

Schedule of Responses to Submissions – Central Darwin Area Plan

CENTRAL DARWIN AREA PLAN

Part One - Introduction

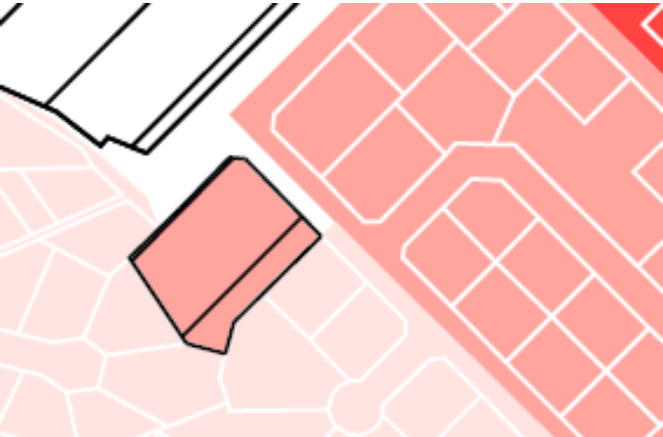
Page	Proposed Change and Proposed Text Modification	Response
7	Update Study Area Map to include a Scale	Map has been updated.
8	It is important that the Plan affords flexibility in relation to innovative future proposals and does not become a tool to block developments of a nature not currently contemplated.	Noted.
10	Update Current Land Use Zoning Map to include a Scale	Map has been updated.
11	Create a provision in CDAP that would provide major exemptions / concessions to all new CDAP requirements for development applications that are either: <ul style="list-style-type: none"> a. Less than 5 storeys (25m); or b. Pre-existing older and long term vacant buildings that are being repurposed. 	Not supported as this would undermine the intent of the Area Plan and would prejudice new development and development of 5 storeys or higher.
11	The concept of promoting 'themes' through objectives and acceptable responses is supported. Additional considerations should be given to the potential impacts this would have on preliminary development design, and whether proponents are able to seek case by case variations.	Noted. The test against the objective of a particular provision will allow case by case situations to be examined.
11	Submitter notes that the level of discretion the DCA will be able to exercise when determining applications that fall within the CDAP study area.	Noted.
11	CDAP states that ' <i>proponents must demonstrate how a proposal will meet each objective</i> '. The use of the term 'must' implies that if a proponent cannot address an objective, their proposal will likely be judged non-compliant and disadvantage their pursuit of approval.	Noted. This is the intent of CDAP and the word 'must' is appropriate.

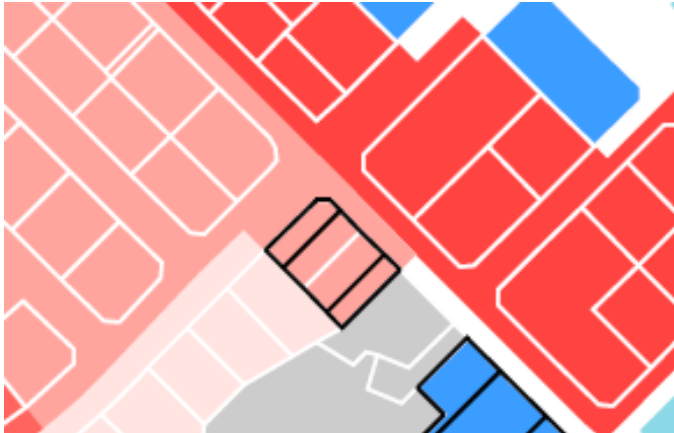
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11	The introduction of the final CDAP needs to carefully consider any potential timing conflicts with existing NT Planning Scheme controls. Particular consideration to Clause 3.0 of the Scheme to ensure consistency with key terms across the multitude of policy documents.	Noted. A consequential Planning Scheme Amendment will be required to address discrepancies between the Area Plan and the NT Planning Scheme.
13	Update Land Use Vision Map to include a Scale and introduce two Potential Areas for Change in response to submissions discussed in detail within Residential and Mixed Use theme.	Map has been updated.
13	Land Use Vision Map should define conservation as a separate use to Public Open Space, Open Space, or Organised Recreation.	The NT Planning Scheme includes Conservation as a dedicated land use zone separate to Public Open Space and Organised Recreation. There are areas on the Land Use Vision Map which identifies land within a conservation designation i.e. Dinah Beach Road Remnant Coastal Rainforest site. The Area Plan does not propose any changes to those areas currently included within Zone CN (Conservation).
13	Land Use Vision Map should show the following as Organised Recreation (OR): <ul style="list-style-type: none"> - Land mapped as remnant vegetation - Land currently zoned conservation - Doctors gully - All of the foreshore currently still in natural state - Escarpment fringing Gardens Park Golf Links 	Not supported as current zoning is considered appropriate. Further, the inclusion of such areas in Zone OR (Organised Recreation) does not match the current use of these areas, which generally have a passive, rather than an organised and active, open space function.
13	Land Use Vision map should show Browns Mart Theatre as Civic and Community Purpose consistent with surrounding area.	Supported. Land Use Vision Map updated to show Browns Mart Theatre as Civic and Community Purpose. It is noted that like the other areas shown this way, that it does not need to be identified as a Potential Area for Change as the current zone (Zone CB) will remain and is not proposed to be changed. As such, the Social Infrastructure, Culture and Heritage Map does not require modification.
14	Update Focus Areas: Index Area Map to include a Scale	Map has been updated.

Part Two - Themes

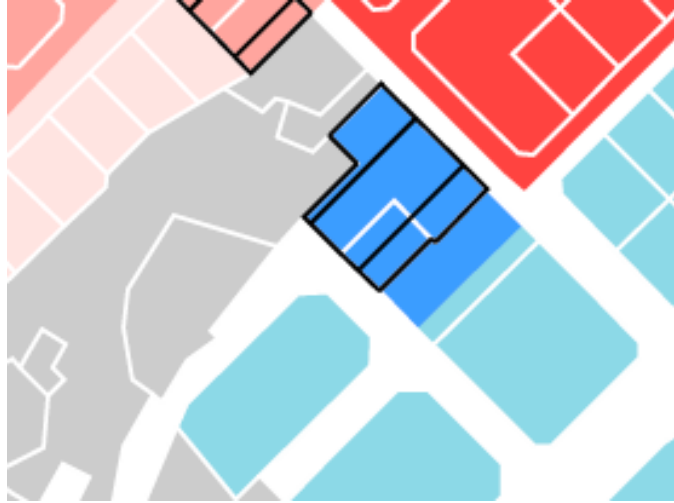
Residential Theme

Page	Proposed Change and Proposed Text Modification	Response
16	Update Residential and Mixed Use Map to include a Scale and capture proposed residential densities within Former Tank Farm Focus Area.	Map updated to include additional 'Activated Frontage' areas at Cullen Bay, Frances Bay, and Former Shell Site.
17	Update to Acceptable Response 1.2(i) to align with other terminology within the NT Planning Scheme.	Acceptable Response 1.2(i) updated as follows: (i) Building design responds to adjacent buildings and environments <u>or adjacent buildings and environments reasonably anticipated.</u>
17	Suggest deletion or modification of Acceptable Response 1.2(iv) active frontage to make the requirement less prescriptive.	Not supported as active frontages are considered an integral element to the creation of places and built environments that are vibrant and thriving.
17	1.3 & 1.3(i) Considered inappropriate to only encourage sustainable development to Darwin CBD.	Noted. Objective and Acceptable Response may be further considered for broad application as part of future land use projects. This objective and acceptable response remains in recognition of the unique built environment of the study area within the Northern Territory and impacts which result from the built environment i.e. heat island. This is discussed within the introduction of the Area Plan.
17	Opposition to Objective 1.4. This is considered to be an example of a policy that will not achieve its intended outcome.	Supported. Requiring residential buildings outside the Mixed Use area to have a design standard to allow car parking areas to be converted to car parking is considered onerous. Objective 1.4 deleted. Subsequent Objectives and Acceptable Responses renumbered.
17	Prioritise urban design planning and commercial development for human amenity and liveability for young families and the elderly.	The Area Plan supports the overarching vision of amenity and liveability within the study area.
17	Set aside land for community housing which will bring residential population into the CBD.	Community housing can be accommodated through the residential and mixed areas nominated by the Area Plan.

