

NORTHERN TERRITORY OF AUSTRALIA

*Planning Act*

AMENDMENT TO NT PLANNING SCHEME

I, NICOLE SUSAN MANISON, Minister for Infrastructure, Planning and Logistics, under section 25(2)(c) of the *Planning Act*, amend the NT Planning Scheme by making the amendment, specified in the Schedule.

Dated

7/3/

2018.



Minister for Infrastructure, Planning and Logistics

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**SCHEDULE**

**AMENDMENT TO NT PLANNING SCHEME**

**AMENDMENT No. 489**

**1. Citation**

This amendment to the NT Planning Scheme may be cited as Amendment No. 489.

**2. Amendment to Part 8 – 14.0 Area Plans**

After 14.7.2 Holtze Urban Planning Principles and Area Plan –

*Insert:*

14.7.3 Planning Principles and Area Plan for Howard Springs Rural Activity centre
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**Context**

The *Litchfield Subregional Land Use Plan 2016* at Schedule 2 refers to the Howard Springs Rural Activity Centre and identifies the opportunity to increase the diversity of housing options within the centre. The small commercial centre could accommodate modest growth with the provision of reticulated sewerage and upgraded water supply. Growth around the commercial centre will support local businesses and community facilities that serve the surrounding rural area.

**Purpose**

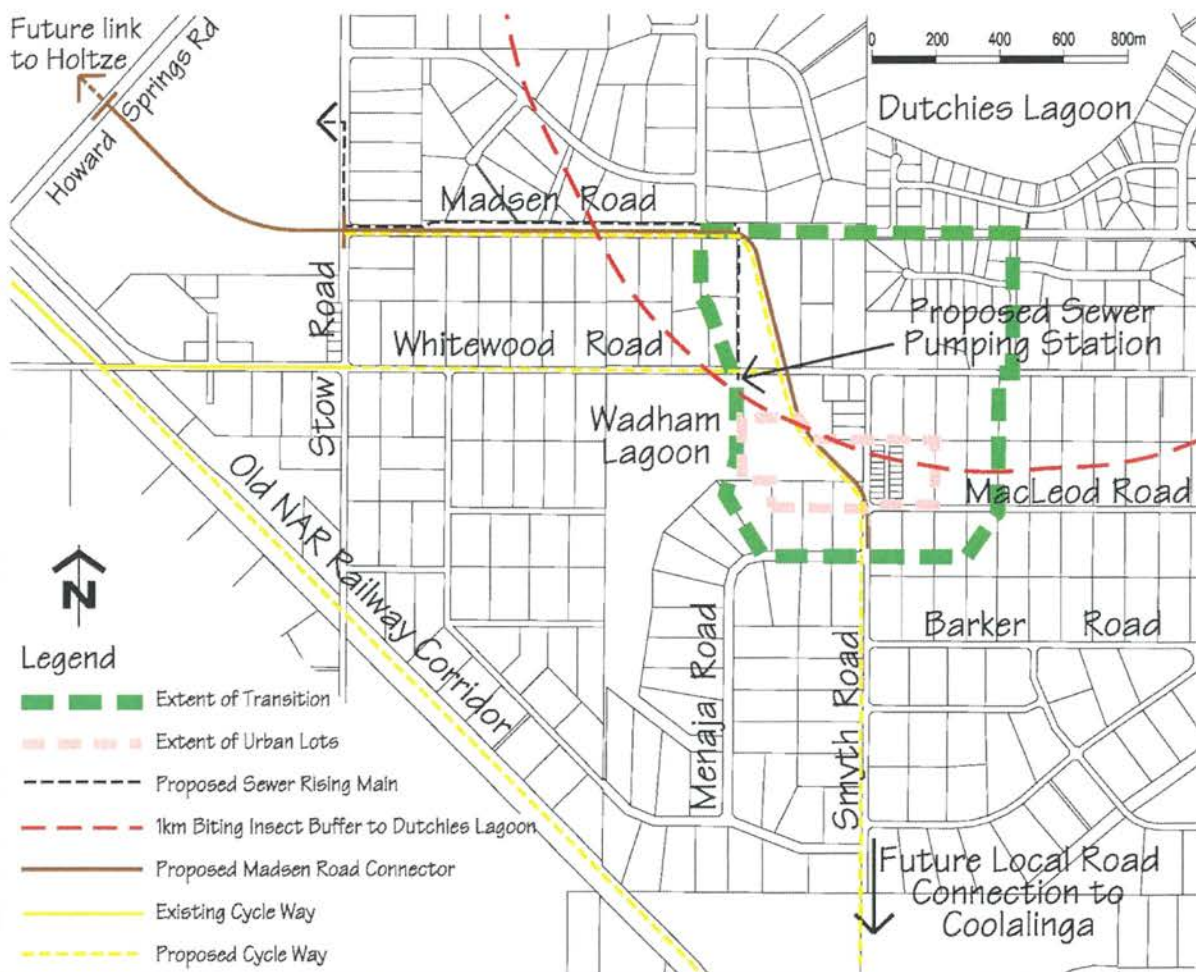
The purpose of these planning principles and area plan is to guide the development of land within the Howard Springs Rural Activity Centre. The proposed land use changes cater for future population growth, and support the efficient delivery of infrastructure and ongoing viability of the commercial centre. The area plan provides a focused location for growth to provide greater certainty on where development will be supported by the Government and relieving pressure for ad hoc development in the wider rural area.

