



NORTHERN TERRITORY
**PLANNING
COMMISSION**

BRIEFING NOTE – GREATER DARWIN REGIONAL LAND USE PLAN

July 2013

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BRIEFING NOTE - GREATER DARWIN REGIONAL LAND USE PLAN

1 Introduction

The Northern Territory Planning Commission is developing a new Greater Darwin Regional Land Use Plan. The plan provides a framework for facilitating growth in the region. As a strategic planning policy, the plan will be referenced in the Northern Territory Planning Scheme and future development proposals will be measured against it.

This briefing note invites you to share feedback and comments as the Planning Commission develops the Greater Darwin Regional Land Use Plan.

As a guide for providing feedback, a series of questions are presented throughout this briefing note. Nevertheless, you are welcome to comment on any issue relating to strategic land use planning for the Greater Darwin Region.

Your responses will inform the Planning Commission on developing a Greater Darwin Regional Land Use Plan that responds to the needs and aspirations of the community.

2 Role of Northern Territory Planning Commission

The Northern Territory Planning Commission's primary role is to develop strategic plans and policies. Under the *Planning Act*, the Planning Commission must perform its functions and exercise its powers independently, impartially and in the public interest, taking into account the objects described in the *Planning Act*.

The integrated strategic plans prepared by the Planning Commission will identify future transport corridors, utility corridors and sites for essential facilities. They will support urban renewal and provide guidance through master plans on where and how communities or urban areas should grow. The master plans may include matters such as housing, transportation, economic development, the environment, open space and conservation.

The Planning Commission is engaging with the community to develop a strategic plan for the Greater Darwin Region.

Further information on the Planning Commission can be found at <http://www.planningcommission.nt.gov.au/home>

3 Importance of Greater Darwin Regional Land Use Plan

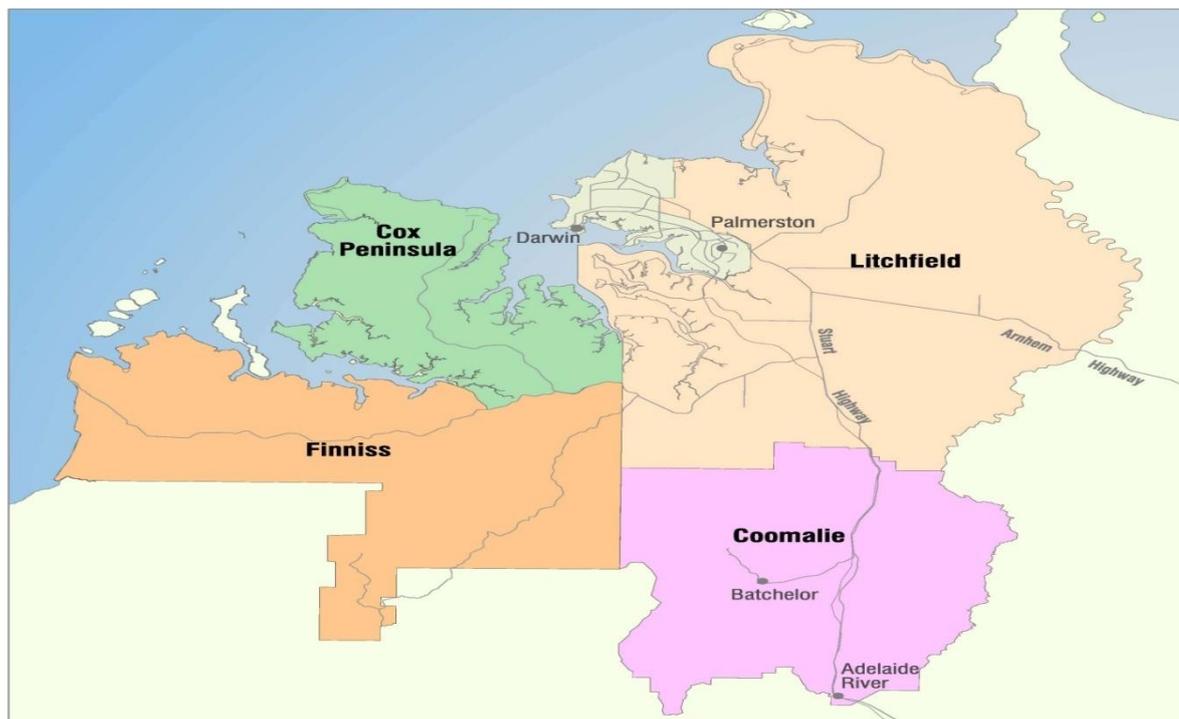
A successful planning system facilitates sustainable growth, protects environmental, cultural and heritage assets, and connects people and place. It underpins the provision of adequate and affordable housing and employment, fosters urban renewal, and integrates land use with infrastructure provision.

