

**Joshua Allbeury**

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**Subject:** FW: Submission - PA2024/0100 - Planning Scheme Amendment

**From:** Gerard Rosse <[gerard@crtpc.com.au](mailto:gerard@crtpc.com.au)>  
**Sent:** Thursday, 18 July 2024 3:05 PM  
**To:** Das NTG <[Das.NTG@nt.gov.au](mailto:Das.NTG@nt.gov.au)>  
**Cc:** Planning NTG <[Planning.NTG@nt.gov.au](mailto:Planning.NTG@nt.gov.au)>  
**Subject:** Submission - PA2024/0100 - Planning Scheme Amendment

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Goo afternoon,

On behalf of the landowners of 79 and 85 Freds pass road, we would like to express our support for the proposed planning scheme amendment, specifically the designation of Urban Res over 79 and 85 Freds pass road which delivers sound planning outcomes over the sites.

Regards

**Gerard Rosse**  
Director

**M:** 0400 754 842 **E:** [gerard@crtpc.com.au](mailto:gerard@crtpc.com.au) **W:** [www.cunningtonrossetownplanning.com.au](http://www.cunningtonrossetownplanning.com.au)  
**A:** Darwin Corporate Park, Unit 6, T212, 631 Stuart Highway, Berrimah **P:** PO Box 36004 WINNELLIE NT 0821



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**Joshua Allbeury**

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**Subject:** RE: Query re Humpty Doo Rural Activity Centre

**From:** Renae Scown [REDACTED]  
**Sent:** Saturday, 20 July 2024 10:29 AM  
**To:** NTPlanning Commission <[NTPlanning.Commission@nt.gov.au](mailto:NTPlanning.Commission@nt.gov.au)>  
**Subject:** Query re Humpty Doo Rural Activity Centre

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Hi,

Regarding the Humpty Doo Rural Activity Centre, I still don't know or understand if the Arnhem Highway is duplicated if there will be enough room for me to pull out my gate, stop, get out and close the gate safely while my two young kids remain in the car or will I be parking them on the road of a 80km dual road and putting them in danger? Is that level of detail know at this stage? If not, when is this know? This significantly impacts on my submission

I have seen some spray paint marking out the front, within a meter of the gate. Could be completely unrelated.

Can I also clarify what a submission is? Is it just formal comment that is presented to the Minister?

Renae.

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**From:** NTPlanning Commission <[NTPlanning.Commission@nt.gov.au](mailto:NTPlanning.Commission@nt.gov.au)>  
**Sent:** Tuesday, 6 June 2023 12:52 PM  
**To:** Renae Scown <[nae\\_jade@hotmail.com](mailto:nae_jade@hotmail.com)>; NTPlanning Commission <[NTPlanning.Commission@nt.gov.au](mailto:NTPlanning.Commission@nt.gov.au)>  
**Cc:** scowny3 <[scowny3@bigpond.com](mailto:scowny3@bigpond.com)>  
**Subject:** RE: Feedback re Have your say about the Humpty Doo of the future

Thank you for your email

On behalf of the Northern Territory Planning Commission, I acknowledge receipt of your submission relating to the draft Humpty Doo Rural Activity Centre Area Plan.

Your submission has been registered and will be considered along with other feedback received during the consultation period. I do note that you have mentioned a meeting to be arranged as well as a number of questions. I will follow up on those matters and get back to you as soon as possible.

Information and updates about this project will continue to be available on the NT Planning Commission website at <https://planningcommission.nt.gov.au/> or <https://haveyoursay.nt.gov.au/>

If you have any further questions please contact the NT Planning Commission Secretariat on (08) 8924 7540.

Kind regards,

Karen

*On behalf of*

## NT Planning Commission

Floor 1, Energy House, 18-20 Cavenagh Street, Darwin  
GPO Box 1680, DARWIN, NT 0801

p ... 08 8924 7540

e ... [ntpc@nt.gov.au](mailto:ntpc@nt.gov.au)

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**From:** Renae Scown [REDACTED]  
**Sent:** Saturday, 3 June 2023 1:04 PM  
**To:** NTPlanning Commission <[NTPlanning.Commission@nt.gov.au](mailto:NTPlanning.Commission@nt.gov.au)>  
**Cc:** scowny3 [REDACTED]  
**Subject:** Feedback re Have your say about the Humpty Doo of the future

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Hi there,

To provide some background, WE live on the Arnhem Highway and have done so for over 10 years. Three houses down from the Hayball Road and Power Road intersection. Our office, where we type this email, looks straight out on the Arnhem Highway. We are watching cars go past. Mostly, the previous car in both directions is out of sight before we see the next. We understand this is planning for growth. I assume Humpty Doo has had growth in the last 10 years, however the Arnhem Highway seems to be no busier now than it was 10 years ago.

We don't know as what stage we provided our initial feedback. When the Arnhem Highway future duplication final concept plan was released in November 2022, none of our feedback had been considered. We see other people's feedback was incorporated in the Hayball Road and Power Road intersections. The same people who will complain that they have to now sit at traffic light much longer than they ever did to turn out freely. Assuming the traffic lights' timing are going to be set to not "restrict movement" of the 4 lane Arnhem Highway being so busy and all. This will be in the news, just like Rapid Creek traffic lights are today.

Forget about this intersection, one set of additional traffic lights is not our biggest concern. The plan for this intersection is just too funny! Nor do we care about the Stuart Highway as it doesn't affect us, just seems to work so well, so the best thing to do would be to bang another set of traffic lights in, right and "restrict movement". No shortage of space to use the same design for dual lane. We also no longer logically care about the plans in the business area.

Our biggest concern is that with the hard medium, we have to head away from the direction we want to go in 99% of the time. We can't express how frustrated we are by this. We are very sadly going to sell. We didn't move to the rural for it to feel like Bagot Road.

Questions:

- Is there still no budget?
- Will we there still be enough room to park on the side of the road and get out and close our gate and put our bin out and the garbage man being able to collect it without being run up the back of at 80km per hour? Remembering "safety" part of the concept and this occurring is the only major accident had on this road in 10 years, so we assume you would want to absolutely avoid creating more of that scenario as the number one priority. That would be a terrible look, NTG increases possibilities of the way someone lost their life to fix non existing issues 😊

Seriously, is it not Bagot Road and all of us out here live rural for a reason and don't want it to feel like Bagot Road. Sometime we see spray paint markings which raises these concerns.

Acknowledging with the questions, DIPL has offered to meet with us which we haven't yet. Mostly because we are not super concerned about the urgency to sell until budget is confirmed.

