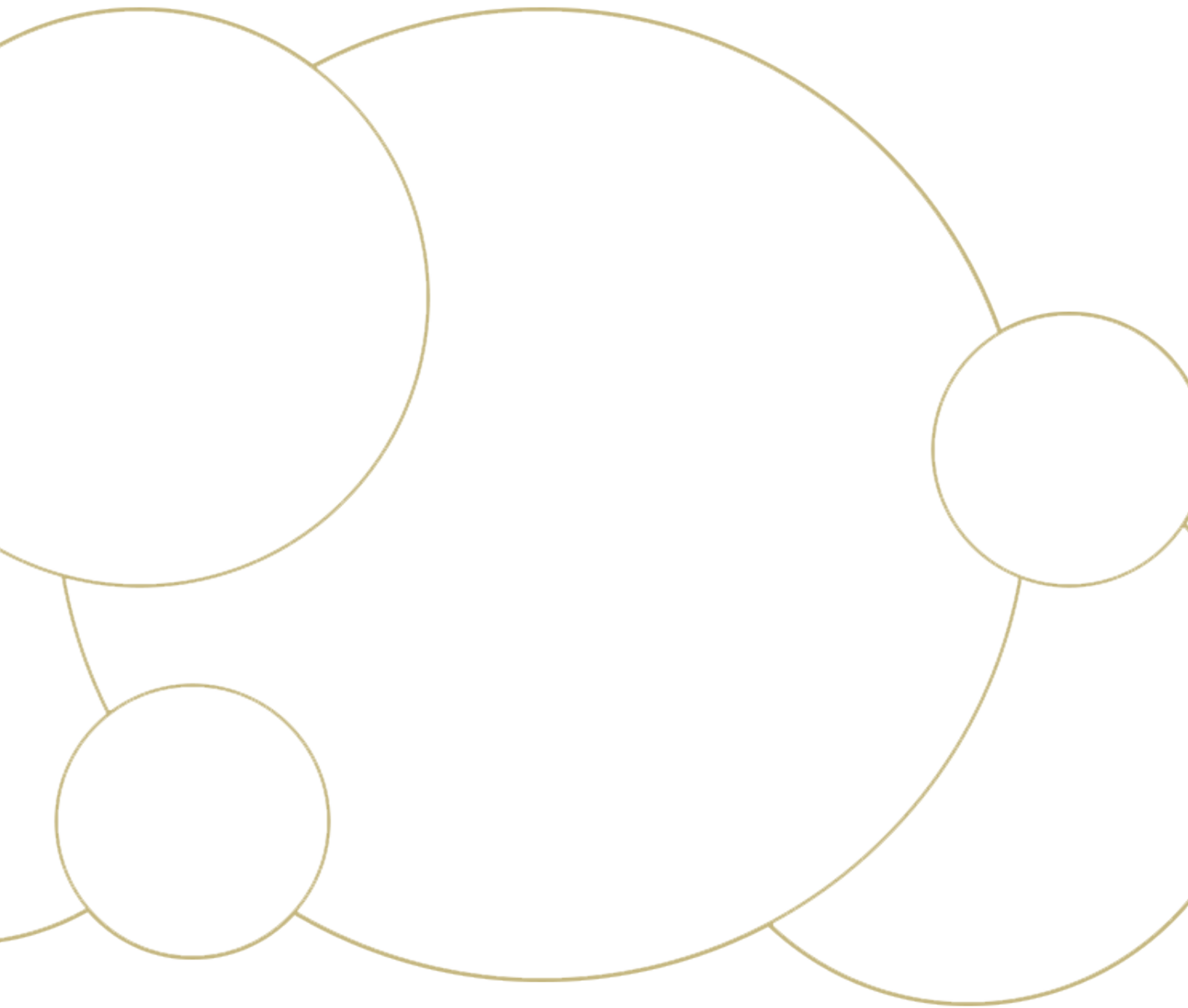




NORTHERN TERRITORY  
**PLANNING  
COMMISSION**

# Annual Report 2023-24





# Contents

<b>Letter to the Minister</b>	<b>i</b>	<b>Strategic planning framework</b>	<b>14</b>
<b>Chairman's message</b>	<b>1</b>	<b>Project updates</b>	<b>15</b>
<b>About the Northern Territory Planning Commission</b>	<b>2</b>	NT Strategic Directions Planning Policy	15
What we do	2	Greater Holtze	16
Developing strategic land use plans	2	Humpty Doo Rural Activity Centre	18
Providing statutory advice	2	Alice Springs - South of the Gap	20
Advocacy and collaboration	2	<b>Providing the Minister with information and advice to inform decisions</b>	<b>22</b>
Arrangements with the Department of Infrastructure, Planning and Logistics	3	Significant Development Proposals	22
Our members	3	Proposed Planning Scheme Amendments and Exceptional Development Permits	22
<b>Meetings</b>	<b>8</b>	<b>Financial performance</b>	<b>25</b>
<b>Our Strategic Plan 2022 - 2027</b>	<b>10</b>	Planning Commission budget	25
Vision	10	Operating statement	25
<b>Stakeholder engagement</b>	<b>12</b>		

# Letter to the Minister

Dear Minister

## **2023-24 Annual Report – Northern Territory Planning Commission**

I am pleased to present you with the annual report for the Northern Territory Planning Commission for the 2023-24 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 most of the work carried out by the Planning Commission was for the Greater Holtze Area Plan and the Humpty Doo Rural Activity Centre Area Plan. Both these plans were underpinned by comprehensive community and stakeholder engagement as well as studies to determine land capability, environmental values and requirements for both social and physical infrastructure. Both projects highlight the importance of this information for successful land use planning. The lessons learned from these projects are also informing the Commission's next priorities which include the preparation of an NT-wide Strategic Directions Planning Policy and subregional land use plans for the area south of Heavitree Gap in Alice Springs, and the Greater Weddell subregion including Middle Arm and Lloyd Creek.

The Commission has also engaged the community on the first stage of consultation about an NT-wide Strategic Directions Planning Policy. This policy is designed to bridge the gap between the high level "Objectives" in the *Planning Act 1999* by setting out how these Objectives are realised in the plans produced by the Commission. Feedback to the Commission indicates that there is a feeling in the community that expectations are evolving because technology is changing the way we live, commute and do business, and that we need to build our resilience to the effects of climate change. The Strategic Directions Planning Policy will set the stage to meet these expectations.

The Planning Commission looks forward to continuing engagement with community and stakeholders as we develop this important policy in the coming year.

