



NORTHERN TERRITORY
**PLANNING
COMMISSION**

Annual Report **2021-22**





Contents

Chairman's Message	1	Project Updates	16
About the Northern Territory Planning Commission	2	Holtze to Elizabeth River Subregional Land Use Plan	16
What we do	2	Gunn Point - Update to the Litchfield Subregional Land Use Plan	18
Developing Strategic Land Use Plans	2	Greater Holtze Area Plan	19
Providing Statutory Advice	2	Rural Activity Centre Area Plans	20
Advocacy and Collaboration	2	Coolalinga / Freds Pass Rural Activity Centre	21
Arrangements with the Department of Infrastructure, Planning and Logistics	3	Humpty Doo Rural Activity Centre	22
Our Members	4	Designing Better	23
Our Strategic Plan 2022 - 2027	8	NT Strategic Directions Planning Policy	24
Meetings	10	Providing the Minister with information and advice to inform decisions	26
Stakeholder Engagement	12	Significant Development Proposals	26
Strategic Planning Framework	14	Proposed Planning Scheme Amendments and Exceptional Development Permits	26
		Financial Performance	29
		Planning Commission Budget	29
		Operating Statement	29



Letter to the Minister

Dear Minister

2021-2022 Annual Report – Northern Territory Planning Commission

I am pleased to present you with the annual report for the Northern Territory Planning Commission for the 2021-22 financial year.

Under section 81Y of the *Planning Act 1999*, the Chairman must prepare and give to the Minister a report on the performance of the Planning Commission against its functions during each financial year. The report must be given to the Minister by 31 October following the end of the financial year.

As the responsible Minister, you are required to table a copy of the report in the Legislative Assembly within six sitting days of receiving the report.

Yours sincerely



David Ritchie PhD

Chairman

Northern Territory Planning Commission

Chairman's Message



This year the Planning Commission developed a Strategic Plan for the next five years to 2027. The Plan will give effect to the Commission's vision: **"to set the strategic framework to guide integrated land use, transport, social and physical infrastructure planning to meet emerging needs for economic growth, community wellbeing, environmental sustainability and resilience"**. The Plan also establishes the principles underpinning our work: to achieve influence through an approach that is integrative, inclusive and innovative - to create the infrastructure for liveable communities, economic opportunity and social cohesion respecting our natural and historic environment and heritage. In this way the Planning Commission establishes the framework that enables safe, attractive and sustainable communities.

To do this the Commission must have an understanding of the needs of existing communities and give them priority. This is why all plans prepared by the Commission are based on extensive engagement with affected communities and stakeholders. This presents challenges and opportunities for planning policy and highlights the importance of adaptability, flexibility and resilience in both land use planning and development.

Planning Commission engaged the community and stakeholders to plan for the future needs of Territorians throughout 2021-22. This work has focused on four projects and produced results designed to practically benefit the community, industry and government.

Holtze to Elizabeth River Subregional Land Use Plan

Following an initial stage of engagement in 2020-21, the Planning

Commission's focus this financial year has been on progressing the Holtze to Elizabeth River Subregional Land Use Plan. A second stage of engagement, focusing on the first draft of the plan was conducted over four weeks in October and November 2021.

A third, statutory stage of consultation occurred in March and April 2022, with the Planning Commission holding a hearing into submissions received and reporting to the Minister ahead of her decision to include the Holtze to Elizabeth River Subregional Land Use Plan in the NT Planning Scheme 2020.

Greater Holtze Area Plan

The Planning Commission conducted a first stage of community and stakeholder engagement that will inform the preparation of an Area Plan for Greater Holtze. Stage One engagement was conducted over a four week period throughout June 2022.

Humpty Doo Rural Activity Centre Area Plan

The Planning Commission continues to engage with the Department of Infrastructure, Planning and Logistics and Litchfield Council around the Arnhem Highway Duplication Planning Study. Once the outcomes of this critical infrastructure investigation are known, the Planning Commission will incorporate the findings into the draft Area Plan and re-engage with the community on the Humpty Doo Rural Activity Centre Area Plan. Work on this Plan has, once again, highlighted the importance of integrating transport and land use planning.

NT Strategic Directions Planning Policy

Currently undergoing an investigation and research stage, the Planning Commission has been actively engaging with a cross government project working group. The strategic directions planning policy is intended to provide a coordinated base for planning that is underpinned by long-term objectives, based on use of sound evidence and that are open to public scrutiny. Engagement with the community and stakeholders is likely to occur in 2022-23 and will inform the development of this policy.

Finally, I would like to acknowledge the work of my fellow Commissioners and planning staff and, most importantly, the community who, in contributing their time and thoughtful feedback to the task of developing plans produced by the Commission, have ensured the plans have the best chance of meeting their objectives.

About the Northern Territory Planning Commission

The Northern Territory Planning Commission is an independent statutory authority.

What we do

The Planning Commission sets the strategic framework for integrated land use, transport and infrastructure planning that provides flexibility to meet emerging needs, for economic growth, community wellbeing and environmental sustainability.

