

NORTHERN TERRITORY

PLANNING COMMISSION

Annual Report 2013–14



NORTHERN TERRITORY
PLANNING
COMMISSION

Annual Report 2013-14

This Annual Report summarises the key achievements and performance of the Northern Territory Planning Commission for 2013-14.

From 1 July 2013 to 30 June 2014, the Planning Commission prioritised work on strategic land use planning in Darwin, Katherine and Alice Springs. Key achievements and the current work program are outlined in this report.

The report also provides a financial snapshot for the past year.

Our Audience

The Planning Commission Annual Report informs our stakeholders and the Territory community of our performance.

Our stakeholders include but are not limited to:

- local government councils
- land owners
- environmental, heritage and community groups
- property developers
- town planners
- real estate industry

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The Hon. Peter Chandler MLA
Minister for Lands, Planning and the Environment
Parliament House
DARWIN NT 0800

Dear Minister

2013-14 Annual Report – Northern Territory Planning Commission

I am pleased to present you with the annual report for the Northern Territory Planning Commission for the 2013-14 financial year.

Under section 81Y of the *Planning Act*, 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 and as 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



Hon. Gary Nairn
Chairman

28 October 2014

2013–14 Highlights

Our achievements in guiding strategic planning for the Northern Territory

Developed strategic plans and planning policies

- Released a Briefing Note and Towards a Darwin Regional Land Use Plan for public feedback into a strategic and high level plan for the Darwin region
- Prepared a draft conceptual plan for the Old Darwin Hospital Site and Myilly Point including Flagstaff Park to guide potential redevelopment for the area
- Completed the Berrimah Farm Area Plan to create a predominantly mixed used residential site
- Progressed the Berrimah North Area Plan to capitalise on its strategic location to commercial and employment centres, and transport corridors
- Completed the Katherine Land Use Plan to establish the strategic direction for future development and protecting valued environmental assets
- Reviewed planning scheme provisions for the Alice Springs CBD, focusing on building design criteria and its influence on building form, heights and interaction with public space

Refer to page 10

Provided advice on significant development proposals

- Completed a review of planning concepts for the Hughes and Noonamah District Centres proposal
- Assessed the strategic planning implications arising from the Noonamah Ridge Estate proposal

Refer to page 18

Engaged with the community and industry

- 14 presentations delivered
- 294 submissions received on proposed strategic plans and planning policies
- 8 public workshops and information sessions held
- 2 reports summarising community feedback published

Refer to page 19



About the Planning Commission

Guiding strategic planning for the Northern Territory

The Planning Commission is an effective, independent and forward thinking leader that guides strategic planning for the Northern Territory



From left to right: Graham Bailey, Nicole Wheeler, Bill Freeland, Stuart Duncan and Gary Nairn



NORTHERN TERRITORY
**PLANNING
COMMISSION**

Chairman's Foreword

I am pleased to present the Planning Commission's second Annual Report.



During 2013-14, the Commission has made significant inroads in developing strategic plans and planning policies that set the future direction for the Territory's centres and regions. Since the establishment of the Planning Commission in January 2013, we have been driving strategic planning to capitalise on the opportunities associated with developing Northern Australia.

We recognise that good planning supports economic development and environmental sustainability, and embraces the opportunities and challenges facing our community. Effective planning ensures the availability of appropriate land, creates liveable communities that are attractive, and values the protection of our environment and natural assets.

An important aspect of the Planning Commission's work is engagement with the community in developing strategic plans and planning policies. We have sought to bring renewed focus for up-front discussion and dialogue so that our plans reflect local knowledge and insights. The Commission is very grateful for the feedback and input from individuals and organisations as the diverse range of perspectives has informed our planning work.

I would like to recognise the contributions and commitment shown by the members of the Planning Commission. In addition to their expertise, members are attuned to the aspirations, expectations and practical needs of the community. Their skills and insights ensure that our plans are robust and comprehensive, and instil confidence and certainty for community and industry around future land uses.

The Planning Commission has worked closely with the Department of Lands, Planning and the Environment in completing projects that are presented in this Annual Report. I express my gratitude and appreciation to John Coleman, Chief Executive, along with Leah Clifford, Executive Director Land Development and Fabio

Finnochiaro, Executive Director Land Services, for their exceptional leadership in facilitating our projects. I also thank Mark Meldrum, Director Lands Planning and his team for their professionalism and dedication in supporting the Commission to deliver its work program.

I also take the opportunity of thanking the Planning Commission Secretariat staff for managing the Commission's daily operations and harnessing expertise within the department and across Government. In particular, I acknowledge James Teh, Manager and Secretariat staff Jayne Fairnington, Erin Blockey and Louise Taylor for their efforts in building the Planning Commission as an organisation that is influential, proactive and collaborative. I also recognise Kirra Morgan, who was seconded to the Planning Commission from the department's Alice Springs office and demonstrated excellence in coordinating the community consultation on the Old Hospital Site and Myilly Point, which is featured in this Annual Report.

I trust that this second Annual Report highlights the key achievements of the Planning Commission in being an effective, independent and forward thinking leader in guiding strategic planning for the Northern Territory.



HON. GARY NAIRN

Northern Territory Planning Commission
Chairman



Our organisation

Our role

To be an effective, independent and forward thinking leader in guiding strategic planning for the Northern Territory.

