

DRAFT

Katherine East AREA PLAN

**LAND USE CONCEPTS AND PLANNING PRINCIPLES
 FOR THE FUTURE OF KATHERINE EAST**

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KEY THEMES FROM STAGE ONE

Residential Development

The Katherine East Area Plan accommodates existing and future growth by facilitating urban and suburban development upon land that is not flood affected or otherwise constrained.

Based on the capable land within Katherine East, there is the potential for up to 2 100 dwellings, assuming the dwelling density remains relatively consistent with the average yields that have been achieved between current and new development in Katherine East of 12 dwellings per ha.

Once the crown land next to the Stuart Highway is developed, there is the ability to develop the land further north and gradually move towards the identified health precinct and second commercial centre site. The release of this land will be associated with the future development of the health precinct.

Commercial Development

The current retail and commercial hub of Katherine includes a diverse mix of commercial activities including a supermarket, discount department store, cafes, offices, petrol stations and hotels. The range of uses within the centre means it is the focus of many community and business interactions.

An analysis of retail and commercial needs identified an existing under-supply of retail and commercial floor space of some 5000 square metres for retail and 3500 square metres for commercial. There is particular demand for another shopping centre with a supermarket and supporting retail specialty stores.

The Katherine East Area Plan identifies two sites for future commercial development, one on the Stuart Highway, and the second along the proposed extension of Chambers Drive. The first neighbourhood centre is to be developed next to the Stuart Highway and will accommodate the current shortfall of commercial space. The scale and type of land uses that the Planning Commission are proposing for this area are shown in the Focus Area A plan.

The site on Chambers Drive is intended for a larger commercial centre that will create synergies with the future health precinct and connection with through traffic to the Nitmiluk Gorge. The development of this site is to occur at a time when there is market demand and the health precinct is to be developed.

Community Facilities

The current facilities in Katherine are identified as generally sufficient to meet the needs of existing residents, and further development and expansion should continue to meet residential needs. Consideration of a library and community hub that is activated with youth and other programs, is a proposed opportunity for Katherine East. A childcare centre should be located in a visible area with linkages to public open spaces.

Transport and Pedestrian Networks

To allow for access to Katherine East without compromising the performance or safety of the arterial corridor, new intersections on the Stuart Highway will need to be considered. Katherine East should have interconnected local roads to support a pedestrian and bicycle network that connects the community to public open space, shops and community facilities.

Open Space and Recreation Facilities

The Katherine East Area Plan incorporates existing and new open spaces into the pedestrian network to promote a healthy and sustainable urban environment. Open spaces and connecting road reserves should be planted with appropriate species to create shade and visual amenity. Urban parks should feature recreation facilities and be designed to benefit from the passive surveillance of adjacent land uses.

Environment

The continued development of Katherine East should celebrate the environment and cultural values of the limestone landscape. Opportunities to integrate urban design with the landscape should be explored.

Essential Infrastructure

Trunk services to support urban development must be provided apace with demand for land release. Stormwater drainage will require land for detention ponds as well as trunk drains.

HAVE A SAY ON THE AREA PLAN

See the website for a list of dates and locations of information displays.

For more information visit

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OVERVIEW

PREPARING AN AREA PLAN FOR KATHERINE EAST

The Northern Territory Planning Commission is now commencing Stage 2 of the area planning process for Katherine East. The release of the draft Area Plan and planning principles is the outcome of five weeks of community consultation and recently completed supporting infrastructure studies.

The draft Area Plan has been developed in response to community feedback, as well as advice from Katherine Town Council, service authorities and NT Government agencies. The Katherine East Community Advisory Group, representing local residents and the Council, has also provided valuable input into the draft Area Plan.

The draft Area Plan presents an opportunity for the community to consider the potential areas of change within Katherine East as well as planning for strategic connections to important land uses in the Katherine region.

This is a long term plan for future land use within Katherine East. Once completed, the Area Plan will allow land to be developed in accordance with future demand, and assist with maintaining the amenity of the suburb by ensuring the provision of adequate services to support growth within its boundaries, on land that is not flood affected.

