



Frequently Asked Questions

1. *How many area plans will there be for the inner suburbs?*

It is envisaged a number of plans will be prepared, covering the entire study area. These Plans in total will form the Inner Suburbs Area Plans.

2. *What about the rest of Darwin and the Northern Suburbs?*

The development of Area Plans from Ludmilla Creek to Rapid Creek will commence in the near future, followed by Casuarina and the Northern Suburbs.

Area Plans for these areas will be subject to their own community consultation processes.

3. *Where does rezoning fit into all of this?*

The implementation of Area Plans for Darwin's Inner Suburbs will provide the decision making framework to guide future development, including any potential rezoning proposals required to underpin this development. These plans provide the finer grained planning for areas with an objective to provide surety in the direction the Inner Suburbs is heading, for private sector and government alike.

The current use of private land will not change unless land owners apply to rezone for future development. Any rezoning subsequent to the implementation of the Area Plans will be subject to the regular Planning Scheme Amendment process under the *Northern Territory Planning Act*.

4. *I've heard reports the housing crisis is over. Why do we have to plan for infill or release even more land when there is already enough housing?*

Today, economic and population growth in the Greater Darwin Region is still occurring, albeit at a slower rate than the last five years. Despite this, the Greater Darwin Region is expected to experience strong economic and population growth in to the future. Over the next 40 – 50 years, Greater Darwin is expected to almost double in population size.

A proactive policy direction is required to sustainably manage the housing demands associated with this population growth, especially when we have a boom period and quick decisions are required.

Therefore, we should plan now for our future so that we are prepared to respond in a proactive and positive way to fluctuating market conditions.

5. *This is the first time I've heard of Compact Urban Growth – does that mean that a high rise can go right next door to my troppo house?*

Higher rise development can only occur on land that is zoned to allow for high rise development. So, if your next door neighbours land is not within a high rise zone, then it is not possible for them to construct a high rise development.

Darwin Inner Suburbs Area Plans – FAQ's

If your neighbour wishes to change their zone so that they can construct a high rise development, they would need to apply to the Minister for Lands and Planning to do so. As part of their application, they would need to demonstrate that they have appropriate responses to the key performance indicators and objectives of the Northern Territory Compact Urban Growth Policy.

This change of zone is called a rezoning, and is regulated by the *Planning Act*. A rezoning can only be approved by the Minister for Lands and Planning, and the Minister must first seek public feedback on a rezoning proposal before he can consider an application for approval.

6. **How do I find out more information about rezoning land?**

The following link to the Department of Lands, Planning and the Environment's website provides further information about the rezoning process: <http://www.lands.nt.gov.au/planning/system/planning-scheme-amendments>

7. **Isn't there plenty of land in and around Darwin? Wouldn't it make more sense to develop out at Weddell rather than more dwellings in the city?**

Population growth in our urban areas has traditionally been accommodated in new low density urban suburbs or larger rural lots. However, this approach to urban development is becoming unsustainable because:

- new greenfield suburban developments are expensive to establish because of the extensive requirement to provide new services and infrastructure;
- new developments are being located further away from employment locations.

Therefore, as land is a finite resource, we need to ensure that we are not wasteful in the way we use our land resource, as using too much of it now in a wasteful way may be detrimental to future generations and the environment.

8. **Will my current land rights be changed?**

No – there will be no change to current land rights afforded to individual land owners by the NT Planning Scheme.

9. **Why do we need to provide smaller housing types?**

Nation-wide trends suggest that household sizes are decreasing. This decline is based on an increase in single person households and an increase in the “empty nester” cohort. In response, people are demanding smaller housing products close to places they are familiar with, and the market is seeking to respond to this demand.

10. **Is it normal for a city to change as Darwin has?**

As households and demographics of a city change, the way land is used and the type of buildings constructed also change to meet the changing demands of the community. The purpose of a city is to evolve in order to meet the needs of its occupants, and this study area is no exception - cities have changed and evolved on a regular basis throughout history. However, the question is: where and how does the study area grow to cater for the expected population change?

It is also worth noting that change in a city can be a positive thing. Change in city form can remove eye-sores, revitalise run down areas, result in changes that makes a place more user friendly and respond to the needs of its present day occupants. However, the trick is to harness this change and direct it towards locations that will result in the most beneficial outcomes for the city and its occupants.