Renaë and Ben Scown  
[REDACTED]

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**From:** Simon Flavel <[REDACTED]> on behalf of transport planning <[transport.planning@nt.gov.au](mailto:transport.planning@nt.gov.au)>  
**Sent:** Tuesday, 6 December 2022 10:50 AM  
**To:** Renaë Scown [REDACTED]  
**Cc:** transport planning <[transport.planning@nt.gov.au](mailto:transport.planning@nt.gov.au)>  
**Subject:** RE: Arnhem Highway future duplication final concept

Thank you Renaë. We'll wait to hear if you'd like a briefing. Our Christmas Shutdown is 23 December 22 – 3 January 23, so happy to discuss before or after those dates.

Best regards,

**Transport Planning**  
Transport & Civil Services  
Department of Infrastructure, Planning and Logistics  
Northern Territory Government

Level 3, Highway House, 14 Palmerston Circuit, Palmerston  
PO Box 61, PALMERSTON NT 0831

t. 08 8924 7118  
m. 0499 458 864  
e. [transport.planning@nt.gov.au](mailto:transport.planning@nt.gov.au)

**nt.gov.au**

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**From:** Renaë Scown [REDACTED]  
**Sent:** Saturday, 3 December 2022 9:29 AM  
**To:** transport planning <[transport.planning@nt.gov.au](mailto:transport.planning@nt.gov.au)>  
**Subject:** Re: Arnhem Highway future duplication final concept

Thanks, I may take you up on your offer in the future. I believe Treasury have 40B budget bids. So I am not concerned the funding is getting through this year.

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**From:** Simon Flavel [REDACTED] on behalf of transport planning  
<[transport.planning@nt.gov.au](mailto:transport.planning@nt.gov.au)>  
**Date:** Tuesday, 29 November 2022 at 5:51 pm  
**To:** "[REDACTED]"  
**Cc:** transport planning <[transport.planning@nt.gov.au](mailto:transport.planning@nt.gov.au)>  
**Subject:** Arnhem Highway future duplication final concept

Hi Renae,

Thank you for emailing us about the [Arnhem Highway duplication concept plan](#). We have provided further information below about the project timing, the Hayball/Power Road intersection and the overall project.

The project team is also available to meet with you to talk through the concept plan at any time that's convenient to you.

### **Timing**

There is currently no funding committed for construction of the duplication, so the timing to undertake the duplication works is currently unknown. The project is at a concept plan stage.

### **Hayball Road and Power Road intersection**

A key reason for the four-way signalised intersection at Hayball Road and Power Road is to maintain safe and direct access to properties along these roads in all directions when the highway is duplicated. In late 2021 during Stage 1 consultations, the project team heard concerns that the initial concept plan for the Arnhem highway duplication would limit access into and out of the Hayball Road and Power Road intersection. This is because the initial concept plan would have required a restricted left in, left out access for Power Road and a restricted left in, left out and right in only for Hayball Road. Based on that feedback, the revised concept plan is now a four way signalised intersection at Hayball Road/Power Road to maintain safe and direct access in all directions, rather than restricted movements.

The four way signalised intersection will also facilitate a potential future north-south collector route through Humpty Doo for future connectivity.

### **Overall concept plan**

The project team would be happy to meet with you to discuss any other aspect of the concept plan, including the other changes proposed to improve safety and ease traffic pressure around the Freds Pass intersection.

Please do not hesitate to contact us on the details below if you would like a further briefing or require any other information.

Best regards,

### **Transport Planning**

Transport & Civil Services  
Department of Infrastructure, Planning and Logistics  
Northern Territory Government

Level 3, Highway House, 14 Palmerston Circuit, Palmerston  
PO Box 61, PALMERSTON NT 0831

t. 08 8924 7118  
m. 0499 458 864  
e. [transport.planning@nt.gov.au](mailto:transport.planning@nt.gov.au)

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**From:** Renae Scown [REDACTED]  
**Sent:** Tuesday, 22 November 2022 9:46 PM  
**To:** transport planning <[transport.planning@nt.gov.au](mailto:transport.planning@nt.gov.au)>  
**Cc:** scowny3 [REDACTED]  
**Subject:** Arnhem Highway future duplication final concept

Where are the timesframes for the Arnhem Highway future duplication??? I need time to sell and move. None of our feedback was included. Seems one or two business jump up and down the loudest. I find it hard to believe anyone thought Hayball and Power road needed traffic lights. And the intersection that has all the accidents doesn't. None of it makes any sense. I am only aware of one accident on Hayball in 10 years of living out the front of it was so minor don't think the police were even called.

**Joshua Allbeury**

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**From:** Carrie White <carrie.white@education.nt.gov.au>  
**Sent:** Monday, 22 July 2024 3:56 PM  
**To:** Planning NTG  
**Cc:** Joshua Allbeury; Hdps Council  
**Subject:** TRM: Proposed Arnhem Highway Upgrade

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi

I am reaching out in the interest of Humpty Doo Primary School to ask how our school will be impacted by the intended Arnhem Highway upgrades and subsequent extension of Challenor Circuit and proposed signalised intersections along Freds Pass Road.

Currently we have a very unsafe school crossing which we have campaigned Litchfield Council for support to improve driver awareness and better signage to indicate a school is imminent, to no avail. A petition was also submitted to cabinet through our local member, again seeking support to improve the safety of the crossing for our students and families.

As per the proposed upgrades and changes, our school crossing to where an interim parent carpark exists will be between 2 sets of traffic signals. Just wondering if this has been considered or factored into at all and what our school crossing and carpark may look like in regard to this proposal?

Kind Regards

Carrie

*Carrie White*  
**Principal**

**Humpty Doo Primary School  
Department of Education  
Northern Territory Government**

**50 Fred's Pass Rd  
PO Box 46  
Humpty Doo NT 0836  
Phone: (08) 7923 0400  
e: [carrie.white@education.nt.gov.au](mailto:carrie.white@education.nt.gov.au)  
w: [www.education.nt.gov.au](http://www.education.nt.gov.au)**

Dear NTPC

Response to the final draft of the Humpty Doo Activity Centre.

My response is one of complete disappointment. It seems that this activity centre plan has been determined by the planners from day one and no matter how hard one tries to respond with sensible suggestions, views that have the protection of the rural amenity as their basis, the planners ignore those views, and nothing changes. This happened when I responded to the Coolalinga and Howard Springs plans. Not only is there no real change but reasons for rejecting those suggestions are not given. They are mentioned but seemingly ignored. It seems the planners reckon the planning scheme is sacrosanct and is therefore all that matters. The planning schemes did not have wide support from rural people, but Minister who approved them wasn't concerned. The planners won and their formulated urban based thinking won.