We welcome your comments and encourage you to make a submission on the draft Area Plan and associated planning principles which will be recommended to the Minister for Infrastructure, Planning and Logistics as a proposed Planning Scheme Amendment once we hear from you.

You can come and say hello to us and find out more about the project at our pop up stalls and community information sessions being held in Katherine throughout May and June. Visit our website for dates and times www.planningcommission.nt.gov.au.

LAND CAPABILITY

CONSTRAINTS

The suburb of Katherine East has a total area of approximately 833 ha. Currently, 300 ha is developed with a mix of uses including residential, public open space, community purpose, some commercial sites and an industrial area south of the Stuart Highway. This leaves a balance area of approximately 453 ha of undeveloped land within the suburb.

Although this is a significant portion of land, development is limited by four key constraints that are discussed below.

1% Annual Exceedance Probability (AEP) flood extent

To map land that will flood and should not be developed the Northern Territory adopts the 1% AEP or 1 in 100 year flood event. In any given year there is a 1% chance that a flood of this magnitude will occur. Figure 1 shows the areas of Katherine East affected when the Katherine East River has a 1% AEP flood.

From the undeveloped area of 450 hectares, 70 hectares is flood affected land that cannot be developed for houses.

Australian Noise Impact Exposure Forecast

The ANEF system uses contours to show where cumulative aircraft noise may adversely affect land uses. Currently none of the land in the study area is impacted by the noise contours. As RAAF Base Tindal expands its operations and brings in larger aircraft, the contour mapping will most likely increase its footprint. This may impact on the suburbs area and may reduce land available for residential uses in the longer term.

Slope of the Land

The ideal slope of the land for urban residential development is 1% to 3%. Small areas of 3% to 5% may be viable to include, but slopes in excess of 5% are difficult and costly to develop.

Approximately 98 ha within the suburb is rendered unsuitable for residential development by slope. The contours shown on Figure 1 indicate the steeper areas within the study area.

Karst Limestone Area

Landscapes of Karst are characterised by caves, sinkholes, underground streams and rock outcropping that are formed by slow dissolving erosion of bedrock. Typically, these areas are covered by thin patchy soils that are not suitable for development.

Based on the Planning Commission's land capability mapping, the areas of Karst limestone have been identified generally within the sloping area, and have been deducted from the balance land.

Balance Land

After mapping the above constraints, there is approximately 284 ha of remaining land capable of supporting suburban development within the defined boundary of Katherine East. Referring to Figure 1, the capable land is indicated as white areas within the suburb boundary.

LOCAL CONTEXT AND CONSTRAINTS TO DEVELOPMENT



Figure 1: Constraints Map
to view the map in full visit www.planningcommission.nt.gov.au

KATHERINE EAST AREA PLAN

The Katherine Land Use Plan 2014 provides a regional land use strategy for Katherine. The Land Use Plan identifies Katherine East for continued urban population growth on land that is not flood affected.

The Katherine East Area Plan will respond to regional strategy with land use concepts for the two proposed neighbourhoods with commercial and retail centres supported by a range of housing options. The commercial land will be balanced to not undermine the economic viability of Katherine's town centre.

The Area Plan will provide certainty and guide decision making on land uses and development.