The Greater Darwin Region is continuing to experience strong growth. A Greater Darwin Regional Land Use Plan will identify opportunities to accommodate growth and preserve the character and lifestyle valued by residents.

4 Study Area

The study area encompasses the sub-regions of Darwin, Palmerston, East Arm, Litchfield, Cox Peninsula, Finnis and Coomalie. Figure 1 illustrates the boundaries of the study area.

Figure 1: Study Area – Greater Darwin Regional Plan



Questions:

- What are the issues for strategic land use planning for the Greater Darwin Region now and in the long-term?
- What should be the priorities and overall vision for the Greater Darwin Region?

5 Process

The Northern Territory Planning Commission is currently reviewing existing work and reports to inform the Greater Darwin Regional Land Use Plan. As part of this work, the Planning Commission is reviewing the work in the *Greater Darwin Plan 2012* and *Planning for Greater Darwin – A Dynamic Harbour City*.

Input from government agencies, stakeholders and community members will be essential in completing an analysis of knowledge gaps.

The Planning Commission will be contacting key stakeholders in July 2013 to understand what information is available, how stakeholders can contribute and what stakeholders want from the development of the Greater Darwin Regional Land Use Plan.

This briefing note is the first step in having a conversation with you on the Greater Darwin Regional Land Use Plan. The Planning Commission will provide further opportunities throughout 2013 for community feedback.

Following the completion of reviews and background studies, the Planning Commission will develop the Greater Darwin Regional Land Use Plan for community feedback by the end of 2013.

Question: Do you have suggestions on community engagement methods to ensure that the community has opportunities to participate in developing a Greater Darwin Regional Land Use Plan?

6 Scope of the Plan

The Greater Darwin Regional Land Use Plan will have two parts:

- **Greater Darwin Regional Land Use Structure Plan** – a long term plan for the whole region that contains clear land use policy statements and identifies locations for all foreseen land uses. Inter-relationships will be highlighted and explanatory information about ‘where’ and ‘why’ land uses are included and specifically located in the region.
- **Greater Darwin Regional Development Strategy** – a companion to the ‘structure’ plan addressing a shorter period. The plan will define the sequence and timing of specific implementation projects in the region, answering the ‘how’, ‘who’ and ‘when’ questions. A timetable will be identified for all essential statutory procedures and studies, the completion of design documentation, cost estimates and funding, including contributions from public agencies and the private sector.

Questions:

- **What are the long-term issues and priorities that should inform a Greater Darwin Regional Land Use Plan?**
- **What are the projects and plans (both current and future) that a Greater Darwin Regional Development Strategy should consider?**

7 Key issues

The Northern Territory Planning Commission has identified the following key issues to be addressed in the Greater Darwin Regional Land Use Plan:

- growth and development – development aspirations and expectations, protecting environmental and heritage assets, and exploring growth drivers and rates;
- hazard risks – land use implications arising from cyclones, biting insects, climate change and other natural hazards;
- essential resources – fresh water supply, land resources and capability, and energy sources;
- urban residential serviced land – urban form and infill options, and new urban residential location options;

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- rural serviced land – aquifer use and protection, lot size options, densification in existing localities and new development localities;
- primary industries and mining land – horticulture, agriculture, grazing, soils excavation and construction materials mining;
- industrial land – light and general industry, major industry and location options;
- commercial land – retail and offices, and service commercial;
- community services land – health and welfare, education and training, sport, recreation, entertainment and tourism, and community groups;
- essential services infrastructure – water and electricity supply, and waste management; and
- regional transport – road, railway, ports, airports, ferries and public transport.