Page	Proposed Change and Proposed Text Modification	Response
17 & 19	1.1(i) and 2.6(i) state that <i>building design responds to adjacent buildings and environments</i> . Enforce this.	Noted.
17	<p>Submitter noted previous submission from Stage One consultation which proposed rezoning Lot 5985 (19 Lambell Tce) from Community Purpose (CP) to Zone Medium Density Residential (MR). Further noted that CDAP Stage Two consultation identified site as a Potential Area for Change with a Zone Multiple Dwelling (MD).</p> <p>Submitter supports Potential Area for Change and Multiple Dwelling (MD) designation.</p>	<p>Noted.</p> 

Page	Proposed Change and Proposed Text Modification	Response
17	<p>Submitter proposed 129 Mitchell Street and 34 Packard Street be rezoned from Single Dwelling (SD) to Medium Density Residential (MR) or High Density Residential (HR).</p>	<p>The Area Plan does not automatically rezone land.</p> <p>Multiple dwelling residential is supported as it represents a logical rationalisation of the Mitchell Street/ Packard Street intersection and the zone is consistent with nearby zones. Further, multiple dwelling residential will cap development to two storeys in height, which is considered to be a more compatible interface height with the adjoining Zone SD (Single Dwelling Residential) site.</p> <p>Residential and Mixed Use Map updated to show these lots as a Potential Area for Change with a Multiple Dwelling designation.</p> 

Mixed Use Development Theme

Page	Proposed Change and Proposed Text Modification	Response
18	Submitter proposed Lot 5727 (121) Mitchell Street be identified as a Potential Area for Change to accommodate a mixed use development.	<p>Zone TC is supported rather than alternative Zones i.e. Central Business (CB) as it enables the mixed use development envisaged by the proponent and is consistent with adjacent and nearby zones.</p> <p>The Residential and Mixed Use Map has been updated to show this site as a Potential Area for Change with a Tourism Commercial designation.</p> 
18	The Area Plan will support the changing levels of demand of broader public housing portfolio.	Noted.

Page	Proposed Change and Proposed Text Modification	Response
18	<p>-Concerns regarding inappropriate height (90m+) and loss of views in proximity to Horizons building.</p> <p>-Query regarding height controls where buildings on periphery of city were lower than at the centre of the City.</p> <p>The submission identifies vacant lots between the Horizons Building on Harry Chan Avenue and Frances Bay.</p> <p>Submitter refers to built form controls which have been removed from the NT Planning Scheme. These provisions previously restricted heights of buildings on the periphery of the CBD which are the topic of the submission.</p>	<p>No change required.</p> <p>It is noted that Appendix 1 of the Area Plan – Defence (Aviation) identifies the vacant lots as being within the area where development is proposed above 45m requires Department of Defence consent.</p> <p>The Area Plan does not propose to change current height controls in this area.</p>
18	Concerns with development of Stokes Hill that is overlooked by our property. Concerns that development may detract from quality of life such as potential loss of views and property devaluation.	The types of development allowed in Zone PS are generally low-scale. Any development of Stokes Hill that would result from rezoning to Public Open Space would therefore be unlikely to cause impact.
18	Garages should not be permitted on ground floor level in buildings where pedestrians walk by in the street.	<p>Noted.</p> <p>Objectives 2.3, 2.6, and 2.8 limit inactive frontages and require access and parking to be considered within design stages so as to not impact the streetscape or pedestrian movements.</p>
18	Propose limiting commercial areas to 200sqm per development in peripheral CBD locations.	<p>Not supported as considered an unreasonable imposition upon landowners within Zone CB that currently have an unrestricted right for retail activity.</p> <p>However, commercial areas have been limited to 200sqm per development in the Tank Farm Focus Area, where such a right to retail activity does not exist under the current zone.</p>
18	Submitter believed there is a problem with narrow buildings and interstate landlords should organise consolidated building lots.	<p>Noted.</p> <p>This matter will be examined in closer detail in future changes to planning rules. These will be subject to further consultation.</p>
18	2.1: opposed to the concept that 'single use developments are to be avoided'.	<p>Supported.</p> <p>Acceptable Response 2.1(ii) deleted</p>

Page	Proposed Change and Proposed Text Modification	Response
18	<p>In regard to Objective 2.2: specific requirement for construction of carparks to have 'level surfaces and ceiling heights that enable future conversion to commercial or residential use'.</p> <p>a) it appears that CDAP implies current car parking requirements exceed demand</p> <p>b) there is no indication that any variations to car parking requirements will be considered as part of the assessment process.</p>	<p>a) The potential adaptive re-use of car parking is not predicated on an overprovision of car parking.</p> <p>b) No variations to car parking requirements are proposed.</p>
18	Only support adaptive re-use in City Centre Core A1 Focus Area.	<p>Not supported.</p> <p>Limiting the application of adaptive re-use of building principles to only the Focus Area would restrict the consideration of reasonable re-use opportunities of other heritage sites within the study.</p>
18	2.3: recommends that some concessions be given to laneway street frontages if the developer enters into binding arrangements to allow blank walls to be used for public artwork.	<p>Concessions for laneway treatments are not supported.</p> <p>It is noted that the NT Government promotes the painting of murals independent of concessions to developers.</p>
18	2.3(i): Submitter proposes no requirement for active frontages.	Not supported as active frontages are considered an integral element to the creation of places and built environments conducive to aspirations for a vibrant and thriving city centre.
18	2.3(i) replace the word 'required' with the word 'provided'.	<p>Acceptable Response provision 2.3(i) updated as follows:</p> <p>(i) Ground floor commercial and retail activation is required <u>provided</u> within areas depicted as 'Activated Commercial Frontages' within the Residential and Mixed-Use Map.</p>
19	2.4 Supported and propose Restrictive Covenants on Titles of future units that acknowledges and restricts complaints based upon noise from night-time economy related activities that are in close proximity.	Restrictive covenants are best administered through other process, including the titling process.

Page	Proposed Change and Proposed Text Modification	Response
19	2.4 Objective should be amended to state 'Building design mitigates against potential conflicts between uses both within and between buildings.'	Objective modified as follows: 2.4 <u>Development Minimise mitigates against potential</u> conflicts between proximate uses, within and between buildings. Acceptable Response provision (ii) included as follows: <u>(ii) Building design mitigates against potential conflicts between uses of existing buildings and adjacent and/or nearby buildings and environments which are existing or can be reasonably anticipated.</u>
19	All walkways should support active transport, and be widened to cater to alternative transport options.	Supported. The following Acceptable Response has been added to Objective 2.6 being 'Encourage development that contributes to the amenity of the public realm and reflects the character of the area'. <u>(v) Sheltered pedestrian thoroughfares are integrated into the design of buildings. This includes, but is not limited to: awnings, covered walkways, colonnades or similar.</u>
19	2.6: Supported and recommend that the word 'reasonable' be inserted into the start of 2.6(i)	Not Supported. The introduction of 'reasonable' would introduce ambiguity which would complicate decision making processes.
20	Objective 2.8 and 2.10 do not appear to adequately consider the role of CoD and DIPL as road authorities with regards to access points, crossover widths, signage requirements and the provision of awnings.	Not supported. Neither authority has raised an issue with these provisions.
20	2.9: would be more supportive if clause 2.9(i) replaced the word 'innovative' with the word 'reasonable'	Supported. Acceptable Response 2.9(i) updated as follows: (i) Buildings and the urban environment demonstrate innovative <u>reasonable</u> responses to support cooling, heat mitigation, greening, waste reduction, and water and energy efficiency.

