

# TOWARDS AN AREA PLAN FOR THE HUMPTY DOO RURAL ACTIVITY CENTRE



*Discussion Paper for Stage 1  
Community Consultation*



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# THE CURRENT LAND USE CONCEPT FOR HUMPTY DOO

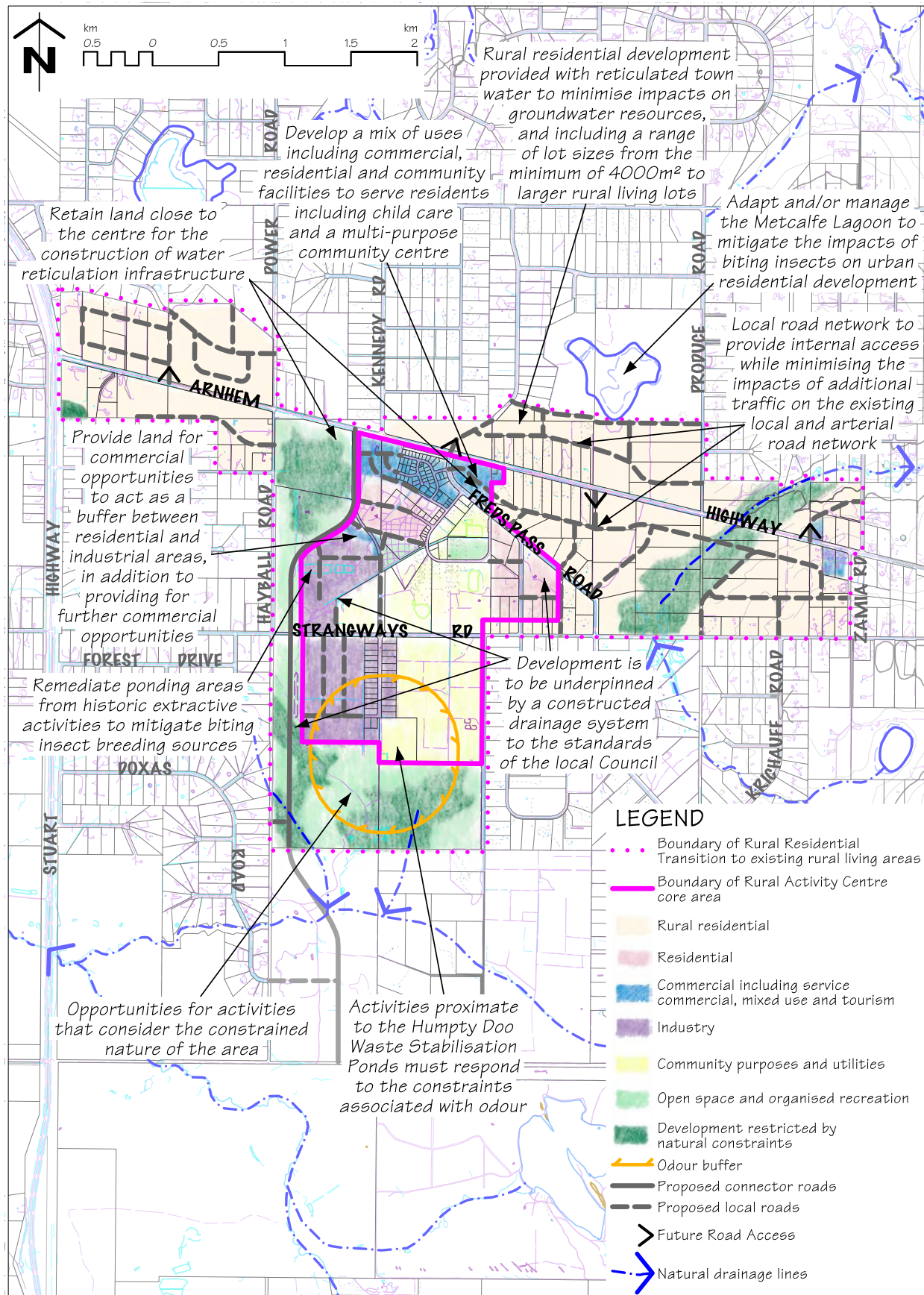


Figure 1: Land Use Concept for the Humpty Doo Rural Activity Centre, Litchfield Subregional Land Use Plan 2016

# 1. INTRODUCTION

It is important to plan for growth of the Humpty Doo Rural Activity Centre in a way that maintains the amenity and lifestyle of the rural area. Humpty Doo is facing many challenges and with that comes planning opportunities. These challenges include:

- meeting housing demand and choice for all stages of life;
- provision of adequate infrastructure services to support growth within the boundaries of the activity centre; and
- identifying subregional transport connections to Noonamah and Howard Springs.

This discussion paper provides a summary of the technical infrastructure, key land use considerations, community and environmental studies undertaken for Humpty Doo. This technical information will guide us towards answers in response to these challenges.

Look out for the 'Tell Us' boxes throughout this discussion paper. These questions might help you prepare a submission or talk with our team. The aim is to spark further discussions, and capture as many views and opinions as possible. Your feedback will help us to prepare the draft Area Plan, which will be the subject of further consultation.

This discussion paper and other supporting documents relating to the development of the Humpty Doo Rural Activity Centre Area Plan are available at [www.planningcommission.nt.gov.au](http://www.planningcommission.nt.gov.au)

## Background

Over the next 40 to 50 years, the population of the Darwin region is expected to almost double with an increase of approximately 120 000 residents. It is expected that 500 dwellings will be required in Litchfield in the next 5 to 10 years.

The greater part of this short term demand will be met with growth within the Rural Activity Centres of Howard Springs, Coolalinga/Freds Pass, Berry Springs and Humpty Doo. In the longer term growth areas in Litchfield will include major 'greenfield' developments such as Weddell.

## Rural Activity Centres



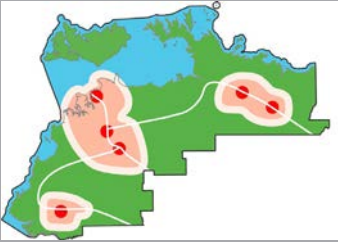




A Rural Activity Centre provides for a mix of land uses, transitioning from a central core comprising commercial, community and mixed density residential development, to larger 4000 m<sup>2</sup> rural residential lots as a buffer to 2 ha and 8 ha rural lifestyle areas.

The Rural Activity Centres have long been a feature for the Darwin region and are discussed in the Darwin Regional Land Use Plan 2015.

Land Use Concept Plans for each of the four Rural Activity Centres are provided in the Litchfield Subregional Land Use Plan 2016. The Humpty Doo Land Use Concept from the Subregional Plan is at **Figure 1** of this document.

The Darwin Regional and Litchfield Subregional land use plans are adopted as policies within the Northern Territory Planning Scheme and have provided the basis for future studies into the needs, opportunities and constraints identified in this document.

Area Plans for the Rural Activity Centres will become part of the Planning Scheme to provide a more detailed decision making framework to inform future rezoning and development decisions. The hierarchy of these policy documents is shown in **Figure 2**.

LEVEL 1			<p>The NT Planning Scheme applies to the whole of the NT and includes:</p> <ul style="list-style-type: none"> <li>• Statements about land use policy;</li> <li>• Development controls that allow, prohibit or put conditions on a use or development of land;</li> <li>• Instructions, guidelines and assessment criteria to help the consent authority to assess and decide on development applications; and</li> <li>• Maps, plans, designs and diagrams.</li> </ul>
LEVEL 2			<p>The Darwin Regional Land Use Plan (DRLUP) is the regional planning policy which sets the future direction, and establishes an overarching framework, for development across the Darwin region.</p> <p>DRLUP recognised six subregions, one being Litchfield, and further identified Humpty Doo as a Rural Activity Centre.</p>
LEVEL 3			<p>The Litchfield Subregional Land Use Plan provides statements of policy specific to the Litchfield Subregion and land use concept plans to guide the future preparation of area plans for the Rural Activity Centres.</p>
LEVEL 4			<p>Area Plans contain planning principles and objectives along with maps that illustrate opportunities for future development.</p> <p>The Humpty Doo Rural Activity Centre Area Plan will sit at this level of the hierarchy and build on the broad direction provided by subregional planning policy.</p> <p>This policy level is more detailed and can be used to assess the appropriateness of future rezoning and development applications.</p>

**Figure 2: Planning policy hierarchy of the Litchfield Subregion**

## 2. THE AREA PLANNING PROCESS

### What is an Area Plan?

Area Plans are land use and development policies within the NT Planning Scheme. These plans contain planning principles and objectives to give the community, industry, and decision-makers a degree of confidence and understanding about future potential land uses.

An Area Plan for a Rural Activity Centre provides for a mix of land uses, transitioning from a central core comprising commercial, community and mixed density residential development, to larger rural residential lots as a buffer to existing rural lifestyle areas.

Development within a Rural Activity Centre requires reticulated services, thereby preserving groundwater for rural lifestyle lots outside the boundary of the centre.

Area Plans provide a decision making framework to inform future rezoning and development decisions. They provide an opportunity for authorities like Power and Water Corporation and local councils to plan for future infrastructure services such as power, water, drainage and sewerage.