What we do

The Planning Commission is an independent and advisory statutory authority that:

- develops strategic plans and planning policies
- advises on significant development proposals.

The commission must perform its functions and exercise its powers independently, impartially and in the public interest, taking into account the objects of the *Planning Act* ('the Act').

The objects of the Act are to plan and provide a framework of controls for the orderly use and development of land. The objects are achieved by strategic planning of land use and development, sustainable use of resources, transport corridors and other public infrastructure.

Arrangements with the Department of Lands, Planning and the Environment

The Department of Lands, Planning and the Environment provides the Planning Commission with staff and facilities to enable it to properly perform its functions.

Professional and technical support is provided by the department under the Planning Commission's direction. The Commission accesses expertise throughout the department in areas such as strategic planning, demography, spatial information and commercial analysis

The department also auspices a Planning Commission Secretariat that:

- manages the daily operations of the Planning Commission
- provides accurate and timely information to the Planning Commission
- provides governance advice and expertise to members
- sets the annual schedule of meetings, and prepares agendas and meeting papers
- prepares reports from Planning Commission meetings
- facilitates workflow between the Planning Commission and department
- responds to public or stakeholder requests regarding the Planning Commission.

Membership

The Planning Commission has ten members that provide planning leadership, and deliver independent and professional advice. The Planning Commission facilitates linkages with the Northern Territory Environment Protection Authority, Development Consent Authority, Heritage Council and local government.



The Honourable Gary Nairn

Chairman, Northern Territory Planning Commission
B. Surv, Hon Fellow SSSI, GAICD

After a 25 year career as a surveyor in Australia, UK & Europe, including 13 years as Managing Director of his Darwin based surveying and mapping consultancy, Gary Nairn was elected as the Federal Member for Eden-Monaro in 1996.

He served in the Australian Parliament until 2007 which included being the Parliamentary Secretary to Prime Minister Howard from 2004 to 2006 and Special Minister of State from 2006 to 2007. His responsibilities in these roles included water reform, e-Government, Commonwealth properties, the Australian Electoral Commission and five Government Business Enterprises.

Gary lived in the Northern Territory for 15 years and was involved in the planning, design and survey of major developments such as Palmerston, Cullen Bay, Katherine East and Bayview.

Gary remains involved in the spatial industry through his consultancy work and is currently the national chairman of the Spatial Industries Business Association (SIBA) and also chairs the Tasmanian Spatial Information Council (TASSIC), an advisory council to the Tasmanian Government.



Mr Peter McQueen

Chairman, Development Consent Authority
LLB

Peter has been the Chairman of the Development Consent Authority since 2006. He first arrived in the Northern Territory in the 1970s. Peter has practised as a solicitor in Darwin since 1980, and has had his own practice since 1983, McQueen's Solicitors.

Peter has been involved in the administration of various community organisations including the Larrakeyah Primary School Council, Darwin Rugby League, Darwin Turf Club and the Darwin Festival.



Dr Bill Freeland

Chairman, Northern Territory Environment Protection Authority
M. Sc, PhD

Bill has spent 30 years of his career in the Northern Territory, which has given him an extensive understanding and appreciation of the issues relevant to regional areas and the indigenous community.

During his career, Bill has published over 50 scientific papers and conducted consultancy work in the fields of conservation management, environmental impacts, waste management, ecologically sustainable development and tourism development.

He has worked as an Environmental Consultant working with business and industry in environmental management in the Northern Territory. He has over 20 years' experience in research and management roles with the Parks and Wildlife Commission of the Northern Territory, including working with the community and has held the positions of Director with the Parks and Wildlife Commission, and Director of Conservation Strategy with the Queensland Government.





Dr Brian Reid

Chairman, Heritage Council
MBBS, DTM&H, DSM, BA (Hons)

Brian is the Chairman of the Heritage Council and a long-term Darwin resident who has raised his family here.

He is a Medical Practitioner and has been in practice with his wife, Dr Lyn Reid, for many years. Brian is also a historian and a member of the Northern Territory branch of the Professional Historians' Association.

He was previously the President of the Historical Society of the Northern Territory.



Mr Stuart Duncan

Representative of Local Government Association of the Northern Territory

Stuart has been the Chief Executive Officer of the Victoria Daly Regional Council since 2012.

He is originally from North Queensland. Previously, he worked as the Chief Executive of the Northern Peninsula Area Regional Council in Queensland.

Stuart has worked in remote communities throughout his career. He was a member of the Queensland Local Government Grants Commission from 2011 to 2012.



Mr Graham Bailey

Member, Planning Commission
Life Fellow PIA

Graham brings extensive planning experience, particularly strategic planning throughout the Northern Territory.

He is a former Senior Planner with the former Department of Infrastructure, Planning and the Environment. For the majority of his years in Government, Graham's work was focussed on concept and/or strategic land use planning. The projects he undertook were mainly located in the Darwin Region but, as required, included projects in all the larger Northern Territory urban centres and some of the smaller communities.

He is a Life Fellow of the Planning Institute of Australia.



Dr Ken Johnson OAM

Member, Planning Commission
PhD, BRurSc (Hons)

Ken is currently the Chairman of Desert Knowledge Australia.

