

TOWARDS AN AREA PLAN FOR COOLALINGA AND FREDS PASS

A MESSAGE FROM THE PLANNING COMMISSION

The Northern Territory Planning Commission is commencing Stage 2 of the Area Planning process for the Coolalinga/Freds Pass Rural Activity Centre. The release of the draft Area Plan and Planning Principles which includes four precincts is the outcome of five weeks of community consultation and supporting infrastructure studies.

The draft Area Plan was developed in response to community feedback, as well as advice from Litchfield Council, service authorities and other NT Government agencies. The Coolalinga/Freds Pass Community Advisory Group, comprised of local residents and Litchfield Councillors, has also provided valuable input into the draft Area Plan.

The Coolalinga/Freds Pass Rural Activity Centre Area Plan will be a long-term plan for the future of the area. Once complete, the Area Plan will help maintain the rural area by ensuring the provision of adequate services to support growth within the boundaries of the activity centre, while helping to protect the rural area from ad hoc development in the future.











The draft Area Plan has been divided into four precincts. We encourage you to look through the draft precinct Area Plans and associated Planning Principles on the following pages.

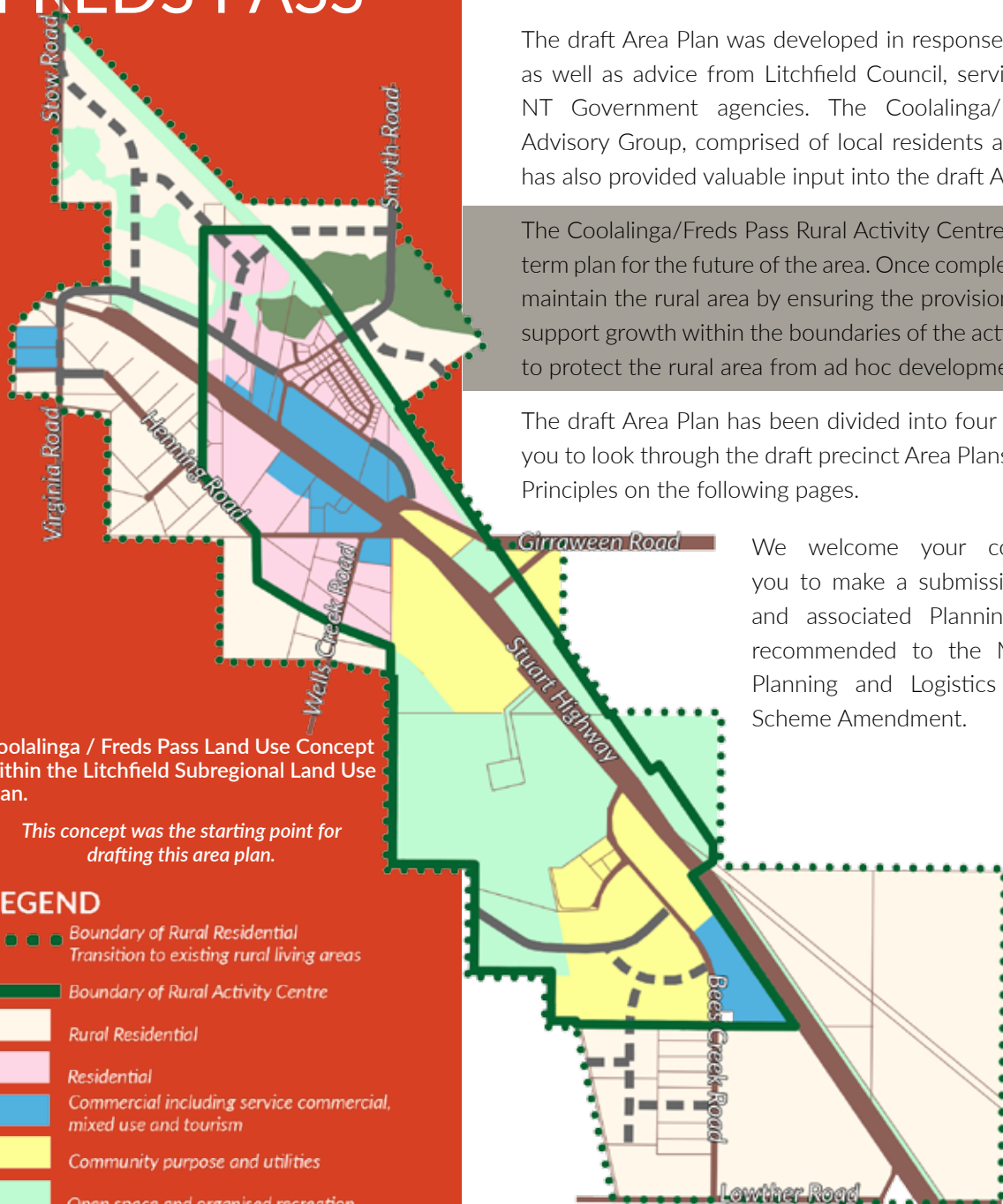
We welcome your comments and encourage you to make a submission on the draft Area Plan and associated Planning Principles that will be recommended to the Minister for Infrastructure, Planning and Logistics as a proposed Planning Scheme Amendment.

