

NORTHERN
TERRITORY
PLANNING
COMMISSION

ANNUAL REPORT

2017/18



NORTHERN TERRITORY
PLANNING
COMMISSION



**“The past year has been
one of great change for the
Planning Commission”**

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Letter to the Minister

Dear Minister,

2017-18 Annual Report – Northern Territory Planning Commission

I am pleased to present you with the annual report for the Northern Territory Planning Commission for the 2017-18 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.

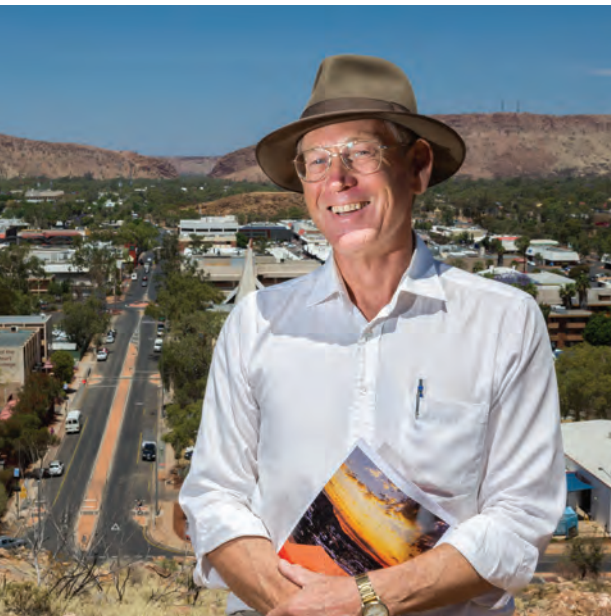
Yours sincerely,



David Ritchie PhD

Chairman Northern Territory Planning Commission

Chairman's message



“It is my great pleasure to be able to present this 2017-18 Annual Report on behalf of the Northern Territory Planning Commission.”

2018-19 has been a year where the Planning Commission has focussed on the opportunity to ensure our strategic planning systems support the anticipated future growth of the Territory. To realise this opportunity our systems must ensure we understand the context in which growth will occur and that our plans are developed publicly in full understanding of the things the community values.

The past year has been one of great change for the Planning Commission. July 2017 saw the appointment of myself to the role of Chairman of the Planning Commission. In the same month, Mr Robert Jennings was appointed to the Planning Commission as Local Government Association of the NT (LGANT) representative, Ms Suzanne Philip as Chair of the Development Consent Authority and ex-officio member of the Planning Commission and Mrs Fran Kilgariff and Ms Dorte Ekelund also appointed as members of the Planning Commission. Our new members joined Mr Brendan Dowd who had previously served on the Planning Commission as LGANT representative and continuing ex-officio members Dr Paul Vogel, Chair of the Northern Territory EPA and Mr Wayne (Krafty) Kraft, Chair of the Heritage Council.

The diverse backgrounds and experience of our members have brought a fresh perspective to the work of the Planning Commission, including our priorities, strategic direction and guiding principles.

I am pleased to be able to release the NT Planning Commission's 2018-2021 Strategic Plan with this Annual Report. The 2018-21 Strategic Plan highlights the Commission's approach to engaging with the community and stakeholders to enable planning for future needs.

Engagement with the community on Central Darwin and Alice Springs projects has progressed well this year and the Area Plans will, once completed, promote high quality, flexible urban design to create vibrant, safe, respectful and comfortable places for people.

The community engagement process for the Rural Activity Centre Plans and work in regional centres including Tennant Creek particularly have revealed a desire for recreational, workplace and housing choices, while supporting improved efficiency of urban and regional infrastructure and are particularly attempting to protect and sustain existing natural and built environments that are valued by the community.

The Planning Commission looks forward to another busy and exciting year ahead in 2018-19 with the expected completion of a number of the current Area Planning projects and the commencement of a number of new projects including a land use planning exercise for the Gunn Point area and area planning for the Northern suburbs of Darwin.