VISION STATEMENT

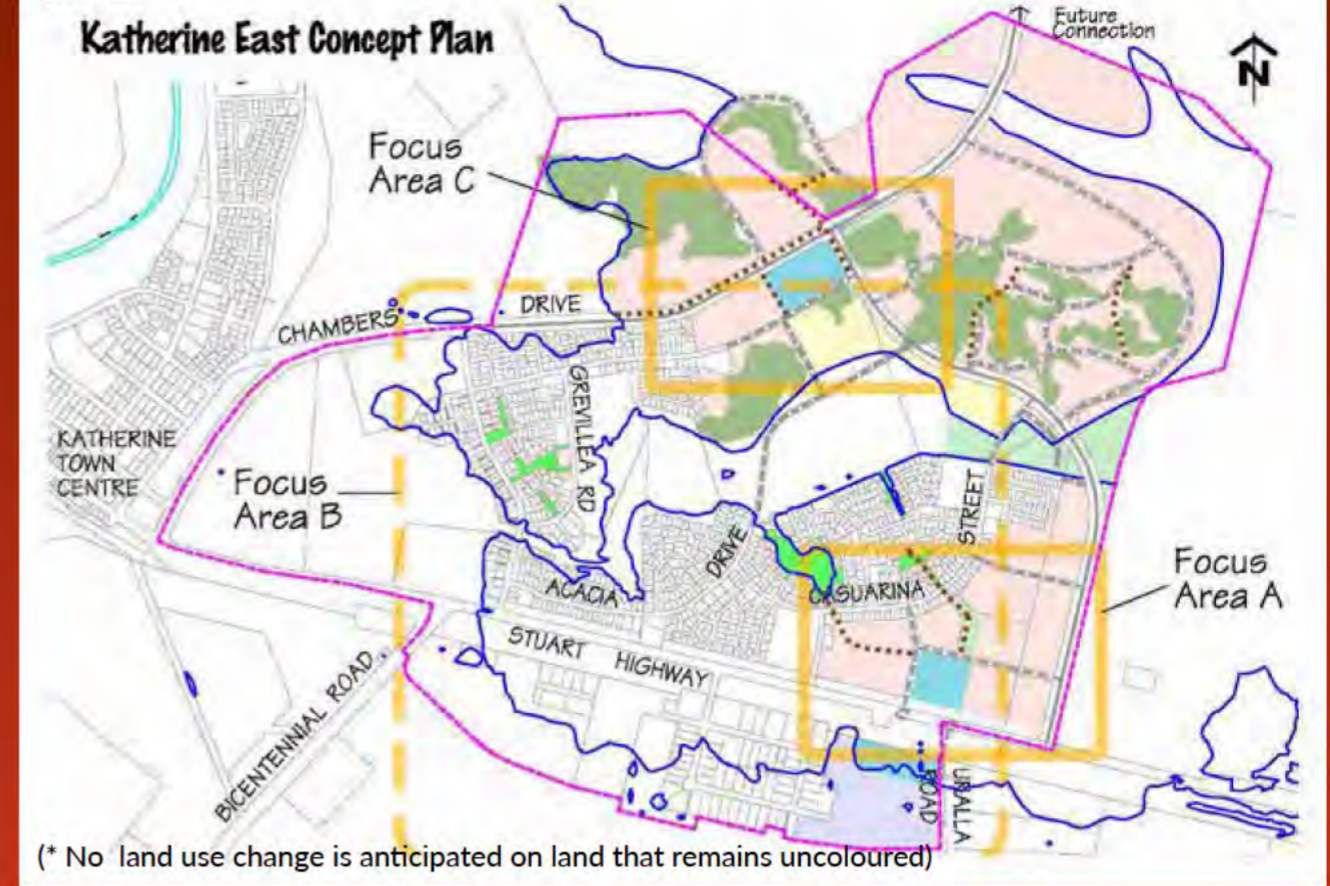
A community that is socially integrated, respectful of cultural differences, economically viable and environmentally sustainable. A diversity of lot size and housing product will be delivered in a manner to create walkable neighbourhoods that respond to the landscape setting.