**Plan Structure**

The locality plan below shows the Howard Springs Rural Activity Centre in the context of broader infrastructure and transport links of the surrounding area.

The following planning principles must be addressed as part of future development of land within the Howard Springs Rural Activity Centre. Objectives are actions that will achieve the outcome described by the planning principle. Acceptable responses are standards or measures which will contribute to the objective. Alternate responses that demonstrate an equal or higher measure may also be considered.

The Area Plan is included at page 6. The Area Plan shows future land use changes that are supported providing all relevant objectives of the planning principles are met.

**LOCALITY PLAN - HOWARD SPRINGS RURAL ACTIVITY CENTRE**



## PLANNING PRINCIPLES

### 1. Minimise detrimental impacts of development on the environment

The natural environment contributes to the rural character and amenity of Howard Springs, the natural drainage system and the provision of habitat for native wildlife. In particular, Wadham Lagoon and Dutchies Lagoon are identified as Priority Environmental Management wetlands. This principle seeks to protect and enhance the functions of the natural environment for the continued enjoyment of the community.

Objective	Acceptable Land Use and Development Response
1.1 Manage development to minimise adverse impacts on the receiving environment.	<ul style="list-style-type: none"> <li>i. The design and engineering of development responds to the site's physical constraints and adequately demonstrates how potential adverse impacts on the site's environmental values will be avoided.</li> <li>ii. A proposed stormwater drainage system is integrated with the natural system and designed to minimise modification or disturbance to the natural system; and The discharge of concentrated stormwater will not exceed pre-development flows and complies with the requirements of the relevant government agencies.</li> <li>iii. The management of weeds and pollutants in stormwater complies with the requirements of the relevant government agencies.</li> </ul>
1.2 Promote Wadham Lagoon as a natural feature of the rural activity centre.	<ul style="list-style-type: none"> <li>i. Development of land that drains into Wadham Lagoon includes measures to protect the lagoon's environmental values, natural amenity and drainage function.</li> <li>ii. Uses of land around Wadham Lagoon include areas for passive public recreation.</li> </ul>

### 2. Minimise the impacts of biting insects on residential amenity and public health

Dutchies Lagoon and Wadham Lagoon are seasonal breeding sites for freshwater mosquitos. Mitigation of mosquito breeding is necessary to minimise risks to public health and to facilitate public enjoyment of the natural environment.