We perform our functions and exercise our powers independently, impartially and in the public interest, according to the *Planning Act 1999*.

Developing Strategic Land Use Plans

Our primary role is to prepare integrated strategic land use plans in consultation with the community. These plans may identify future transport corridors, utility corridors and sites for essential facilities including communication, water and power supply, gas, effluent treatment and regional waste, public and social infrastructure.

The Planning Commission may provide guidance on where and how communities or urban areas should grow. Our plans can include maps, policy statements and objectives relating to housing, transport, economic development, the environment, open space and conservation.

Providing Statutory Advice

The Planning Commission advises the Minister on statutory matters including significant development proposals, proposed Planning Scheme Amendments and Exceptional Development Permits.

The Minister may refer significant development proposals to the Planning Commission for assessment. A significant development proposal is one that may significantly impact on:

- the strategic planning of the Territory;
- the natural environment or existing amenity; and/or
- land, adjoining land or other areas.

When assessing a significant development proposal, the Planning Commission must consider the objects of the Act, and the significant development report must identify and give advice about the possible impacts of the proposal on future land use and development in the Territory.

The Act also requires the NT Planning Commission to receive submissions, carry out consultation and hold hearings in relation to proposed Exceptional Development Permits and Planning Scheme Amendments. The Planning Commission reports to the Minister on these proposals.

Advocacy and Collaboration

The Planning Commission seeks to model and promote innovation, leadership and excellence in land use planning. In addition, a key guiding principle of the Planning Commission's work is collaborating with stakeholders and government agencies to maximise good outcomes and ensure land use planning is integrated with infrastructure planning and environmental protection.

Throughout 2021-22 the Planning Commission has provided expert advice and input to a number of initiatives and consultation processes including Government's Planning



Arrangements with the Department of Infrastructure, Planning and Logistics

Under section 81E of the Act, the Chief Executive of the Department of Infrastructure, Planning and Logistics provides the Planning Commission with staff and facilities to enable it to properly exercise its power and perform its functions.

Professional and technical support is provided by the department under the Planning Commission's direction.

The Planning Commission accesses expertise throughout the department in areas such as strategic planning, demography, spatial information, commercial analysis, infrastructure planning and stakeholder engagement.

The department also supports a secretariat that manages the daily operations of the Planning Commission.

Our Members

The Planning Commission comprises:

- Chairperson
- Chairs of the Development Consent Authority, Heritage Council and NT Environment Protection Authority
- a representative of the Local Government Association
- up to five additional members with appropriate qualifications and expertise appointed by the Minister.

The Planning Commission membership includes the chairs of three bodies with statutory decision-making powers for development, providing for a greater shared understanding of the aspirations of the planning system in delivering outcomes.

Throughout 2021-22 the Planning Commission had seven members from across the Northern Territory and interstate who provide planning leadership and deliver professional, independent advice. The Planning Commission strengthens links between the Northern Territory Environment Protection Authority, Development Consent Authority, Heritage Council and Local Government Association.

Our Members



Dr David Ritchie

Chairman

(appointed 13 July 2017)

Dr David Ritchie has 38 years' experience working in the NT for organisations responsible for land management, in professional expert and also senior management and executive roles. This work includes extensive experience with statutory boards with roles under land development, land rights, and environment and heritage legislation.

For more than twenty years, David has held Chief Executive roles, leading organisations responsible for land resource planning, remote service delivery, parks & wildlife, natural resource management, environment protection, Aboriginal cultural heritage and museums, art galleries and archives.

Throughout his career, David has had extensive involvement working closely with Aboriginal communities in remote regions of the NT.

David also brings specific planning experience gained in the roles of Executive Director Lands, Chief Executive Department of Lands & Planning and Chief Executive of the NT Land Development Corporation.

David is a graduate of the Australian Institute of Company Directors and a Fellow of the Australian Anthropological Society. He is also a director of not-for-profit company Ninti One Limited, on the board of the Northern Territory Land Corporation and Chair of the NT Grants Commission.



Dr Paul Vogel

Ex officio member

(appointed
14 November 2016)

Dr Paul Vogel was appointed as the chairperson of the Northern Territory Environment Protection Authority (NT EPA) on 14 November 2016.

Now a non-executive board chair/director and strategic consultant, Paul was chairman of Western Australia's Environmental Protection Authority from 2007 to 2015. Paul was also the inaugural Chief Executive and Chairman of the South Australian EPA from 2002 to 2007 and prior to that held senior executive positions in the WA departments of the Premier and Cabinet and Environmental Protection.

Paul has a PhD in Chemistry from the University of WA and has extensive knowledge and experience across a

broad range of environmental issues and sustainability, environmental regulation, organisational and regulatory reform and in the delivery of strategic environmental and business outcomes.

Paul is also chair of the WA Marine Science Institution, deputy chair of the CRC on Transformations in Mining Economies; Special Counsel at Cannings Purple and a member of the Australian Institute of Company Directors. He was appointed to the NT EPA from 1 January 2016.