I am not going to repeat all the ideas and suggestions I put in my previous submission but just to say that I find the statement that *some of the things we heard most strongly at that time were the importance of retaining the rural character of Humpty Doo* were just paper words because when you introduce 500 large suburban blocks into the rural area you do not retain the rural character you destroy it.

I know nothing will change but I believe this draft plan should be binned and a new rural friendly plan replace it.

Kind regards

Gerry Wood

Howard Springs



**Joshua Allbeury**

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**Subject:** RE: Submission- Humpty Doo Rural Activity Area Plan.

**From:** alysia weetra [REDACTED]

**Sent:** Monday, 29 July 2024 3:35 PM

**To:** NTPlanning Commission <[NTPlanning.Commission@nt.gov.au](mailto:NTPlanning.Commission@nt.gov.au)>; Das NTG <[Das.NTG@nt.gov.au](mailto:Das.NTG@nt.gov.au)>

**Subject:** Submission- Humpty Doo Rural Activity Area Plan.

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To Whom It May Concern,

I wish to make a submission to the NT Planning Commission to include Marjerrison Drive in the Humpty Doo Rural Activity Centre Area Plan.

Marjerrison Drive is less than 500m from the Jakira Estate subdivision which has lot sizes from 450m<sup>2</sup> - 800m<sup>2</sup>.

To the west of Marjerrison drive the current proposal goes as far south as the boundary of Marjerrison Drive and includes Dalgety Road which is adjacent to Marjerrison Drive. The proposal also goes as far east along Strangways Road in line with the boundary of Marjerrison Drive.

I believe the area within the Marjerrison Drive boundary complies with the relevant policy in the Litchfield Subregional Land Use Phase wherein it is in close proximity to community facilities.

Can you please advise if you require further information to facilitate including Marjerrison Drive into the current subdivision plans.

Regards,  
Alysia Weetra

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**Joshua Allbeury**

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**From:** a.bull7 [REDACTED]  
**Sent:** Wednesday, 31 July 2024 3:25 PM  
**To:** Planning NTG; [REDACTED] Joshua Allbeury  
**Subject:** TRM: Humpty Doo Rural Activity Centre Area Plan - Query

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Good Afternoon

This is our submission for the above.

I am writing in response to the latest information sent through in regards to the Humpty Doo Rural Activity Centre and changes that have been put forward.

We live at [REDACTED] Power Road which seems to be in the centre of some of the changes planned.

1. Power Road to be changed to a through road from Girraween down to Arnhem Highway. This is going to become a Race Track - are you going to put in speedbumps? How are you going to divert the water that floods this Road every wet season? By diverting the flooding will this cause flooding onto our block which at this stage does not really get affected?

Traffic Lights put at Junction of Arnhem highway and Power Road. What will this achieve we have not had accidents at this Junction, surely this would be more useful at the Fred's pass turn off to the shops where accidents occur constantly.

2. Potential Road to be put through block next door to ours (40) so access from Kennedy through to Power.....Why is this necessary what is this going to achieve? How far in will the road be? Is there going to be a border between our block and the road?

With just two of the items above we are suddenly going to be surrounded by roads and excessive noise that is not Why we moved rural.

3. Development opposite our block in the vacant land Power road/Arnhem highway. How far from Power Road will the blocks start? How big will the blocks be? Where will the entrance be to access this rural development, from what I can see it will nearly be opposite our block so another road to add to the noise pollution. What about the wildlife, flora and fauna that exist on that land, How will that be handled?

We are concerned our rural way of life with the additional roads and traffic, excessive noise could devalue our property. Are the council going to pay us for the inconvenience and loss of value?

We understand there are more steps and nothing has been approved but these are our concerns.

Regards  
Ann-Marie Bull

Sent from my Galaxy

**Joshua Allbeury**

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**From:** Natalie Smith [REDACTED]@gmail.com>  
**Sent:** Thursday, 1 August 2024 10:29 AM  
**To:** Das NTG; NTPlanning Commission  
**Cc:** Joshua Allbeury  
**Subject:** TRM: Include Marjerrisson Drive in the new area plan

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To Whom It May Concern,

I would like to make a submission to the NT Planning Commission to include Marjerrisson Drive in the Humpty Doo Rural Activity Centre Area Plan.

I grew up in Marjerrisson Drive & we walked to school, we walked to the shops. We were so close to all the facilities including the Villiage Green & the local Church. Marjerrisson Drive is less than 500m from the Jakira Estate subdivision which has lot sizes from 450m<sup>2</sup> - 800m<sup>2</sup>. We walked past this property to get to school.

To the west of Marjerrisson drive the current proposal includes the boundary of Marjerrisson Drive and includes Dalgety Road which is adjacent to Marjerrisson Drive. The proposal also includes parts of Strangways Road in line with the boundary of Marjerrisson Drive.

Marjerrisson drive is a cal-de-sac (dead end road) but so is Collard Road & Spencely Road is a dead end road (cul-de-sac) but they are both included in the current area plan.

8:36

31%

Dalgety Rd, Humpty Doo NT 0...