Area Plans do not alter existing use rights and land can continue to be used in accordance with the current land use zone.

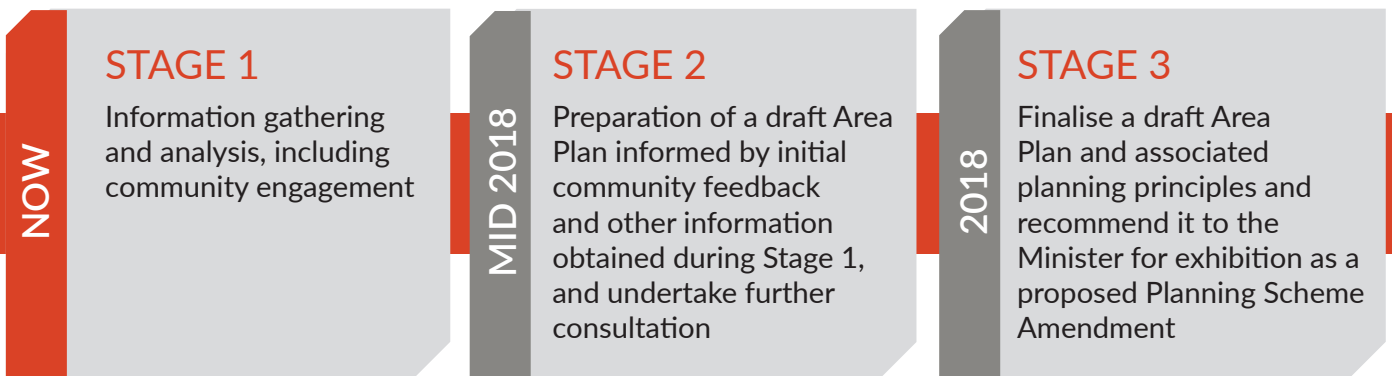
Area Plans also do not automatically rezone land. If a landowner wants to develop in accordance with the Area Plan the landowner must first rezone the land by applying to the Minister responsible for administering the *Planning Act*.

### How will the Area Plan be Prepared?

The diagram below identifies the three stage process the NT Planning Commission will be using to develop an Area Plan for Humpty Doo.

Stakeholder and community feedback are key influences in preparing a draft Area Plan.

This project is at Stage 1, which is an opportunity to provide upfront input to a Draft Area Plan, by attending information sessions, talking with planners, completing a survey, or making a submission to The Northern Territory Planning Commission. Check the Planning Commission website for details [www.planningcommission.nt.gov.au](http://www.planningcommission.nt.gov.au).



### 3. THE HUMPTY DOO RURAL ACTIVITY CENTRE

Today the Humpty Doo Rural Activity Centre includes the commercial precinct, adjacent residential development, and the community use area of Challoner Circuit. The community uses include the Humpty Doo Village Green, four schools that serve the subregion, and the public bus interchange with associated car and bicycle parking. Existing utilities include the Power and Water Corporation sewerage treatment plant and one elevated water tank.

The range of land uses demonstrates the opportunities created by the provision of reticulated water and sewerage. The capacity of these services is currently taken up by existing and approved development. Any future proposals for the Activity Centre must recognise that future growth will require the upgrading of key utilities; for example an expansion of the sewer ponds and additional water storage tanks.

Opportunities for future development include the undeveloped private and public

land close to the existing commercial and community land uses, and the potential for new local road connections to improve access to the activity centre and greater commercial exposure.

Many of the opportunities for growth are anticipated by the existing Planning Scheme zones. Other areas with potential for growth may be identified through the area planning process.

The current land use zones are shown in **Figure 3**.

#### TELL US...

- *What opportunities exist for tourism within the Humpty Doo Rural Activity Centre?*
- *How do you see the Humpty Doo commercial precinct expanding?*
- *Where do you see tourism operations within the Humpty Doo Rural Activity Centre expanding?*

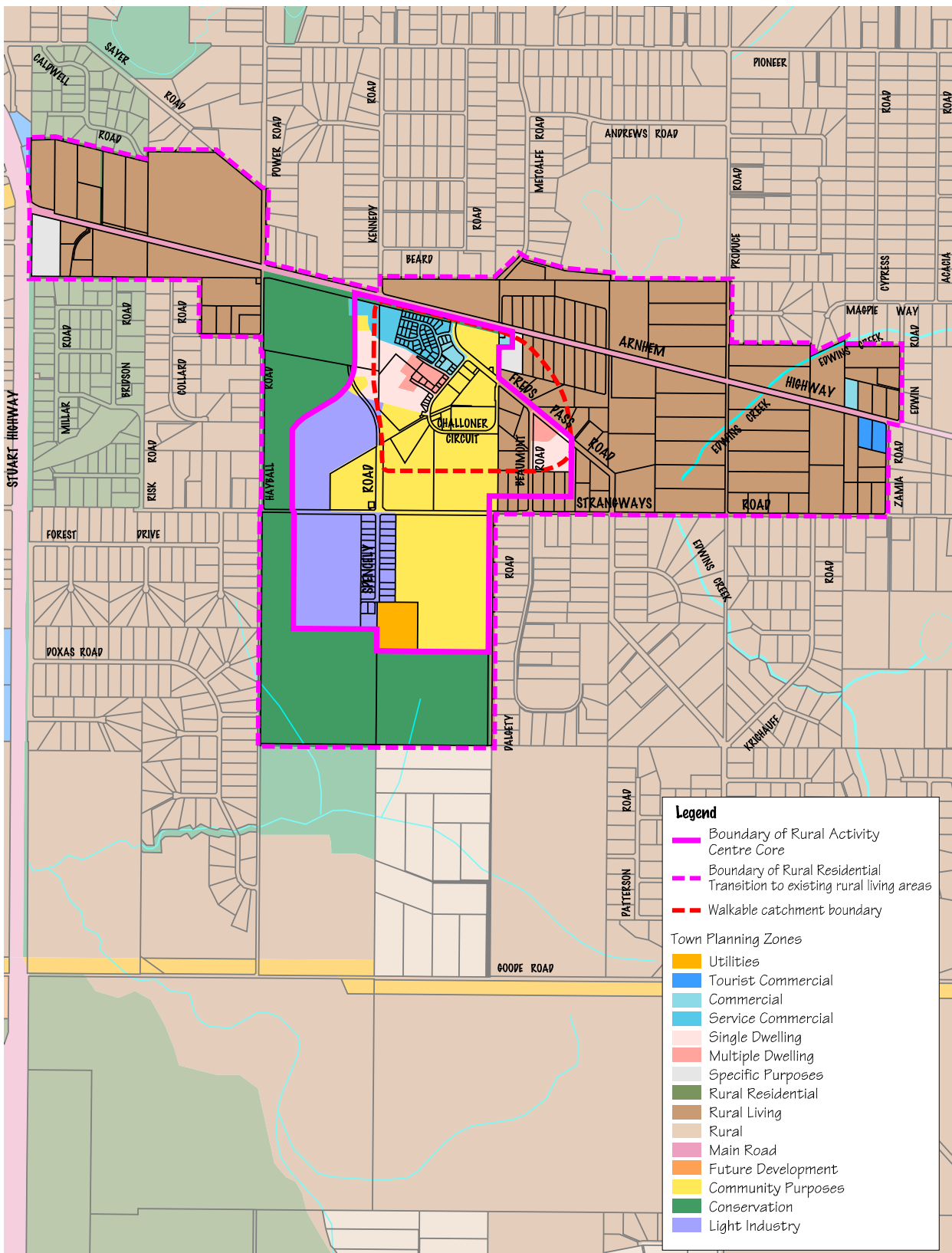


Figure 3: Current land use zones of the Humpty Doo Rural Activity Centre



## 5. NATURAL ENVIRONMENT

The natural environment is a great asset of the Humpty Doo locality, providing excellent amenity and enjoyment for residents as well as maintaining the rural lifestyle that is highly valued by the Humpty Doo community. At the same time, the environment presents some constraints that limit development in some areas. The natural constraints in the Humpty Doo Rural Activity Centre are shown overleaf at **Figure 6**.

### Stormwater Catchments

The Humpty Doo study area is located across two adjacent water catchments. The commercial area of the activity centre

and land to the west drains south to Horns Creek in the Elizabeth River catchment. Land broadly east of Challoner Circuit drains north-west via Edwins Creek into the Howard River Catchment.

Both catchments are characterised by low rises and depressions. The drainage corridors of Edwin Creek and Horns Creek, and the seasonal lagoon in Metcalfe Swamp are the dominant natural drainage features which should be protected from any adverse impacts of future development. Refer to **Figure 5** below.

