

PART 2

4.0 PLANNING PRINCIPLES AND FRAMEWORK

The interpretation of this Town Plan and the determinations of a consent authority must have regard to the planning principles contained in this Part and ensure that a use or development or proposed use or development is consistent with them.

4.1 JABIRU

The administration of this Town Plan in relation to Jabiru is to:

- (a) contribute to a built and natural environment supporting the diverse lifestyle and the social, cultural and economic development of Jabiru promoting:
 - i. safe communities;
 - ii. housing choice;
 - iii. public infrastructure including a coordinated, integrated and efficient transport network;
 - iv. a regional service centre allowing for appropriate residential, commercial, community and cultural development in appropriate localities;
 - v. orderly and appropriate development of a town within the **Kakadu National Park** in a manner which is consistent with the **Commonwealth environmental law**; and
 - vi. best practice environmental management which conserves and protects the environmental and cultural heritage values of the **Kakadu National Park**.
- (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 contamination and minimises degradation of the environment or over commitment of water resources;
- (c) protect the environmental and cultural heritage values of the **Kakadu National Park** through the provision of and connection to reticulated services for all development, unless otherwise agreed to by the consent authority;
- (d) protect and promote the development and ongoing operation of public utilities, including sewerage ponds, water storage facilities, electricity transmission and substation facilities, solar arrays, gas pipelines and the like, through the implementation of appropriate separation distances or similar;

The environmental and cultural values of **Kakadu National Park** are specified in, and protected under, the **Commonwealth environmental law**.

- (e) facilitate the supply of sufficient land for residential, commercial, industrial, recreational, institutional and other public uses so that the subdivision of land is cost effective, equitable and timely and appropriately and sustainably maximises the value of public and private investment in infrastructure;
- (f) promote a more compact urban form in appropriate locations to maximise infrastructure utilisation and enhance urban liveability;
- (g) 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;
- (h) 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;
- (i) assist in the conservation of areas and sites of environmental, cultural or heritage value, particularly the environmental and cultural heritage values of the **Kakadu National Park**;
- (j) facilitate the further development of the tourist industry capitalising on the Territory's and **Kakadu National Park's** aesthetic, natural and cultural heritage and in a manner which provides world class accommodation and experiences to visitors to the **Kakadu National Park**;
- (k) facilitate the development of educational and research facilities capitalising on the Territory's and **Kakadu National Park's** unique aesthetic, natural and cultural heritage attributes;
- (l) consider flood levels associated with floods and cyclones to minimise risk to life and property;
- (m) value land for its inherent ecosystem functions in protecting native flora, fauna, soil and water resources, particularly where those functions are part of the environmental and cultural heritage values of the **Kakadu National Park**; and
- (n) consider the provision of social infrastructure in order to maintain and enhance the quality of community facilities.