Questions:

- **Where do we want to focus growth?**
- **How can the Greater Darwin Regional Land Use Plan protect the environment and heritage assets while also meeting the housing and economic needs of a growing population?**
- **How can the Greater Darwin Regional Land Use Plan improve the approach to planning and development in areas that could be at risk from natural hazard?**
- **Should the Greater Darwin Regional Plan focus on development in existing areas and/or identify greenfield sites? What existing areas of the Greater Darwin Region could be improved by allowing for increased density and a mix of uses (e.g. residential, retail and commercial)?**
- **How can the Greater Darwin Land Use Plan support key infrastructure such as the port and airport, transport and utility corridors, and sites for essential facilities, such as communication, water and power supply, gas and similar condensates, effluent treatment and regional waste?**
- **Do you have any other comments on the above key issues? Are there other key issues that need to be identified?**

8 Land constraints and priority land uses

The Greater Darwin Regional Land Use Plan will acknowledge the constraints in developing land. Natural constraints such as flooding, coastal storm tide, water logged areas, wetlands, biting insect breeding areas and soil types will need to be considered. Priority land uses also restrict the development of land.

Land use implications arising from conservation reserves, Department of Defence bases, installations and training areas, Darwin International Airport, cultural heritage sites and Aboriginal owned land will also need to be considered.

Question: What and where are the land constraints that need to be considered in the Greater Darwin Region?

9 Get involved

You can provide your feedback online at www.planningcommission.nt.gov.au, or you can send the Planning Commission a submission by 9 September 2013 to:

- Email: ntpc@nt.gov.au
- Post: Northern Territory Planning Commission, GPO Box 1680, DARWIN NT 0801

All submissions will be publicly available on the Northern Territory Planning Commission website. If you do not want your personal details to be publicised, please state this in your submission. A Submissions Report will be issued after the closing date.

10 Contact and Registration of Interest

If you wish to be kept informed on the Planning Commission's work on the Greater Darwin Regional Land Use Plan and its work program throughout the Northern Territory, please contact:

Planning Commission Secretariat

Telephone: 08 8924 7941 Email: ntpc@nt.gov.au

Further information on the Planning Commission, its work program and media releases can be found at www.planningcommission.nt.gov.au

11 Further Information

The following links highlights some current and past projects and relevant information on the Greater Darwin Region.

Northern Territory Planning Scheme - Darwin Region, Coomalie and Finnis Land Use Frameworks

http://lands.nt.gov.au/_data/assets/pdf_file/0018/25254/Part-2.pdf

Litchfield Planning Concepts and Land Use Objectives 2002

http://lands.nt.gov.au/_data/assets/pdf_file/0018/25191/litchfield2002.pdf

Coomalie Planning Concepts and Land Use Objectives 2000

http://lands.nt.gov.au/_data/assets/pdf_file/0019/25192/coomalie.pdf

Finniss Planning Concepts and Land Use Objectives 2002

http://lands.nt.gov.au/_data/assets/pdf_file/0020/25193/finnis02full.pdf

Capital City Charter

http://lands.nt.gov.au/_data/assets/pdf_file/0003/25194/capital_charter_Aug09.pdf

Darwin CBD Master Plan Project

<http://www.darwin.nt.gov.au/cbdmasterplan>

Palmerston City Centre 2030 Master Plan

<http://www.palmerston.nt.gov.au/city/major-projects>