PART 2

4.0 PLANNING PRINCIPLES AND FRAMEWORK

The interpretation of this Planning Scheme and the determinations of a consent authority must have regard to the planning principles and the relevant framework drawings (as may be the case) contained in this Part and ensure that a use or development or proposed use or development is consistent with them.

4.1 NORTHERN TERRITORY

The administration of this Planning Scheme is to:

(a) contribute to a built, rural and natural environment supporting the diverse lifestyle and the social, cultural and economic development of the Territory promoting:
   i. safe communities;
   ii. housing choice;
   iii. public infrastructure including a coordinated, integrated and efficient transport network;
   iv. recreational and cultural opportunities;
   v. commercial, primary production and industrial diversity servicing community needs and export potential; and
   vi. best practice environmental management;

(b) contribute to the sustainable use and development of land and water resources so that the use and development of land is consistent with the principles of sustainable development and avoids pollution and minimises degradation of the environment or over commitment of water resources;

(c) facilitate the supply of sufficient land for residential, commercial, industrial, recreational, primary production, institutional and other public uses so that the subdivision of land is cost effective, equitable and timely and maximises the value of public and private investment in infrastructure;

(d) promote a more compact urban form in appropriate locations to maximise infrastructure utilisation and enhance urban liveability;

(e) promote urban/ building design which is climatically appropriate, water and energy efficient and contributes to the existing and future character and appearance of an area;

(f) ensure development does not unreasonably intrude on or compromise the privacy of adjoining residential uses and ensures its own amenity is not compromised in the future;

(g) assist in the conservation of areas and sites of environmental, cultural or heritage value as identified by Government;
(h) facilitate the sustainable use of land for primary production so that land particularly suited to agriculture, horticulture and other primary production activities, by reason of the nature of the soils, proximity to adequate water supplies or for other reasons, will be preserved for those activities within the context of competing land uses;

(i) facilitate the further development of the tourist industry capitalising on the Territory’s aesthetic, natural and cultural heritage;

(j) consider flood and storm surge levels associated with floods and cyclones to minimise risk to life and property;

(k) value land for its inherent ecosystem functions in protecting native flora, fauna, soil and water resources;

(l) consider the provision of social infrastructure in order to maintain and enhance the quality of community facilities.
The administration of this Planning Scheme in relation to the Darwin Region is to:

(a) provide for orderly and appropriate development to cater for population growth, consistent with the Darwin Regional Land Use Framework and any applicable Area Plans in Part 8, with a focus on:

i. the provision of a range of dwelling types to meet the needs and aspirations of all sectors of the community;

ii. the appropriate integration of new residential development taking account of the lifestyle and character of established areas;

iii. more compact and higher density development in appropriate locations proximate to facilities and services in new urban areas and on infill sites in established areas;

iv. interconnectivity with the active transport network and accessibility to public transport; and

v. the development of greenfield sites in locations that promote efficient expansion or utilisation of established commercial and community services and facilities, public transport and trunk infrastructure;

(b) affirm the primacy of the Darwin Central Business District as the dominant commercial, cultural, administrative, entertainment, tourist and civic centre and promote existing and planned activity centres as the principle locations for commercial, retail and community uses serving associated catchment populations;

(c) continue to recognise as legitimate the rural lifestyle choice of many in the community with a focus on:

i. the provision of a range of residential options outside urban areas; and

ii. enhanced opportunities for local services, facilities and housing choice in appropriately serviced rural activity centres;

(d) provide a range of opportunities for future industrial development that is appropriately connected to infrastructure assets including arterial roads, port and rail facilities and necessary utilities; and

(e) recognise the importance of sustainably managing the natural attributes of the Darwin Region, and the associated biodiversity, conservation or heritage values that contribute to the amenity enjoyed by residents and to the economy.
4.3 ALICE SPRINGS

The administration of this Planning Scheme in relation to Alice Springs is to:

(a) provide for orderly development catering for a growing population maximising options for urban infill adjacent to the town centre and other identified neighbourhood centres and community facilities as well as appropriate expansion at Larapinta, Mount Johns Valley and Arid Zone Research Institute site consistent with the Alice Springs Land Use Framework and any area plans in Part 8 applicable in the circumstances;

(b) preserve the existing tourist commercial focus and rural character of established small lot rural subdivisions south of Heavitree Gap;

(c) affirm the primacy of the existing central business district as the retail and office centre of the town with convenience shopping needs being supported by neighbourhood and district facilities of limited floor space;

(d) provide appropriate areas for future industrial development to west of the Arid Zone Research Institute site in the Blatherskite Valley, which include access to arterial road and rail networks, while preserving and protecting natural drainage systems;

(e) provide opportunities to create residential and work environments taking advantage of the scenic ranges, protected through the maintenance of height restrictions and encouragement of design sensitive to the location; and

(f) protect the Roe Creek and Rocky Hill borefields from inappropriate land uses and development.
### 4.4 Katherine

The administration of this Planning Scheme in relation to Katherine is to:

- (a) provide for orderly and appropriate urban residential development to cater for future population growth, consistent with the Katherine Land Use Framework and any applicable area plans in Part 8, through options including:
  - i. expansion of Katherine East residential area;
  - ii. a diverse range of dwelling types;
  - iii. increased dwelling densities adjacent to the town centre;
- (b) provide opportunities for rural lifestyle which:
  - i. recognise potential risks associated with land capability constraints and natural hazards;
  - ii. do not detrimentally impact on the amenity of established localities or encroach on areas with agricultural capability;
- (c) maintain the existing business centre on Katherine Terrace to enhance its role in fostering community cohesion and provide a site for future retail and commercial development in Katherine East with convenience retail needs being met by small scale neighbourhood facilities;
- (d) provide a range of appropriately serviced land for future industrial development with a focus on a transport hub adjacent to the railway and a range of lot sizes to meet the needs of local industries and those servicing the transport and mining sectors; and
- (e) protect conservation, heritage and landscape values and minimise the impacts of future land use on these values.
4.5 TENNANT CREEK

The administration of this Planning Scheme in relation to Tennant Creek is to:

(a) provide for orderly and appropriate land use and development catering for a growing population using development options including urban infill and subdivisions at Tennant Creek ‘East’ consistent with the Tennant Creek Land Use Framework and any area plans in Part 8 applicable in the circumstances;

(b) affirm the primacy of the existing business hub on Paterson Street with convenience shopping needs being supported by future neighbourhood facilities of limited floor space as required;

(c) preserve the existing rural character of established small lot rural subdivisions south of the town;

(d) provide appropriate areas for future industrial development to the west of the town, which includes access to arterial road and rail networks, while preserving and protecting natural drainage systems; and

(e) protect the Kelly Well and Cabbage Gum borefields from inappropriate land uses and development.