Page	Proposed Change and Proposed Text Modification	Response
20	2.10: Requires update for greater clarity around the term 'Gateway Precincts' and its application.	<p>Supported.</p> <p>Objective 2.10 updated as follows:</p> <p>2.10 Design buildings to address prominent corners and 'Gateway Locations'. <u>Precincts.</u></p> <p>Acceptable Response 2.10(i) updated as follows:</p> <p>(i) Development located at the intersection of subarterial, primary, or secondary roads as indicated on the Transport Network Map, or identified as a Gateway Location on the Residential and Mixed Use Map provides: <u>Development proposed at locations identified as a 'Gateway Precinct', as indicated on the Residential and Mixed Use Map provides</u></p> <p>a) vertical elements such as additional storeys, raised parapets, spires, roof sections, and similar structures as part of the building design;</p> <p>b) public art and signage within the design of buildings and related public spaces; and</p> <p>c) effective and visually appealing all-weather protection.</p>
20	2.10: Submitter is concerned that a number of these "Gateway Locations" are not yet developed and whether these measures will only contribute in them remaining undeveloped due to additional costs and compliance.	While this point is noted, removal of the Gateway Locations requirements is not supported as the arrival to the city should be celebrated by architecture that marks the entry to the city or precinct within the city.
20	2.11(ii) to be deleted as not considered necessary.	<p>Supported.</p> <p>Acceptable Response 2.11(ii) deleted.</p>

Social Infrastructure Theme

Page	Proposed Change and Proposed Text Modification	Response
21	Update Social Infrastructure, Culture and Heritage Map to include a Scale	Map has been updated.
21	Enhance tree planting through enforced minimal tree planting requirements in ALL property developments and public open spaces.	Noted. This matter will be examined in closer detail in future changes to planning rules and other projects associated with the Darwin City Deal. These will be subject to further consultation
21	Not just maintain, but insist on the expansion of public open space	This is addressed via 3.2(ii) and 3.3(i). Additionally, development of sites over 3,500sqm will be required to provide public spaces.
21	Protect public foreshore space	Access to public foreshore areas has been enshrined within maps and text of the Area Plan i.e. The Frances Bay and Darwin Waterfront Focus Area Maps and Acceptable Response 14.1(i) and 3.2(ii).
21	The Social Infrastructure, Culture and Heritage Map needs more open space.	A social infrastructure assessment has outlined that there is a minor shortfall in open space, which can be addressed by the opening of new open space within the Historic Railway Alignment and requiring large developments over 3,500sqm provide public space.
21	Establishment of a cultural precinct is overdue in the City Centre.	Noted. Further work on this topic is likely to take place as part of the Darwin City Deal.
21	Development of new council building and opening up of Civic Park could provide opportunity to develop a multipurpose community centre.	Noted.
21	Turn Smith Street into a shaded linear park that connects to the Old Hospital Site	While a linear park may not be possible, the Movement and Transport: Potential Enhancement to Pedestrian/Cycleway Network map has been updated to identify Smith Street as a shaded boulevard with an opportunity to provide generous landscaping that prioritises pedestrian comfort and improves the visual appearance of the street.

Page	Proposed Change and Proposed Text Modification	Response
21	Submitter noted increased pressure upon primary school due to increased population	Noted. The Needs Assessment identifies the capacity of schools within the study area and estimates that the number of expected school enrolments to 2025 is equivalent to a new primary school and a small middle school. The Department of Education anticipates managing primary school enrolments through provision of 2-6 additional classrooms at Stuart Park or Larrakeyah by 2025. Land can be made available within the study area to cater for middle and senior school needs.
21	Deckchair Cinema requests to be identified on the Social Infrastructure, Culture and Heritage map.	Supported. The Social Infrastructure, Culture and Heritage map updated to include the Deckchair Cinema as a 'Place of Cultural and Social Interest'.
21	Indoor sports facility considered unnecessary.	The Area Plan supports provision of a local level indoor sports facility within Central Darwin to support recreational and youth needs.
22	3.1 objective to be reworded to: 'Increased presence of education facilities in Central Darwin.' Childcare facilities can be provided within any development within Zone CB by the private market, and should not be specifically targeted.	Supported. Objective 3.1 updated as follows: 3.1 Increased presence of childcare and education facilities in Central Darwin.
22	Acceptable Response 3.1(i) to be because of the impracticality of mandating the provision of childcare facilities in every mixed use development.	Supported. Acceptable Response 3.1(i) deleted, subsequent Acceptable Responses renumbered.
23	Provision 3.3(i) to be updated to clarify application of provision and desired outcome.	Acceptable Response 3.3(i) updated as follows: (i) Large s <u>Sites of 3500sqm or larger,</u> and <u>broad scale planning for the redevelopment of</u> focus areas, of 3500sqm or larger are developed with complementary open spaces <u>such as plazas</u> which:

Culture and Heritage Theme

Page	Proposed Change and Proposed Text Modification	Response
21	<p>Social Infrastructure, Culture and Heritage Map should be updated as follows:</p> <ul style="list-style-type: none"> -depict Frog Hollows parklands as heritage listed; -remove Goyder's Park is not a declared heritage place; -remove the tunnel under Parliament House as public information; -include Westpac Bank as a declared heritage place; -include 12 Schultze Street Larrakeyah as a declared heritage place; -remove the Milkwood Tree on the corner of Woods and Foelsche Street as a declared heritage place; and -include the Naval Fuel Installation as a declared heritage place. 	<p>Supported.</p> <p>Social Infrastructure, Culture and Heritage Map updated.</p>
21	Showing the Cullen Bay Marina as open space on the Environment Map is deceptive and cannot be easily utilised	The Cullen Bay Marina is currently zoned 'Organisation Recreation' and this is not proposed to be modified. This organised recreation designation is also shown on the combined Social Infrastructure, Culture and Heritage Map on page 21.
21	<p>The Aboriginal Areas Protection Authority has reviewed the Area Plan and Needs Assessment and acknowledge the Plan's noting (where applicable) of Aboriginal cultural and historically important sites.</p> <p>It is noted that anyone proposing to use or work on land in the Northern Territory may apply to the Authority for an Authority Certificate to determine if any restrictions or conditions for their proposed activities apply.</p>	Noted.
21	Submitter does not support specific additional heritage considerations for developments under this Objective.	<p>Not supported.</p> <p>Heritage is an important element of the City Centre for which the Area Plan may provide guidance.</p>
24	Update Heritage building graphic to remove Building Name.	Graphic updated.

Page	Proposed Change and Proposed Text Modification	Response
25	4.1 Reference should be made to the <i>Heritage Act</i> as development on heritage listed sites must comply with the Act.	Supported. Objective 4.1 modified as follows: 4.1 Design New development to respond s and respects places and sites listed on the Northern Territory Heritage Register and other places of heritage interest to heritage listed features and items or places of cultural and social interest.
25	4.1 (i) should be modified to allow flexibility to respond to adjacent heritage sites.	Acceptable Response 4.1(i) modified as follows: (i) Building design responds to significant features of adjacent heritage sites, buildings, or objects <u>to all extent reasonable and practical</u> . This may include a response to the scale, colours, textures and materials of heritage features. Alternatively, the response may provide juxtaposition within the heritage feature to emphasise heritage significance and distinguish the difference in time and style.
25	4.1 (ii) should be modified to clarify expectations for new development adjacent to heritage places.	Acceptable Response 4.1(ii) modified as follows: (ii) Setbacks of new development buildings adjoining heritage listed features are sensitive to heritage elements <u>by considering the interface with regard to bulk, setback, and materials</u> , and maintain view corridors.
25	Objective 4.2 and associated Acceptable Responses are considered redundant and introducing legislation for legislation sake. The <i>Heritage Act</i> already provides ample powers and scope to the Heritage Advisory Committee.	Not supported. Adaptive re-use is considered an important element of the Area Plan especially in regard to heritage places. It is acknowledged that the <i>Heritage Act</i> is the head of power in regard to heritage matters. There is opportunity to inform prospective developers of heritage considerations as part of land use considerations provided there is no conflict with heritage controls, which there is not. Advice has been received from the Heritage Branch of the Department of Tourism and Culture which is supportive of the inclusion of these provisions. No change required.

