

NORTHERN TERRITORY OF AUSTRALIA
PROPOSAL TO AMEND NT PLANNING SCHEME
PA2020/0119

INTRODUCTION OF THE COOLALINGA / FRED'S PASS AREA PLAN

The Minister for Infrastructure Planning and Logistic is seeking comments on a proposal to amend the NT Planning Scheme.

The proposed amendment is to include the Area Plan for Coolalinga / Freds Pass Rural Activity Centre into Part 8 of the Planning Scheme. The inclusion of this Area Plan will supersede the existing Coolalinga North Area Plan.

Introduction of the Area Plan for Coolalinga / Freds Pass will require consequential changes to the Litchfield Subregional Land Use Plan. These changes form part of this amendment.

This introduction is part of the exhibition package for this amendment, which includes:

- a locality plan
- an explanatory overview of the proposed Area Plan;
- the proposed Area Plan for the Coolalinga / Freds Pass Rural Activity Centre;
- the Land Capability and Needs Assessment reference document for the Area Plan; and
- the consequential changes to the Litchfield Subregional Land Use Plan.

Period of Exhibition and Lodging a Submission

The exhibition period is from Friday 10 July 2020 to Friday 7 August 2020.

Written submissions about the proposed planning scheme amendment are to be received by 11:59pm on Friday 7 August, 2020 and made to:

Director Lands Planning
Department of Infrastructure Planning and Logistics
GPO Box 1680
DARWIN NT 0801; or

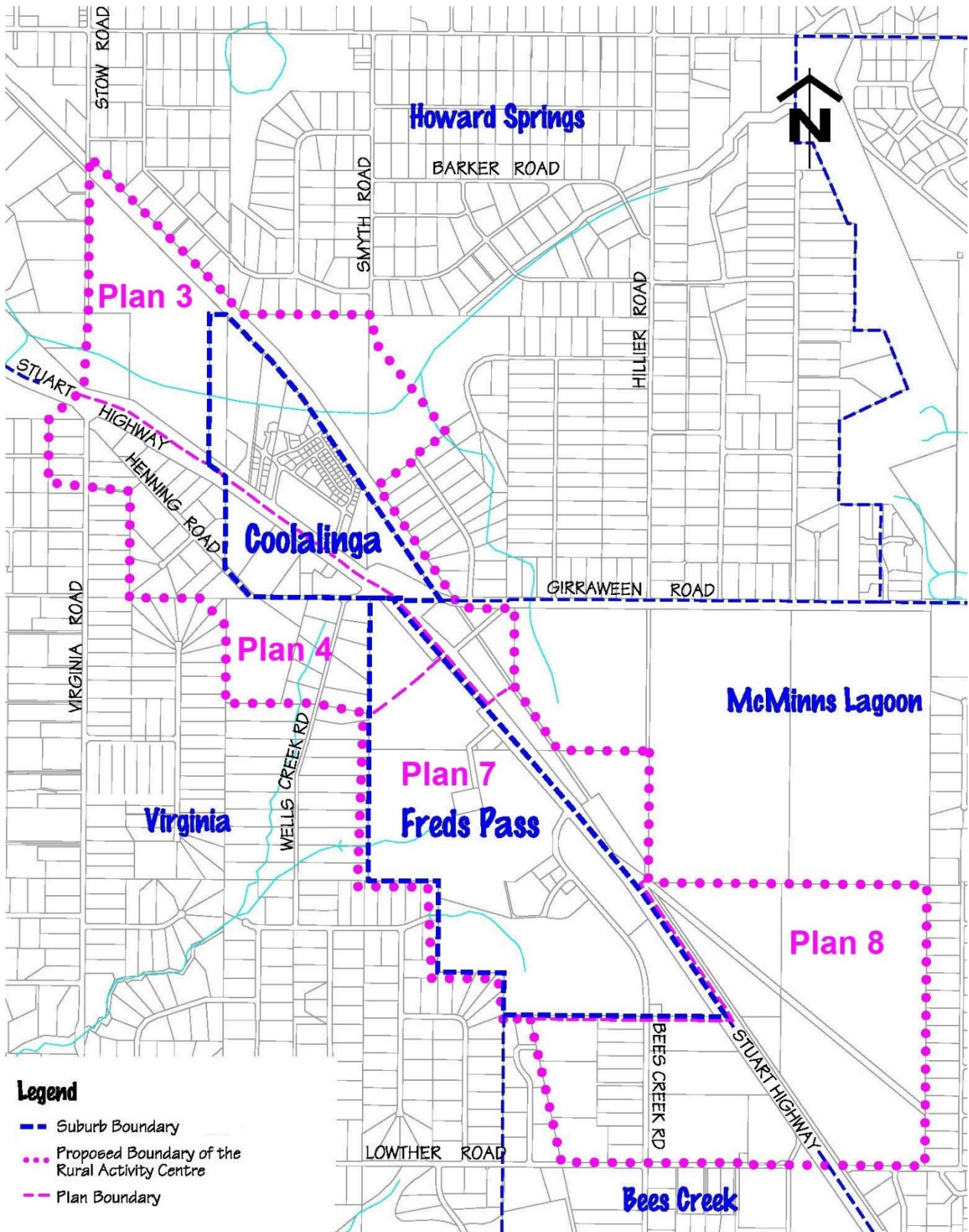
Email: Planning.NTG@nt.gov.au; or

Fax: (08) 8999 7189; or

Hand delivered to First Floor, Energy House, 18 - 20 Cavenagh Street, Darwin For

more information please telephone 8999 6036.

Locality Plan – Coolalinga / Freds Pass Rural Activity Centre



Explanatory Document for the Area Plan for Coolalinga / Freds Pass Rural Activity Centre

Background

In 2016, the *Litchfield Subregional Land Use Plan* was included in the NT Planning Scheme. It identifies that the Litchfield subregion could accommodate a projected need for 500 dwellings over the next five to ten years within existing rural activity centres.

As well as the future urban areas of Holtze, Weddell and Murrumujuk, the Litchfield Subregional Land Use Plan identifies four rural activity centres with potential for growth. These are Howard Springs, Coolalinga / Freds Pass, Humpty Doo and Berry Springs.

In May 2017, the NT Planning Commission commenced public consultation to develop the proposed Area Plan and planning principles for the Coolalinga / Freds Pass Rural Activity Centre. The land use concept for Coolalinga and Freds Pass within the Litchfield Subregional Land Use Plan was used as the starting point for infrastructure investigations and community engagement to develop options for the draft planning principles and area plan.

Purpose

The Area Plan will guide the development of land within the Coolalinga / Freds Pass Rural Activity Centre. The identified opportunities for change will accommodate growth without impacting on the amenity of the broader rural living area and support the efficient delivery of infrastructure for the continued viability of the rural activity centre.

The Area Plan promotes urban growth only within Coolalinga because it is not practical to extend reticulated sewerage to Freds Pass. Particular issues affecting Coolalinga are mosquito breeding in the paperbark swamp which impacts on residential opportunity; and community concern with land use change in the Wells Creek Road locality.

For Freds Pass, the Area Plan promotes a future land use structure that will continue to support the regional and local recreation functions while preserving Crown land for community purposes. Future opportunities for rural residential development provides a buffer to the south.

The Area Plan and planning principles respond to all key issues raised during community engagement. The Area Plan is intended to provide guidance for the preparation of and decisions on rezoning and development proposals within the rural activity centre.

Should the proposed area plan be amended into the Planning Scheme, it will supersede the 'Coolalinga North Area Plan' that currently applies to commercial land north of the Stuart Highway.

The proposed area plan will not automatically rezone land or change existing land use rights.

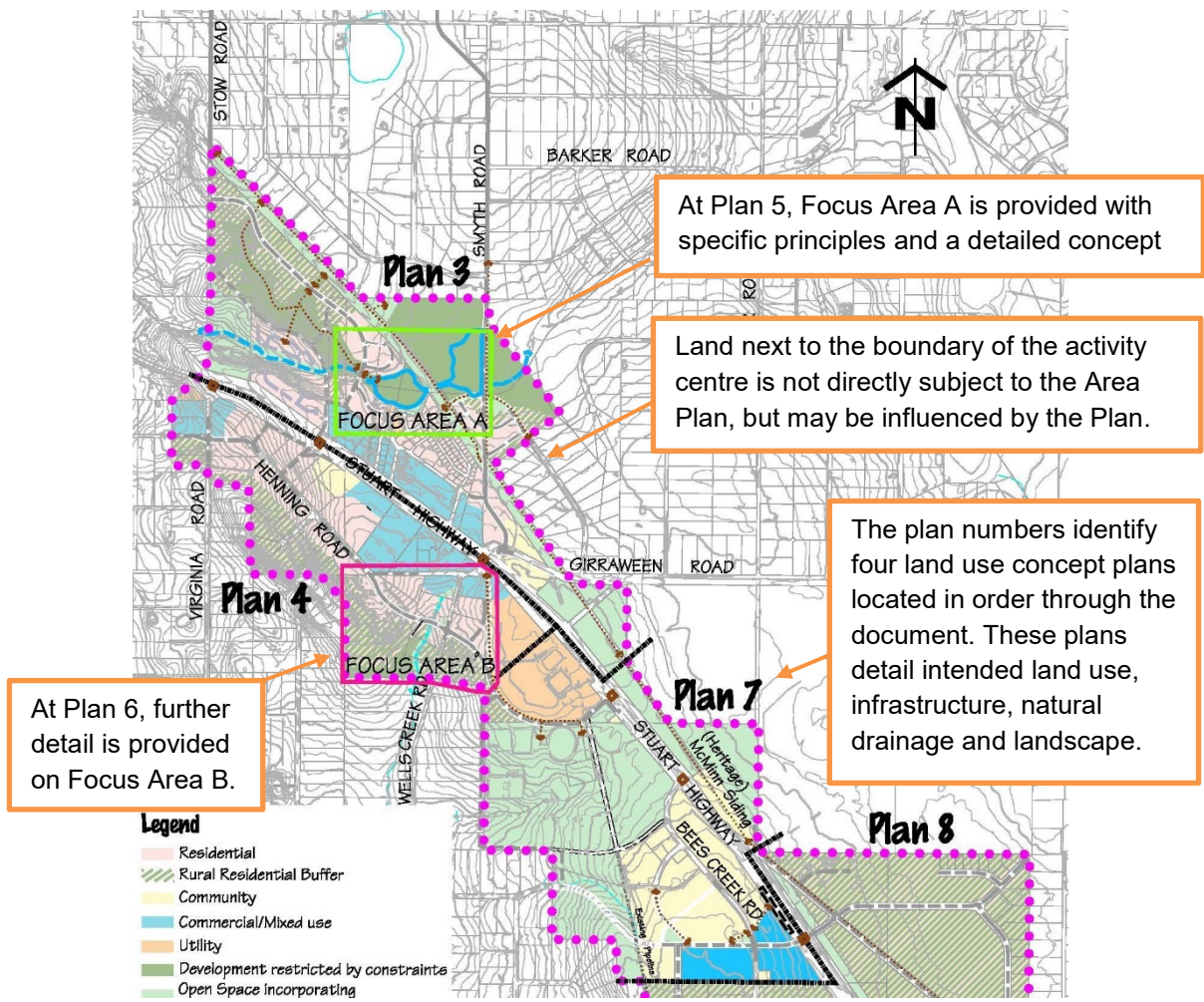
Structure of the proposed area plan

The proposed Area Plan is at Attachment A1 after this explanatory document. Page 1 of the Plan provides a high level 'Context', 'Purpose', and 'Vision Statement'; and includes the 'Plan Structure'.

Page 2 is the locality plan, as shown above, which shows the boundary of the rural activity centre and the boundaries of Coolalinga and Freds Pass in the context of the surrounding localities.

An index on page 3 is followed by the landscape and natural constraints of the rural activity centre. Planning principles one to five apply generally to the whole rural activity centre and Plan 2 on page 6 gives the intended land use structure and references the constituent plans.

Plan 2 is extracted below with explanatory notes.



The Area Plan includes **planning principles** associated with key themes and land use concepts. These principles guide development, and must be addressed when applying to rezone or develop land within the activity centre. The format of planning principles is shown on the following extract.

Freds Pass – education, aged care and tourist accommodation		A planning principle may belong to a theme and describes a high level goal
12. Ensure that community and commercial uses in Freds Pass are appropriate for the locality		
The community and tourist commercial areas of Freds Pass serve the subregion and provide a range of services. It is expected that some opportunities for other community uses such as aged care. The opportunity is retained in a location convenient to Coolalinga and to provide accommodation for...		Context is provided to explain the intent of the principle.
Objective	Acceptable Land Use and Development Response	
12.1 To continue the role of Freds Pass for community uses, especially education, and for tourist accommodation	<ul style="list-style-type: none"> i. The Freds Pass community area is used for education and compatible community uses such as aged care and the provision of community services ii. Development proposals, especially for education, demonstrate how opportunities to share existing and proposed facilities will be realised iii. Development proposals, including for tourism, are consistent with Concept Plan... 	Acceptable responses describe requirements to achieve the stated objective. A developer should act in accordance with all the listed responses or demonstrate how their proposal provides an equal or better response to the objective.
Objectives are outcomes that will achieve the intent of the principles. A developer must demonstrate how a proposal complies with objectives.		

Explanatory notes

The Area Plan is presented across four precincts, and includes the two focus areas of within Coolalinga, as indicated on the above as Focus Areas A and B.

The following notes explain the key themes of the planning principles in the area plan. The bold numbers provide a reference to where these principles appear in the Area Plan.

1. *The Natural Environment*

The Area Plan includes Primary Environmental Management (PEM) areas which identify a number of high biodiversity locations within the rural activity centre. The PEM areas are significant wetlands, sandsheet heaths and the natural drainage lines associated with the Howard River, Brookings Creek and Wells Creek catchments.

Principle 1 sets out to protect and minimise impacts on these areas by introducing measures which address land use, stormwater management and the removal of native vegetation.

2. *Movement and Transport & 8. Interconnected Local Road Network in Coolalinga*

Additional connections from Coolalinga via Howard Springs to the Palmerston Regional Hospital are identified to improve access to health facilities and support a future public transport connection. In addition, arterial road improvements through Coolalinga will assist in connecting local area traffic safely across the Highway, while maintaining the arterial function of the Stuart Highway.

The provision of footpaths, bicycle ways and bridle paths is also prioritised in the activity centre, to provide alternative movement options and promote active transport modes.

Principles 2 & 8 in general seeks to achieve this through the strict management of arterial access and upgrades through the relevant Northern Territory Government agency, and facilitating the interconnection of the local road network and movement corridors through subdivision development. Principle 8 emphasises enhanced connections within Coolalinga.

3. *The Rural Activity Centre*

A key distinction of Coolalinga / Freds Pass from other activity centres in the Litchfield region is the area's link to the past, in particular the site of Sattler Airstrip from WWII and the North Australian Railway (NAR) corridor.

Principle 3 supports a diverse commercial centre that provides for the needs of rural residents and visitors, whilst including measures which respect the areas heritage, such as promoting the use of the NAR corridor as a pedestrian/cycle trail and encouraging tourist development of the airstrip which reflects its former use and development pattern.

4. *Residential Growth and Housing Choice*

This Area Plan seeks to encourage a range of housing choices that cater for different life stages, and at a range of residential densities which:

- supports existing commercial, community and recreational activities available in the area;
- provides a spatial transition between urban and rural lifestyle choice; and
- considers the natural environment and access to infrastructure.

Principle 4 does this by allowing increased density in locations of higher amenity, in particular areas in close proximity to Activity Centres, whilst introducing density transition zones to limit land use conflict between urban, rural lifestyle and environmentally sensitive areas.

5. *Essential Infrastructure & 7. Urban Services in Coolalinga*

To protect ground water quality and capacity, reticulated water and sewer services will be required for new commercial development and urban residential areas within Coolalinga. Other essential infrastructure includes the upgrading and new construction of road connections.

Objectives found under **Principles 5 & 7**, include minimising impacts to groundwater systems, the provision of trunk services when applicable, requirement of developer contributions for required road connections and stormwater management. Principle 7 emphasises the provision of urban utilities within Coolalinga.

6. *Coolalinga Commercial Centre*

Maintain Coolalinga as a core commercial centre in Litchfield which supports its rural catchment whilst developing a distinctive character and sense of place.

Principle 6 allows a range of responses which can achieve this, such as reflecting the areas local heritage through urban design, encourage commercial diversity and encouraging higher densities in targeted areas.

9. *Mosquito Mitigation*

The Area Plan recognises the challenges of mitigating human health impacts associated with seasonal mosquito breeding areas, such as the seasonal lagoon in the north-western corner of Coolalinga within the Howard River catchment.

Principle 9 follows on from **Principle 1**, but is specifically in reference to Focus Area A.

The objectives seek mosquito management plans or strategies, integrated with stormwater management and retaining native vegetation within the lagoon.

10. *Future urban residential development*

The Area Plan identifies areas suitable for increased residential density either side of Henning Road within Focus Area B and including future road connections through to Freds Pass.

Principle 10 objectives require that a transition of residential density between the commercial centre and rural living areas be applied. This is to interconnect with the local road networks as sought through Principle 8.

11. *Freds Pass – Sport and recreation*

The Area Plan acknowledges the role of Freds Pass Recreation Reserve in the subregional context as a multi-user sporting facility that serves the broader Darwin region.

Principle 11 seeks to enable the Reserve to continue to develop into a high level sporting and recreational facility, by identifying opportunities for the development of new facilities to enhance the precinct and provide user groups greater recreational opportunities.

12. *Freds Pass – education, aged care and tourist accommodation*

The community and tourist commercial areas of Freds Pass serve the subregion and include Crown land that may be made available for compatible development.

Principle 12 reiterates the role of Freds Pass for community uses, in particular encouraging those which are compatible with educational and community services.

13. *Bees Creek and McMinns Lagoon – transition area*

Principle 13 in conjunction with **Principle 4**, facilitates rural residential development on lots between 4000 m² and one hectare to the south of Freds Pass. This allows for increased residential density around existing schools and commercial land without compromising surrounding rural communities of Bees Creek and McMinns Lagoon.

Land Capability and Needs Assessment for Coolalinga / Freds Pass

At Attachment A2, after the proposed Area Plan, is the Land Capability and Needs Assessment for the Coolalinga / Freds Pass Rural Activity Centre. This is a reference document that presents in summary form the range of data that informed the preparation of the Area Plan.

This reference document is not part of the proposed planning scheme amendment. The intent is that it will assist with interpretation of the Area Plan by providing context relevant at the time.

Consequential amendment to the Litchfield Subregional Land Use Plan

At Attachment A3, the last component of the exhibition package is the consequential amendment to the *Litchfield Subregional Land Use Plan*. The proposed alterations provide a reference to the proposed Area Plan, and remove any inconsistencies between the two documents.

The discussion on Page 24 of the Subregional Plan will be altered, and the land Use Concept on Page 25 will be replaced with a locality plan for Coolalinga / Freds Pass. This will ensure that future references to policy for the locality will be to the current and more detailed planning concepts and principles provided in the Area Plan.

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Attachment A1 commences on following page

14.7 Litchfield

14.7.1	Area Plan for the Coolalinga / Freds Pass Rural Activity Centre
<p>Amendment No 145 gazetted 29.9.2010 included an area plan & planning principles for <i>Coolalinga North</i></p> <p>Amendment No ??? advertised ???.?.2020 superseded <i>Coolalinga North</i> with the <i>Area Plan for the Coolalinga and Freds Pass Rural Activity Centre</i>.</p>	<p>Context</p> <p>The Litchfield Subregional Land Use Plan 2016 discusses the Coolalinga and Freds Pass Rural Activity Centre and its two distinct areas. Coolalinga being the commercial centre in a process of transition with some capacity for urban residential growth; and Freds Pass providing organised recreation for a regional catchment and Crown land for education and other community uses.</p> <p>The Subregional Plan also promotes the old North Australian Railway corridor as public open space and an active transport 'spine' connecting the two areas.</p> <p>The Land Use Concept plan included in the Subregional Plan has been superseded by this Area Plan, but a copy is provided in the Land Capability and Needs Assessment reference document. The Land Use Concept identified opportunities to increase the diversity of housing options within the rural activity centre.</p> <p>Areas adjacent to the commercial precinct can accommodate moderate growth with the provision of an interconnected local road network, reticulated sewerage and upgraded water supply. This growth will support local businesses and community facilities that serve the surrounding rural area.</p> <p>Areas transitioning to the surrounding localities can support rural residential opportunities.</p>
	<p>Purpose</p> <p>This 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 focus for growth and development, relieving pressure from the wider rural area.</p>
	<p>Vision Statement</p> <p>The Coolalinga / Freds Pass Rural Activity Centre will become a conveniently accessible, interconnected and diverse service centre with a unique and defining rural character.</p> <p>Coolalinga will continue to grow as a successful commercial and social activity centre that reflects the rural setting with development of appropriate scale and character.</p> <p>Freds Pass will continue to improve its capacity to support outdoor sports and recreation, education and other community uses that provide for the local and subregional community.</p>
	<p>Plan Structure</p> <p>Plan 1 shows the landscape and environment of the activity centre and transport connections. Plan 2 is a land use structure to meet community and government needs for the activity centre.</p> <p>Planning principles 1 to 5 apply generally to development within the rural activity centre.</p> <p>The Area Plan is divided into four sub areas and two focus areas, associated with specific planning principles 6 to 13.</p> <p>Objectives of these principles are actions that will achieve the outcome described by the principle. Acceptable responses are standards or measures of the objective. Alternate responses of an equal or higher standard or outcome may also be considered.</p>

Locality of the Coolalinga and Freds Pass Rural Activity Centre

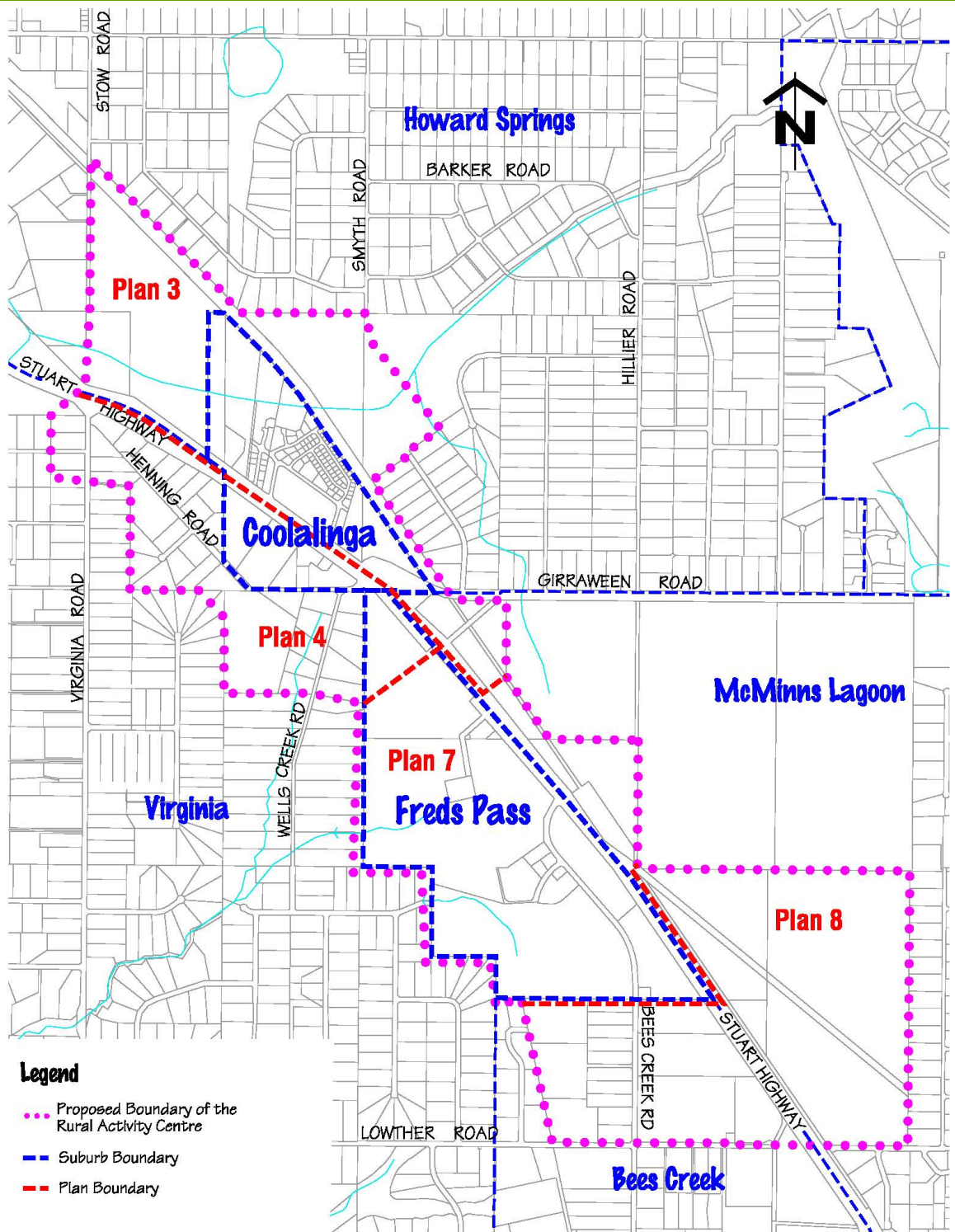
Locality

The Coolalinga and Freds Pass Rural Activity Centre encompasses the whole suburbs of Coolalinga and Freds Pass as shown below, and includes transition areas into adjacent localities.

