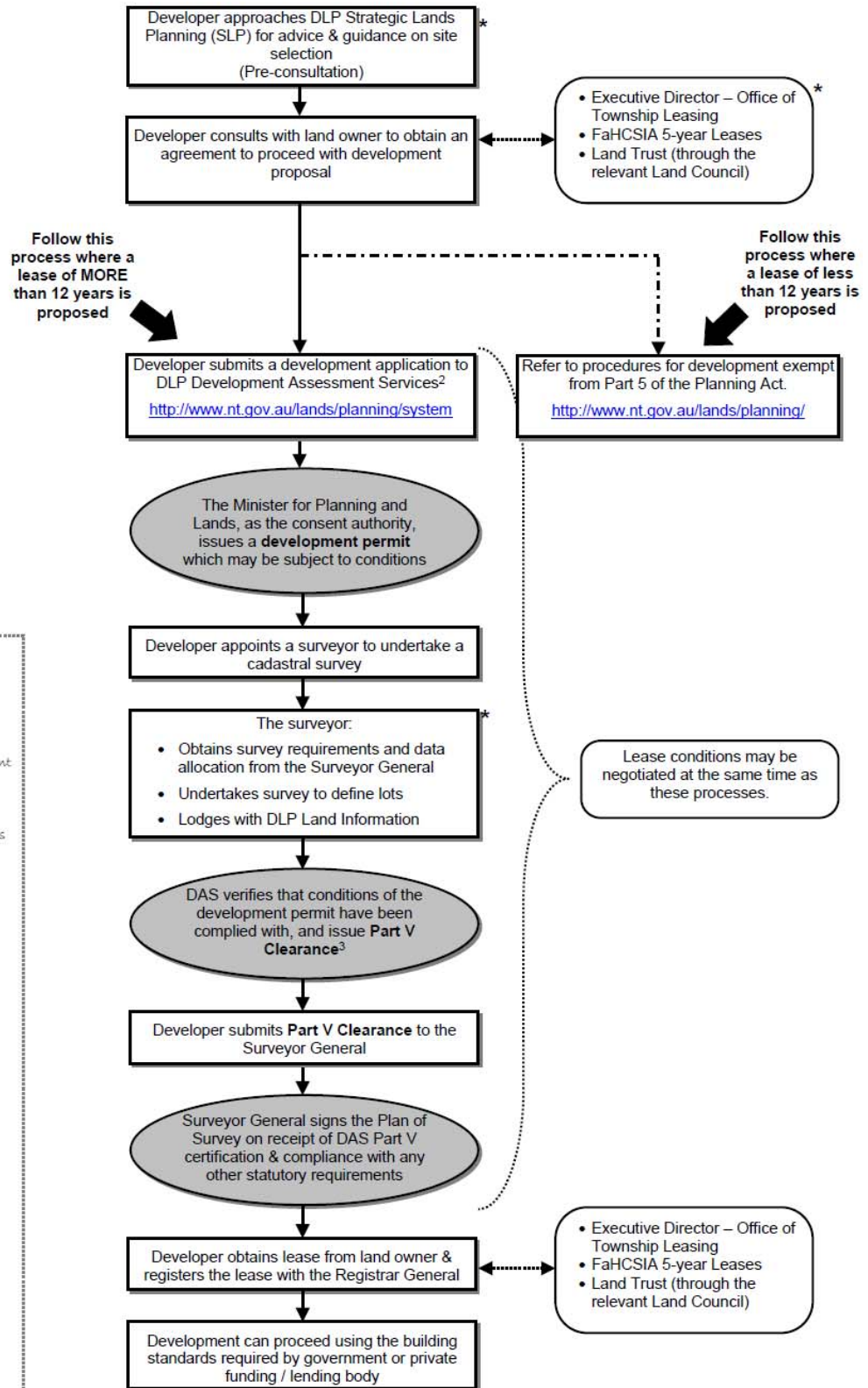
The Northern Territory Government is committed to improving the provision of goods and services in Growth Towns to a comparable standard to similar-sized towns in Australia. Currently, DLP is in the process of gazetting Town Plans for Growth Towns and remote communities on Aboriginal land in accordance with the objectives outlined under the 'Working Future' policy.

The '[Working Future](#)' policy outlines the establishment of [Territory Growth Towns](#) and the need to develop these towns to a comparable standard, in terms of the provision of goods and services, with similar-sized towns in Australia.

The Growth Towns are all remote Indigenous communities, with the exception of Borroloola and Elliott. The policy will see 20 Indigenous communities transformed over time into Territory Growth Towns that:

- are properly planned and designed;
- have services, buildings and facilities like any other country town; and
- benefit from targeted investment in infrastructure.

