



CENTRAL DARWIN AREA PLAN

DISCUSSION PAPER



NORTHERN TERRITORY
**PLANNING
COMMISSION**

www.planningcommission.nt.gov.au

CONTENTS

Introduction	4
What is an Area Plan?	4
How you can be involved	4
Understanding the project	5
What this discussion paper does	5
Hierarchy of Plans and Information	6
 Planning Themes	 8
Growth Considerations	8
Town Planning Zones	10
Movement and Transport	12
Physical Infrastructure	12
Environment	14
Culture and Heritage	16
Social Infrastructure	17
 Focus Areas	 18
City Centre	18
Old Darwin Hospital Site, Myilly Point and Cullen Bay	21
Larrakeyah	22
Darwin Waterfront	23
Frances Bay	24
Tank Farm	26
 Informing Documents	 27

GLOSSARY OF TERMS

CDAP	Central Darwin Area Plan
DRLUP	Darwin Regional Land Use Plan
the Master Plan	Darwin City Centre Master Plan
the Planning Scheme	Northern Territory Planning Scheme

Map 1

Central Darwin Area Plan

Study Area



INTRODUCTION

This paper has been produced to assist your involvement in the preparation of an Area Plan for Central Darwin (Map 1).

What is an Area Plan?

Area Plans are land use and development policies within the Northern Territory Planning Scheme (the Planning Scheme). These plans contain planning principles and objectives to give the community, industry, and decision-makers a degree of confidence and understanding about potential land uses.

Area Plans in the Darwin Region build on the overarching direction provided by the Darwin Regional Land Use Plan (DRLUP). Planning is informed by population and infrastructure studies with stakeholder and community feedback being a key influence.

Area planning also provides an opportunity for authorities like Power and Water Corporation and local councils to plan for future infrastructure services such as power, water and sewerage.

How you can be involved

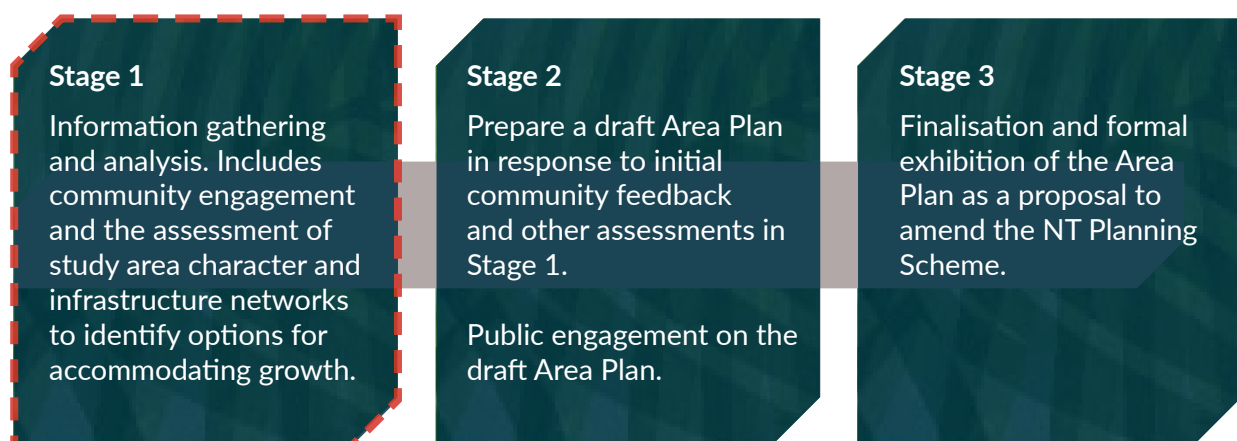
We are currently in Stage 1 of the area planning process outlined below.

Stage 1 gives you an opportunity to be involved and have your say through information sessions, talking with planners, completing a survey, or making a submission to the Northern Territory Planning Commission. Check the Planning Commission website for details www.planningcommission.nt.gov.au

What we want to know

- How you use and move around the city and surrounds
- The things you value in the area
- How you imagine the area could develop over time

Keep an eye out for the 'Tell Us' boxes in sections 2 and 3. These questions might help you prepare a submission, respond to the survey, or talk with our team. Your thoughts, comments, and questions will help us to prepare a draft Area Plan for further consultation in Stage 2.



Understanding the project

Darwin is significant as the capital of the Northern Territory. Central Darwin contains many places important for the Northern Territory as a whole and for the growing inner city population and workforce.

The Central Darwin Area Plan (CDAP) will guide land use and development that strengthens Central Darwin as the heart of a vibrant, functional, and attractive capital by:

- reinforcing the CBD as the vibrant commercial, cultural, administrative, tourist and civic heart of the Territory;
- encouraging improved links between the CBD and surrounding areas from the Waterfront to the new Museum of the Northern Territory and Cullen Bay;
- supporting improved amenity for residents and visitors;
- including revisions of the current Frances Bay and Waterfront Area Plans; and
- maintaining the character of established localities while enhancing connectivity, and respecting environmental, heritage, and recreation values.