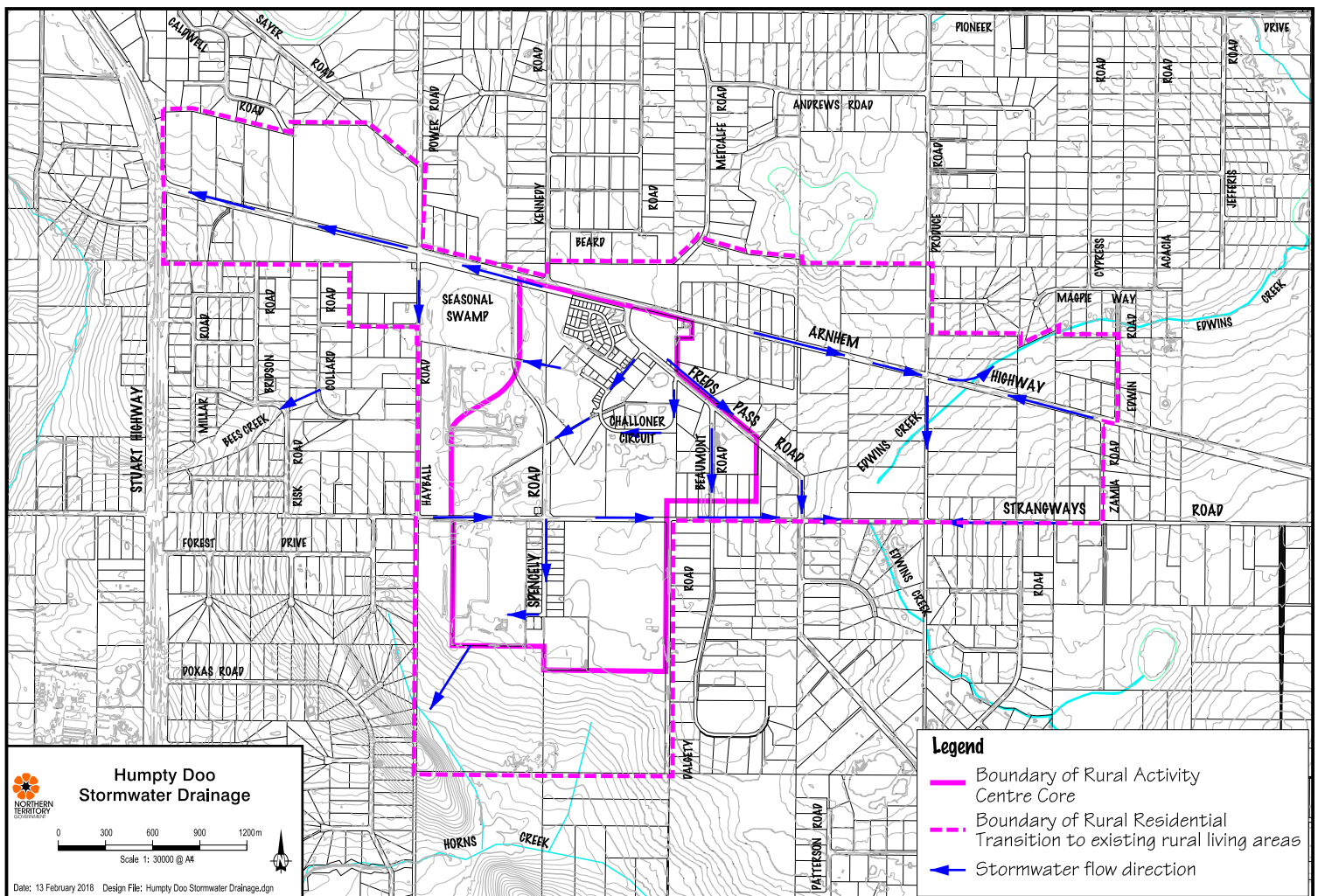


Figure 5: Humpty Doo stormwater catchment areas

## 6. LAND UNITS AND NATURAL CONSTRAINTS

The Humpty Doo Rural Activity Centre has been developed on unconstrained land. The land units are generally deep well-drained soils, and the landscape is characterised by gently undulating upland surfaces with open eucalypt woodland. Land capability in and around the Humpty Doo commercial centre is generally very good.

Land unit mapping indicates two areas of poorly drained soils within the rural activity centre. One is associated with the seasonally waterlogged area between Hayball and Spencely Roads, and the other is an area of seasonal waterlogging along Edwin Creek.

### Groundwater Availability

Areas of Humpty Doo, like much of Litchfield, rely on groundwater as their potable water source. Over time, demand on the aquifers has increased due to a number of factors. The Water Resources Division of the Department of Environment and Natural Resources is undertaking ongoing groundwater assessment for the rural area and implementing management actions.

Any future development in the Humpty Doo activity centre must have a sustainable water supply that does not draw from the underlying aquifer.

### Areas of Environmental Significance

There are no significant concentrations of threatened flora or fauna within the rural activity centre. The Litchfield Priority Environmental Management (PEM) Map

indicates areas that may include sandsheet heath along the drainage lines of Horns and Edwin Creeks. Sandsheet heath is identified by the Department of Environment and Natural Resources as a significant vegetation type.

### Biting Insects

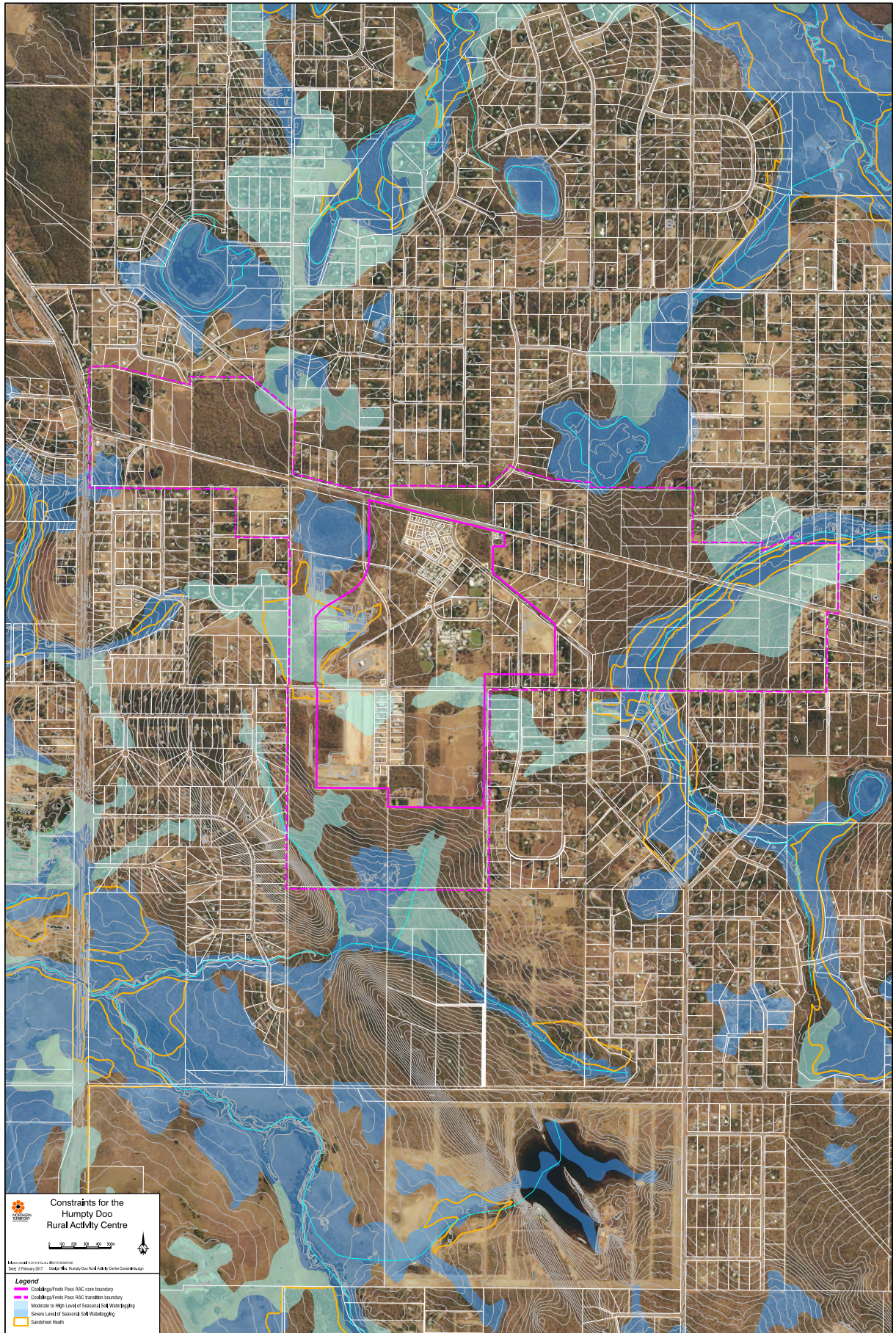
Studies by the Department of Health have shown the Humpty Doo Rural Activity Centre has moderate levels of mosquitoes which breed nearby and seasonally disperse.

Development can lead to the creation of new breeding sites for pest and disease carrying mosquitos through the inappropriate storage or disposal of stormwater. Dry season flows in stormwater drains are likely to pose the greatest risk of creating or exacerbating mosquito breeding, along with stormwater being discharged into poorly draining low lying areas at the development boundary. New development would need to comply with the Litchfield Council's Subdivision Guidelines and stormwater discharge into the natural systems will need to be managed to mitigate mosquito breeding.