About the NT PLANNING COMMISSION

Our Organisation

Who we are

The Planning Commission is an independent statutory authority that:

- develops strategic plans and planning policies
- advises on significant development proposals
- consults and advises on proposed Planning Scheme Amendments and Exceptional Development Permit applications.
- minimising adverse development impacts on existing amenity and, wherever possible, ensuring that amenity is enhanced as a result of development; and
- ensuring, as far as possible, that planning reflects the wishes and needs of the community through appropriate public consultation and input to formulate and implement planning schemes

What we do

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

The Planning Commission plans and provides a framework of controls for the orderly use and development of land. This is to be achieved by:

- strategically planning land use and development for the sustainable use of resources;
- strategically planning transport corridors and other public infrastructure;
- creating effective controls and guidelines for the appropriate use of land, having regard to its capabilities and limitations;
- ensuring measures are in place to control development to protect the natural environment, including by sustainably using land and water resources;

Arrangements with the Department of Infrastructure, Planning and Logistics

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

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

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

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

Our Members

The Planning Commission comprises:

- **Chairperson**
- **Chairpersons 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 Commission membership includes the chairpersons 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.

Where required, the Commission can also second people on its subcommittees or engage external consultants.

The Planning Commission currently has eight members from across the Northern Territory and interstate who provide planning leadership and deliver professional, independent advice. The Commission strengthens links between the Northern Territory Environment Protection Authority, Development Consent Authority, Heritage Council and Local Government Associations.



Dr David Ritchie

Chairman
(appointed 12 July 2017)

Dr David Ritchie has 37 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 he 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's work has involved extensive work in remote regions of the NT working closely with Aboriginal communities.

David also brings the 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 Ninti One Limited, on the board of the Northern Territory Land Corporation and Chair of the NT Grants Commission.

Our Members



Dr Paul Vogel

Ex officio member
(appointed 14 November 2016)

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

Now a non-executive board director and strategic consultant, Paul was Chairman of Western Australia's Environmental Protection Authority from 2007 – 2015. Paul was also the inaugural Chief Executive and Chairman of the South Australian EPA from 2002 – 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, in organisational and regulatory reform and in the delivery of strategic environmental and business outcomes.

Paul is also chairman of a national Cooperative Research Centre on Contamination and Remediation of the Environment (CRC CARE); a director of the Australian Technology Network of Universities (ATN) Australian Research Impact Advisory Board, a director of Global Aquatica (Australia) and a member of the Australian Institute of Company Directors. He was appointed to the NT EPA from 1 January 2016.



Mr Wayne Kraft

Ex officio member
(appointed 1 October 2015)

Wayne has been a resident of the Northern Territory since 1972. A long-term resident of Alice Springs, he has also lived in Tennant Creek, Darwin and Barrow Creek.

He was a founding Board Member of the NT TAB, a past Member and Chair of the Museums and Art Galleries Board of the NT, and is the current Chair of the Heritage Council, having been appointed in October 2015.

He was the long-term owner of the Overlanders Steakhouse in Alice Springs and sold this business in early 2016, after 27 years.

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Suzanne Philip

Ex officio member
(appointed 31 July 2017)

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

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

She is a Solicitor and Barrister of the Supreme Court of the Northern Territory, and has extensive experience as a Senior University Lecturer, teaching

Contract, Commercial, Vendor and Purchaser and Property law.

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

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



Mr Brendan Dowd

Member
(appointed 9 April 2015)

Previously appointed as the representative of the Local Government Association of the NT, Brendan has been reappointed as a member of the Planning Commission.

Brendan was the Chief Executive Officer (CEO) of the City of Darwin from 2008 until March 2018.

Brendan has 40 years' experience in local government and prior to taking up the CEO's role he was the Director of Technical Services at the City of Darwin.

Prior to moving to the Northern Territory, Brendan held a range of senior executive positions

in South Australia spanning both engineering and corporate functions.

Brendan holds a Degree in Civil Engineering, a Graduate Diploma in Municipal Engineering and a Master of Business Administration. He is also a graduate of the Australian Institute of Company Directors, a Fellow of Engineers Australia and the Institute of Managers and Leaders (Aust & NZ) and has attended programs at Harvard University and Melbourne Business School, Mount Eliza.

Our Members



Robert Jennings

Representative of the Local Government Association of the NT
(appointed 12 July 2017)

Robert is the Chief Executive Officer (CEO) of the Katherine Town Council and has served as an executive officer in government across three states/territories.

He has an ongoing personal commitment to integrity, excellence and service to the organisations he leads as well as to the Katherine community and the Northern Territory.

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

of businesses, government, infrastructure, land development, urban planning, architecture, building & construction, large-scale design and project management, sustainability, emergency management, tourism, community and economic development.