Collard Road

Arnhem Hwy

6 min

5 min

Polar Excavations

Strangways Rd

Drive

Preview

Share

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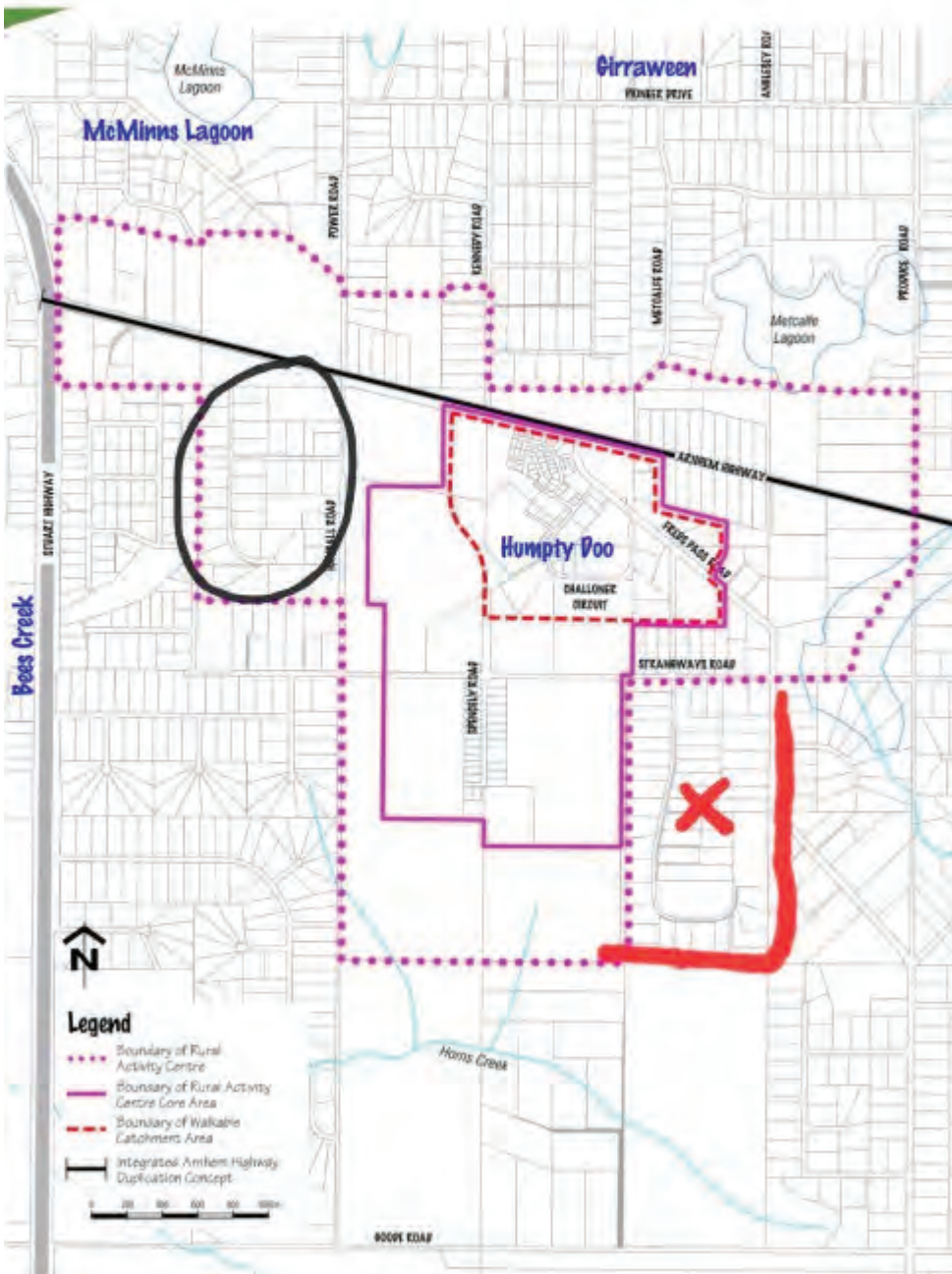
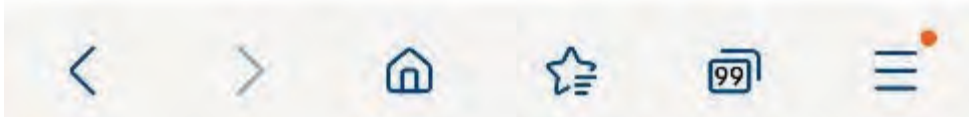


Figure 1: Locality Plan – Humpty Doo Rural Activity Centre & Integrated Arnhem Hwy Duplication Concept



I believe the area within the Marjerrison Drive boundary complies with the relevant policy in the Litchfield Subregional Land Use Phase wherein it is in close proximity to community facilities.

I would like to see the inclusion of Marjerrison Drive into the current subdivision plans.

Kind regards

Natalie Valastro

■■■■ Marjerrison Drive, Humpty Doo

Mobile : ■■■■■■

Northern Territory Planning Commission

Level 1 Energy House

18-20 Cavenagh Street

Darwin NT 0800

[ntpc@nt.gov.au](mailto:ntpc@nt.gov.au)

Mathew Salter

PO Box 1237

Howard Springs  
0835

August 2, 2024

Mob 040999 2020

Dear Sir/Madam,

RE: Response to Draft Humpty Doo Rural Activity Centre Plan

I am disappointed with the Northern Territory Planning Commission's Coolalinga Rural Activity Centre Plan. Why? Because it allows one-acre (4,000sqm) blocks to be built on Pencilflower Road, Bees Creek – which is miles from the Coolalinga Activity Centre. After reading the Humpty Doo Area Plan, I am surprised that the Northern Territory Planning Authority appears to have made the same mistake with the Draft Humpty Doo Area Plan.

How can blocks close to the Stuart Highway, three kilometers from the Village Centre of Freds Pass Road, be allowed to be subdivided into what is *ostensibly* urban blocks. This is not part of the Humpty Doo Village Centre? Your own report says that the village centre should be walkable – about 500m?

I have investigated and discussed the 'walkability' of this area and have had terrible feedback, especially from school aged children who have to cross the Arnhem Highway. These students have less than a kilometre to walk to get to the village centre and there is no footpath until you cross the highway... and in the wet season, 'It is even worse'. What reasoning have you used to extend the Village Centre three kilometers to the Stuart Highway? Have you applied any 'on the ground'

research – or is the research anecdotal?<sup>i</sup> i.e. Done from a desktop.

Rural residents and the Planning Commission do not agree on what constitutes a ‘rural block’. The Planning Commission says a rural block is 1-acre or 4,000sqm. This is not rural. This is a large urban block. Residents suffering the wall-to-wall housing in Palmerston see 4,000sqm as ‘room to swing a cat’ and these young couples have visions of Xanadu -as they strip *all* the vegetation<sup>ii</sup> off the block and plant exotic palm gardens and lawn. A true urban block is 1-hectare (two and a half acres) which allows the resident to have room for a quad or a horse and a vegetable garden and fruit trees. One-acre blocks should be confined to the Village Centre and should be classed as urban. So what does the Planning Commission define as the smallest rural block, and what is the basis for this definition?<sup>iii</sup>

Litchfield Council manages a range of housing types. Most residents live on 5-acre blocks, however there are 1-acre subdivisions in Howard Springs, Coolalinga and Humpty Doo. These take much more management than larger blocks.