The Department of Health recommends that there should be no urban or industrial stormwater runoff directed into Metcalfe Swamp now or in the future, otherwise the ecology of the swamp may change and allow the swamp to become more productive for mosquito breeding.

### TELL US...

- *How do you think mosquito breeding areas may impact on the future of the Rural Activity Centre and how might this be addressed?*
- *How can the natural amenity of the locality be enhanced for everyone to enjoy?*



**Figure 6: Constraints for the Humpty Doo Rural Activity Centre**

## 7. INFRASTRUCTURE

The Humpty Doo Rural Activity Centre supports commercial, community, industrial and residential development. The wide range of activities available within the activity centre demonstrates the opportunities created by the provision of reticulated water and sewerage.

On the other hand, the location and capacity of existing trunk infrastructure may constrain development. Upgrades of existing power, water, sewer and telecommunications infrastructure will be required to cater for future growth.

### Power

Reticulated power is available in the Humpty Doo Rural Activity Centre, and is provided through a combination of underground and overhead supply from the Strangways Zone Substation. The level of development envisaged by the Land Use Concept within the Litchfield Subregional Land Use Plan would require the addition of new feeders. The timing of development in the broader area will determine if a third transformer is also required. All power supply within an urban environment will be required to be underground. Power supply within rural residential areas may be located aboveground. Refer to **Figure 8**.

### Water

One of the aims of the Area Plan is to ensure that growth within the activity centre does not increase demand on ground water. Any development within urban zones and Zone RR (Rural Residential) will be required to connect to reticulated water.

The existing water supply for the activity centre is sourced from the McMinns Transfer Complex, with a primary main along Freds Pass Road and a secondary supply main along Arnhem Highway.

Opposite the Humpty Doo Primary School there is a water supply tank which is filled overnight. This water tank was constructed in 1976 and currently does not have sufficient

volume and pressure to meet firefighting demand for the Humpty Doo commercial centre.

To service future demand, options for water network looping with additional mains to service a bigger catchment will be required. To support these upgrades, the Area Plan will need to identify the location of a new ground level tank, and an elevated tank adjacent to the existing tank. The additional elevated water tank would provide greater pipe velocities to meet firefighting demands. Extending urban densities within the Rural Activity Centre will make upgrades to water supply infrastructure more cost effective. Refer to **Figure 9**.

### Stormwater

Stormwater within the established commercial centre of Humpty Doo is managed by an underground drainage network that discharges into two open unlined drains. These open drains carry stormwater from the urban network to Crown land west of the activity centre.

The discharge points are depressions that serve as detention basins which help to capture sediment and nutrients before the stormwater filters overland into Horns Creek. With further urban development and increasing reliance on urban stormwater systems, it will be important to manage stormwater discharge and maintain the functionality of stormwater detention areas.

### Sewerage

The Humpty Doo urban area is currently serviced by a conventional gravity reticulated network, and two pump stations. The first pump station, known as the Humpty Doo Industrial Pump Station, is located at the end of Waters Street, and services the industrial estate and the northern section of the commercial district. Located on / adjacent to Challoner Circuit, the second station, known as the Commercial Pump Station services the remainder of the urban area.

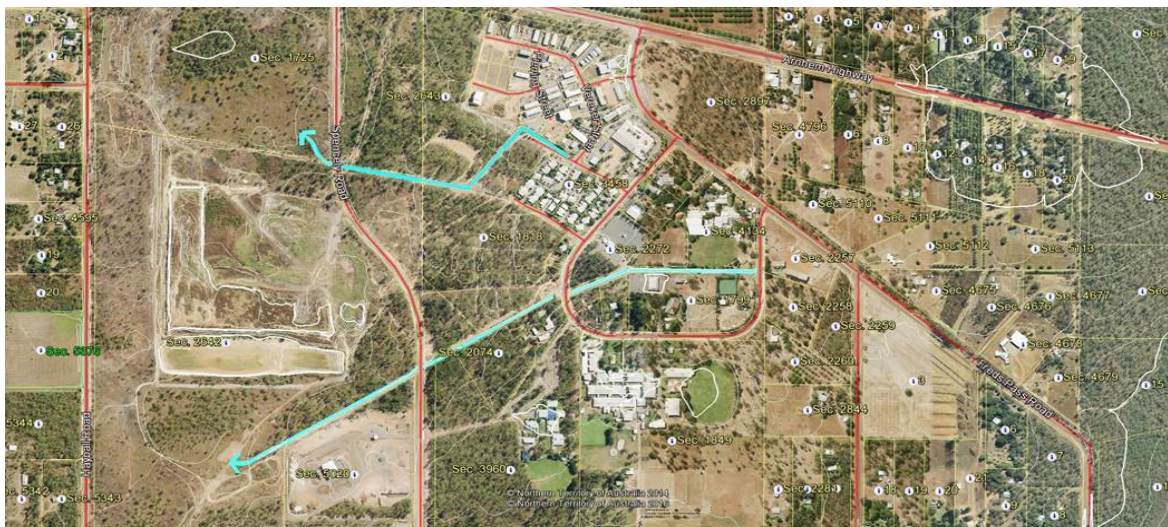
A new sewer pump station is under construction at the corner of Spencely Road and Strangways Road. This pump station will collect sewage from the current Humpty Doo centre and provide for future commercial and urban residential development within the activity centre. Refer to **Figure 10**.

### Telecommunications

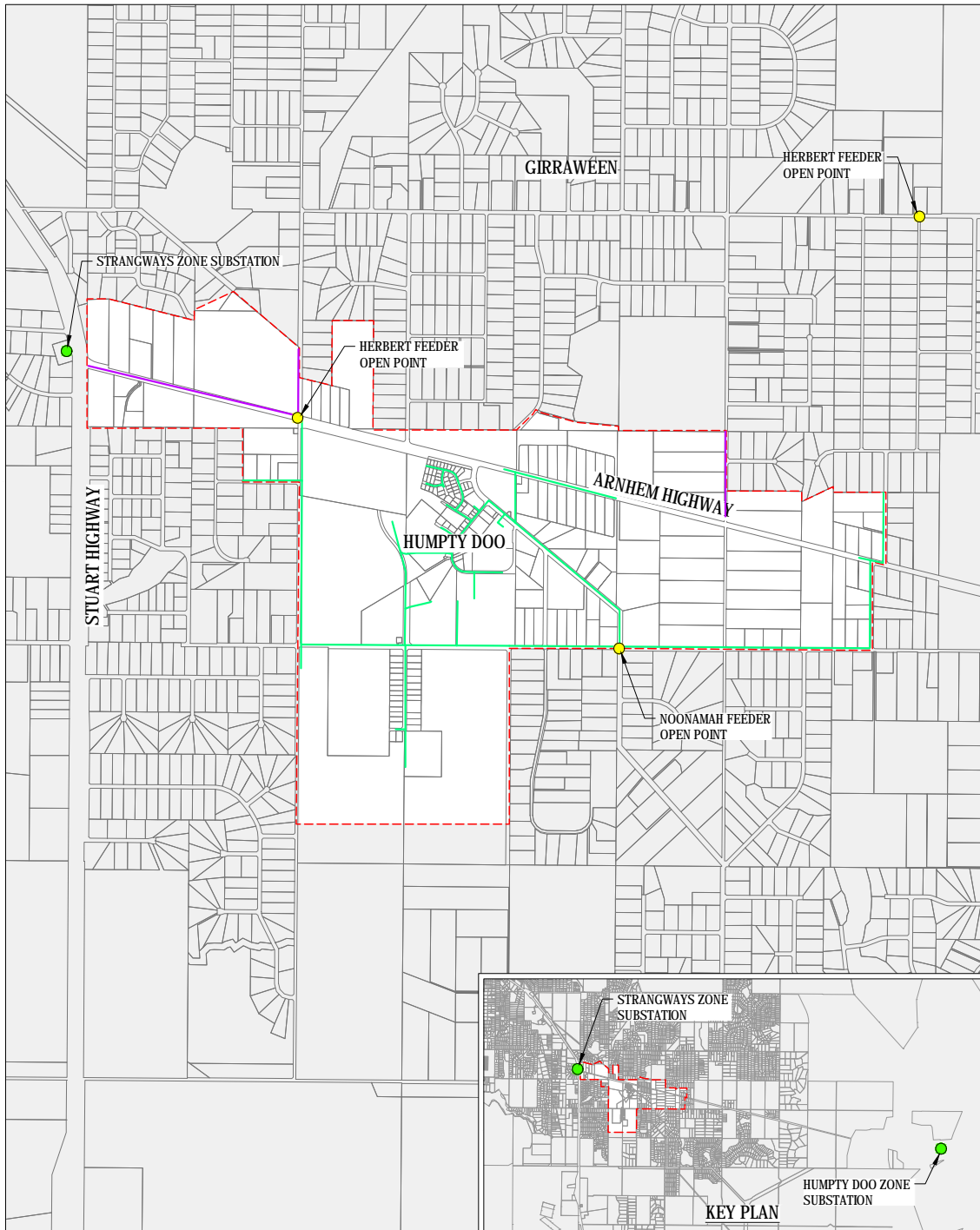
The Humpty Doo Rural Activity Centre is being serviced by the NBN's fixed wireless system. Accurate spare capacity in the fixed wireless system cannot be provided by the NBN until a new development is registered with the NBN. A number of mobile carriers service the activity centre.