Coolalinga / Freds Pass Land Use Concept within the Litchfield Subregional Land Use Plan.

This concept was the starting point for drafting this area plan.

LEGEND

-  Boundary of Rural Residential Transition to existing rural living areas
-  Boundary of Rural Activity Centre
-  Rural Residential
-  Residential
-  Commercial including service commercial, mixed use and tourism
-  Community purpose and utilities
-  Open space and organised recreation
-  Development restricted by Natural Constraints
-  Proposed connector roads
-  Proposed local roads



PLANNING PRINCIPLES

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

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

- **Planning Principles** provide policy to guide development and are supported by a short explanation to set the context of each principle. Planning Principles must be addressed when applying to rezone or develop land subject to an Area Plan. They should also be consistent with higher level policy, such as the Darwin Regional Land Use Plan and the Litchfield Subregional Land Use Plan.
- **Objectives** are the desired outcomes of a Planning Principle, often given in relation to a place. A developer must demonstrate how a proposal will meet each objective.
- **Acceptable Responses** describe specific and practical actions to achieve the associated objective. A developer should act in accordance with all of the listed responses or demonstrate how a proposal provides a better response to the objective.

The draft Planning Principles and associated context and background have been provided in this document. Please contact the Planning Commission or visit the website to obtain a copy of the full document, including the objectives and acceptable responses to each principle.

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

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

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

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

3. Minimise detrimental impacts of development on the environment.

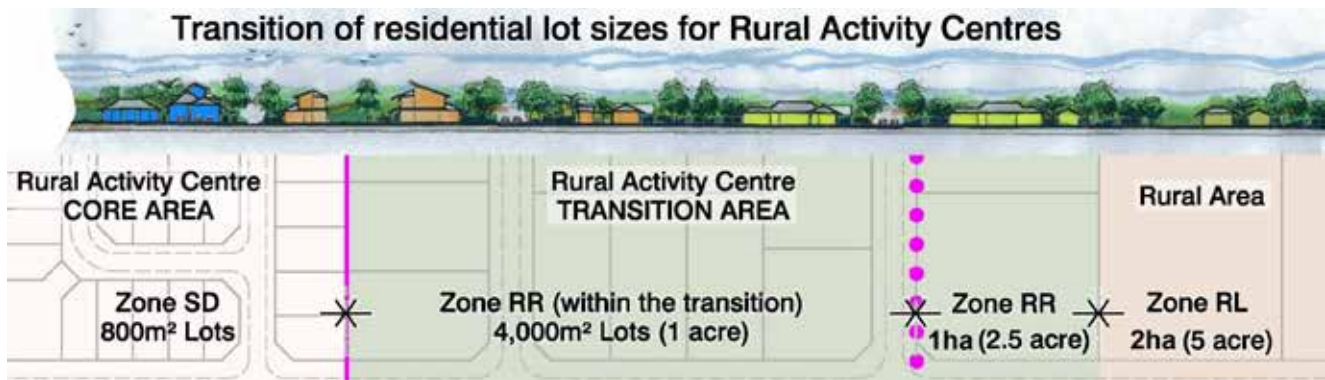
The natural environment contributes to the rural character and amenity of the Coolalinga and Freds Pass localities, including the natural drainage system and the provision for native wildlife. Development must have regard to how it interacts with the natural environment, and any impacts it may have. The retention of native vegetation, for example, can have dual roles in maintaining habitat for native wildlife, but also providing a visual and acoustic buffer between land uses.