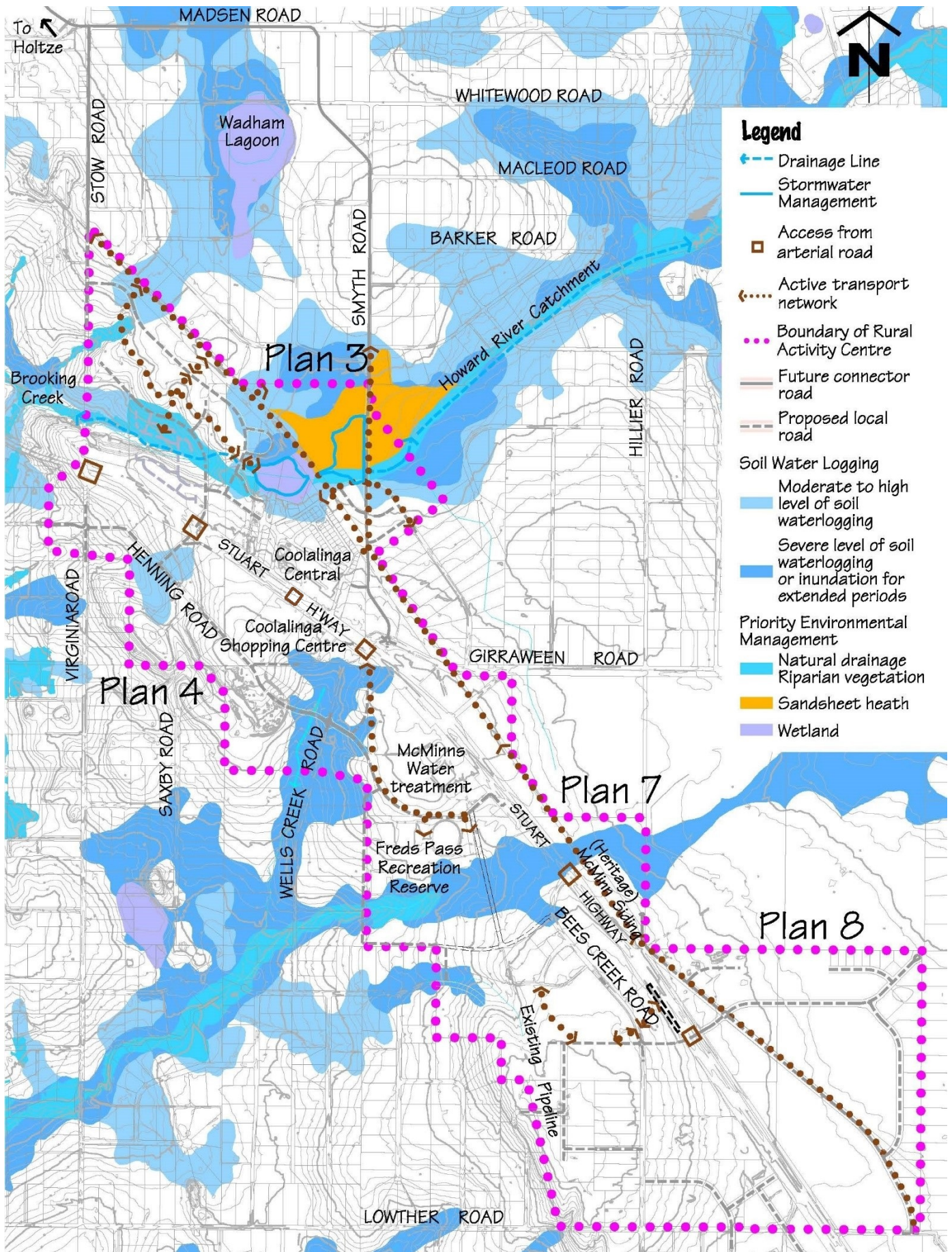
Compilation of Plans

The boundary of the Rural Activity centre encompasses just over six kilometres of the Stuart Highway and, for clarity, the Area Plan divides the long activity centre into four sub areas.

The compilation of the land use concept plans 3, 4, 7 and 8 for these sub areas is shown below.



14.7.1	Area Plan for the Coolalinga / Freds Pass Rural Activity Centre	
<p>Amendment No 145 gazetted 29.9.2010 included an area plan & planning principles for <i>Coolalinga North</i></p> <p>Amendment No ??? advertised ???.2020 superseded <i>Coolalinga North</i> with the <i>Area Plan for the Coolalinga and Freds Pass Rural Activity Centre</i>.</p>	Content of this area plan page	
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Plan 1 Local Context, Landscape and Natural Constraints

PLANNING PRINCIPLES for the Rural Activity Centre

The natural environment

1. Minimise detrimental impacts of development on the environment

The landscape and natural environment contributes to the rural character and amenity of the activity centre. Development must have regard to the natural environment, especially by protecting the natural drainage system, retaining native vegetation, and maintaining habitat for native wildlife where possible.

Objective	Acceptable Land Use and Development Response
1.1 Minimise impacts of development on Priority Environmental Management areas.	<ul style="list-style-type: none"> i. Development includes measures to minimise adverse impacts on Priority Environmental Management (PEM) areas shown in Plan 1 on page 4. ii. Native vegetation outside the PEM areas is also retained wherever practical to do so for visual amenity, wildlife habitat, and to contribute to public open space.
1.2 Maintain and manage natural waterways and drainage flows.	<ul style="list-style-type: none"> i. Stormwater drainage systems are 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. Development addresses existing stormwater drainage issues.

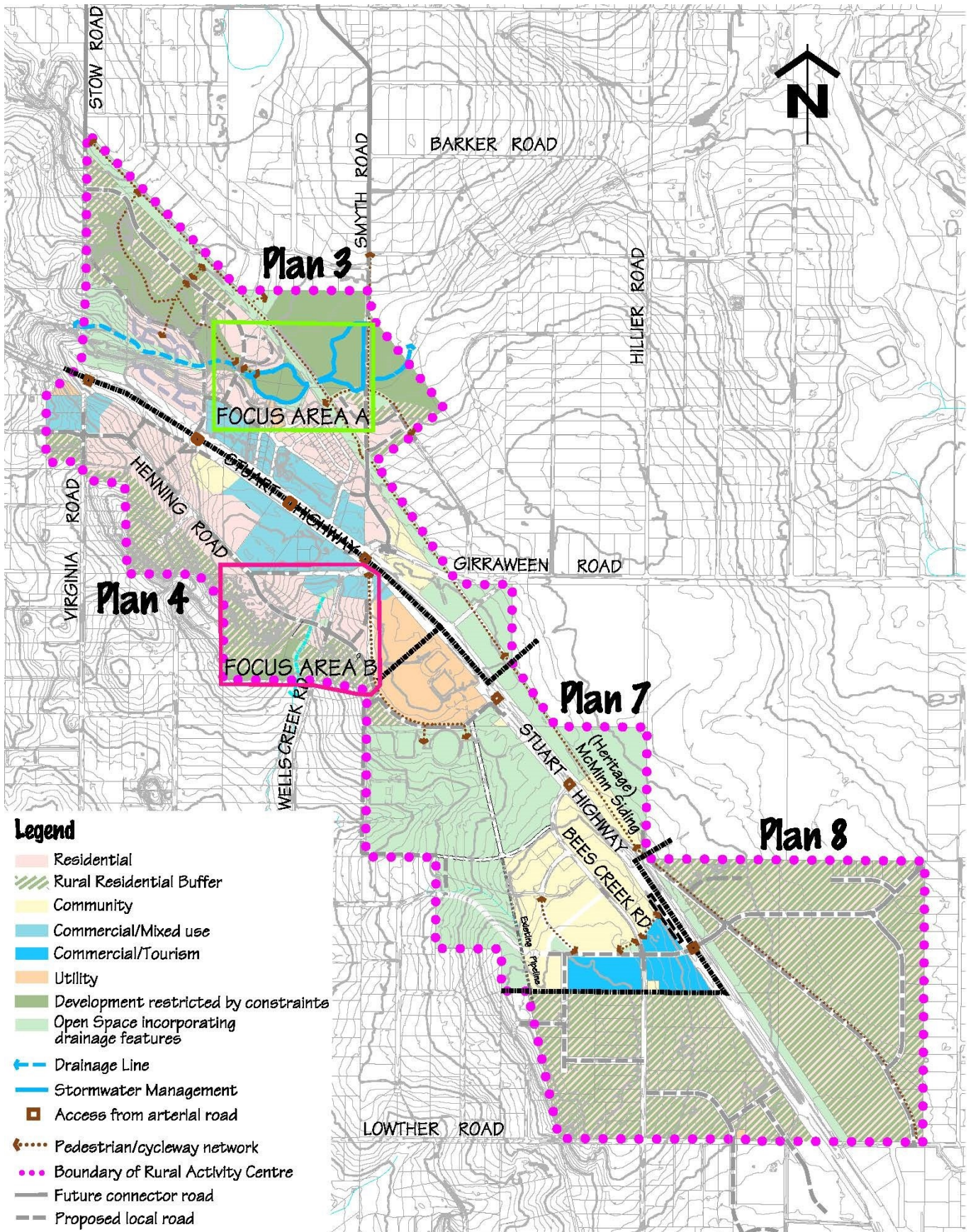
Movement and Transport

2. Provide a coordinated, efficient and interconnected transport network

Strategic transport connections are supported, including the future extensions of Stow Road and Smyth Road to Coolalinga. In time, these road corridors will connect Coolalinga to the Palmerston Regional Hospital and to Howard Springs respectively. In addition, the proposed arterial road improvements through Coolalinga will assist in connecting local area traffic across the Highway, while maintaining the arterial function of the Stuart Highway.

Active transport is encouraged by providing for footpaths, bicycle ways and bridle paths; as well as planning for an interconnected local road network to improve route choice and access options for all modes of transport.

Objective	Acceptable Land Use and Development Response
2.1 Protect the role of the Stuart Highway as a link in the national highway network	<ul style="list-style-type: none"> i. All intersections and individual accesses to the Stuart Highway and its service roads are approved by the responsible Northern Territory Government agency. ii. Development is not to occur within the Stuart Highway road reserve unless approved by the responsible road authority.
2.2 Facilitate the sub-regional transport network	<ul style="list-style-type: none"> i. Development facilitates strategic connector roads from the activity centre to the broader region, especially the extensions of Smyth Road and Stow Road from Howard Springs to Coolalinga which will support active and public transport.
2.3 Enhance the local road network to facilitate safe and convenient movement through and around the Activity Centre	<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 • facilitates strategic links as identified in this Area Plan (refer plans 3 to 8). ii. Development provides local area traffic management to moderate traffic speed and improves pedestrian safety and access to the commercial centre, public open space and community facilities. iii. Development provides for and prioritises the safety of pedestrians and cyclists. iv. A Traffic Impact Assessment accompanies development that would contribute significant additional traffic in the local road network.
2.4 Preserve the role of service roads to connect 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 via the local road network where possible so that the higher function of the service roads is maintained.
2.5 Provide for convenient and accessible public transport	<ul style="list-style-type: none"> i. Development identifies and preserves viable public transport corridors through the activity centre and connecting to the Coolalinga Bus Interchange. ii. Where applicable, development provides for bus stops and taxi ranks.



Plan 2 Land Use Structure

The Rural Activity Centre

3. Support a successful and diverse activity centre to meet the needs and aspirations of the community

The Coolalinga/Freds Pass Rural Activity Centre provides a range of commercial, community and recreational opportunities that support the surrounding rural community and provides facilities for the broader region. The locality also has WWII and North Australian Railway (NAR) heritage. This Area Plan supports a diverse commercial centre that will continue to provide for the needs of rural residents and visitors.

Objective	Acceptable Land Use and Development Response
3.1 To facilitate Coolalinga as a viable subregional commercial centre and an attractive gateway to Litchfield.	<ul style="list-style-type: none"> i. Development within the Rural Activity Centre responds to climate and the rural setting through building design, scale, and street landscaping. ii. Commercial development extends the nature and range of services provided to the local community, the Litchfield subregion and visitors to the area. iii. Appropriate buffers and transitions are provided between incompatible land uses and to the rural living area adjacent to the Rural Activity Centre. iv. Roads and public thoroughfares of the Rural Activity Centre provide a visually appealing environment sympathetic to the climate and rural locality. v. Development provides for landscaping in public spaces on private and government land that will contribute to the visual amenity of the Stuart Highway.
3.2 Provide for active transport such as walking, cycling and horse riding.	<ul style="list-style-type: none"> i. Development areas and public open spaces are connected to each other and the built environment by active transport corridors. ii. The North Australia Railway (NAR) land is developed as a 'green corridor' through the Rural Activity Centre supporting active transport. iii. A shared bicycle path is extended to Howard Springs via Smyth Road. iv. Development contributes to a network of footpaths, cycleways and bridle trails that provide a safe walking and riding environment for the community.
3.3 Enhance public and private amenity.	<ul style="list-style-type: none"> i. Provisions are included for street tree planting for shade over footpaths, and to enhance the visual amenity of the streetscape. ii. Urban subdivision includes accessible public open space that is consistent with the relevant NT Planning Scheme provisions and contributes to public amenity.
3.4 Recognise and celebrate the locality's WWII and railway heritage.	<ul style="list-style-type: none"> i. Sattler Airstrip is developed as tourist node, incorporating interpretative signage and a visitor and cultural information centre. ii. The local road, pedestrian and bicycle path network design reflects historical airstrip taxiways where safe and practical to do so. iii. Development respects and references the history of the NAR railway corridor. iv. Development responds to the heritage values of the site or adjacent land.
3.5 Provide for community facilities in appropriate locations.	<ul style="list-style-type: none"> i. The design and development of community facilities and meeting spaces are multipurpose in nature to encourage use by a variety of user groups. ii. Community facilities are close to other community services and infrastructure.
3.6 Access to public transport is safe and convenient.	<ul style="list-style-type: none"> i. Footpaths, wayfinding measures, and traffic management at conflict points are provided to ensure safe and convenient pedestrian access to the Coolalinga Bus Interchange. ii. Facilities for public transport, including bus stops, are included in new development as required by the relevant public authority.
3.7 Increase permeability across and through the Rural Activity Centre, particularly in the commercial area.	<ul style="list-style-type: none"> i. A pedestrian crossing provides a safe active transport corridor between the two commercial precincts on either side of the Stuart Highway. ii. Urban residential development is provided within a convenient walking distance (approximately 400m) of the commercial area. iii. A pedestrian/cyclist connection is provided between Coolalinga and Freds Pass, having regard to the safety of pedestrians, cyclists and road users, and to minimise impacts on the amenity of any adjoining residential properties.

Residential growth and housing choice

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

The *Litchfield Subregional Land Use Plan 2016* identifies the need for an additional 500 dwellings within the rural activity centres of Litchfield in the near term. This Area Plan for Coolalinga and Freds Pass 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.

Additional areas of urban residential development within the activity centre will increase housing choice, underpin the provision of reticulated services and community infrastructure, and will support a greater variety of retail and commercial services.

The transition model at Figure 1 is intended to accommodate rural residential lots and minimise the impacts of urban land uses on existing rural living areas, thus protecting the rural character of the locality.

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. 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 development is located in residential areas shown in this Area Plan, with higher densities located inside the walkable catchment area. iv. Notwithstanding objective 4.4, the minimum site area per dwelling is 800m² for dwellings outside the indicated walkable catchment (refer to Plans 3 and 4).
4.2 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. A transition of residential density is achieved by subdivision design that: <ul style="list-style-type: none"> • locates Zone SD (Single Dwelling Residential) lots, of no less than 800m², next to areas of Zone RR (Rural Residential) so that, in effect, only two Zone SD lots share a boundary with any one Zone RR lot; and • locates Zone RR (Rural Residential) lots, no less than 4000m², to transition from the urban core to the activity centre boundary so that, in effect, 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 and near the Activity Centre boundary must comply with the requirements of the <i>Litchfield Subregional Land Use Plan</i>, and, for the purpose of this Area Plan, "close proximity to community facilities" means within 250m, measured directly, or 500m, measured as travelled, from the boundary of the rural activity centre.
4.3 Provide public open space	<ul style="list-style-type: none"> i. Informal recreation is encouraged through the provision of play and exercise equipment and public open space. ii. Useable public open space is provided in accordance with the communal and open space requirements of the NT Planning Scheme.
4.4 Facilitate retirement living	<ul style="list-style-type: none"> i. A subdivision and development for the purpose of retirement living may have a residential density consistent with Zone MD (Multiple Dwelling Residential), subject to meeting the residential density transition requirements at 4.2. 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.
4.5 Provide visual buffers and noise attenuation to arterial roads	<ul style="list-style-type: none"> i. Residential development adjacent to the Stuart Highway is provided with appropriate sound attenuation measures. ii. The use of noise attenuation barriers includes vegetation screening to enhance visual amenity. iii. A transition of non-residential land uses is provided to separate residential development from exposure to arterial traffic noise.

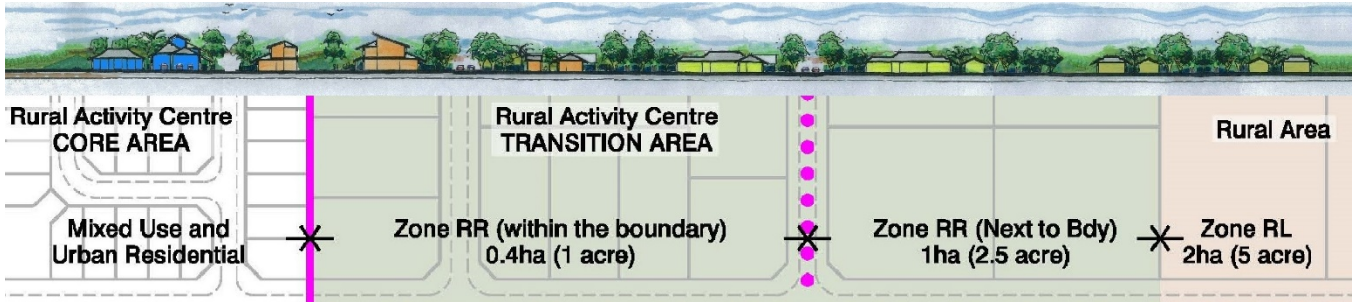


Figure 1: Transition model for residential lot sizes for rural activity centres

Essential Infrastructure

5. Provide reticulated services to the Coolalinga / Freds Pass Rural Activity Centre

The provision of urban utilities is essential for growth in the Coolalinga / Freds Pass Rural Activity Centre.