This project is also an opportunity to build on, and bring together, previous studies, projects and consultation that have focused on shaping a vibrant city centre, such as the Darwin City Centre Master Plan (the Master Plan). Connections will also be made to Northern Territory planning policies such as the DRLUP.

The Australian and NT Governments have signed a Memorandum of Understanding (MoU) for a City Deal under the Federal Smart Cities Plan. More information about Smart Cities and examples of City Deals can be found on the Smart Cities website cities.dpmc.gov.au. At this stage discussions have included a new museum at the Old Hospital Site and improvements to State Square. Components of the MoU will be discussed in the relevant sections of this paper.

What this discussion paper does

The discussion paper outlines how you can be involved, what we understand from previous studies and projects, and what needs to be considered in the preparation of the area plan.

This section introduces the project, summarises the consultation process, and places the Area Plan within the hierarchy of plans and background information relevant to guiding future land use and development (Figure 1 overleaf).

The Planning Themes section of this discussion paper addresses influences on land use and development that apply across the whole study area. Identification of these themes, and their presentation in the maps, has been informed by the documents listed at the end of this paper. The themes should be thought about in relation to how they contribute to an integrated, functional and liveable city centre and surrounds.

The Focus Areas section looks at the study area's unique localities. Maps in this section summarise the main influences, opportunities and priorities relevant to each area. The maps have also been informed by the documents listed at the end of this paper.



HIERARCHY OF PLANS AND INFORMATION

		EXAMPLES	
LEVEL 1	Territory 		
LEVEL 2	Regional 		
LEVEL 3	District/Neighbourhood 		 
LEVEL 4	Guideline Documents and Background Material  		
LEVEL 5	Relevant Information	<p>A number of other plans, studies, reports and community consultation will provide context for drafting a planning framework for the study area.</p> <p>These include strategic policy documents such as the Darwin Regional Transport Plan, City of Darwin plans and strategies, background investigations for the Darwin City Centre Master Plan and other studies into land use in the study area.</p>	

Figure 1

DESCRIPTION

The NT Planning Scheme applies to the whole of the NT except for those areas covered by the Jabiru Town Plan, and includes:

- statements about land use policy;
- zones that permit (with or without consent) or prohibit use and development;
- development provisions and guidelines to help the consent authority to assess and decide on development applications; and
- maps, plans, designs and diagrams.

The Darwin Regional Land Use Plan (DRLUP) is the regional planning policy which sets the future direction, and establishes an overarching framework, for development across the Darwin region.

The DRLUP identifies the Darwin CBD as the principal activity centre in the region and provides for the preparation of detailed Area Plans to guide development.

Area Plans contain planning principles and objectives along with maps that illustrate opportunities for future development or land use change.

The Central Darwin Area Plan will sit at this level of the hierarchy and build on the broad direction provided by regional planning policy.

Guideline documents and background material, such as the Darwin City Centre Master Plan, provide further guidance in land use planning matters.

PLANNING THEMES

Growth Considerations

Population and Housing

Central Darwin is identified by the DRLUP as being one of the largest growth areas in the region. Population studies informing the DRLUP forecast a short term regional population of 150 000 and a long term regional population of 250 000 people. To support this longer term growth, DRLUP identifies the need for an additional 5320 dwellings in Central Darwin (Figure 2).

Australian Bureau of Statistics population figures show strong population growth within Darwin City and modest growth in Larrakeyah. Population and new dwellings are on track to reach the short term projections in the DRLUP.

Housing types are varied across the study area; however, most people live in higher density dwellings such as apartments (Figure 3).

The current population mix in Central Darwin has a higher percentage of young adults and a lower percentage of family households than is seen across the Greater Darwin region. The percentages of those aged between 65 and 79 years of age are comparable with those of Greater Darwin, while the percentage in the 80-84 years age group is almost double.

Despite the cultural diversity of the Darwin region, the percentage of Aboriginal residents in the study area is lower than in Greater Darwin, and percentages of people born overseas is significantly higher.