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

The Litchfield Subregional Land Use Plan 2016 indicates the need for an additional 500 dwellings in the following 5 to 10 years, and 20 000 dwellings over the following 20 to 30 years within the whole of Litchfield. The Planning Principles and area plan for the Coolalinga/Freds Pass Rural Activity Centre encourage a range of housing choices that cater for different life stages, including smaller lots that are more affordable and can provide lower-maintenance living within walking distance of local services.

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

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



5. Provide a coordinated, efficient and interconnected transport network.

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

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

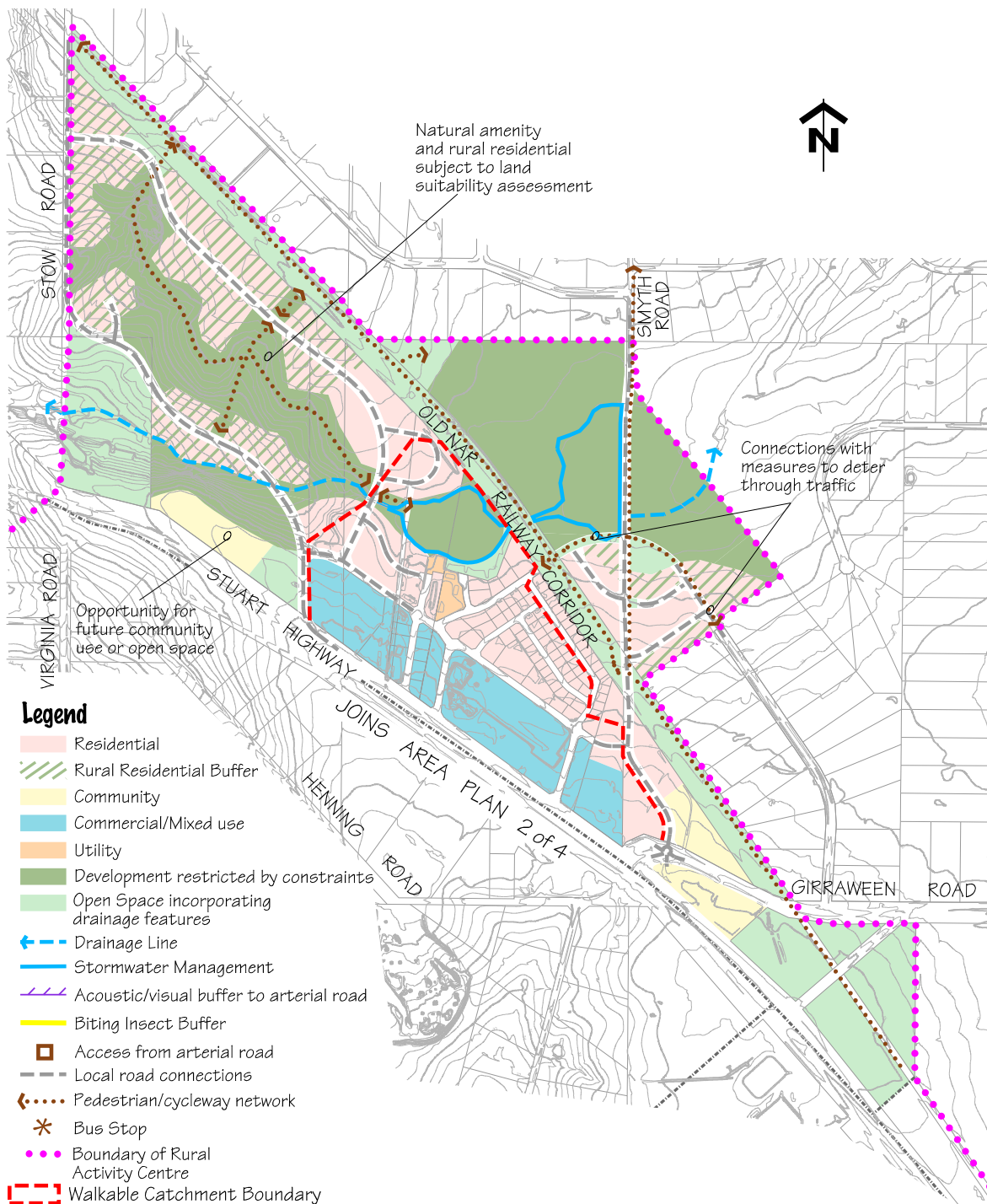
The provision of urban utilities is essential for growth in the Coolalinga/Freds Pass Rural Activity Centre. Reticulated sewerage and town water will support growth without impacting on local groundwater. In particular, town water is not sourced from the local aquifer and reticulated sewerage will limit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

