

NT PLANNING COMMISSION HEARING

PROPOSED NT PLANNING SCHEME AMENDMENT PA2020/0119

Amend the NT Planning Scheme 2020 to include the
Area Plan for the Coolalinga / Freds Pass Rural Activity Centre

Agenda Item Number: 1

Meeting Date: 8 September 2020

Attachment A – Exhibition Material

Attachment B – Submissions Received

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Report to the Planning Commission

This report is prepared under section 22 of the *Planning Act 1999*, and considers the submissions made in relation to the proposal.

1. GENERAL INFORMATION

ADDRESS: The Litchfield suburbs of Coolalinga and Freds Pass

APPLICANT: The Department of Infrastructure Planning and Logistics

2. LEGISLATIVE REQUIREMENTS

The Minister for Infrastructure, Planning and Logistics is responsible for determining proposals to amend the NT Planning Scheme, including the rezoning of land. The *Planning Act 1999* establishes requirements relating to the exhibition, consultation and reporting of proposed amendments to the NT Planning Scheme.

Under section 22(6), the Planning Commission must hold a hearing if submissions are received during the exhibition period, and the Chairperson is satisfied that a hearing would provide further useful information.

Under section 24 of the Act, the Planning Commission must provide to the Minister for Infrastructure, Planning and Logistics, a written report that addresses the issues raised in the submissions; the issues raised at the hearing and during any consultation; and any other matters the Commission considers the Minister should take into account when considering the proposal.

3. PROPOSAL

The proposal seeks to include an Area Plan for the Coolalinga / Freds Pass Rural Activity centre into the Planning Scheme.

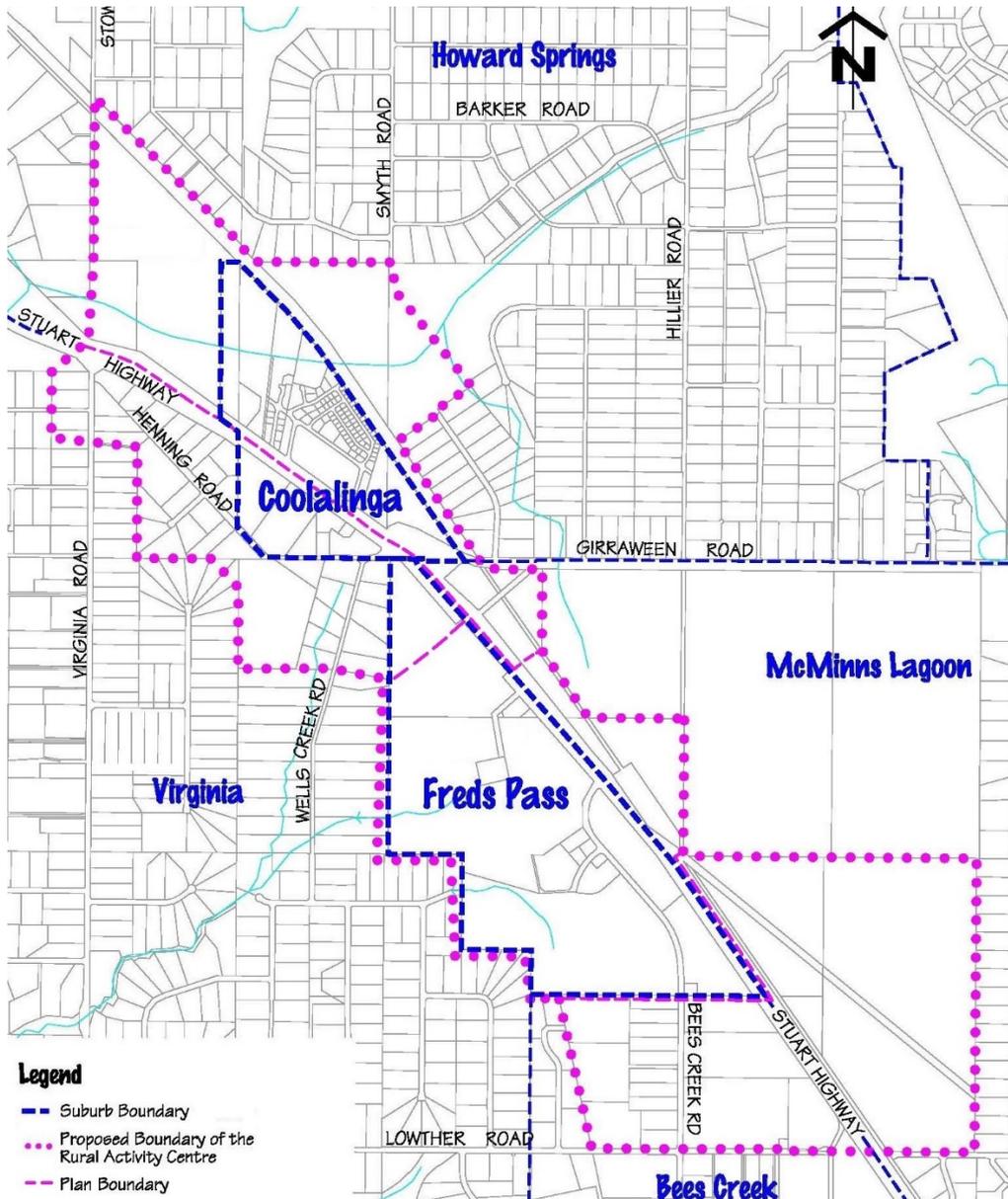
A copy of the exhibition package, including an explanatory document, the proposed Area Plan, a consequential amendment to the Litchfield Subregional Land Use Plan, and the Land Capability and Needs Assessment reference document is at **Attachment A**.

