

Area Plan for Coolalinga/Freds Pass

Draft Planning Principles

September 2017

Understanding the Draft Planning Principles

A set of Planning Principles to support the Coolalinga/Freds Pass Rural Activity Centre Area Plan has been drafted in conjunction with the draft Area Plan. Once finalised, these principles will sit alongside the Area Plan in the NT Planning Scheme. The structure included here is how the principles would appear in the NT Planning Scheme.

The draft 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 provide 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 outcomes of a Planning Principle, often given in 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 objective. A developer should act in accordance with all of the listed responses or demonstrate how a proposal provides a better response to the objective.

14.7.xx	Planning Principles and Area Plan for the Coolalinga/Freds Pass Rural Activity Centre
	<p>Context</p> <p>The Litchfield Subregional Land Use Plan 2016 at Schedule 2 refers to the Coolalinga/Freds Pass Rural Activity Centre and identifies the opportunity to increase the diversity of housing options within the centre. The area immediately surrounding the commercial precinct can accommodate moderate growth with the provision of an interconnected local road network, reticulated sewerage and upgraded water supply. Growth around the commercial centre will support local businesses and community facilities that serve the surrounding rural area.</p>
	<p>Purpose</p> <p>The purpose of these planning principles and area plan is to guide the development of land within the Coolalinga/Freds Pass Rural Activity Centre. The proposed land use changes cater for future population growth, and support the efficient delivery of infrastructure and ongoing viability of the commercial centre. The area plan provides a focused location for growth and development, relieving pressure from the wider rural area.</p>
	<p>Plan Structure</p> <p>The locality plan below shows the Coolalinga/Freds Pass Rural Activity Centre in the context of broader infrastructure and transport links of the surrounding area.</p> <p>The following planning principles must be addressed as part of future development of land within the Coolalinga/Freds Pass Rural Activity Centre. Objectives are actions that will achieve the outcome described by the planning principle. Acceptable responses are standards or measures which will contribute to the objective. Alternate responses that demonstrate an equal or higher measure may also be considered.</p> <p>The area plan on the final page illustrates land use changes that are supported subject to meeting the objectives of the planning principles.</p>

PLANNING PRINCIPLES

1. Establish a vibrant and diverse activity centre that meets the needs and aspirations of the community

The Coolalinga/Freds Pass Rural Activity Centre is a commercial and recreational node for the Litchfield and broader Darwin rural area. It provides a range of commercial, community and recreational opportunities that support the surrounding rural community and provide for the tourism sector. The locality has a rich WWII heritage that needs to be shared. The planning principles and area plan seek to sustain a range of businesses that continue to provide for the local market and encourage the long term viability of an active commercial centre.

Objective	Acceptable Land Use and Development Response
1.1 To facilitate Coolalinga as a gateway and commercial centre for Litchfield	<ul style="list-style-type: none"> i. Development within the Rural Activity Centre complements the tropical climate and surrounding rural living environment through design, size, accessibility and response to the natural environment ii. Development is of a nature and scale that provides the services needed to support rural living in Coolalinga and greater Litchfield iii. Appropriate buffers and transitions are provided to established rural living allotments outside of the Rural Activity Centre iv. The main thoroughfare and commercial area of the Rural Activity Centre provides a visually appealing environment that is sympathetic to the tropical climate of the locality v. Development provides for the planting of shade trees in public spaces on private and government land, including within road reserves as appropriate
1.2 Enhance public and private amenity	<ul style="list-style-type: none"> i. The principles of Crime Prevention Through Environmental Design (CPTED) are incorporated into development ii. New development is connected in a way that encourages the use of active transport iii. New development is designed and constructed in a manner that responds to best practice sustainable development iv. Green spaces are connected to each other and the built environment through active transport corridors v. Where appropriate, street verges are landscaped to provide shading for pedestrian and bike networks, while also softening the appearance of hard infrastructure and residential buildings
1.3 Recognise and celebrate WWII heritage in the locality	<ul style="list-style-type: none"> i. Sattler Airstrip is developed as tourist node, incorporating interpretation signage and a visitor and cultural information centre ii. The local road, pedestrian and bicycle path network design reflects historical airstrip taxiways where safe
1.4 Provide for informal, active recreation pursuits (i.e. walking, cycling, horse riding etc.)	<ul style="list-style-type: none"> i. Urban subdivision is consistent with the requirements of the NT Planning Scheme for the provision of useable public open space, footpaths and bicycle paths ii. Develop the old North Australia Railway (NAR) corridor as a 'green spine' within the Rural Activity Centre iii. Develop a network of bridle trails that provide a safe environment for equestrian enthusiasts
1.5 Provide for community facilities (hall, library etc.)	<ul style="list-style-type: none"> i. The design and development of community facilities should encourage use by a variety of user groups and be multipurpose in nature
1.6 Public transport can be easily and safely accessed	<ul style="list-style-type: none"> i. Wayfinding measures to and from the Coolalinga Bus Interchange are introduced to ensure pedestrian and vehicle safety ii. Facilities for public transport, including bus stops, are included in new development as required by the NT Planning Scheme and/or relevant Government authority
1.7 Increase permeability across and through the Rural Activity Centre, particularly in the commercial area	<ul style="list-style-type: none"> i. A designated pedestrian crossing is provided to encourage a safe thoroughfare between the two commercial precincts and adjoining land uses on either side of the Stuart Highway, including the Coolalinga Bus Interchange ii. Urban density residential development is provided within a convenient walking distance (400m) of the commercial centre iii. A pedestrian/cyclist connection is provided between Coolalinga and Freds Pass, having regard to the safety of pedestrians, cyclists and road users, and which minimises the impact on the amenity of any adjoining residential properties