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

THE PRECINCT PLANS

Due to the size and the distinct characteristics of localities within the Coolalinga/Freds Pass area, four 'precincts' have been identified to assist in preparing the Area Plan:

- **Precinct One** is north of the Stuart Highway, extending from Stow Road down to Girraween Road and includes the existing urban development, Coolalinga Central and the North Australian Railway Corridor (NAR);
- **Precinct Two** is south of the Stuart Highway, extending from Virginia Road through to the intersection of Henning Road and the Stuart Highway, and includes the Virginia local centre, Coolalinga caravan park, the Woolworths development, and the northern part of Wells Creek Road;
- **Precinct Three** continues south from the Henning Road/Girraween Road intersection with the Stuart Highway, and includes the Power and Water Corporation's 19 Mile McMinn's Pumping Station, Freds Pass Recreation Reserve, Litchfield Council Administrative Centre, various education facilities, and conservation-zoned Crown land on the northern side of the Stuart Highway; and
- **Precinct Four** extends south from Freds Pass Recreation Reserve to Lowther Road, and across the highway to two large parcels of privately owned land that have not yet been developed.

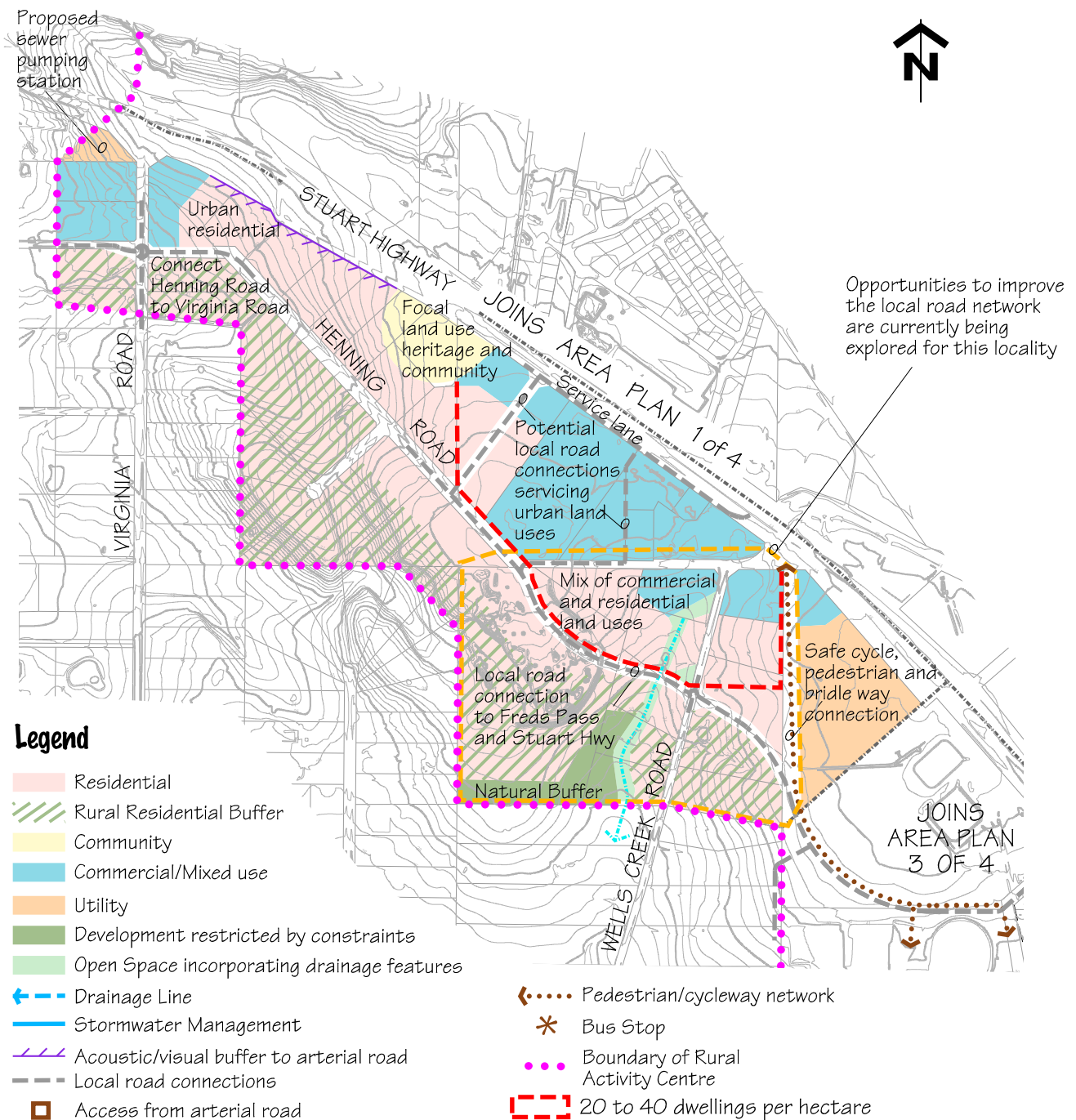


PRECINCT 1 – COOLALINGA NORTH

The old NAR corridor is the precinct ‘backbone’ that connects open space and residential land uses. As well as carrying trunk services, the corridor provides for active recreation and will soon accommodate an extension of the bicycle path from the city.

Land uses shown north of the old railway respond to seasonal waterlogging that affects much of the area. The local road network will redirect through traffic from Edelsten Road and accommodate an extension of Smyth Road from Howard Springs to the Coolalinga bus interchange. Crown land along the way could support residential land uses close to Coolalinga Central.

The drainage areas either side of the old railway are important for stormwater management and natural amenity of the lagoon will offer passive recreation, providing mosquito breeding can be managed. Land suitability assessment of the woodland to the west will determine the balance between residential and passive recreation land uses.