The proposed Area Plan is to guide development of land within the Coolalinga / Freds Pass Rural Activity Centre. The proposed areas of change seek to accommodate growth into the mid term and support the efficient delivery of infrastructure to support the ongoing viability of the activity centre. This approach also serves to minimise the impacts of growth on the adjacent rural living areas.

4. SITE AND LOCALITY CONTEXT

The purpose of the proposed Area Plan is to guide the future land uses within the connected suburbs of Coolalinga and Freds Pass. The boundary of the Area Plan also extends into the adjacent localities of Howard Springs, McMinns Lagoon, Bees Creek and Virginia for the purpose of creating a rural residential transition to the established rural living areas.

The following plan shows the locality boundaries and the extent of the Area Plan. This extent is consistent with the land use concept for Coolalinga and Freds Pass that was included in the Litchfield Subregional Land Use Plan and established the starting point for the Planning Commission's process to develop more detailed planning policy and land use concepts for the rural activity centre.



Map 1: Showing extent of Area Plan and locality boundaries

5. EXHIBITION OF PROPOSAL

On 30 June 2020, the Minister for Infrastructure, Planning and Logistics determined under section 13(3)(a) of the *Planning Act 1999* to continue consideration of the proposed amendment by placing it on exhibition.

The proposal was on public exhibition for a period of 28 days, in accordance with the requirements of the *Planning Act 1999*, and was advertised in the NT News on 10 July and 24 July 2020. The exhibition closing date was 07 August 2020.

6. SUBMISSIONS

Below is a summary of the matters raised in the submissions, refer **Attachment B**.

Public Submissions

Ten public submissions were received. Aside from two submissions from the Dobbe family, the submissions are not connected and generally raise quite discrete matters. The public submissions are copied at Attachment B1 to B10 and are summarised in the following table.