Objective	Acceptable Land Use and Development Response
2.1 Limit new urban dwellings in close proximity to Dutchies Lagoon.	<ul style="list-style-type: none"> <li>i. Future urban residential development is outside a 1 km buffer from Dutchies Lagoon and complies with the requirements of the government agency responsible for medical entomology.</li> </ul>
2.2 Manage mosquito breeding in Wadham Lagoon to allow urban residential development adjacent to Wadham Lagoon.	<ul style="list-style-type: none"> <li>i. A strategy and associated works to manage mosquito breeding in Wadham Lagoon is established prior to any urban residential development west of Smyth Road; and The mosquito management strategy and associated works: <ul style="list-style-type: none"> <li>- accords with advice from the government agency responsible for medical entomology;</li> <li>- minimises any impact on natural systems; and</li> <li>- is compatible with recreation uses of the lagoon.</li> </ul> </li> </ul>

### 3. Maintain an active, safe and sustainable commercial centre

The Howard Springs Rural Activity Centre provides the core commercial needs of the surrounding rural community, with a greater range of services and facilities being provided in the larger centres of Palmerston and Coolalinga. The planning principles and area plan seek to sustain a range of businesses that continue to provide for the local market and encourage the development of an active commercial centre.

Objective	Acceptable Land Use and Development Response
3.1 Support the viability of local businesses.	<ul style="list-style-type: none"> <li>i. A diverse range of commercial premises are provided to support a variety of businesses.</li> <li>ii. Urban density residential development is provided within a convenient walking distance (400 m) of the commercial centre.</li> </ul>
3.2 Encourage public amenity and activity in public spaces.	<ul style="list-style-type: none"> <li>i. The principles of Crime Prevention Through Environmental Design (CPTED) are incorporated into development.</li> <li>ii. Development provides for the planting of shade trees in public spaces on private and public land.</li> <li>iii. Development of commercial areas encourages use of pedestrian corridors by including continuous awnings for shade and shelter from rain.</li> </ul>



#### 4. Provide for housing choice compatible with the rural character of Howard Springs

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 40 to 50 years within the whole of Litchfield. The planning principles and area plan for the Howard Springs Rural Activity Centre seek to encourage a range of housing choices that cater for different life stages, including smaller lots that are more affordable and can provide lower-maintenance living within walking distance of local services.

Inclusion of some urban residential development within the Howard Springs Rural Activity Centre will increase housing choice, underpin the provision of reticulated services and community infrastructure, and support a wider variety of retail and commercial services.

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

Objective	Acceptable Land Use and Development Response
4.1 Support housing choices in appropriate locations.	<ul style="list-style-type: none"> <li>i. Urban residential lots are not located on land affected by flooding, biting insects or other constraints to residential land uses.</li> <li>ii. Urban residential lots are located within 400 m walking distance of the commercial centre.</li> <li>iii. Lots within Zone SD (Single Dwelling Residential) in the Howard Springs Rural Activity Centre have a minimum lot size of 800 m<sup>2</sup> and are located within areas shown in pink on the Area Plan.</li> <li>iv. Subdivision and development for the purpose of a retirement village may have a residential density consistent with Zone MD (Multiple Dwelling Residential). For clarity, development of a retirement village is not restricted to urban residential areas (pink) on the Area Plan; however, acceptable responses must be demonstrated to all other criteria relevant to urban residential development.</li> </ul>
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"> <li>i. Subdivision design provides a transition of residential lot sizes such that: <ul style="list-style-type: none"> <li>– Zone RR (Rural Residential) lots with a minimum lot size of 4000 m<sup>2</sup> are located within areas shown in olive green on the Area Plan as a buffer between the commercial and urban residential area, and Zone RL (Rural Living) lots;</li> <li>– No more than two Zone SD (Single Dwelling Residential) lots share a boundary with any one Zone RR lot; and</li> <li>– No more than two Zone RR lots share a boundary with any one Zone RL lot.</li> </ul> <p>Figure 1 illustrates a model transition of densities from the commercial centre to the existing rural area.</p> </li> <li>ii. Rural residential development outside of the Howard Springs Rural Activity Centre must comply with relevant policy in the <i>Litchfield Subregional Land Use Plan 2016</i>, and</li> </ul> <p>For the purpose of the Howard Springs Rural Activity Centre, "close proximity to community facilities" means within 1 km, measured as travelled, from the commercial area of the rural activity centre.</p>
4.3 Maintain the rural character and amenity within the rural activity centre.	<ul style="list-style-type: none"> <li>i. Landscaping is provided within front setbacks to contribute to the visual amenity of the streetscape.</li> <li>ii. Where appropriate, street verges and public spaces are landscaped to provide shading for pedestrian and bike networks, while also softening the appearance of hard infrastructure and residential buildings.</li> </ul>