He came to the Northern Territory to work as a Wildlife Research Scientist in 1978 and worked with traditional land owners to document the flora and fauna of Central Australia. As Parks and Wildlife Regional Director from 1991, he was responsible for the southern region of the Northern Territory, where he established the Desert Knowledge Precinct and Desert Wildlife Park.



Mr David McHugh

Member, Planning Commission

BEng(Civil), Fellow of Institution of Engineers, Fellow of Australian Institute of Project Management

David commenced as the Chief Executive of the Department of Infrastructure from October 2013. Prior to this appointment David worked as a Project Director with Thinc Projects. He was also the previous Chief Executive of the Department of Transport and Works.

He has worked in the public sector on a wide range of projects, including infrastructure, subdivision developments and new wildlife parks. David's extensive experience in the private and public sector will continue to lead economic and infrastructure development for the Northern Territory Government.

David represents the Northern Territory Government on national committees and provides high-level policy advice on transport, infrastructure issues relating to the Territory. He is also a Chartered Professional Engineer.



Mr Denys Stedman

Member, Planning Commission

BBus, Fellow Institute of Chartered Accountants, Fellow of Taxation Institute of Australia, Graduate Australian Institute of Company Directors, Fellow CPA

Denys is a Chartered Accountant and Managing Partner of KPMG Darwin.

Since coming to Darwin in 1979, Denys has engaged in public practice advising many organisations regarding business planning and strategy development. He has extensive exposure through dealings with clients in the building and construction, pastoral, property and professional service industries.

Denys brings extensive business and financial experience and has strong community links.



Mrs Nicole Wheeler

Member, Planning Commission

B.A.SC, Interior Architecture

Nicole is an Interior Designer with her own business specialising in interior design for commercial and residential projects. She was born and raised in the Northern Territory.

Nicole brings a strong understanding of the local culture and tropical environment, finding appropriate and sustainable solutions for clients to address their needs, and how to occupy their spaces.



Work Program

The Planning Commission develops strategic plans that facilitate sustainable economic growth, protect environmental, cultural and heritage assets and connect people and place

At the Planning Commission we:

- prepare integrated strategic plans, guidelines and assessment criteria
- review the NT Planning Scheme at regular intervals
- advise on significant development proposals

Katherine Land Use Plan



Extract from Katherine Regional Land Use Plan



NORTHERN TERRITORY
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Our Strategic Plans

Providing for the orderly development and sustainable use of land.

Planning priorities

The Planning Commission prepares strategic land use plans to manage growth in anticipation rather than in response.

The Commission proactively sets the strategic framework for better integrated land use, transport and infrastructure planning, delivering more sustainable and cost-effective outcomes for the community, with sensitivity to environmental and heritage values.

The Planning Commission is committed to providing expert and independent advice that contributes to economic growth and development, and values the protection of the environment and natural assets.

Developing strategic plans

Our primary role is to prepare integrated strategic 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 and similar condensates, 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.

During 2013-14, the Planning Commission made key achievements in guiding the Territory's long-term growth, and providing confidence and certainty for the community and industry on future land uses.



Darwin Regional Land Use Plan

The Darwin Region continues to be a major focus for the Planning Commission.

As Darwin's population grows in step with continuing regional development, services will be expanded and business, trade and other opportunities increased, reinforcing the status and important role of the region and city on a national and global front. For Darwin, strategically placed as Australia's closest capital city to Asia, high quality regional planning is vital.

In July 2013, a Briefing Note was issued seeking feedback from the community on the process, scope and key issues being considered in creating the Darwin Regional Land Use Plan.

Community feedback identified:

- the importance of a vision for the future
- an innovative and resilient economy
- sustainability and protection of the Darwin Region's unique environment and lifestyle

In December 2013, the Planning Commission released the *Towards a Darwin Regional Land Use Plan 2014* document in the next step of developing the Land Use Plan, which presented the Commission's preliminary thinking.

This publication canvassed:

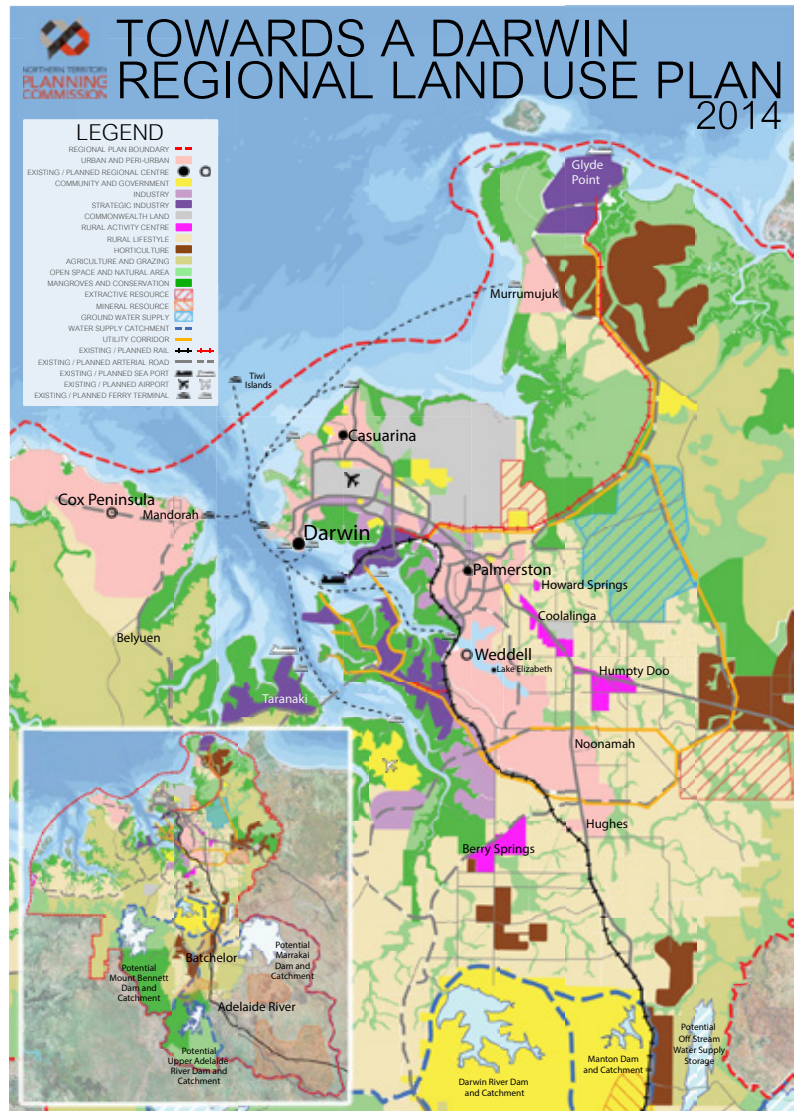
- infill options to support future land needs, such as Berrimah Farm and Berrimah North, and urban and rural activity centres
- proposed greenfield options, including future port facilities at Glyde Point, a regional hospital at Holtze, and development opportunities for Weddell, and Hughes and Noonamah
- transport planning including airports, sea ports, rail and arterial roads

Nearly 100 submissions were received from individuals, as well as businesses and organisations interested in planning for the growth of the Darwin region well into the future. Feedback from the community will assist the Commission in developing the Draft Darwin Regional Land Use Plan.

The Draft Darwin Regional Land Use Plan will be released for public exhibition in July 2014. It is anticipated that the final Darwin Regional Land Use Plan will be submitted to the Minister in October 2014 requesting that the NT Planning Scheme be amended to incorporate the plan as policy.

Milestones Achieved

- Briefing Note: 25 July 2013
- Towards a Darwin Regional Land Use Plan: 17 December 2013



Old Hospital Site and Flagstaff Park

The Planning Commission produced a draft conceptual plan to guide the potential development of the Old Hospital Site and Myilly Point, including Flagstaff Park.



Aerial view of Old Darwin Hospital at Myilly Point, looking out to Diamond Beach Casino at Mindil Beach in January 1980. Photo courtesy of Northern Territory Government Photographer Slide Collection, Northern Territory Library

These are iconic sites that command a development of high quality, significance and something that is special to the community.

Previous consultation highlighted the strong values and emotional ties the community has with this land, including Larrakia cultural ties, commemoration of the Kahlin Compound, the history of the Old Hospital and the Myilly Point Heritage Precinct.

The Planning Commission was requested by the Minister to provide options on possible development and community consultation on these sites.

Key elements included:

- an expanded heritage precinct
- large areas for community space at Flagstaff Park, Myilly Point and the Old Hospital Site
- residential development
- the potential for an iconic public facility.

The Commission highlighted important aspects in redeveloping these sites, such as engaging with key stakeholders and the community, and promoting innovative and creative design concepts.

After considering the draft conceptual plan, the Minister asked the Planning Commission to seek community feedback. Extensive community consultation occurred between 1 May and 11 June 2014. Further details on the community consultation can be found at page 22.

The Planning Commission will provide a proposed conceptual plan to the Minister in August 2014.

Milestones Achieved

- Consult on draft conceptual plan: 1 May – 11 June 2014



Berrimah North, Knuckey and Ironstone Lagoons

The Planning Commission is progressing an Area Plan for Berrimah North.



In June 2013, a Discussion Paper was released for public comment. Land Use Forums were conducted in August 2013 with residents and stakeholders. Details on the community consultation methods and process can be found at page 22.

In October 2013, the Planning Commission determined that due to the impact of further growth on stormwater run-off and flooding, the current land uses for Knuckey and Ironstone Lagoons, the area east of Vanderlin Drive, should be retained.

However, the Planning Commission proceeded to develop an Area Plan for Berrimah North, the area west of Vanderlin Drive. The locality offers the opportunity of commercial and light industrial development, employment and residential expansion adjacent to transport infrastructure, and is strategically placed between the region's principal activity centres. An Area Plan would also coordinate the delivery of infrastructure as Berrimah North develops.

To inform the Berrimah North Area Plan, a traffic impact assessment was commissioned to determine access points and assess options for the internal road network. A stormwater strategy to manage surface water drainage was also being developed in partnership with the City of Darwin.

The Planning Commission will present the Berrimah North Area Plan to the Minister in August 2014.

Milestones Achieved

- Hold Land Use Forums: 8 August 2013
- Develop area plan: October 2013

Katherine Land Use Plan

The Planning Commission completed the Katherine Land Use Plan that establishes a strategic framework for future development.



The strategic location of the town, on major transport routes linking the Northern Territory to the rest of Australia, strengthens the role of the town for a wider region. Katherine has an increasingly important role as a regional centre and as a significant tourist destination.