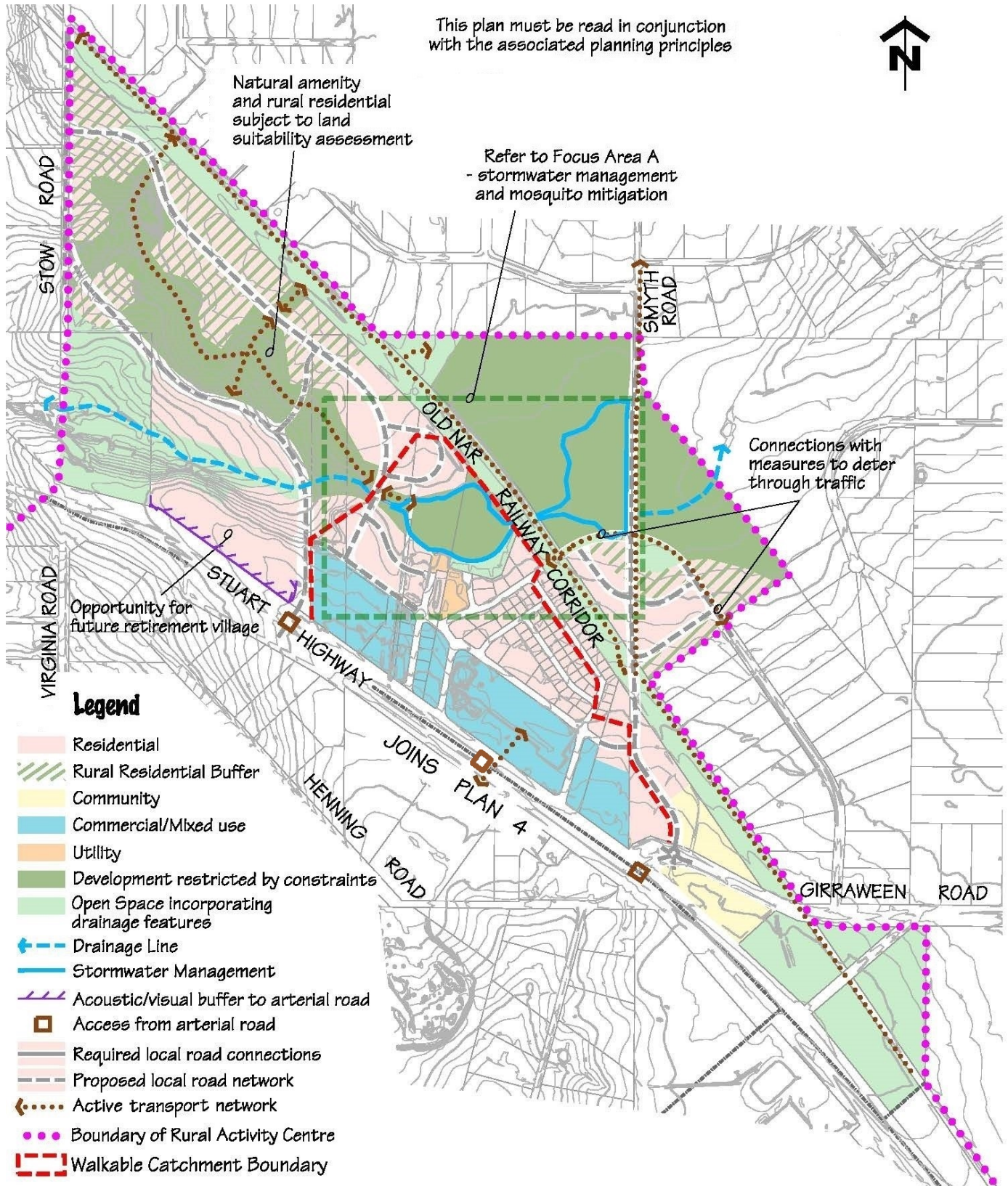
In particular, reticulated sewer and water are required to support urban development and protect groundwater quality and capacity. This will help to sustain the viability of rural properties reliant on groundwater.

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

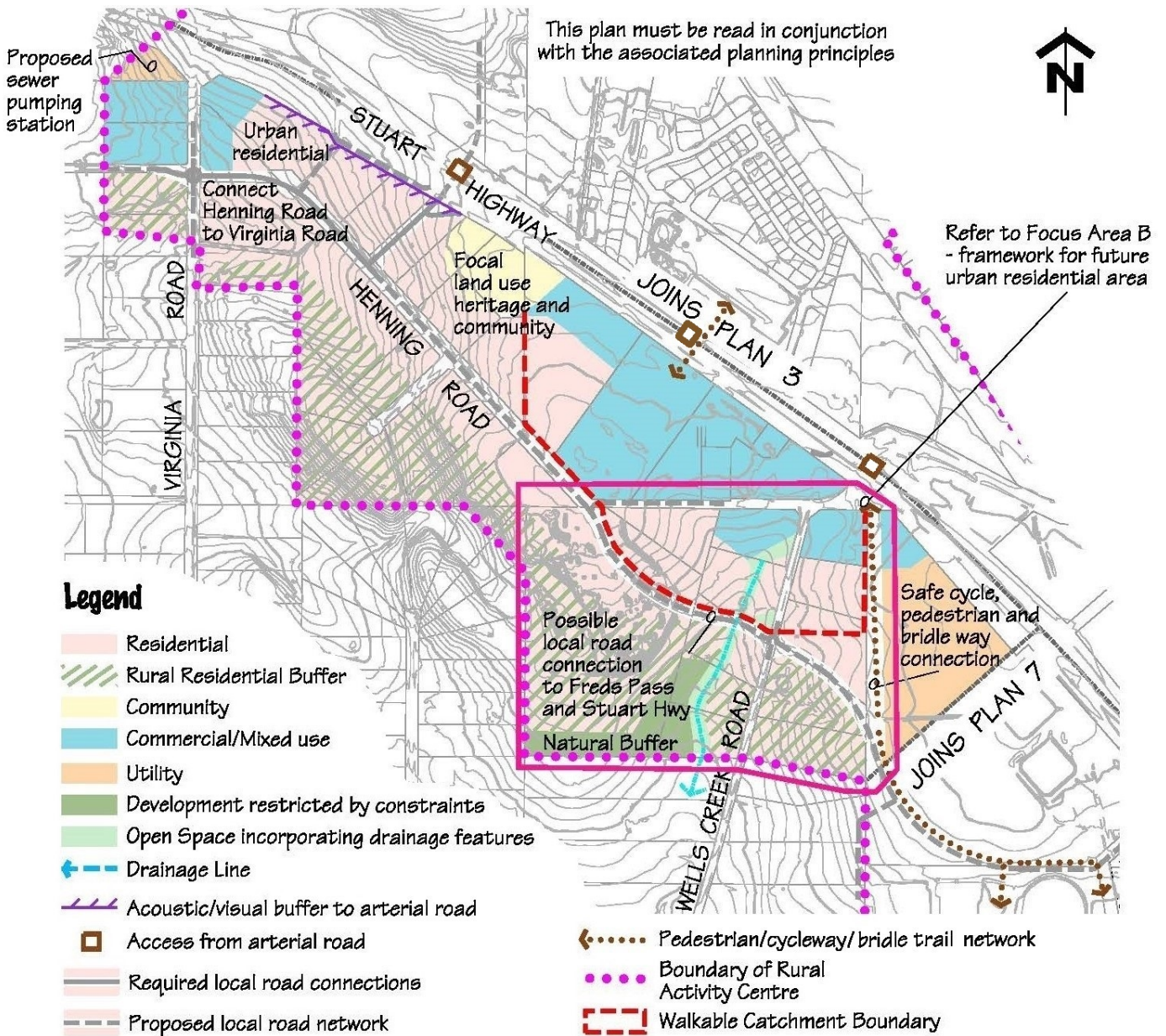
Objective	Acceptable Land Use and Development Response
5.1 Provide urban utilities to minimise adverse impacts on groundwater systems.	<ul style="list-style-type: none"> i. All new residential lots and commercial uses are connected to the reticulated water supply. ii. Existing properties that rely on informal water supply lines are to connect to the reticulated system when it becomes available. iii. Residential lots less than 4000m² and all commercial uses are connected to reticulated sewerage. iv. Sewage pumping stations are situated to efficiently service the commercial and urban residential land within the activity centre.
5.2 Provide utilities and trunk services sequentially and cost efficiently 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 and funded in accordance with an approved infrastructure plan for the rural activity centre; or iii. 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.
5.3 Require developers to contribute to the funding of required road connections.	<ul style="list-style-type: none"> i. Where Council or the NT Government has established an infrastructure contribution plan to fund the construction of road connections required by this Area Plan, contributions are made in accordance with the contribution plan.
5.4 Manage stormwater in the rural activity centre	<ul style="list-style-type: none"> i. Development is consistent with the stormwater management requirements of the responsible government authority.

LAND USE CONCEPTS AND PLANNING PRINCIPLES FOR COOLALINGA

This plan must be read in conjunction with the associated planning principles



Plan 3 Land Use Concept for Coolalinga north of the Stuart Highway



Plan 4 Land Use Concept for Coolalinga south of the Stuart Highway

Planning principles 6, 7 and 8 apply to land that is subject to Plans 3 and 4

Coolalinga commercial centre	
6. Support an attractive, safe and sustainable commercial centre in Coolalinga	
The Coolalinga commercial centre will continue to develop to support the rural catchment and passing trade; and opportunities will be taken to provide visual amenity and develop a sense of place.	
Objective	Acceptable Land Use and Development Response
6.1 Support the viability of commercial land uses	<ul style="list-style-type: none"> i. Commercial premises are developed to support a wide range of businesses. ii. Urban density residential land is developed within convenient walking distance of the commercial land uses.
6.2 Support public safety, amenity, and activity in public places	<ul style="list-style-type: none"> i. Commercial development provides active interfaces with the public domain and incorporates the principles of the <i>Community Safety Design Guide</i>. ii. Opportunities are taken to provide amenity to public spaces through, for example, shade tree planting and seating etc.
6.3 Include heritage and support place making	<ul style="list-style-type: none"> i. Identified heritage is reflected in urban design and the treatment of the public domain to interpret the story of Coolalinga.

Planning principles 7 and 8 apply to land that is subject to Plans 3 and 4

Urban services in Coolalinga

7. Provide infrastructure to support urban development within Coolalinga

This planning principle should be read in conjunction with general planning principles 1 to 5.

The provision of urban utilities, especially reticulated sewerage and town water is essential to support growth in Coolalinga without impacting on local groundwater. Development will not source water from the local aquifer and wastewater will be managed to not create a contamination risk to groundwater. Any downstream impact of urban stormwater drainage must be managed with reference to objective 1.2 and the requirements of focus area A.

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

Objective	Acceptable Land Use and Development Response
7.1 Provide urban utilities without causing any risk to groundwater systems	<ul style="list-style-type: none"> i. Reticulated water is provided to all new lots. ii. Reticulated sewerage is provided to all residential lots less than 4000m². iii. Reticulated sewerage is provided to all commercial and industrial lots in Coolalinga, including lots currently serviced by on-site wastewater systems.
7.2 Provide stormwater drainage without adversely impacting on the environment	<ul style="list-style-type: none"> i. Development augments the network of urban roads, urban drainage, public open space and natural drainage areas in order to minimise adverse impacts on the natural drainage system. ii. Development is consistent with any relevant stormwater management strategy provided by the responsible government agency.
7.3 Provide public open space to support urban development	<ul style="list-style-type: none"> i. Development is accompanied with public open space in compliance with the requirements of the Planning Scheme, either by <ul style="list-style-type: none"> a) providing public open space as part of the development, or by b) showing that appropriate public open space is available in the locality. ii. Public open space encourages informal recreation, and provides appropriate play and exercise equipment.

Interconnected local road network in Coolalinga

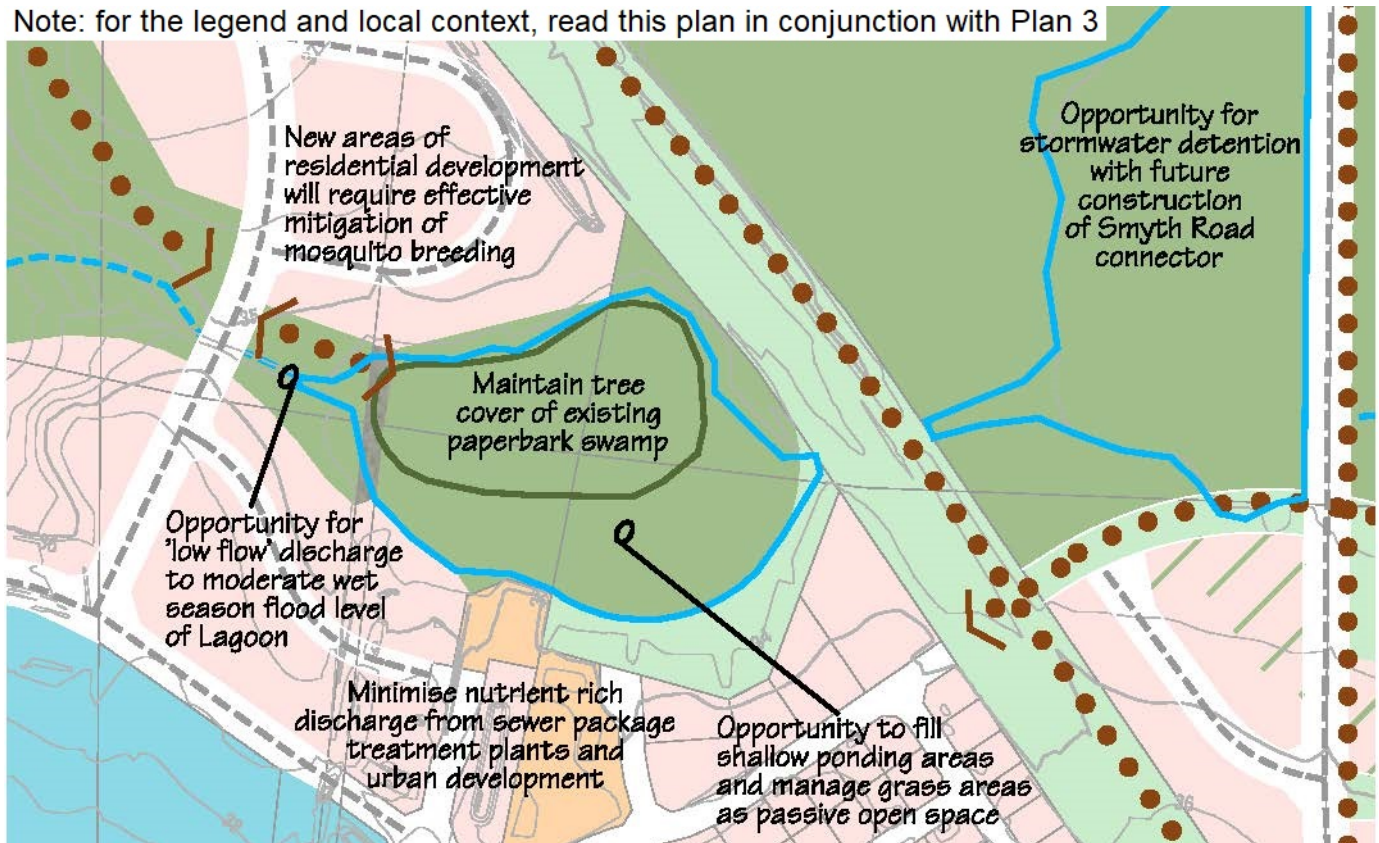
8. Provide a safe and connected network for vehicular traffic and active transport

Further to planning principle 2, connecting local area traffic across the Stuart Highway and within the local areas either side of the Highway, is important to support the national arterial function of the Stuart Highway.

The local road networks within Coolalinga will be extended with development to both complement the access points to the Stuart Highway, and to increase route choices for access into the adjacent rural living areas. Extension of the local road networks will provide for public and active transport.

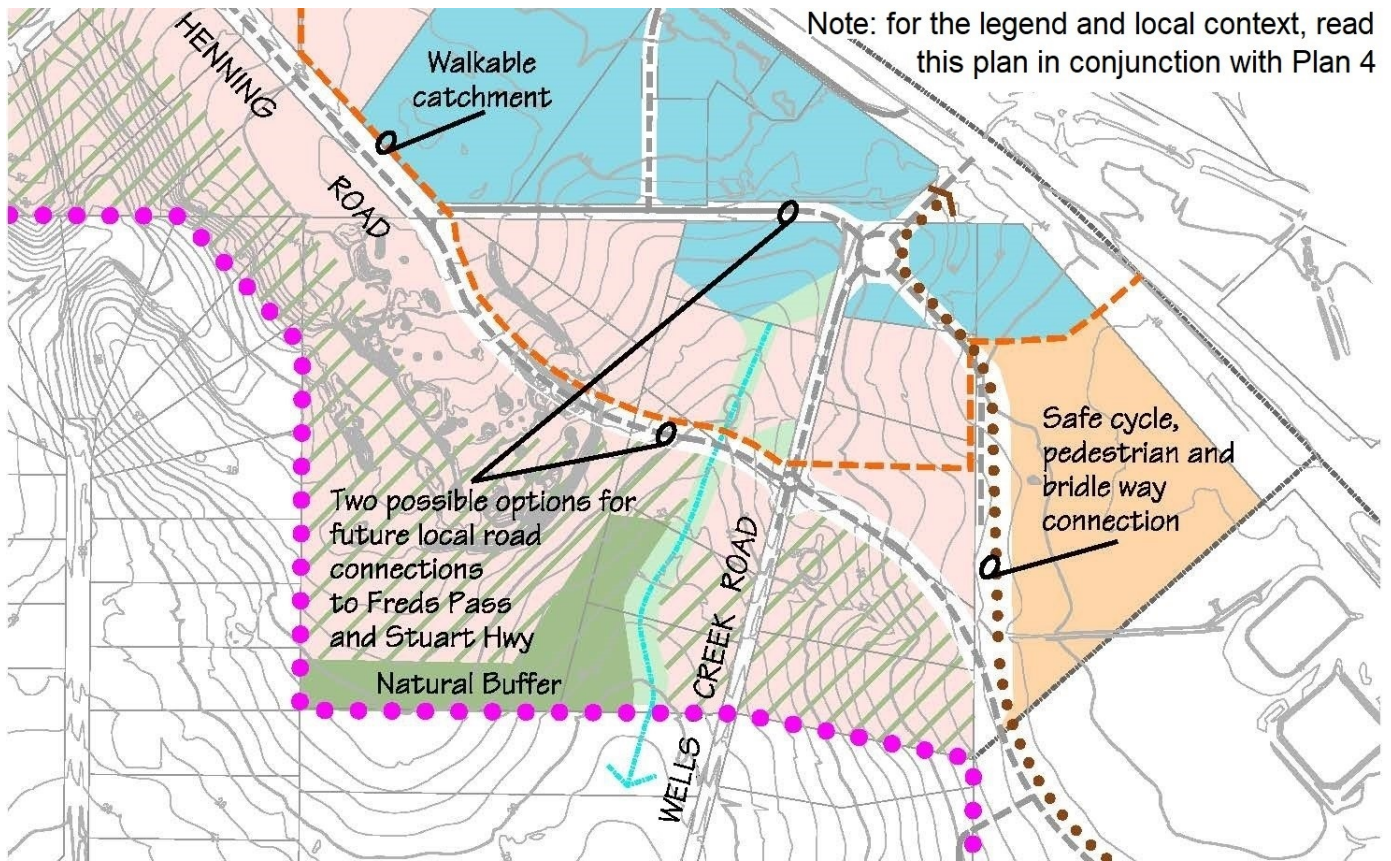
Objective	Acceptable Land Use and Development Response
8.1 The local road network in Coolalinga supports the role of the Stuart Highway	<ul style="list-style-type: none"> i. The local road network is extended to improve connections to the Stuart Highway in accordance with local road network indicated in this Area Plan. ii. Development of land along the Stuart Highway is not directly accessed from the Stuart Highway, and access from the service lanes complies with the arterial road strategy as amended from time to time by the responsible road authority.
8.2 Local roads in Coolalinga and adjacent areas are extended into effective networks	<ul style="list-style-type: none"> i. Development demonstrates how opportunities to extend the local road network in keeping with this Area Plan are achieved. ii. Future local and subregional road interconnections are provided for. iii. Development demonstrates efficient connections to the local road network.
8.3 Local roads provide safe networks for active transport	<ul style="list-style-type: none"> i. Development includes footpaths and cycleways that connect to the existing network and provide connections for future extensions of the network. ii. Pedestrian crossing points are provided at appropriate locations to support safe access to and within the active transport network.