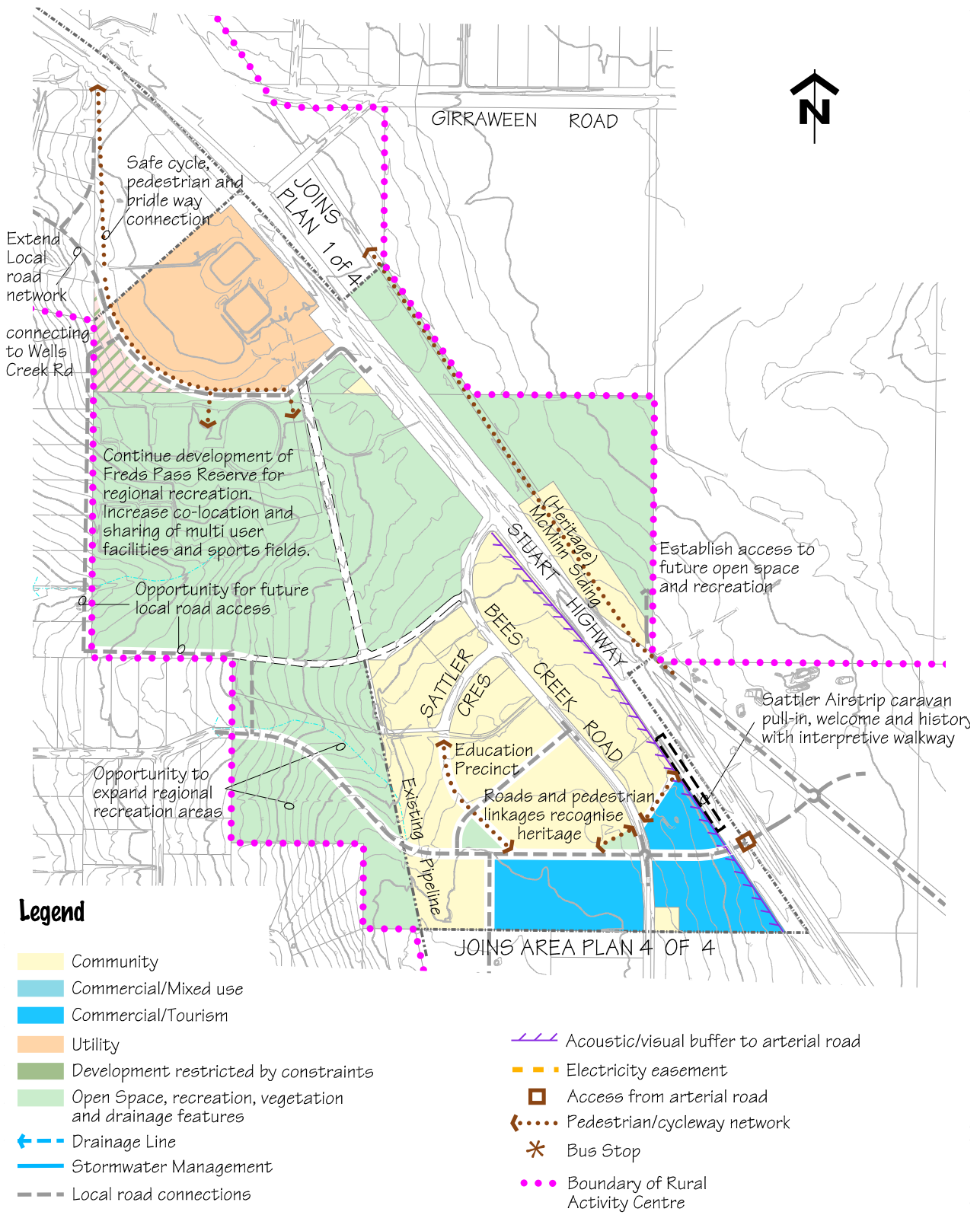
PRECINCT 2 – COOLALINGA SOUTH

A feature of this precinct is large land parcels along Henning Road with re-development potential. The opportunity to establish residential land uses close to the existing commercial facilities is proposed, as is the provision of a rural residential buffer to protect the existing amenity of established rural properties.

Workshops with the community have brought forward ideas to establish a heritage and community 'hub' next to the Stuart Highway, which will also provide a focus for adjacent residential and commercial land uses.

The extension of Henning Road to Virginia Road and future options to link Henning Road via Wells Creek Road to Freds Pass Recreation Reserve will connect the commercial and residential land uses of 'Coolalinga South' to the regional recreation, civic and education facilities of Freds Pass.