Future urban development, as well as growth of the commercial and industrial precincts, will rely upon Power and Water's existing

reticulated sewerage network. Development within Zone RR (Rural Residential) is not required to connect to reticulated sewerage, but will be required to connect to reticulated water.

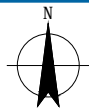
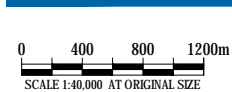


**Figure 7: Stormwater the Humpty Doo Rural Activity Centre**



**LEGEND:**

- - - Study area
- McMinns Feeder (22SY02)
- Zone Substation
- Cadastre
- Herbert Feeder (22SY11)
- Open Point



DEPARTMENT OF INFRASTRUCTURE, PLANNING AND LOGISTICS Job Number | 43-22712  
 HUMPTY DOO  
 INFRASTRUCTURE AND SERVICING STRATEGY Revision | B  
 HUMPTY DOO Date | 09 Feb 2018  
 EXISTING POWER INFRASTRUCTURE **Figure P001**

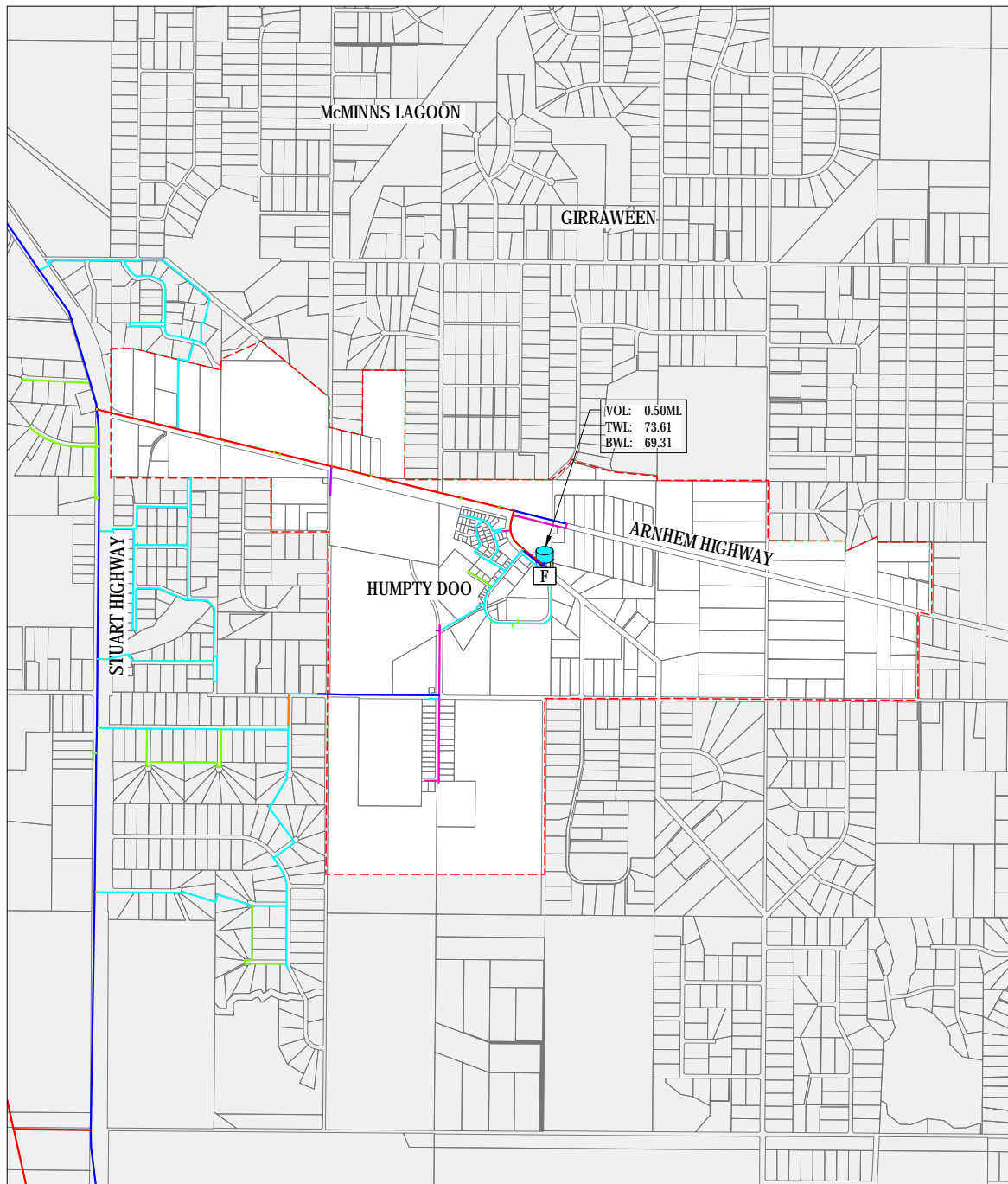
Level 7, 24 Mitchell Street Darwin NT 0800 Australia T 61 8 8982 0100 F 61 8 8981 1075 E drnmail@ghd.com W www.ghd.com

Plot Date: 9 February 2018 - 4:03 PM

Plotted by: Jovel San Juan

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**Figure 8: Existing Power Infrastructure**

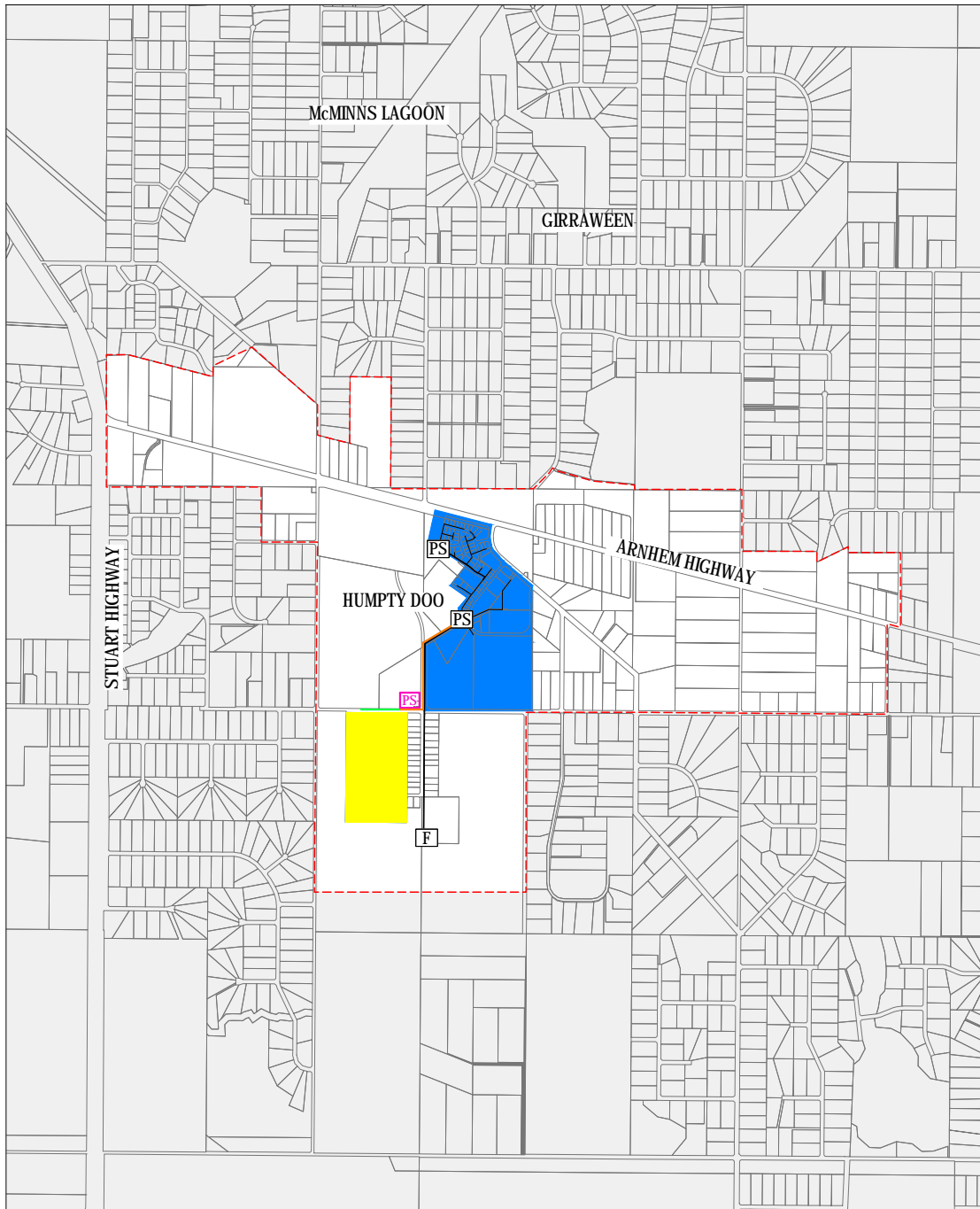


**LEGEND:**

- |  |            |  |       |  |            |  |               |
|--|------------|--|-------|--|------------|--|---------------|
|  | Study area |  | DN100 |  | DN600      |  | Elevated Tank |
|  | Cadastre   |  | DN150 |  | DN375      |  | Facility      |
|  |            |  | DN225 |  | Pipe Other |  |               |
|  |            |  | DN300 |  |            |  |               |

