

TOWARDS AN AREA PLAN FOR HUMPTY DOO RURAL ACTIVITY CENTRE

The Northern Territory Planning Commission is now commencing Stage 2 of the Area Planning process for the Humpty Doo Rural Activity Centre. The release of a draft Area Plan, including Planning Principles is the outcome of five weeks of community consultation and supporting infrastructure studies undertaken in early 2018.

The draft Area Plan has been developed in response to community feedback, as well as advice from Litchfield Council, service authorities and NT Government agencies. The Humpty Doo Community Advisory Group, representing local residents and Litchfield 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 the rural activity centre boundary, as well as planning for future traffic management options for aligning the future north to south connector road through Humpty Doo.

This is a long term plan for future land use within the Humpty Doo Rural Activity Centre. Once completed, the Area Plan will help maintain the existing amenity of the rural area by ensuring the provision of adequate services to support growth within the boundaries of the activity centre, while helping to protect the broader rural area from ad hoc development.

We encourage you to consider the draft Planning Principles within the Area Plan and review the activity centre boundary and concept plan.

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.



HAVE YOUR SAY ON THE BOUNDARIES FOR THE HUMPTY DOO RURAL ACTIVITY CENTRE

Inclusion Areas A & B are proposed to extend the draft boundary of the Humpty Doo Rural Activity Centre.

Area A

This inclusion would provide opportunity to:

- manage stormwater runoff
- connect Collard Road to Hayball Road
- extend the cycleway network

Area B

This inclusion would provide opportunity to:

- manage existing stormwater problems
- manage seasonal waterlogging
- close Power Road, and connect Caldwell Road through to Kennedy Road
- extend a cycleway to Kennedy Road
- close Power Road to allow future upgrade to Hayball Road intersection

Exclusion Areas C, D & E are proposed to reduce the draft boundary of the Humpty Doo Rural Activity Centre.

Area C

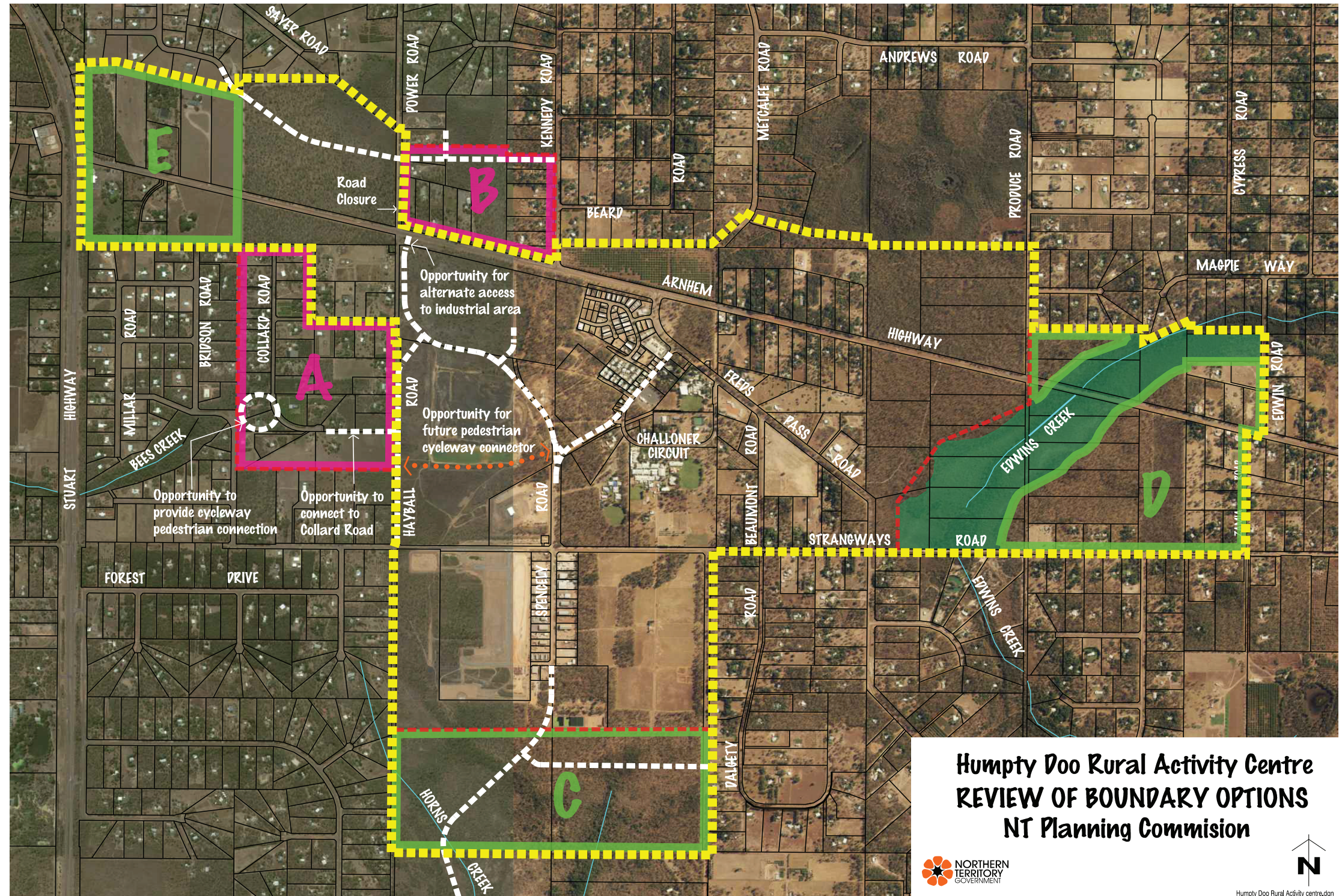
This exclusion would retain the Crown Land in its natural state, but would limit the opportunity for rural residential development and extension of the proposed connector road.