In June 2013, the Commission published a Consultation Paper for public comment. Land Forums for targeted stakeholders were held during July 2013. The local Katherine community raised numerous issues including population growth, water, tourism, indigenous and social housing, agriculture, horticulture and transport. Further details on the community consultation methods and process can be found at page 21.

After considering feedback, the Katherine Land Use Plan was prepared and submitted to the Minister in November 2013. This plan positions the town to respond to potential growth in mining, tourism and agribusiness sectors in a way that meets the needs of residents and protects valued conservation, heritage and landscape assets.

Features of the plan include:

- urban residential growth on undeveloped land adjoining Katherine East
- a possible future heavy vehicle bypass and a southern extension of Chambers Drive with a link to Giles Street to potentially address traffic management on Katherine Terrace
- future development of an integrated transport hub adjacent to the railway
- identification and protection of prime agricultural land
- potential location for a future health precinct in Katherine East to accommodate a new hospital in the event that flood mitigation infrastructure to protect the existing facility is not feasible or economically viable

The Katherine Land Use Plan was introduced into the NT Planning Scheme on 23 June 2014.

Milestones Achieved

- Hold Land Use Forums: 25 -26 July 2013
- Complete plan: 29 November 2013



Berrimah Farm

Berrimah Farm is centrally located between Darwin and Palmerston, and close to major transport corridors such as the Stuart Highway and Tiger Brennan Drive. It is also close to East Arm, a strategic industrial estate that includes the Port of Darwin.

The site is currently a research facility for practices in agriculture, horticulture and cattle breeding. After investigations into a higher and better use for the site, the Planning Commission prepared a Berrimah Farm Area Plan that caters for:

- residential uses
- a multi user research precinct
- community and education facilities

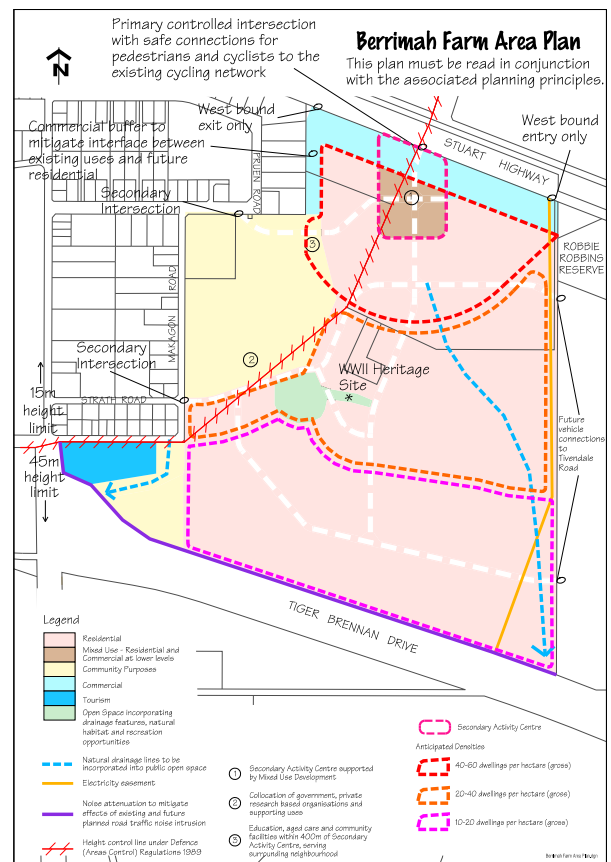
The mixed use proposal preserves existing facilities at the Berrimah Research Farm and acknowledges the existing road network in providing a precinct to cater for a multiuser facility comprising both government and private sector based research.

Education and aged care facilities will also cater for future population growth.

The Berrimah Farm Area Plan was exhibited as a proposed Planning Scheme Amendment in May 2014.

Milestones Achieved

- Complete plan: 9 May 2014



Urban Densification Strategy

The Urban Densification Strategy is aimed at the efficient use of land, and the efficient use of services and infrastructure that support land use.

Such a strategy aims to create well-planned pockets of activity that play a role in improving people's lifestyle, and also create sustainable communities. The strategy:

- identifies opportunities for the efficient use of land to accommodate population growth
- manages growth carefully to create livable urban areas that foster a successful economic and social exchange
- clarifies where urban densification can be expected
- allows for improved infrastructure planning and delivery
- clarifies that densification should not occur in random locations

The Planning Commission is reviewing Northern Territory Planning Principles and Guidelines for Urban Infill. These principles could be used to assess rezoning proposals and generally support the development of Area Plans for specific localities.

It is anticipated that a review of these Planning Principles and Guidelines for Urban Infill will be completed in December 2014.



Alice Springs CBD

Promoting quality design outcomes, controlling building heights and protecting key views and vistas



The Planning Commission is exploring options for the Alice Springs CBD, focusing on building criteria and how they may influence building form, heights and interaction with the public space, while remaining cognisant of heritage and cultural values for the town.

Previous studies identified opportunities for future growth in Alice Springs. These studies included an urban design audit, car parking evaluation, residential capacity and built form guidelines.

The Commission is building upon previous work and focusing on specific planning issues that:

- clarifies what is expected of developers and designers
- improves investment confidence
- gives the broader community confidence that the outcomes will contribute to a shared vision of the future Alice Springs Town Centre.