2. Ensure that Freds Pass Recreation Reserve continues to provide a sports and recreation facility that meets the needs of the subregion and region

Freds Pass Recreation Reserve is a subregional facility that also serves the broader Darwin region. The Planning Principles seek to acknowledge and protect this reserve to enable it to become a high level sporting and recreational facility.

Objective	Acceptable Land Use and Development Response
2.1 To continue the role of Freds Pass as a regional facility for sports and recreation	<ul style="list-style-type: none"> i. Freds Pass Recreation Reserve is used as the central sporting and recreational facility in the Litchfield subregion and Greater Darwin region ii. The management and future development of Freds Pass Recreation Reserve is appropriately defined in a master plan iii. User groups of Freds Pass Recreation Reserve implement opportunities to share existing and future facilities to capitalise on investment and to minimise the environmental footprint of the Reserve iv. Existing facilities are upgraded, and new facilities built, to a standard that enables national and international competition

3. Minimise detrimental impacts of development on the environment

The natural environment contributes to the rural character and amenity of the Coolalinga and Freds Pass localities, including the natural drainage system and the provision 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.

Objective	Acceptable Land Use and Development Response
3.1 Retain native vegetation for public open space and wildlife habitat	<ul style="list-style-type: none"> i. Native vegetation is recognised for its role in providing habitat for wildlife, and where possible retained for public open space purposes
3.2 Maintain and manage natural waterways and drainage flows	<ul style="list-style-type: none"> i. A proposed stormwater drainage system is integrated with the natural system and designed to minimise modification or disturbance to the natural system ii. The discharge of concentrated stormwater will not exceed pre-development flows and complies with the requirements of the relevant government agencies iii. Pollutants or nutrients in stormwater and associated weed growth is managed to comply with the requirements of the relevant government agencies iv. Existing stormwater drainage issues are addressed by development
3.3 Minimise opportunities for mosquito breeding	<ul style="list-style-type: none"> i. A strategy and associated works to manage mosquito breeding in the paperbark swamp (including and adjacent to Section 6491 Hundred of Bagot) is established prior to any development of adjacent land for residential land uses. The mosquito management strategy and associated works: <ul style="list-style-type: none"> • Accords with advice from the government agency responsible for medical entomology; • Minimises any impact on natural systems; and • Is compatible with recreation uses of the immediate area

4. Provide for housing choice compatible with the future role of Coolalinga/Freds Pass

The *Litchfield Subregional Land Use Plan 2016* indicates the need for an additional 500 dwellings in the following 5 to 10 years, and 20 000 dwellings over the following 20 to 30 years within the whole of Litchfield. The Planning Principles and area plan for the Coolalinga/Freds Pass Rural Activity Centre seek 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.

Some additional areas of urban residential development within Coolalinga/Freds Pass will increase housing choice, underpin the provision of reticulated services and community infrastructure, and will support a wider variety of retail and commercial services.