Area D

This exclusion is in response to community comment that this locality is too remote from Humpty Doo Centre.

Area E

This exclusion has also been proposed to minimise the boundary. Exclusion from the Area Plan will leave this area without policy to guide future development.



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 form part of 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 in relation to a place. A proponent must demonstrate how a proposal will meet each objective.

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

An introduction to the Planning Principles included in the draft Area Plan is provided in this booklet.

A copy of the Area Plan in full, including the Planning Principles, objectives and acceptable responses, is available to view on the web at www.planningcommission.nt.gov.au.

1. Minimise detrimental impacts of development on the natural environment

The natural environment and drainage features contribute to the rural character and amenity of Humpty Doo. 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 important roles in reducing stormwater runoff, maintaining habitat for native wildlife, as well as providing a visual and acoustic buffer between land uses.

This principle seeks to protect and enhance the functions of the natural environment for the continued enjoyment of the community.

2. Maintain an active, safe and sustainable commercial centre

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

This principle seeks to sustain a range of businesses that continue to provide for both the local market and for 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.

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

The existing Humpty Doo commercial centre is serviced by reticulated water, sewerage and electricity. The upgrading and expansion of these urban utilities is essential for growth in the Rural Activity Centre. In addition, upgrades to reticulated sewer and water are required to avoid impacts on groundwater quality and capacity.

To ensure the sequential and cost-effective provision of infrastructure, an infrastructure plan for Humpty Doo is required as well as a mechanism to coordinate the design, development and funding contribution for infrastructure upgrades.

5. Support social infrastructure that meets the needs and aspirations of the community

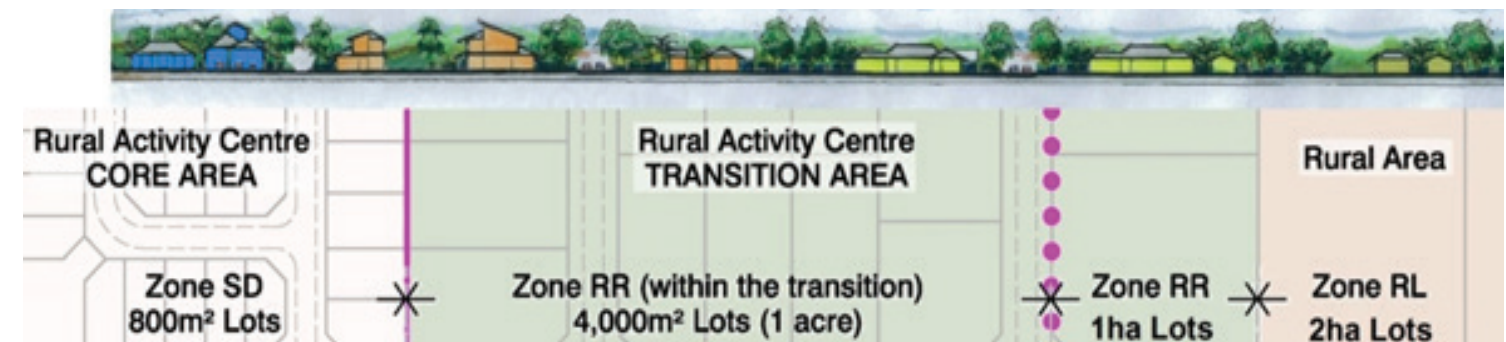
The Humpty Doo Rural Activity Centre provides for a number of community facilities such as schools, community centres and health clinics.