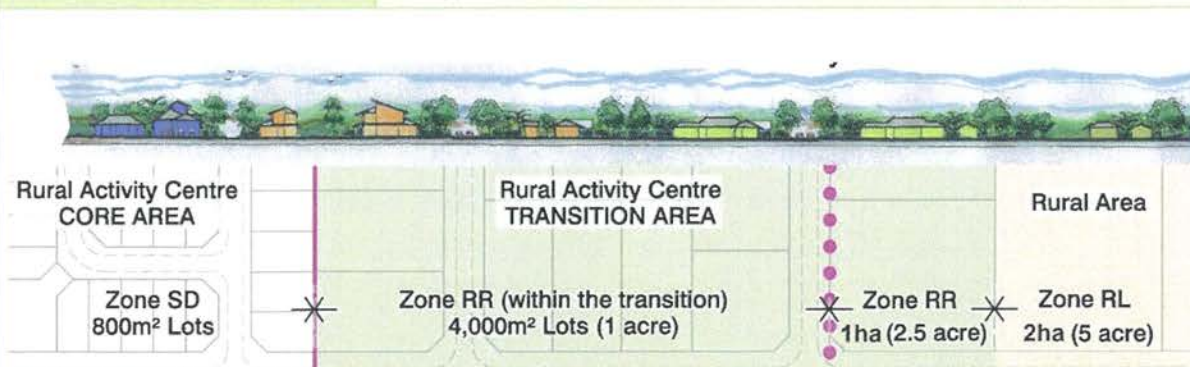


Figure 1: Transition of residential lot sizes for rural activity centres



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

Howard Springs Rural Activity Centre is close to Palmerston and Coolalinga, as well as the regional hospital at Holtze. Potential future connections with these destinations include the extensions of Stow Road and Smyth Road to Coolalinga, and the extension of Madsen Road through Kowandi North to Holtze as shown in the locality plan. The regional transport model predicts that Stow Road will attract through-traffic between Holtze, Kowandi North and Coolalinga, but the Smyth Road extension will mainly be used by traffic travelling to or from Howard Springs.

Within Howard Springs Rural Activity Centre, the narrow reserve of Whitewood Road limits traffic management strategies that would improve road safety through the centre. Conversely, the greater reserve width of Madsen Road is well-suited to accommodate traffic management strategies and integrate cycle and pedestrian pathways.

A key feature of the area plan is a new connection from Madsen Road across Whitewood Road to Smyth Road. The alignment of this connection is intended to facilitate future improvements to regional public transport, cycle and pedestrian networks between the Coolalinga bus interchange and Palmerston bus interchange via the Howard Springs Rural Activity Centre. This is to improve transport options, route choice and ease of access to a greater range of services for Howard Springs residents. In addition, the changes shown to Madsen Road, including the extension to Hamilton Road, seek to reduce traffic pressure on Whitewood Road and provide an alternate route into and around the Howard Springs Rural Activity Centre.

The Area Plan and this planning principle seek to provide for an interconnected local road network apace with development and to prioritise the safety of pedestrians and cyclists throughout the activity centre. This includes guidance for the treatment of the Madsen-Smyth connector road to reinforce its role as a local road.

