

Submission Form for Comments and Feedback
Draft Guideline: Recommended Land Use Separation Distances

Submissions close: COB Wednesday 9 August 2017

Name:	Fiona Ray President	Email:	nt@planning.org.au
Organisation (if applicable):	NT Division Planning Institute Australia	Telephone:	0488 547436
Address:			
<p>Your comments will be publicly available.</p> <p>Mark the box here <input type="checkbox"/> if you do not want your comments to be made publicly available.</p> <p>Mark the box here <input type="checkbox"/> if you do not want your identity to be made publicly available.</p>			

Guideline Name	Section / Page of Draft Guideline	Comment
Recommended Land Use Separation Distances	Section 5.1 & 5.2 p.6 Section 9 p10 & 11 Interface Uses	<p>The broad intent of the Guideline is to provide consistent advice and to minimise land use conflict. Given the importance of the NT Planning Scheme in providing strategic direction, guiding development and establishing land use controls it is considered relevant to strengthen Sections 5.1 and 5.2 Development Control, to support implementation.</p> <p>In addition to strengthening the assessment tools available to the EPA, consistency and transparency will be enhanced through targeted amendment to the NT Planning Scheme.</p> <p>Specifically, an amendment to NT Planning Scheme Part 4 Clause 9.1 Industrial Use and Development Performance is recommended. It is proposed a new Clause would outline the requirement for the separation of particular industrial uses from sensitive land uses. The</p>

Please complete the form and send it via one of the following by no later than COB Wednesday 9 August 2017

Email: NTEPA.Consult@nt.gov.au

Post: NT EPA, GPO Box 3675, Darwin NT, 0801

Privacy: Your personal information will be used for the purpose of collecting and collating comments received on the draft guideline. The NT EPA is subject to the *Information Act* and its Regulations. Information will not be disclosed to a third party, unless required by law or otherwise stated.

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	Table 1, p11	<p>Activity Types and Separation Distances can be presented in the NT Planning Scheme as a Table linked to the new Clause.</p> <p>An amendment to Part 5 of the NT Planning Scheme, requiring that subdivision applications consider adjacent uses and demonstrate adequate separation from incompatible/ potentially incompatible uses, would also support the preliminary planning and assessment stages.</p> <p>Comment on Interface Uses The NT EPA draft Guideline specifies that interface uses are those that do not warrant protection from odour, noise, pollutants.</p> <p>The Interface Table, Table 1, allows for recreation zones to be considered as an interface. Recreation zones refer to Zone PS (Public Open Space) and Zone OR (Organised Recreation). As these zones are utilized by people of all ages in the open air there is the potential to experience a level of exposure that would impact a persons health and enjoyment. Spaces that are designed to provide amenity and recreation opportunity to the community do warrant protection.</p> <p>The inclusion of recreation zones also fails to recognize that significant public and private investment is committed to sporting facilities located in Zone OR (Organised Recreation). It is reasonable to expect that emissions from adjacent uses would significantly reduce the viability of a venue and the amenity, and safety of participants and spectators. The inclusion of recreation zones as a possible interface confuses the existing opportunity for appropriate indoor recreation facilities to locate in areas zoned Light Industry.</p> <p>It is recognized that there are currently areas where Zone OR abuts Zone GI. However, as this is a forward looking approach to managing the needs of industry and the community existing uses will not be disadvantaged.</p> <p>It is requested that the reference to recreation zones as a possible interface zone is removed to reduce confusion and undermine the value of the Guidelines.</p>

NORTHERN TERRITORY ENVIRONMENT PROTECTION AUTHORITY

Guideline Name	Section / Page of Draft Guideline	Comment
		Click here and press the TAB key to add extra rows to this table.

General comments

NT Division PIA supports the development of NT EPA Guidelines for Land Use Separation Distances and commends the NT EPA for undertaking this important work. The Guideline responds to an existing gap in the planning framework and development controls. This has created confusion for developers, the community and those responsible for undertaking strategic planning and assessment. It is recommended that the Guidelines are included as a reference document in the NT Planning Scheme and that the Scheme be amended to include the table of Activity Type and Separation Distance.