

NORTHERN TERRITORY OF AUSTRALIA
PROPOSAL TO AMEND NT PLANNING SCHEME 2020

PA2020/0396

**PROPOSAL TO AMEND THE NT PLANNING SCHEME 2020 TO UPDATE THE
LITCHFIELD SUBREGIONAL LAND USE PLAN - GUNN POINT PENINSULA**

The Minister for Infrastructure Planning and Logistic is seeking comments on a proposal to amend the NT Planning Scheme.

The proposed amendment is to update the Litchfield Subregional Land Use Plan which is within Part 2 of the NT Planning Scheme 2020. The update to the Litchfield Subregional Land Use Plan will introduce new statements of planning policy and accompanying text to guide the long term development of Gunn Point peninsula. The update to the Litchfield Subregional Land Use Plan will supersede existing sections of the subregional plan which will be removed.

An explanation of the proposed changes can be found on page 2 of this document.

Period of Exhibition and Lodging a Submission

The exhibition period is from Friday 26 February 2021 to Friday 26 March 2021.

Written submissions about the proposed planning scheme amendment are to be received by 11:59pm on Friday 26 March, 2021 and made to:

Director Lands Planning
Department of Infrastructure Planning and Logistics
GPO Box 1680
DARWIN NT 0801; or

Email: planning.ntg@nt.gov.au; or

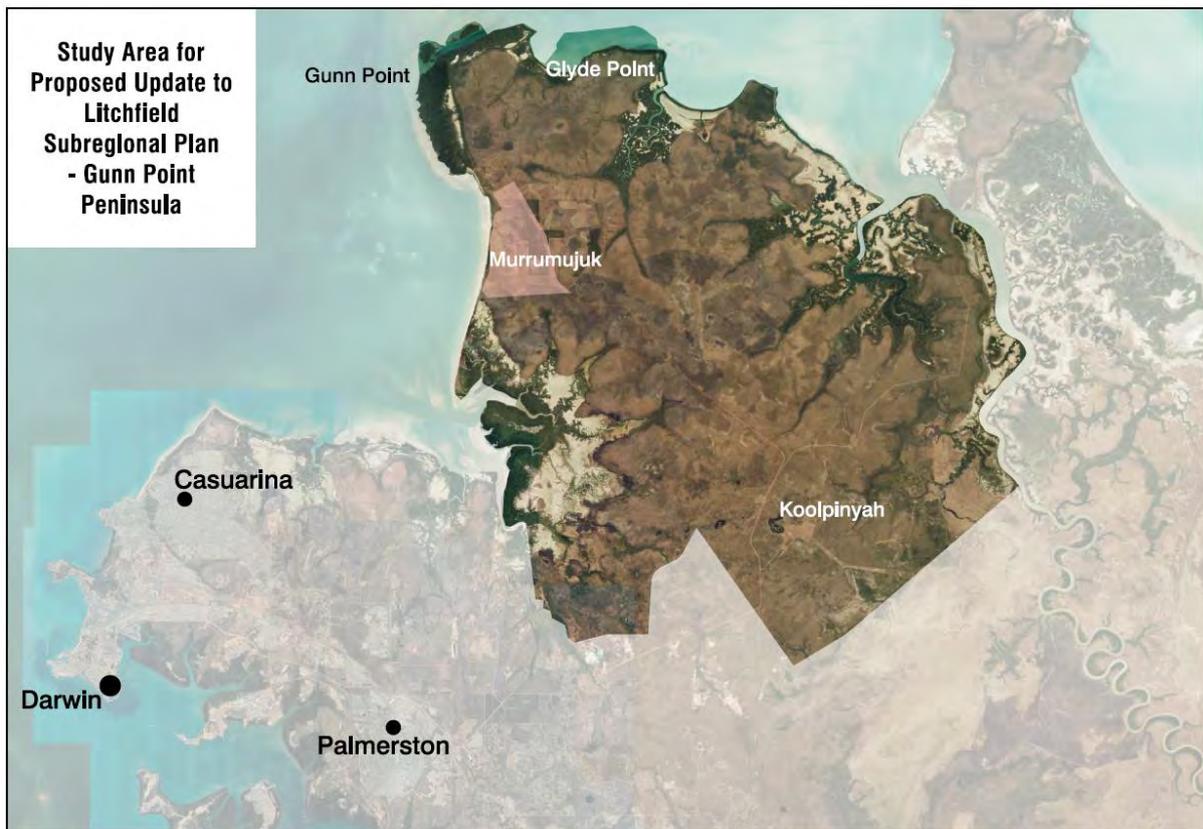
Online: <https://www.ntlis.nt.gov.au/planning/lta.dar.list>

