

# TENNANT CREEK LAND USE PLAN



*Discussion Paper for Stage 1  
Community Consultation*

# TABLE OF CONTENTS

1. Introduction: Land Use Planning for Tennant Creek	1
1.1 Background	1
1.2 Objectives	2
1.3 What is a Land Use Plan?	2
1.4 How will the Plan be prepared?	2
2. What are the Opportunities and Constraints for Tennant Creek?	4
2.1 General Land Use Distribution	4
2.2 Residential	5
2.3 Industrial	5
2.4 Commercial & Retailing	6
2.5 Rural and Rural Living	6
3. Summary	7

# 1. INTRODUCTION: LAND USE PLANNING FOR TENNANT CREEK

## 1.1 Background

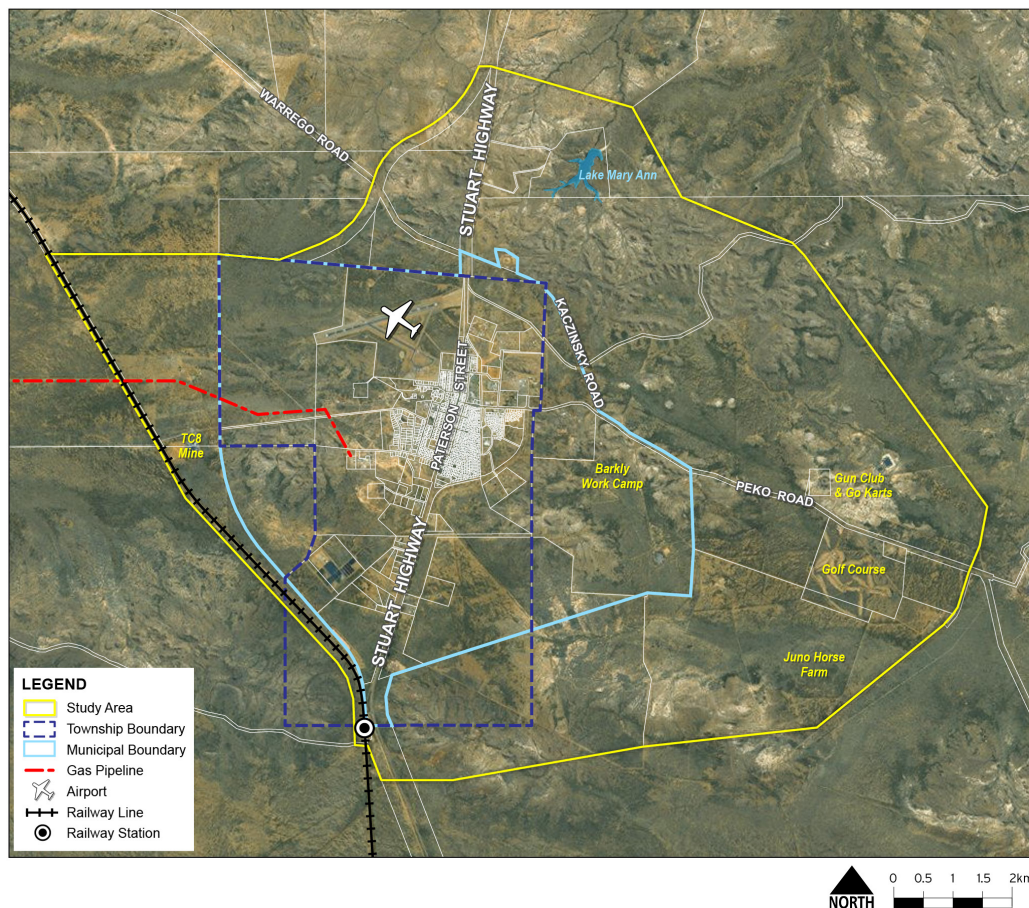
The Tennant Creek Land Use Plan will ultimately be included into the NT Planning Scheme as a Policy Document. The Tennant Creek Land Use Plan may also inform subsequent amendments to the Tennant Creek Land Use Framework in the NT Planning Scheme.

Future populations of 5,000 and 8,000 persons have been used to inform the investigations and ultimately the preparation of the Tennant Creek Land Use Plan.

The Tennant Creek Study Area is defined as the whole of the Tennant Creek Municipality, together with additional adjacent land, generally extending to:

- The Adelaide to Darwin railway line to the west;
- The future by-pass alignment/Lake Mary Ann area to the north;
- The Gun Club/Go Karts and Golf Course precinct to the east; and
- Tennant Creek Railway Station to the south.

The boundary does not extend to include regional landmarks such as the Old Telegraph Station and Nobles Nob Mine. Such is because these are well removed from the existing township of Tennant Creek and therefore will not have any direct relevance to future planning directed to accommodating the future population targets.