PLANNING PRINCIPLES

- Land use and development will respond to the 1% AEP flood event and management strategies.**
The Area Plan facilitates urban and suburban development on land that is not flood affected.
- Land use and development will respond to the features of the Karst limestone landscape.**
The areas of limestone karst and associated native vegetation provide a key contribution to the natural character of the area. Development should respond to the environmental and aesthetic values of these areas. The limestone outcrops are also associated with sloping areas that may be too steep to develop within the confines of managing natural stormwater flows and erosion.
- Create an active and connected residential environment.**
Katherine East will be structured around two neighbourhood centres that are safe, efficient, and connected. Housing will be diverse and climate responsive. Higher residential densities shall be located in areas of high amenity close to the neighbourhood centres, future public transport and open space. There may be opportunities for change in residential density to activate existing open space.
- Building a Resilient Community (Social Infrastructure).**
Development in Katherine East will respond to the social needs of the community, including the timely and coordinated delivery of human services and community facilities. Planning and development shall identify and provide opportunities to tell the natural, cultural and heritage stories of the site reinforcing a sense of place and assisting to build a strong community. The required and proposed roads will support public and active transport, and the local road network will be interconnected, rather than a hierarchical, to distribute traffic through the locality. The road network will support pedestrians, cyclists and those dependent on public transport.
- Provide an interconnected movement network that is safe and efficient for all users and balances the needs for vehicles with movement needs of pedestrians and cyclists.**
Katherine East is serviced by reticulated water, sewerage and electricity. While there is existing capacity in these networks for some future development, the upgrading and expansion of urban utilities is essential for the growth of Katherine East. In particular, upgrades to reticulated sewer and water are required. This Area Plan works to ensure the sequential and cost-effective provision of infrastructure, and provides a mechanism to coordinate the design, development and funding contribution for infrastructure upgrades.
- Provide for adequate power, water, sewerage, digital and telecommunications infrastructure.**
Parts of Katherine East are serviced by reticulated water, sewerage and electricity. While there is existing capacity in these networks for some future development, the upgrading and expansion of urban utilities is essential for the growth of Katherine East. In particular, upgrades to reticulated sewer and water are required.

LAND USE CONCEPTS

Figure 2



Legend	Description	Land Use Purpose
	Mixed Use Commercial	The diversity of commercial land uses in two neighbourhood centres will be a significant resource for the community. Shops and other commercial uses are anticipated in these locations.
	Residential	These areas provide housing choice in Katherine East. The residential density will range from 14 dwellings / ha (multiple dwelling and dwellings on small lots) close to the activity centres down to 10 dwellings / ha (800 m ² lots) in the suburban areas.
	Community	Additional 'community' land is identified to allow for new schools and the provision of a wider range of community services. A future new hospital site is planned near the second neighbourhood centre.
	Industry	The existing industrial land south of the Stuart Highway provides both a service and an employment opportunity for the community.
	Public Open Space (POS)	The Area Plan anticipates urban parks within residential areas and identifies land on the flood affected edges for sport and recreation.
	Constrained Open Space	The Area Plan identifies areas where development is restricted by constraints such as flooding and limestone outcropping. The latter will give a sense of place and support active and passive recreation.
	Required and proposed local roads	The Area Plan shows local roads that will be needed in the future to support an interconnected network of local roads; and suggests local road connections that are needed, but not on a specific alignment.
	Potential Areas of Change	Additional dwellings in these locations could have an active interface with public open space to support community safety along the pedestrian network.
	Flood extent	Combined extent of riverine and local stormwater flooding.

KATHERINE EAST FOCUS AREAS

FOCUS AREA A

THE FIRST NEIGHBOURHOOD CENTRE

The first neighbourhood centre adjacent to the Stuart Highway will support commercial development that caters for the local residential catchment and passing trade, while supporting the viability of Katherine town centre. The purpose of this Focus Area is to support the development of a centre that includes a mix of medium density housing with commercial, retail and public open space that supports economic and social activity. (See figure 3 for concept plan).

As well as a supermarket site, the new centre could include smaller lots suitable for local businesses. Medium density dwellings, in a variety of forms could feature commercial frontages to the activity centre providing opportunities for small businesses and home based employment.

FOCUS AREA A - THE FIRST NEIGHBOURHOOD CENTRE



Figure 3

FOCUS AREA B

EXISTING OPPORTUNITIES

As well as guiding development of new areas in Katherine East, the Area Plan could identify opportunities for change in the existing suburb. Some initial ideas for community comment are 'renewal' around local shops in Grevillea Road and strategies to improve the amenity of public open space. (See figure 4 for concept plan).