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



Fran Kilgariff

Member
(appointed 12 July 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 a long experience in various aspects of Territory affairs.

Her community involvement has included being Mayor of Alice Springs for 8 years, on the Board of St John Ambulance NT since

2004, president of the YMCA of Alice Springs for 8 years and on the National YMCA Board where she was vice-President for 3 years. She is currently on the Board of Venture Housing, a not for profit affordable housing company and Chair of Olive Pink Botanic Garden.

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 Alice Springs. She is also a Fellow of the Australian Institute of Company Directors (FAICD)



Dorte Ekelund

Member

(appointed 12 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 Director-General in the ACT Environment and Planning portfolio, Deputy Director-General

of WA Department of Planning and Infrastructure, a Commissioner on the WA Planning Commission and was head of the Major Cities Unit in the Australian Government. She is currently Principal Advisor-Smart Cities with SMEC, is an Independent Director on the Boards of ICON Water and the Infrastructure Sustainability Council of Australia, is on the University of Wollongong's Smart Infrastructure Facility Advisory Council and is an Adjunct Professor in planning at the University of Canberra.

Dorte has qualifications in planning and in management, is a Fellow of the Planning Institute of Australia, and a Member of the Australian Institute of Company Directors.

Meetings

The Planning Commission held FIVE meetings in 2017-18.

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

MEETING	PRESENT		APOLOGY
14 August 2017	David Ritchie Paul Vogel Suzanne Philip Wayne Kraft	Robert Jennings Brendan Dowd Dorte Ekelund	Fran Kilgariff
3 October 2017	David Ritchie Paul Vogel Wayne Kraft Robert Jennings	Brendan Dowd Dorte Ekelund Fran Kilgariff	Suzanne Philip Fran Kilgariff
5 December 2017	David Ritchie Paul Vogel Suzanne Philip Wayne Kraft	Robert Jennings Brendan Dowd Dorte Ekelund Fran Kilgariff	Wayne Kraft Robert Jennings
6 March 2018	David Ritchie Paul Vogel Suzanne Philip Wayne Kraft	Brendan Dowd Dorte Ekelund Fran Kilgariff	Robert Jennings
4-5 June 2018	David Ritchie Paul Vogel Suzanne Philip Wayne Kraft	Robert Jennings Brendan Dowd Dorte Ekelund Fran Kilgariff	

Work Program



At the Planning Commission we:

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

Planning Priorities

We prepare strategic land use plans that anticipate growth and set frameworks with which to manage development. We set 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 provided expert and independent advice to the Minister around how to shape economic growth and development, and protect the environment and natural assets valued by the community.

Developing Strategic Land Use Plans

Our primary role is to prepare integrated strategic land use plans in consultation with the community. These plans may also 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.

Advocacy and Collaboration

The Planning Commission seeks to model and promote innovation, leadership and excellence in land use planning. A guiding principle of the 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 2017-18 the Commission has provided expert advice and input to a number of initiatives and consultation processes including Government's Planning Reform agenda as well as various transport and infrastructure projects.

2018-2021 Strategic Plan

The NT Planning Commission 2018-2021 Strategic Plan is a high-level document that outlines the vision for how our work will affect the Northern Territory, our purpose and principles that will guide our consideration of issues and decision-making.

The Strategic Plan also identifies a broad work program for the 2018-2021 period however it should be noted that it is a flexible document whereby projects can be added as the need arises.

Our Strategic Plan

Vision

As the Territory's economy grows, the community and stakeholders are engaged in an open and meaningful way to enable planning for future needs.

Purpose

Set 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.

Principles

The Planning Commission will have regard to the following principles:

- Engage the community and stakeholders
- Collaborate with government agencies to maximise good planning outcomes
- Model and promote innovation, leadership and excellence
- Integrate land use planning, infrastructure planning and environmental protection
- Manage resources sustainably
- Integrate resilience to natural hazards
- Promote a variety of recreational, workplace and housing choices
- Support improved efficiency of urban and regional infrastructure
- Protect and sustain existing natural and built environments that are valued by the community
- Promote ways for the built environment to contribute to mitigate risks generated by climate change.
- Promote high quality, flexible urban design, and safe, respectful and comfortable places for everyone
- Promote technological solutions that improve efficiency and effectiveness in managing urban and environmental systems