This Area Plan supports the multi-function 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.

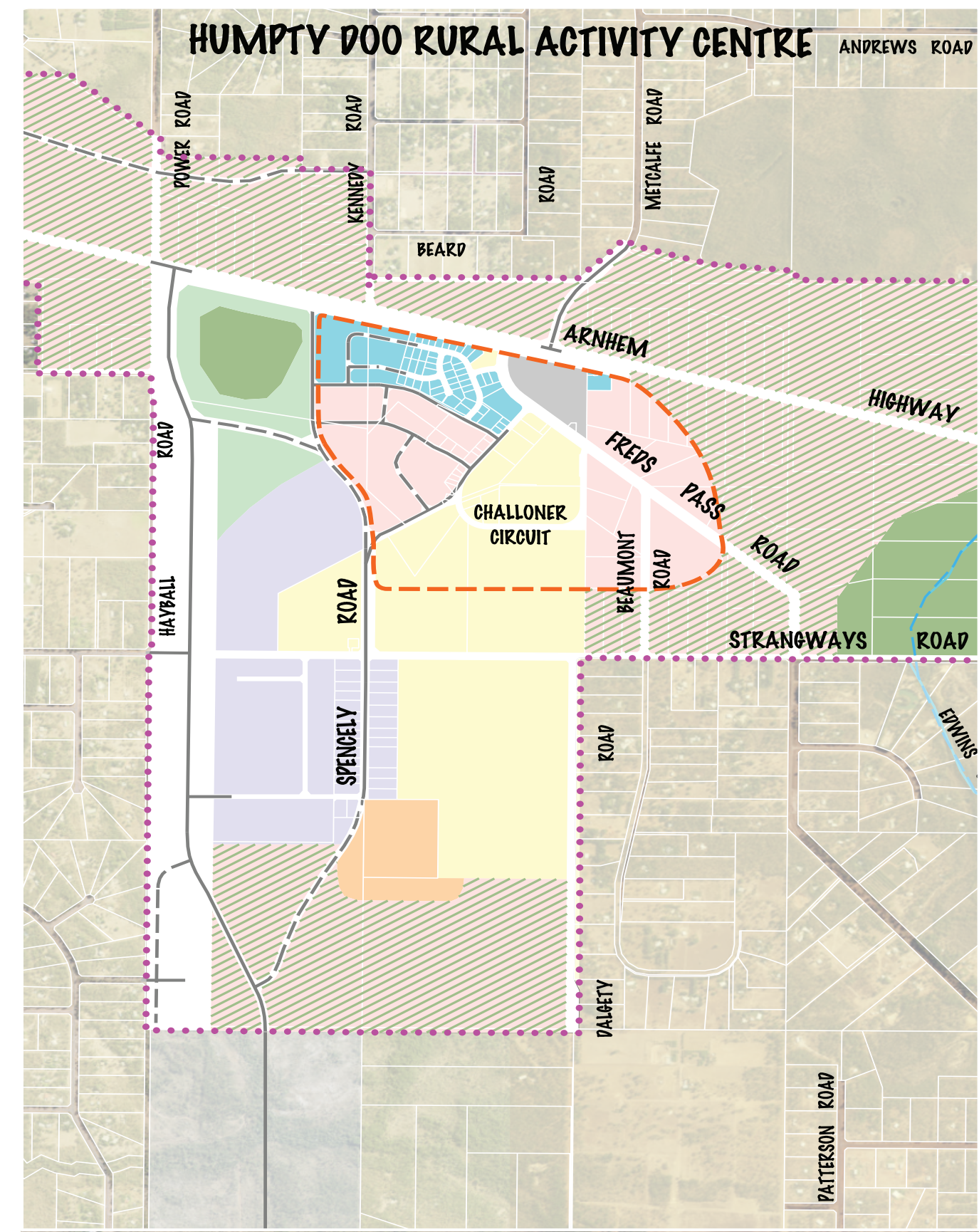
6. Provide a coordinated, efficient and interconnected transport network

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.