The *Planning Act 1999* makes community engagement central to the planning process. The importance of consultation and robust background investigations cannot be overstated. Engaging with community and stakeholders, and conducting comprehensive research are essential for informed decision-making and effective policy development. We must, and will, continue to prioritise these elements to ensure sustainable and responsible planning.

Together, with the insights of our members and the support of our community, we look forward to the work of planning to accommodate anticipated growth of both Greater Darwin and Alice Springs. These plans will shape growth in these areas in the medium to long-term and will emphasise planning for integrated land use, transport, social and physical infrastructure to meet emerging needs for economic growth, community wellbeing, environmental sustainability and resilience.

As we reflect on the past year, we extend our gratitude to Allan McGill AM for his invaluable contributions to the Planning Commission as Chair of the Heritage Council. Allan's dedication and insights from his depth of experience have raised the quality of the work produced by the Commission. We wish him all the best in his future endeavours. We welcome Randle Walker as Chair of the Heritage Council and ex-officio member of the Planning Commission. Randle's expertise and insights will be vital as we continue our work. Thank you, Allan, for your service, and welcome, Randle.

# 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;
- 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 2023-24 the Planning Commission has provided expert advice and input to a number of initiatives and consultation processes at both Territory and national scale.



## Arrangements with the Department of Infrastructure, Planning and Logistics

Under section 81E of the *Planning Act 1999*, the Chief Executive of the Department of Infrastructure, Planning and Logistics (DIPL) 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.

DIPL 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 2023-24 the Planning Commission had seven members at any one time 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 almost 40 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 AM**  
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 Philip is the Chair of the Development Consent Authority, which is an independent statutory body responsible for determining development applications in the Territory.

Suzanne 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, Suzanne held the position of legal member and Chair of the NT Agent's Licensing Board, responsible for licensing real estate, business and conveyancing agents and investigating allegations and holding disciplinary inquiries about licensed agents.

Suzanne 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.



**Randle Walker**  
Ex officio member  
(appointed 26 February 2024)

Randle was appointed as chairperson of the Heritage Council on 26 February 2024.

Randle is the Chief Executive Officer of Centrecorp Aboriginal Investment Corporation (CAIC), a position he has held for the past 12 years as well as a member of the Alice Springs Major Business Group.