Note: for the legend and local context, read this plan in conjunction with Plan 3



Plan 5 Focus Area A – Stormwater Management and Mosquito Mitigation

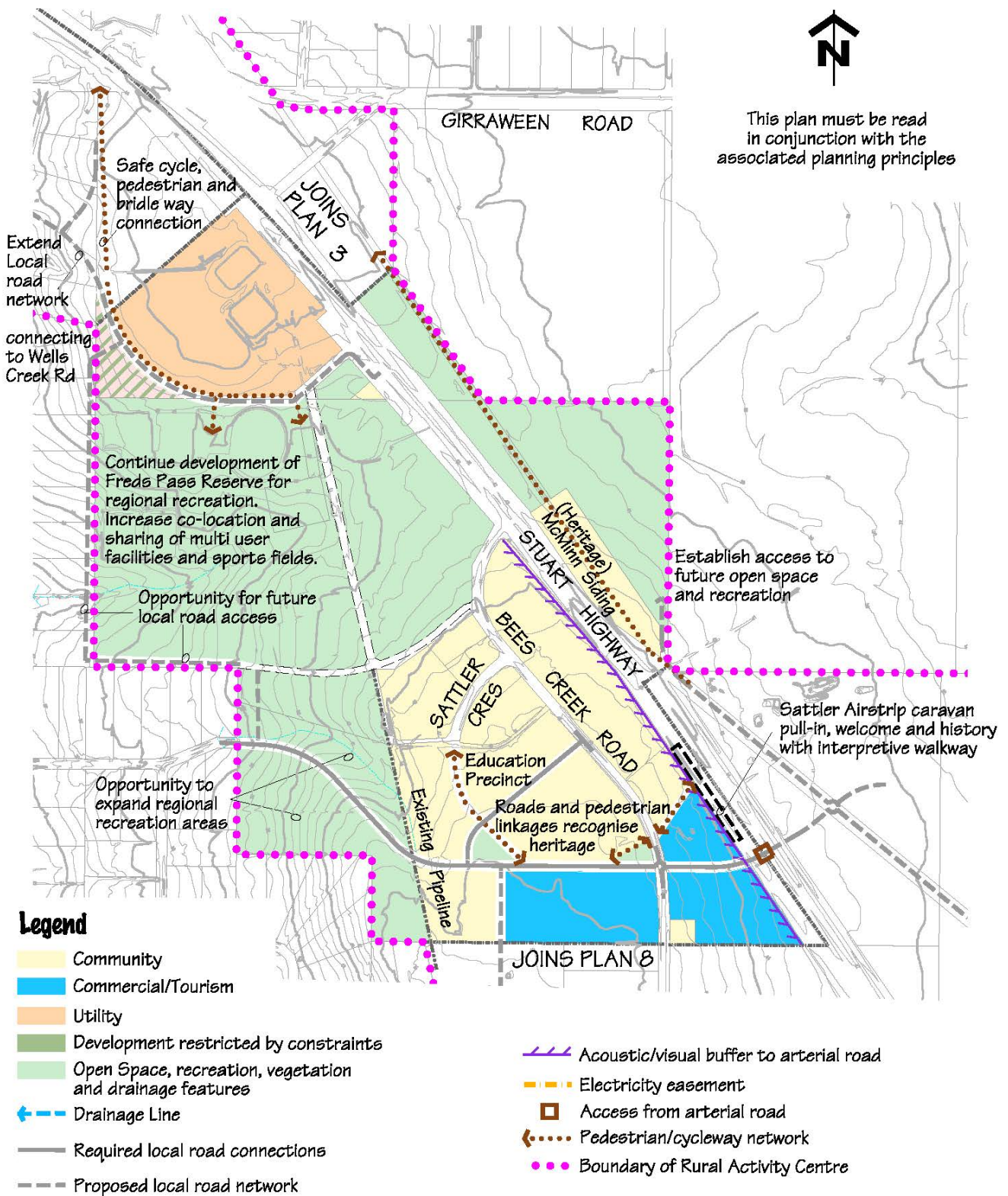
Mosquito mitigation	
9. Focus Area A - Manage stormwater drainage and mitigate mosquito breeding	
<p>The seasonal lagoon in the north-western corner of Coolalinga is part of the natural drainage system and habitat for native wildlife, including mosquitoes. Urban development must have regard to how it interacts with and impacts on this natural feature and associated drainage paths. The retention of native vegetation, which is predominantly a paperbark swamp, can both maintain habitat for native wildlife, and minimise mosquito breeding by mitigating weed growth and providing access for predatory native fish.</p>	
Objective	Acceptable Land Use and Development Response
9.1 Retain the wetland native vegetation of the seasonal lagoon	<ul style="list-style-type: none"> i. Native vegetation is retained for its role in shading the seasonal waterbody and minimising weed growth; and thereby maintaining access for native fish to mosquito larvae.
9.2 Maintain and manage the seasonal lagoon for its stormwater detention function and management of 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 does 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 are managed to comply with the requirements of the relevant government agencies.
9.3 Mitigate against mosquito breeding	<ul style="list-style-type: none"> i. A strategy and associated works to manage mosquito breeding in the paperbark swamp is established prior to any development of adjacent land for residential land uses. The mosquito management strategy and associated works will: <ul style="list-style-type: none"> • accord with advice from the government agency responsible for medical entomology; • minimise any impact on natural systems; and • be compatible with recreation uses of the immediate area.



Plan 6 Focus Area B – Opportunity for Future Urban Residential Development

Future urban residential development	
10. Focus Area B – Amend this Area Plan to include a framework for future residential development	
<p>The supermarket, shops and businesses north of Henning Road underpin the potential for urban residential development south of Henning Road that would benefit from the convenience of the existing shopping centre.</p> <p>Future redevelopment of this area also holds the opportunity to connect the local road network through to Freds Pass and provide a safe active transport corridor, especially for children, to the education and sporting facilities.</p> <p>Plan 4 identifies this area of land as being within a walkable catchment of the shops, but resident’s views on the proposed change in land use are mixed, and hence a framework for future detailed planning is provided</p>	
Objective	Acceptable Land Use and Development Response
10.1 An orderly planning framework is provided to guide future urban residential land uses	<ul style="list-style-type: none"> i. A detailed framework provides for the development of this focus area. This plan is to include an implementation strategy for local roads and supporting services. ii. The plan identifies one or more options for a local road connection from Henning Road to Freds Pass. iii. The plan is adopted into this Area Plan to provide certainty for directly affected land owners and residents.
10.2 A transition of residential density is provided from the commercial centre to rural living areas	<ul style="list-style-type: none"> i. Urban residential development is within the indicated walkable catchment ii. Higher density residential development is identified along Henning Road opposite the Coolalinga shopping centre. iii. Rural residential development is provided as a transition from the walkable catchment to the rural living area to the south. iv. Subdivision design incorporates the transition mechanisms at principle 4.
10.3 An interconnected local road network is provided for efficient access and to support active transport	<ul style="list-style-type: none"> i. The plan required at 10.1 for this focus area identifies access and movement corridors for pedestrians, cyclists and horse riders. ii. A local road network is provided for that: <ul style="list-style-type: none"> • supports access to private property within the walkable catchment such that subdivision to create urban residential lots is viable; and • maximises the opportunity for private land to be developed.

LAND USE CONCEPTS AND PLANNING PRINCIPLES FOR FRED'S PASS



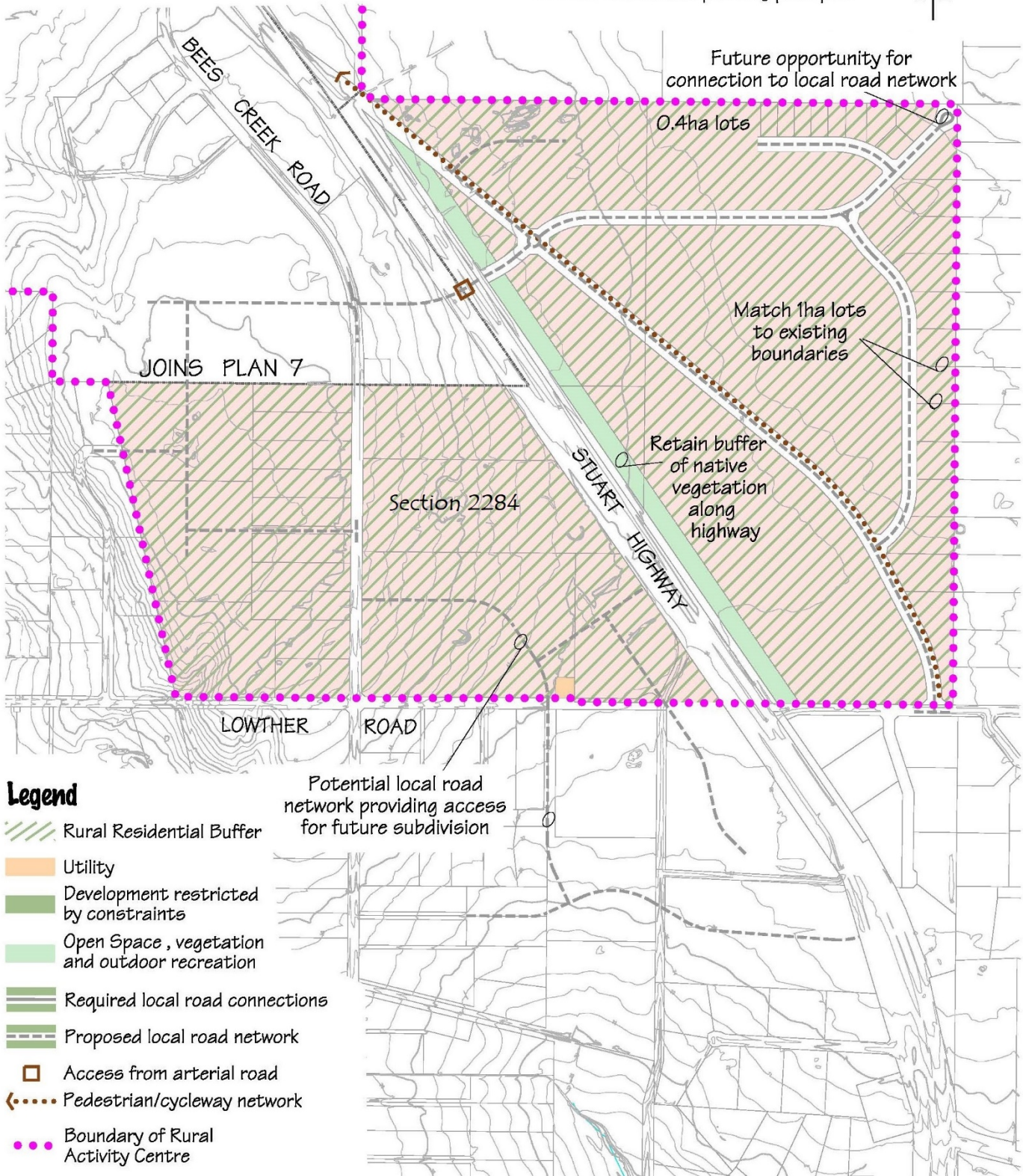
Plan 7 Fred's Pass

Planning principles 11 and 12 apply to land that is subject to Plan 7

Freds Pass – sport and recreation	
11. 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 Area Plan acknowledges this role and seeks to enable the Reserve to continue to develop into a high level sporting and recreational facility.	
Objective	Acceptable Land Use and Development Response
11.1 To continue the role of Freds Pass as a regional facility for sports and recreation	<ul style="list-style-type: none"> i. The 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.
11.2 To facilitate expansion to meet essential sporting and recreation needs	<ul style="list-style-type: none"> i. Applications to develop available Crown land demonstrate how opportunities to share existing and proposed facilities will be realised. ii. Applications to develop new facilities respond to Concept Plan 7, and provide local road connections and extend the active transport network.

Freds Pass – education, aged care and tourist accommodation	
12. Ensure that community and commercial uses in Freds Pass are appropriate for the locality	
The community and tourist commercial areas of Freds Pass serve the subregion and include Crown land that may be made available for compatible development. There is an expectation that education will be a strong theme with some opportunities for other community uses such as aged care. The opportunity for a tourist development is retained in a location convenient to Coolalinga and to provide accommodation for major sporting events.	
Objective	Acceptable Land Use and Development Response
12.1 To continue the role of Freds Pass for community uses, especially education, and for tourist accommodation	<ul style="list-style-type: none"> i. The Freds Pass community area is used for education and compatible community uses such as aged care and the provision of community services ii. Development proposals, especially for education, demonstrate how opportunities to share existing and proposed facilities will be realised iii. Development proposals, including for tourism, are consistent with Plan 7 and provide connections to the local road and active transport networks.

This plan must be read in conjunction with the associated planning principles



Plan 8 Bees Creek and McMinns Lagoon

Planning principle 13 applies to land that is subject to Plan 8

Transition area	
13. Ensure that land uses in this area provide a transition from Freds Pass to rural living areas	
<p>This area, immediately south of Freds Pass, is identified as a transition area from the recreation and community land uses of Freds Pass to the rural living areas of Bees Creek and McMinns Lagoon. This area, being only a short distance from the facilities of the activity centre, is considered ideal for rural residential development. The transition mechanism at planning principle 4 will minimise adverse impacts on established rural amenity.</p> <p>Continuation of existing community uses is supported providing these uses have no impact on residential amenity.</p>	
Objective	Acceptable Land Use and Development Response
13.1 To provide for rural residential development	<ul style="list-style-type: none"> i. A rural residential proposal demonstrates compliance with Planning Principle 4 of this Area Plan. ii. Development proposals are consistent with Concept Plan 4 and provide for interconnected local roads connections and the active transport network.
13.2 To allow conditional continuation of community uses on Section 2284 Bees Creek Road	<ul style="list-style-type: none"> i. Any community use proposal for land subject to Plan 8 is only for Section 2284 and is ancillary to the existing community purpose. ii. A proposal to expand the existing community use demonstrates that the proposal will have no adverse impact on the amenity of adjacent land for rural residential purposes. iii. The continuation of community uses on Section 2284 does not preclude or compromise the future use of this site for rural residential development.

Land Capability and Needs Assessment

for the

Coolalinga / Freds Pass
Rural Activity Centre
AREA PLAN

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Introduction

The Northern Territory Planning Commission is responsible for preparing land use plans and policy as part of the strategic framework that guides land development.

The Area Plan for the Coolalinga / Freds Pass Rural Activity centre is such a strategic policy document. It provides a framework for future land use to give certainty and confidence to residents, property owners and the broader community. The Area Plan is prepared to guide decision-making on future rezoning and development proposals.

Purpose of this Document

This document presents information that underpinned the preparation of the Area Plan.

This document brings together:

- previous planning work;
- land capability investigations;
- studies regarding social infrastructure, transport and essential services; and
- outputs from community engagement.

The document provides a contemporary context to the content of the Area Plan and will hopefully assist with questions regarding the Plan's intent.

The Study Area

The Litchfield suburbs of Coolalinga and Freds Pass are located along the Stuart Highway approximately 5 kilometres southeast of Palmerston. The extent of the study area is consistent with the land use concept in the Litchfield Subregional Land Use Plan and encompasses the boundaries of Coolalinga and Freds Pass. This is illustrated at Figure 1.

Adopting this study area as the boundary of the rural activity centre has the benefit of allowing 'transition' areas to be provided as buffers to protect the amenity of the established rural living areas.

The Coolalinga / Freds Pass Rural Activity Centre plays a major role in the Litchfield Subregion by providing commercial services and community facilities of a higher order than the other rural activity centres.

Coolalinga, with the potential to connect to mains sewerage in the future, is expected to offer a growing range of retail premises and commercial facilities. Further provision of full reticulated services will also enable some new areas of urban housing to be developed.

Freds Pass does not have a cost effective option for the delivery of reticulated sewerage, but will remain highly suitable for the continued expansion of community facilities, especially for education, sport and recreation.

The Growth Context of the Study Area

The Darwin Regional Land Use Plan 2015 identifies threshold populations of 150 000 and 250 000 people to guide the identification of land required to accommodate growth in the short and longer term. In 2016, the subregional plan was premised on the need for Litchfield to accommodate 500 new dwellings to meet demand over the following 5 to 10 years.

In the longer term, approximately 20 000 dwellings will be required in Litchfield. This will be met by greenfield development and growth within the rural activity centres of Howard Springs, Coolalinga / Freds Pass, Humpty Doo and Berry Springs.

In the shorter term, the activity centres of Howard Springs, Coolalinga / Freds Pass and Humpty Doo will have an important role in accommodating some of this population growth.

How this document works

This report presents information collated from technical investigations and feedback relating to land use and development of the activity centre.

Issues which informed the preparation of a draft Area Plan for the Coolalinga / Freds Pass are overviewed.

The report structure is chronological with the preliminary information and investigations addressed first, followed by the outcomes of community consultation leading into the land use themes incorporated into the area plan.

The Area Plan and this report were finalised in 2020 and should be understood in that context.

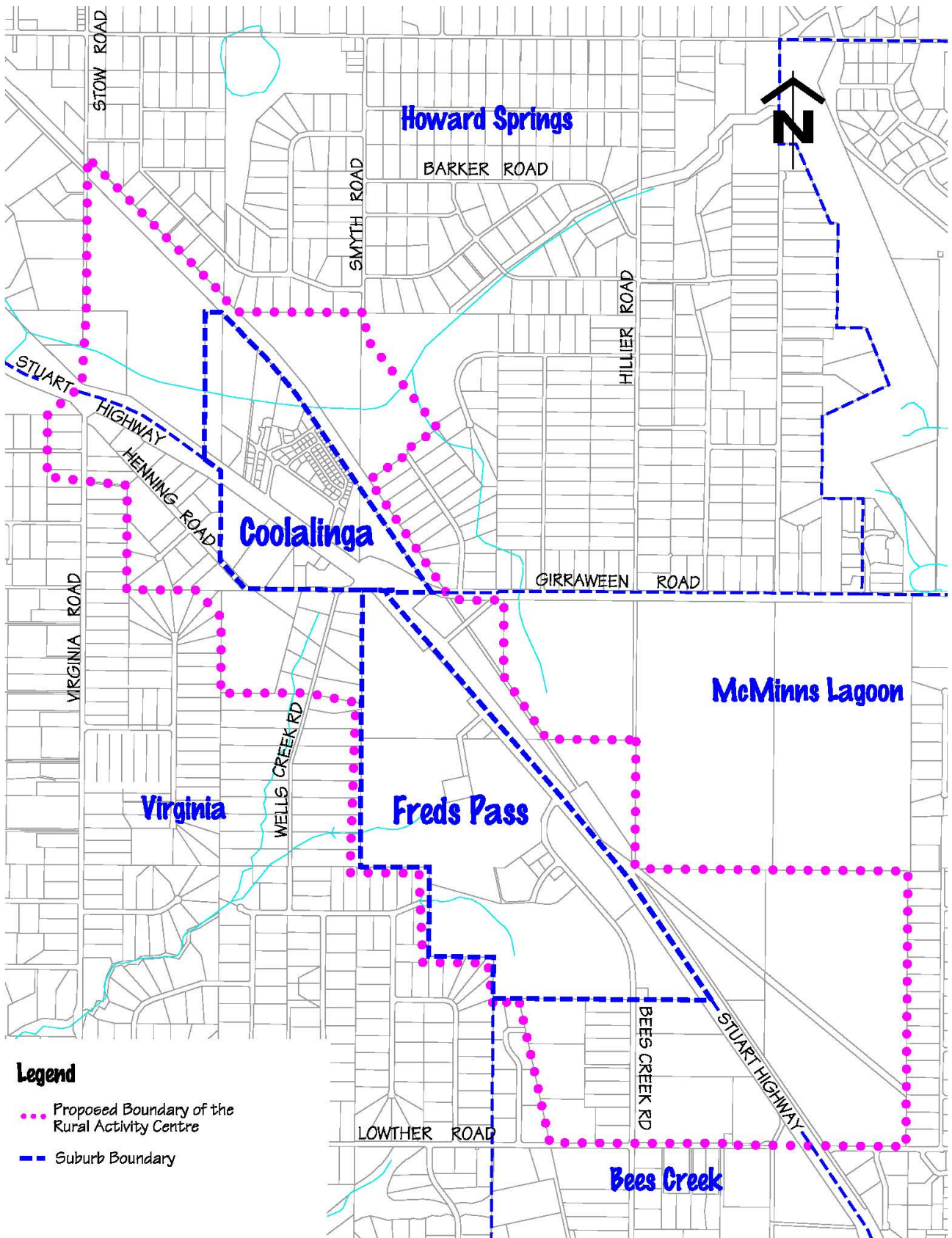


Figure 1 – The Study Area (the Rural Activity Centre boundary) and Locality Boundaries

Regulatory and Policy Context

The use and development of land in Coolalinga and Freds Pass is regulated and guided by the following policy documents.

Northern Territory Planning Act 1999

The objects of the *Planning Act 1999* (the Act) are to plan for, and provide a framework of controls for the orderly use and development of land. These objects are to be achieved by:

- the strategic and sustainable use of land and resources;
- protection of the natural environment; and
- maximising the amenity of development.

The Act also establishes the NT Planning Commission as an independent body with various functions, including to prepare and consult with the community regarding integrated strategic plans, guidelines, and assessment criteria for inclusion in the NT Planning Scheme.

The Planning Commission does not have decision-making powers under the Act. The inclusion of an area plan into the Planning Scheme remains a responsibility of the Minister.

Northern Territory Planning Scheme

The *Planning Act 1999* enables the NT Planning Scheme and allows it to contain:

- statements about land use policy;
- development controls, instructions, guidelines, and development assessment criteria to guide decision making of the consent authority;
- zoning maps; and
- plans, designs and diagrams.

Policy statements within the Planning Scheme establish the expected nature of future development and guide the interpretation of the zones and associated development provisions.

A zoning map of the study area is at Figure 2.

The Planning Scheme includes area plans to assist with the interpretation of the Scheme and the determinations of the consent authority.

The Area Plan for the Coolalinga / Freds Pass Rural Activity Centre has been prepared to provide detailed guidance on future land uses with the rural activity centre.

This Land Capability and Needs Assessment document is intended to be referenced by the Planning Scheme as a background document to the Coolalinga / Freds Pass Rural Activity Centre Area Plan.

Litchfield Subregional Land Use Plan 2016

The Litchfield Subregional Land Use Plan (LSLUP) is a policy document in the Planning Scheme that establishes a strategic policy framework to guide the future growth and development of the municipality of Litchfield, including Coolalinga and Freds Pass.

The LSLUP guides land use, transport and infrastructure planning to deliver growth and infrastructure outcomes for the community while safeguarding the valued rural lifestyle.

The LSLUP also guides more detailed planning, including the preparation of area plans for the rural activity centres. The statements of policy and land use concept in the LSLUP informed the Planning Commission's work to prepare the draft Coolalinga / Freds Pass Area Plan.

The final Area Plan superseded the role of the land use concept in the LSLUP and the latter was removed. The land use concept, as it appeared in the LSLUP, is copied at Figure 3.

The Compact Urban Growth Policy 2015

The Compact Urban Growth Policy 2015 is a policy document in the NT Planning Scheme that provides a framework to guide the development of area plans and to inform decisions on rezoning applications.

Compact urban growth allows the efficient use of land, services and infrastructure to create compact and mixed-use activity centres that play a role in improving people's lifestyle and convenient access to services.

The commercial area of Coolalinga will accord with the Compact Urban Growth Policy as it continues to develop into a compact mixed-use centre within the broader rural area.

The Area Plan for the Coolalinga / Freds Pass Rural Activity Centre will provide for a range of opportunities for people to work, rest and play, supported by physical and social infrastructure.