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			HUMPTY DOO	Revision	B
			INFRASTRUCTURE AND SERVICING STRATEGY	Date	09 Feb 2018
			HUMPTY DOO	<b>Figure W002</b>	
			EXISTING WATER INFRASTRUCTURE		
<small>Level 7, 24 Mitchell Street Darwin NT 0800 Australia T 61 8 8982 0100 F 61 8 8981 1075 E drwmail@ghd.com W www.ghd.com          Plot Date: 9 February 2018 - 4:09 PM Plotted by: Jovel San Juan Cad File No: G:\43\22712\CADD\Drawings\Document Transfer\Incoming\2018_02_06 (MB)(POC)\43-22712 Humpty Doo - Standard\43-22712-FIG-W002.dwg</small>					

**Figure 9: Existing Water Infrastructure**



**LEGEND:**

- - - - Study area
- Near Term Upgrade
- Central SPS Catchment
- Cadastre
- Intermediate Term Upgrade
- PS Pump Station Upgrade Near Term
- Gravity Main
- F Facility
- Additional Catchment
- Major Trunk Main
- PS Pump Station

DEPARTMENT OF INFRASTRUCTURE, PLANNING AND LOGISTICS Job Number | 43-22712  
 HUMPTY DOO INFRASTRUCTURE AND SERVICING STRATEGY Revision | B  
 HUMPTY DOO Date | 09 Feb 2018  
 PLANNED OR PROPOSED SEWER INFRASTRUCTURE UPGRADES **Figure S002**

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Plot Date: 9 February 2018 - 4:02 PM Plotted by: Jovel San Juan

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**Figure 10: Existing Sewer Infrastructure**

## 8. TRANSPORT

Commercial and residential growth within the Humpty Doo Rural Activity Centre and continuing residential settlement of surrounding rural areas will impact on the existing transport infrastructure and public transport networks that serve the area.

In response to growth, there is an increasing need to improve connectivity between the Rural Activity Centre and the subregion, and there are corresponding opportunities to improve road network links from Humpty Doo south to Noonamah and north to Girraween.

### The Road Network

The Arnhem Highway is the major arterial connecting Humpty Doo to Palmerston and Darwin via the Stuart Highway. The Arnhem Highway connects local roads to the subregion, but the arterial corridor also divides the local road network.

The local road network of Humpty Doo and the rural area includes a number of undeveloped or unmaintained connections, some of which are subject to flooding. There are also a number of cross-intersections in the local network which generally have poor safety performance.

The intent of interconnected local road networks and controlled access points is to improve route choice and access, while maintaining a safe traffic environment. A well connected local road network will manage the impacts of increased traffic movement, and improve direct access to property. Three different options for Humpty Doo are discussed on the following pages with a focus on solutions for improving road safety, accessibility and accommodating future growth. Each option has considered the role and function of transport network factors, including a subregional connector road, public transport, and pedestrian and cycle

networks. Each of these is discussed below.

### Subregional Connector Road

The aim of the subregional connector road is to interconnect the local road networks of Noonamah, through Humpty Doo, via Girraween to Howard Springs Road. An alignment must be agreed on so that a corridor can be provided concurrently with future subdivision.

This subregional connector road is intended to start from Goode Road in Noonamah and connect to the Humpty Doo activity centre. Crossing the Arnhem Highway, the connection will follow Metcalfe Road, Pioneer Drive, Anglesey Road and Hicks Road to eventually connect to Howard Springs Road. The route of the southern connection from Goode Road to Humpty Doo Activity Centre is yet to be determined and will require consultation with stakeholders, government agencies and the community to identify a preferred corridor.

Department of Infrastructure, Planning and Logistics has a short to medium term plan to duplicate the Arnhem Highway from the Stuart Highway to the Freds Pass Road intersection, including an upgrade to that intersection. The long term plan is to continue to duplicate the Arnhem Highway through to Trippe Road.

### Public Transport

The existing Humpty Doo Bus Interchange/ park-and-ride facility on Challoner Circuit provides public bus service connections through the rural area to the region's activity centres including Coolalinga, Palmerston and Darwin. The Humpty Doo Bus Interchange includes a car parking area of 45 spaces and a secure bicycle parking facility available for commuters.

The Interchange also operates as the rural school bus interchange in the afternoon with around twenty school bus services using the facility to provide connections across the rural area.

There are currently very limited inter-peak services and no late evening, Sunday or counter-peak direction services departing from the Humpty Doo Bus Interchange. The viability of extending bus operation hours, and expanding services, will be considered as part of a broader transport strategy.

The subregional connector road discussed above will provide additional route options for public and school bus services.

### **Pedestrian and Cycle Networks**

Footpaths are generally absent from urban local roads within the Activity Centre, although newer urban developments are beginning to provide these. A bitumen footpath exists on the eastern side of Freds Pass Road from the Highway

to Humpty Doo Primary School. This is not connected to the Challoner Circuit footpath.

Outside the urban / commercial centre a shared footpath/cycleway is provided along the southern side of the Arnhem Highway from the Hayball intersection east to Zamia Road.

Footpath connections within the Activity Centre should focus on the network that connects the commercial centre and community facilities. There is also opportunity to create additional off-road walking, cycling or trail tracks, in partnership with the local community, Council and NT Government.

The Howard Springs to Darwin cycleway along the Old North Australian Railway (NAR) corridor is currently being extended to Coolalinga. This provides greater opportunity for Humpty Doo to connect to the regional cycle network in the future.

## **TELL US...**

- *Do you agree that a subregional connector road would improve transport options and if so, which section of the subregional connector is most important to you?*
- *Of the three included options, which alignment do you think would work best?*
- *Do you think the local road network could be improved and if so, tell us something about a local road or roads that you would improve?*
- *Do you think that cyclists and pedestrians should have better infrastructure in and around Humpty Doo?*
- *If more footpath / cycleway were to be built, where do think it should go?*