The transition model 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 Land Use and Development Response
4.1 Support housing choices in appropriate locations	<ul style="list-style-type: none"> i. Residential density is not increased on land affected by flooding, biting insects or other constraints to residential land uses

	<ul style="list-style-type: none"> ii. The urban design and engineering for residential development responds to the site's physical constraints and attributes, and shows how potential adverse impacts on the site's environmental values will be avoided iii. Urban residential lots are located within residential areas shown on area plan iv. The minimum site area per dwelling is 800m² for dwellings outside the indicated walkable catchment (400m or less from the shopping centre)
<p>4.2 Promote a sequence of residential density in the rural activity centre by providing a transition of residential lot sizes</p>	<ul style="list-style-type: none"> i. Subdivision design provides a transition of residential lot sizes by: <ul style="list-style-type: none"> • Zone SD (Single Dwelling Residential) lots, no less than 800 m², are located between the indicated walkable catchment and areas of Zone RR (Rural Residential) such that only two Zone SD lots share a boundary with any one Zone RR lot. • Zone RR (Rural Residential) lots, which are no less than 4000 m², are located as a transition from the urban residential and commercial areas to the activity centre boundary such that only two Zone RR lots share a boundary with any one Zone RL (Rural Living) lot. <p>Figure 1 illustrates a transition model of residential lot sizes from the commercial centre to the existing rural area</p> ii. Multiple dwelling developments are within the indicated walkable catchment and generally limited to two storeys iii. Rural residential development outside of the Coolalinga/Freds Pass Rural Activity Centre must comply with relevant policy in the Litchfield Subregional Land Use Plan 2016 <p>For the purpose of these planning principles and area plan, "close proximity to community facilities" means within 1km, measured as travelled, from the commercial area of the rural activity centre</p>
<p>4.3 Provision of public open space</p>	<ul style="list-style-type: none"> i. Develop the old North Australia Railway (NAR) corridor as a 'green spine' within the Rural Activity Centre, including extension of the shared bicycle path from Howard Springs, the provision of play and exercise equipment, spaces that encourage informal recreation, and references to the historical use of the area ii. Useable public open space is provided in accordance with the communal and open space requirements of the NT Planning Scheme
<p>4.4 Facilitate retirement living</p>	<ul style="list-style-type: none"> i. A subdivision and development for the purpose of retirement living may have a residential density more consistent with Zone MD (Multiple Dwelling Residential), subject to meeting the residential density transition requirements ii. A development for the purpose of retirement living is consistent with principles 4.1 (Accessibility) & 4.2 (Neighbourhood Character) of the NT Government's Northern Territory Compact Urban Growth Policy 2015
<p>4.5 Use of native vegetation for buffer/sound attenuation to arterial roads</p>	<ul style="list-style-type: none"> i. New residential development adjacent to the Stuart Highway is to have appropriate sound attenuation measures. This could include a native vegetation buffer or a transition from non-residential uses to residential uses. The use of a sound wall is not a preferred option, but where necessary they are to be appropriately screened by vegetation to enhance visual amenity