Suzanne Philip

Ex officio member
(appointed 31 July 2017)

Suzanne is the Chair of the Development Consent Authority, which is an independent statutory body responsible for determining development applications in the Territory.

Ms Philip has lived in Darwin since 1982, raising a family and contributing extensively to the Territory's legal and business sectors and the community, from a number of platforms.

She is a Solicitor and Barrister of the Supreme Court of the Northern Territory, and has extensive experience as a Senior University Lecturer, teaching Contract, Commercial, Vendor and Purchaser and Property law.

From 2008 to 2014, Ms Philip held the position of legal member and Chair of the NT Agent's Licencing Board, responsible for licencing real estate, business and conveyancing agents and investigating allegations and holding disciplinary inquiries about licenced agents.

Ms Philip has participated in both the development and community advocacy side of the planning process and has a high-level experience, and long-held interest in planning matters.



Robert Jennings

Representative of the Local Government Association of the NT
(appointed 13 July 2017)

Robert is the Chief Executive Officer (CEO) of the Alice Springs Town Council, and previous CEO of Katherine Town Council. Robert has served as an executive officer in government across three states/territories. He has an ongoing personal commitment to integrity, excellence and service to the organisations he leads as well as to the community and the Northern Territory.

Robert has performed the roles of CEO, General Manager and founding partner in a number of government entities and commercial architectural/ developer organisations over the last 20 years. He has experience across a wide range of businesses, government, infrastructure, land development, urban planning, architecture,

building & construction, large-scale design and project management, sustainability, emergency management, tourism, community and economic development.

Robert combines his people and project management skills with his qualifications that include a Bachelors of Architecture, Bachelors of Economics, Bachelors of Applied Science, Diploma of Business (leadership and management) and registration as an Architect. He is also a member of numerous other government and community boards, institutes and associations.



Allan McGill AM

Ex officio member
(appointed 7 May 2020)

Allan's career has spanned 40 years of local government employment, working in councils from inner city urban to the most remote reaches of the Northern Territory. Experience with Melbourne City Council and a range of councils in rural Victorian and NT communities led to senior and executive positions in Katherine, Alice Springs and Darwin city councils.

He has spent the past 40 years as a CEO or in senior management positions and as Chief Executive of the Northern Territory departments of Local Government and Housing. Allan has held and continues to hold many longstanding committee and board positions, often as chair, president or in a key office bearing position.

Since retiring in 2017, Allan has taken on a number of short-term roles, has completed several project reviews and has been seconded to organisations under special administration.

Allan is an advocate for the arts and appreciates the Territory's eclectic local scene. As a drummer in a local band, he understands the importance of teamwork and active listening; skills he transfers to his professional life too! Currently Allan is chairman of Venture Housing, chairman of Tiwi Partners Pty Ltd, a member of the Tiwi Leaders Forum and a member of the Northern Territory Racing Commission. Allan was appointed as a member of the Heritage Council of the NT, and as Chairperson, on 7 May 2020.



Fran Kilgariff AM

Member
(appointed 13 October 2017)

Fran has a long history of involvement in many areas of regional and economic development, local government and community in the Northern Territory. She was born in Alice Springs and educated there and in Adelaide. She has qualifications in radiography, prehistoric archaeology and teaching plus long experience in various aspects of Territory affairs.

Her community involvement has included being Mayor of Alice Springs for eight years, a 16 year tenure on the Board of St John Ambulance NT, President of the YMCA of Alice Springs for eight years and on the national YMCA board as

National Vice-President for three years. She is currently on the board of Venture Housing, a not-for-profit affordable housing company, chairs Olive Pink Botanic Garden, and sits on the NT Mental Health Tribunal and the NT Parole Board.

Fran was awarded the Order of Australia Medal (AM) in 2010 for services to local government and contributions to the social and economic development of Central Australia.



Dorte Ekelund

Member
(appointed 13 July 2017)

Dorte is an urban and regional planner with extensive experience in land use and infrastructure planning across all levels of government and in various jurisdictions. She also has considerable experience in environmental policies and management, including water policies and programs; climate change mitigation and adaptation action; and ecological preservation and management. Her experience in energy includes membership of the COAG Energy Senior Officials and delivery of significant investment in renewables.

Dorte has held the roles of Principal Advisor Smart Cities and Strategic Advisor to the CEO in SMEC, Director-General of ACT Environment and Planning, Deputy Director-General of the WA Department of Planning

and Infrastructure, Commissioner with the WA Planning Commission and head of the Major Cities Unit within the Australian Government.

Dorte is a director on the boards of Icon Water and the infrastructure Sustainability Council of Australia, is an Adjunct Professor in planning with the University of Canberra and serves on the University of Wollongong Smart infrastructure Facility Advisory Council.

Dorte holds a Bachelor of Urban and Regional Planning (Class 1 Hon.) and a Masters in Business Administration, is a Fellow of the Planning Institute of Australia, and is a Member of the Australian Institute of Company Directors.



