

Area Plan for Humpty Doo Draft Planning Principles September 2018

Understanding the Draft Planning Principles

A set of Planning Principles to support the Humpty Doo Rural Activity Centre Area Plan has been drafted in conjunction with the Area Plan. Once finalised, these principles will sit alongside the Area Plan in the NT Planning Scheme.

The Planning Principles are structured to provide an overarching statement of policy, including context and background to that statement. Each Planning Principle is supported by a set of objectives and acceptable responses that provided more detailed information and direction. These terms are further explained below:

Planning Principles provide policy to guide development and are supported by a short explanation to set the context of each principle. Planning Principles must be addressed when applying to rezone or develop land subject to an Area Plan. They should also be consistent with higher level policy, such as the Darwin Regional Land Use Plan and the Litchfield Subregional Land use Plan.

Objectives are the desired outcome of a Planning Principle, often given relation to a place. A developer must demonstrate how a proposal will meet each objective.

Acceptable Responses describe specific and practical actions to achieve the associated objectives.

PLANNING PRINCIPLES	
1. Minimise detrimental impacts of development on the natural environment	
<p>The natural environment contributes to the rural character and amenity of Humpty Doo, the natural drainage systems and the provision of habitat for native wildlife. Development must have regard to how it interacts with the natural environment, and any impacts it may have. The retention of native vegetation, for example, can have dual roles in maintaining habitat for native wildlife, but also providing a visual and acoustic buffer between land uses.</p> <p>This principle seeks to protect and enhance the functions of the natural environment for the continued enjoyment of the community.</p>	
Objective	Acceptable Responses
Retain native vegetation for public open space and wildlife habitat.	<ul style="list-style-type: none"> i. Development is designed to limit clearing of native vegetation on rural residential lots.
Maintain and manage natural waterways and drainage flows	<ul style="list-style-type: none"> i. The design and engineering of development responds to the site's physical constraints and adequately demonstrates how potential adverse impacts on the site's environmental values will be avoided. ii. A proposed stormwater drainage system for urban and rural residential lots is to be integrated with the natural system and designed to minimise modification or disturbance to the receiving environment. <p>The discharge of concentrated stormwater does not exceed pre-development flows.</p>

	iii. Management of stormwater minimises to transmission of weeds and pollutants.
Promote Edwin's Creek and Horns Creek / Woodside Reserve as natural features of the activity centre.	<ul style="list-style-type: none"> i. Development of land that drains into Edwin's Creek and Horns Creek/Woodside Reserve includes measures to protect the environmental values, natural amenity and drainage function of those waterways. ii. Use of land around Woodside Reserve should include areas for passive recreation.
Maintain the rural character and visual amenity in and around the rural activity centre.	<ul style="list-style-type: none"> i. Retention of native vegetation within front setbacks. ii. Landscaped street verges and public spaces provide shading for pedestrian and bike networks. iii. Retention or re-establishment of native vegetation along the Arnhem highway with support of the responsible authority.

2. Maintain an active, safe and sustainable commercial centre

Humpty Doo is a commercial and recreational gateway to Kakadu National Park. It provides a range of commercial, community and recreation opportunities that support the community and provides for visitors.

The planning principles seek to sustain and provide opportunities for a range of businesses that continue to provide for both the local market and for visitors.

Objective	Acceptable Responses
Support the viability of local businesses.	<ul style="list-style-type: none"> i. A diverse range of commercial premises provide support for a variety of businesses. ii. Urban density residential development within a convenient walking distance (400m) of the commercial centre.
Encourage public amenity and activity in public spaces.	<ul style="list-style-type: none"> i. Shade trees planted in public spaces and on private and public land. ii. Trees are planted within Car parks associated with non-residential uses to provide shade and to mitigate against heat. iii. Commercial areas include continuous awnings for shade and shelter from the rain to encourage pedestrian movement.
Facilitate Humpty Doo as a gateway to Kakadu National Park.	<ul style="list-style-type: none"> i. Development is of a nature and scale that provides the services needed to support residents and visitors.