Goals

The functions of the Planning Commission as listed in section 81B of Planning Act

Develop Integrated Strategic Plans, Guidelines and Assessment Criteria

Advise on Significant Development Proposals

Consult and report on proposed Planning Scheme Amendments and Exceptional Development Permit applications

Regularly Review NT Planning Scheme

Research and analysis of strategic planning issues

Priorities

Projects identified in the NTPC Work Program

Reform planning systems to promote effectiveness and efficiency

Provide the Minister with information and advice to inform decisions on proposed Planning Scheme Amendments and Exceptional Development Permit applications

Provide the Minister with information and advice to inform Development Proposals

Planning for regional centres

Planning for major centres

Results

Tangible outcomes that can be practically used by the community, industry and Government

Central Darwin Area Plan (CDAP) launched with community support

Central Alice Springs Area Plan (CASAP) launched with community support

Darwin Northern Suburbs Area Plan (DNSAB) launched with community support

Casuarina Area Plan (CAP) launched with community support

Central Palmerston Area Plan (CPAP) launched with community support

Stuart Highway (Darwin Region) Employment Corridor planning study and Area Plans (11 Mile, Pinelands, Holtze & Kowandi) launched with community support

Coolalinga/Freds Pass Rural Activity Centre Area Plan launched with community support

Humpty Doo Rural Activity Centre Area Plan launched with community support

Tennant Creek Land Use Plan (TCLUP) launched with community support

Gunn Point Subregional Land Use Plan launched with community support

Katherine East Area Plan (KEAP) launched with community support

To provide considered and timely Significant Development Reports as required from time to time.

To provide considered and timely reports to the Minister on consultation conducted and submissions received relating to proposed Planning Scheme Amendments and Exceptional Development Permit applications

Amendments to Planning Scheme and design guidelines Designing Better Multiple dwellings and mixed-use developments

Introduce Planning Scheme Amendments relating to building design criteria, including built form, heights and interaction with public space

Review NT Planning Scheme Assessment Criteria

2017–18 PROJECTS AND ENGAGEMENT

Rural Activity Centre Area Plans

The Litchfield Subregional Land Use Plan, introduced into the Northern Territory Planning Scheme in July 2016 was a major step towards providing an updated strategic land use framework for the Litchfield area.

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

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

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

In 2016-17 the Commission developed, in consultation with the community, an Area Plan for the Rural Activity Centre of Howard Springs. After recommendation to the Minister for Infrastructure, Planning and Logistics the Howard Springs Rural Activity Centre Area Plan was incorporated into the NT Planning Scheme. The Area Plan now helps to guide land use change and development in that area.

2017-18 saw the Commission continuing to develop Area Plans for the remaining Rural Activity Centres, with Coolalinga/Freds Pass and Humpty Doo being the Commission's focus for the year.

Coolalinga / Freds Pass Rural Activity Centre

The Coolalinga/Freds Pass Rural Activity Centre Area Plan will be a long-term plan for the future of the area.

Once complete, the Area Plan will help maintain the amenity of the rural area by ensuring the provision of adequate services to support growth within the boundaries of the activity centre, while helping to protect the rural area from ad hoc development in the future.

The Commission's second stage of consultation for the Coolalinga/Freds Pass Rural Activity Centre Area Plan occurred throughout October 2017.

The draft Area Plan and Planning Principles central to Stage Two consultation were developed in response to feedback received during Stage One consultation,

conducted in May/June 2017, from the community, Litchfield Council, Coolalinga/Freds Pass Community Advisory Group, service authorities and NT Government agencies.

Throughout Stage Two consultation the Commission held pop-up information stalls, attended by over 200 people, to allow the community to drop in and speak with a planner about the draft area plan.

18 written submissions were received from the community in response to the Stage Two consultation.

The Commission heard particularly, that the community have expressed:

- general support for the proposed land use mix and distribution, including 800m² urban residential lots and 4000m² rural residential lots;

- a strong desire for increased pedestrian and cycle networks;
- a strong desire for a better interconnected local road network, with improved access to the arterial network; and
- an aspiration for increased and improved community facilities, as well as protection of environmental and heritage values.

Finalisation of the draft Area Plan for Coolalinga/Freds Pass by the Planning Commission is expected to occur in the 2018-19 financial year. The final Area Plan will need to be cognisant of the work currently being carried out by the Department of Infrastructure, Planning and Logistics in relation to the Stuart Highway arterial management strategy.