Our Strategic Plan 2022 - 2027

Vision

The Planning Commission will set the strategic framework to guide integrated land use, transport, social and physical infrastructure planning to meet emerging needs for economic growth, community wellbeing, environmental sustainability and resilience.

Liveable Communities

The Planning Commission will champion and facilitate liveable communities through:

- recognising, retaining and enhancing the places and spaces that the community value
 - promoting high quality, flexible urban design, and safe, inclusive, healthy and comfortable places for everyone
- promoting technological solutions that improve efficiency and effectiveness in managing urban and environmental systems
- promoting a variety of recreational, workplace and housing choices
- encouraging community building through resilient, accessible, dynamic and inclusive places
 - encouraging a built environment contributing to net zero greenhouse gas emissions
- promoting using the built environment to ameliorate impacts of climate change on communities
- promoting ways for the built environment to contribute to mitigating risks generated by climate change

Jobs and Infrastructure

Plans and policies prepared by the Planning Commission

- integrate and align infrastructure plans
- protect long-term strategic infrastructure corridors
- support improved efficiency of regional infrastructure
- plan for a sufficient variety of urban, commercial and industrial growth
 - protect priority land from urban encroachment and incompatible uses

Integrate and Include

The Planning Commission will:

- engage community and stakeholders in quality, meaningful dialogue; and demonstrate how that engagement influences the Planning Commissions' work
- collaborate with government agencies to maximise good planning outcomes
- strengthen and nurture engagement with Traditional Owners and the broader Aboriginal Community.

Innovate and Influence

In conducting its business, the Planning Commission will:

- Deliver a planning system that is adaptive to meet changing community needs and technologies
- Model and promote innovation, leadership and excellence

Heritage and Natural Environment

The Planning Commission's work will recognise and celebrate heritage and the natural environment by:

- integrating land use planning, heritage management and environmental protection
- recognising the value of and promoting the protection of heritage assets
- recognising the value of existing natural environments to the community
- promoting sustainable use of resources
- promoting integration of resilience to natural risks and disasters
- acknowledging and supporting the lifestyle and opportunities afforded by the Territory's unique natural environment

Infrastructure

led by the Planning Commission will:

land use planning, planning and transport planning strategic industry and corridors and nodes efficiency of urban and infrastructure volume and balance of and industrial land for growth horticultural land attachment and other suitable uses



Meetings

In accordance with the *Planning Act 1999*, the Planning Commission is to meet as often as necessary; however, must meet at least five times per year.

The Planning Commission held EIGHT meetings in 2021-22.

With travel restrictions and physical distancing requirements resulting from the global novel coronavirus pandemic, meetings throughout 2021-22 have been conducted as a mix of in-person and video conferences.

MEETING	PRESENT		APOLOGY
48 th meeting: 2 July 2021	David Ritchie Allan McGill Dorte Ekelund	Fran Kilgariff	Suzanne Philip Robert Jennings Paul Vogel
49 th meeting: 16 August 2021	David Ritchie Paul Vogel Suzanne Philip	Robert Jennings Dorte Ekelund Fran Kilgariff	Allan McGill
50 th meeting: 13 September 2021	David Ritchie Paul Vogel Suzanne Philip Robert Jennings	Dorte Ekelund Fran Kilgariff Allan McGill	
51 st meeting: 19 October 2021	David Ritchie Suzanne Philip Allan McGill	Robert Jennings Dorte Ekelund Fran Kilgariff	Paul Vogel

Table 1: Planning Commission meetings in 2021-22



MEETING	PRESENT		APOLOGY
52 nd Meeting: 6 December 2021	David Ritchie Paul Vogel Robert Jennings	Allan McGill Dorte Ekelund Fran Kilgariff	Suzanne Philip
53 rd Meeting: 10 & 11 February 2022	David Ritchie Robert Jennings Allan McGill	Dorte Ekelund Fran Kilgariff	Paul Vogel (partial) Suzanne Philip (partial)
54 th meeting: 5 May 2022	David Ritchie Paul Vogel Suzanne Philip	Allan McGill Dorte Ekelund Fran Kilgariff	Robert Jennings
55 th Meeting: 23 June 2022	David Ritchie Suzanne Philip Allan McGill	Robert Jennings Dorte Ekelund Fran Kilgariff	Paul Vogel

Table 1 (con't): Planning Commission meetings in 2021-22



Stakeholder Engagement

The *Planning Act 1999* requires that the Planning Commission's Annual Report include a review of the Commission's activities in relation to its Community Engagement Policy.

In 2021-22, the Planning Commission engaged with stakeholders in relation to four projects.

More detailed discussion on each of these projects may be found on the following pages.

Holtze to Elizabeth River Subregional Land Use Plan

Following the first stage of engagement in 2020-21, the Planning Commission has been focused on progressing the Holtze to Elizabeth River Subregional Land Use Plan.

A second stage of engagement, centred on the first draft of the plan, was conducted over four weeks in October and November 2021.

A third, statutory stage of consultation occurred in March and April 2022, with the Planning Commission holding a hearing into submissions received and reporting to the Minister ahead of her decision to include the Holtze to Elizabeth River Subregional Land Use Plan in the NT Planning Scheme 2020.