## 1.2 Objectives

This Discussion Paper provides information about the process for preparing the Land Use Plan, and identifies the key opportunities and constraints in Tennant Creek. It summarises the data and analyses documented in the Tennant Creek Land Use Plan - Background Investigation Report, which can be downloaded from the Planning Commission website. This information is intended to assist you in providing the Northern Territory Planning Commission with informed feedback about your vision and aspirations for the Tennant Creek Land Use Plan.

## 1.3 What is a Land Use Plan?

The Land Use Plan is a spatial plan that identifies current and projected land uses and potential land requirements in the Study Area. It will ultimately form part of the NT Planning Scheme, with the objectives of the Plan to:

- Provide for orderly and appropriate land use and development catering for a growing population;
- Affirm the primacy of the existing business hub on Paterson Street;
- Preserve the existing rural character of established small lot rural subdivisions 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.

## 1.4 How will the Plan be prepared?

This diagram shows the stages to be undertaken in preparing the Tennant Creek Land Use Plan.



**Stage 1** has culminated in the preparation of this Discussion Paper which is now on public consultation. This is your opportunity to shape your thoughts and ideas about the future growth of the Study Area. Your comments, questions and feedback will be used to help develop a draft Land Use Plan, which will be subject to consultation in Stage 2.







## 2. WHAT ARE THE OPPORTUNITIES FOR TENNANT CREEK?

The Tennant Creek Land Use Plan - Background Investigation Report has been prepared to identify key influencing factors that will influence supply and demand, and therefore land use planning for Tennant Creek. The report considers growth options and physical and infrastructure constraints.

This Discussion Paper provides thematic recommendations and suggestions in respect to the future growth of Tennant Creek, as well as questions that have been designed to prompt your thoughts.