Objective	Acceptable Land Use and Development Response
5.1 Provide a transport network that is safe and convenient for all users.	<ul style="list-style-type: none"> <li>i. Subdivision provides for an interconnected road network that: <ul style="list-style-type: none"> <li>- supports efficient access and route choices;</li> <li>- prioritises the safety of pedestrians and cyclists; and</li> <li>- does not compromise the ability to develop strategic links as indicated on the area plan.</li> </ul> </li> <li>ii. Development facilitates provision of a shared walking/cycling network that links schools, public open space and other public facilities.</li> </ul>
5.2 Promote Madsen Road as a main entry to the Howard Springs Rural Activity Centre to reduce traffic pressure on Whitewood Road	<ul style="list-style-type: none"> <li>i. Madsen Road is extended as an alternate entry into the Howard Springs Rural Activity Centre.</li> <li>ii. Madsen Road is extended along the existing road reserve to Hamilton Road to bypass the Howard Springs Rural Activity Centre.</li> <li>iii. The upgrading and extension of Madsen Road provides for and prioritises the safety of pedestrians and cyclists.</li> </ul>
5.3 Facilitate the creation of a future regional public transport route	<ul style="list-style-type: none"> <li>i. Development does not compromise the ability to extend Madsen Road north west to Holtze, and to extend Smyth Road south to Coolalinga as indicated in the locality plan.</li> <li>ii. The Madsen to Smyth connector road is designed to support the safe and efficient movement of buses, and to allow for the provision of public bus stops to the standards and satisfaction of the public transport authority.</li> </ul>
5.4 Develop the connector road between Madsen Road and Smyth Road at a local scale that is consistent with the rural character of the surrounding area.	<ul style="list-style-type: none"> <li>i. The scale and management of the Madsen to Smyth connector as a local road and its intersections with Madsen Road, Whitewood Road and Smyth Road are consistent with the rural character of the surrounding area and support safe and convenient use by pedestrians and cyclists. Specifically, the road is designed: <ul style="list-style-type: none"> <li>- as a single carriageway with two lanes (one lane each direction);</li> <li>- with traffic management measures to slow traffic speeds;</li> <li>- with separate cycle/pedestrian paths;</li> <li>- with pedestrian crossings and/or refuge islands; and</li> <li>- with shade trees and/or shade structures</li> </ul> </li> </ul> <p>to the standards and satisfaction of the responsible road authority.</p>
5.5 Encourage an active and attractive interface between the commercial area and the new Madsen and Smyth connector road.	<ul style="list-style-type: none"> <li>i. The interface between the Madsen to Smyth connector road and the commercial area is designed to look attractive and encourage pedestrian activity.</li> <li>ii. Commercial driveway access from the Madsen to Smyth connector road is approved by and meets the requirements of the road authority.</li> </ul>
5.6 Require developers to contribute to the funding of 'strategic' road connections.	<ul style="list-style-type: none"> <li>i. Where Council or the NT Government has established an infrastructure contribution plan to fund the construction of strategic road connections, contributions are made in accordance with a contribution plan.</li> </ul>