Appendix C: Development Procedures Flow Chart – DAS Process



LEGEND

- Developer's activities / responsibility
- Northern Territory Government advice / actions / approvals
- Non NTG approvals / processes
- Line of communication

ACRONYMS

DAS: Development Assessment Services
 DLP: Department of Planning & Infrastructure
 FaHCSIA: Commonwealth Government Department of Families, Housing, Community Services & Indigenous Affairs
 NTG: Northern Territory Government
 SG: Office of the Surveyor General

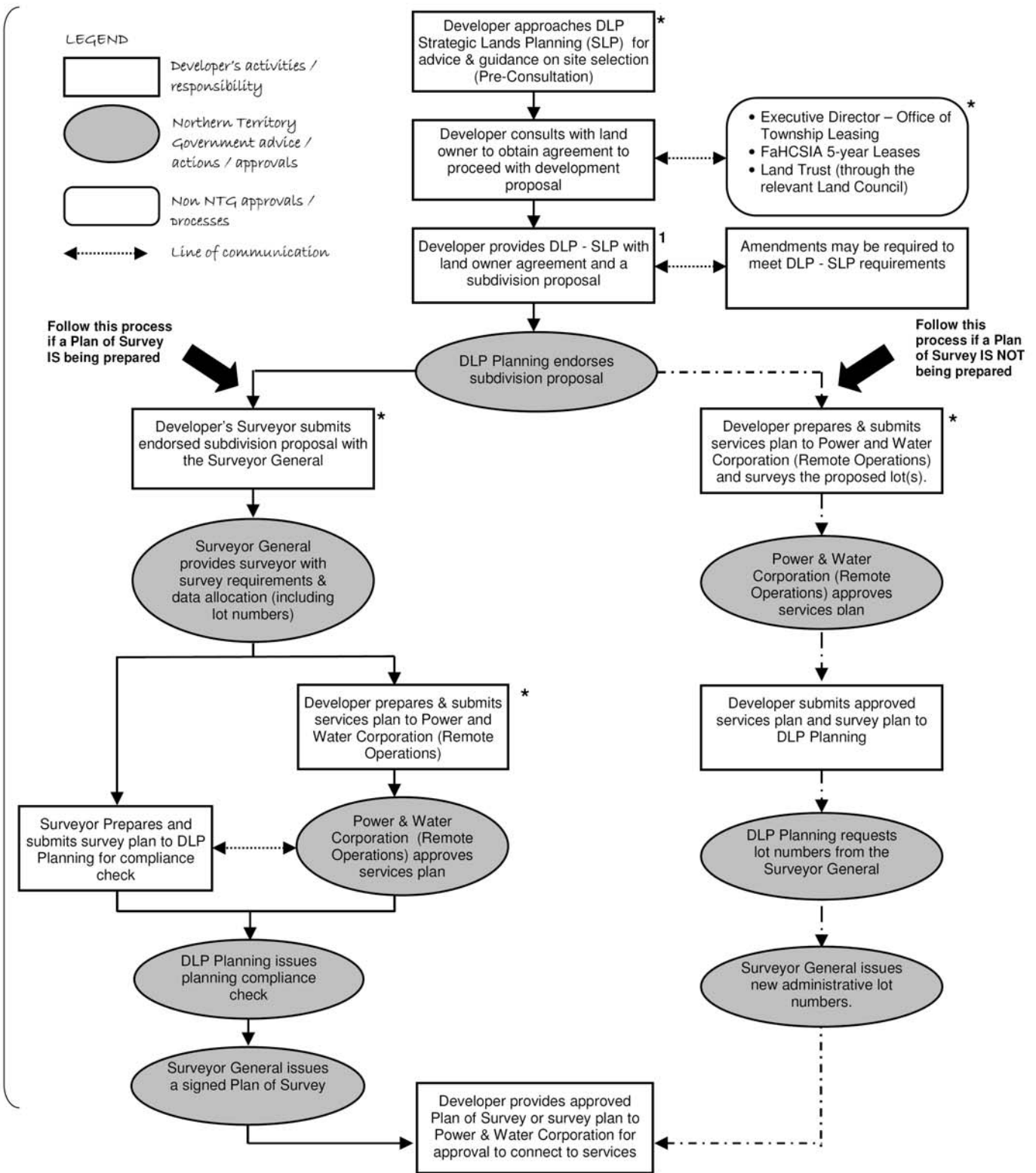
FOOTNOTES:

