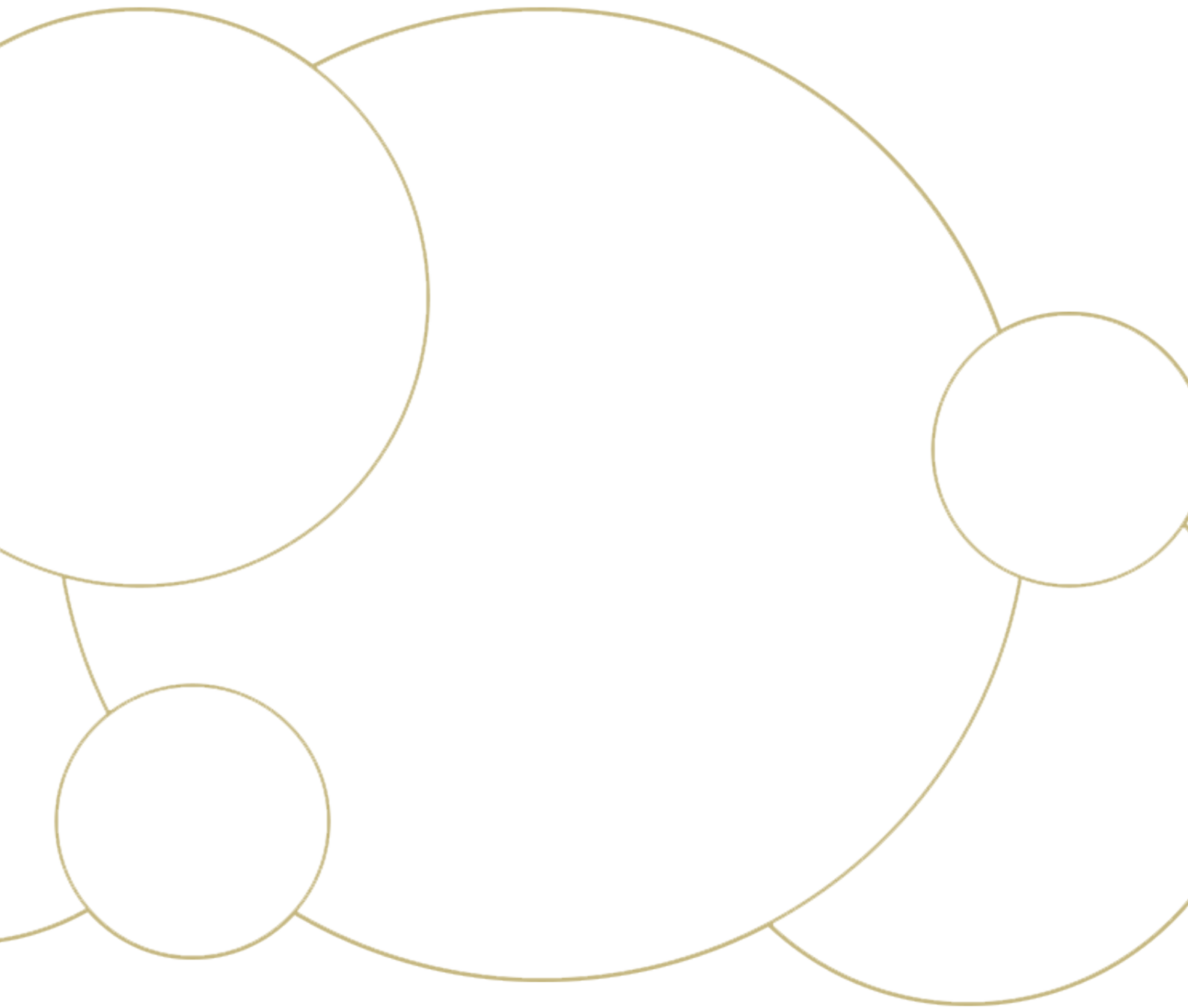




NORTHERN TERRITORY
**PLANNING
COMMISSION**

Annual Report 2024-25





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Letter to the Minister

Dear Minister

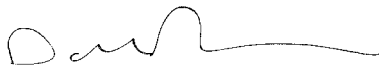
2024-25 Annual Report – Northern Territory Planning Commission

I am pleased to present you with the annual report for the Northern Territory Planning Commission for the 2024-25 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



The work completed by the Planning Commission over the last couple of years has laid the groundwork for meeting the emerging risks and opportunities surrounding rapid growth associated with onshore gas and renewable energy industries.