Page	Proposed Change and Proposed Text Modification	Response
25	4.2 (ii) should be modified to better reflect expectations of Burra Charter. 4.2 (ii) should remove the words 'if possible'.	Acceptable Response 4.2(ii) modified as follows: (ii) The adaptive re-use of heritage places must not result in the demolition of large portions of significant fabric or be inappropriate and (if possible) changes should be reversible. The procedures and principles contained in the 'Burra Charter' are to be followed. <u>(ii) Any alterations required to facilitate the adaptive reuse of heritage places should be informed by an understanding and analysis of the heritage place's significance and the principles of the Burra Charter.</u>
25	4.2 (iii) should be modified to provide clearer expectations regarding adaptive reuse.	Acceptable Response 4.2 (iii) modified as follows: (iii) Attention is paid to preserving key features of the place, such as the roof line and external finishes of the building. Usually, the internal layout of a building may be adapted to suite the use proposed. <u>(iii) Adaptive reuse should require minimal alterations to the place's significant fabric and not destroy the ability to interpret the original function of the place. Where change is proposed it should be recognisable as new work and where possible, be reversible.</u>
25	4.2(iv) should be deleted as it is covered by 4.1.	Acceptable Response 4.2 (iv) deleted:
25	4.3 (i) should be modified to provide clearer direction regarding interpretation of heritage.	Acceptable Response 4.3 (i) modified as follows: (i) Recognise and connect p Places of historical and cultural value within the study area, including significant sites, buildings structures, trees, and landscape elements <u>are recognised and connected through interpretive information-innovative forms of interpretation at significant locations</u>
25	4.4 should be modified to utilise consistent terminology regarding heritage value.	Objective 4.4 modified as follows: 4.4 Support the redevelopment <u>adaptive re-use</u> of sites of <u>heritage value</u> . cultural and social importance.
25	4.4 (i) should be modified to utilise consistent terminology regarding heritage value.	Acceptable Response 4.4 (i) modified as follows: (i) Where possible and appropriate, discretion is applied in the evaluation of development proposals relating to sites of cultural and social interest <u>heritage value</u> in recognition of challenges associated with the development of such sites complying with current development standards outlined in the Planning Scheme.

Environment Theme

Page	Proposed Change and Proposed Text Modification	Response
26	Update Environment Map to include a Scale and remove remnant/regrowth vegetation along Esplanade.	Map has been updated.
26	Update Environment Map to consider and show escarpments.	The depiction of escarpments and other topographical features on the various maps is not supported as it would add detail which may reduce the legibility of information that the maps convey about land use.
27	Para 2 in Context Statement. Amend or delete text 'while no additional planning is required for the management of biting insects and acid sulfate soils.'	Supported. Environment Theme descriptor text modified as follows: Hazards that may affect land in Central Darwin include the presence of biting insects, acid sulfate soils, storm surge events, and residual site contamination. While no additional planning is required for the management of biting insects and acid soils, this <u>This</u> Area Plan does provides extra guidance for land subject to storm surge or with the potential for contamination.
27	Submitter is opposed to protecting remnant vegetation as primary consideration must be given to street level visual aspects and view corridors.	Supported. Environment Map updated to remove areas of remnant vegetation identified along the Esplanade. It is also worth noting that further information has identified that those areas identified as remnant vegetation by the Area Plan are regrowth weed varieties mostly, and should not be subject to conservation.
27	Potentially contaminated sites should be assessed for suitability of land use during a land rezoning process or prior to development approval. An additional Acceptable Responses is proposed as follows: 5.3 (iii) Development is informed by an assessment of site contamination.'	Supported. Acceptable Response provision (i) is included as follows: <u>(i) Development is informed by an assessment of site contamination</u> (i)-(ii) Development is designed and engineered to respond to any contamination issues. (ii), (iii) Development demonstrates a response to site contamination in accordance with any Statement of Environmental Audit prepared for the site and to the satisfaction of the relevant authorities.

Movement and Transport Theme

Page	Proposed Change and Proposed Text Modification	Response
28	Update Movement and Transport – Transport Network map to include a Scale.	Map has been updated.
29	Update Movement and Transport – Potential Enhancement to Pedestrian / Cycleway Network map to include a Scale.	Map has been updated.
29	Smith street should be re-established to act as a Boulevard.	Supported. The Movement and Transport – Potential Enhancement to the Pedestrian/Cycleway Network Map has been updated to identify portion of Smith Street and Marina Boulevard as suitable for a high amenity, shaded boulevard.
29	Submitter strongly advocates for future Ferry Terminal location as per Darwin City Centre Masterplan. Notwithstanding, engineering challenges are recognised. The Planning Commission must consider other infrastructure projects to support the Darwin CBD i.e. Knuckey Street Transit Corridor.	Noted. CDAP has captured current infrastructure projects and does not propose others. No change required.
30	Expand the City Recreation Loop to incorporate a potential 'shortcut' or two. Also indicate the connections to the <i>Priority Pedestrian / Cycleway Network</i> .	Supported. The Movement and Transport – Potential Enhancement to Pedestrian/Cycleway Network has been updated to encourage the provision a shaded boulevard along Smith Street and Marina Boulevard.
31	Strengthen public transport and active transport options through the CBD – Garramilla Boulevard has no facility for buses or other innovative public transport.	Public transport and active transport is supported through the Area Plan where possible noting that public transport is outside the responsibilities of the Area Plan. Notwithstanding, the Area Plan provides for a high amenity Recreation Loop throughout the study area, encourages the provision of a shaded boulevard within Smith Street and Marina Boulevard, and identifies 'Green Links' being streets with potential for amenity and active transport enhancement.

Page	Proposed Change and Proposed Text Modification	Response
31	Public transport connection between Waterfront and Cullen Bay is desirable.	Noted. This is outside the responsibilities of the Area Plan. Notwithstanding, the Area Plan recognises that both Cullen Bay and the Darwin Waterfront bookend the Smith Street axis that crosses the length of the study area. Consequently, the Movement and Transport – Potential Enhancement to Pedestrian/Cycleway Map has been updated to identify Smith Street and Marina Boulevard as high amenity, shared movement corridors to reinforce connections between these destinations.
31	Provision 6.1(iii) provision to be deleted because it is likely that the development industry are unsupportive of providing these connections and they have not been successfully delivered in the past. Provision 6.1(iv) to be reworded to: Large developments of 3500sqm or larger in size.	Provision 6.1(iii) and (iv) updated as follows: (iii) Mid-block links/arcades are provided where a development site has two parallel street frontages and part of the lot is greater than 100m to an existing street providing a connection. (iv) <u>(iii)</u> Large developments <u>of 3500sqm or larger</u> within the city centre provide connections through the site and to the existing grid.
31	6.1(iv): Propose application to lots 7,200sqm and larger.	Not supported as would severely limit application.
32	Submitter anticipates parking issues in the next few months.	Noted. Unable to verify this claim through research.
32	Dedicate cool, well-lit pathways that are safe and clearly mapped through all precincts.	Supported. This is addressed through: 6.3(i).
32	Long standing traffic congestion and safety concerns in proximity to Larrakeyah Primary School and Larrakeyah Barracks which have guided discussions between the Department of Defence and Larrakeyah primary in recognition of substantial investment into Larrakeyah barracks. The outcome of these discussions has been in-principle agreement to relocate the security gates and guardhouse further into the base and a portion of the base becoming accessible to the public to enable the inclusion of a roundabout as a traffic safety measure, and the provision an additional 44 car parks.	Noted. Transport improvements are localised and are proposed upon Department of Defence Commonwealth land which is outside the study area. No change to the Area Plan required.