3. Provide for housing choice compatible with the future role of Humpty Doo

The Area Plan for the Humpty Doo Rural Activity Centre seeks to encourage a range of housing choices that cater for different life stages, including smaller lots that are more affordable and can provide lower-maintenance living within walking distance of local services.

The opportunity to Include a modest amount of urban residential development within the Humpty Doo Rural Activity Centre Core Area will increase housing choice, underpin the

provision of reticulated services and community infrastructure, and support a wider variety of retail and commercial services.

The transition area is intended to accommodate smaller rural residential lots and minimise the impacts of the urban core on existing rural residents, thus protecting the rural character of the broader area.

Objective	Acceptable Responses
Support housing choices in appropriate locations.	<ul style="list-style-type: none"> i. Urban residential lots are not located on land affected by flooding, biting insects or other constraints to residential land uses. ii. Urban residential lots within 400m walking distance of the commercial centre. iii. Suburban Residential lots in the Humpty Doo Rural Activity Centre have a minimum of 800m².
Promote a sequence of residential density in the rural activity centre by providing a transition of residential lot sizes.	<ul style="list-style-type: none"> i. Subdivision design provides a transition of residential lot sizes such that: <ul style="list-style-type: none"> o Rural Residential lots with a minimum lot size of 4 000m² provide a buffer between the commercial and suburban residential area, and Rural Living lots; o No more than two suburban residential lots are to share a boundary with any one Rural Residential lot; and o No more than two Rural Residential lots are to share a boundary with any one Rural Living lot. <p>Figure 1 illustrates a model transition of densities from the commercial centre to the existing rural area.</p>

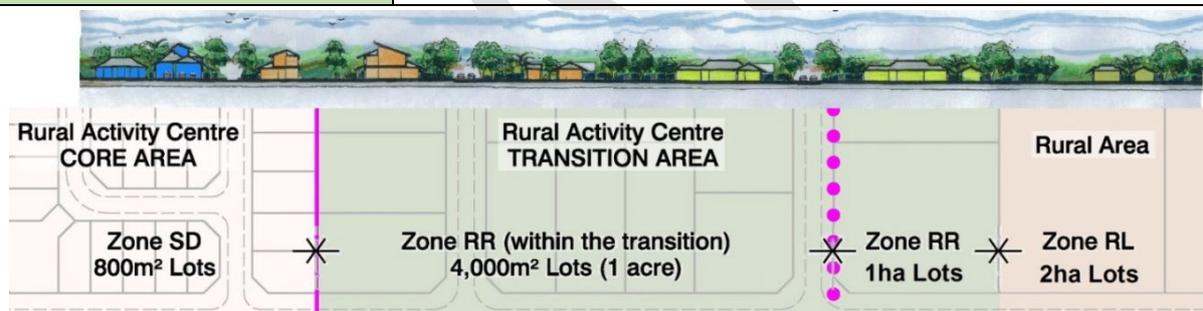


Figure 1: Transition of residential lot sizes for rural activity centres

4. Provide reticulated services to the Humpty Doo Rural Activity Centre

Parts of the Humpty Doo rural Activity Centre is serviced by reticulated water, sewerage and electricity. The upgrading and expansion of urban utilities is for essential for growth in the Humpty Doo Rural Activity Centre. In particular, upgrades to reticulated sewer and water are required to reduce current impacts on groundwater quality and capacity. This will help to sustain viability of rural properties that are reliant on groundwater.

To ensure the sequential and cost-effective provision of infrastructure, the following objectives require an Infrastructure Plan for Humpty Doo and a mechanism to coordinate the design, development and funding contribution for infrastructure upgrades.