At Humpty Doo there are fragile environmental considerations to consider, I would imagine that council would insist on underground storm water. And as the Planning Commission is proposing to increase the population along the Arnhem Highway tenfold, then a tenfold increase in storm water (run-off) will affect the existing creeks and streams. To the west of the Draft Humpty Doo Area Plan you have overflows from McMinns Lagoon running into Collard Creek that runs into Bees Creek and the Elizabeth River. This catchment is important and must be preserved, especially as it goes under the highway. As we go east there is dramatic seasonal flooding at Power Road that has magnificent wetlands that will need to be monitored<sup>iv</sup> and



preserved. As we travel further east -Metcalf Lagoon has already have been identified as a significant area of conservation importance, that overflows into Horne Creek. As you travel further east, there is the Edwin Creek which if the proposal goes ahead – will sustain a tenfold increase in water flows from underground storm water that will affect a range of valuable aquatic and riverine species.<sup>v</sup>

During my time researching this proposal, I have studied the intersection of Freds Pass Road and the Arnhem Highway. I discovered that every week day more than 500 road trains power through this intersection. The trucks can be heard up to 30 seconds before they arrive, they are noisy and dusty and the fumes from the diesel engines are not conducive to high density living.

Besides, everyone who has lived in the Top End for more than five years knows that during the dog days of October and November, rural people keep sane by relaxing on their back veranda after work, watching the kids play in a shady (bush) back garden, where they can sit and relax - because they have room. This has been a hallmark of the rural area since the 1970's.

I fear that the Draft Humpty Doo Area Plan has not properly consulted with residents and it has not provided detail listings of what the plan involves. Only now are residents beginning to understand what the outcomes will look like. By hiding information and by not being open and transparent or definitive, I fear that this proposal is just a cash grab by government at the expense of rural residents. Rural residents are smart, and they know that the development of the rural area happened organically or holistically or should we say that it was 'ad-hoc!'

This does not mean that the Northern Territory Government make an ad-hoc area plan – more than 50 years on.

It is embarrassing. How do you maintain the rules around septic tanks and bores when you invite owners of a 5-acre blocks to subdivide into 4 x 1-acre blocks. Surely the 100m distancing for bores and septic tanks would have to be maintained – or does this Draft Area Plan allow for rules to be bent.<sup>vi</sup> Likewise with town water. Is it feasible to get town water to people who are prospective developers - when Power and Water don't have any idea of (what order) or at (what time) prospective developers will want to do their subdivisions.

It is going to be even more difficult with roads. This is normally undertaken by the subdivider, but if you want to subdivide and your neighbour does not... then are you are stymied from developing?<sup>vii</sup>

Why does the Planning Authority make life difficult for itself. Why does the Planning Authority want to interrupt the lives of residents -many who have lived on their blocks for more than twenty years. Why would the Planning Authority want to compromise residents 'rural amenity' -which potentially can be shattered by neighbours subdividing 4 x 1-acre lots next door.

A simple alternative is to look at Tony Hardwick's and Frazer Henry's large undeveloped blocks on the Stuart Highway at Noonamah. These blocks have little vegetation, have town water passing and it allows for NT Planning Commission to do what it does best, plan from a position of strength, that is with a blank canvas -to create Noonamah Village Centre, which could adjoin the future city of Weddell.

I have spoken to the Roads Division of the Department of Infrastructure Planning and Logistics -who also visited Litchfield

Council regarding the duplication of the Arnhem Highway – and they said, ‘There was no news in the near future.’

Summary.

Within 500m of the Village Centre urban blocks should be developed. These should be linked into the existing sewerage network, and these will require reticulated water, and will require Litchfield Council’s subdivision standards regarding roads and underground drainage.

Outside of the Village Centre the minimum sized blocks must be rural, (that is one hectare).

The original plan of screening the highway with native vegetation is working well and should continue. But more importantly the Planning Commission must ensure that the sources of creeks (that drain under the highway) are preserved and generous allocation to wetlands will ensure that these creeks feed the river networks.

The tenfold densification of the rural population will have a massive impact on trucks hauling building materials from Mt Bundy, and the proposed sets of traffic lights (with pedestrian crossing) will add to the noise, fumes and dust associated with this development.

Yours faithfully

Mathew Salter

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<sup>i</sup> What is the basis for making such a long Village Centre?

<sup>ii</sup> What is the rule around clearing an entire one-acre block?

<sup>iii</sup> What is the smallest rural block, and what is the reason for defining it as rural?

<sup>iv</sup> How is the planning authority monitoring the boundaries of the wetlands and how will stormwater be incorporated into these conservation zones?

<sup>v</sup> Has the planning authority listed the species that are currently in these areas? Are they being monitored?

<sup>vi</sup> Do the 100m rules still apply to proposed subdivisions?

<sup>vii</sup> How do you get the developer to build roads?

## Tania Wright

---

**From:** Bernie Ingram  
**Sent:** Friday, 5 July 2024 8:09 AM  
**To:** EDTSS DIPL  
**Cc:** Passenger Transport  
**Subject:** RE: 'PA2024/0100 No location specified' - New Application Submitted

Hi Tania

No comment from Passenger Transport.

Thanks.

Bernie

### Bernie Ingram

Director  
Passenger Transport  
Department of Infrastructure, Planning and Logistics

Floor 2, Energy House, 18 Cavenagh Street, Darwin  
GPO Box 2520, Darwin, NT 0801

t. 08 8924 7501  
m. 0448 955 661  
e. [bernie.ingram@nt.gov.au](mailto:bernie.ingram@nt.gov.au)  
e. [passenger.transport@nt.gov.au](mailto:passenger.transport@nt.gov.au)  
w. nt.gov.au



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**From:** EDTSS DIPL <EDTSS.DIPL@nt.gov.au>  
**Sent:** Friday, 5 July 2024 7:13 AM  
**To:** Bernie Ingram <Bernie.Ingram@nt.gov.au>  
**Cc:** EDTSS DIPL <EDTSS.DIPL@nt.gov.au>; Passenger Transport <passenger.transport@nt.gov.au>  
**Subject:** FW: 'PA2024/0100 No location specified' - New Application Submitted

Bernie,

Below for your information and or action please.

Thanks

Regards

### Tania Wright

Executive Information Coordinator  
Transport Safety and Services  
Department of Infrastructure, Planning and Logistics

Level 2, Energy House, 18-20 Cavenagh Street, Darwin  
GPO Box 2520, Darwin, NT 0801

t. 08 8924 7168  
e. [Tania.wright@nt.gov.au](mailto:Tania.wright@nt.gov.au)  
e. [EDTSS.DIPL@nt.gov.au](mailto:EDTSS.DIPL@nt.gov.au)  
w. nt.gov.au



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**From:** Planning NTG <[Planning.NTG@nt.gov.au](mailto:Planning.NTG@nt.gov.au)>  
**Sent:** Friday, July 5, 2024 5:11 AM  
**To:** EDTSS DIPL <[EDTSS.DIPL@nt.gov.au](mailto:EDTSS.DIPL@nt.gov.au)>  
**Subject:** 'PA2024/0100 No location specified' - New Application Submitted

Dear Transport Safety and Services - DIPL,

A proposed planning scheme amendment to Include the Humpty Doo Rural Activity Centre Area Plan in the NT Planning Scheme at (no address specified) is to be subject to a 28 day public exhibition period, commencing 05/07/2024 and closing on 02/08/2024.