The Planning Commission will be engaging with the Alice Springs Town Council and stakeholders to explore issues such as promoting quality design outcomes, controlling building heights and protecting key views and vistas.

It is anticipated that the Planning Commission will advise on planning scheme initiatives in the first half of 2015.



The Year Ahead

In 2014-15, the Planning Commission will ensure its work program continues to produce strategic land use plans that cater for sustainable economic growth, and provide certainty and confidence for the community and industry.

The Commission will achieve this by working closely with Northern Territory Government agencies, industry and community in developing our strategic plans.

The Planning Commission will:

- develop a final Darwin Regional Land Use Plan for consideration by the Minister
- identify and develop strategic plans that arise from the Darwin Regional Land Use Plan
- finalise a conceptual plan and design guidelines to guide the potential redevelopment of the Old Hospital Site and Flagstaff Park
- complete the Berrimah North Area Plan
- advise on Planning Scheme initiatives for Alice Springs CBD

Significant Development Proposals

Considering proposals in a holistic and strategic way that plans for sustainable development in the Territory

What is a significant development proposal?

The secondary role of the Planning Commission is to advise the Minister on significant development proposals.

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 of land

The Minister has the power under the Act to refer significant development proposals to the Planning Commission for assessment.

When assessing a significant development proposal, the 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.

Hughes and Noonamah

The concepts identified in the development propose a total of 1900 hectares around the historic Hughes Airstrip and existing Noonamah District Centre. The proposal identifies urban, rural residential and rural living lots. The concepts also provide for community uses, and tourist related development associated with the historically significant Hughes Airfield.

In July 2013, the Planning Commission provided its Significant Development Report to the Minister. The Commission considered the planning concepts to have merit and the potential to contribute to improved supply and diversity of accommodation in the region, subject to further land capabilities and infrastructure studies by the proponents.

Submission date of report to Minister:

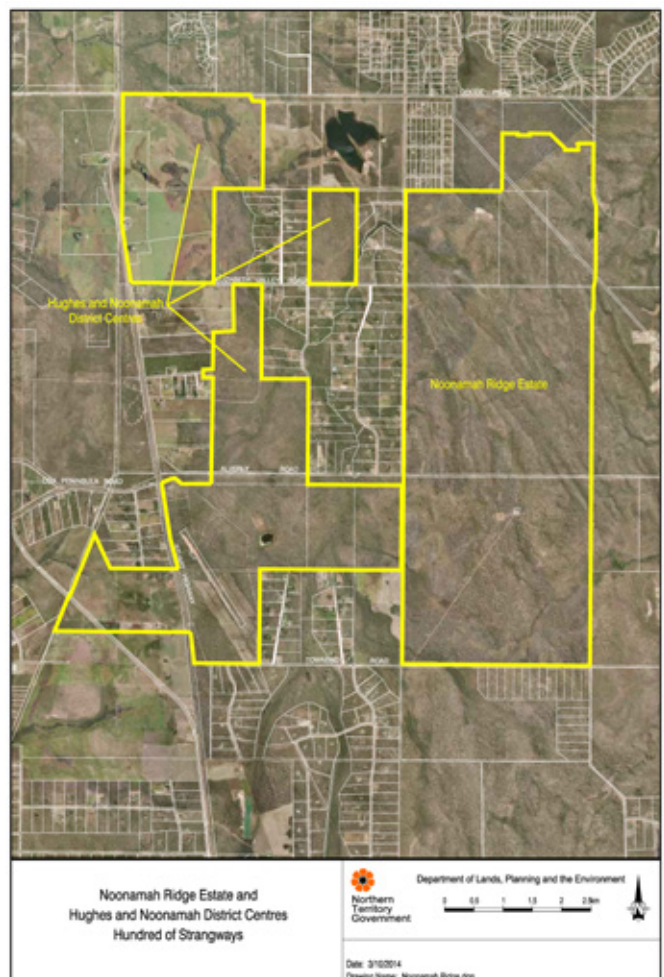
29 July 2013

Noonamah Ridge

On 31 January 2014, the Minister requested the Planning Commission to independently assess and provide a Significant Development Report on the proposed Noonamah Ridge development. Noonamah Ridge is an area of around 2680 hectares in the rural hinterland east of Noonamah.

The planning concepts in the proposal identified a range of residential lot types and densities, a local town structure providing retail, commercial and social opportunities, and open spaces incorporating significant environmental features.

A Significant Development Report will be submitted to the Minister in July 2014, taking into account its work on the Draft Darwin Regional Land Use Plan.



Community Engagement

The Planning Commission seeks community input and feedback to produce strategic plans that more accurately reflect the local view on land use in each region.



James Teh, Manager of the Planning Commission Secretariat, discussing draft conceptual plans for the Old Hospital Site and Flagstaff Park at the Open Day, Myilly Point (10 May 2014). Photo courtesy of Michels Warren Munday.



NORTHERN TERRITORY
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Valuing the local

A strong voice for Territorians, with real engagement from the outset.



Jayne Fairington, Senior Policy Officer of the Planning Commission Secretariat and David McHugh, Planning Commission Member, at the Darwin Show in July 2013

Engaging with the community

The Planning Commission carries out community consultation before preparing the plans, guidelines and assessment criteria. For each project, the Commission decides on the appropriate method and extent of the consultation.