Previously the President of the Certified Practising Accountants (CPA) Northern Territory, Randle has also held positions with Tourism Central Australia, Central Australia Chamber of Commerce and the Alice Springs Regional Economic Development Committee.

Randle's finance and governance experience and skills are extensive and benefit community groups including Chair of the MacDonnell Regional Council Audit Committee, auditor for a range of community clubs and organisations, and Chair of the Alice Springs Meeting Place Foundation.



## Allan McGill AM

Ex officio member  
(7 May 2020 -  
31 January 2024)

Allan was appointed as a member of the Heritage Council of the NT, and as Chairperson, on 7 May 2020 through to 31 January 2024.

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. 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.



## Joel Andrew

Representative of the  
Local Government  
Association of the NT  
(appointed 14 April 2023)

Appointed to the Planning Commission on the nomination of the Local Government Association of the NT (LGANT), Joel commenced with Alice Springs Town Council in mid-2022 after moving to Alice Springs from New Zealand with his young family in 2019.

Joel brings with him experience in both government and private practice where he has held senior project roles for over 10 years. Before commencing with Alice Springs Town Council, Joel worked in senior construction roles in both Australia and New Zealand.

Joel holds a Masters of Construction in Project Management and has experience in managing complex projects of all shapes and sizes where he has gained substantial knowledge in technical infrastructure matters.



**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 board of Icon Water, 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.



# Meetings

In accordance with the *Planning Act 1999*, the Planning Commission is to meet as often as necessary; however, must meet at least 4 times per year.

## The Planning Commission held 7 meetings in 2023-24.

Meetings throughout 2023-24 have been conducted as a mix of in-person and video conferences.

MEETING	PRESENT	APOLOGY	
62 <sup>nd</sup> meeting: 27 July 2023	David Ritchie Suzanne Philip Paul Vogel	Allan McGill Joel Andrew Dorte Ekelund Fran Kilgariff	
63 <sup>rd</sup> meeting: 18 September 2023	David Ritchie Paul Vogel Suzanne Philip	Joel Andrew Dorte Ekelund	Allan McGill Fran Kilgariff
64 <sup>th</sup> meeting: 26 October 2023	David Ritchie Paul Vogel Allan McGill	Joel Andrew Dorte Ekelund Fran Kilgariff	Suzanne Philip
65 <sup>th</sup> meeting: 12 December 2023	David Ritchie Paul Vogel Suzanne Philip	Allan McGill Dorte Ekelund	Joel Andrew Fran Kilgariff

Table 1: Planning Commission meetings in 2023-24



MEETING	PRESENT		APOLOGY
66 <sup>th</sup> meeting: 4, 5, 6 & 7 March 2024	David Ritchie Paul Vogel Suzanne Philip	Randle Walker Joel Andrew Dorte Ekelund	Fran Kilgariff
67 <sup>th</sup> meeting: 15 April 2024	David Ritchie Paul Vogel Suzanne Philip	Randle Walker Joel Andrew Dorte Ekelund Fran Kilgariff	
68 <sup>th</sup> meeting: 18 June 2024	David Ritchie Suzanne Philip Randle Walker	Joel Andrew Dorte Ekelund Fran Kilgariff	Paul Vogel

Table 1 (con't): Planning Commission meetings in 2023-24

# 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.

### *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.

## ***Jobs and Infrastructure***

Plans and policies prepared by the Planning Commission will:

- integrate and align land use planning, infrastructure planning and transport planning
- protect long-term strategic industry and infrastructure corridors and nodes
- support improved efficiency of urban and regional infrastructure
- plan for a sufficient volume and balance of urban, commercial and industrial land for growth
  - protect priority horticultural land from urban encroachment and other 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 Commission's work
- collaborate with government agencies to maximise good planning outcomes
- strengthen and nurture engagement with Traditional Owners and the broader Aboriginal community.

## ***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.

# 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 2023-24, the Planning Commission engaged with stakeholders in relation to four projects. Further discussion on each of these projects may be found on the following pages.

A presence at both the Alice Springs and Darwin Shows in July 2023 showcased the work of the Planning Commission and provided an opportunity for the community to share their thoughts on key planning matters. Planning Commission members also engaged with stakeholders in regional centres, holding a meeting and a range of stakeholder events in the Katherine region in March 2024.