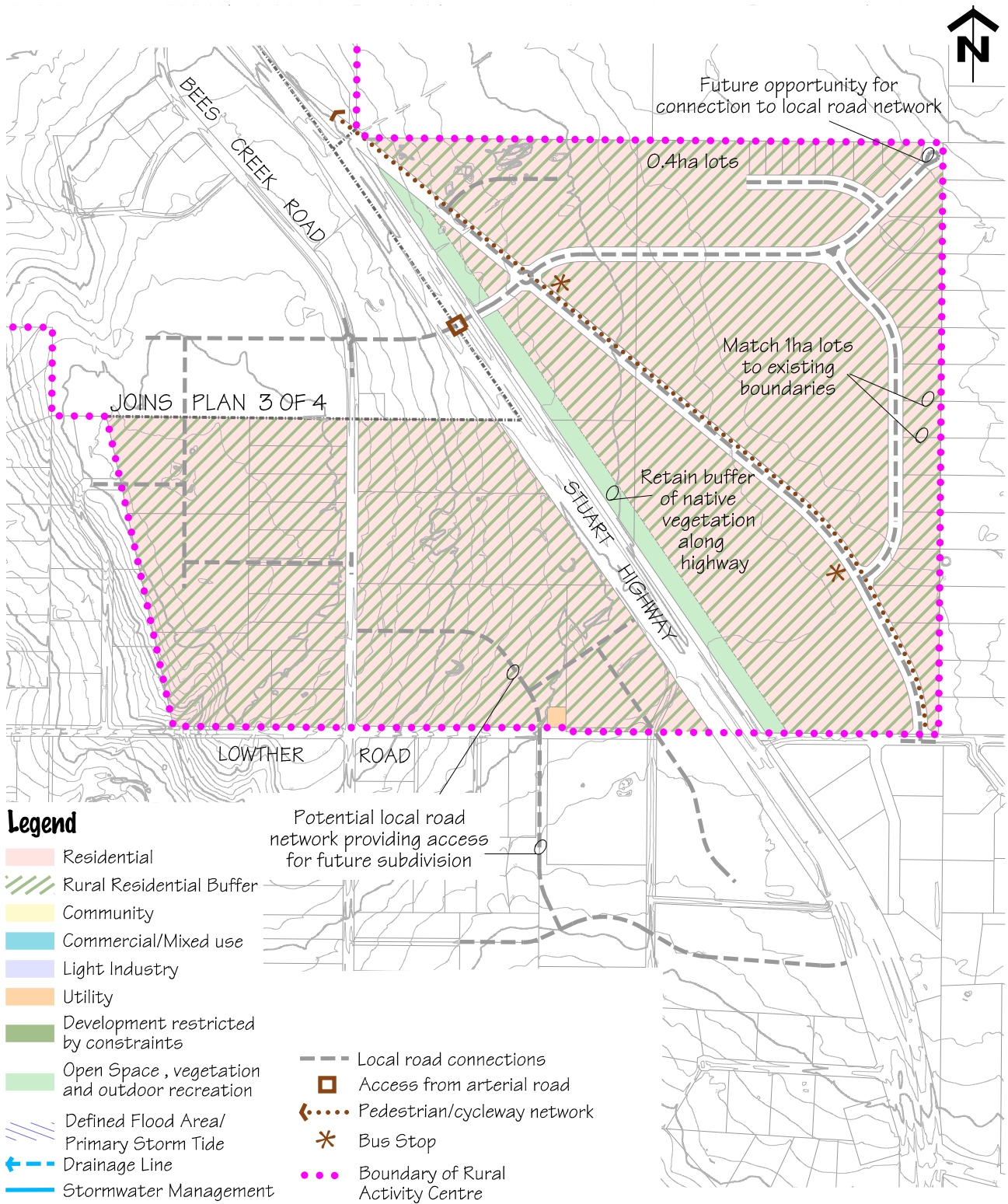
As part of Stage Two consultation, options for connecting the local road network between Precinct 2 and Precinct 3 (Freds Pass) will be explored further with the community.