LETTERS / MAIL-OUTS
1530



FACE TO FACE
183



WEBSITE
16



Greater Holtze Area Plan

Stage One engagement on the Greater Holtze Area Plan occurred over four weeks throughout June 2022. This first stage of community and stakeholder engagement will inform the preparation of an Area Plan for Greater Holtze.

Humpty Doo Rural Activity Centre Area Plan

The Planning Commission continues to work with the Department of Infrastructure, Planning and Logistics and Litchfield Council around the Arnhem Highway Duplication Planning Study. The findings, once known, will be incorporated into the draft Area Plan and the Planning Commission will re-engage with the community on the draft Humpty Doo Rural Activity Centre Area Plan.

NT Strategic Directions Planning Policy

The Planning Commission has been actively engaging with a cross government project working group on the investigation and research stage of this project.

Broad community and stakeholder engagement is likely to occur in 2022-23 and inform the development of this policy.





Strategic Planning Framework

The strategic planning framework is made up of plans and policies that form part of the NT Planning Scheme 2020. The framework establishes a strategic direction for the Northern Territory and its regions that facilitates long-term management of development to achieve coordinated and efficient planning outcomes. The plans and policies of the framework describe how the government expects land to develop now and in the future.

The strategic framework covers different areas of the NT. Policies and plans are arranged in the following order:

- Territory-wide policy
- regional land use plans
- subregional land use plans
- area plans.

The plans and policies forming the strategic framework are designed to work together to coordinate future development. This ensures that needs are met in a way that considers and reflects local differences.

The Planning Commission consults with the community to develop plans and policies that will form part of the strategic planning framework.

The Planning Commission consults with the community to develop plans and policies that will form part of the strategic planning framework.

Since 2015, the Planning Commission has completed 14 land use plan projects, and as at 30 June 2022 is preparing, in consultation with the community and key stakeholders, on three new land use plans.

Land Use Plan projects on the Commission's work program include the Coolalinga/ Freds Pass Rural Activity Centre Area Plan, the Humpty Doo Rural Activity Centre Area Plan and an Area Plan for Greater Holtze.

The Commission is also actively investigating new planning policy and revision of guidelines and assessment criteria for inclusion in the NT Planning Scheme. This includes the development of an enduring Territory-wide Strategic Directions Planning Policy and progressing the Designing Better project, which aims to deliver better building design and encourage quality built form outcomes for apartment and mixed use developments across the Territory.



Territory-Wide Policy



Regional Land Use Plan



Subregional Land Use Plan



Area Plan



Project Updates

Subregional Land Use Plan

Holtze to Elizabeth River Subregional Land Use Plan

Project status: Complete

The Planning Commission has developed a subregional land use plan for the Holtze to Elizabeth River Subregion. The subregion includes Greater 11 Mile, Greater Holtze, Virginia South-West, Archer and Mitchell West.

Through two stages of consultation during 2021, the Planning Commission developed a draft land use plan for the subregion.

The Holtze to Elizabeth River Subregional Plan (HESLUP) will be a plan for the long-term, identifying and confirming strategic corridors for main roads, rail and utilities, and shaping the pattern of future land uses.

Key aspects of the HESLUP include:

- infrastructure to support the projected increase in population, including areas earmarked for residential and rural living opportunities
 - opportunities to protect the environment and recreational value, including the remnant pine forest at Howard Springs North for open space and recreational activities
 - relocation options of the rail network and Darwin Passenger Rail Terminal to improve passenger access and better support industry development
 - corridors for main roads, including identifying and preserving corridors out to Glyde Point and South to Weddell as required.
- The Planning Commission conducted Stage One of engagement with the community, key stakeholders, industry and community groups in May and June 2021. This stage of engagement, centring on the release of a discussion paper, sought feedback to aid the Planning Commission to prepare a draft subregional land use plan. The community feedback received during Stage One, along with infrastructure and other assessments, were considered in the preparation of the first draft HESLUP and supporting documentation.





The Planning Commission released the first draft of the HESLUP in October 2021, for a second stage of community and stakeholder consultation.

This second stage of consultation engaged the wider community, key stakeholders, service authorities, industry, and community groups. This stage of engagement was intended to seek feedback to help the Planning Commission refine the first draft HESLUP ahead of recommending the Minister consider including it in the NT Planning Scheme.

Statutory exhibition, the third stage of public consultation on the HESLUP, occurred from 18 March to 15 April 2022. Sixteen submissions (8 public, 4 industry/community group, 2 service authority and 2 local authority) were received regarding the proposal.

A Planning Commission hearing into submissions received during statutory exhibition was held on 4 May 2022, with a report then provided to the Minister following that hearing.

The Minister amended the Planning Scheme on 12 June 2022 to introduce the Holtze to Elizabeth River Subregional Land Use Plan and consequential updates to the Litchfield Subregional Land Use Plan and Darwin Regional Land Use Plan. The amendment took effect from the date of publication of the notice being 4 July 2022.