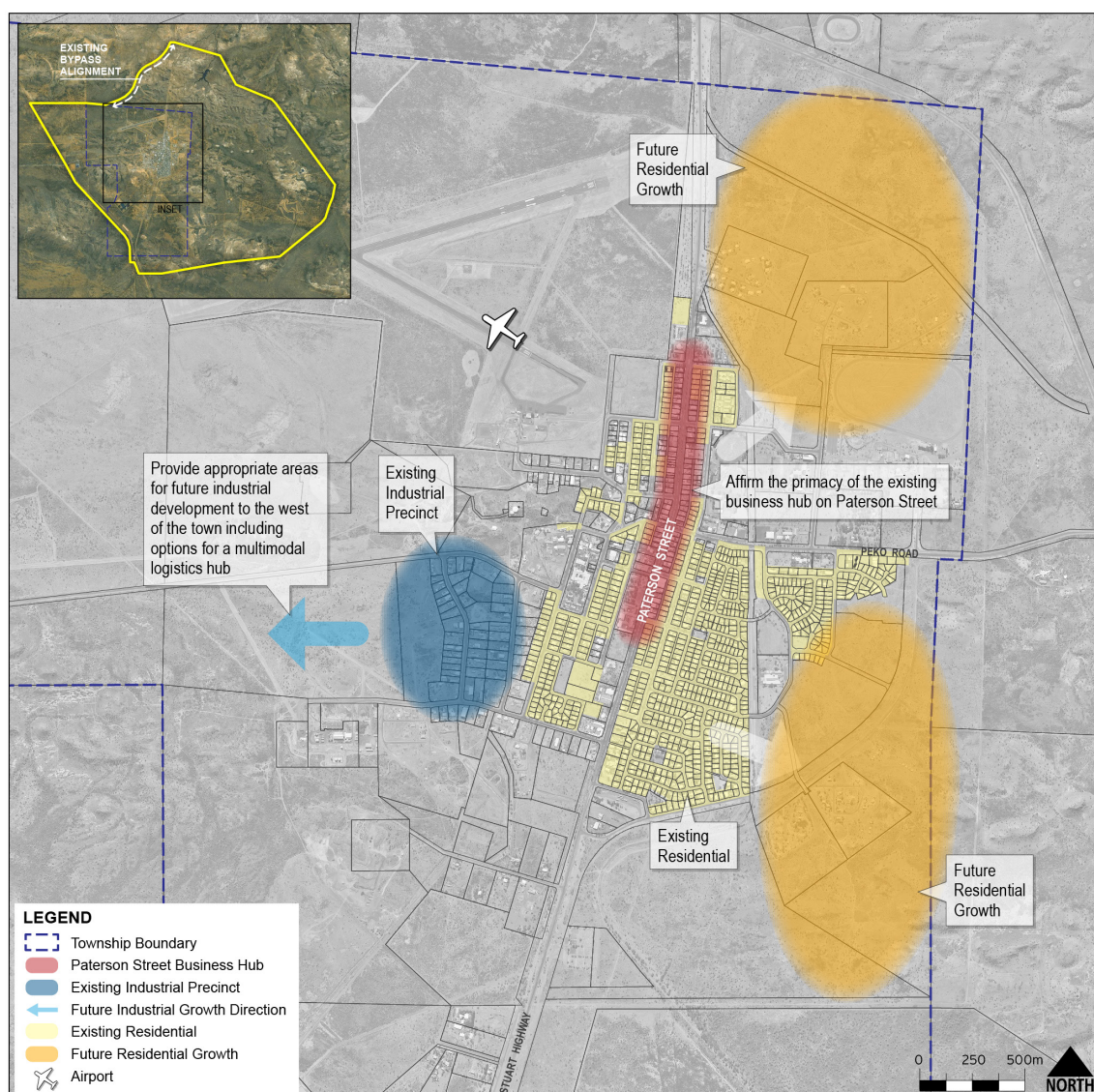
### 2.1 General Land Use Distribution

The residential areas of Tennant Creek are primarily located east of Paterson Street, south of Peko Road, while the industrial areas are primarily located west of Paterson Street.

Commercial and retail uses are concentrated along Paterson Street, with some tourist accommodation located elsewhere in the township.

It is envisaged that residential growth should occur to the east of Paterson Street, and industrial growth to the west of existing industrial areas, in order to ensure an orderly and logical expansion of the township.

This is shown by the figure below.



## 2.2 Residential

The Tennant Creek Land Use Plan - Background Investigation Report has identified that future population growth will require the development of predominantly additional single dwellings. However opportunities for medium density residential development, both greenfield and infill, will also be important to promote efficiencies for existing infrastructure and to help address the needs of evolving demographics, particularly smaller households.

Short to medium term residential growth can be accommodated south of Peko Road, on land already zoned for residential purposes. Available Crown land exists north-east and south-east of the township to expand residential areas in the longer term. Vacant land also exists within existing Community Living Areas which could accommodate additional residential development for Indigenous residents.

### TELL US...

*Should additional medium density housing be accommodated within the Tennant Creek township? If so, where?*

*Currently the majority of residential allotments are in excess of 1,000sqm. Should provision be made for smaller allotment sizes?*

*Is the area to the east of Paterson Street the most logical location for future residential areas?*

## 2.3 Industrial

It has been identified that additional industrial land will be required in the future. Available Crown land exists west of the existing industrial precinct, as well as south of the airport. This area also provides an opportunity for a range of general industrial and service related land uses which would benefit from being located within reasonable proximity of the Alice Spring-Darwin railway, the airport and options for future by-pass routes. Feasibility studies are being undertaken for a Multimodal Transport Freight Facility in association with a possible Tennant Creek to Mount Isa rail link. Several site options may be available including the existing railway freight handling area south of town and locations further afield outside the study area.

### TELL US...

*Is it logical to expand the existing industrial precinct to the west of Paterson Street?*

## 2.4 Commercial & Retail

One of the objectives of the Land Use Plan is to ensure the primacy of Paterson Street is retained in the long term. There is general development and redevelopment capacity in the commercial zones fronting Paterson Street to accommodate future commercial and retail uses.

However, as previously identified, future population growth may require residential development to expand further from Paterson Street, increasing the distance of residents from key retail and community services.

### TELL US...

*Do you think Paterson Street functions satisfactorily as a regional retail and commercial centre?*

*Should retail continue to be concentrated within Paterson Street?*

*Should the opportunity to accommodate small scale retail (such as a small convenience store) be made within or adjacent to future residential growth areas, that does not undermine the primacy of Paterson Street?*

## 2.5 Rural and Rural Living

The Objectives seek to preserve the existing rural area just to the south of town, but is there sufficient interest, given potentially costly servicing requirements, to provide more land for rural living. Based on the number of rural blocks servicing the current population it is anticipated that provision of more land to meet demands of 5,000 or 8,000 people in Tennant Creek could be met from existing land zoned for the purpose, subject to the provision of relevant servicing infrastructure.

### TELL US...

*Do you think additional land should be made available for rural living purposes?*

*Do you have any preferences to priority release area?*



### 3. SUMMARY

The opportunities presented above will ensure the following:

- Accommodation of projected future residential, commercial and industrial land to satisfy future population needs;
- Continuation of the existing urban form; and
- Proximity to existing infrastructure, including water, sewerage, power, local road network and open space.









## NOTES



For more information

Email: [ntpc@nt.gov.au](mailto:ntpc@nt.gov.au)

Visit: [www.planningcommission.nt.gov.au](http://www.planningcommission.nt.gov.au)

Phone: 08 8924 7540

## 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.