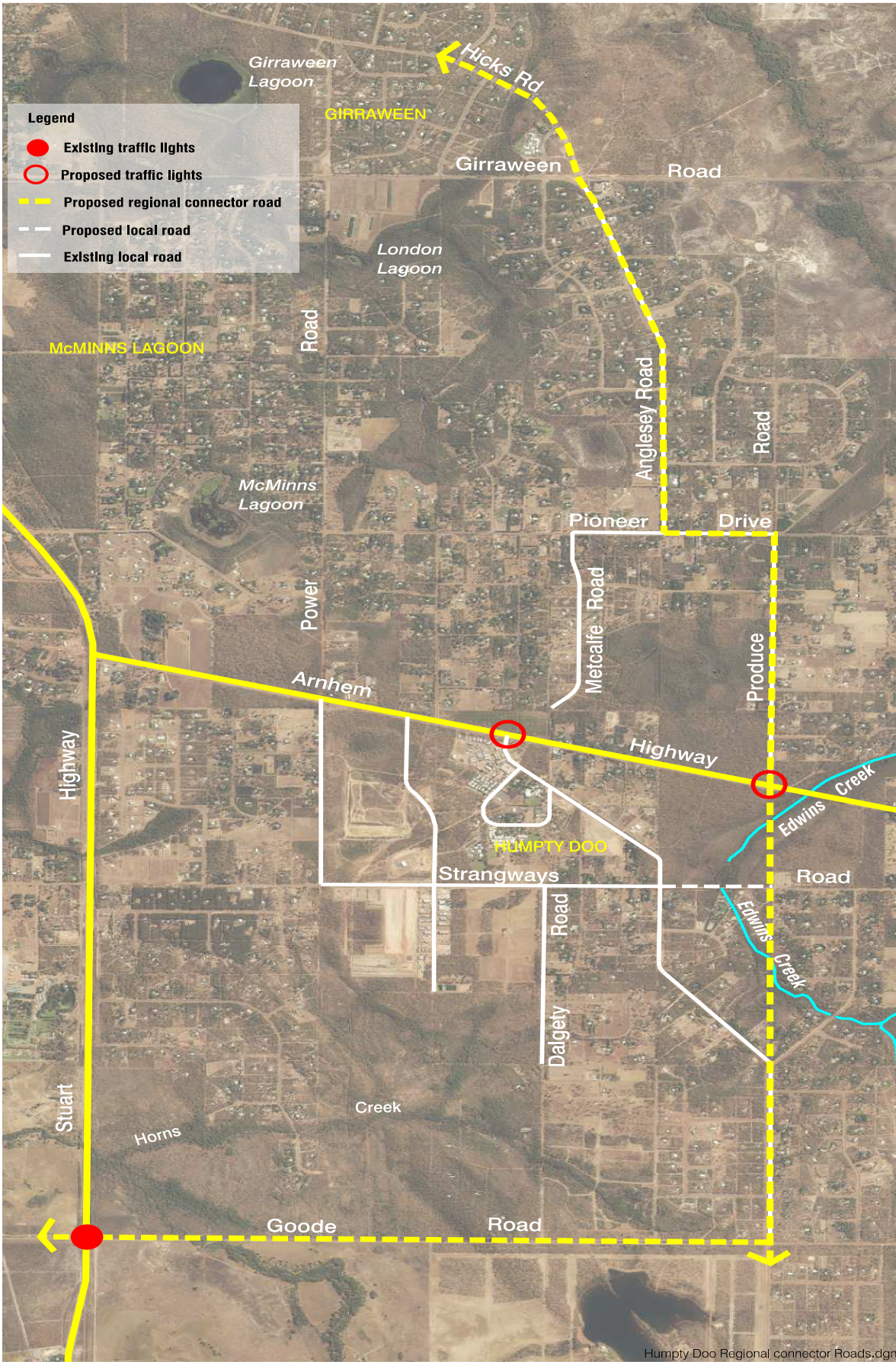


Figure 11: Option 1 - Proposed Subregional Connector

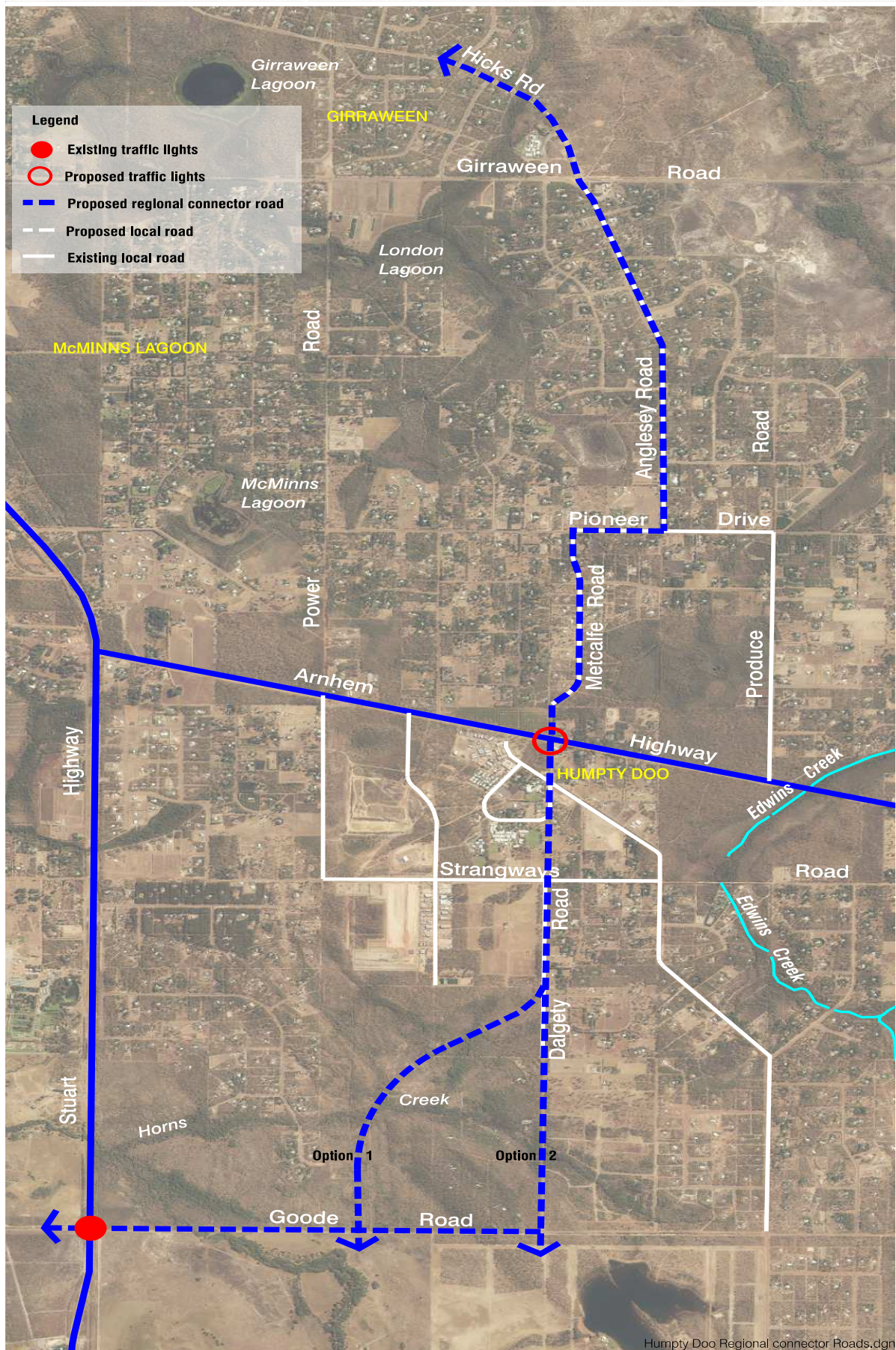


Figure 12: Option 2 - Proposed Subregional Connector

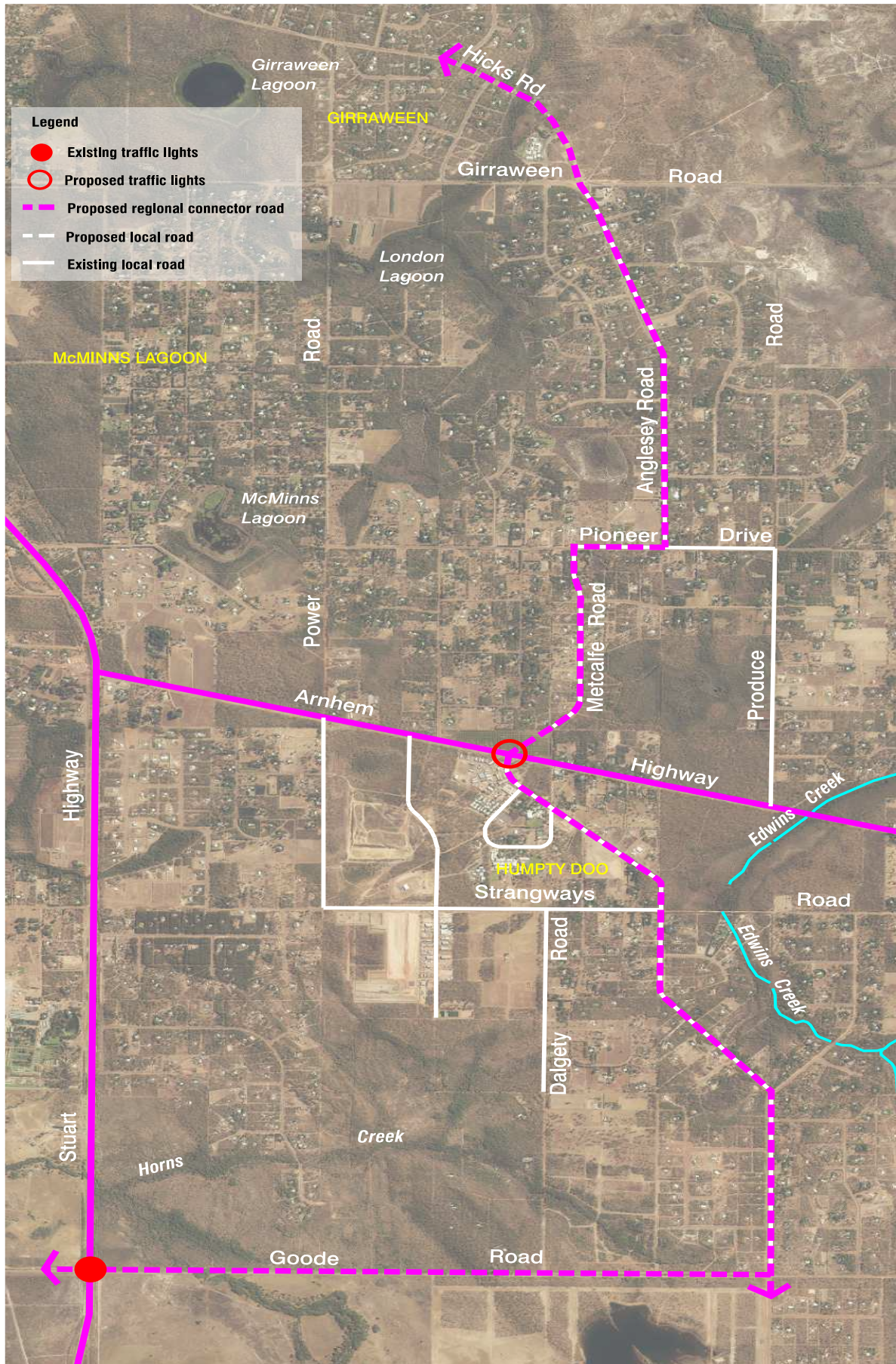


Figure 13: Option 3 - Proposed Subregional Connector

## 9. SOCIAL AND COMMUNITY SERVICES

The social and community services discussed below include the short and long term needs as identified within the social infrastructure study conducted by FYFE Consultants in 2015.