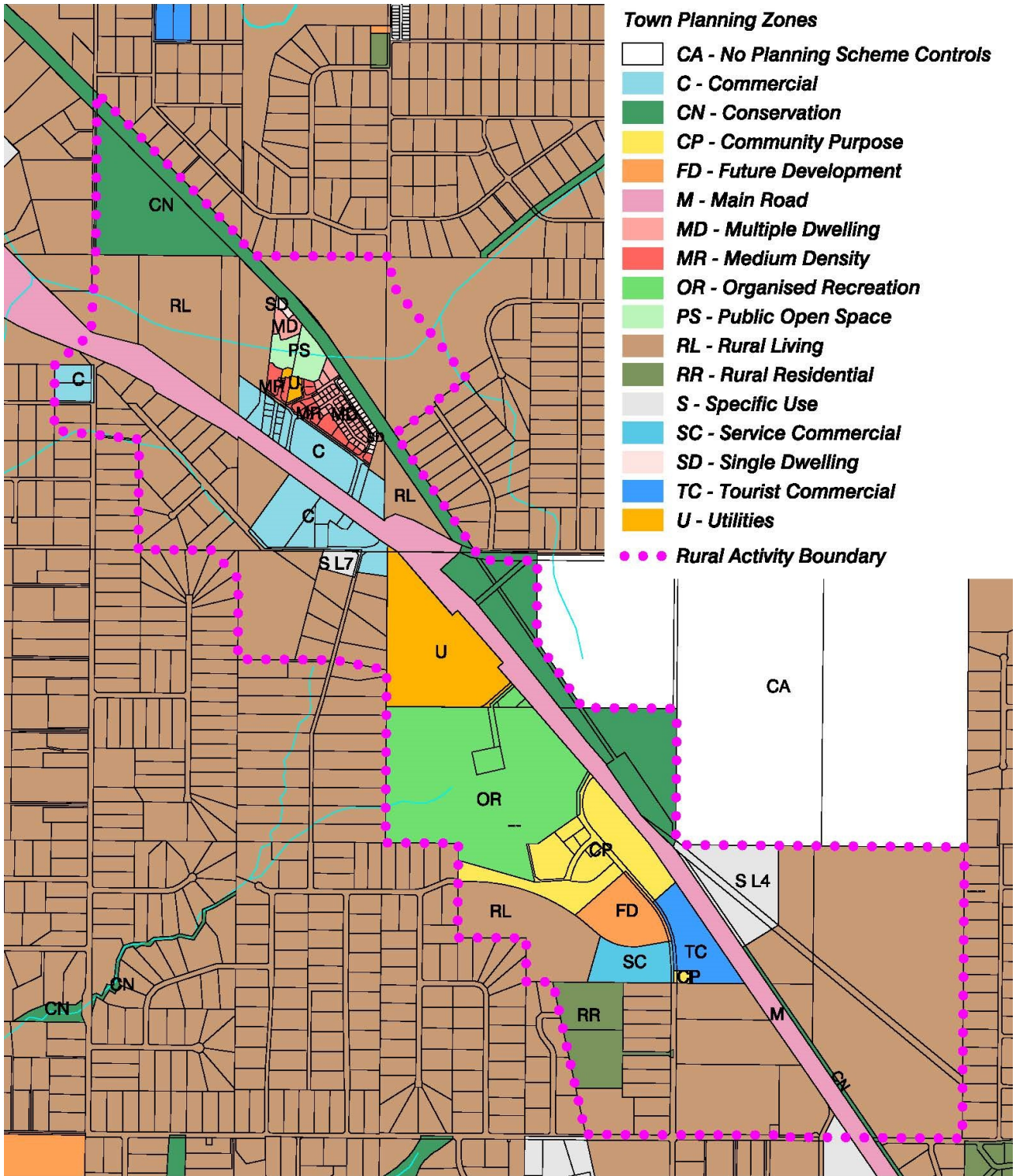
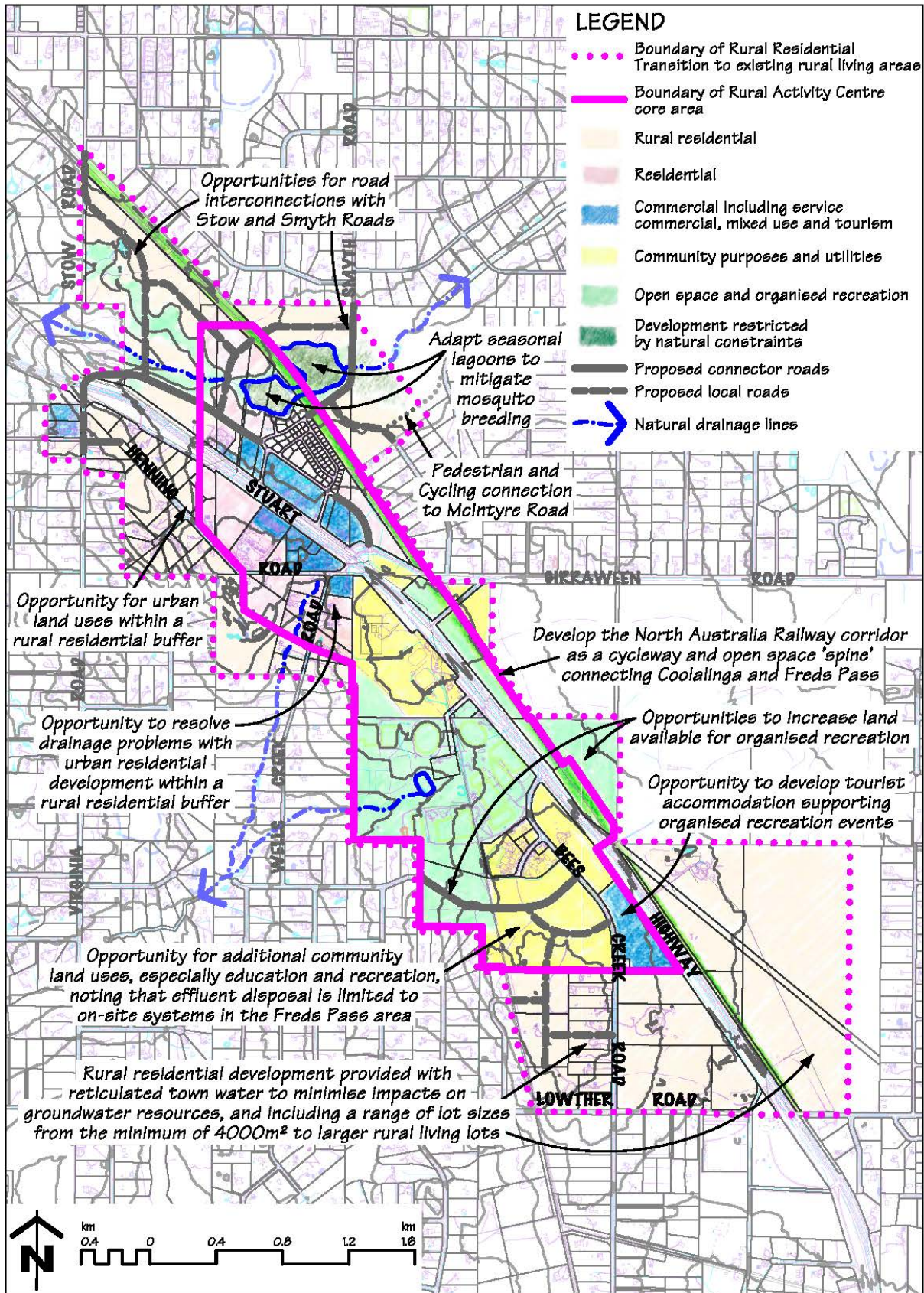


Figure 2 – Land use zones within the Coolalinga / Freds Pass Rural Activity Centre



Land Use Concept for Coolalinga and Freds Pass Rural Activity Centre

LLRichfield Subregional Land Use Plan 2015.dgn

Figure 3 – Land Use Concept for Coolalinga / Freds Pass as it appeared in the LSLUP

The Area Planning Process

The Planning Commission Stages

The Area Plan for the Coolalinga / Freds Pass Rural Activity Centre was prepared following the process outlined in Figure 4 below.

Stage 1 included the Social Infrastructure Assessment completed in 2016 for the Litchfield Subregional Plan and the engineering assessment completed by Tonkin Consultants in 2017 for the rural activity centres of both Howard Springs and Coolalinga / Freds Pass.

From the information outlined in this section, the Planning Commission prepared “*Towards an Area Plan for the Coolalinga / Freds Pass Rural Activity Centre*”, a discussion paper for Stage 1 community consultation.

A Community Advisory Group was established with the assistance of Litchfield Council.

Expected Outcomes of the Area Plan for Coolalinga and Freds Pass

The Area Plan for Coolalinga / Freds Pass Rural Activity Centre provides a detailed land use framework within the context of the strategic planning directions established by the Litchfield Subregional Land Use Plan.

The Area Plan responds to the development constraints and opportunities identified in stage one of the Planning Commission’s process, and to the feedback received through two stages of community engagement. These inputs and subsequent discussion with the Community Advisory Group, has shaped the activity centre plan, and informed land use policy that will guide future development.

As a framework for future land use, the Area Plan will also inform the further investigations and concept design required to ensure that infrastructure and services are provided commensurate with growth.

In summary the Area Plan for Coolalinga and Freds Pass:

1. responds to the natural and built environment to facilitate growth within the rural activity centre;
2. identifies the constraints and opportunities of the locality and provides a framework for the coordinated provision of servicing infrastructure apace with growth;
3. provides a land use framework and associated policy to guide both public and private sector investment; and
4. provides residents, businesses and the wider community with confidence on future outcomes.

STAGE 1	STAGE 2	STAGE 3
<p>Initial investigation includes information gathering, analysis and definition of the character of the study area. Importantly, the capacities of engineering and social infrastructure to support growth are assessed.</p> <p>This informs the preparation of documentation for initial community engagement.</p>	<p>In response to initial investigations, any further studies and community feedback, options for a draft Area Plan are prepared in consultation with a community advisory group.</p> <p>Further engagement with the community provides a review of the options and a draft Area Plan is prepared.</p>	<p>The NT Planning Commission finalises the draft Area Plan and forwards to the Minister, for consideration as a draft Planning Scheme Amendment.</p> <p>The Minister decides whether to place the Plan on exhibition. Submissions are considered. The Minister decides whether to amend the Area Plan into the Planning Scheme.</p>

Figure 4 – Stages of the Planning Commission’s Area Planning Process

Preparation and Investigation

Land Capability Assessment

The study area is approximately 945ha with a range of landscape types and capabilities.

The landscape can be broadly characterised as gently sloping land that drains into minor drainage lines and seasonally waterlogged areas. Some areas with steeper side slopes exist within the western and south-western boundaries of the study area.

The developable land within the study area is generally located along the Stuart Highway and includes flat to gently undulating eucalyptus woodland or open forest with slopes less than 2%, and eucalypt open woodland with side slopes of 2 to 5%.

Areas of more constrained land are associated with the drainage catchments of the study area. These areas are generally narrow upland alluvial plain grasslands with scattered trees and gradients of <1%, and swamp depressions of open or closed Melaleuca forests with <0.5% gradients. These areas make up approximately 12% of the study area.

Figure 5 shows the topography and naturally constrained areas of the locality's landscape.

Seasonal Waterlogging

The following areas within the rural activity centre are affected by seasonal waterlogging:

- an area in Coolalinga north associated with a perched seasonal lagoon that drains north-east into the Howard River catchment and potentially west into Brooking Creek;
- an area due south of Coolalinga associated with Wells Creek; and
- an area connecting Wells Creek across Freds Pass reserve to Girraween Lagoon.

Mosquito breeding areas

Preliminary studies carried out by the Department of Health identify seasonally high levels of mosquitos within the Coolalinga / Freds Pass Rural Activity Centre area.

The lagoon in the north of Coolalinga, and connected areas of seasonal waterlogging, are of particular interest due to their proximity to existing and potential new urban areas. Both these sites breed mosquitoes that could potentially carry viruses such as Kunjin, Ross River Fever and Murray Valley Encephalitis.

The potentially higher risk of mosquito borne disease to urban residents near these breeding sites is an issue that must be addressed. One challenge is that mosquito mitigation works should not undermine the drainage function and natural amenity of the wetland areas.

Other areas that experience seasonal water-logging are in less populated rural settings away from urban residential development.

Drainage Catchments and Flood Management

The study area encompasses five natural drainage catchments. To the north, two catchments drain into Brooking Creek and the Howard River tributary. To the south, three catchments drain via Wells and Burdens Creeks into the Elizabeth River.

Some properties adjacent to drainage lines, especially those in Wells Creek Road, regularly experience wet season flooding.

Peak stormwater flows could be reduced by mitigation measures, such as detention basins, implemented with development. In this way urban development can introduce stormwater management systems to potentially reduce the current flooding of rural properties.

Groundwater Availability

Groundwater use in Coolalinga / Freds Pass currently exceeds sustainable yield. The Department of Environment and Natural Resources is undertaking ongoing groundwater assessments for the rural area and implementing management strategies.

Any future development in the Coolalinga / Freds Pass area must have a sustainable water supply that does not increase draw from the underlying aquifer. It follows that future development is likely to be contingent on the availability reticulated town water.

Areas of Environmental Significance

The natural environment is an asset of the rural activity centre, providing natural amenity for the enjoyment residents and visitors. Some parts of these natural areas are potentially significant and may present constraints that limit the feasibility of development.

The Priority Environmental Management (PEM) mapping for Litchfield identifies areas of potential environmental significance. Figure 5 is taken from the PEM mapping.

The PEM mapping identifies the wetlands and riparian areas discussed above and also an area of 'Sandsheet Heath' in Howard Springs.

Any proposal to develop these areas would need to address the identified environmental

significance. It can also be noted that these PEM areas are within the severely seasonally waterlogged areas shown at Figure 6.

Broadly, the uncoloured areas of Figure 6 are not constrained by environmental values.

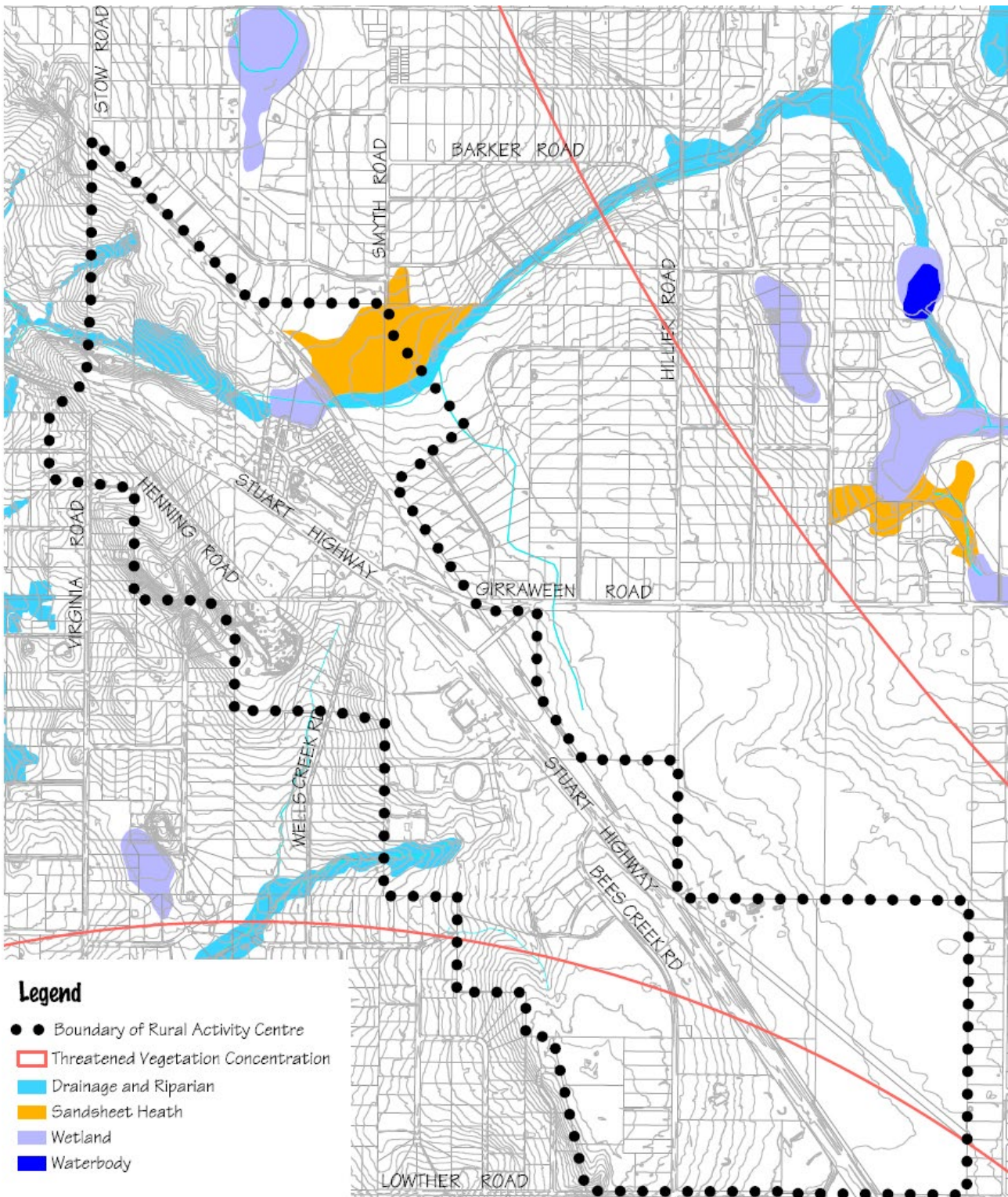


Figure 5 – Areas identified for Priority Environmental Management

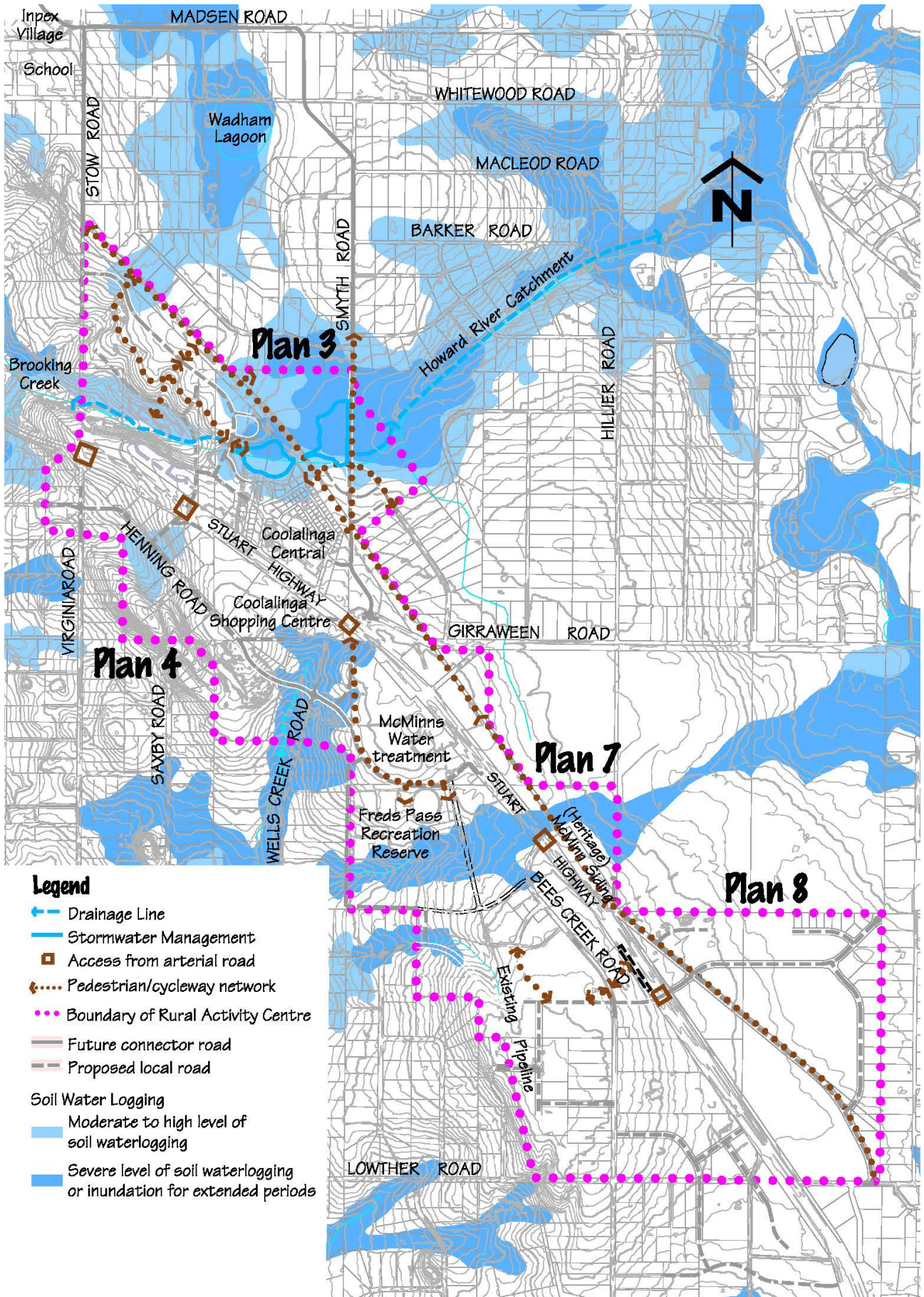


Figure 6 – Landscape and Land Capability

Demography and Growth

Referencing 2016 census data, the demographic character of Litchfield is summarised here in order to highlight the demographic differences between Coolalinga, Freds Pass and the broader subregion.

In 2016 the population of Litchfield had grown from 18 994 in 2011 to 23 855 people, which amounts to an average yearly growth of just over 4.65% for that census period.

The median age was 37 and approximately 60% of residents were male. Aboriginal people made up nearly 10% of the population.

At 2.9 people, the household size was consistent with the Territory average of 2.9 and above the Australian average of 2.6.

Population Growth

Population rise and fall is relatively volatile in the Territory and particularly sensitive to interstate and overseas migration. Employment availability is a commonly the driving factor. In 2020, the population growth had slowed largely in response to completion of the Inpex LNG plant, but it is expected to remain stable at an average of 1.69% growth through to 2026.

Coolalinga

In 2017, the population of Coolalinga was estimated at 9256 people.

Employment and Occupation

Residents of Coolalinga have a high rate of employment with only 2% unemployed in 2016. Similar to the broader Litchfield region, the highest identified occupations are technicians and trades workers, but there is also a high proportion of labourers.

Defence is the highest employer of Coolalinga residents at 8%, compared to 6% in Litchfield and 4.7% Territory wide.

Population and Housing

Strategic projects coming on-stream soon in the Territory will probably benefit Katherine and the southern region, rather than the Darwin region. Population growth in the Top End is expected to be modest but steady through the 2020s. The slower housing market has provided the opportunity to plan for growth and introduce area plans for the rural activity centres before the demand for housing increases again.

The Area Plan for Coolalinga / Freds Pass supports an increase in residential capacity by identifying new urban residential areas adjacent to the commercial area of Coolalinga and rural residential lots in the transition areas.

The result will be a range of residential lot sizes supporting housing choice and availability.

Commercial and Community Land Uses

The Litchfield Subregional Land Use Plan recognises the role of Coolalinga as a key subregional commercial centre. Coolalinga serves the subregional catchment with higher order shopping, commerce, entertainment, health, education and community facilities.

Population and employment growth will drive demand for additional commercial office space.

Steady growth will help to underpin economic activity in the commercial centre and drive the demand for social infrastructure, both of which will benefit the broader community.

Retail

There is currently an oversupply of retail floor space which will remain for the short term. Over time the availability of space will increase the range of goods and services for the community.