Essential Infrastructure Theme

Page	Proposed Change and Proposed Text Modification	Response
33	Map for Infrastructure is missing.	The Area Plan has been updated to include the Essential Infrastructure Map on Page 33.
34	Change tower to towers.	Supported. Acceptable Response provision 7.1(i) updated as follows: (i) Investigate the need for, and suitable location of, new water towers.
34	Acceptable response 7.2(iv) should be modified to better align with how developments are determined. In this regard, developments are approved with conditions for monetary contribution or requirement to enter into agreements with the relevant authority for the provision of infrastructure.	Supported. Acceptable Response provision 7.2 (iv) updated as follows: Upgrades to existing infrastructure are provided and funded in accordance with an approved infrastructure plan; OR The proponent demonstrates how a proposed development will be serviced to a standard that satisfies the requirements of the responsible service authority and how the required infrastructure will be paid for <u>OR</u> <u>The proponent accepts the requirement for either a monetary contribution or requirement to enter into agreements with the relevant authority for the provision of infrastructure.-</u>

Part Three - Focus Areas

Focus Area A1: City Centre - Core

Page	Proposed Change and Proposed Text Modification	Response
36	Update A1 City Centre – Core Focus Area map to include a Scale and Gateway Precinct denotation to align with the Residential and Mixed Use Map.	Map has been updated.
35	Proposed Town Hall Clock Tower and the creation of an indigenous cultural centre near Myilly Point.	Noted. The Area Plan allows for these land uses to be considered at Gateway Precincts identified by the Plan. The future of Myilly Point is subject to further consideration, and the provision of an indigenous cultural centre in this location can be considered at that stage.
35	Expand Smith Street Mall.	The potential expansion of Smith Street mall is not within the scope of this project.
35	What consideration has been given to connectivity between the Waterfront and the Mall? This needs to be reconsidered and additional measures included into the CDAP to strengthen connectivity.	The Movement and Transport – Potential Enhancement to Pedestrian / Cycleway Network map (page 29) has been updated since Stage Two consultation to identify a Smith Street axis between Cullen Bay and the Waterfront. This includes the designation of a 'High Amenity Boulevard – Road Reserve Upgrades' including tree planting and pavement enhancements.
36	Submitter is strongly opposed specifically to 8.3 as it is currently drafted. Queried whether this requirement was only intended for the Smith Street Mall or all of Core A1?	Not supported. Objective and Acceptable Response proposed to reflect unique Smith Street Mall environment. 8.3 is intended to apply to the Smith Street Mall only.

Focus Area A2: City Centre – Former Shell Site

Page	Proposed Change and Proposed Text Modification	Response
38	Update A2 Former Shell Site Focus Area map to include a Scale.	Map has been updated.
38	Submitter strongly supports the creation of an additional road linking Tiger Brennan with Knuckey Street to run along the boundary of the Shell Site.	An additional road on this alignment is not possible due to grade separation and redesign issues. However, a pedestrian link between Frances Bay and City Core via this alignment is required by the Area Plan.
39	9.1 Conditionally supported provided an additional requirement imposed restricting commercial floorspace to 200sqm per development.	Not supported as considered an unreasonable imposition upon landowners within Zone CB that currently have an unrestricted right for retail activity.
39	An area plan is required to address residential, retail and commercial development taking into account culture, heritage, and transport requirements.	The requirement for the preparation of a Local Area Plan, as stipulated by 9.1(ii), responds to the submission.

Focus Area A3: City Centre – Education and Civic Precinct

Page	Proposed Change and Proposed Text Modification	Response
41	Update A3 Education and Civic Precinct Focus Area map to include a Scale.	Map has been updated.
41	'the insistence that tertiary students will revitalise this CBD is ludicrous and foolish, as we know that students have rare spare cash and will not frequent the existing restaurants and shops in Darwin. The fact that most students now study online makes a lie of the focus on students being the saviour of our city'.	Noted. The Area Plan allows for provision of education land uses. Provision of education facilities to be guided by education providers. No change required.
41	Contribution and importance of education should be highlighted.	Noted. This is considered to be addressed within the descriptor text for this Focus Area on page 41. No Change required.

Page	Proposed Change and Proposed Text Modification	Response
41	Submitter requested a clear access network be demonstrated to Frogs Hollow.	Supported. The A3 Education and Civic Precinct focus area map has been updated to identify a key pedestrian linkage along Garramilla Boulevard.
41	10.3 Supported and propose provisions and/or easements be considered to allow Garramilla Boulevard to continue through to Peel Street.	Noted. The Area Plan is considered to allow for the redevelopment of the Woolworths site to seriously consider and potentially accommodate the identified connection.
41	No consultation has been had regarding the old Darwin Primary School site.	The purpose of the Planning Commissions' consultation process was to receive feedback from interested parties about the future of all land within the study area, including the old Darwin Primary School site.
41	Splitting CDU from Casuarina Campus is unwise academically.	Noted. Area Plan is being guided by education providers. No change required.

Focus Area A4: Esplanade Character Area

Page	Proposed Change and Proposed Text Modification	Response
44	Update A4 Esplanade Character Area Focus Area map to include a Scale.	Map has been updated.
46	Building heights on the Esplanade and Mitchell Street should be removed from the NT Planning Scheme or changed and draft CDAP should support this.	Noted. Area Plan and future consequential amendment to NT Planning Scheme propose to revise height controls and allow for development of greater height than that permissible under current controls, provided compliance is demonstrated with the provisions of the Area Plan.
46	Submitter suggested 90m buildings would have a detrimental impact on surrounding properties.	Noted. The City's skyline is considered to be dynamic and evolving.
46	Heights can be looked at for the frontage onto the green space which could attract additional business as long as connectivity is retained.	Supported. This is addressed via 11.1(i).

Page	Proposed Change and Proposed Text Modification	Response
46	Bicentennial Park to remain free from commercial uses.	The Area Plan does not identify any portion of Bicentennial Park as a Potential Area for Change to the commercial zone. No commercial land uses are proposed within Bicentennial Park. Notwithstanding, 3.2(iii) encourages the use of public spaces as versatile spaces that support temporary commercial activities i.e. events and pop-up food vans.
46	11.1(ii) remove the word 'spires'.	Acceptable Response 11.1(ii) updated as follows: (ii) Provide height to corner buildings and integrate vertical elements such as additional storeys, raised parapets, spires , and roof sections.

Focus Area B: Darwin Waterfront

Page	Proposed Change and Proposed Text Modification	Response
47	Update B Darwin Waterfront Focus Area map to include a Scale.	Map has been updated.
47	Waterfront Map does not accurately represent the site of the approved Westin Darwin Hotel.	Focus Area map includes Westin Darwin Hotel within the 'Mixed Use (Commercial, Civic, Residential and Retail)' theme. The Focus Area map does not identify buildings which are not constructed.
47	Suggest the inclusion of leisure to 'Mixed Use (Commercial, Civic, Residential and Retail)' noting the development approval for leisure type activities.	Noted. This is addressed via 12.1(i).
47	Requested removal of 'public open space' designation and graphic from the plan.	Not supported. Areas identified for public open space within the Focus Area Map are consistent with the 'Darwin City Waterfront Area Plan' within the NT Planning Scheme which were reviewed in the preparation of the Area Plan and considered suitable for retaining.
47	Sky Bridge will compromise views, and will impact Hughes Avenue – a heritage listed place and Darwin's oldest street.	Design of the skybridge and consideration of impacts is a separate project and subject to the development assessment process.
47	Goyder Park should be integrated with current open space and expand the space across Kitchener Drive.	The Focus Area Map shows Goyder Park integrated within a network of open space. No change required.

