



**RAPID CREEK LANDCARE GROUP INC.**

**SEPTEMBER 2014**

**SUBMISSION TO:  
PROPOSAL TO AMEND NT PLANNING SCHEME  
PA2014/0598**

The Rapid Creek Landcare Group has already commented on a range of issues in the Berrimah North area. We refer you to our other recent submissions which are available on our website ([http://www.rapidcreek.org.au/Rapid\\_Creek\\_Landcare\\_Group/Documents.html](http://www.rapidcreek.org.au/Rapid_Creek_Landcare_Group/Documents.html)). These submissions provide detail about our concerns in this area and we ask that they all be taken into account when developing the new Berrimah North Area Plan.

- 41 Boulter Road application for development consent (June 2014)
- 1 Boulter Road clearing fact sheet (April 2014)
- Darwin Regional Land Use Plan submission (March 2014)
- 47 Boulter Road rezoning submission (February 2014)
- Knuckey Lagoons paper submission (August 2013)

The following additional comments need also to be considered:

- Statement 2 (b) on page 1 in relation to water quality is essential and should not be changed in any way that weakens its intent.
- The 'zones' in the area plan need to match the NT Planning Scheme zones or they are meaningless, or at best open to misinterpretation.
- Section 4106 contains important wetland habitat and should be completely rezoned to Conservation (CN).
- Section 5873 is highly valued, publicly owned land and the native woodland on that site should be rezoned to Conservation (CN).
- All other existing Community Purposes (CP) zoning should be retained to maintain the character of the area.
- No residential development should be allowed within the 400m biting insect buffer.
- Rural Living (RL), blocks > 2 hectares, and Rural (R), blocks > 8 hectares, are more appropriate zonings for this area than Rural Residential with blocks > 0.4 hectares.
- Zonings that provide for integrated residential developments to accommodate dwellings on lots of less than 800m<sup>2</sup> should be completely avoided in the area plan. The existing MD zonings in the Boulter Road vicinity are allowing extremely dense developments on blocks down to 300m<sup>2</sup> that are not appropriate for the area.
- A precautionary approach needs to be taken with interpreting the ANEF countours and any advice from relevant aviation authorities needs to be taken on board.
- There is a broader need to have a policy within the NT Planning Scheme that sets standards for the retention of native vegetation in the greater Darwin landscape.

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