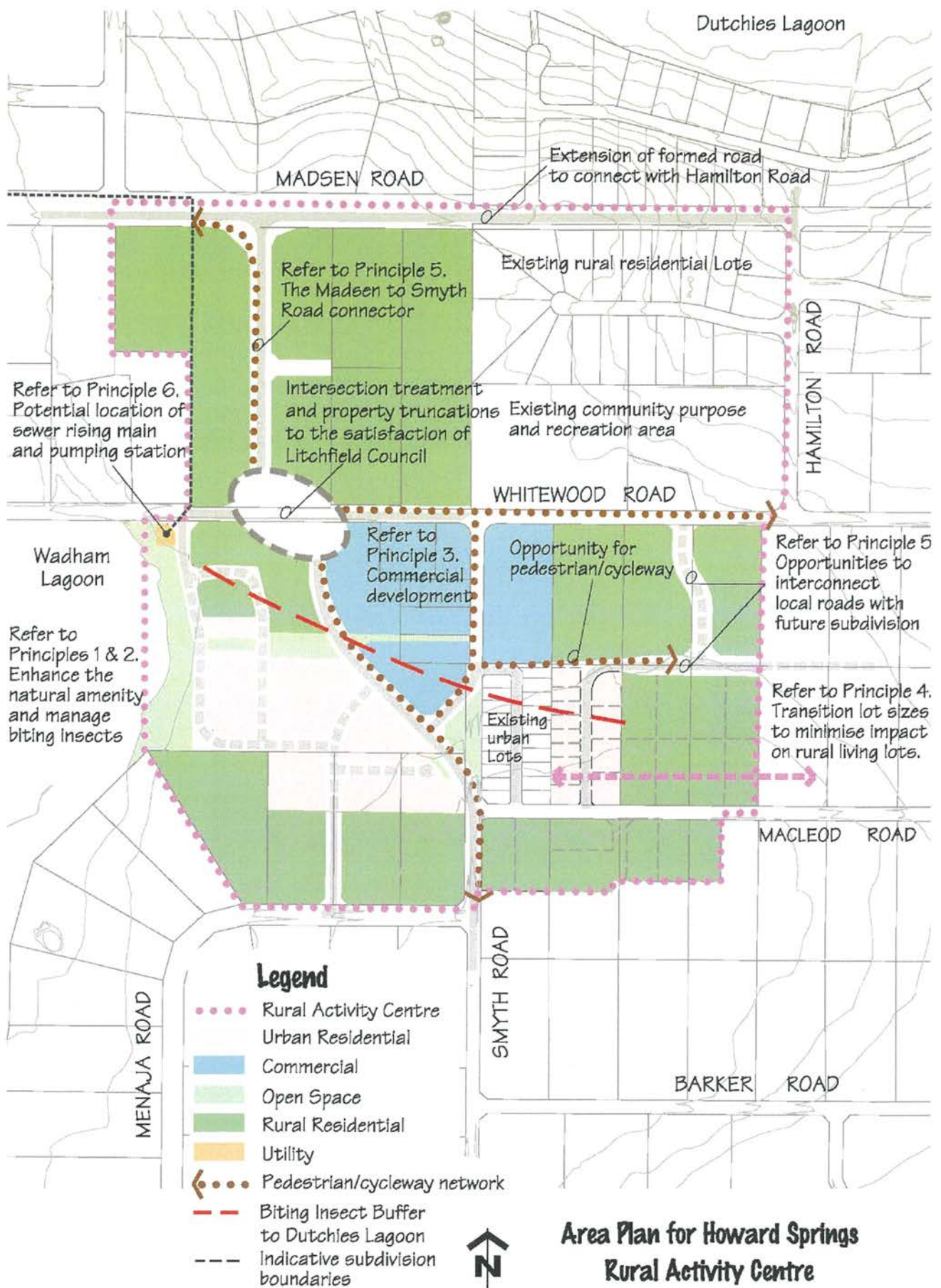
## 6. Provide reticulated services to the Howard Springs Rural Activity Centre

The provision of urban utilities is essential for growth in the Howard Springs Rural Activity Centre. In particular, reticulated sewer and water are required to reduce current impacts on 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 Howard Springs and a mechanism to coordinate the design, development and funding contribution for infrastructure upgrades.

Objective	Acceptable Land Use and Development Response
6.1 Provide urban utilities to minimise adverse impacts on groundwater systems.	<ul style="list-style-type: none"><li>i. All new residential lots and commercial uses are connected to the reticulated water supply.</li><li>ii. Existing properties that rely on informal water supply lines are to connect to the reticulated system when it becomes available.</li><li>iii. Residential lots under 4000 m<sup>2</sup> and all commercial uses are connected to reticulated sewerage.</li><li>iv. A sewage pumping station is situated to efficiently service the commercial and urban residential land within the activity centre.</li></ul>
6.2 Provide utilities and trunk services sequentially and cost efficiently to service proposed development.	<ul style="list-style-type: none"><li>i. Trunk infrastructure for reticulated services is incorporated into the engineering design for development.</li><li>ii. Infrastructure is provided and funded in accordance with an approved infrastructure plan for the Howard Springs Rural Activity Centre; <b>or</b></li><li>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.</li></ul>