Page	Proposed Change and Proposed Text Modification	Response
47	No buildings (including the new hotel) should block the escarpment or be built higher than it.	The Focus Area Map retains the building heights that are present within the NT Planning Scheme as represented through 'Darwin City Waterfront Area Plan' and imposes the same heights upon the Focus Area Map.
47	Jervois Park / Road is supported as a Potential Area for Change and identification to be further considered as Organised Recreation. Notwithstanding, the area should be identified for rezoning to Public Open Space rather than Organised Recreation.	Identification of Jervois Park / Road to Public Open Space is not supported as the Organised Recreation zone is considered to afford greater flexibility to the consideration of a broader range of land uses which may be suitable at this location. The Organised Recreation zone would accommodate the existing deckchair cinema more appropriately than the Public Open Space zone.
47 & 48	Include the Deckchair Cinema in the plan with consideration to impacts of noise, light, and conflicting activities.	Supported. Darwin Waterfront Focus Area map updated to identify Deckchair Cinema as a 'Place of Cultural and Social Interest.' The following addition has been included within the B Darwin Waterfront context statement. The Deckchair Cinema is recognised as an iconic, well established attraction and has been identified as a Place of Cultural and Social Interest by this Area Plan. It is noted that the Deckchair Cinema generates noise and light activities which should be recognised and appropriately responded to by development proposals within the receiving environment.
49	12.1 Submitter could support, in principle, these measures provided there was the additional requirement inserted of "the net floor area of a commercial land use does not exceed 200sqm per development", which has been copied from the requirements under Item 15 (Tank Farm).	Not supported as considered an unreasonable imposition upon landowners within Zone CB that currently have an unrestricted right for retail activity.

Page	Proposed Change and Proposed Text Modification	Response
49	<p>Request to expand and clarify Acceptable Response 12.1(i) as follows:</p> <p><i>'(h) Multi-level (above ground)' and 'at-grade' car parking options to avoid ambiguity</i></p> <p><i>(i) A future ferry terminal that supports potential tourism opportunities and meets the needs of the growing population.'</i></p>	<p>Modification of Acceptable Response 12.1(i) to include reference to multi-storey car parking and a future ferry terminal is supported.</p> <p>Modification to support at-grade car parking is not supported.</p> <p>Acceptable Response 12.1(i) updated as follows:</p> <p>(i) Uses could include:</p> <ul style="list-style-type: none"> (a) cultural and leisure facilities (interpretative centres, galleries, and the like); (b) recreational facilities (parks, safe swimming areas, commercial water based recreation and the like); (c) tourist accommodation (hotel/serviced apartments); (d) a range of residential units; (e) cafes, bars, and restaurants; (f) ground and first floor specialty retail and offices; and (g) car parking <u>including multi-level (above ground) and</u> <u>(h) a future ferry terminal that supports potential tourism and work commute opportunities and meets the needs of the growing population-</u>
49	<p>Submitter would like to see the specific addition of connectivity between the Waterfront and the City Core A1 included under section 12.4.</p>	<p>Supported. Objective 12.4 updated as follows:</p> <p>12.4 Maximise opportunities for physical and aesthetic integration of development across the locality and with neighbouring localities <u>particularly the City Centre.</u></p>

Focus Area C: Old Hospital Site and Myilly Terrace

Page	Proposed Change and Proposed Text Modification	Response
51	Update map to include a Scale, a Destination Open Space, and potential pedestrian connection/boardwalk around Myilly Point.	Map has been updated.
51	Recommends site be reserved solely for a landmark public institution / amenities.	Noted. The Focus Area Map allows for a landmark public institution / amenities to be considered at a future time.
51	It is suggest that the Focus Area map improve connectivity to and from Myilly Point.	Supported. The Focus Area Map identifies a 'Key Pedestrian Linkage from Mitchell and Smith Streets to Myilly Terrace and identifies Nurses Walk as an important connection between Myilly Terrace and the Mindl foreshore. The Old Hospital Site / Myilly Terrace Focus Area map has been updated to extend the 'Key Pedestrian Linkage' to Myilly Point via Myilly Terrace and Flagstaff Park. The Old Hospital Site / Myilly Terrace Focus Area map has been updated to identify a 'Potential pedestrian connection / boardwalk' from Nurses around Myilly Point which may be further considered as a separate project.
51	Creation of a 'Heritage Walk' between the Myilly Point Heritage Precinct and a developed Old Hospital site which improves connectivity and includes interpretative signage.	Noted. This may be further considered through the preparation of a Local Area Plan. An update to Acceptable Response 13.1(ii) has been updated as follows: <u>(j) creation of a Heritage Walk between the Myilly Point Heritage Precinct and a developed Old Hospital site which improves connectivity, demonstrates interpretation of the significance of the site of the Kahlin Compound, and includes interpretative signage.</u>
51	Support for the realignment of Kahlin Avenue as previously proposed.	Noted. There are no plans to realign Kahlin Avenue at this time.
51	Proposed temporary Caravan Park to utilise the site and attract custom to Cullen Bay and nearby destinations i.e. Casino.	Not Supported. The development of a temporary caravan park would not contribute to the established amenity of the area and may contribute to localised traffic issues.

Page	Proposed Change and Proposed Text Modification	Response
51	Reserve the site. Currently no urgent economic need to develop the site, and a considered review in line with the <i>Heritage Act</i> (2011) should be considered.	Noted.
51	Development for community and civic purposes reflective of the lands historic importance and prominent location.	Noted. These are potential uses that the Area Plan supports for further consideration.
51	Retain and enhance Public Open Space and provide interpretative signage regarding the history and cultural significance of area.	Further public open space is a land use which may be considered through the preparation of a Local Area Plan to be prepared at a later date. It is noted that an adventure playground is being considered for development near the intersection of Kahlin Avenue and Lambell Terrace.
51	Any development on Myilly Terrace should be ideally single storey and community purpose.	Noted.
51	Develop a local area plan prior to any development on the two sites.	This is addressed via 13.1(ii).
51	Flagstaff Park should be opened up and important stats confirmed through signage.	This may be further considered through the preparation of a Local Area Plan.
51	Submitter is supportive of redevelopment of the sites but expects that detailed consultation will occur as part of this development. They also note that development should seek to complement and appropriately interact with the balance of the commercial development expectations and outcomes of the study area.	This may be further considered through the preparation of a Local Area Plan.
51 & 52	Add text to title 'Including the Kahlin Compound'.	Focus Area title updated as follows: C <u>Site of Kahlin Compound</u> / Old Hospital Site / Myilly Terrace Focus Area.
53	Reword Acceptable Response 13.3(i) to reflect heritage design responses.	Supported. Acceptable Response provision 13.3(i) updated as follows: (i) Historical connections, such as Kahlin compound and the Old Darwin Hospital, are appropriately recognised and <u>integrated interpreted</u> through commemorative design responses i.e. artwork, plaques, landscape architecture etc.

