

June 7 2017

Coolalinga/Freds Pass Rural Activity Centre
NT Planning Commission
GPO Box 1680
Darwin NT 0801
ntpc@nt.gov.au

Submission on Stage 1 of Coolalinga & Freds Pass Area Plan

The Property Council of Australia – Northern Territory Division welcomes the opportunity to provide a submission on Stage 1 of Coolalinga & Freds Pass Area Plan. The Property Council of Australia is the peak body representing the property industry in the Northern Territory.

The Northern Territory Division collectively represents billions of dollars of commercial investment in the Northern Territory. The value of the property industry to the NT economy is second only to the Resources sector.

The Property Council's membership draws together key players from property development including owners of commercial office buildings and shopping centres, financial institutions and construction companies. Our membership also extends to those engaged in professions, businesses and provision of services directly associated with the property industry (architects, engineers, financiers, legal and other consultants, suppliers etc.).

As an industry, we not only have a keen interest, but also a financial investment in the future development of the Northern Territory.

Our opinions and recommendations;

- The Rural Activity Centre acts as a necessary service facility to surrounding rural residents. It is important that the centre remains as a local service centre only and large scale Commercial, Industrial and Residential facilities will not be introduced and fragment existing centres around Darwin and Palmerston.
- The large parcels of vacant Crown Land in the 'transition areas' should carefully planned with a high level of public and industry consultation.
- The proposed residential transition lots are of a suitable scale to buffer the smaller core activity centre residences from the established larger rural lifestyle blocks. Yet it is important these blocks are not further sub-divided into smaller lots to erode the rural nature of the area.
- As Coolalinga & Freds Pass are ultimately rural areas it is imperative that this character and land use is preserved. The natural environment should be seen as an amenity to rural residents and a recreation and tourism asset to residents in Darwin and Palmerston close by.

We note that this is Stage 1 consultation only and we look forward to providing further detailed comment as the consultations progress.

We look forward to continuing to work with the Northern Territory Planning Commission and the Government on strategic planning policy matters relating to the Northern Territory.

Should you have any queries or require elaboration, please do not hesitate to contact rpalmer@propertycouncil.com.au

Yours sincerely

A handwritten signature in black ink, appearing to be 'Ruth Palmer', with a stylized, flowing script.

Ruth Palmer
NT Director