Read this plan in conjunction with associated planning principles

**3. Amendment (under Schedule 2) to the  
Litchfield Subregional Land Use Plan**

*Omit:*

Pages 26 and 27 of the Litchfield Subregional Land Use Plan 2016

*And replace with:*

New pages 26 and 27 of the Litchfield Subregional Land Use Plan 2016

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## HOWARD SPRINGS RURAL ACTIVITY CENTRE

The Howard Springs Rural Activity Centre is located 9 km east of the Palmerston CBD. It is characterised by the small commercial centre and local community facilities that serve the surrounding rural area.

There is an opportunity to increase the diversity of housing options in the centre, including a small area of urban-scale growth in the immediate vicinity of the commercial zone.

The locality plan (opposite page) shows the extent of the rural activity centre and its location in the Howard Springs neighbourhood. 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. More detailed information on future land use change within the rural activity centre is provided by the Area Plan in the Planning Scheme.

In January 2018 the Area Plan and Planning Principles for the Howard Springs Rural Activity centre were introduced to Part 8 of the Planning Scheme. The Area Plan was developed with the community and reflects a moderate level of growth. The future land use changes identified by the Area Plan will accommodate approximately 200 dwellings. Almost all land subject to the Area Plan is in private ownership and opportunities for growth will rest on the aspirations of individual land owners.

### MOSQUITO BREEDING SITES

**HS1** To mitigate the impacts of biting insects on urban development in the rural activity centre

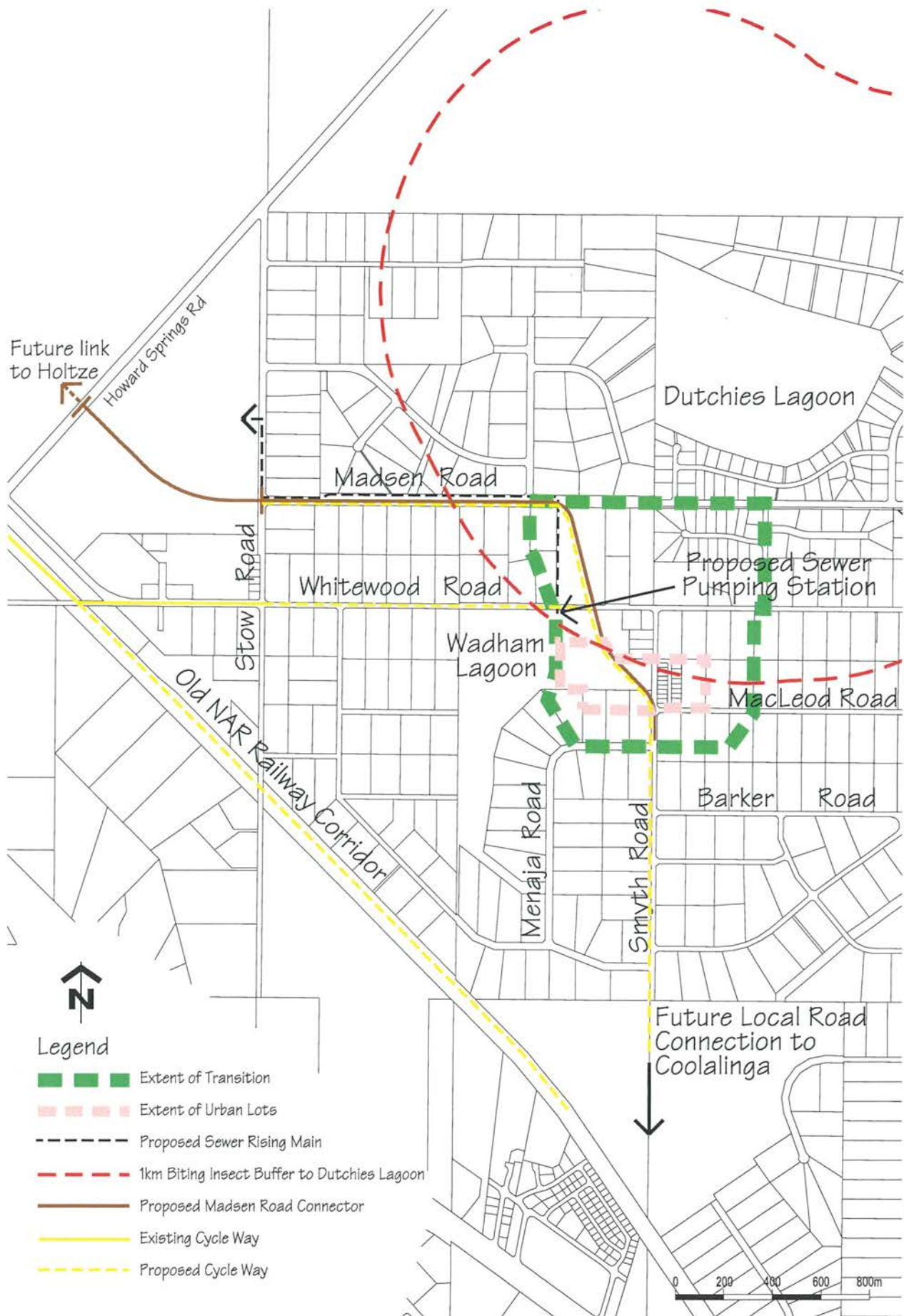
- locate urban residential subdivision in accordance with the requirements of Medical Entomology;
- require caution notices to be placed on all effected urban lots advising of the likelihood of high seasonal mosquito problems; and
- identify and implement engineering works required to mitigate mosquito breeding in Wadham Lagoon.