Focus Area D: Frances Bay

Page	Proposed Change and Proposed Text Modification	Response
54	Update D Frances Bay Focus Area map to include a Scale and activated frontages denotation.	Map has been updated.
54	The Property Council would like to see improved connections of Frances Bay into the City Core A1.	Supported. The Focus Area Maps accommodate transport connections and respond by reinforcing and enhancing the movement network. It is noted that a potential grade separated crossing between Frances Bay and the Former Shell site is identified.
54	Developing a large marina to incorporate both commercial and recreational vessels is a great opportunity.	Noted.
55	Update Context Statement to refer to co-ordinated development.	Context statement updated as follows: <u>Landowners are encouraged to liaise with other landowners within the Frances Bay Focus Area, including the NT Government, prior to the preparation of detailed designs. The purpose of this liaison is to identify opportunities to co-ordinate development and infrastructure provision to minimise costs and facilitate development consistent with the vision</u>
55	Transition the area to 'low to medium rise and medium density'.	Not supported, as this restricts the rights currently afforded by the existing zoning of the land.
55	Important that the community is involved prior to further development.	Noted.
55	Darwin Masterplan shows ambitious developments for Frances Bay which should be replicated within Area Plan.	The Darwin City Centre Masterplan has informed preparation of the Area Plan which has resulted in a moderated plan. The Area Plan is created for the purposes of administering the development consent process, while also allowing some design flexible to respond to detail studies of the area (i.e. road design and geotechnical investigations), which are yet to commence.
56	14.1 Submitter notes and supports the objective to investigate options for the development of a sea wall and lock to facilitate access to the area, given its potential to underpin future development of the precinct. It is presumed that the timing and overall requirements will be explored at a later date.	Sea wall and lock as depicted will be explored at a later time, at a time suitable to all land owners and other stakeholders.

Page	Proposed Change and Proposed Text Modification	Response
56	14.2 Submitter could support, in principle, these measures provided there was the additional requirement inserted of “the net floor area of a commercial land use does not exceed 200sqm per development”, which has been copied from the requirements under Item 15 (Tank Farm).	Not supported as considered an unreasonable imposition upon landowners within the specific use zone that currently have an unrestricted right for retail activity.
56	Include further objectives identifying the need for public open space within the Mixed Use precinct that is accessible to the future population of this area.	This is addressed via Acceptable Responses 14.1(ii) and 14.4(i).
56	Supports 14.4, and strongly supports all attempts to integrate Frances Bay into the city centre and neighbouring areas.	Supported. The Focus Area Maps accommodate transport connections and respond by reinforcing and enhancing the movement network. It is noted that a potential grade separated crossing between Frances Bay and the Former Shell site is identified.

Focus Area E: Former Tank Farm

Page	Proposed Change and Proposed Text Modification	Response
58	Remove Page.	Area Plan updated to remove page 58 which sought to elicit feedback on options for the Former Tank Farm Focus Area.
58	Update E Former Tank Farm Focus Area map to include a Scale, moderated densities, and two key pedestrian connections.	Map has been updated.
58	Site represents significant urban renewal opportunity.	The Area Plan recognises the significant urban renewal opportunity and proposes to enable development accordingly.
58	Submitter reiterated previous request to rezone the site from “General Industry” to “Central Business”.	The land currently zoned General Industry has been identified as a ‘Potential Area for Change’ in recognition that industrial uses do not represent the highest and best use of this land. Zone CB is not considered appropriate as this would result in the zone extending to Dinah Beach Road which would create an undesirable interface with Stuart Park. The Area Plan proposes a transition in densities in recognition of the potential of this Focus Area ‘stepping down’ in development intensity from the City Centre to its hinterland.

Page	Proposed Change and Proposed Text Modification	Response
58	Area around One Mile Dam to be medium density and open space.	Supported. Former Tank Farm Focus Area map has been updated to identify greater areas for medium density and open space in proximity to One Mile Dam.
58	Any development should involve heavy research into contamination and consultation with all stakeholders including the One Mile Dam community.	Supported. It is noted that potential contamination investigations is addressed via 5.3(i),(ii), and (iii).
59	Update Context Statement to refer to co-ordinated development.	Context statement updated as follows: <u>Landowners are encouraged to liaise with other landowners within the Frances Bay Focus Area, including the NT Government, prior to the preparation of detailed designs. The purpose of this liaison is to identify opportunities to co-ordinate development and infrastructure provision to minimise costs and facilitate development consistent with the vision.</u>
60	Supports 15.2 and recommends that similar provisions be adopted elsewhere within the study area so as to concentrate retail activity within the centre of the CBD.	Not supported for broader application where the current zoning allows retail activity without restrictions.

NEEDS ASSESSMENT

Needs Assessment Themes

Introduction, Regulatory and Policy Context, and The Planning Journey

Page	Proposed Change and Proposed Text Modification	Response
3	First set of dot points need to be updated – remove the word initial.	Second paragraph updated as follows: This document also presents the results of: <ul style="list-style-type: none">• initial<u>extensive two stages of</u> community engagement• previous planning work; and• studies into social infrastructure, reticulated services, demographics, economics and transport.
8	3 rd Paragraph requires updating.	Discussion on each theme and focus area will include contextual information, a summary of the feedback received during Stage One <u>consultation</u> , and an explanation of how the Area Plan has addressed the preceding information. While community feedback during <u>both</u> Stages One and Two has been incorporated into the Area Plan, it is worth noting that the number of responses during the consultation period was limited.

Demographic and Economic Growth Considerations

No comment.

Social Infrastructure

Page	Proposed Change and Proposed Text Modification	Response
20	Community Feedback section requires updating.	<p>Updated as follows:</p> <p>Community Feedback</p> <p>Respondents report recreation spaces and facilities as the most frequently used social infrastructure in the study area. There was a noted desire for additional <u>formal and informal</u> outdoor recreation spaces; particularly spaces that incorporate attractors such as playgrounds, water play / swimming, pop-up cafes, and entertainment. <u>These spaces should focus on greening and heat mitigation, promoting Darwin's unique locality and identity, and supporting activation of public spaces in the city centre. There has also been a strong desire to retain the Old Hospital Site and Myilly Point as public open space.</u></p> <p>Enhancement of the Civic Precinct to provide some additional social infrastructure including improved library facilities and community meeting spaces was generally supported. <u>Feedback was specifically sought during Stage Two consultation on potential sites for a future multi-use community facility, with respondents identifying the following sites:</u></p> <ul style="list-style-type: none"> • <u>The Old Hospital Site;</u> • <u>Civic Precinct or waterfront locality;</u> • <u>Frog Hollow Park;</u> • <u>The Esplanade for outdoor recreation and sporting facilities; and</u> • <u>Smith Street Mall.</u> <p>Regarding education, feedback focused on university and adult learning facilities. Suggestions included:</p> <ul style="list-style-type: none"> • Cavenagh Street carpark (adjacent GPO); • Old Hospital Site; and • The Civic Precinct (particularly for an arts facilities). <p>Consultation confirmed the need for aged living or supported care, <u>as well as the need for accommodation for homeless people.</u></p>

Culture and Heritage

Page	Proposed Change and Proposed Text Modification	Response
22	Community Feedback section needs updating.	<p>Updated as follows:</p> <p>Community Feedback</p> <p>Consultation identified that Darwin's multicultural, pioneering past and its Larrakia heritage are highly valued. Submitters would like to see the connections between Larrakia people and land in Central Darwin supported and enhanced. A keeping place for the languages, cultures, and histories of the various cultural groups that have contributed to Darwin's identity was suggested, <u>including the development of an Indigenous cultural centre at Myilly Point.</u></p> <p>Support for Darwin's art community was also apparent with suggestions to maintain and further develop work, display, and performance spaces. The heritage listed houses designed by Beni Burnett in the Myilly Point Heritage Precinct are also appreciated for their heritage and community value. <u>The ongoing use of these Heritage buildings is an example of adaptive reuse, which has been broadly supported by respondents.</u></p>