We still face uncertainty as final investment decisions on these industries are still several years away. This presents challenges and opportunities for planning policy, and again highlights the importance of adaptability, flexibility and resilience in both land use planning and development.

It is more important than ever for planning to be based on: a coordinated approach that is open to scrutiny; community collaboration on long-term objectives; and use of sound evidence. This is exemplified by work underway relating to biodiversity assessment covering areas within the Greater Darwin region that are being considered for potential development. Similarly, the Commission has initiated studies of the relationship between deep aquifers and surface formations South of the Gap in the Alice Springs area. These studies are critical to sound planning of future developments in both these regions providing an evidentiary base with which to prepare sub-regional land use plans for Greater Weddell and South of the Gap in Alice Springs.

In 2024-25 the work of the Planning Commission focussed on finalising the Humpty Doo Rural Activity Centre Area Plan, involving integration of transport and land use planning.

The Commission has also been engaged in work on the Strategic Planning Policy - the principal outcome of this work will be a policy that builds on and provides guidance on the objectives of the *Planning Act 1999*. This policy will set directions to underpin the Commission's delivery of future strategic policies and land use plans to ensure the Territory is a liveable, resilient and sustainable place. I am particularly keen to see this project come to fruition as I see this as a critical policy to bridge the gap between the purpose and objectives of the *Planning Act* and the Strategic Framework within the NT Planning Scheme.

I am proud of the work we have accomplished during my tenure and grateful for the trust and support I have received from Government, the Department and my fellow Planning Commission members.

I would like to acknowledge the work of all my fellow Commissioners in particular, the contribution of retiring member Ms Fran Kilgariff AM who has been a member of the Planning Commission since 2017 and whose depth of knowledge, good humour and collegiate approach will be greatly missed.

I would also take this opportunity to extend my sincere thanks to the fellow board members, and the staff of the Department of Lands, Planning and Environment whose dedication and commitment have made it possible for us to reach our goals and further the mission of the Planning Commission. It has been a privilege to collaborate with such a talented and passionate team.

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 2024-25 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 Lands, Planning and Environment

Under section 81E of the *Planning Act 1999*, the Chief Executive of the Department of Lands, Planning and Environment (DLPE) 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.

DLPE 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.

The Planning Commission strengthens links between the Northern Territory Environment Protection Authority, Development Consent Authority, Heritage Council and Local Government Association.

Throughout 2024-25 the Planning Commission had seven members from across the Northern Territory and interstate who provide planning leadership and deliver professional, independent advice.

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 and on the board of the Northern Territory Land Corporation.



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.



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.



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.



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.

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 Commissions' 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.



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 5 meetings in 2024-25.

Meetings throughout 2024-25 have been conducted as a mix of in-person and video conferences.

MEETING	PRESENT	APOLOGY	
69 th meeting: 19 August 2024	David Ritchie Paul Vogel Randle Walker	Suzanne Philip Joel Andrew Dorte Ekelund Fran Kilgariff	
70 th meeting: 21 October 2024	David Ritchie Paul Vogel Randle Walker	Joel Andrew Dorte Ekelund Fran Kilgariff	Suzanne Philip
71 st meeting: 29 November 2024	David Ritchie Paul Vogel Randle Walker	Suzanne Philip Joel Andrew Dorte Ekelund Fran Kilgariff	
72 nd meeting: 13 March 2025	David Ritchie Paul Vogel Randle Walker	Suzanne Philip Joel Andrew Dorte Ekelund Fran Kilgariff	
73 rd meeting: 8 May 2025	David Ritchie Randle Walker Suzanne Philip	Joel Andrew Dorte Ekelund Fran Kilgariff	Paul Vogel

Table 1: Planning Commission meetings in 2024-25

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.