This application can be [viewed](#) and comments can be made through [ILIS](#) until 02/08/2024.

If you have an enquiries, please feel free to contact Lands Planning Darwin, 8999 8963.

Kind Regards,  
Lands Planning

**Joshua Allbeury**

---

**Subject:** RE: 'PA2024/0100 No location specified' - New Application Submitted

**From:** Sonia Mu <[Sonia.Mu@nt.gov.au](mailto:Sonia.Mu@nt.gov.au)> **On Behalf Of** Strategy Policy Coordination DITT

**Sent:** Monday, 8 July 2024 1:36 PM

**To:** Planning NTG <[Planning.NTG@nt.gov.au](mailto:Planning.NTG@nt.gov.au)>

**Cc:** Strategy Policy Coordination DITT <[StrategyPolicyCoordination.DITT@nt.gov.au](mailto:StrategyPolicyCoordination.DITT@nt.gov.au)>; Brett Easton <[Brett.Easton@nt.gov.au](mailto:Brett.Easton@nt.gov.au)>

**Subject:** RE: 'PA2024/0100 No location specified' - New Application Submitted

Good afternoon Lands Planning,

No comments from DITT in relation proposed to the planning scheme amendment to include the Humpty Doo Rural Activity Centre Area Plan in the NT Planning Scheme.

Please let me know if you have any questions.

Kind regards,

**Sonia Mu**

Manager, Resource Regulatory Reform

t. +61 8 8999 7020 | e. [sonia.mu@nt.gov.au](mailto:sonia.mu@nt.gov.au)

**Department of Industry, Tourism and Trade**

**Northern Territory Government of Australia**

Level 4 Paspalis Centrepoint, 48-50 Smith Street, Darwin

GPO Box 4550, Darwin, NT 0801

[theterritory.com.au](http://theterritory.com.au) [industry.nt.gov.au](http://industry.nt.gov.au)

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**From:** Planning NTG <[Planning.NTG@nt.gov.au](mailto:Planning.NTG@nt.gov.au)>

**Sent:** Friday, 5 July 2024 5:11 AM

**To:** Strategy Policy Coordination DITT <[StrategyPolicyCoordination.DITT@nt.gov.au](mailto:StrategyPolicyCoordination.DITT@nt.gov.au)>

**Subject:** 'PA2024/0100 No location specified' - New Application Submitted

Dear Department of Industry, Tourism and Trade - Primary Industries,

A proposed planning scheme amendment to Include the Humpty Doo Rural Activity Centre Area Plan in the NT Planning Scheme at (no address specified) is to be subject to a 28 day public exhibition period, commencing 05/07/2024 and closing on 02/08/2024.

This application can be [viewed](#) and comments can be made through [ILIS](#) until 02/08/2024.

If you have an enquiries, please feel free to contact Lands Planning Darwin, 8999 8963.

Kind Regards,  
Lands Planning



**Aboriginal Areas  
Protection Authority**

protecting sacred sites across the territory

Planning NTG  
[Planning.NTG@nt.gov.au](mailto:Planning.NTG@nt.gov.au)

Dear Planning NTG,

### **PA2024/0100 – Humpty Doo Rural Activity Centre Area Plan**

We refer to the above application for a development permit.

As stated in our original comment dated 29 June 2023, AAPA recommends that the applicant apply for an Authority Certificate in accordance with section 19B of the *Northern Territory Aboriginal Sacred Sites Act 1989* prior to undertaking any development activity as there are recorded sacred sites in the vicinity of the subject land which could be damaged by development activities. This has been referenced on page 17 of the draft Humpty Doo Rural Activity Centre Area Plan.

In the absence of an Authority Certificate, a body corporate or an individual who undertakes work on a sacred site will be committing an offence against the Sacred Sites Act and may be subject to penalties of up to 400 penalty units or imprisonment for 2 years (or 2000 penalty units in the case of a body corporate). Additional offences under the Sacred Sites Act may also apply.

#### Background Information

AAPA is a statutory authority responsible for overseeing the protection of Aboriginal sacred sites on land and sea across the Northern Territory.

The protection of sacred sites is recognised by the Northern Territory Government and the broader Territory community as an important element in the preservation of the Territory's cultural heritage, for the benefit of all Territorians. AAPA seeks to strike a balance between the protection of sacred sites and development in the Northern Territory.

Yours sincerely,

Jayde Manning  
Ministerial/Policy Officer  
8 July 2024

cc: Mr Joshua Allbeury – [Joshua.allbeury@nt.gov.au](mailto:Joshua.allbeury@nt.gov.au)



Department of **TERRITORY  
FAMILIES, HOUSING &  
COMMUNITIES**

Level 1, JHV2, Jape Home Maker Village  
356 Bagot Road, Millner

Postal address  
PO Box 37037  
Winnellie NT 0821

E [heritage.branch@nt.gov.au](mailto:heritage.branch@nt.gov.au)

T 08 8999 5039

File reference  
HCD2024/00123

11 July 2024

Dear Development Assessment Services

**Re: Inclusion of Humpty Doo Rural Activity Centre Area Plan in in the NT Planning Scheme**

The Northern Territory Government's Heritage Branch administers the *Heritage Act 2011* and provides authoritative advice about obligations under the *Heritage Act 2011*, including steps to take to manage the impact of proposed work on Aboriginal and Macassan archaeological places and objects

Under the Northern Territory's Heritage Act 2011 (the Act):

1. All provisionally declared and declared heritage places and objects are protected;
2. All Aboriginal or Macassan archaeological places and objects (including ancestral remains) are automatically protected - this includes places and objects not previously recorded;
3. There is an obligation to notify of the discovery of Aboriginal or Macassan archaeological places or objects

There is no mention of heritage or Aboriginal cultural heritage within the draft Humpty Doo Rural Activity Centre Area Plan.

There is a very real possibility of Aboriginal archaeological material existing in the undeveloped areas incorporated in the Area Plan, particularly those areas that adjoin the two watercourses within the broadest boundary of the area plan.

The NT Planning Scheme requires development proposals to demonstrate compliance with the *Heritage Act 2011*. This should be reflected in the draft Humpty Doo Rural Activity Centre Area Plan.