## Greater Holtze Area Plan

Engagement activities on the Greater Holtze Area Plan in 2023-24 were focused around the Planning Scheme Amendment process. This followed two stages of community and stakeholder engagement in 2022-23 to prepare the draft Area Plan.

## Humpty Doo Rural Activity Centre Area Plan

The Planning Commission in 2023-24 considered the outcomes of 3 stages of consultation and progressed the draft Area Plan to the Minister for consideration to amend the NT Planning Scheme 2020. Statutory Planning Scheme Amendment processes commenced in 2023-24 including, a further stage of exhibition of the draft Area Plan.



**LETTERS / MAIL-OUTS**

192



**FACE TO FACE**

583






### NT Strategic Directions Planning Policy

The Planning Commission is currently engaging with community and stakeholders in the preparation of an overarching NT Strategic Directions Planning Policy. The first stage of engagement on this exciting project commenced in May 2024, with further community and stakeholder engagement likely to occur throughout 2024-25 informing the development of the policy.

### Alice Springs South of the Gap Subregional Land Use Plan

The Planning Commission continues to undertake technical and background investigations to identify opportunities for the area identified by the Alice Springs Regional Land Use Plan south of Heavitree Gap. Community and stakeholder engagement, anticipated in 2024-25, will further inform the development of a draft Subregional Plan.



**WRITTEN SUBMISSIONS**  
51



**WEBSITE HITS**  
2400



**EMAILS SENT**  
468

# 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.

Since 2015, the Planning Commission has completed 14 land use plan projects, and as at 30 June 2023 is preparing five new land use plans in consultation with the community and key stakeholders, .

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, an Area Plan for Greater Holtze and Subregional Land Use Plans for Greater Weddell in the Darwin region and South of the Gap in Alice Springs. 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.



# Project updates

## Territory-wide Policy

### NT Strategic Directions Planning Policy

*Project Status: Ongoing*

The NT Planning Commission (NTPC) has identified the need for an overarching Strategic Directions Planning Policy (SDPP) to set the stage to meet community expectations and to provide direction on how the objectives of the Planning Act are to be achieved.

The Strategic Directions Planning Policy (SDPP) will provide an overarching, high-level framework to guide future strategic land use and development decisions in the Northern Territory.

It is envisaged that the SDPP will focus on 5 related core themes:

- Respect & Protect
- Liveable
- Connected & Efficient

- Prosperous & Productive
- Resilient & Responsive

These themes build on the objectives of the *Planning Act* and the range of considerations set out in the 'purpose of the strategic framework' contained within Part 2 of the NT Planning Scheme. They relate to matters of importance to land use and development in the NT.

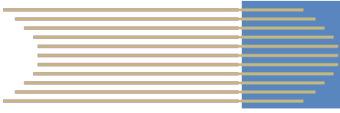
The release of a Discussion Paper in May 2024 has allowed the Planning Commission to hear from individuals and organisations from across the NT on the range of issues and topics that the Strategic Directions Planning Policy should address.

The Planning Commission looks forward to continuing conversations with community and stakeholders as we further develop this important project in 2024-25.

## Developing a Northern Territory

# STRATEGIC DIRECTIONS PLANNING POLICY





## Area Plan

### Greater Holtze

*Project status: Complete*

The Northern Territory Planning Commission commenced preparation of the Greater Holtze Area Plan (GHAP) in 2022-23. The Greater Holtze district includes Holtze, Kowandi, Howard Springs North and Holtze North localities.

The GHAP follows the inclusion of the Holtze to Elizabeth River Subregional Land Use Plan in the NT Planning Scheme in July 2022. It provides the next level of detailed planning for the Greater Holtze area.

The draft GHAP was prepared in close collaboration with a Project Control Group comprising representatives from the Litchfield Council, City of Palmerston Council and various NT Government agencies. Two stages of stakeholder engagement also informed the draft Area Plan.

The first stage of stakeholder consultation, conducted in June 2022, centred on a discussion paper that summarised the context and issues to be addressed through the preparation of an area plan. Feedback received through that stage of engagement informed the Commissions' preparation of the first draft GHAP.

A second stage of stakeholder engagement, with a focus on the first draft Area Plan, was then conducted from November 2022. Feedback from that second stage of engagement was used by the Planning Commission to finalise the draft Area Plan and recommend that the Minister for Infrastructure, Planning and Logistics include it in the Planning Scheme.