Submitter	Summary of matters raised in submission
<p>Helen Clark of Section 4669 at 57 Lowther Road (Attachment B1)</p>	<p>Ms Clark expresses concern with the future development of Crown land sections 3450 and 2554 north of Lowther Road, and is opposed to the nominal local roads shown south of Lowther Road to facilitate future Zone RR development.</p> <p><i>(Refers to - Zone RR outside rural activity centres, which must comply with the Litchfield subregional plan, the Area Plan defines ‘proximity to community facilities’ - i.e. 500m as travelled from the RAC boundary. The Area Plan also suggests local roads to facilitate future Zone RR subdivision)</i></p> <p>Ms Clark raises issue with the ‘growth’ aspects of the Area Plan and, as stated in her closing paragraph, she opposes change in the rural area.</p>
<p>Wendy Dobbe Lot 8 at 110 Wells Creek Rd. (Attachment B2)</p>	<p>Ms Dobbe expresses support for the Area Plan, stating that it will be good for the community and its residents. Ms Dobbe is reliant on a 1.6km ‘spaghetti line’ for water supply and wants the water main to be extended down Wells Creek Road. Ms Dobbe also requests that stormwater management be upgraded with future development.</p> <p><i>(Refers to – objective 5.1, which seeks to replace informal water supply lines)</i></p>
<p>Timothy Dobbe Lot 19 at 105 Wells Creek Rd. (Attachment B3)</p>	<p>Mr Dobbe also supports the changes proposed by the Area Plan, but is also reliant on a long ‘spaghetti line’ for water supply and wants the water main to be extended down Wells Creek Road.</p>
<p>Kevin Dodd for Ray McCasker 5 & 25 Virginia Rd (Attachment B4)</p>	<p>On behalf of Ray McCasker, Mr Dodd is seeking to alter the Area Plan so that both of the two hectare parcels at 5 and 25 Virginia Road are shown for future commercial development.</p> <p><i>(Refers to - a concern in the preparation of the Area Plan to not oversupply or ‘fragment’ commercial land uses. Residential is the most appropriate future use of 5 and 25 Virginia Road, but a ‘sleeve’ of commercial land is proposed along the Virginia Road frontage to complement the existing store and pub)</i></p>
<p>Alastair Bayne 75 Henning Road (Attachment B5)</p>	<p>Mr Bayne is raising the question as to whether the Area Plan could support interim land uses, particularly at 75 Henning Road, until the opportunity for redevelopment is realised.</p> <p><i>(Refers to - the proposed future use of 75 Virginia Road is urban residential, but Henning Road will need extending to Virginia Road, a sewer main constructed from Palmerston and a developer contribution scheme introduced. Also the demand for residential land is only moderate and Government’s priorities for capital funding are currently elsewhere. The provision of utilities to support urban development is at least five to ten years away)</i></p>
<p>Brad Cunnington Northern Plann’g Consultants for Dalric Estates P/L Section 3254, 385 Stuart H’way (Attachment B6)</p>	<p>On behalf of the land owners, Mr Cunnington seeks clarification on the role and delivery of the local roads proposed across Section 3254.</p> <p><i>(Refers to - the local roads shown on Plan 3 of the Area Plan. The extension of Biddlecombe Road across Section 3254 should be shown as “required” – the corridor will be acquired and road constructed by the NTG. The other local roads are proposed to facilitate the future development of Section 3254 – the alignments are not fixed and construction is the responsibility of the developer.)</i></p> <p>Mr Cunnington seeks clarification on the stormwater strategy for Section 3254 and adjacent properties. A reply has been provided.</p>

	<p><i>(Refers to – Focus Area A on page 13 of the Area Plan and objective 9.2. A drainage and mosquito mitigation strategy for the seasonal lagoon is called for, and may require a low flow drain across Section 3254. The timing and funding for this work is yet to be determined.)</i></p>
<p>Gerard Maley Candidate for Nelson (Attachment B7)</p>	<p>Mr Maley reminds the reader that environmental issues must be taken into account in preparing an Area Plan. Considering the amenity of the existing rural living area, Mr Maley is of the view that the lot size transition should not include land next to the rural activity centre.</p> <p><i>(Refers to - land capability assessment has underpinned the future land use structure proposed by the Area Plan. The proposed lot size transition model allows 1 ha lots adjacent to the RAC boundary. This aspect of the model is already being utilised in Howard Springs.)</i></p>
<p>Gerry Wood MLA Independent member for Nelson (Attachment B8)</p>	<p>Mr Wood attaches his previous submissions on the rural activity centres and his model for rural centres. Mr Wood argues against densification within these centres and continues to oppose the minimum 0.4 ha lot size in Zone RR within rural activity centres.</p> <p><i>(Refers to – Previously expressed views on rural activity centres, which were considered by the Commission during consultation for the Litchfield Subregional Land Use Plan 2016. The land use concepts included in the Subregional Plan for the activity centres reflect an alternate approach that allows growth in Litchfield without adversely impacting on the established rural living areas.)</i></p> <p>Aside from seeking to minimise growth within rural activity centres, Mr Wood makes the following detailed comments on the draft Area Plan.</p> <ul style="list-style-type: none"> • Activity centre boundary - Mr Wood considers that the activity centre should stop at the old NAR corridor. • Transition area - Mr Wood seeks to remove transition areas from the activity centre, but he is referring to a function of the Litchfield Subregional Land Use Plan (see note below). Mr Wood's point on the 'ad hoc' effect is valid, especially in regard to Wells Creek Road. <p><i>(Refers to - the Zone RR transition areas within the activity centre, which allow lots of 0.4ha to support the efficient provision of reticulated town water and avoid impact on local ground water. Mr Wood is referring to one hectare lots in Zone RR outside the activity centre. Policy 4 of the Litchfield subregional plan allows Zone RR to be considered for land in close proximity to community facilities, and in response, Objective 4.2 of the Area Plan includes a definition of close proximity to the Coolalinga / Freds Pass rural activity centre.)</i></p> <ul style="list-style-type: none"> • Brooking Creek catchment – Mr Wood seeks environmental assessment of Crown land Section 3373 before development. <p><i>(Refers to - the identified rural residential development opportunity, for which the Planning Scheme would require assessment against the NT Land Capability Guidelines to map and respond to the natural constraints of the site.)</i></p> <ul style="list-style-type: none"> • Smyth and Edelsten Roads - Mr Wood opposes the connection of these roads to Coolalinga. <p><i>(Refers to - the future Smyth Road connection for public and active transport. The final alignment should respond to land capability assessment. The interim provision of a cycle path would be consistent with the Area Plan. In relation to Edelsten Road, the Area Plan calls for measures to deter through traffic.)</i></p>