1. These procedures are based on the Aboriginal Land Rights (Northern Territory) Act 1976 and NTG legislation.
2. The Development Assessment Process is explained here: http://www.nt.gov.au/lands/planning/system/documents/process_DA.pdf
3. A Part V Clearance refers to Part V of the Planning Act. Refer to: <http://www.nt.gov.au/lands/planning/system>

* Contact details overleaf

Appendix D: Development Procedures Flow Chart – SLP Process

DLP PLANNING PROCEDURES FOR TOWNS ON UNZONED ABORIGINAL LAND



* Contact details overleaf

ACRONYMS

DLP: Department of Lands & Planning
 FaHCSIA: Commonwealth Government Department of Families, Housing, Community Services & Indigenous Affairs
 NTG: Northern Territory Government
 SG: Office of the Surveyor General

FOOTNOTES

1. Subdivision proposal comprises a sketch outlining the proposed lot(s) / area and details of proposed development. Guidelines available from planning@nt.gov.au
2. Includes consultation with Power and Water Corporation (Remote Operations) and relevant Shire.

Appendix E: Supporting Information and Resources

Community Ownership

Community Name	Land Holding Entity	Contact
Acacia Larrakia	FaHCSIA	FaHCSIA 5 year leases
Ali Curung	FaHCSIA	FaHCSIA 5 year leases
Alpururulam	FaHCSIA	FaHCSIA 5 year leases
Amanbidji	FaHCSIA	FaHCSIA 5 year leases
Amoonguna	FaHCSIA	FaHCSIA 5 year leases
Ampilatwatja	FaHCSIA	FaHCSIA 5 year leases
Angurugu	EDTL	Office of Township Leasing
Areyonga	FaHCSIA	FaHCSIA 5 year leases
Atitjere	FaHCSIA	FaHCSIA 5 year leases
Barunga	FaHCSIA	FaHCSIA 5 year leases
Belyuen	FaHCSIA	FaHCSIA 5 year leases
Beswick	FaHCSIA	FaHCSIA 5 year leases
Binjari	FaHCSIA	FaHCSIA 5 year leases
Bulla	FaHCSIA	FaHCSIA 5 year leases
Bulman	FaHCSIA	FaHCSIA 5 year leases
Canteen Creek	FaHCSIA	FaHCSIA 5 year leases
Daguragu	FaHCSIA	FaHCSIA 5 year leases
Engawala	FaHCSIA	FaHCSIA 5 year leases
Eva Valley	FaHCSIA	FaHCSIA 5 year leases
Finke	NTG (Crown Land)	Central Land Council
Galiwinku	FaHCSIA	FaHCSIA 5 year leases
Gapuwiyak	FaHCSIA	FaHCSIA 5 year leases
Gunbalanya	FaHCSIA	FaHCSIA 5 year leases
Gunyangara	FaHCSIA	FaHCSIA 5 year leases
Haasts Bluff	FaHCSIA	FaHCSIA 5 year leases
Hermannsburg	FaHCSIA	FaHCSIA 5 year leases
Imangara	FaHCSIA	FaHCSIA 5 year leases
Imanpa	FaHCSIA	FaHCSIA 5 year leases
Jilkminggan	FaHCSIA	FaHCSIA 5 year leases
Kalkarindji	NTG (Crown Land)	Northern Territory Government
Kaltukatjara	FaHCSIA	FaHCSIA 5 year leases
Kintore	FaHCSIA	FaHCSIA 5 year leases
Kybrook Farm	Pine Creek Aboriginal Advancement Association	Northern Land Council
Lajamanu	FaHCSIA	FaHCSIA 5 year leases
Laramba	FaHCSIA	FaHCSIA 5 year leases
Maningrida	FaHCSIA	FaHCSIA 5 year leases
Milikapiti	EDTL	Office of Township Leasing
Milingimbi	FaHCSIA	FaHCSIA 5 year leases
Milyakburra	EDTL	Office of Township Leasing
Minjilang	FaHCSIA	FaHCSIA 5 year leases dept.
Minyerri	FaHCSIA	FaHCSIA 5 year leases
Mt Liebig	FaHCSIA	FaHCSIA 5 year leases
Nauyiu	Catholic Church	Catholic Church
Nganmariyanga	FaHCSIA	FaHCSIA 5 year leases
Ngukurr	FaHCSIA	FaHCSIA 5 year leases
Nturiya	FaHCSIA	FaHCSIA 5 year leases
Numbulwar	FaHCSIA	FaHCSIA 5 year leases
Nyirripi	FaHCSIA	FaHCSIA 5 year leases
Papunya	FaHCSIA	FaHCSIA 5 year leases
Peppimenarti	FaHCSIA	FaHCSIA 5 year leases
Pigeon Hole	FaHCSIA	FaHCSIA 5 year leases
Pirangimpi	FaHCSIA	FaHCSIA 5 year leases
Pmara Jutunta	FaHCSIA	FaHCSIA 5 year leases
Ramingining	FaHCSIA	FaHCSIA 5 year leases
Rittarangu	FaHCSIA	FaHCSIA 5 year leases
Robinson River	FaHCSIA	FaHCSIA 5 year leases
Santa Teresa	FaHCSIA	FaHCSIA 5 year leases
Tara	FaHCSIA	FaHCSIA 5 year leases
Titjikala	FaHCSIA	FaHCSIA 5 year leases
Umbakumba	EDTL	Office of Township Leasing
Wadeye	FaHCSIA	FaHCSIA 5 year leases dept.
Wallace Rockhole	FaHCSIA	FaHCSIA 5 year leases
Waruwi	FaHCSIA	FaHCSIA 5 year leases
Weemol	FaHCSIA	FaHCSIA 5 year leases
Willowra	FaHCSIA	FaHCSIA 5 year leases
Wilora	FaHCSIA	FaHCSIA 5 year leases
Wutunugurra	FaHCSIA	FaHCSIA 5 year leases
Wurrumiyanga	EDTL	Office of Township Leasing
Yarralin	FaHCSIA	FaHCSIA 5 year leases
Yirrkala	FaHCSIA	FaHCSIA 5 year leases
Yuelamu	FaHCSIA	FaHCSIA 5 year leases
Yuendumu	FaHCSIA	FaHCSIA 5 year leases