Yours sincerely

Samantha Wells  
Senior Heritage Officer



**Joshua Allbeury**

---

**Subject:** RE: 'PA2024/0100 No location specified' - New Application Submitted

**From:** MichaelJ Howard <[MichaelJ.Howard@nt.gov.au](mailto:MichaelJ.Howard@nt.gov.au)> **On Behalf Of** DevRoads NTG  
**Sent:** Thursday, 25 July 2024 9:30 AM  
**To:** Planning NTG <[Planning.NTG@nt.gov.au](mailto:Planning.NTG@nt.gov.au)>; DevRoads NTG <[DevRoads.NTG@nt.gov.au](mailto:DevRoads.NTG@nt.gov.au)>  
**Subject:** RE: 'PA2024/0100 No location specified' - New Application Submitted

Hi Joshua,

I am pleased to advise that the Transport and Civil Services Division (TCSD), Department of Infrastructure, Planning and Logistics (DIPL) has no objection in principle to the planning application PA2024/0100 submitted 05 July 2024.

Cheers

**Michael Howard**

Technical Assessment Officer,  
Corridor Management and Design, Transport & Civil Services  
Department of Infrastructure, Planning and Logistics  
Northern Territory Government

Level 3, Highway House, Palmerston Circuit, Palmerston  
PO Box 61, Palmerston NT 0831

p... (08) 89994815  
e... [Michaelj.Howard@nt.gov.au](mailto:Michaelj.Howard@nt.gov.au) | [DevRoads.NTG@nt.gov.au](mailto:DevRoads.NTG@nt.gov.au)  
w... [www.nt.gov.au](http://www.nt.gov.au)

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**From:** Planning NTG <[Planning.NTG@nt.gov.au](mailto:Planning.NTG@nt.gov.au)>  
**Sent:** Friday, 5 July 2024 5:11 AM  
**To:** DevRoads NTG <[DevRoads.NTG@nt.gov.au](mailto:DevRoads.NTG@nt.gov.au)>  
**Subject:** 'PA2024/0100 No location specified' - New Application Submitted

Dear Transport Planning - DIPL,

A proposed planning scheme amendment to Include the Humpty Doo Rural Activity Centre Area Plan in the NT Planning Scheme at (no address specified) is to be subject to a 28 day public exhibition period, commencing 05/07/2024 and closing on 02/08/2024.

This application can be [viewed](#) and comments can be made through [ILIS](#) until 02/08/2024.

If you have an enquiries, please feel free to contact Lands Planning Darwin, 8999 8963.

Kind Regards,  
Lands Planning

**Joshua Allbeury**

---

**Subject:** RE: 'PA2024/0100 No location specified' - New Application Submitted

**From:** Allan Warchot <[Allan.Warchot@nt.gov.au](mailto:Allan.Warchot@nt.gov.au)>

**Sent:** Monday, 29 July 2024 11:33 AM

**To:** Planning NTG <[Planning.NTG@nt.gov.au](mailto:Planning.NTG@nt.gov.au)>

**Subject:** RE: 'PA2024/0100 No location specified' - New Application Submitted

Dear Planning Officer

There are no Medical Entomology comments on the proposed planning scheme amendment to include the Humpty Doo Rural Activity Centre Area Plan in the NT Planning Scheme. The area plan includes numerous mosquito planning recommendations from the consultation period, therefore no further comments are required.

Kind regards  
Allan

**Allan Warchot**  
Advice and Control Officer  
Medical Entomology - Centre for Disease Control  
Public Health Division  
NT Health

Building 19, Royal Darwin Hospital, 105 Rocklands Drive, Tiwi, NT 0810  
GPO Box 41326, Casuarina, NT 0811

t. 08 8922 8337 m. **0477351537**  
f. 08 8922 8820



[nt.gov.au](http://nt.gov.au)  
[health.nt.gov.au](http://health.nt.gov.au)



*I acknowledge Aboriginal people as the Traditional Owners of the country I work on, and their connection to land and community. I pay my respect to all Traditional Owners, and to the Elders both past and present.*

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**From:** Planning NTG <[Planning.NTG@nt.gov.au](mailto:Planning.NTG@nt.gov.au)>  
**Sent:** Friday, July 5, 2024 5:11 AM

**To:** Allan Warchot <[Allan.Warchot@nt.gov.au](mailto:Allan.Warchot@nt.gov.au)>

**Subject:** 'PA2024/0100 No location specified' - New Application Submitted

Dear Department of Health - Medical Entomology Branch,

A proposed planning scheme amendment to Include the Humpty Doo Rural Activity Centre Area Plan in the NT Planning Scheme at (no address specified) is to be subject to a 28 day public exhibition period, commencing 05/07/2024 and closing on 02/08/2024.

This application can be [viewed](#) and comments can be made through [ILIS](#) until 02/08/2024.

If you have an enquiries, please feel free to contact Lands Planning Darwin, 8999 8963.

Kind Regards,  
Lands Planning

Mr Josh Allbeury  
 Department of Infrastructure, Planning and Logistics  
 GPO Box 1680  
 DARWIN NT 0801

Dear Mr Allbeury

**Re: PA2024/0100 To include the Humpty Doo Rural Activity Centre Area Plan in the NT Planning Scheme**

The Department of Environment, Parks and Water Security (DEPWS) has reviewed the information contained in the above application and provides the following comments:

### Flora and Fauna Division

Generally, the Flora and Fauna Division supports the changes made to improve the visibility of environmental values, the protections put in place in the Rural Activity Centre Area Plan and the acknowledgement of the potential future development restrictions in some areas due to environmental values and the associated regulatory requirements. Some minor observations are provided below for clarification.

#### Draft Humpty Doo Rural Activity Centre - Area Plan Part 4 - Planning Principles

#	Page	Topic	Comment	Feedback
1	15	The Natural Environment	1. Minimise detrimental impacts of development on the natural	Missing the word environment at the end of the sentence.
2	15	The Natural Environment  Figure 2: Landscape and Constraints - Humpty Doo Rural Activity Centre	There are known and potential environmental assets that exist throughout the study area. Section 3219 Hundred of Strangways is identified as an 'Investigation Area' in recognition that there are recorded sightings of ecologically significant species, including but not limited to the Black Footed Tree Rat, and sensitive or significant vegetation types which support these species.	Suggest labelling Section 3219 on this map as it is difficult to determine the location.