Commercial growth in the rural activity centre should build on the existing commercial area of Coolalinga. Retail development in particular should be located to contribute to the diversity and viability of Coolalinga and its role in providing a mix of consumer services.

Freds Pass

In 2017, the population of Freds Pass was estimated at approximately 3 000 people. The population of Freds Pass is anticipated to grow in the near to medium term at a slow rate.

A large proportion of Freds Pass is utilised for open space recreation, especially the Freds Pass Recreation Reserve, and some parts of the community purpose land to the south.

Regional Context

The recreation and community land uses of Freds Pass provide a balance to the urban and commercial land uses in Coolalinga. Freds Pass is where the community goes to play, learn, recreate and socialise.

Social Infrastructure

Social infrastructure is community, health, education and cultural facilities, and includes community centres, public libraries, parks, organised recreation and sporting facilities.

In 2016, Fyfe Consulting completed a Social Infrastructure Assessment (SIA) to inform the Litchfield Subregional Land Use Plan. The rural activity centres were a focus of this study. Figures 7 and 8 identify social infrastructure land uses within the study area.

The need for social infrastructure to support population growth in the rural activity centres is a key element of future planning for Litchfield.

Components of social infrastructure considered as part of the SIA include:

- health and aged care services;
- child care establishments;
- educational establishments;
- places of worship
- civic and community facilities;
- community meeting and activity spaces;
- libraries, art and culture facilities;
- open space; and
- sport and recreation facilities.

The SIA found that the subregion only had two aspects of social infrastructure in undersupply:

- aged care establishments; and
- sport and recreational facilities.

It is important to recognise that Litchfield residents utilise the social infrastructure of the Greater Darwin region especially facilities provided in Palmerston and Darwin.

For example, the new hospital at Palmerston is a regional facility that provides overnight stay health services and some critical care and hospital services for Litchfield residents.

Looking more closely at an activity centre level, the Coolalinga / Freds Pass area was identified as having an undersupply of social infrastructure facilities for:

- health care;
- aged care; and
- community groups, events and meetings.

Health Services

The SIA identified the Coolalinga / Freds Pass area as meeting suggested standards for the number of General Practitioners.

A gap of one dentist was identified, however there are currently sufficient vacant tenancies to allow the establishment of a dental surgery.

Aged Care and Retirement in Place

In 2016, there were 991 people over the age of 70 in the Litchfield Subregion, which is less the average across the remainder of the Northern Territory and Australia.

There are national benchmark figures for the provision of aged care through home care packages and residential care. By 2021-2022, the targeted figure for residential care is 78 beds per 1000 people aged 70 years and over.

Based on the steady population growth forecast of 1.69%, 87 beds will be required in Litchfield by 2021-2022.

The SIA identified that there are currently no aged care services in Litchfield and that Coolalinga / Freds Pass, along with Humpty Doo are the most appropriate locations for aged care facilities. Both rural activity centres are in central rural locations and have access to public transport and social infrastructure.

The SIA recommends one aged care residential facility of approximately 40 places for Coolalinga / Freds Pass located close to health services, retail and community uses to cover existing and near term aged care facility gaps.

Consistent with the SIA, a need for more 'retirement in place' options was separately raised during community consultation.

In response to the need for aged care, the Area Plan shows a retirement village site on Crown land west of Coolalinga and promotes aged care as a potential use of Crown land in Freds Pass (refer to Planning principle 11).

Child Care

In Litchfield there are four long-term childcare centres offering a total of 328 places. Two of these are in the locality (*Good Start Early Learning Centre* in Bees Creek Road and *Creative Kids Childcare* in Virginia Road), and in 2020 a new childcare is opening on Patsalou Road in Coolalinga.

At the recommended ratio of 120 places per 8000 to 10 000 people, these childcare centres should be more than sufficient to cater for existing and near term needs.

Education

In Freds Pass there are currently two schools that accommodate the needs of the area. These are the government Bees Creek Primary School and the private Sattler Christian College, both of which provide pre-school / early learning centres and primary school education facilities. The Sattler College also provides a middle school facility that caters for Years 7 – 10.

Bees Creek Primary School has a total capacity of 46 places in the pre-school facility and 453 places in the primary school facility. The school is operating at about 75% capacity.

Sattler Christian College has 44 places in the early learning centre facility; and the primary and middle school facilities have a combined capacity of 300 places.

Secondary education is provided at Taminmin College in Humpty Doo, which caters for Years 7 to 12 and in 2015 had a total enrolment of 1023 students. Construction of the STEAM (Science, Technology, Engineering, Arts and Mathematics) facility has expanded the school's overall capacity to 1500 places. This will meet subregional demand for the near to mid term.

Regional Culture and Heritage

Places of cultural and historical significance contribute to a sense of belonging, and represent the region's colourful past. They connect people with others, with history and with landscapes.

The *Heritage Act (NT) 2011* gives provision to protect and manage regional culture and heritage significance, particularly WWII sites.

There are no listed heritage sites in the Coolalinga /Freds Pass area, but features such as the North Australian Railway (NAR) corridor and sites with WWII artefacts are important connections to the past.

Adaptive reuse of the NAR corridor is a key attribute of the Rural Activity Centre. The staged re-use for active transport (pedestrians, cyclists, horse trails) provides for continued use and active maintenance while respecting the significant associations, meanings and activities of the past.

Community Facilities

Libraries

No public library facilities are currently provided

within the Coolalinga / Freds Pass Rural Activity Centre. The closest public library is at Taminmin College in Humpty Doo.

The 'Smile-A-Mile' toy library at Freds Pass provides a toy and play equipment borrowing service to the community. A mobile toy library is also provided as part of the facility that services the entire Litchfield Subregion. This is an important community asset.

Community Meeting and Activity Spaces

Space for community groups to meet, undertake activities and hold events is an important element of social infrastructure. These spaces assist in building community networks, support the health and wellbeing of residents, assist in addressing social issues, and promote community identity.

The only meeting hall in the study area is in Freds Pass Recreation Reserve, and this is not air-conditioned. There is a clear need for a community meeting venue in the activity centre.

Places of Worship

There is no standard or broadly agreed ratio of providing places of worship per head of population. Currently, Humpty Doo has a stronger role in providing places of worship, however there is some Crown land available in Freds Pass for community purposes such as a church and/or community hall in the future.

Coolalinga

The ongoing development in Coolalinga of low to medium density urban housing is new to the study area. A growing range of urban housing will create a greater range of housing options, but will also increase the need for broader social infrastructure facilities in the future.

Freds Pass

The Freds Pass area is a unique element of the Rural Activity Centre. The Freds Pass Recreation Reserve provides active open space and social infrastructure facilities on a district and subregional level rather than just meeting local open space and sporting needs.

The Recreation Reserve provides sports fields and facilities for informal and organised recreation for several sporting bodies. The Reserve is an important venue for sporting and recreation events for the broader region that support interregional and interstate competition.

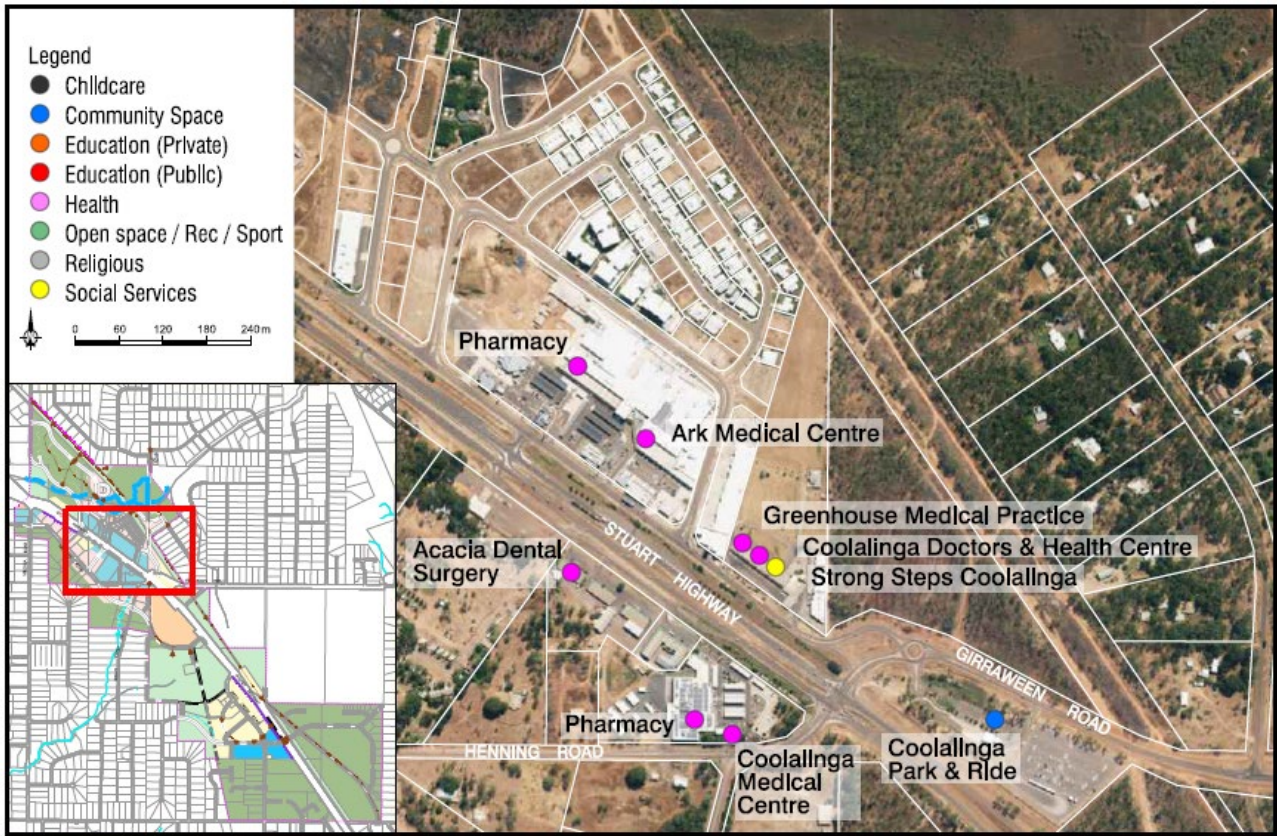


Figure 7 - Social infrastructure Land Uses in Coolalinga

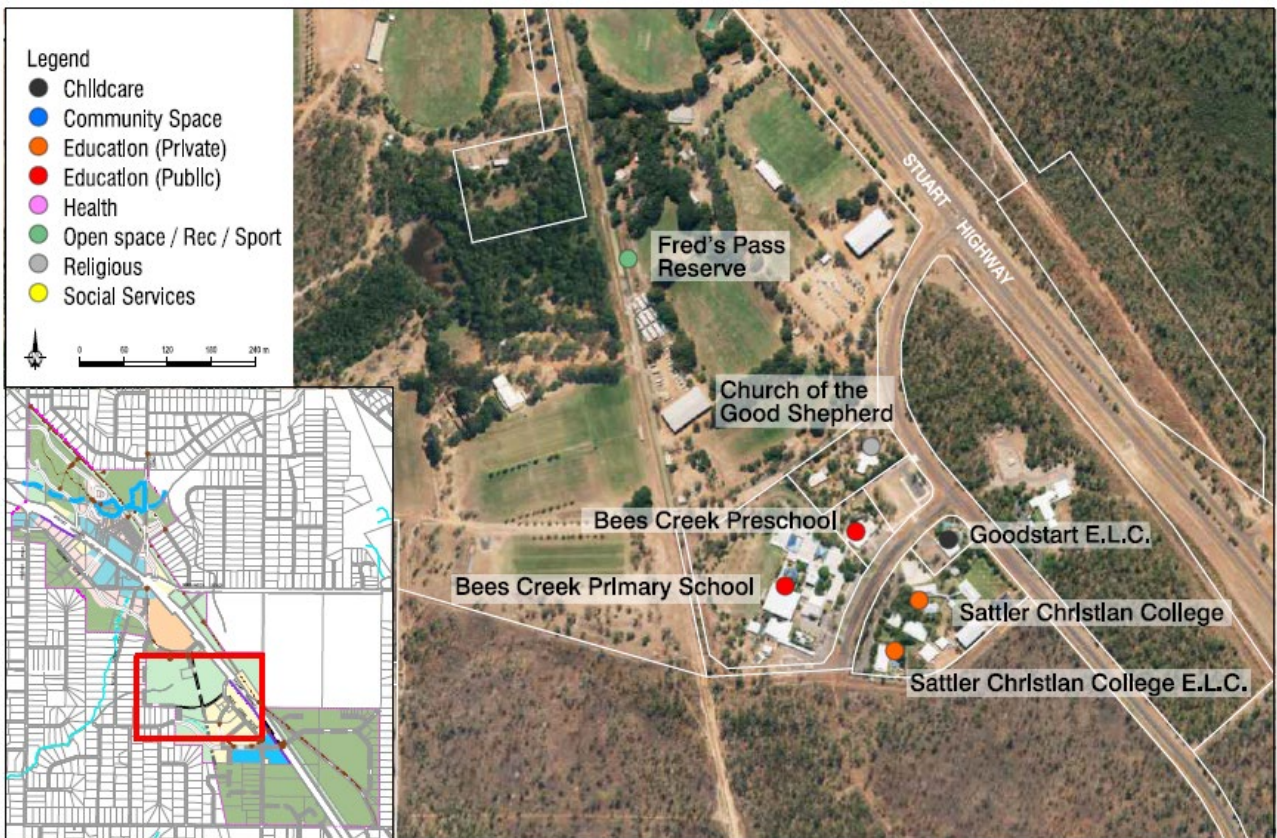


Figure 8 - Social Infrastructure Land Uses in Freds Pass

Service Infrastructure

Service infrastructure includes power, water supply, sewerage, stormwater drainage, and telecommunication networks.

Land use planning plays a key role in the planning and provision of service infrastructure. Consideration of projected population growth and dwelling yields informs the demand for services, which in turn guides the design and construction of commensurate infrastructure.

In 2020, only the urban residential and retail area of Coolalinga 'north' has full reticulated services and these are all underground.

Engineering Assessment

In 2016, Tonkin Consultants was employed to assess the engineering services available in the study area, including Howard Springs, and provide a preliminary strategy for the staged expansion of reticulated services.

In 2020, the Department of Infrastructure Planning and Logistics is programming for trunk infrastructure to the study area and subregion. The following is a brief summary of the existing services and provisional actions to upgrade.

Power

The power supply to the activity centre will need upgrading to support new development. An additional two electrical feeders will be required for the envisaged level of development.

A new zone substation may be required and/or the upgrade of the Strangways Zone substation. New power supply within urban environments will be required to be installed underground. New power supply within rural residential areas may be located above ground.

Changes in customer behaviour, such as the installation of roof top solar power panels and efficiency measures could help to reduce the peak demand for electricity.

Water Supply

Reticulated water supply is supplied through both the Palmerston Water Supply Tank and the McMinns Pump Station (19 Mile Facility).

This supply is reticulated to the urban areas of Coolalinga, and to the Reserve and community land uses in Freds Pass (e.g. schools and civic centre). Some rural areas, such as Wells Creek and London Roads, have town water via 'banjo' connections and informal 'spaghetti' lines.

All new development within urban and rural residential areas will require reticulated water supply. This will allow growth in Coolalinga / Freds Pass without increasing the demand and pressure on ground water resources.

As the demand for town water increases, new trunk infrastructure for water supply will be required, and the areas of urban density will make the infrastructure upgrades more viable.

Sewerage

The reticulated sewerage systems at Coolalinga north and the Woolworths site rely on self-contained package treatment plants. The remainder of the study area relies on onsite wastewater systems.

Future urban growth will rely on extension of the Power and Water Corporation's reticulated sewerage network. Up to three new sewer pump stations will be required to connect Coolalinga 'south' to a new network comprised of gravity and sewer rising mains.

Expansion of Coolalinga 'north' will require a fourth sewer pump station and connection of the two package treatment plants to Power and Water's reticulated network.

The Department of Health has also advised that the capacity of existing reticulated infrastructure is limited to servicing existing urban and commercial development; and that future urban development will rely upon the extension of reticulated services. The Department of Health recommends that the Area Plan considers reticulated sewerage to commercial lots on the northern and southern sides of the Stuart Highway, noting that development within Zone RR (Rural Residential) is not required to connect to reticulated sewerage.

Stormwater Drainage

Stormwater drainage in the central area of Coolalinga is underground and contained within the road reserves. Discharge is to the natural system. It may be necessary to upgrade sections of the network with new development, including reviewing existing outlet levels against the identified 1% AEP flood level.

The potential impact of stormwater from development on natural drainage and waterways is an issue identified by both the community and the Department of Health.

Figure 9 below shows the natural drainage pattern of the study area.

The natural drainage lines receive overland surface flow and concentrated runoff from the arterial and local road networks. This runoff may carry pollutants and nutrients to the receiving environment, and in addition, urban stormwater drainage tends to increase discharge volumes into the natural catchments.

This may cause downstream impacts, such as localised flooding, on rural landholders in places like Wells Creek Road.

It follows that the design of urban stormwater systems should mitigate potential down-stream impacts to ensure that future development does not cause or increase localised flooding issues. Mitigation measures could include the construction of detention basins to reduce peak flows in identified troublesome areas.

Stormwater drainage design will also need to address the risk of biting insects breeding in the stormwater systems.

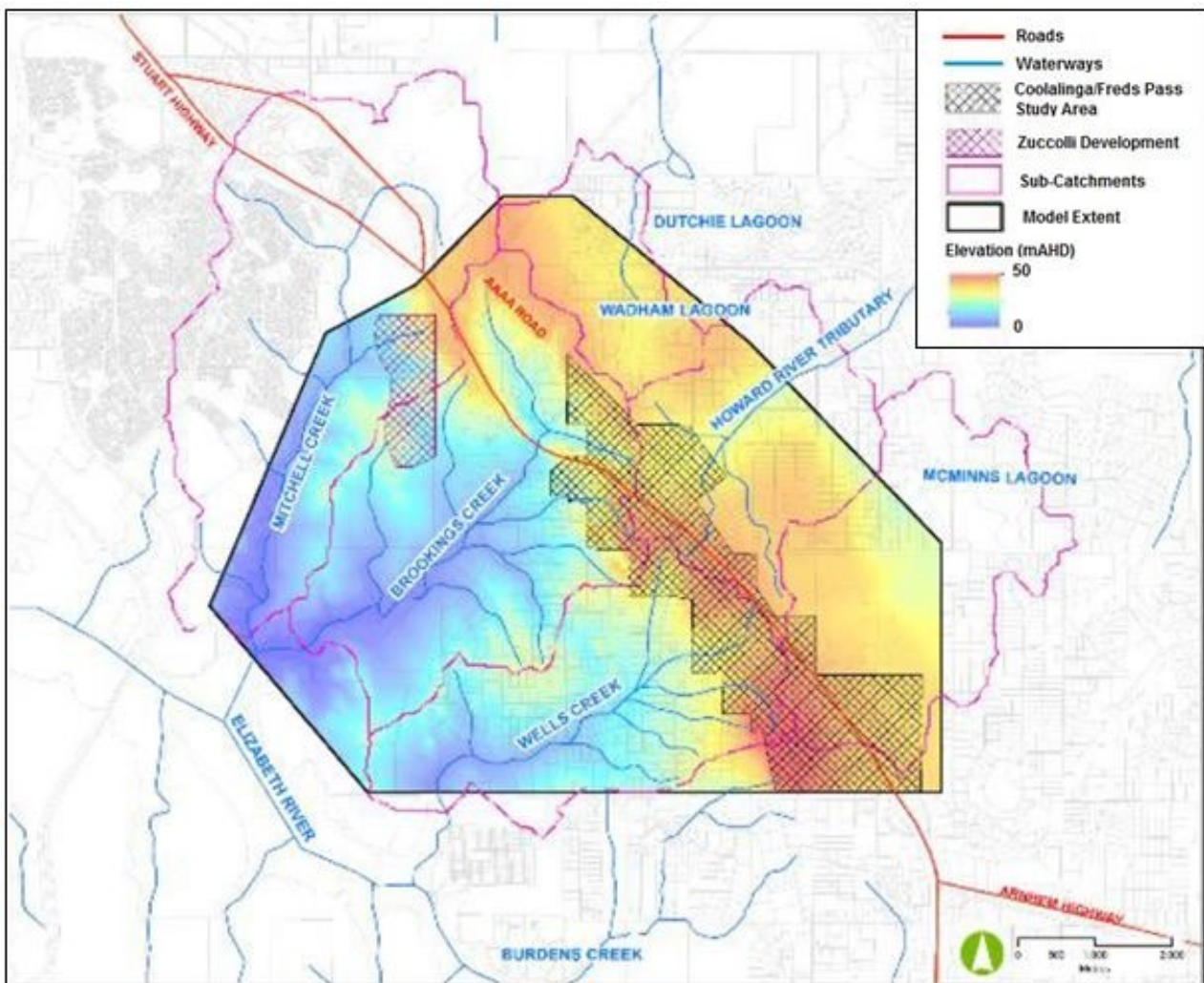


Figure 9 - The natural drainage pattern of the Study Area

Transport

Safe and efficient multi-user transport networks are necessary to support economic and social activity. Development over time of an inter-connected road network for walking, cycling and public transport will contribute to a sustainable and liveable rural activity centre that meets the needs of the growing population.

The Existing Road Network

The national arterial Stuart Highway forms the eastern boundary of Freds Pass and divides Coolalinga into two commercial and retail areas. The Stuart Highway is a Territory controlled, multi-lane divided road and the primary inter-regional road transport connection.

The local road network is vested with Litchfield Council. The network is poorly interconnected. In particular, local road corridors connecting across the arterial corridor are too few. Within the study area the only local road connection across the Stuart Highway is the signalised intersection at Girraween / Henning Roads.

In 2020 the Department of Infrastructure Planning and Logistics is finalising a draft arterial traffic strategy for Coolalinga.

Public Transport

Bus services support the morning and afternoon peak periods but are otherwise infrequent. No service is offered on Sundays or public holidays. Low patronage is a key issue. Close to 80% of Coolalinga residents commute by car compared to the Litchfield figure of 70%. This implies that local usage of the Coolalinga bus interchange is not high.

Cycling and Pedestrians

Cycling and walking are popular in the rural area. Annual bicycle counts consistently show high levels of cycling in Litchfield compared with other regional areas around Australia.