	<ul style="list-style-type: none"> Southern end (McMinns Lagoon) - Mr Wood proposes one hectare lots and recommends re-alignment of cyclepath. <i>(Refers to - the 0.4 ha minimum lot size in Zone RR within activity centres. The final alignment of the cyclepath could continue to follow the NAR corridor.)</i> Henning Road - Mr Wood considers that the activity centre should stop at Henning Road. <i>(Refers to - the boundary of the rural activity centre which is consistent with the boundary adopted by the Litchfield subregional plan in 2016.)</i>
Beverley Ratahi Candidate for Nelson (Attachment B9)	<p>Ms Ratahi reminds the reader that the Area Plan must take soil waterlogging into account.</p> <p>Ms Ratahi echoes Gerry Wood's views on Smyth and Edelsten roads, and on the minimum lot size in Zone RR.</p> <p>Ms Ratahi requests a safe pedestrian corridor from Coolalinga Central to Freds Pass. <i>(Note: a corridor is suggested at Plan 4 of the Area Plan).</i></p>
Frederica 'Rikki' Saltmarsh (Attachment B10)	<p>Ms Saltmarsh's comments seem to generally reflect the theme of keeping the rural area rural. <i>(Note: the Area Plan has a stated purpose of providing a focus for growth within the rural activity centre and protects the amenity of the rural living area).</i></p>

In reference to the community engagement conducted by the Planning Commission

It is relevant to note the extensive consultation conducted by the Planning Commission in relation to Litchfield's rural activity centres and to note the key messages received from those processes. Over 300 residents provided feedback through the two stages of engagement on the Coolalinga Freds Pass Area Plan summarised on page 19 of the Land Capability and Needs Assessment document included in Attachment A. The comments received by the Commission reflect broad support for growth within the rural activity centre and for 0.4 ha Zone RR lots within the activity centre.

Service Authority Submissions (Attachments B11 to B16)

The six service authority submissions received are summarised in the table below.

Service Authority	Comments
Department of Environment and Natural Resources (Attachment B11)	DENR advise that groundwater is over allocated and recommend reticulated town water and sewerage to protect the natural resource. DENR support the measures of the Area Plan to protect groundwater, recognise areas of high biodiversity, protect stormwater receiving environments and natural wetland areas. DENR provide detailed recommendations for relatively minor changes to the planning principles in the Area Plan.
DIPL – Transport Planning Services (Attachment B12)	Transport Planning supports the Area Plan but request that Plan 8 on page 17 not show a four-way intersection on the Stuart Highway.
Dept. of Tourism Sport and Culture (Attachment B13)	DTSC supports the Area Plan and acknowledges the importance of Freds Pass Reserve as a multi-user sporting facility.

Aboriginal Areas Protection Auth'ty (Attachment B14)	AAPA propose a note regarding sacred sites be included under 'Regional Culture and Heritage' at page 14 of the Area Plan.
NT Police Fire and Emergency Services (Attachment B15)	PFES note that growth at Coolalinga may require an expansion of response capacity at the new Palmerston Fire Station (proposed for construction on Howard Springs Road).
Dept. of Health (Attachment B16)	Health raises concerns regarding the viability of providing reticulated sewerage to Coolalinga, as required by the Area Plan.

Local Authority Submissions (Attachment B17)

Litchfield Council	Comments
	Litchfield Council express support for the Area Plan and recommend minor changes in relation to sound attenuation along the Highway, and the local road options shown in Focus Area A. Regarding Freds Pass, Council recommend a minor edit to objective 11.1. Council supports the consequential amendment to the Litchfield subregional plan, and requests minor changes to the Land Capability and Needs Assessment document.

7. RECOMMENDATION

That under section 24 of the *Planning Act 1999*, the Planning Commission report to the Minister for Infrastructure, Planning and Logistics on the issues raised in submissions, issues raised at the hearing and any other matters it considers the Minister should take into account when considering the proposal.