The Commission builds confidence in the planning process by engaging with the community at the earliest stages of the strategic planning process, and provide opportunities for Territorians to shape how their community develops.

Issues are identified and resolved early in the planning process, giving industry and the community confidence and certainty about how our cities, towns and suburbs can develop.

Raising awareness and listening to the community

Participation in Show Circuit

The Planning Commission participated at the shows in Alice Springs, Katherine and Darwin during July 2013.

In Alice Springs, the Planning Commission highlighted the Planning Commission's work program and listened to the community on planning issues in the region.

The Katherine Show promoted the Consultation Paper on the Katherine Land Use Plan and provided an opportunity for the community to interact with Planning Commission members and staff.

The Darwin Show coincided with the release of a Briefing Note on the Darwin Regional Land Use Plan. The Discussion Paper on Ironstone and Knuckey Lagoons was also available.

Planning and Development Forum

In May 2014, a Planning and Development forum was held for stakeholders at Parliament House. The forum provided an opportunity for stakeholders to learn about the Commission's work program throughout the regions.

The Chairman of the Planning Commission, along with the Hon Peter Chandler MLA, and Mr John Coleman, Chief Executive of the Department of Lands, Planning and the Environment, delivered presentations on planning and development initiatives.



The Hon Peter Chandler MLA, Minister for Lands, Planning and the Environment, at the Planning and Development Forum



Regional Economic Development Committees

The Northern Territory Government established Regional Economic Development Committees to focus on strengthening and growing the economic base of the Territory's regional centres. They identify and prioritise local economic development opportunities, and develop and implement proposals that drive economic growth in the region.

On 19 February 2014, the Planning Commission briefed the Katherine Regional Economic Development Committee on the Katherine Land Use Plan. The Commission explained the rationales and planning considerations around a regional transport hub, a second commercial centre, and population projections.

The Commission also presented to the Alice Springs Regional Economic Development Committee on 24 June 2014 to introduce the Planning Commission's work to revitalise the Alice Springs CBD.

Influencing and shaping plans

Joint Select Committee on Developing Northern Australia

On 17 February 2014, the Planning Commission made a submission to the Joint Select Committee on Developing Northern Australia. Its work specifically related to the Committee's Terms of Reference such as identifying critical economic and social infrastructure needed to support long term growth, and ways to support planning and investment in that infrastructure.

Gary Nairn, Chairman of the Planning Commission and James Teh, Manager of the Planning Commission Secretariat, appeared before the Joint Select Committee on 20 May 2014. Gary provided an overview on how the Planning Commission's strategic plans will position the Territory's regional centres to capitalise on opportunities arising from future development.

Collaborating with the community and stakeholders

Throughout 2013-14, the Planning Commission delivered 14 presentations to stakeholders.

The Commission also used a variety of consultation methods and processes in developing strategic plans. These methods can include but are not limited to:

- Land Use Forums
- Discussion Papers
- Public Information Displays, and
- Letterdrops and Surveys

In developing strategic plans and planning policy the Commission received 294 submissions.

The Commission publishes discussion papers and information about its activities on the website.

Case Studies

Case Study 1: Planning for Katherine

Extensive consultation was conducted by the Planning Commission with both the community and major stakeholders during preparation of the Katherine Land Use Plan.


In preparing the Land Use Plan, the Commission took into account comments to a Consultation Paper that considered future land use in Katherine.

The Consultation Paper was released for public comment from 14 June to 2 August 2013. The paper highlighted potential demand for industrial, residential, commercial and retail land, and the future potential impacts on valued environmental and productive assets.

Four Land Use Forums were held in Katherine on 25-26 July 2013. The Forums were based around the themes of Urban and Rural Living, Economy, Sustainability and Infrastructure. Participants included representatives from the Chamber of Commerce, property development and real estate industries, Defence Force, community organisations, Territory government agencies and the Katherine Town Council.

The local Katherine community raised numerous issues including population growth, water, tourism, indigenous and social housing, agriculture, horticulture and transport.

A summary of feedback on the Consultation Paper was then prepared into a Summary Report. The report documented and discussed the major themes arising from the consultation. These reports also inform the community on the wide range of issues that must be considered in developing strategic plans.



Have your say on the Consultation Paper - Towards a Katherine Land Use Plan

The Northern Territory Planning Commission (NTPC) has prepared a Consultation Paper – 'Towards a Katherine Land Use Plan'.

The Consultation Paper identifies future areas for industrial, residential, commercial and retail land. Katherine is ideally placed to capitalise on opportunities in mines and energy, agribusiness, defence and tourism.

To ensure all stakeholders have an opportunity to comment on the Consultation Paper, the NTPC will hold various land use forums throughout July 2013.

There will be an Information Open Day and display stall during the Katherine Show on 19-20 July 2013.

The Consultation Paper is open for comment until **Friday 2 August 2013**.