The old NAR corridor presents a unique opportunity for active transport into the future. This 'active' spine will continue to support expansion of the active transport network. In 2020, the sealed bicycle path from Darwin was extended into Coolalinga, completing an all-weather active transport link to Howard Springs, Palmerston Regional Hospital, Yarrawonga, with Robertson Barracks nearby, and Berrimah; thus connecting to all regional urban areas. The engineering design included the next stage to the bus interchange, subject to funding. The fruition of this active transport spine through Coolalinga will increase the need for cycling lanes within the activity centre, safe road crossings and the need for end of trip facilities.

Community Engagement

In 2017, the Planning Commission engaged the community to help develop an Area Plan for Coolalinga / Freds Pass in two stages.

Stage One, from 8 May to 9 June, presented a discussion paper, *Towards an Area Plan for the Coolalinga / Freds Pass Rural Activity Centre*, to the community. Over 300 residents visited 'pop up' stalls and workshops at central venues in the locality. 38 people attended the three information sessions, and 22 written submissions were received.

Stage Two, from 25 September to 1 November, presented a draft Area Plan, as four contiguous concept plans responding to Stage One technical findings and community comments.

The two stages of consultation had successfully provided for effective dialogue between the Planning Commission and the community and stakeholders on the future of the Coolalinga / Freds Pass Rural Activity Centre.

Following community engagement, over 120 comments were distilled into key themes raised by the community along with outputs from the detailed investigation.

Themes that attracted the most comment were:

- protection of environmental and heritage values, including 'buffers' and retention of wet areas and native vegetation;
- general support for a better local road network improved connections to the arterial road network, plus strong support for Henning to Virginia Road connection, but some reservation on local roads in and around Freds Pass reserve;
- general support for preservation of heritage sites and aspiration for increased and improved community facilities;
- strong desire for increased pedestrian and cycle networks;
- support for the proposed land use mix and distribution, including 800m² urban and 4 000m² rural residential lots; and
- various comments on activity centre boundary and transition areas.

Community Advisory Group

The Community Advisory Group discussed Area Plan responses to the key themes.

The CAG supported land suitability assessment before development of naturally constrained areas (eg steep or seasonally waterlogged).

The CAG supported the proposed local road network. In particular, the Henning to Virginia Road connection, which is an element of the Coolalinga arterial road strategy, was favoured. The risk of morning 'rat running' along Henning Road was raised but deemed low, given access delays back onto the Highway at Virginia Road. The local road connection to Freds Pass and the Eugene road extension are supported.

The CAG supported an active transport network, and the NAR corridor as an active transport 'spine' connecting Coolalinga to Freds Pass; noting that the connections shown on local roads are a matter for Litchfield Council.

The CAG supported the concept that servicing Coolalinga with reticulated town water will avoid impact on groundwater resources.

The CAG discussed the outer boundary and resolved to keep the land holdings north of the NAR corridor in Howard Springs and east of the Highway in McMinn's Lagoon within the Plan.

The matter of future Zone RR applications near the activity centre and what measure to provide for "...close proximity to community facilities", as required by the LSLUP, was discussed.

The Howard Springs Area Plan requires "...1 km, measured as travelled, from the commercial area...", but for Coolalinga / Freds Pass this would not provide the transition of lot sizes intended at planning principle 4. The CAG agreed to the measure of "...250m, measured directly, or 500m, measured as travelled, from the boundary of the activity centre".

Applying the above rule, Figure 10 shows the maximum possible extent of 1 ha lots. However, proposals to rezone must demonstrate access to town water and to the local road network; noting that the land owner bears the cost of constructing any required local roads.

It follows that not all the properties in the 'pink' area would have practical opportunity to rezone to Zone RR. For this reason, the development of 1ha lots adjacent to the boundary of the rural activity centre will likely be a gradual process, with each application being assessed on a case by case basis.

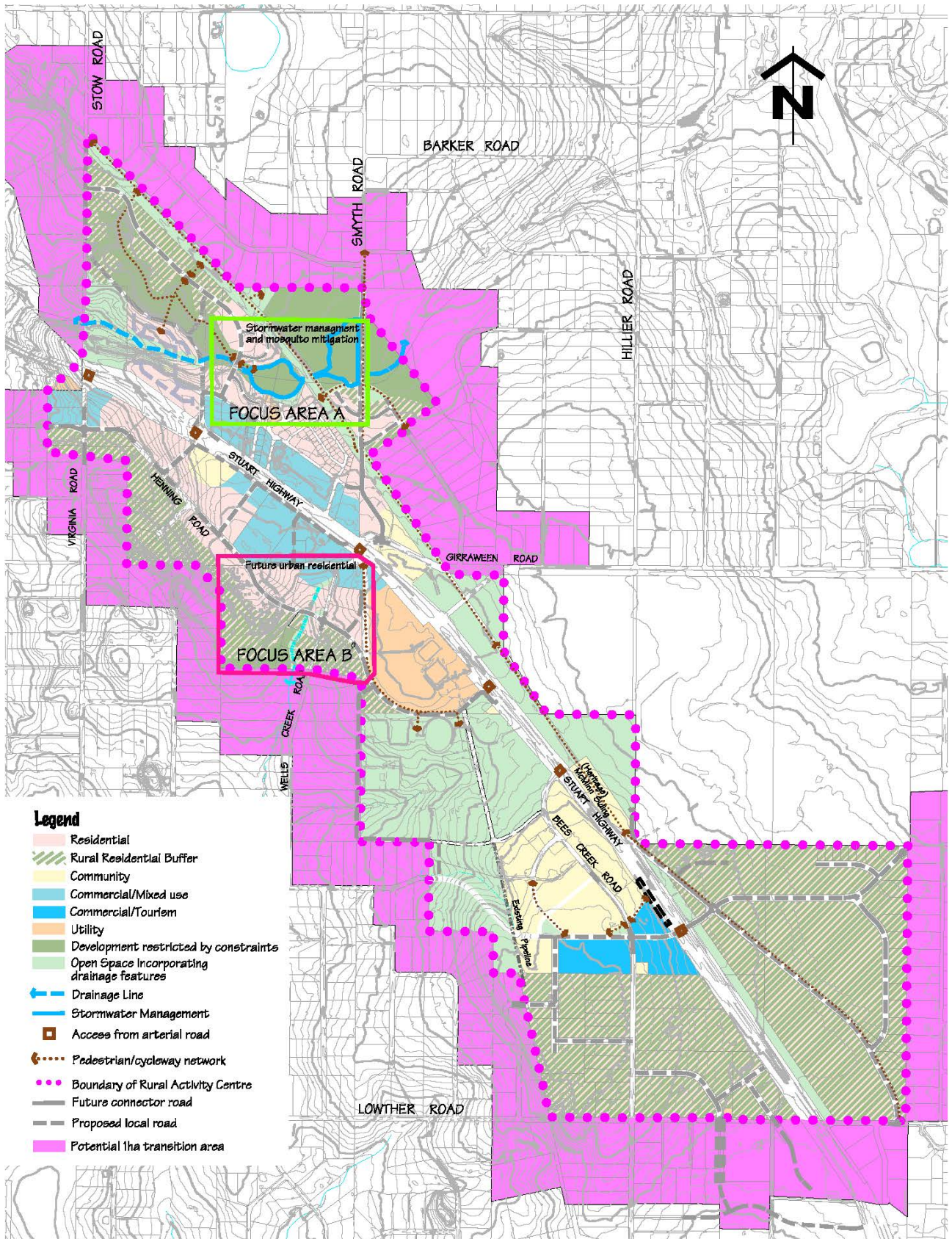


Figure 10 – The maximum potential 1 ha transition area

Area Plan Themes

The Area Plan responds to the key themes raised by the community and also addresses specific issues relevant to two discrete localities through specific Focus Area plans.

The Area Plan includes planning principles to address the following five general themes:

- the natural environment;
- movement and transport;
- lot choice and land use;
- essential infrastructure; and
- the activity centre - community facilities, heritage and active transport.

The Focus Areas within the Coolalinga / Freds Pass Rural Activity Centre Area Plan are:

- Focus Area A – Stormwater Management and Mosquito Mitigation Area
- Focus Area B – Framework for future urban residential area

The Natural Environment

An attribute of the study area is the natural bushland close to the central urban areas. Community comment recognised the value of the environment and the need to retain open space, native vegetation and wildlife corridors.

In tension with this, some natural areas are suitable for commercial, urban or rural residential development. Concerns were raised that ongoing development of the activity centre might have a negative impact on the environment and the natural watercourses.

Area Plan Response

The Area Plan maps the environmentally sensitive areas and includes policy regarding native vegetation and the natural drainage system. Also, the Planning Scheme requires land capability assessment for subdivision.

Movement and Transport

Strong community support was expressed for for safe pedestrian and cycling across the Stuart Highway and within the Activity Centre.

Also, better connection to Howard Springs and the broader rural locality by extending Smyth and Stow Roads was supported, noting that potential environmental impacts on constrained land will need to be addressed.

The DIPL arterial traffic strategy includes:

- a second signalised intersection at the north-western end of Coolalinga providing a local road connection across the Highway; and
- a Highway pedestrian crossing between the two Coolalinga commercial areas.

The constructed cycleway along the old NAR corridor provides an active transport 'spine' from the regional urban centres via Berrimah through Palmerston and the Regional Hospital to Coolalinga. The cycleway is designed through to the bus interchange. Its continued development will increase the need for ancillary cycle paths within the activity centre, safe road crossings and end of trip facilities.

Area Plan Response

The Area Plan responds to these initiatives by:

- proposing new local roads to complement an interconnected local road network, and to increase options for viable active and public transport routes - Figure 11 below shows the existing and proposed local roads;
- indicating on the Coolalinga concept plans the pedestrian crossing and local road access points on the Stuart Highway; and
- proposing a cycle / pedestrian network that complements the active transport spine along the NAR corridor – refer Figure 12.

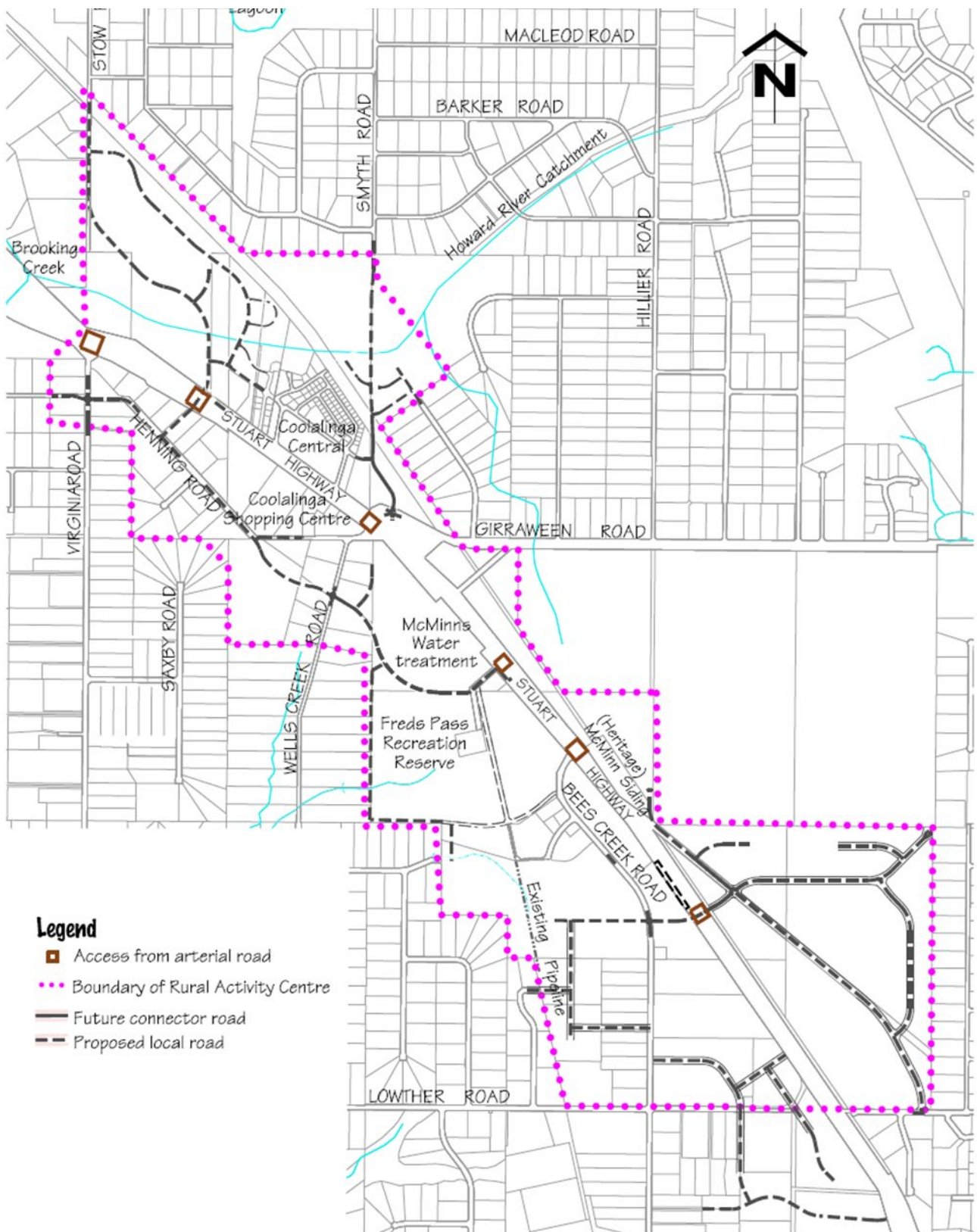


Figure 11 - Existing and Proposed Road Network

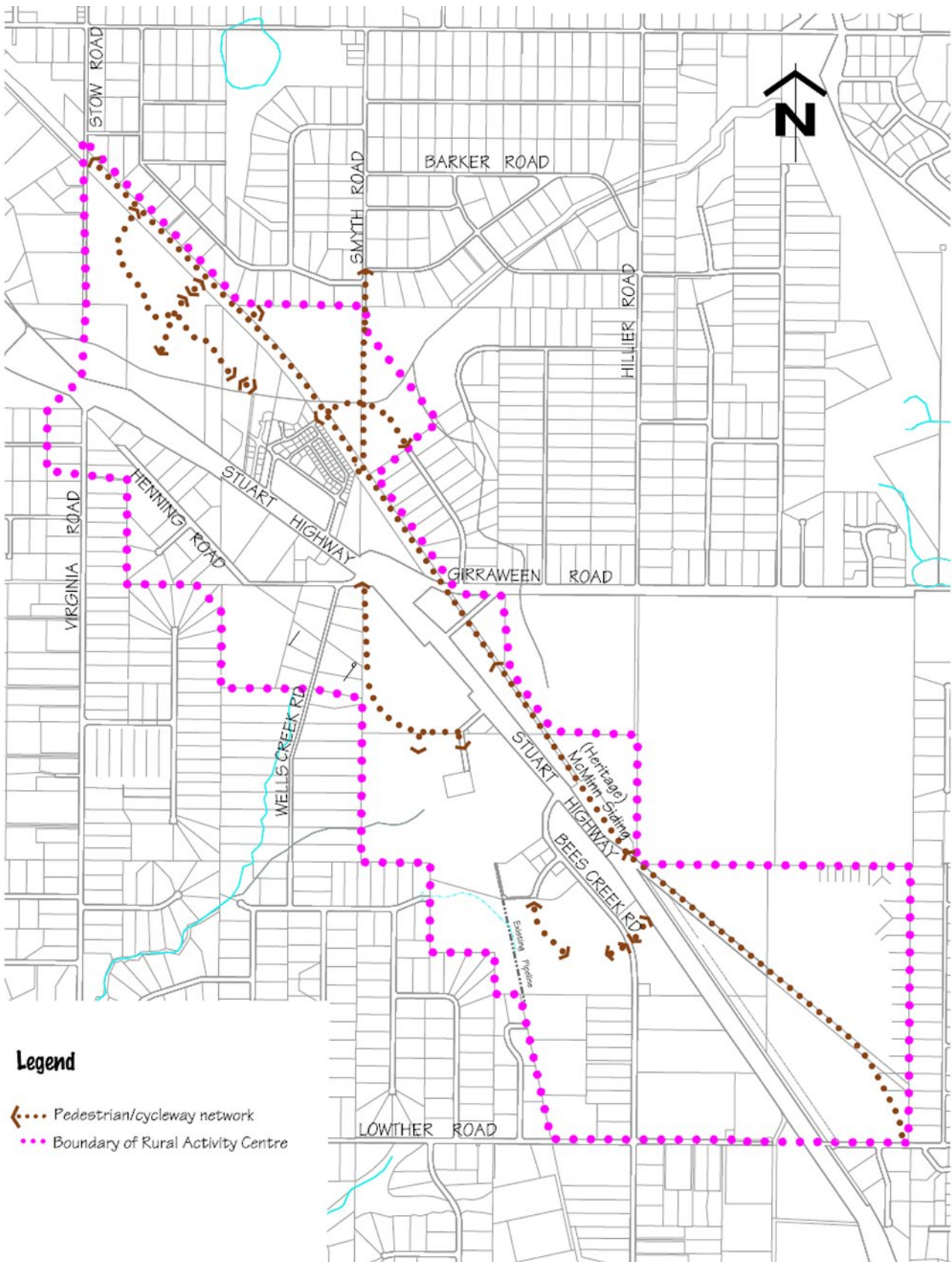


Figure 12 – Draft Cycle and Pedestrian Network

Residential Growth / Housing Choice

Community opinion was towards a balance of urban and rural residential choices. The Zone RR lots of 0.4 ha are widely supported within the rural activity centre, but some concern was expressed with the urban residential outcomes, especially in the medium density zones. The preferred minimum Zone SD lot is 800 m².

Area Plan Response

The Area Plan promotes urban residential in areas with convenient access to the commercial centres of Coolalinga. The Plan identifies rural residential areas to provide an effective buffer to the established rural living areas. The Plan includes a transition model for this purpose

Essential Infrastructure

In 2020, full reticulated services in the study area are limited to urban areas of Coolalinga. Service authorities have advised that significant infrastructure upgrades will be required for any future development in the rural activity centre. DIPL continues to investigate and plan for the delivery of trunk infrastructure to the locality.

Area Plan Response

The Area Plan guides infrastructure delivery to support growth in the activity centre. The Plan identifies urban growth areas which will help provide the economy of scale needed to upgrade and extend the existing infrastructure.

Planning Principle 5 of the Area Plan calls for urban utilities and developer contributions. The Plan also highlights some infrastructure issues, for example, Focus Area A calls for appropriate stormwater infrastructure to manage mosquito breeding and downstream impacts.

An Activity Centre for the Community

The community would like to see additional social infrastructure in the activity centre. Top of the list are swimming pool; community gardens and parks; education / craft centre; and facilities for the elderly.

Consistent with this theme, the community expressed strong support for Freds Pass Recreation Reserve and its possible expansion for future sporting needs. Many residents identified that the Recreation Reserve plays an important role in providing sports and recreation facilities at a subregional and regional level and that this role should be supported and strengthened as the Activity Centre grows.

The community also commented on 'place making' and aesthetic aspects of Coolalinga. While the convenience and amenity of the of Coolalinga commercial area is appreciated, the community commented on its 'highway commercial' character and poor visual amenity.

The desire for WWII heritage to be recognised was also raised, but it should be noted that, although the McMinn Siding on the NAR corridor and the nearby Sattler Airstrip in Freds Pass have recognised value they are not heritage listed sites. Similarly, the WWII artifacts on private land between Henning Road and the Highway had not, at the time of writing, undergone heritage assessment.

Area Plan Response

The Area Plan identifies significant areas of open space and community purpose land within the study area to support growth and respond to feedback received during consultation

The Area Plan proposes community land next to the bus interchange and on private land south of the new access intersection. Also, Crown land north of the new intersection is identified for a future retirement village.

In Freds Pass, the Area Plan identifies the opportunity to expand the Recreation Reserve onto Crown land immediately to the south.

Also in Freds Pass, Crown land is identified to support future education establishments.

The Area Plan encourages continued provision of retail and commercial services to the rural community; and promotes improvements to the commercial interface with the public domain.

Planning principle 6 provides objectives relating to the visual amenity and 'place making' opportunities for the Coolalinga commercial centre. The NAR corridor and WWII heritage are recognised as part of the identity of the rural activity centre

Focus Areas A and B

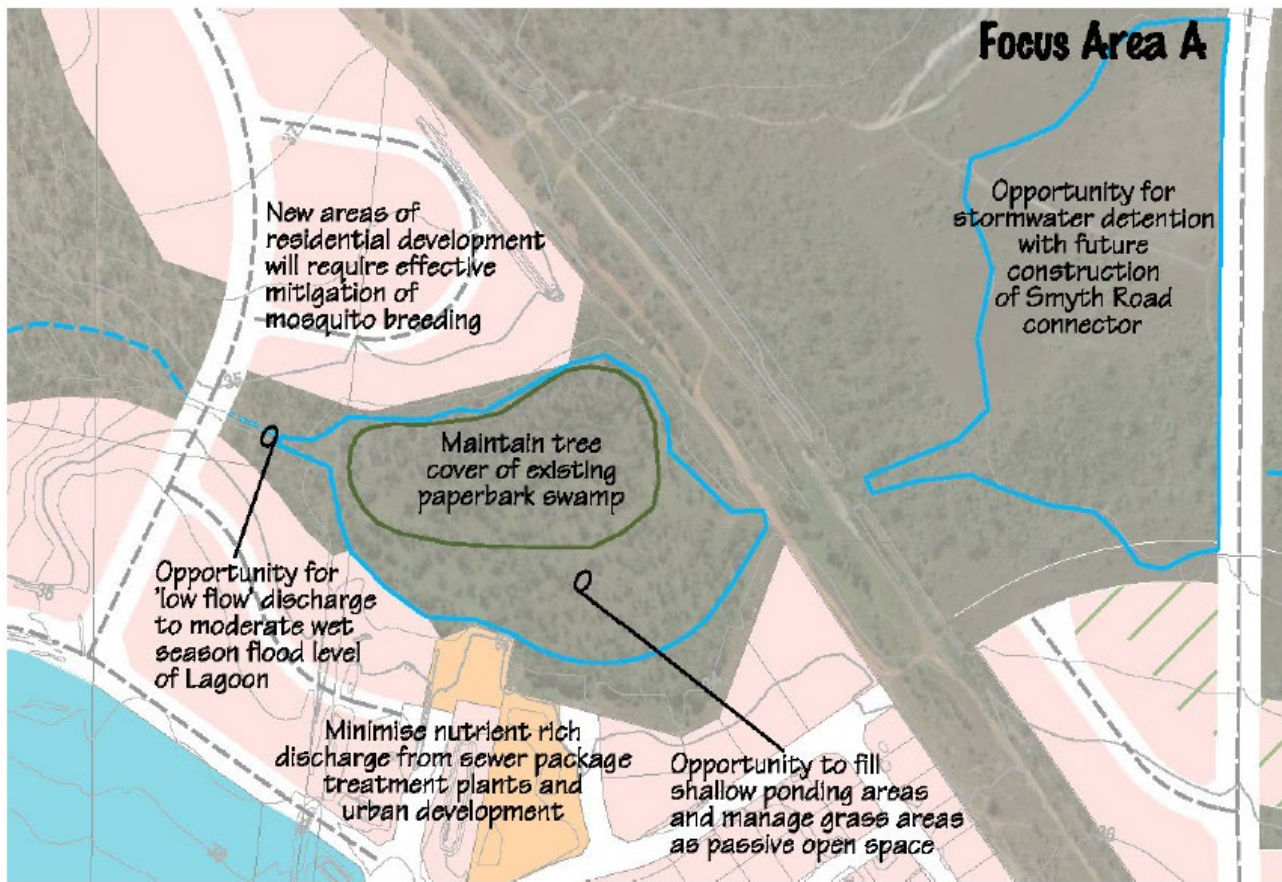


Figure 13 – Focus Area A – Stormwater Management and Mosquito Mitigation

The seasonal lagoon in the north-western corner of Coolalinga is a paperbark swamp. It is part of the natural drainage system and a habitat for native wildlife, including mosquitos.