Transition of residential lot sizes for Rural Activity Centres

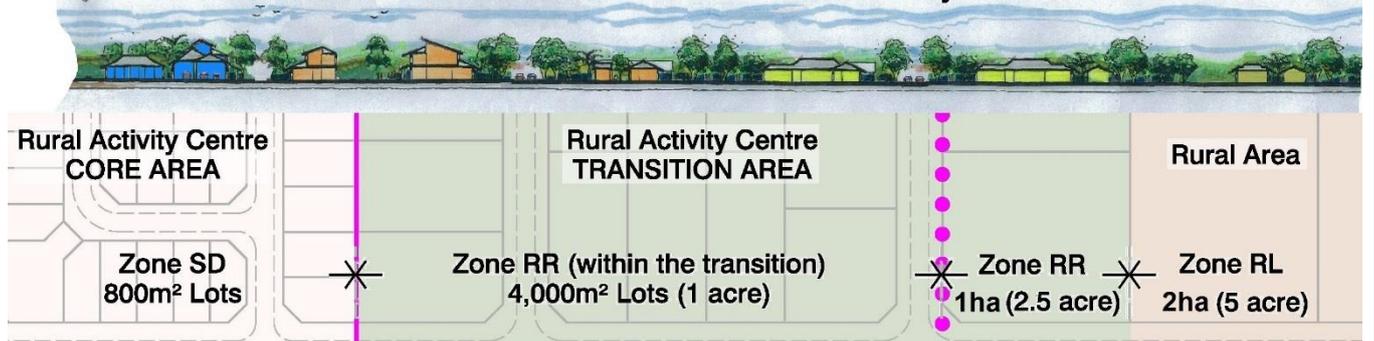


Figure 1: Transition Model for residential lot sizes for rural activity centres

5. Provide a coordinated, efficient and interconnected transport network

The Planning Principles and Area Plan for the Coolalinga/Freds Pass Rural Activity Centre cater for strategic transport corridors, including the medium to long term extension of Smyth Road to Girraween Road and Stow Road to the Stuart Highway. These corridors will connect Coolalinga to Howard Springs and beyond to the Palmerston Regional Hospital and Palmerston. Planning principles also seek to encourage an active transport network that provides for pedestrian and bicycle paths, bridle paths, as well as the provision of an interconnected local road network to improve route choice and access options for the community.

Objective	Acceptable Land Use and Development Response
5.1 The role of the Stuart Highway as a link in the national highway network is protected	<ul style="list-style-type: none"> i. The Stuart 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 Stuart Highway and its service roads are to be approved by the Northern Territory Government agency responsible for administering Main Roads iii. No development is to occur within the Stuart Highway road reservation (including service roads) unless approved by the Northern Territory Government agency responsible for administering Main Roads
5.2 The Coolalinga/Freds Pass Rural Activity Centre facilitates a subregional transport network	<ul style="list-style-type: none"> i. Development has regard for strategic connector roads from Coolalinga/Freds Pass to the broader rural area. This includes but is not limited to the extension of Smyth Road from Howard Springs to Girraween Road, and the extension of Stow Road to the Stuart Highway ii. Subregional road connections are to provide support for the expansion of public transport services
5.3 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"> • Supports efficient access and route choices; • Prioritises the safety of pedestrians and cyclists; and • Does not compromise the ability to develop strategic links as indicated on the area plan. <p><i>Area Plans 1-4 identify a proposed local road network</i></p> 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
5.4 Service roads provide a safe and convenient connection between the local and arterial road networks	<ul style="list-style-type: none"> i. Service roads maintain their role as a connection between the arterial road network and the local road network ii. Access to development along the Stuart Highway is to be to the local road network to ensure an ongoing high level of functionality of the service roads iii. All intersections and individual accesses to the Stuart Highway and its service roads are to be approved by the Northern Territory Government agency responsible for administering Main Roads iv. No development is to occur within the Stuart Highway road reservation (including service roads) unless approved by the Northern Territory Government agency responsible for administering Main Roads
5.5 Well serviced public transport corridors that provide a reliable, convenient and accessible public transport service	<ul style="list-style-type: none"> i. A local bus service through Coolalinga/Freds Pass, connecting to other routes at the Coolalinga Bus Interchange ii. Alternative modes of motorised transport are provided for, including a taxi rank

6. Support new development within the Rural Activity Centre with reticulated infrastructure

The provision of urban utilities is essential for growth in the Coolalinga/Freds Pass Rural Activity Centre. Reticulated sewerage and town water will support growth without impacting on local groundwater. In particular, town water is not sourced from the local aquifer and reticulated sewerage will limit further on-site effluent disposal. This will help to sustain viability of rural properties that are reliant on groundwater.

To ensure the sequential and cost-effective provision of infrastructure, an Infrastructure Plan for Coolalinga and Freds Pass will be required, and a mechanism to coordinate the design, development and funding contribution for infrastructure upgrades.

Objective	Acceptable Land Use and Development Response
6.1 Provide urban utilities to minimise adverse impacts on groundwater systems	<ul style="list-style-type: none"> i. Reticulated water is provided to all new lots ii. Existing properties that rely on informal water supply lines are to connect to the reticulated system when it becomes available iii. Reticulated sewerage is provided to all lots under 4 000m²
6.2 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 the engineering design for development ii. Infrastructure is provided in accordance with the Infrastructure Plan and paid for in accordance with the Developer Contribution Plan for the Coolalinga/Freds Pass Rural Activity Centre; or A developer demonstrates how the development will be serviced and how the infrastructure will be paid for
6.3 Address stormwater issues in the Rural Activity Centre	<ul style="list-style-type: none"> i. Developers are to work with Litchfield Council and the Department of Infrastructure, Planning and Logistics to address stormwater flows that originate in the Activity Centre.

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