Comments and feedback can be sent to ntpc@nt.gov.au or via mail to:

Northern Territory Planning Commission
GPO Box 1680
DARWIN NT 0801

To download the Consultation Paper, visit www.planningcommission.nt.gov.au

For further queries and to request hardcopies and CDs, contact the Planning Commission Secretariat on (08) 8924 7941 or ntpc@nt.gov.au

www.planningcommission.nt.gov.au

Public notice inviting comments on the Consultation Paper – Towards a Katherine Land Use Plan



Case Study 2: Berrimah North, and Knuckey and Ironstone Lagoons

A Discussion Paper was released for public comment from 19 June to 23 August 2013. The paper explored scenarios for future land use and development of the area, taking into consideration the environmental sensitivity, its strategic location to the airport, and the capability of existing services infrastructure to support any future development.

Two Land Use Forums were conducted on 8 August 2013. Over 55 residents and stakeholders attended to express their aspirations for future land use. The Commission also hosted an Information Open Day at Royal Darwin Show in July 2013, to listen to the community on strategic planning issues for the area.

60 written submissions were received, in which a diverse range of issues were raised. However there was a broad consensus on the environmental attributes of the Knuckey and Ironstone Lagoons area and the need for a considered approach to development.

The issues raised by the community were presented in a Summary Report under three categories – Community Values; Constraints and Opportunities; and Growth Scenarios.



The Hon Gary Nairn facilitating a Knuckey and Ironstone Lagoons Land Use Forum on 8 August 2013

Case Study 3: Old Hospital Site and Flagstaff Park

Due to the diverse nature of the sites and its rich history, some residents want to respect the heritage of the area and make it a 'people's place', with parkland and strong commemorative elements. Others think this area is prime real estate that should be revitalised with a plan and quality development.

The Commission carefully considered all feedback received during previous rounds of consultation and developed a draft conceptual plan that attempts to combine these elements to create a precinct that accords with the principles of the recent Darwin City Master Plan and respects the need for community spaces.

The Planning Commission engaged a local firm, Michels Warren Munday, to engage with the community during the consultation period. Consultation commenced on 1 May 2014 and concluded on 11 June 2014.

Doorknocks and letterdrops were conducted in the area surrounding the two sites. In addition, meetings with residents and stakeholders such as the Friends of Kahlin, National Trust and Historical Society of the NT have been held.

An Open Day was held at Flagstaff Park on 10 May 2014 and was well attended, attracting around 130 people. The Open Day provided an opportunity for community members to learn and provide feedback on the draft concept plan.

There has been strong interest in the Planning Commission's draft conceptual plan. In total, 233 stakeholders provided feedback, with 108 submissions received.

The Planning Commission is compiling and reviewing the feedback from the community consultation. This feedback will inform the concept plan that the Commission will provide to the Minister in August 2014.

NORTHERN TERRITORY PLANNING COMMISSION

COMMUNITY CONSULTATION – MYILLY POINT

The Northern Territory Planning Commission (NTPC) would like feedback on a new concept plan to redevelop two sites at Myilly Point:

- Kahlin Compound and Old Darwin Hospital Site
- Flagstaff Park

The new concept plan incorporates previous feedback from the community and maintains two main parkland areas and three residential areas that will be linked in a combined master plan to create a Myilly Point destination precinct.

The NTPC recognises the importance of a high quality development that captures the sites' special values, premium location and cultural and historic connections.

The NTPC has created a flexible concept plan for consultation and welcomes feedback from the community. The plan can be viewed by visiting www.planningcommission.nt.gov.au

Feedback should be provided by close of business on 11 June 2014 to penny@michelswarrenmunday.com.au, call 08 8981 6445 or go to www.planningcommission.nt.gov.au

www.planningcommission.nt.gov.au

Newspaper advertisements to publicise the Old Hospital and Flagstaff Park consultation



Jane Munday from Michels Warren Munday briefing community members on the draft conceptual plans for the Old Hospital Site and Flagstaff Park



Financial Snapshot

The Planning Commission has a financial framework that supports strategic planning priorities



Brian Reid, Chairman of the Heritage Council and Denys Stedman, Member



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Financial Performance

For the year ending 30 June 2014

The Northern Territory Government allocated \$813 000 to the Department of Lands, Planning and the Environment to fund the Planning Commission to develop strategic plans and planning policy, and to advise on significant development proposals.

From 1 July 2013 to 30 June 2014, the Planning Commission had expended around \$877 000 or 107.9% of the budget. The total expenditure of \$877 000 includes \$44 000 worth of notional charging which represents goods and services received free of charge from the Department of Corporate and Information Services which is fully offset by \$44,000 in notional income.

The 2013-14 result was a deficit of \$32 000 due to the Planning Commission's increased activities in developing strategic plans and conducting community consultation.

	2013-14 Budget \$000	2013-14 Estimate \$000	% Change	2013-14 Actuals \$000	% Change To Estimate
NT Planning Commission	813	813	0%	877	7.9%

The Planning Commission accesses a Planning and Land Development fund within the department to fund consultancies in providing advice on strategic plans and conducting community consultations.

The below annual operating statement has been prepared from the department's accounts to reflect the financial activity of the Planning Commission.

Operating statement

For the year ending 30 June 2014

	2013-14 \$000
INCOME	
Appropriation	801
Goods and Services Received Free of Charge	44
TOTAL INCOME	845
EXPENSES – COMMISSIONER	
Employee	222
General	315
EXPENSES – SECRETARIAT	
Employee	271
Purchase of Goods and Service	25
Goods and Services Received Free of Charge	44
TOTAL EXPENSES	877
NET SURPLUS/(DEFICIT)	(32)





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