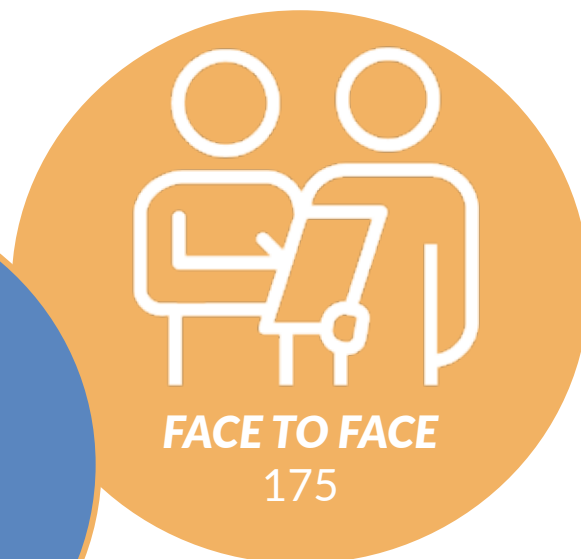
In 2024-25, the Planning Commission engaged with stakeholders in relation to four projects. Further discussion on each of these projects may be found on the following pages.

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 process occurred in 2024-25, including a hearing by the Planning Commission, that culminated in inclusion of the Area Plan in the NT Planning Scheme 2020.

Greater Weddell Subregional Land Use Plan

The Planning Commission's work to prepare the Greater Weddell Subregional Land Use Plan will respond to investigations underway throughout 2024-25 into subregional needs, land capability, biodiversity, infrastructure investigations and identified opportunities of the subregion.





NT Strategic Directions Planning Policy

The Planning Commission has undertaken 2 stages of consultation during 2024-25 in the preparation of an NT-wide Strategic Planning Policy. Community and stakeholder engagement on the initial discussion paper, followed by the draft policy will ensure the Strategic Planning Policy comprehensively addresses key considerations for land use planning, supports place-based outcomes, and aligns with the aspirations of the community.

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. Those studies and investigations will inform future community and stakeholder engagement and the development of a draft Subregional Plan.



WRITTEN SUBMISSIONS
58



WEBSITE HITS
2370

Project updates

Territory-wide Policy

NT Strategic Planning Policy

Project Status: Ongoing

The NT Planning Commission (NTPC) identified the need for an overarching Strategic Planning Policy (SPP) 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 SPP will provide an overarching, high-level framework to guide future strategic land use and development decisions in the Northern Territory.

The SPP will focus on 5 related core themes:

- Respect & Protect
- Liveable
- Connected & Efficient
- Prosperous & Productive
- Resilient & Responsive

Stage 1 engagement from May to August 2024 allowed the Planning Commission to hear from individuals and organisations from across the NT on the range of issues and topics that the SPP should address. That engagement process informed the Planning Commission's preparation of the draft Strategic Planning Policy which was released for further engagement in May 2025.

Stage 2 engagement invited feedback on the draft policy to ensure it comprehensively addresses key considerations for land use planning, supports place-based outcomes, and aligns with the aspirations of the community.

The Planning Commission looks forward to considering the contributions of community and stakeholders on the draft Strategic Planning Policy. Finalisation of the Strategic Planning Policy is expected in early 2025-26.



Humpty Doo Rural Activity Centre

Project Status: Complete

The NT Planning Commission began consultation on a land use plan for Humpty Doo and undertook the first 2 of 3 rounds of community consultation in 2018.

One of the things heard strongly at that time was feedback around the arterial and local road networks. The completion of a concept design for the future duplication of the Arnhem Highway by the NT Government in 2022-23 allowed work on the Area Plan to progress.

The NT Planning Commission revised and updated the draft Humpty Doo Rural Activity Centre Area Plan, taking into account previous consultation and information from the Arnhem Highway Duplication Planning Study and re-engaged with the community and stakeholders in mid-2023.

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 2024-25.

The Planning Commission is pleased to advise that in February 2025, the Minister for Lands, Planning and Environment amended the NT Planning Scheme 2020 to include the Humpty Doo Rural Activity Centre Area Plan.





Subregional Land Use Plan

Greater Weddell Subregional Land Use Plan

Project Status: Ongoing

Weddell is located within the Litchfield municipality, south of Palmerston, broadly bounded by the Elizabeth River to the north, Stuart Highway to the east, Cox Peninsula Road to the south and the Blackmore River to the west.

The future urban development area and potential city of Weddell has been long been identified to support anticipated population growth within Greater Darwin. A range of development scenarios for Weddell have been considered over the last 40 years.

The recent and ongoing work related to the Middle Arm Sustainable Development Precinct (MASDP) and wider infrastructure interest in the area necessitates evolved land use planning for the broader Weddell and Middle Arm area.

There is significant project planning work underway for the MASDP; associated with this are opportunities for enabling infrastructure that support wider Territory ambitions.