Fax: (08) 8999 7189; or

Hand delivered to:
Level 1, Energy House,
18 - 20 Cavenagh Street, Darwin

For more information, please contact John MacDonagh, Lands Planning on telephone (08) 8999 6036 or email john-paul.macdonagh@nt.gov.au

Locality Map – Gunn Point Peninsula



1. Background – Proposed Update to the Litchfield Subregional Land Use Plan

The Litchfield Subregional Land Use Plan (LSLUP) is a long-term plan that identifies land to support growth while supporting rural uses. The LSLUP seeks to protect the long-term sustainability of groundwater resources by identifying locations for residential and rural residential lots on reticulated town water.

Since 2016 the LSLUP has identified the potential for several land uses on the Gunn Point peninsula including:

- horticulture / agriculture / grazing;
- a deep water port;
- a rural area;
- a railway and utility corridor; and
- the future township of Murrumujuk.

There are no current plans for defence infrastructure within the Gunn Point peninsula.

Increased interest in the use of land within the Gunn Point peninsula and the outcomes of recent natural resource investigations have triggered a broad review of the land use structure identified by the LSLUP.

Mapping the Future – Natural Resource Assessments

The current version of the LSLUP is based on historic information for land capability and water availability. The Department of Environment, Parks and Water Security recently

completed the Mapping the Future – Gunn Point project. This was a comprehensive study to assess and map the natural resources of the Gunn Point Area.

The Mapping the Future – Gunn Point project focused on:

- soil and land capability;
- identification and distribution of biodiversity assets; and
- groundwater availability.

Land, biodiversity and water resource information from the Mapping the Future project has been used to identify and classify areas with different development potential. With this current information about land capability and groundwater availability, the land use structure can be updated to reflect the highest and best use of land, while protecting and preserving areas of the landscape that are important to the environment and the community.

New Statements of Planning Policy are proposed for inclusion within the LSLUP and are outlined in the Proposed Update to Litchfield Subregional Land Use Plan document found at **Attachment 1**.

Preparation of the Proposed Update to the LSLUP included two stages of consultation with members of the public, government agencies and industry groups. Key issues raised by stakeholders during Stage Two consultation which have been considered within this version of the draft update to the LSLUP include:

- greater reference to the significance of the area to Aboriginal people and the reference to the study area being Larrakia country;
- the introduction of statements of policy regarding Culture and Heritage;
- the replacement of the Murrumujuk Concept Plan with the Murrumujuk Constraints and Opportunities Map;
- greater reference to the capacity for development to attain high environmental ratings and sustainable outcomes by responding to the natural environment;
- the reduction in the Rural Area proposed west of Gunn Point Road; and
- the identification of Hope Inlet as an area for Conservation use.

A copy of the Stage Two Consultation Report is provided at **Attachment 2**. An appendix to this report has been prepared which considers and responds to public submissions received during Stage Two Consultation.

2. Current Situation

In consultation with major stakeholders and the community, the Northern Territory Planning Commission has finalised the draft Update to the Litchfield Subregional Land Use Plan and recommended that the Minister for Infrastructure Planning and Logistics consider a formal amendment to the NT Planning Scheme 2020 to update the LSLUP policy document.

3. Update to the Strategic Framework of the NT Planning Scheme

Under the *Planning Act 1999*, a consent authority is to make decisions consistent with policies contained within Part 2 – Strategic Framework of the NT Planning Scheme. The update to the LSLUP within Part 2 of the NT Planning Scheme 2020 therefore legally establishes its role as a policy and provides for its effective implementation.