Subregional Land Use Plan

Gunn Point - Update to the Litchfield Subregional Land Use Plan

Project Status: Complete

Gunn Point Peninsula, including the future township of Murrumujuk, sits within the municipality of Litchfield. There are few permanent residents within the area, however there is a high level of visitation for a range of recreational pursuits, including access to popular camping and fishing locations. Murrumujuk was first identified in 1984 as having potential for a rural centre.

The Darwin Regional Land Use Plan 2015 identified an opportunity for strategic industry to be established in the far-term at Glyde Point and a potential deep water port in its Darwin Region Structure Plan. The Litchfield Subregional Land Use Plan 2016 confirmed this opportunity.

The Planning Commission's work to update the Litchfield Subregional Land Use Plan was in response to the increased interest in Gunn Point and the outcomes of the natural resource investigations Mapping the Future project which assessed and mapped the natural resources of the Gunn Point area.

The Planning Commission combined this current land capability data with stakeholder feedback in 2019 and 2020 to prepare a draft amendment to the Litchfield Subregional Land Use Plan that:

- responds to cultural, historical and natural assets of the locality
 - provides opportunities for residential and economic growth
 - enables tourism ventures that respond to environmental, cultural and recreational opportunities
 - protects the transport and infrastructure corridors required for development on the Gunn Point peninsula and
 - supports detailed planning for Murrumujuk at a future time.
- The Planning Commission recommended the Minister for Infrastructure, Planning and Logistics consider amending the NT Planning Scheme to include the Gunn Point update to the Litchfield Subregional Land Use Plan.
- In February 2021, the Minister for Infrastructure, Planning and Logistics exhibited a proposed Planning Scheme amendment to update the Litchfield Subregional Land Use Plan. The Planning Commission held a hearing and reported to the Minister on submissions received during the statutory exhibition. The Minister subsequently determined to amend the NT Planning Scheme 2020 in August 2021.
- confirms the opportunity for strategic industry and a potential deep water port to be established at Glyde Point, in the long term



Area Plan

Greater Holtze Area Plan

Project Status: Ongoing

The Northern Territory Planning Commission commenced preparation of the Greater Holtze Area Plan in 2021-22. The Greater Holtze district includes Holtze, Kowandi, Howard Springs North and Holtze North localities.

This project follows the Commission's development of the Holtze to Elizabeth River Subregional Land Use Plan and is the next step towards guiding the supply of land for the future growth of Greater Darwin.

In June 2022, the Commission released the Stage One Discussion Paper outlining a draft vision for Greater Holtze.

The vision for Greater Holtze is to create:

- a place where the natural features of the site are emphasised and development strives for high urban efficiency and liveability
- a community that enables housing diversity, affordability and good connections to Palmerston, Litchfield and Greater Darwin
- a community structured around walkable neighbourhoods that link into the natural landscape and
- an active community supporting ongoing viability of commercial centres/activity centres both within Greater Holtze and in surrounding areas.

The Greater Holtze Area Plan (GHAP) will shape the growth of the district into the future. It will support a strategy of maintaining a supply of serviced land for development and identifying areas of environmental and/or social benefit.

Stakeholder feedback from this first stage of engagement, will inform the preparation of a draft Area Plan for further stakeholder engagement in 2022-23.





Rural Activity Centre Area Plans

The Litchfield Subregional Land Use Plan, introduced into the Northern Territory Planning Scheme in July 2016, provided an updated strategic land use framework for the Litchfield area.

The subregional plan was a result of extensive consultation with the rural community about the importance of protecting the rural lifestyle, while planning for future population growth in the area.

The subregional plan identified four rural activity centres as locations to focus future housing options and to plan for transport and infrastructure services. These rural activity centres are:

- Howard Springs
- Coolalinga/Freds Pass
- Humpty Doo and
- Berry Springs.

The Planning Commission developed, in consultation with the community, the Howard Springs Rural Activity Centre Area Plan, which was included in the NT Planning Scheme in 2018. The Howard Springs Rural Activity Centre Area Plan now helps guide land use change and development in that area.

While the Commission has not yet commenced work on an Area Plan for the Berry Springs Rural Activity Centre, the Planning Commission in 2021-22 continued to focus on developing Area Plans for Coolalinga/Freds Pass and Humpty Doo Rural Activity Centres.



Coolalinga / Freds Pass Rural Activity Centre

Project Status: Ongoing

The Coolalinga/Freds Pass Rural Activity Centre is increasingly becoming a conveniently accessed, interconnected and diverse service centre that serves a broad regional catchment, offering higher order shopping, commerce, entertainment, health and community facilities.

The Planning Commission's community engagement process for the Coolalinga/Freds Pass Rural Activity Centre Area Plan was initially completed during 2017-18.

Concurrent to the Planning Commission's work on the area plan, the Department of Infrastructure Planning and Logistics has been working on and consulting with stakeholders on traffic management options for the area.