The Planning Commission's work to prepare the Greater Weddell Subregional Land Use Plan will include the preparation of a new subregional land use structure, and guidance for future planning and development that responds to subregional needs, land capability, biodiversity assessment, infrastructure investigations and identified opportunities of the subregion.

The Planning Commission look forward to engaging with the community on this project in the future.





Subregional Land Use Plan

Alice Springs - South of the Gap

Project Status: Ongoing

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.

The Planning Commission continues to progress a number of key investigations and background studies, including land capability and cultural heritage, that will provide input into the South of the Gap Subregional Plan.

The Planning Commission is keen to engage with the community and stakeholders on this exciting project in the future.



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 2024-25.

Planning Commission views on request

In 2024-25 the Planning Commission, in response to a request from the Minister, provided the Minister with a report under section 12B of the Act on its views on the strategic planning implications of a proposed amendment to the NT Planning Scheme 2020 to include the Lloyd Creek Rural Village Area Plan.

Proposed Planning Scheme Amendments and Exceptional Development Permits

In 2024-25 the Planning Commission conducted hearings and reported to the Minister on 9 proposals (refer Table 2).

Additionally, the Planning Commission provided the Minister with reports on 20 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
65	30/06/2025	N/A	<i>Application Type: PSA</i> Amend part 2 of the NTPS 2020 to include the Lloyd Creek Rural Village Area Plan	David Ritchie
64	16/06/2025	Part Lots 12954 and 14473, Kooyonga Pde and Roystonea Ave, Town of Palmerston	<i>Application Type: PSA</i> Rezone from SP8 (Specific Use) to a new specific use zone	David Ritchie
63	26/05/2025	Lot 221 (15) Erikson Cres Wagait Beach, Hundred of Bray	<i>Application Type: EDP</i> Caravan park ('glamping' tents) and ancillary amenity building	David Ritchie
62	30/04/2025	Lot 4317 (191) Leanyer Dr, Leanyer, Town of Sanderson	<i>Application Type: EDP</i> Transport terminal	David Ritchie
61	24/03/2025	Lot 7602 (12) Gnoilya St, The Gap Alice Springs	<i>Application Type: PSA</i> Rezone from TC (Tourist Commercial) to CP (Community Purpose)	David Ritchie
60	24/02/2025	Lot 2959 (93) Ross Smith Ave, Town of Darwin	<i>Application Type: PSA</i> Rezone from LR (Low Density Residential) to Zone LMR (Low-Medium Density Residential)	David Ritchie



Table 2 (con't): Hearings - Planning Scheme Amendments (PSA) and Exceptional Development Permits (EDP)

NO.	HEARING DATE	PARCELS	PURPOSE	MEMBERS CONDUCTING HEARING
59	26/11/2024	Lot 7923 (94) Todd St, Town of Alice Springs	Application Type: EDP 174 dwellings-multiple in 5 x 6 storey and 1 x 5 storey buildings, and office in a single storey building	David Ritchie
58	25/09/2024	N/A	Application Type: PSA Amend the NTPS 2020 to include the Humpty Doo Rural Activity Centre Area Plan	David Ritchie
57	06/08/2024	Lot 2666 (42) East Point Rd, Town of Darwin	Application Type: PSA Rezone from LR (Low Density Residential) to LMR (Low-Medium Density Residential)	David Ritchie

Table 3: Reports to Minister without hearings - Planning Scheme Amendments (PSA) and Exceptional Development Permits (EDP)