The proposed Planning Scheme Amendment was on statutory exhibition between 8 September and 6 October 2023 with the Planning Commission holding a hearing into submissions received on 5 June 2024.

Ahead of that hearing, the Department of Infrastructure, Planning and Logistics provided the Planning Commission with an altered version of the draft Greater Holtze Area Plan, responding to submissions received.

The Minister for Infrastructure, Planning and Logistics has now amended the Northern Territory Planning Scheme 2020 to include the Greater Holtze Area Plan.

Amendment #111 to the NT Planning Scheme 2020 came into effect on publication on the NT Government website on 2 August 2024.



### Humpty Doo Rural Activity Centre

*Project Status: Ongoing*

The NT Planning Commission began consultation on a land use plan for Humpty Doo and completed two rounds of community consultation in 2018.

Stage One consultation occurred in February and March 2018. The Planning Commission asked the community to imagine what the Humpty Doo Rural Activity Centre should look like in the future. This stage included a Discussion Paper that outlined what was already known about land tenure, the natural environment, infrastructure, traffic management options, and details on integrated land uses and land use transitions.

Stage 2 consultation, conducted in October and November 2018, presented a draft Area Plan and Planning Principles based on investigations and feedback received during Stage 1. During Stage 2, feedback was sought on the draft Area Plan that included potential areas for change, traffic management options, draft Planning Principles, and options to expand or reduce the extent of the Rural Activity Centre boundary.

Feedback from Stages 1 and 2 made it clear that further investigations into the arterial and local road networks of Humpty Doo were needed before land use plans could be finalised. In particular, the location of a future collector road network connecting Humpty Doo to other centres to the north and south, and the location and treatment of intersections along the Arnhem Highway when the highway is eventually duplicated was needed.

A final concept design for the future duplication of the Arnhem Highway between the Stuart Highway and Kostka Road intersections was completed by the NT Government Department of Infrastructure, Planning and Logistics and released to the community in late 2022.

The NT Planning Commission subsequently revised and updated the draft Humpty Doo Rural Activity Centre Area Plan, taking into account previous consultation and the outcomes of the Arnhem Highway Duplication Planning Study.





Stage 2B consultation, throughout June 2023, asked community and stakeholders to consider and provide feedback on a draft area plan incorporating the outcomes of the Arnhem Highway Duplication Planning Study including, a North-South connection either side of Arnhem Highway. .

Key matters raised through Stage 2B included:

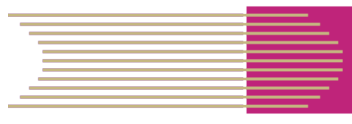
- protection of waterways, lagoons and seasonal wetlands
- identification of ecologically significant fauna and flora populations and habitat
- rural character and amenity
- traffic and associated light and noise pollution
- infrastructure, particularly the capability of infrastructure to service a growing population
- community facilities, including pedestrian and shared path networks.

Taking into account feedback received through 3 stages of community and stakeholder engagement and a range of technical and specialist advice, the Planning Commission finalised the draft HDAP, including a number of alterations specifically responding to the submissions and feedback received.

The Planning Commission presented the final draft Humpty Doo Rural Activity Centre Area Plan to the Minister for Infrastructure, Planning and Logistics to consider for inclusion in the NT Planning Scheme 2020 during 2023-24.

The Planning Commission looks forward to progression and finalisation of the Planning Scheme Amendment process in 2024-25





## Subregional Land Use Plan

### Alice Springs - South of the Gap

*Project Status: Ongoing*

Development in Alice Springs has traditionally been located predominantly to the 'North of the Gap' – 'The Gap' referring to Heavitree Gap – an opening between the MacDonnell Ranges which serves as the primary southern entrance into Alice Springs for road and rail.

Much of the developable land available for the continued growth of Alice Springs sits to the south of the Gap.

The overarching objective of the South of the Gap Subregional Plan is to provide a detailed land use plan for South of the Gap, in line with the vision expressed in the overarching Alice Springs Regional Land Use Plan. The plan is to be completed at a subregional level, providing a land use framework and associated policies to guide long term future development opportunities South of the Gap.

A number of preliminary investigations and background studies are currently being undertaken that will provide input into the South of the Gap subregional plan including land capability assessments.

Community and stakeholder engagement on this exciting project is anticipated during 2024-25.