With the two stages of consultation complete on the Rural Activity Centre Area Plan, the key themes that emerge from the consultation were:

- broad support for the proposed land use mix and distribution, including 800m² and under residential lots and 4000m² rural residential lots
- an aspiration for increased and improved community facilities, as well as protection of environment and heritage values

- a desire for improvements to the active transport network and
- a desire for a better connected local network, with improved safety and access to the arterial network.

The Coolalinga/Freds Pass Rural Activity Centre Area Plan was exhibited as a proposed Planning Scheme amendment in August 2020.

Concurrently, the Department of Infrastructure, Planning and Logistics has progressed to detailed design in anticipation of the commencement of civil works for the arterial traffic strategy for the Stuart Highway through Coolalinga.

The Planning Commission looks forward to the next steps in the planning process.

Humpty Doo Rural Activity Centre

Project Status: Ongoing

It is important to plan for growth of the Humpty Doo Rural Activity Centre in a way that maintains the amenity and lifestyle of the rural area.

Humpty Doo is facing many challenges and with them come planning opportunities. These challenges include:

- meeting housing demand and choice for all stages of life
- providing adequate infrastructure services to support growth within the boundaries of the activity centre
- identifying subregional transport connections to Noonamah and Howard Springs.

Our focus on planning in the Humpty Doo Rural Activity Centre will help maintain the amenity and lifestyle of the rural area, ensuring there are reticulated services available to the growing population, and helping to protect the broader rural area from ad-hoc intensification.

The Planning Commission conducted two initial stages of community engagement on the Humpty Doo Rural Activity Centre Area Plan in 2018.

It became clear throughout that engagement that additional consideration of the local and regional road connections, including the Arnhem Highway, was required to progress the development of the area plan.

The Planning Commission and the Department of Infrastructure, Planning and Logistics, in partnership with Litchfield Council, have continued to progress the Arnhem Highway Duplication Planning Study.

Once the outcomes of the Arnhem Highway Duplication Study are known, the Planning Commission will incorporate the findings into the Stage 2B draft Area Plan and re-engage with the community on the Humpty Doo Rural Activity Centre Area Plan.



Designing Better

Project Status: Ongoing

Designing Better is a territory wide project that explores options for the planning standards and requirements to better enable best practice design outcomes to be achieved in mixed use and apartment design in commercial, medium and high density residential zones across the Northern Territory.

Stage One of Designing Better consultation occurred over three sub-stages in 2019-20. Using the feedback received during Stage One, the Planning Commission prepared a suite of draft development requirements and guidance notes that specifically related to apartment and mixed use buildings in:

- Zone MR (Medium Density Residential)
- Zone HR (High Density Residential)
- Zone CB (Central Business)
- Zone C (Commercial)

The draft development requirements were central to the Planning Commission's second stage of engagement.

Stage Two consultation was undertaken in March and April 2021. Over 1500 industry representatives and land owners were targeted via direct mail out and email to provide details of the project and encourage feedback, with more than 60 people across industry providing their views and input either by attending briefing sessions, one-on-one meetings, or via written submission.

While there were mixed views, overall stakeholders were supportive of policy and potential development requirements that promote better design outcomes noting that the proposed recommendations will have positive impacts for streetscape amenity, the built form and the energy efficiency of buildings.

With two stages of consultation complete, the Planning Commission recommended the Minister consider amending the NT Planning Scheme 2020.

The Minister decided to consolidate the Designing Better proposal with ongoing work of the Department of Infrastructure, Planning and Logistics. This work also relates to improving the design of buildings and places, and proposes changes to the development requirements in Part 5 of the planning scheme.

The consolidated planning scheme amendment concluded statutory exhibition in March 2022. The amendment sought to incorporate economic recovery actions and Designing Better into the NT Planning Scheme 2020 by:

- introducing Overlay 3.12 GL – Gateway Locations
- amending components of Part 4 (Zones and Assessment Tables) and Part 5 (Development Requirements) and
- amending Schedule 2.2. (General Definitions).

The Planning Commission looks forward to the progression of this project through the next steps of the Planning Scheme amendment process.

NT Strategic Directions Planning Policy

Project Status: Ongoing

The Planning Commission sees the benefit of the NT articulating its interests in town planning from a whole-of-Territory perspective. Recognising the need for such perspective, in 2020-21, the Planning Commission resolved to develop an enduring Territory-wide Strategic Directions Planning Policy.

It is envisaged the policy will sit at the apex of the strategic planning framework within the NT Planning Scheme 2020 and address a wide range of matters (topics) that need to be considered in strategic planning and decision making in the Territory. The policy will set directions to underpin the delivery of future strategic policies, land use plans and development to ensure the Territory is a liveable, resilient and sustainable place, in line with other key government policies.

Five themes will form the initial basis of inquiry for the policy development:

- Respect, Respond and Protect
- Liveable & Diverse
- Connected and Efficient
- Prosperous and Productive
- Resilient and Responsive

The Planning Commission looks forward to engaging with the community and stakeholders on this project during 2022-23.





Providing the Minister with information and advice to inform decisions

Significant Development Proposals

There were no significant development proposals referred to the Planning Commission in 2021-22.