PARCELS	PURPOSE	EXHIBITION START	EXHIBITION END
NT Portion 4662 & Part NT Portion 7156 (8627 & 8595) Stuart Hwy, Emungalan	Application Type: PSA Rezone from Zone RL (Rural Living) to Zone A (Agriculture)	04/04/2025	02/05/2025
NT Portion 5413 (100) Zimin Dr, Cossack	Application Type: PSA Rezone from Zone R (Rural) to Zone LI (Light Industry)	28/03/2025	25/04/2025
NT Portion 6794 (340) Florina Rd, Cossack	Application Type: PSA Rezone from Zone R (Rural) to Zone RL (Rural Living)	28/03/2025	25/04/2025
Lot 899 (21) Undoolya Rd, East Side, Town of Alice Springs	Application Type: EDP Dwelling group (4 x 3 bedroom) in 4 x 1 storey buildings	21/03/2025	18/04/2025
Lot 2351 (16) Coolibah Cct Town of Katherine.	Application Type: PSA Rezone from Zone LR (Low Density Residential) to Zone LMR (Low – Medium Density Residential)	21/03/2025	18/04/2025
Lot 8009 (205) Ross Hwy, Town of Alice Springs	Application Type: PSA Rezone from Zone RL (Rural Living) to Zone RR (Rural Residential)	21/03/2025	18/04/2025
Lot 14731 (1) Ridge St, Town of Palmerston	Application Type: PSA Rezone land from Zone SP11 (NTPS 2007 Specific Use) to Zone CB (Central Business) and amend requirements of Clause 5.9.3.2 (Volumetric Control) and reference to the site within the Central Palmerston Area Plan	10/01/2025	07/02/2025
Lot 3132 (58) Milner Rd, Gillen, Town of Alice Springs	Application Type: EDP Lighting Tower additions (4 x 30m high) to existing sporting oval	07/03/2025	04/04/2025
Lot 6712 (30) Taylor St, Araluen, Town of Alice Springs	Application Type: EDP Outbuilding (carport) addition to an existing dwelling-group (2) with a reduced building setback to the primary street boundary (Unit 1)	28/02/2024	28/03/2024



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

PARCELS	PURPOSE	EXHIBITION START	EXHIBITION END
NT Portion 2769 (140) Collins Rd, Uralla	<i>Application Type: EDP</i> Medical clinic in a single storey building	31/01/2025	28/02/2025
Lots 553 & 7409 (26 & 27) Stuart Hwy Ciccone, Town of Alice Springs	<i>Application Type: EDP</i> Office in 1 x 3 storey building exceeding 8.5m in building height	08/11/2024	06/12/2024
Lot 31 (1) De Caen Cl Virginia, Hundred of Bagot	<i>Application Type: EDP</i> Vehicle sales and hire addition to an existing rural service centre	22/11/2024	20/12/2024
Section 4277 (16) Bowerlee Rd, Berrimah, Hundred of Bagot	<i>Application Type: Variation to EDP</i> Addition of 130 warehouse units (self-storage facility) in three single storey buildings to an existing warehouse (self-storage facility)	22/11/2024	20/12/2024
Lot 11260 (11) Waratah Cres, Fannie Bay	<i>Application Type: Variation to EDP</i> Additions to an existing development (Retirement Village) including dwelling-group (6x3 bedroom) in six single-storey buildings	04/10/2024	01/11/2024
Section 5122 (845) Stuart Hwy, Holtze	<i>Application Type: EDP</i> Showroom Sales (landscaping supplies) with single storey building.	26/07/2024	23/08/2024
Lot 790 Borroloola	<i>Application Type: EDP</i> Dwelling-group (1x4-bedroom) within a defined flood area	19/07/2024	16/08/2024
Lot 1814 (6) Stokes St, Town of Darwin	<i>Application Type: PSA</i> Rezone from Zone LR (Low Density Residential) to Zone LMR (Low-Medium Density Residential)	19/07/2024	16/08/2024
Lot 726 Main Rd, Gunbalanya	<i>Application Type: EDP</i> Rooming accommodation with 13 rooms in 6x single-storey buildings	28/06/2024	26/07/2024
Sections 4625, 4626 and 5203 Holly Rd, Bees Creek, Hundred of Strangways	<i>Application Type: PSA</i> Rezone from Zone RL (Rural Living) to Zone RR (Rural Residential)	09/02/2024	15/03/2024
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

Financial performance

Planning Commission budget

The Planning Commission is financially supported by the Department of Lands, Planning and Environment.

The Northern Territory Government allocated \$366,000 to the Department of Lands, Planning and Environment to fund the Planning Commission to develop strategic plans and planning policy, and to advise on significant development proposals throughout 2024-25. -

Operating statement

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

PLANNING COMMISSION ANNUAL OPERATING STATEMENT

	2024-25
	\$'000
Income	
Appropriation	366
TOTAL INCOME	366
Expenses	
Planning Commission member remuneration	233
Purchases of goods and services	51
TOTAL EXPENSES	284
NET SURPLUS (DEFICIT)	82

PLANNING COMMISSION BUDGET 2024-25

Budget \$'000	Actual \$'000	% Change between actual and estimate
366	284	22.4%





NORTHERN TERRITORY
PLANNING
COMMISSION