FOCUS AREA C

THE FUTURE SECOND NEIGHBOURHOOD CENTRE

The northern neighbourhood centre will be established on Chambers Drive to support the future growth of Katherine East including the proposed development of a new hospital or medical facility on land that is not flood affected. (See figure 5 for concept plan).

This centre will complement the first centre and support future residents with a range of community facilities that will remain viable and accessible during a major flood event.

FOCUS AREA B - EXISTING OPPORTUNITIES

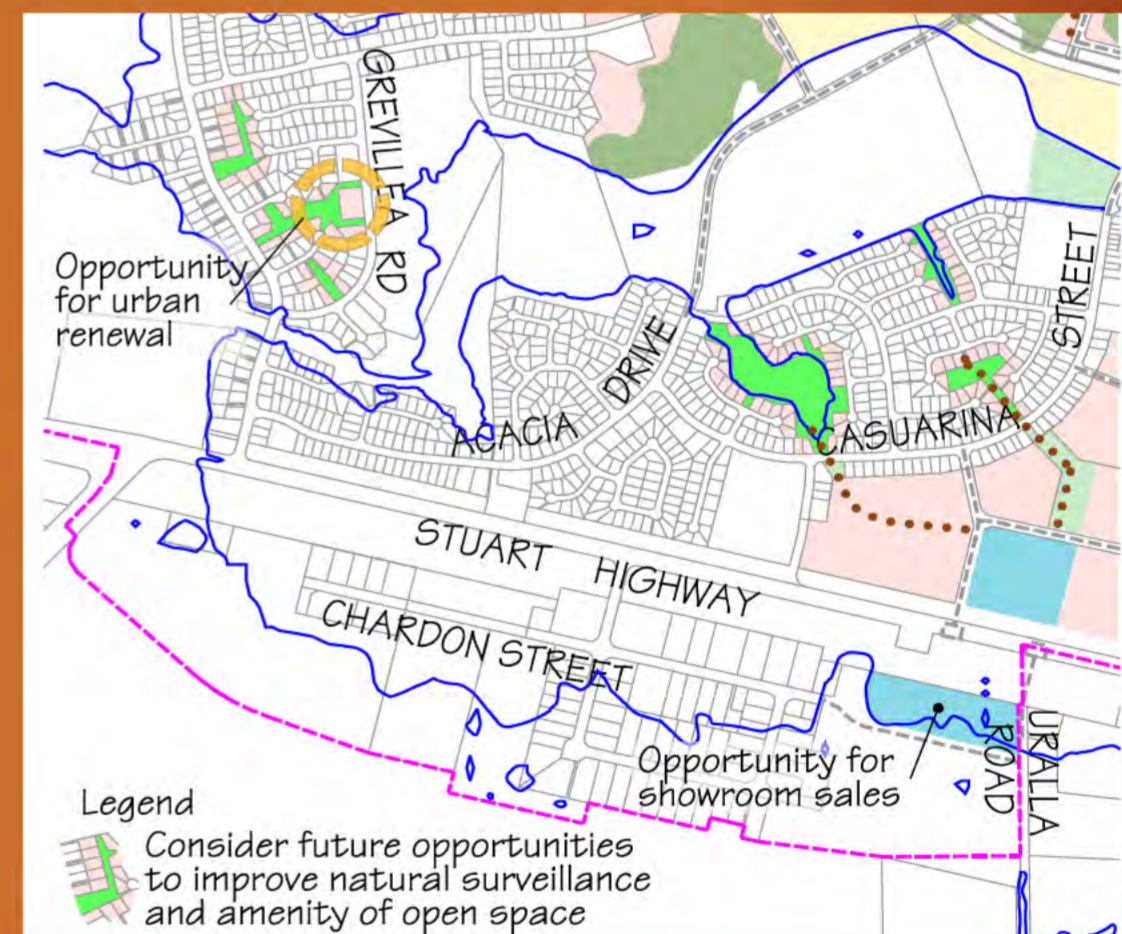


Figure 4

FOCUS AREA C - THE SECOND NEIGHBOURHOOD CENTRE

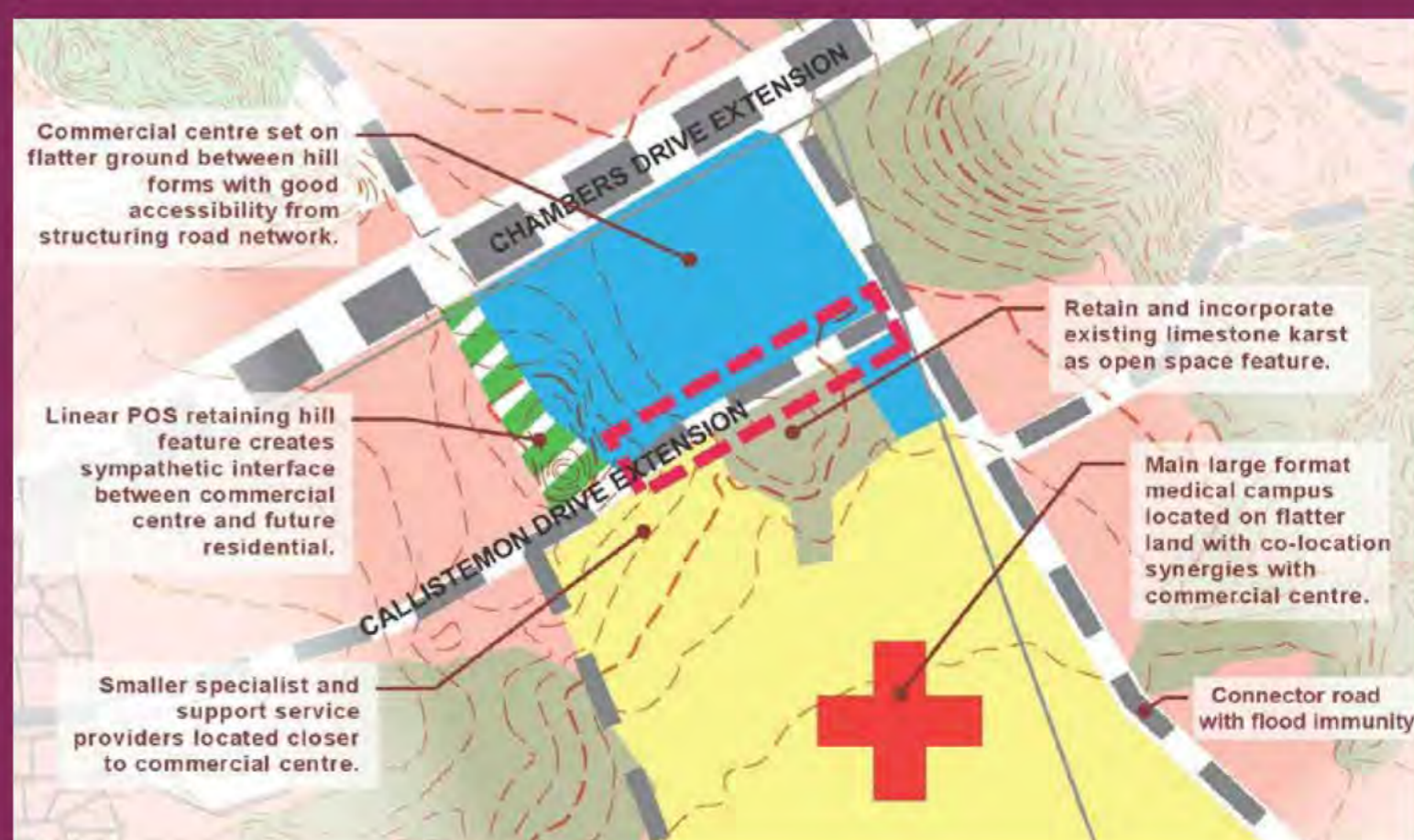


Figure 5