### COMMERCIAL CENTRE

**HS2** To provide for an increased diversity of uses

- integrate future urban residential development with existing commercial uses; and
- promote compact and mixed-use development.





# LOCALITY PLAN FOR HOWARD SPRINGS RURAL ACTIVITY CENTRE



**NORTHERN TERRITORY OF AUSTRALIA**

***Planning Act***  
**Section 29**

**Reasons for Decision**

**NORTHERN TERRITORY PLANNING SCHEME**

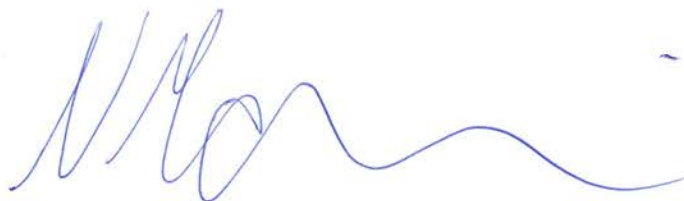
**AMENDMENT No. 489**

**Inclusion of Planning Principles and Area Plan for Howard Springs Rural Activity centre into the NT Planning Scheme**

The inclusion of Planning Principles and Area Plan for Howard Springs Rural Activity centre into Part 8 of the NT Planning Scheme, and the consequential amendments to the Litchfield Subregional Land Use Plan 2016 to remove inconsistencies with the new Area Plan, will provide a strategic policy framework to guide development and growth within the Howard Springs Rural Activity Centre.

By superseding the land use concept in the Subregional Plan the new Area Plan provides a more detailed level of planning that will guide the provision of infrastructure and future development within the activity centre.

The amendment includes statements of policy specific to the Howard Springs Rural Activity Centre which provide a balanced response to the aspirations of the community; and by identifying opportunities for growth within the activity centre, the impacts of future growth on Litchfield's established rural areas will be minimised.



NICOLE SUSAN MANISON  
Minister for Infrastructure, Planning and Logistics

7 / 3 / 2018