Humpty Doo Rural Activity Centre

The Commission has been focussed throughout this year on developing a draft Area Plan for the Humpty Doo Rural Activity Centre.

Our focus on planning for this Activity Centre will help maintain the amenity and lifestyle of the rural area, ensuring there are reticulated services available to the growing population, and help protect the rural area from ribbon development.

Whilst the land use concept plan for Humpty Doo in the Litchfield Subregional Plan provides a high level vision for the locality, the Area Plan will provide a decision making framework to inform future rezoning and development decisions.

Stage One consultation for Humpty Doo was held during February and March 2018.

The community was particularly asked during Stage One consultation to get involved in the planning process by telling us:

- How they see Humpty Doo changing to provide housing options and commercial opportunities?

- What range of housing types and building heights should be considered, and how far new residential growth should extend
- How local traffic could be managed to maintain a pedestrian-friendly environment around the commercial centre
- How mosquito breeding could be managed without adversely impacting the natural amenity of the lagoons/waterways

Community information sessions, a community workshop and information stalls were all part of the first stage of consultation. A Community Advisory Group was also formed to work with the Commission in ensuring concerns of the Humpty Doo community were addressed during consultation for the draft Area Plan.

Consultation activities for Stage One were well received with 180 people visiting the pop up stalls; 42 stakeholders attending community information sessions; 39 people attending community workshops; and 12 written submissions being received from the community.

For the first time the Commission included a children's workshop, held concurrently to the community workshop, to help ensure that the voice of a full cross section of the community was heard and considered in developing the area plan.

Key themes emerging from the first stage of consultation included:

- support for urban lots within the rural activity centre, and 4000m² lots within the transition area;
- general support for the boundary of the centre as proposed by the Litchfield Subregional Land Use Plan;
- identifying the importance of the environment and the needs to retain open space, native vegetation and wildlife corridors; and
- recognising the importance of improved infrastructure to support future growth within the centre.

The Commission is looking forward to presenting a draft Area Plan to the community for further consultation during the 2018-19 financial year.



Central Area Plans

Central Darwin Area Plan

Darwin is significant as the capital of the Northern Territory.

Central Darwin contains many places important for the Northern Territory as a whole and for the growing inner city population and workforce.

With a number of high profile projects currently underway, or in their planning stages in the Central Darwin area, this is an exciting time to be planning for the Territory's Capital City.

The Central Darwin Area Plan will guide long term land use and development that strengthens Central Darwin as the heart of a vibrant, functional, and attractive capital.

This project is an opportunity to bring together and build on previous studies, projects and

consultation, including the Darwin City Centre Master Plan, that have focused on shaping a vibrant city centre.

Stage One consultation for Central Darwin was held during October and November 2017. Consultation activities included community information stalls, community information sessions, 'meet the planner' opportunities, a community workshop, and targeted stakeholder meetings.

More than 200 people attended pop-up and meet the planner events; 14 written submissions were received via post, email and the project website; and 15 online surveys were completed.

The following broad themes emerged throughout Stage One engagement:

- a lack of attractors to the study area – both for

residents of the region outside of the study area and tourists;

- liveability – particularly in relation to pedestrian and cyclist connections, retention and enhancement of green spaces and general amenity considerations; and
- other high profile projects outside of the scope of the Area Plan project, especially Barneson Boulevard and the new Museum of the Northern Territory that at the time was proposed for the Old Hospital site – there were divergent views in the community about these projects.

The Commission is looking forward to presenting a Draft Area Plan to stakeholders in the 2018 – 19 Financial Year.





Central Alice Springs Area Plan

Alice Springs is the largest urban centre outside of Darwin and Palmerston and is seen as Australia's inland capital.

Alice Springs has developed as a significant regional economic hub serving the remote areas of the Northern Territory, South Australia, Western Australia and Queensland.

To cater for change and to keep up to date with current planning for Alice Springs, the Planning Commission has continued work on an area plan for the Central Alice Springs Area, covering the CBD and surrounds.

Stage One consultation for Central Alice Springs was held during October and November 2017. Community information sessions,

a community workshop and information stalls all formed part of the consultation.