Objective	Acceptable Responses
Provide domestic utilities to minimise adverse impacts on groundwater systems.	<p>Water</p> <ul style="list-style-type: none"> i. New suburban residential and rural residential lots and commercial uses are connected to the reticulated water supply. <p>Sewerage</p>

	<ul style="list-style-type: none"> ii. Residential lots under 4 000m² and all commercial uses are to be connected to reticulated sewerage. iii. Encourage the installation of environmentally sensitive on-site effluent disposal systems for residential lots over 4 000m² as an alternative to traditional septic tanks.
Provide utilities and trunk services sequentially and cost effectively to service proposed development.	<ul style="list-style-type: none"> i. Trunk infrastructure for reticulated services is incorporated into engineering design for development. ii. Infrastructure is provided and funded in accordance with an approved infrastructure plan for the Humpty Doo Rural Activity Centre; or The proponent demonstrates how a proposed development will be serviced to a standard that satisfies the requirements of the responsible service authority; and the proponent demonstrates how the required infrastructure will be paid for. iv. Subdivisions may be deferred or refused if utilities and trunk services are not provided as required by this area plan, the NT Planning Scheme, or another service authority. For example: A new ground level water tank and an additional elevated water tank adjacent to the existing tank to efficiently service the commercial and urban residential land within the activity centre.

5. Support social infrastructure that meets the needs and aspirations of the community	
<p>The Humpty Doo Rural Activity Centre provides for a number of community facilities such as schools, community centres and health clinics.</p> <p>This Area Plan seeks to maximise the use of existing facilities as well as identifying suitable locations for expanding community facilities within the activity centre to meet the needs of the future population.</p>	
Objective	Acceptable Responses
Provide for community facilities.	<ul style="list-style-type: none"> i. Multipurpose community facilities encourage use by a variety of user groups.
Provide for informal, active recreation pursuits (i.e. walking, cycling, open space)	<ul style="list-style-type: none"> i. Suburban residential subdivision is consistent with the requirements of the NT Planning Scheme for the provision of useable public open space, footpaths and bicycle paths. ii. Green spaces are connected to each other and the built environment to form a network of active transport corridors

6. Provide a coordinated, efficient and interconnected transport network
<p>In response to growth in the Humpty Doo Rural Activity Centre, there is an increasing need to improve connectivity between the Rural Activity Centre, its surrounds and the subregion.</p> <p>This Area Plan seeks to protect and cater for strategic transport corridors, which includes a subregional connector road. Planning principles also seek to encourage an active transport network that provides for pedestrian and bicycle paths, bridle paths, as well as the provision</p>

of an interconnected local road network to improve route choice and access options for the community.

Objective	Acceptable Responses
The role of the Arnhem Highway as a national highway is protected.	<ul style="list-style-type: none"> i. The Arnhem Highway forms part of the national highway network and provides a logistical link to the rest of the Northern Territory and Australia ii. All intersections and individual accesses to the Arnhem Highway are to be approved by the Northern Territory Government agency responsible for administering Main Roads iii. No development is to occur within the Arnhem Highway road reservation (including service roads) unless approved by the Northern Territory Government agency responsible for administering Main Roads
The Humpty Doo Rural Activity Centre facilitates a subregional transport network.	<ul style="list-style-type: none"> i. Development has regard for strategic connector roads from Humpty Doo to the broader rural area. ii. Subregional road connections are to provide support for the expansion of public transport services
The local road network facilitates movement through and around the Rural Activity Centre, and is safe and convenient for all users	<ul style="list-style-type: none"> i. Subdivision provides for an interconnected road network that: <ul style="list-style-type: none"> o Supports efficient access and route choices; o Prioritises the safety of pedestrians and cyclists; and o Does not compromise the ability to develop strategic links as indicated on the area plan. ii. Development provides for traffic management measures that reduce the speed of traffic to improve pedestrian safety and access to the commercial centre, public open space and community facilities. iii. The upgrading of existing local roads provides for and prioritises the safety of pedestrians and cyclists. iv. A Traffic Impact Assessment accompanies any development that contributes to the proposed local road network.
Provide a shared walking / cycling network that encourages active transport by promoting safe and efficient links between schools, public open spaces and other public facilities.	<ul style="list-style-type: none"> i. Suburban residential subdivision is consistent with the requirements of the NT Planning Scheme for the provision of useable public open space, footpaths and bicycle paths. ii. Green spaces are connected to each other and the built environment to form a network of active transport corridors