

# Consultation for the Litchfield Subregional Land Use Plan

## Did you know?

The greater Darwin region is expected to almost double in population with an increase of 120 000 residents over the next 40 to 50 years, including an additional 20 000 residents in the next 5 to 10 years. As the region grows in population, there will be a need for more housing, services and facilities. Now is the time to prepare for the future, to ensure we have a plan in place that balances population growth whilst maintaining a valued rural lifestyle and protecting the natural environment.

The NT Planning Commission is establishing a strategic planning framework across greater Darwin, which includes a subregional land use plan for the Litchfield municipality. Planning for future land use is important to ensure that infrastructure and services keep pace with the changing needs of a growing community.

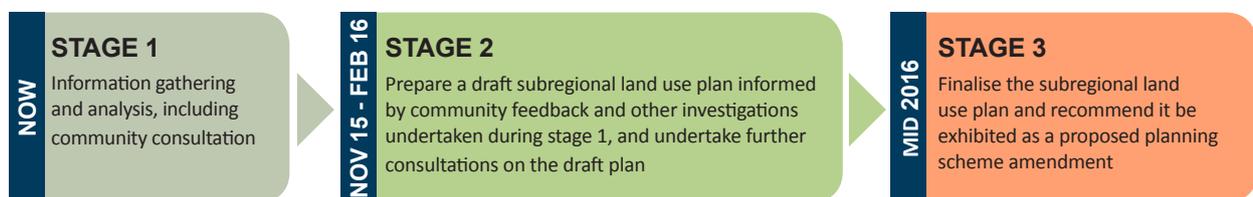
## What is a Subregional Land Use Plan?

The Litchfield Subregional Land Use Plan will provide detailed land use planning for the Litchfield municipality, particularly in the identified rural activity centres in Berry Springs, Coolalinga / Fred Pass, Howard Springs, Humpty Doo and the Pine Forest.

Importantly, the Litchfield Subregional Land Use Plan will form part of the NT Planning Scheme and will focus on identifying and protecting:

- natural resources, including ground water, extractive minerals and agricultural and horticultural soils
- land to support commercial and community uses, and a variety of residential options within rural activity centres, rural lifestyle areas, and urban/peri-urban areas
- an interconnected network of transport and utility corridors to enable the efficient movement of people and goods

## How will the plan be prepared?

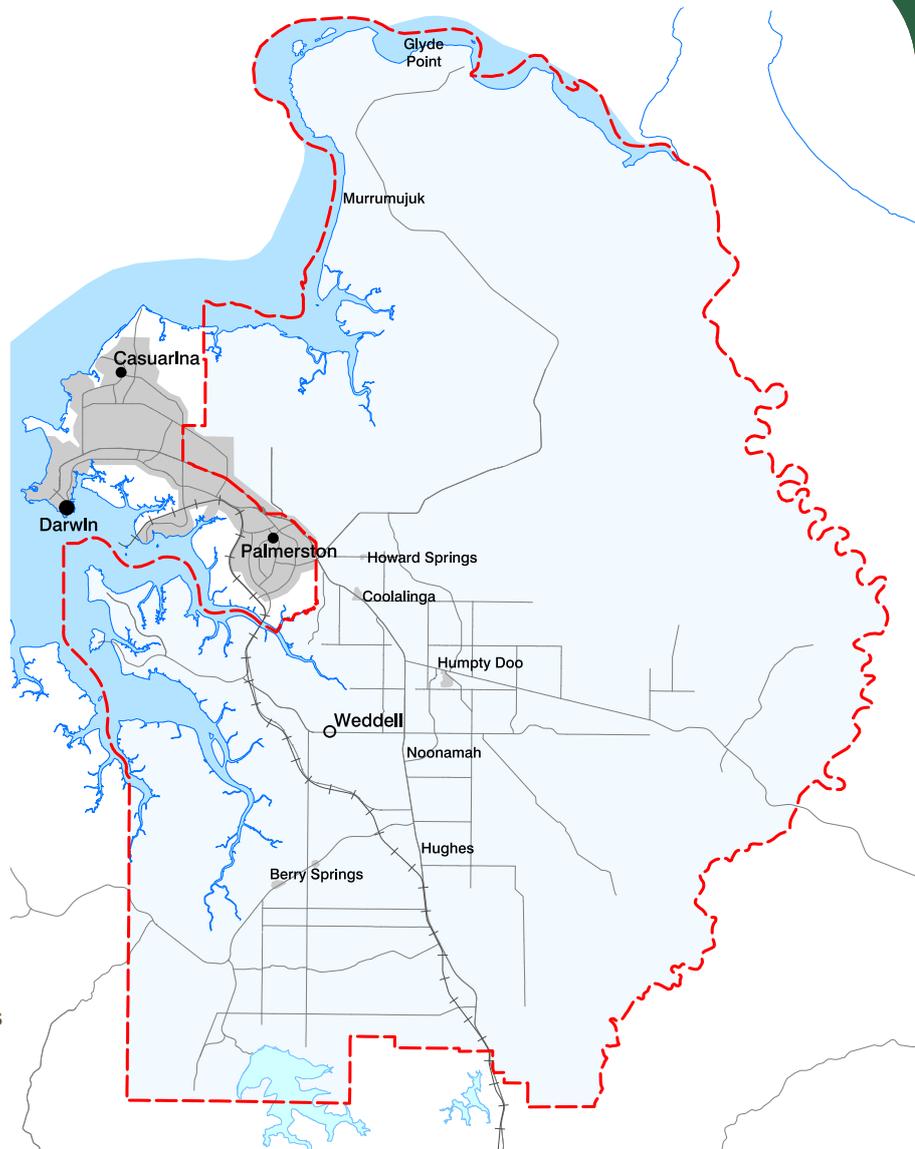


Stage 1 is an opportunity for you to share your thoughts and ideas on how the Litchfield subregion can meet the challenges associated with a growing population. More information is available at our website to assist you to prepare a submission. Your thoughts, comments, questions and feedback will help us to develop a draft subregional land use plan for further consultation.

## What will guide the development of the Litchfield Subregional Land Use Plan?

The Litchfield Subregional Land Use Plan will build on concepts established by the Darwin Regional Land Use Plan 2015, including:

- rural lifestyle is a legitimate land use and established localities should be protected
- large unserviced lots outside of urban areas are difficult to replicate due to land and water constraints.
- alternatives to larger lots are increasingly being sought for retirement and affordability reasons
- undeveloped land adjacent to transport networks and existing activity centres creates opportunities to establish the viability of essential service infrastructure and the critical population mass required to support a concentration of activities and increased housing choice outside urban areas
- rural activity centres will provide local facilities and services with a range of residential options decreasing in density from urban residential within the core and transitioning to larger lots as a buffer to adjoining rural lifestyle areas
- identified rural activity centres at Berry Springs, Coolalinga / Freds Pass, Howard Springs, Humpty Doo and the Pine Forest
- smaller appropriately serviced residential lots in rural activity centres would increase the sustainability of larger rural lifestyle lots by reducing the impacts of future population growth on natural resources, particularly groundwater
- increased local population will support a greater range of local facilities, including public transport and improved local employment opportunities



### How to get involved

To help us understand your views on development in your area, a consultation paper has been developed that includes detailed information and a range of questions for you to consider. You will find this and more information on our website, or contact us on the details below. Your thoughts, comments, questions and feedback will help us to develop a draft subregional land use plan for further consideration.