Community engagement with the Commissions' first stage of the area planning process in Alice Springs was particularly good, with over 300 people visiting information stalls; 265 votes submitted in the quickpoll; 26 people attending information sessions or the workshop; 23 people completing an online survey; and 10 written submissions received.

Key findings that emerging from the first stage of consultation included:

- support for encouraging more residential development within the CBD, including student and short term accommodation;
- a desire to anchor the future commercial and retail centre

within the established CBD grid, with very little support for expansion to the western precinct;

- support for a health and wellness precinct around the hospital comprising services, facilities and accommodation that supports the medical industry; and
- recognising that the Todd River is an asset of the town that should be enhanced through creation of open space and parks that enable increased use.

The Commission anticipates presenting a Draft Area Plan to the community for further discussion and feedback early in 2018-19.



Central Palmerston Area Plan

Over the past decade Palmerston has achieved growth rates substantially higher than the rest of the Darwin region.

With the completion of its remaining eastern suburbs, Palmerston is likely to accommodate more than 40 000 people in the future.

The Planning Commission undertook a review of the Palmerston City Centre Planning Principles and Area Plan to provide the community with a more contemporary area plan

that balances population growth with the lifestyle aspirations of the community.

In late 2016, the Commission carried out Stage One community consultation with the release of a discussion paper, an industry briefing and presentations to Council and local MLA's, bringing together key stakeholders to discuss the needs and aspirations for the Palmerston central business district (CBD).

Since Stage One was completed, work has centred on completing key infrastructure investigations and incorporating those with the valuable community input from Stage One.

The Commission is particularly keen to ensure that we work closely with local government in the development of its land use plans. With the election of the new City of Palmerston Council in late March 2018 the Commission will be seeking to develop a good working relationship with Council to ensure the development of a draft Area Plan that meets the needs of all stakeholders.

It is anticipated that Stage Two community consultation will occur during the 2018–19 financial year.

Tennant Creek Land Use Plan

The draft Tennant Creek Land Use Plan will be a plan that identifies current and future land uses and potential land requirements for Tennant Creek to cater for future population growth.

It will show where opportunities for land use change exist and provide focused locations for expanding urban growth and industrial development.

The objectives of the Tennant Creek Land Use Plan are to:

- Provide for orderly and appropriate land use and development catering for a growing population;
- Reinforce the existing business hub on Paterson Street;

- Preserve the existing rural character of established small lot rural subdivision south of the town;
- Provide appropriate areas for future industrial development to the west of the town; and
- Identify and protect major corridors for transport, energy and servicing infrastructure.

Stage One community consultation occurred throughout November 2017 and was a chance for the community to get involved in the planning process by contributing to a vision to meet the future needs of Tennant Creek.

Matters raised by the community through the first stage of consultation included:

- aspirations to preserve and promote the cultural and heritage values of Tennant Creek;

- a strong desire to support existing commercial business and a strong need to address existing and potential traffic issues on Paterson Street; and
- general interest in stormwater and power infrastructure.

The NT Department of Treasury and Finance has estimated the Barkly Regional population to be 6 561 in 2011. The region is forecast to reach a population of 7 572 by 2026, nearly 70% of which are expected to be of Aboriginal background.

Consultation with Aboriginal people is a key priority of the Commission, with Stage Two consultation, to be held early in the 2018-19 financial year, expected to have a strong focus on engaging with the Aboriginal population of the region to inform the final Land Use Plan.



DESIGNING BETTER:

Mixed use, medium density and high density residential developments

Designing Better: Mixed use, medium density and high density residential developments

Previously referred to as the “Performance Criteria Review” project, the Designing Better project seeks to review and update development controls contained within the NT Planning Scheme in relation to medium to high density residential development, and mixed use developments.

Initially envisaged as a relatively narrow scope project comprising potential minor changes to a limited number of NT Planning Scheme development controls; the Commission has, upon reflection, decided to expand this project to also address a broader need for additional design guidance within the NT Planning system.

Updating existing controls for mixed use, medium and high density residential development is seen as a first step that will ensure that a baseline is established for designing and assessing mixed use and medium to high density residential developments.

The introduction of a design guideline is a matter that has been discussed among industry and community for some time and will require thorough research and understanding on how this is achieved in other jurisdictions and how best to tackle it in the Territory.

It is likely that this project will proceed in two phases, the first of which is anticipated to be released for consultation in 2018-19.



Significant Development Proposals

A 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, and/or
- land, adjoining land or other areas of land.