PRECINCT 3 – FRED'S PASS

Precinct 3 seeks to develop a greater sense of place by recognising the heritage associated with the Sattler WWII airstrip. Tourist commercial and community (primarily educational) uses are structured around local roads and pedestrian linkages that celebrate this heritage. A controlled intersection with the Stuart Highway is also proposed as a longer term 'primary' access point to this precinct.

The regional recreation facilities of Fred's Pass Recreation Reserve will be retained with some opportunity for expansion and local road linkages to Virginia and Coolalinga.



PRECINCT 4 – BEES CREEK ROAD RURAL RESIDENTIAL AREA

This precinct is proposed as a rural residential area next to the recreation, civic and educational land uses of Freds Pass, and within a short drive of Coolalinga. Opportunities to better connect the local road network are identified along with buffers to minimise impacts of the highway on residential amenity. In the longer term, signalled access to the Stuart Highway is proposed.

An alternate private proposal for the land east of the highway includes a golf course, service station and tourist accommodation.

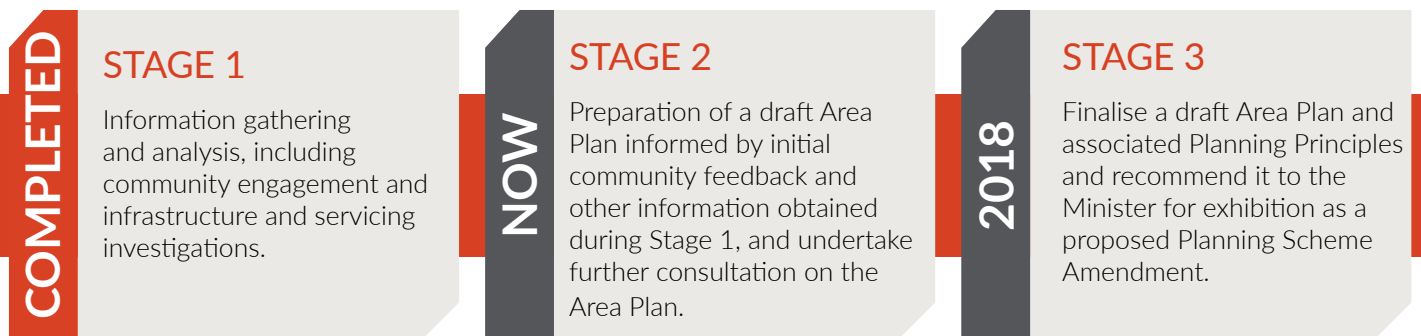
HOW THE AREA PLAN WILL BE USED

This Area Plan provides a decision-making framework to inform future rezonings and development decisions to give guidance, certainty and confidence to residents, property owners and decision makers, and to help us plan for the future.

Area Plans **DO NOT** automatically rezone land. Any applications for rezoning must be made through the Minister responsible for the *Planning Act*.

HOW AREA PLANS ARE PREPARED

The Coolalinga/Freds Pass Rural Activity Centre Area Plan will be prepared in accordance with the process outlined below:



Stage 1 provided an opportunity for residents, property owners and businesses to participate in the planning process by contributing to the development of a vision to meet the future needs for Coolalinga/Freds Pass. A report on the consultation outcomes is available from the Planning Commission's website.

Stage 2 allows further comment and input into the draft Area Plan and Planning Principles, which were prepared by taking into account the community feedback and background investigations from Stage 1. Stage 3 will involve recommending a final Area Plan to the Minister for Infrastructure, Planning and Logistics for formal exhibition as a Planning Scheme Amendment.

HOW TO GET INVOLVED

Your thoughts, comments, questions and feedback will help us to further refine the draft Area Plan options.

You can come and say hello to us at our pop-up stalls at:

- ▲ Freds Pass Rural Markets
- ▲ Coolalinga Central
- ▲ Coolalinga Woolworths

Dates, times and further information can be found on our website.

Submissions close **Wednesday 1 November 2017**.