Environment

No comment

Movement and Transport

Page	Proposed Change and Proposed Text Modification	Response
30	New addition to reflect current status of infrastructure investigations etc.	<p><u>Modelling of the proposed carparks, traffic movements, and new roads has been undertaken. This work has been very specific to individual projects but has shown that the State Square Carpark is expected to have limited impact on normal traffic operations and that Garramilla Boulevard should have a positive outcome for traffic.</u></p> <p><u>The structure of the street network will be able to cope with the traffic generated by the population growth anticipated within the life of this area plan. Development specific impacts will need to be addressed at the development assessment stage to ensure the integrity of the road network.</u></p>
32	New addition to reflect current status of infrastructure investigations etc.	<p>Public Transport</p> <p><u>Plans to relocate the Darwin Bus Interchange have not yet been finalised. Stage Three of the area planning process can incorporate any decision made in the interim. Planning for McMinn Street has incorporated the potential for a rapid transit bus corridor.</u></p>
32	Modification required.	<p>Car Parking – 2nd Paragraph</p> <p>Car parking is indicated as an acceptable land use in a number of focus areas.</p> <p><u>The Department of Infrastructure, Planning and Logistics is undertaking investigations into the rate of car parking provision in the city centre, the results of which will fall outside the scope of this project. Results of the city centre car parking study will inform Stage Three of the area planning process.</u></p>

Essential Infrastructure

Page	Proposed Change and Proposed Text Modification	Response
31	Include Essential Infrastructure Map.	Map added.
32	Modification required.	<p>Updated as follows:</p> <p>Service <u>Essential</u> Infrastructure.</p> <p>Existing power, water, and sewer assets are shown on the Service <u>Essential</u> Infrastructure Map. Studies into the current capacity, and potential future requirements, of electricity, water, sewer, stormwater, and telecommunications infrastructure have been completed, or are underway and Results results to date are detailed below.</p>
32	Modification required.	<p>Updated as follows:</p> <p>Potential Water Supply Upgrades.</p> <p>Initial <u>Completed</u> studies indicate that, in order to accommodate anticipated near and intermediate term population growth, upgrades to the existing water system are likely to be required:</p>
32-33	Modification required.	<p>Updated as follows:</p> <p>An additional 3.8 ML of elevated water storage, and associated infrastructure, will need to be constructed in the near term to ensure adequate supply in the intermediate term. Into the far term a further 1.2 ML of elevated water storage would also be required. <u>Completed investigations propose that two or more separate water towers will best cater for this required capacity increase. PowerWater Corporation are evaluating water tower site options with regard to elevation and tenure. The Essential Infrastructure Map identifies an area where at least one of these future water towers may be located; however, PowerWater Corporation are evaluating all suitable water tower site options that will achieve the required elevation. This information will be confirmed when the final infrastructure studies are completed as part of Stage Three of the area planning process and this Needs Assessment will be updated accordingly.</u></p>

Page	Proposed Change and Proposed Text Modification	Response
33	Modification required.	<p>Updated as follows:</p> <p>Existing Stormwater System and Potential System Upgrades</p> <p>An investigation of the full analysis of stormwater infrastructure <u>indicates that the city centre generally meets capacity requirements.</u>is currently underway to identify upgrades necessary for development to occur. Initial work indicates that stormwater infrastructure in the city centre generally meets requirements.Where minor street level flooding occurs, this can generally be attributed to blocked or undersized entry points in the underground pipes. The underground system is generally sized to meet current requirements. Construction of Garramilla Boulevard includes major stormwater infrastructure, which will reduce some of the impact on the existing situation in the city.</p>
33	Modification required.	<p>Updated as follows:</p> <p>2nd paragraph</p> <p><u>Implementing strategic upgrades to the stormwater network that target flooding along Mitchell, Smith, Knuckey and Cavenagh Streets may improve existing flooding in the CBD.</u> Early indications suggest Tthe Darwin Waterfront and Cullen Bay are well catered for by stormwater infrastructure, but that<u>however</u> some upgrades may be required in Larrakeyah.</p>
33	Modification required.	<p>Updated as follows:</p> <p>3rd paragraph</p> <p>Modelling of the stormwater system will be completed in parallel with the Stage Two consultation process and full assessment will be available in due course.</p>

Page	Proposed Change and Proposed Text Modification	Response
33	Modification required.	<p>Updated as follows:</p> <p>Potential Sewer System Upgrades</p> <p><u>Completed studies have identified a number of potential upgrades to the sewerage system, and a general overview is provided in Table 9.</u> provides a general overview of potential sewerage system upgrade requirements.</p> <p>Recommended upgrades have considered peak wet weather flows higher than those predicted during large storm events. Therefore, the system will have some spare capacity to manage excess flows. This information will also be confirmed when the final infrastructure studies are completed as part of Stage Three of the area planning process and this Needs Assessment will be updated accordingly.</p>

Needs Assessment Focus Areas

City Centre

No comment.

Darwin Waterfront

No comment.

Old Darwin Hospital Site and Myilly Terrace

No comment.

Frances Bay

No comment.

Former Tank Farm

Page	Proposed Change and Proposed Text Modification	Response
39	Modification required.	<p>Updated as follows: Community Feedback.</p> <p><u>Stage One engagement assumed the construction of a museum on the Old Hospital Site and asked respondents to consider what land uses could complement that development</u></p> <p><u>Several submissions on this focus area received during Stage Two engagement focused on developing a caravan park as a temporary land use that may increase visitation to Cullen Bay and nearby attractors i.e. the casino.</u></p> <p><u>Other suggestions for complementary land uses received during Stage Two engagement included:</u></p> <ul style="list-style-type: none"> <u>• outdoor exhibits of historical and cultural displays;</u> <u>• tertiary schooling with student accommodation;</u> <u>• food and beverage outlets;</u> <u>• community gardens;</u> <u>• parkland incorporating both large shade trees and open spaces;</u> <u>• water features;</u> <u>• natural bushland;</u> <u>• botanic gardens; and</u> <u>• community meeting spaces.</u> <p><u>The distance between the site and the core of the CBD was noted in a number of submissions. There was some concern raised that the movement connections between these areas was not clear, and there was not enough shade in place for use of this network. Some submissions stressed the importance of quality, convenient connections between this site and other tourist attractors and accommodation across the study area.</u></p> <p><u>Pedestrian and cycle connections were another frequent discussion point, with particular importance placed on connections to the city centre, and through the overall study area and its nearby attractors. A suggestion was made to improve the green link between the Myilly Area, Old Hospital Site, and Mindil Beach.</u></p>

Page	Proposed Change and Proposed Text Modification	Response
42-43	Modification required.	<p>Updated as follows: Former Tank Farm Community Feedback. 5th paragraph.</p> <p><u>During Stage Two engagement, feedback from the public on development of the area was extremely supportive, with one respondent stating that they believe “residential at the tank farm is a great idea”.</u></p> <p><u>Results from the online survey indicated parts of the community feel facilities such as a cultural centre could be incorporated within the One Mile Dam community site.</u></p> <p><u>Other responses suggest no change to existing arrangements aside from refurbishment or replacement of existing community housing is required.</u></p> <p><u>One submission presented a vision for the land to be developed as a culturally themed retail and tourism precinct</u></p> <p><u>The majority of the survey respondents did not agree with the residential densities proposed by the draft Area Plan, with 14 disagreeing, 6 agreeing, and 7 neutral. While it was clear that there was disagreement regarding the densities proposed, some respondents were unaware that there is no requirement proposed for the One Mile Dam site to change their community living activities.</u></p> <p><u>A submission from a landowner within the Focus Area was partly supportive of the Focus Area Concept noting that the Focus Area represents a significant urban renewal opportunity however a Zone Central Business (CB) was preferable. In response, CB is not considered appropriate as this would result in the zone extending to Dinah Beach Road which would create an undesirable interface with Stuart Park.</u></p> <p><u>The Area Plan proposes a transition in densities in recognition of the potential of this Focus Area ‘stepping down’ in development intensity from the City Centre to its hinterland.</u></p>