Humpty Doo Rural Activity Centre – Draft Land Capability and Needs Assessment  
PART TWO Land Capability Assessment

#	Page	Topic	Comment	Feedback
3	13	Areas of Environmental Significance	These species include, but are not limited to, the Black footed tree-rat, Common Brushtail Possum, various subspecies of Typhonium and Utricularia dunstainiae.	<i>Utricularia dunstainiae</i> should be in italics as it is a Latin scientific name.
4	13	Areas of Environmental Significance	These species are listed under Northern Territory and Federal legislation, being the <i>Territory Parks and Wildlife Conservation Act 1976</i> and <i>Environment Protection and Biodiversity Conservation Act 1999</i> .	Should be : These species are listed as <u>Threatened</u> under Northern Territory and Federal legislation, being the <i>Territory Parks and Wildlife Conservation Act 1976</i> and <i>Environment Protection and Biodiversity Conservation Act 1999</i> .
5	13	Figure 7: Landscape and Constraints	The uncoloured areas of Figure 7 are not constrained by areas of high natural environmental values and are considered preferred locations for development.	Figure 7 does not represent this point very well and could potentially be misleading as the only coloured areas are the wetland areas, for e.g., sec 3219 is not coloured as it potentially has constraints.

Water Resources Division

Groundwater

The proposal has considered our previous concerns. It acknowledges that groundwater use in Humpty Doo currently exceeds sustainable yield and further subdivision reliant on groundwater allocation cannot be supported. It advocates that any future development will be connected to a reticulation system.

Surface water

No issues of concern requiring comment in accordance with the responsibilities of the Surface Water Assessment Unit are associated with the proposal.

Further information can be obtained from the DEPWS website and by contacting [water.licensing@nt.gov.au](mailto:water.licensing@nt.gov.au) or call 08 8999 4455.

Should you have any further queries regarding these comments, please contact the Development Coordination Branch by email [DevelopmentAssessment.DEPWS@nt.gov.au](mailto:DevelopmentAssessment.DEPWS@nt.gov.au) or phone (08) 8999 4446.

Yours sincerely



Maria Wauchope  
 Executive Director Rangelands

9 August 2024



02 August 2024

Lands Planning  
Department of Infrastructure, Planning and Logistics  
GPO Box 1680  
Darwin NT 0801

**RE: Letter of Comment Planning Scheme Amendment Application**

**PA2024/0100**

**Hun: 695 P: 02653 7 Bees Creek Road FREDS PASS, Hundred of Strangways  
Planning Scheme Amendment - Humpty Doo Rural Activity Centre Area Plan**

---

Thank you for the Planning Scheme Amendment Application referred to this office on 05/07/2024, concerning the above. This letter may be tabled at Litchfield Council's next Council Meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

Litchfield Council is generally supportive of the proposed Humpty Doo Rural Activity Centre Plan which will provide the framework for future growth and will have positive benefits for the community and strengthen the vitality of the local neighbourhood.

The following comments are raised for consideration by the Authority under Section 22(1) of the *NT Planning Act*:

Vision and Planning Principles

In regard to the mapping in Figure 1 and Figure 3, Council would like to highlight the finalised development of the stage 1 of the Humpty Doo Industrial Park (200 Strangways Road), and that these new land parcels can be shown on the maps as well as the established road network.

2. Movement and Transport

Council provided feedback in July 2023 regarding the Draft Humpty Doo Rural Activity Centre Plan that was predicated by feedback submitted to the Department of Infrastructure Planning and Logistics in regard to the final concept for the Arnhem Highway Duplication in January 2023. Council generally supported the final concept, except for the intersection treatment of Freds Pass Road with Arnhem Highway and Freds Pas Road with Challenor Circuit. Council unanimously viewed the signalisation of the intersection of Freds Pass Road with the Arnhem Highway as a key upgrade to improve safety, which does not form part of the draft Area Plan.

Council also consider the signalisation of intersections of Freds Pass with Challoner Circuit as less favourable than roundabouts, to promote low speed vehicle traffic flows in this area, where combined with provision for pedestrian access to a central median.

It is also noted that under 2.6 (iv.) Figure 3 does not illustrate the extension of the pedestrian/ cycle network from the walkable catchment to the industrial area. Nor does it show the outline of the walkable catchment for reference.

#### 4. Residential Growth and Housing

Under the objective 4.1 (i.) it is noted that residential development within a 400m distance of the Zone C (commercial) may be subject to zoning of LMR (Low to Medium Density Residential). While Council supports this under the objective 4.3 Facilitate Retirement Living for the purpose of a retirement village, it would not be Council's preference to allow this density of housing for general development. It is recognised that these transition areas arise from the Compact Urban Growth Policy however within that policy it also recognises certain performance criteria to support the application of the policy especially in recognition of higher density and traffic management.

#### 5. Social Infrastructure

Council supports the objectives of the plan in relation to Social Infrastructure however wish to note, that in the Land Capability and Needs Assessment under Part 3, Libraries, 'the level of library facilities is considered sufficient to service a rural activity area of this size', this is the only library facility for the Litchfield region. Whilst Council's current plan is to incorporate the provision of a standalone library at the future development site of 320 Arnhem Highway, it should not restrict any social infrastructure planning undertaken by other government bodies.

Council is supportive of the identified public open space and would welcome development to this effect within the Humpty Doo locality as an alternative to Freds Pass Sport and Recreation Reserve and would be in alignment with other areas of the Litchfield area such as Howard Springs and Berry Springs.

Earlier in the year Council also provided feedback on Road Safety NT's, School Road Safety guidelines noting our support for cohesive development of schools and increases in capacity and the impacts on infrastructure such as roads and footpaths. Council would like to recommend consideration of these guidelines (once finalised) in future area plans as a means of capturing the needs of the community in all facets of planning and the costs associated with development and growth.

#### 6. Essential Infrastructure

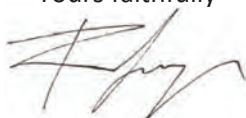
As with the recommendation 5 of the Bringing Land to Market paper, Council is supportive of the development of stand-alone infrastructure plans for all areas of the Litchfield Subregion and see this as an integral part of supporting future development, enabling the provision of contribution plans as well as identifying restrictions that may exclude certain types of development. This is essential particularly in regard to objective 6.2 Trunk infrastructure.

Should you require further discussion in relation to the above comments please feel free to contact Council at your convenience.

Council appreciates the opportunity to contribute to the development of the Humpty Doo Rural Activity Centre Area Plan and looks forward to working with the Planning Commission on future iterations.

If you require any further discussion in relation to this application, please contact Litchfield Council on 08 8983 0600.

Yours faithfully



Rodney Jessup  
Director Infrastructure and Operations