Proposed Planning Scheme Amendments and Exceptional Development Permits

In 2021-22 the Planning Commission conducted hearings and reported to the Minister on three proposals (refer Table 2).

Additionally, the Planning Commission provided the Minister with reports on ten proposals that were exhibited but did not require hearing (refer Table 3).

TABLE 2: HEARINGS - PLANNING SCHEME AMENDMENTS (PSA) AND EXCEPTIONAL DEVELOPMENT PERMITS (EDP)

NO.	HEARING DATE	PARCELS	PURPOSE	MEMBERS CONDUCTING HEARING
50	4 May 2022	N/A	<i>Application Type: PSA</i> Amend the NT Planning Scheme 2020 to include the Holtze to Elizabeth River Subregional Land Use Plan	David Ritchie
49	17 March 2022	Lots 1257, 1258 & 1259 Brooks Pl, Rapid Creek Rd and Aldridge Pl, Town of Nightcliff	<i>Application Type: EDP</i> Subdivision and consolidation to create 11 lots (with 7 lots less than 300m ²) and a building envelope plan	David Ritchie
48	20 October 2021	Lot 3017 (40) Giles St, Town of Katherine	<i>Application Type: PSA</i> Rezone from Zones OR (Organised Recreation) and PS (Public Open Space) to Zone TC (Tourist Commercial)	David Ritchie

TABLE 3: REPORTS TO MINISTER WITHOUT HEARINGS - PLANNING SCHEME AMENDMENTS (PSA) AND EXCEPTIONAL DEVELOPMENT PERMITS (EDP)

PARCELS	PURPOSE	EXHIBITION START	EXHIBITION END
N/A	<i>Application Type: PSA</i> Amendments to the Planning Principles and Area Plan of the Berrimah Farm Planning Principles and Area Plan	29/04/2022	27/05/2022
Lot 303 (47) Ambrose St, Town of Tennant Creek	<i>Application Type: EDP</i> Shade structure additions to car park	18/02/2022	18/03/2022
Lot 2316 (2) Larapinta Dr, Town of Alice Springs	<i>Application Type: EDP</i> Change of use from medical clinic (dental surgery and laboratory) to office	18/02/2022	18/03/2022
Lots 2533, 2534, 2536 - 2544 Chittock Cres and Managaji Rd, Town of Tennant Creek	<i>Application Type: PSA</i> Rezone from Zone LR (Low Density Residential) to Zone LMR (Low-Medium Density Residential)	18/02/2022	18/03/2022
Lot 773 (290) Robinson Rd, Town of Borroloola	<i>Application Type: EDP</i> 1 x 2 bedroom Dwelling-Group in a single storey building on land subject to flooding	10/09/2021	8/10/2021
Lot 1266 (4) Casey St, Town of Tennant Creek	<i>Application Type: EDP</i> 2 x 2-bedroom Dwellings-Group in 2 single storey buildings	16/07/2021	13/08/2021
Lot 832 (12) Shamrock St, Town of Tennant Creek	<i>Application Type: EDP</i> 2 x 2-bedroom Dwellings-Group in 2 single storey buildings	16/07/2021	13/08/2021
Lot 1311 and 1312 (9 & 10) Boag Crt, Town of Tennant Creek	<i>Application Type: EDP</i> 6 x 1-bedroom Dwellings-Group in 4 single storey buildings	16/07/2021	13/08/2021
Lot 795 (2) Shamrock St, Town of Tennant Creek	<i>Application Type: EDP</i> 2 x 2-bedroom Dwellings-Group in 2 single storey buildings	16/07/2021	13/08/2021
Unit 1, Lot 865 (7) Holland Pl, Town of Nightcliff	<i>Application Type: EDP</i> Alterations and additions to an existing Dwelling-Group with reduced side setbacks	11/06/2021	8/07/2021



Financial Performance

Planning Commission Budget

The Planning Commission is financially supported by the Department of Infrastructure, Planning and Logistics.

The Northern Territory Government allocated \$366 000 to the Department of Infrastructure, Planning and Logistics to fund the Planning Commission to develop strategic plans and planning policy, and to advise on significant development proposals.

From 1 July 2021 to 30 June 2022, the Planning Commission expended about \$257 000 or 70 per cent of the budget.

Operating Statement

The annual operating statement has been prepared from the Department of Infrastructure, Planning and Logistics' accounts to reflect the financial activity of the Planning Commission.

PLANNING COMMISSION ANNUAL OPERATING STATEMENT

	2021-22
	\$'000
Income	
Appropriation	366
TOTAL INCOME	366
Expenses	
Employees	108
Other expenses	
Planning Commission Member remuneration	107
Purchases of goods and services	42
TOTAL EXPENSES	257
NET SURPLUS (DEFICIT)	109

PLANNING COMMISSION BUDGET

2021-22

Budget \$'000	Estimate \$'000	% Change between budget and estimate	Actual \$'000	% Change between actual and estimate
366	366	0	257	30







NORTHERN TERRITORY
**PLANNING
COMMISSION**