# 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 2023-24.

## Proposed Planning Scheme Amendments and Exceptional Development Permits

In 2023-24 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 12 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
56	05/06/2024	N/A	<i>Application Type: PSA</i> Amend the NTPS2020 to include the Greater Holtze Area Plan	David Ritchie
55	11/12/2023	NT Portion 3164 (50) Lansdowne Rd, Lansdowne	<i>Application Type: EDP</i> Rooming Accommodation (Workers Village) and ancillary amenities including kitchen/dining and indoor/ outdoor recreational areas for up to 256 people, primarily to facilitate ongoing construction activities at RAAF Base Tindal	David Ritchie
54	04/12/2023	Section 3181 (398) Mermaid Cct, Dundee Beach, Hundred of Glyde	<i>Application Type: EDP</i> Variation to condition 4 of EDP20/0015 including changes to the carparking layout, a sea container addition, a storage container with a reduced side boundary setback and an additional accommodation room (wheelchair accessible)	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> Amend the NTPS2020 to streamline the provision of telecommunication facilities	08/09/2023	06/10/2023
N/A	<i>Application Type: PSA</i> Amendments to the Kilgariff Area Plan, including revised Kilgariff Locality and Land Use Plan & Kilgariff West Concept Plan	29/09/2023	27/10/2023
Lot 3074 (2) Parsons St, Town of Darwin	<i>Application Type: PSA</i> Rezone from LR (Low Density Residential) to LMR (Low-Medium Density Residential)	29/09/2023	27/10/2023



Table 3 (con't): Reports to Minister without hearings - Planning Scheme Amendments (PSA) and Exceptional Development Permits (EDP)

PARCELS	PURPOSE	EXHIBITION START	EXHIBITION END
Section 1860, 1870 & 1871 Wickham Point Rd, Hundred of Ayers	<i>Application Type: EDP</i> Variation to condition 1 of EDP02/0015 for the purpose of alterations and additions to an existing gas processing facility (shore crossing)	27/10/2023	24/11/2023
Lot 5773 (20) Mueller St, Town of Alice Springs	<i>Application Type: EDP</i> 2 x 3 bedroom dwellings-group in 2 x 1 storey buildings	30/06/2023	28/07/2023
Lot 773 (290) Robinson Rd, Borroloola	<i>Application Type: EDP</i> Dwelling-group (2 x 4 bedroom) in 2 single storey buildings within land subject to flooding	28/07/2023	01/09/2023
N/A	<i>Application Type: PSA</i> Amend the NTPS2020 to increase the maximum floor area of dwelling-independent in urban zones from 50m <sup>2</sup> to 75m <sup>2</sup>	04/08/2023	01/09/2023
Lot 9997 (12) Werlatye Crt, Town of Alice Springs	<i>Application Type: EDP</i> Subdivision to create 2 lots	16/06/2023	14/07/2023
Lot 3064 (78) Ross Smith Ave, Town of Darwin	<i>Application Type: PSA</i> Rezone from Zone LR (Low Density Residential) to Zone LMR (Low-Medium Density Residential)	28/07/2023	25/08/2023
Lot 678 (7) Wills Tce, Town of Alice Springs	<i>Application Type: PSA</i> Rezone part of site from Zone PS (Public Open Space) to Zone CP (Community Purpose)	09/06/2023	07/07/2023
Lot 2161 Town of Tennant Creek	<i>Application Type: PSA</i> Rezone from Zone R (Rural) to Zone CP (Community Purpose)	02/06/2023	30/06/2023
Lot 808 (15) Shamrock St, Town of Tennant Creek	<i>Application Type: EDP</i> Dwelling-group (3 x 2 bedroom) in 2 x 1 storey buildings	17/03/2023	14/04/2023



# 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 2023 to 30 June 2024, the Planning Commission expended about \$361 000 or 98.64 percent 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

	2023-24
	\$'000
<b>Income</b>	
Appropriation	366
<b>TOTAL INCOME</b>	<b>366</b>
<b>Expenses</b>	
Employees	91
Other expenses	
Planning Commission member remuneration	169
Purchases of goods and services	101
<b>TOTAL EXPENSES</b>	<b>361</b>
<b>NET SURPLUS (DEFICIT)</b>	<b>5</b>

### PLANNING COMMISSION BUDGET 2023-24

Budget \$'000	Estimate \$'000	% Change between budget and estimate	Actual \$'000	% Change between actual and estimate
366	366	5	361	1.36%







NORTHERN TERRITORY  
**PLANNING  
COMMISSION**