The Minister may 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.

There were no significant development proposals referred to the Commission in 2017-18.

Planning Commission Hearings

A function of the NT Planning Commission is to receive submissions, carry out consultation and hold hearings as required by the *Planning Act* and as directed by the Minister in relation to proposed Exceptional Development Permits and Planning Scheme Amendments. The Planning Commission reports to the Minister on these proposals.

In 2017 – 18 The Commission held and reported to the Minister on nine hearings as well as providing seven additional reports to the Minister on proposals that were exhibited but did not receive submissions.

See overleaf for table

NO.	HEARING DATE	PARCELS	PURPOSE	MEMBER CONDUCTING	MEMBER ATTENDEES
19	19 Jun 2018	Section 5544 (2658) Stuart Hwy, Livingstone	Application Type: PSA Rezoning from Zone R (Rural) to a Specific Use Zone that will facilitate strategic industrial development (pipe manufacturing and ancillary uses)	David Ritchie	Nil
18	18 Jun 2018	Lot 2556 (34) East Point Rd, Fannie Bay, Darwin	Application Type: EDP Two lot subdivision to less than 760m ² (579m ² & 579m ²)	David Ritchie	Nil
17	28 Mar 2018	Lot 5687 (25) Commonage Rd, Ilparpa (Blatherskite Showgrounds)	Application Type: EDP Caravan Park (30 sites for large vehicles/caravans or caravans with pets which are not acceptable elsewhere)	David Ritchie	Fran Kilgariff
16	28 Mar 2018	Lot 12 LTO 76/018 (69) Finn Road, Berry Springs Hundred of Ayers	Application Type: PSA Rezoning from R to RL.	David Ritchie	Fran Kilgariff
14	6 Mar 2018	Lot 663 (106) The Esplanade, Town of Darwin	Application Type: EDP 22x3 bedroom and 11x4 bedroom multiple dwellings (including a caretaker's residence) in a 23 storey building plus two levels of basement parking	David Ritchie	Fran Kilgariff Wayne Kraft Dorte Ekelund
13	4 Dec 2017	N/A	Application Type: PSA Amend the Planning Scheme to introduce provisions for the control of Helicopter Landing Sites	David Ritchie	Nil
12	4 Oct 2017	Various – Howard Springs Rural Activity Centre	Application Type: PSA Howard Springs Rural Activity Centre Area Plan	David Ritchie	Wayne Kraft Dorte Ekelund
11	20 Sept 17	Lot 11020 (164 Forrest Parade) Rosebery, Town of Palmerston	Application Type: EDP Alterations and additions to existing development to incorporate noise attenuation measures which would otherwise be prohibited due to its non-compliance with sub-clause 8.3(3) (Setbacks for Commercial Uses Adjacent to Land in Zones SD, MD, MR or HR) of the Northern Territory Planning Scheme.	David Ritchie	Nil
10	7 July 2017	N/A	Application Type: PSA Amendment to Clause 7.5 (Private Open Space)	Denis Burke	Nil

PSA: Planning Scheme Amendment; EDP: Exceptional Development Permit



FINANCIAL PERFORMANCE

Planning Commission Budget

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

The Northern Territory Government allocated \$374 000 to the Department of Infrastructure, Planning and Logistics to fund the Planning Commission to develop strategic plans and planning policy, and to advise on significant development proposals.

From 1 July 2017 to 30 June 2018, the Planning Commission expended about \$275 000 or 73.52 per cent of the budget.

Operating Statement

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

	2016-17	2017-18
	\$'000	\$'000
Income		
Appropriation	506	374
Goods and Services received free of charge	16	
TOTAL INCOME	522	374
Expenses		
Commissioner		
Employees	172	
General	105	
Secretariat		
Employees		90
Purchase of goods and services		185
Goods and services received free of charge	16	
TOTAL EXPENSES	293	275
NET SURPLUS (DEFICIT)	229	99

Planning Commission Budget

2016-17

Budget \$'000	Estimate \$'000	%Change between budget and estimate	Actual \$'000	% Change between actual and estimate
540	522	3.34%	293	43.87%

2017-18

Budget \$'000	Estimate \$'000	%Change between budget and estimate	Actual \$'000	% Change between actual and estimate
374	374	0%	275	26.47%





NORTHERN TERRITORY
PLANNING
COMMISSION