

TOWARDS AN AREA PLAN FOR COOLALINGA AND FREDS PASS

A MESSAGE FROM THE PLANNING COMMISSION

The Planning Commission is starting work on an Area Plan for the Coolalinga/Freds Pass Rural Activity Centre (RAC). This detailed level of land use planning will help maintain the amenity and lifestyle 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 rural area from ad hoc development in the future. The Area Plan will build on previous work and studies. It will look at current and future land uses, community needs, transport and infrastructure planning, as well as environmental and heritage values.

To assist us in preparing options for the Coolalinga/Freds Pass Area Plan, a proposed infrastructure and servicing strategy has been developed. At the same time, we want to hear from you, the land owners, residents and users of the Coolalinga and Freds Pass area, provide you information and discuss how you see Coolalinga/Freds Pass evolving into the future.

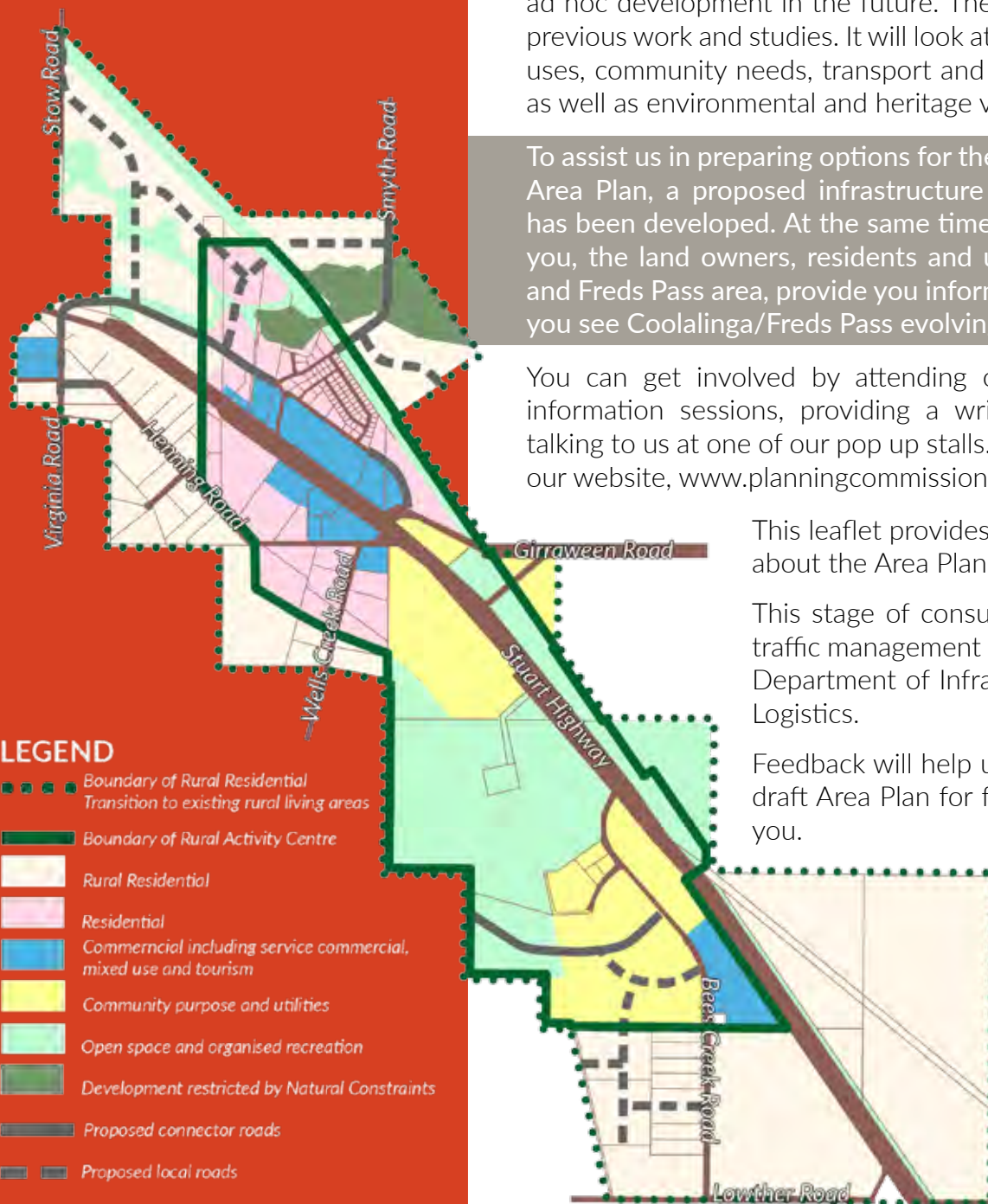
You can get involved by attending one of our community information sessions, providing a written submission or by talking to us at one of our pop up stalls. Details are available on our website, www.planningcommission.nt.gov.au.