The Area Plan seeks to retain the lagoon for its amenity as a natural area for active and passive recreation. This objective does not preclude modifications to the lagoon in order to minimise mosquito breeding.

For example, edge treatment to maintain minimum side slopes and depth will counter weed growth and provide access for predatory native fish. The retention of native vegetation will have an important role in shading the lagoon and minimising weed growth.

Urban development in this Focus Area must have regard to how it interacts with, and impacts on, this natural feature and associated drainage paths.

Prior to further development of land in this Focus Area, a strategy to manage mosquito breeding will have to be implemented.

A stormwater management plan will need to consider stormwater flows, nutrients and pollutants resulting from development and include measures to mitigate down-stream impacts on the receiving environment.

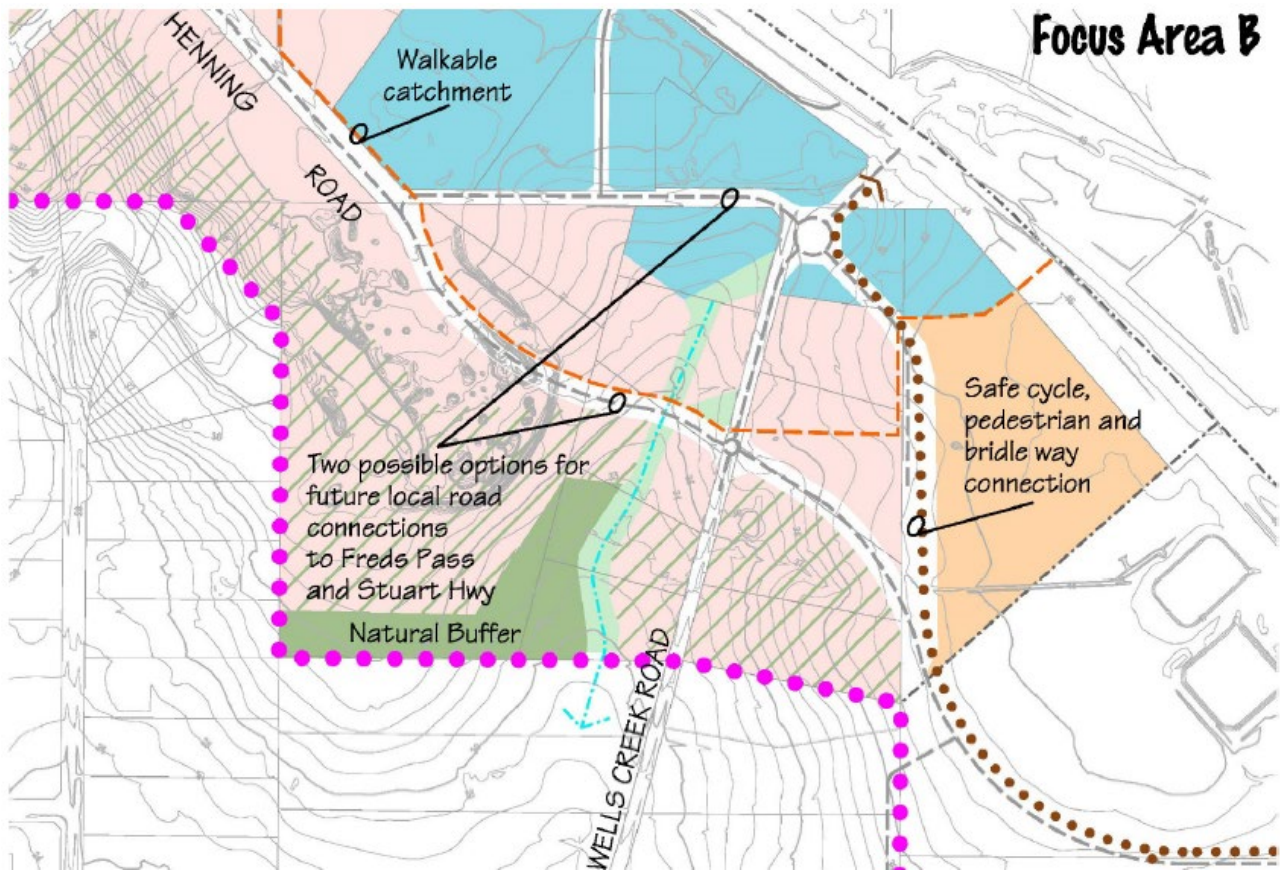


Figure 14 – Focus Area B – Framework for future urban residential area

The commercially zoned land along the north side of Henning Road supports a full-line supermarket and a range of convenience stores and businesses, including the local Post Office.

The land immediately south of Henning Road is undeveloped with potential for urban residential development that would benefit from the convenience of the existing shopping centre.

A cluster of Zone RL (Rural Living) properties at the north end of Wells Creek Road are within the walkable catchment of the shops and may be suitable to accommodate urban housing.

Comment from local land owners at the time of preparing the Area Plan was mixed, with some residents in opposition to land use change. In response, the Area Plan includes Focus Area B to protect the future opportunity for change.

This Focus Area is also important because, with future redevelopment, it holds the opportunity to connect the local road network through to Freds Pass. This initiative is viewed by the community as particularly important in order to provide a

safe corridor, especially for children on foot, cyclists and horse riders, to Freds Pass.

With Focus Area B, the Area Plan provides a policy framework to guide detailed planning for future urban residential development. This will involve the preparation of a plan to provide a framework for the co-ordinated development of this focus area.

The preparation of a detailed plan is to include an implementation strategy for local roads and supporting services. In this regard, a connection from Henning Road to Freds Pass is identified as an important prospective connection.

To integrate the Focus Area B into the existing rural area, a transition of lot sizes will be needed consistent with the policy already in the Area Plan.

The increase in residential density is likely to happen gradually through individual redevelopment opportunities as landowners realise the potential of their landholdings.

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Northern Territory Planning Commission

08 8924 7540

GPO Box 1680 DARWIN NT 0804

Email: ntpc@nt.gov.au

[www:planningcommission.nt.gov.au](http://www.planningcommission.nt.gov.au)

Consequential changes to the Litchfield Subregional Land Use Plan

Background

In 2016, the *Litchfield Subregional Land Use Plan* was amended into the NT Planning Scheme. The Subregional Plan identifies that the Litchfield Subregion could accommodate a projected need for 500 dwellings over the next 10 years within existing rural activity centres.

The Subregional Plan identifies four rural activity centres with potential for growth. These are Howard Springs, Coolalinga / Freds Pass, Humpty Doo and Berry Springs.

In May 2017, the NT Planning Commission commenced public consultation to develop the currently proposed planning principles and area plan for the Coolalinga / Freds Pass Rural Activity Centre. The land use concept for the Coolalinga / Freds Pass Rural Activity Centre within the Litchfield Subregional Land Use Plan was used as the starting point for infrastructure investigations and community engagement to develop options for the draft area plan and planning principles.

Current Situation

The proposed Area Plan addresses the rural activity centre in more detail than the Subregional Plan and supports the concepts for land use change with planning principles, objectives and acceptable responses. Of necessity the Area Plan includes variations from the land use concept in the Subregional Plan, and in consequence there is a need to change the relevant pages of the Subregional Plan to remove any inconsistencies and to refer to the Area Plan as the paramount policy document for Coolalinga and Freds Pass.

Structure of proposed consequential change

Page 24 of the Subregional Plan discusses the Coolalinga / Freds Pass Rural Activity Centre and provides a statement of policy regarding the need to manage mosquito breeding sites in Coolalinga. The statement of policy will remain, but the text will be altered to refer to the Area Plan for detailed land use plans and supporting planning principles.

Page 25 of the Subregional Plan is the current land use concept for the Coolalinga / Freds Pass Rural Activity Centre. This plan will be deleted and replaced by a locality plan.

The consequential change will delete current pages 24 and 25, and replace with the amended pages 24 and 25. The current and proposed amended pages are included below.

COOLALINGA RURAL ACTIVITY CENTRE

This rural activity centre has two distinct areas being the commercial centre at the north, and the recreation and community uses at the south.

The old North Australia Railway corridor can function as a 'spine' linking the two areas.

COOLALINGA

Coolalinga continues to develop within the existing commercial zoning either side of the Stuart Highway. Commercial development can be expected to continue to grow inline with Litchfield's population and volume of passing traffic.

Coolalinga is in transition. Already a successful centre with a major supermarket, community services and public transport; commercial expansion will drive land use change. The demand for urban residential close to a growing range of services and facilities will bring redevelopment opportunities for private land within the rural activity centre.

Undeveloped Crown land north of the Highway has the capacity to extend the range of housing options supported by the commercial growth on that side.

The land use concept (opposite page) proposes rural residential as a buffer between urban land uses and the rural areas adjacent to the rural activity centre. Also, the old North Australian Railway corridor acts as a buffer in some locations.

The residential capacity of Crown land and undeveloped private land has the potential to underpin the provision of urban services.

The concept plan has a residential lot yield in the order of 50 multiple or small-lot dwellings, 500 urban lots and 150 rural residential lots.

FREDS PASS

To the southeast Freds Pass offers regional facilities for organised recreation and community land uses; primarily for future education and sports facilities.

The difficulty and associated cost of providing reticulated sewerage to Freds Pass precludes urban development in the foreseeable future.

The only commercial land in Freds Pass is the Zone TC (Tourist Commercial) site on Bees Creek Road. This is an opportunity for a caravan park or similar tourist facility providing accommodation during major sporting events.

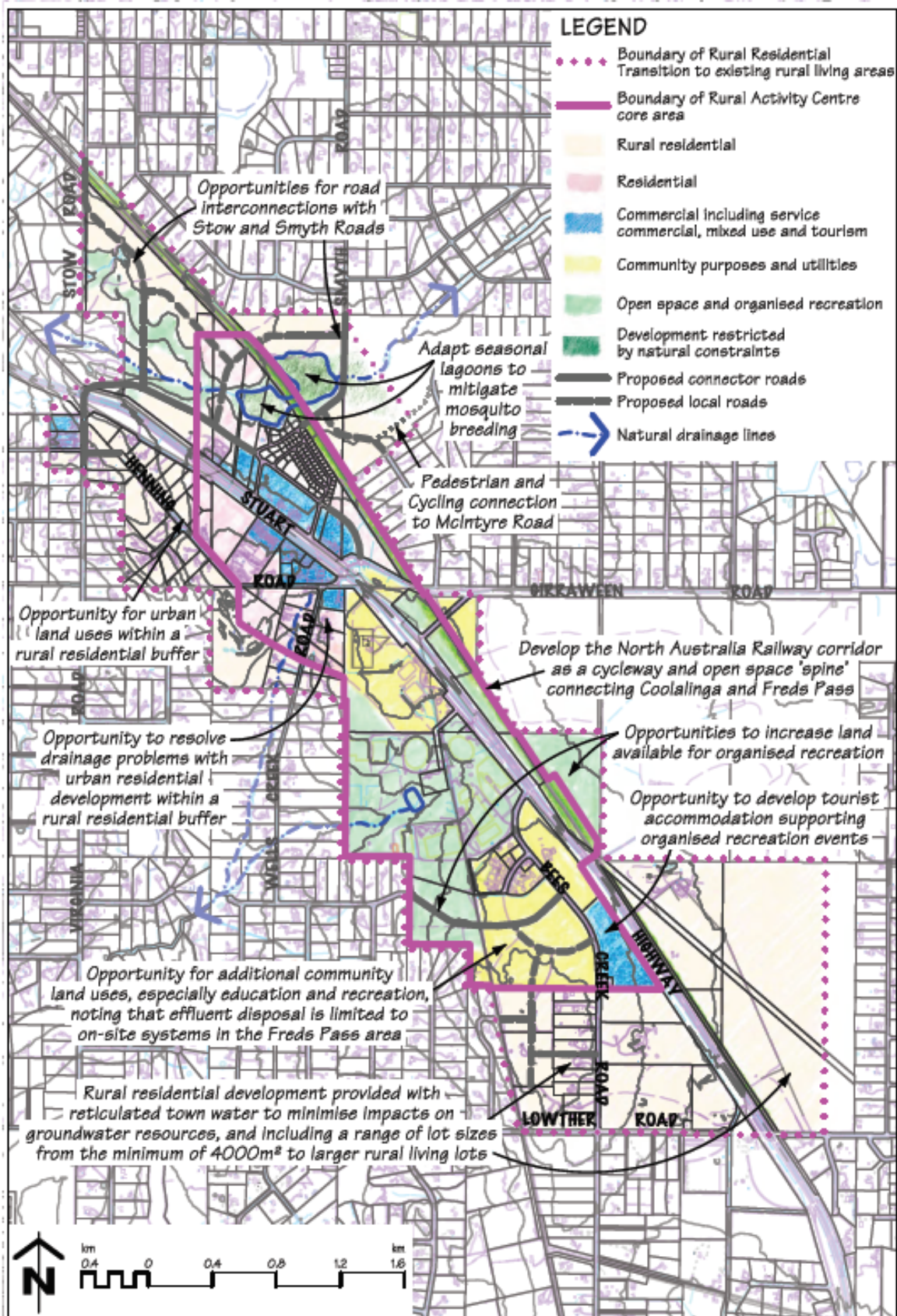
The concept plan identifies the future potential for areas of rural residential lots south of Freds Pass taking advantage of access to town water and proximity to the community facilities. Over time approximately 80 rural residential lots could be developed west of the Highway and 200 lots east of the Highway.

The following statements of policy relate specifically to Coolalinga and Freds Pass Rural Activity Centre.

MOSQUITO BREEDING SITES

- C1 Integrate urban residential areas in Coolalinga with the existing lagoons as public open space and mitigate mosquito breeding.
- adapt lagoon edges and implement stormwater management to mitigate mosquito breeding; and
 - enhance the environment of the lagoons to serve as public open space.





LAND USE CONCEPT FOR COOLALINGA AND FRED'S PASS RURAL ACTIVITY CENTRE

COOLALINGA / FRED'S PASS RURAL ACTIVITY CENTRE

The locality plan on the next page shows the extent of the rural activity centre and the enclosed boundaries of Coolalinga and Freds Pass.

Together the two areas provide a rural retail and commercial centre at Coolalinga and a subregional recreation and community use area at Freds Pass.

The old North Australia Railway corridor functions as an active transport 'spine' linking the two areas.

In May 2020 the Area Plan for the Coolalinga / Freds Pass Rural Activity Centre was introduced into the Planning Scheme. The Area Plan was developed by the NT Planning Commission in consultation with the community to plan for growth and to guide decisions on future development.

The Area Plan superseded the land use concept that was on the next page. This plan is copied in the reference document - *Land Capability and Needs Assessment for Coolalinga / Freds Pass*.

COOLALINGA

Coolalinga is the largest commercial centre in the rural area and serves the Litchfield community with full-line supermarkets, community services and public transport.

As Litchfield grows and passing trade increases, commercial development is expected to continue to grow within the existing commercially zoned land either side of the Stuart Highway.

The demand for urban residential land close to expanding services and facilities will bring redevelopment opportunities within the rural activity centre. Almost all of this land is in private ownership and the pace of land use change will rest on the aspirations of individual land owners.

The Area Plan includes land use concepts and planning principles for future land use change. Plans 3 to 6 and principles 7 to 10 guide the future opportunities for urban development close to facilities. Undeveloped Crown land north of the Highway is identified as an opportunity for a future retirement village, thus extending housing options supported by continued commercial growth.

The future local road connections via Madsen Road to Howard Springs Road and via Smyth Road to Coolalinga are shown; and future cycleway linkages are indicated.

The Area Plan identifies the potential additional urban residential lot yield in the order of 250 multiple or small-lot dwellings, and 500 urban lots.

In the transition areas around Coolalinga, approximately 70 rural residential lots could be developed over time.

The following statement of policy is in relation to a wet season lagoon in Coolalinga 'north'.

MOSQUITO BREEDING SITES

C1 Integrate urban residential areas in Coolalinga with the existing lagoons as public open space and mitigate mosquito breeding.

- adapt lagoon edges and implement stormwater management to mitigate mosquito breeding; and
- enhance the environment of the lagoons to serve as public open space.

FRED'S PASS

Freds Pass offers regional facilities for organised recreation and community land uses; primarily for education and sports facilities.

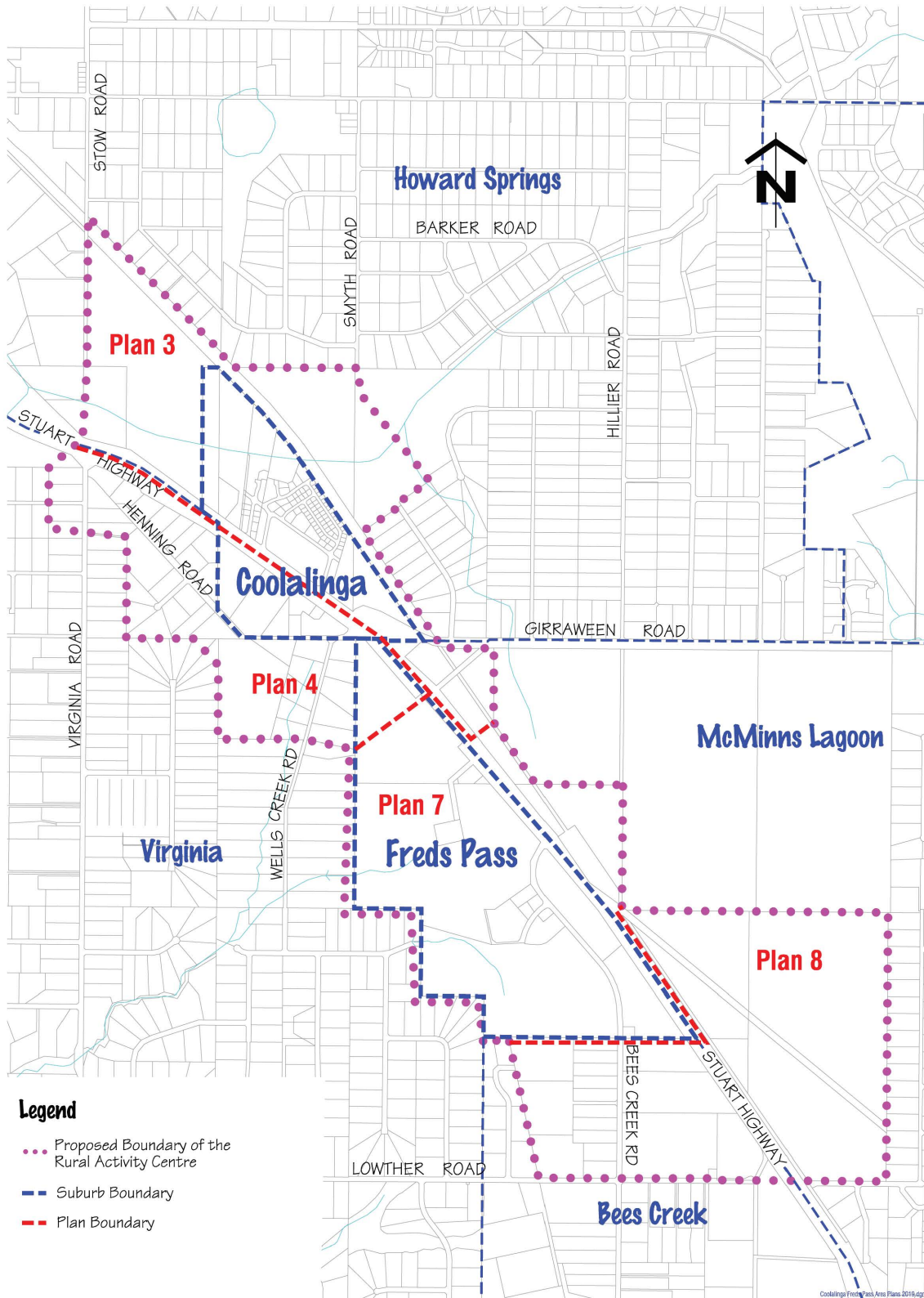
The difficulty and associated cost of providing reticulated sewerage to Freds Pass precludes urban development in the foreseeable future.

The only commercial land in Freds Pass is the Zone TC (Tourist Commercial site on Bees Creek Road. This is an opportunity for a caravan park or similar tourist facility providing accommodation during major sporting events.

Plan 7 and planning principles 11 and 12 of the Area Plan address the future opportunities for recreation and community uses in Freds Pass.

Plan 8 and planning principle 13 of the Area Plan identifies the future potential for areas of rural residential lots south of Freds Pass taking advantage of access to town water and proximity to the community facilities.

Over time approximately 80 rural residential lots could be developed west of the Highway and 200 lots east of the Highway.



LOCALITY PLAN FOR COOLALINGA AND FRED'S PASS RURAL ACTIVITY CENTRE