This Area Plan seeks to protect and cater for strategic transport corridors, which includes subregional connector roads. Objectives associated with this principle also seek to encourage an active transport network that provides for pedestrian and bicycle paths, bridle paths, as well as provision of an interconnected local road network to improve route choice and access options for the community.



THE HUMPTY DOO RURAL ACTIVITY CENTRE



Land Use Description and Planning Purpose

Legend	Description	Land Use Purpose and Principles
	Mixed Use Commercial	The diversity of commercial land uses in the Humpty Doo centre is a resource for the community. The Area Plan seeks to support the commercial centre by providing opportunity for expansion immediately west of the existing commercial area, and by proposing a local road network for more convenient access.
	Residential	This land use reflects Planning Principle 3 and supports housing choice within the Rural Activity Centre, in particular the average residential density within the ‘walkable catchment’ is proposed at 12 dwellings / ha. This allows for a mix from 800 m² lots in Zone SD (Single Dwelling) to smaller lots in Zone MD (Multiple Dwellings) closer to the commercial centre. There is also a requirement for a transition of lot sizes, as illustrated above.
	Community	With its schools, medical consulting rooms and other community facilities, Humpty Doo caters for many needs of rural families. The Area Plan includes more than enough community land to allow for the provision of a wider range of community services over time.
	Industry	The industrial land in Humpty Doo provides both a service and an employment opportunity for the community. The supply of further land for industrial development is enabled by the availability of reticulated urban services.
	Public Open Space	The Area Plan anticipates that areas of public open space will be developed within the activity centre. As well as urban parks within residential development, there is the future opportunity for broader areas for passive recreation.
	Constrained Open Space	The Area Plan identifies areas where development is restricted by constraints such as flooding and seasonal waterlogging.
	Utility	The Area Plan identifies the waste water treatment site including odour buffers required to other land uses. Humpty Doo’s reticulated sewerage system is an asset that sets it apart from the other rural activity centres.
	Buffer rural residential	These areas are an opportunity to provide a rural lifestyle choice on smaller lots that are part of the transition to the urban centre.
	Future Opportunity	This is land in a key location for the future development of the activity centre. The highest and best use of the site is still being considered by government in consultation with the community.
	Required local road or	The Area Plan identifies local roads that will be needed in the future to support an interconnected network of local roads.
	Proposed local road	
	Boundary of activity centre	The Area Plan proposes local road connections that are needed for access, but not needed on a specific alignment.
	Boundary of activity centre	The Area Plan will determine the boundary of the activity centre. Community comment is being sought on parts of the boundary that were raised for amendment during Stage 1 consultation.
	Boundary of the urban centre	This boundary, often referred to as the ‘walkable catchment’ encloses the area considered to be within walking distance of commercial and community facilities and therefore suitable for higher intensity residential development.

HOW THE AREA PLAN WILL BE USED

The Area Plan provides a decision-making framework to inform future rezoning and development decisions and gives guidance, certainty and confidence to residents, property owners and decision makers, and helps us plan for the future.

Area Plans DO NOT automatically rezone land. Any applications for rezoning must be made through the Minister for Infrastructure, Planning and Logistics.

HOW AREA PLANS ARE PREPARED

The Humpty Doo Rural Activity Centre Area Plan is being prepared in accordance with the process outlined below:



We are now in Stage 2 of the consultation process.

Stage 1 concluded on 29 March 2018. A copy of the Consultation Report on Stage 1 is available at www.planningcommission.nt.gov.au.

Stage 2 allows further comment and input into the draft Area Plan, which has been prepared by taking into account community feedback and background investigation from Stage 1.

Stage 3 will involve recommending a final Area Plan to the Minister for formal exhibition and a Planning Scheme Amendment.

HOW TO GET INVOLVED

Your thoughts, comments, questions and feedback will be considered by the Planning Commission as it works to finalise the Humpty Doo Rural Activity Centre Area Plan.

Check the NT Planning Commission website to view the draft Area Plan in full, find event details, and have your say on the future of Humpty Doo.



Visit: www.planningcommission.nt.gov.au



Say Hello! Check the website for event details



Write to us ntpc@nt.gov.au



Talk to us on 08 8924 7540