The locations of existing social and community infrastructure currently available within the Humpty Doo Rural Activity Centre are shown in **Figure 14**.

### Health

There is an existing oversupply of health services in Humpty Doo and future demand can be accommodated within existing health centres. Two additional dentists are likely to be required to accommodate for future growth.

The Palmerston Regional Hospital and associated medical precinct will be of a size to accommodate a range of practitioner and health services required to support the growing population of the Litchfield subregion.

### Schools

The Humpty Doo Rural Activity Centre is serviced by a mixture of government and non-government educational establishments which include:

- The Humpty Doo Community & Child Care Centre,
- The Humpty Doo Pre and Primary School,
- Taminmin High School,
- St Francis of Assisi Primary School, and
- St Francis of Assisi Early Learning Centre.

The Humpty Doo Pre and Primary School is functioning at approximately 70% capacity, Taminmin College is functioning at 99% capacity and St Francis of Assisi Primary School is functioning at 60% capacity.

Additional pre-school, early learning and secondary services could be required in the long term to cater for an increased population in the locality.

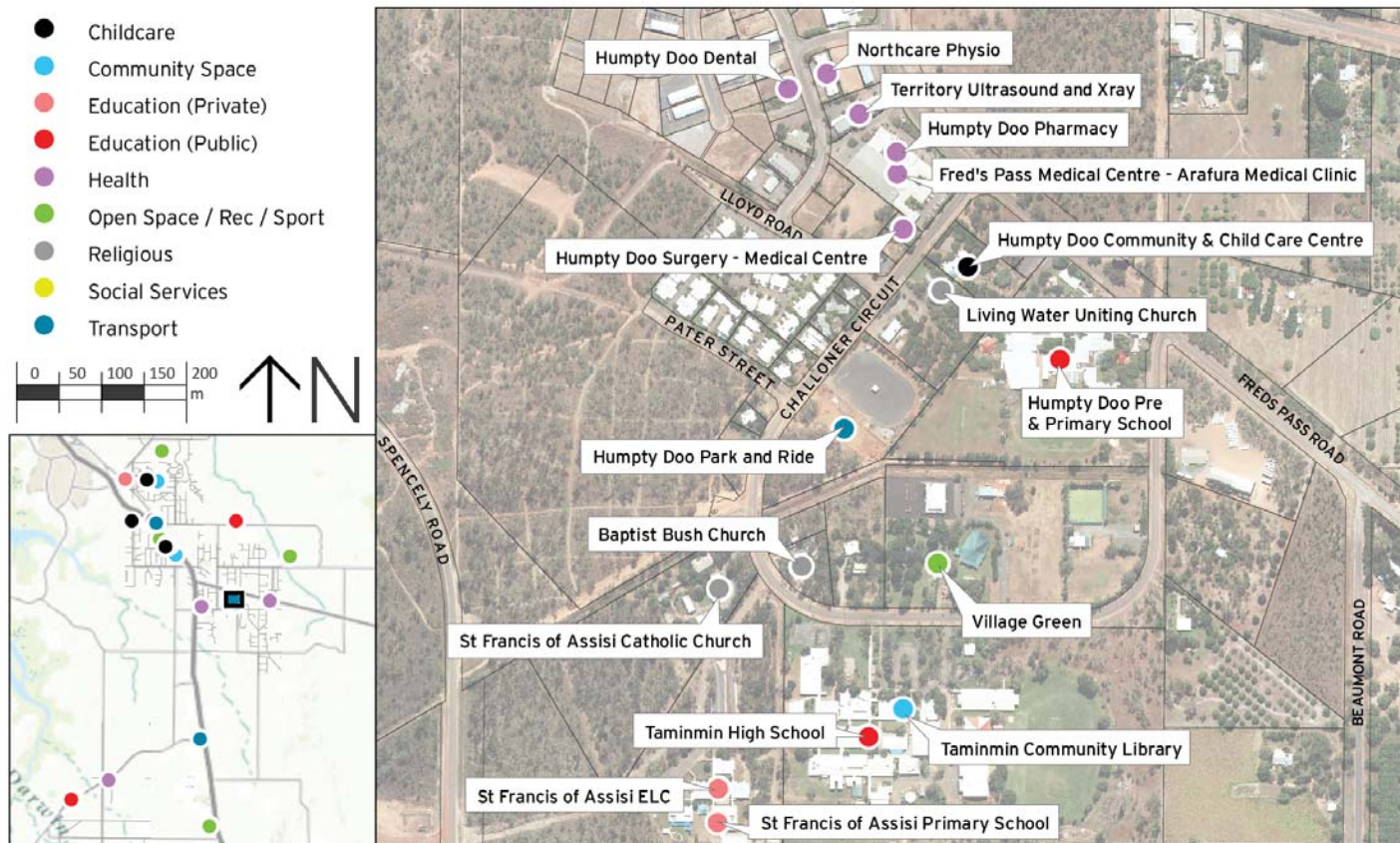
### Social and Community Services

Urban densities for residential development have a corresponding need for public open space and active and recreational pursuits. The Humpty Doo Village Green, situated in the activity centre provides, eight hectares of land which includes formal and informal (active and passive) recreational opportunities.

Under the NT Planning Scheme, residential subdivisions are to provide a minimum of 10% of the area as public open space. As the Rural Activity Centre develops further, additional public space will be added to the land use mix. There will be opportunity to provide additional guidance on the provision of public open space through planning principles within the Area Plan.

### TELL US...

- *Can you think of any social and community services that are required to cater for the current population of the Humpty Doo Rural Activity Centre?*
- *Would you prefer distributed pockets of open space or a connected network of open space?*



**Figure 14: Social and Community Services**

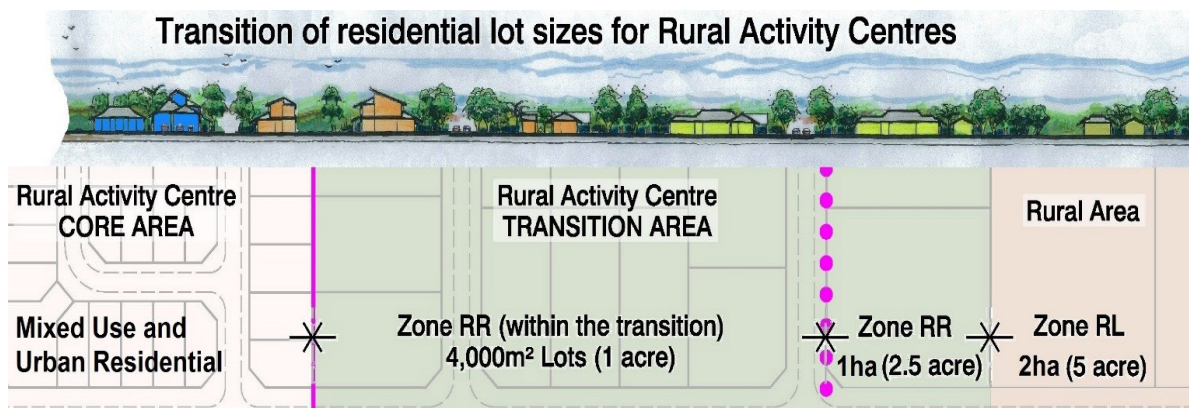
## 10. TRANSITION AREAS

Part of the area planning process is to review the extent of the core and transition areas identified in the Land Use Concept within the Litchfield Subregional Land Use Plan. These boundaries are a suggested area that could accommodate the anticipated growth. The extent of the Rural Activity Centre should be large enough to provide an adequate buffer to the broader rural area.

As well as supporting new population growth, the Rural Activity Centre will also support the movement of existing residents to smaller lots, for whom the larger lots have become unsuitable. Reasons for the desire to downsize include affordability and the ability of residents to maintain their properties.

Housing options currently available and the types of housing and accommodation will need to be considered. Guidance may be needed on the acceptable mix of lot sizes and the extent of future development.

A suitable transition will ensure that smaller lot sizes do not impact on the amenity of the established rural living areas. As shown in **Figure 17** below, the Rural Activity Centre would typically transition from urban-sized single dwelling lots in the core to 0.4 ha rural residential lots, and then to 2 ha (5 acre) lots in the existing rural living area.



**Figure 15: Typical transition of lot sizes and land use zones**

### TELL US...

- *Who will live in Humpty Doo in the future, and what will their housing needs be?*
- *What size should urban Zone MD (Multiple Dwelling Residential) and Zone SD (Single Dwelling Residential) lots be? And how should these transition to rural residential lots?*
- *Should there be limits on vegetation clearing within the transition area to retain the rural amenity?*





NORTHERN TERRITORY  
**PLANNING  
COMMISSION**

For more information

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## Say Hello

See the website for a list of dates and locations

The Northern Territory Planning Commission is an independent and advisory statutory authority that prepares strategic land use plans to manage growth in anticipation rather than response.

The Planning 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.