This leaflet provides you with information about the Area Planning process.

This stage of consultation will also include traffic management options prepared by the Department of Infrastructure, Planning and Logistics.

Feedback will help us develop options for a draft Area Plan for further consideration by you.

The Planning Commission encourages you to participate in this important project, and looks forward to hearing from you during the coming weeks.



CONSULTATION FOR A DRAFT COOLALINGA / FRED'S PASS AREA PLAN

The Litchfield Subregional Land Use Plan was introduced into the NT Planning Scheme in July 2016. The Subregional Plan introduced land use concept plans for Litchfield's Rural Activity Centres, including Coolalinga/Freds Pass.

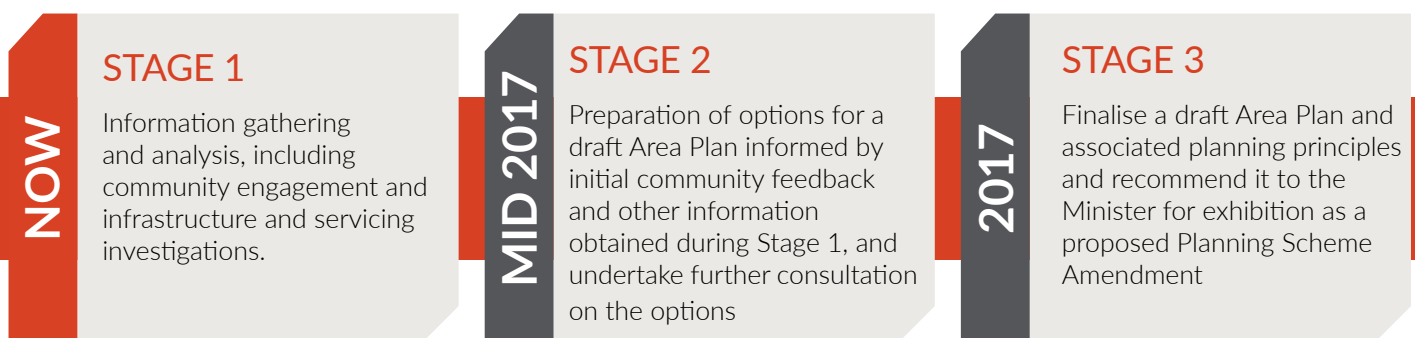
The Northern Territory Planning Commission is now reviewing the concept for Coolalinga/Freds Pass and preparing detailed information on local opportunities and constraints that will contribute to providing Coolalinga and Freds Pass with appropriate infrastructure and services to support future growth.

WHAT IS AN AREA PLAN?

While the land use concept plan for Coolalinga/Freds Pass, in the subregional plan provides a high level vision for the locality, the Area Plan will provide a decision making framework to inform future rezoning and development decisions. The additional guidance from the Area Plan will give certainty and confidence to all stakeholders, including current and future residents, landowners and investors, service providers and government agencies, to help us plan for the future. Area Plans DO NOT automatically rezone land. Any applications for rezoning must be made through the Minister responsible for administering the *Planning Act*.

HOW IT WILL BE PREPARED?

The Coolalinga/Freds Pass Area Plan will be prepared following the process below:



Stage 1 is an opportunity for you to participate in the planning process by contributing to the development of a vision to meet the future needs for Coolalinga/Freds Pass. It is intended that once all three stages have been completed the Area Plan will form part of the NT Planning Scheme.

HOW TO GET INVOLVED

Your thoughts, comments, questions and feedback in Stage 1 will help us to develop options for a draft Area Plan for Coolalinga/Freds Pass for further consideration in subsequent stages.

You can find a discussion paper and further information on our website or you can come and say hello to us at:

- ▲ our pop up stalls at Coolalinga Central, Woolworths Coolalinga, Freds Pass Rural Markets and the Freds Pass Show,
- ▲ our community information sessions on Tuesday 16 May 2017, Saturday 20 May 2017 and Thursday 25 May 2017 at Coolalinga Central.