EDTL: Executive Director of Township Leasing | FaHCSIA 5 year leases expire August 2012

DLP Strategic Lands Planning – Indigenous Community Planning

DLP Strategic Planning officers can assist in the identification of appropriate sites for development using community Town Plans (Northern Territory Planning Scheme Area Plan), the community SLAP Map (www.bushtel.nt.gov.au) and advise on the availability of an Aboriginal Areas Protection Authority (AAPA) Certificate.

Ground Floor
Cavenagh House
38 Cavenagh Street
Darwin NT 0800

Telephone: 08 8999 1300
Fax: 08 8999 7189
E-mail: planning@nt.gov.au
Website: www.nt.gov.au/planning/landuse

DLP Development Assessment Services

Development Assessment Services of DLP undertakes the assessment of development proposals in accordance with the control provisions of the Planning Act and Regulations.

Ground Floor
Cavenagh House
38 Cavenagh Street
Darwin NT 0800

Telephone: 08 8999 6057
E-mail: das.dpi@nt.gov.au
Website: www.nt.gov.au/planning

DLP Strategic Lands Planning – Building Advisory Services

DLP Building Advisory Services Branch administers the Building Act and associated Building Regulations within building control areas of the Northern Territory. Indigenous communities are not building control areas other than where covered by the Highways Control Plan – refer to www.nt.gov.au/planning.

Ground Floor
Cavenagh House
38 Cavenagh Street
Darwin NT 0800

Telephone: 08 8999 6435
E-mail: bas.lpe@nt.gov.au
Website: www.nt.gov.au/lands/building

DLP Land Information Division (Surveyor General)

The Land Information Division provides the statutory functions of the Surveyor General and cadastral (or lot boundary) information.

Level 3
NAB House
71 Smith Street
Darwin NT 0800

Telephone: 08 8995 5359
E-mail: david.jeffery@nt.gov.au
Website: www.nt.gov.au/lands/lis

Power & Water – Remote Operations

North Region

remotecommunityservicingnorth.pwc@powerwater.com.au

South Region

remotecommunityservicingsouth.pwc@powerwater.com.au

Power and Water Indigenous Community Guidelines are available from:
http://www.powerwater.com.au/business/for_business_and_developers/for_business_and_developers2

Office of Township Leasing

Assistant Director
Office of Township Leasing
GPO Box 3671
Darwin NT 0801

Telephone: 1800 152 259
E-mail: townshipleasing@otl.gov.au
Website: www.otl.gov.au

FaHCSIA 5-Year Leases

E-mail: 5yearleases@fahcsia.gov.au

A five year lease fact sheet is available from this address.

Northern Land Council

GPO Box 1222
Darwin NT 0801

Telephone: 08 8920 5100
Website: www.nlc.org.au

Central Land Council

GPO Box 3321
Alice Springs NT 0871

Telephone: 08 8951 6211
Website: www.clc.org.au

Catholic Diocese of Darwin

Diocesan Office
GPO Box 476
Darwin NT 0801

Telephone: 08 8942 6000
Website: www.darwin.catholic.org.au