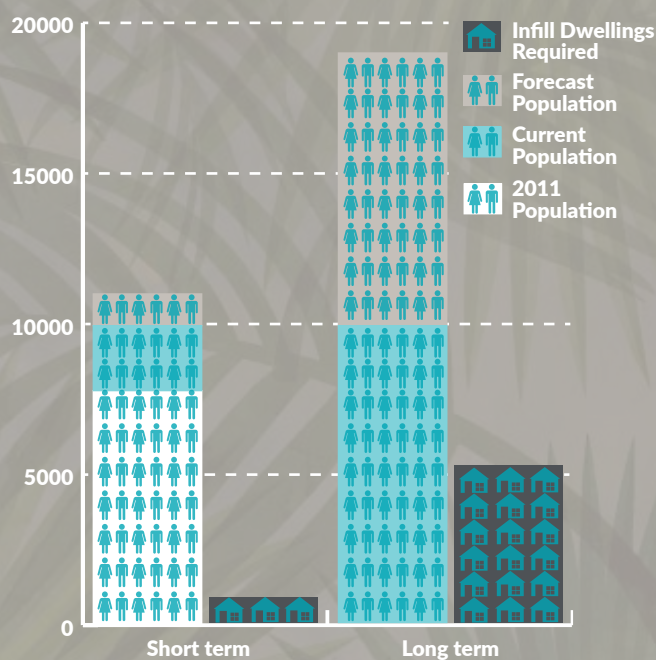


Figure 2: Central Darwin Population and Infill Dwelling Forecasts (DRLUP 2015)

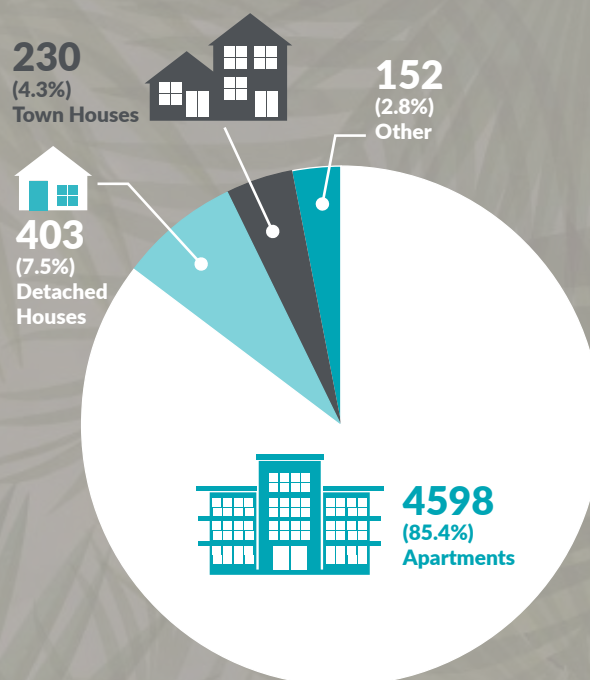


Figure 3: Dwelling types in study area (ABS)



Activity Centres

Activity centres are the hub of a region or neighbourhood. Depending on the size of the population they serve, activity centres have a mix of shops, offices, community and residential developments.

Principal Activity Centre - Darwin CBD

The CBD provides the greatest diversity in employment and business opportunities, offers the highest density housing options in the region, and is the focus of public transport. As the capital city and tourism gateway, visitor and tourist activity will continue to be important drivers of residential and commercial growth, which is expected to increase as shown in Figures 4 and 5.

The DRLUP recommends that planning for central Darwin should focus on:

- quality office and residential precincts;
- tourism experiences;
- retail; and
- tropical character.

Local and Specialist Activity Centres

Future growth of the local activity centre focused around Harriet Place will be influenced by local market demand.

The future of specialist activity centres, including Cullen Bay and Frances Bay, will depend on land uses which add value to the theme of the centres.

TELL US . . .

- What would encourage you to live in Central Darwin?

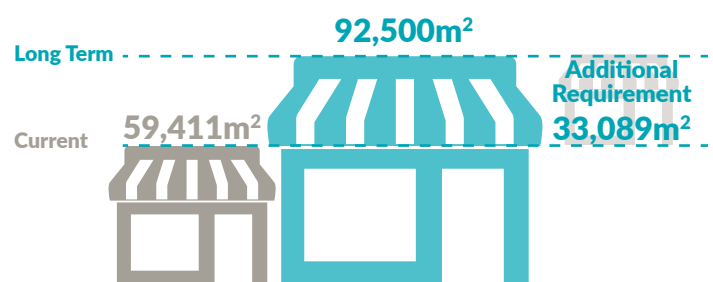


Figure 4: Retail floor space demand in Darwin CBD
(MacroPlan Dimasi 2017)

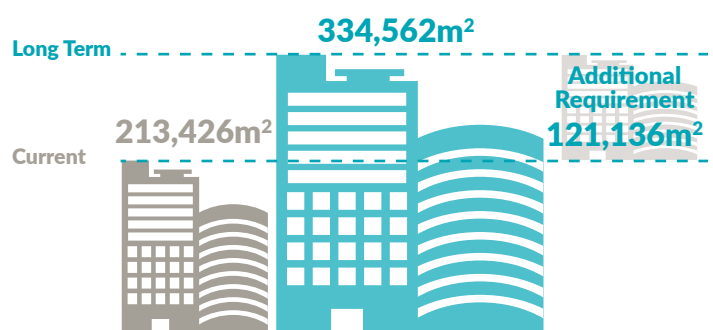
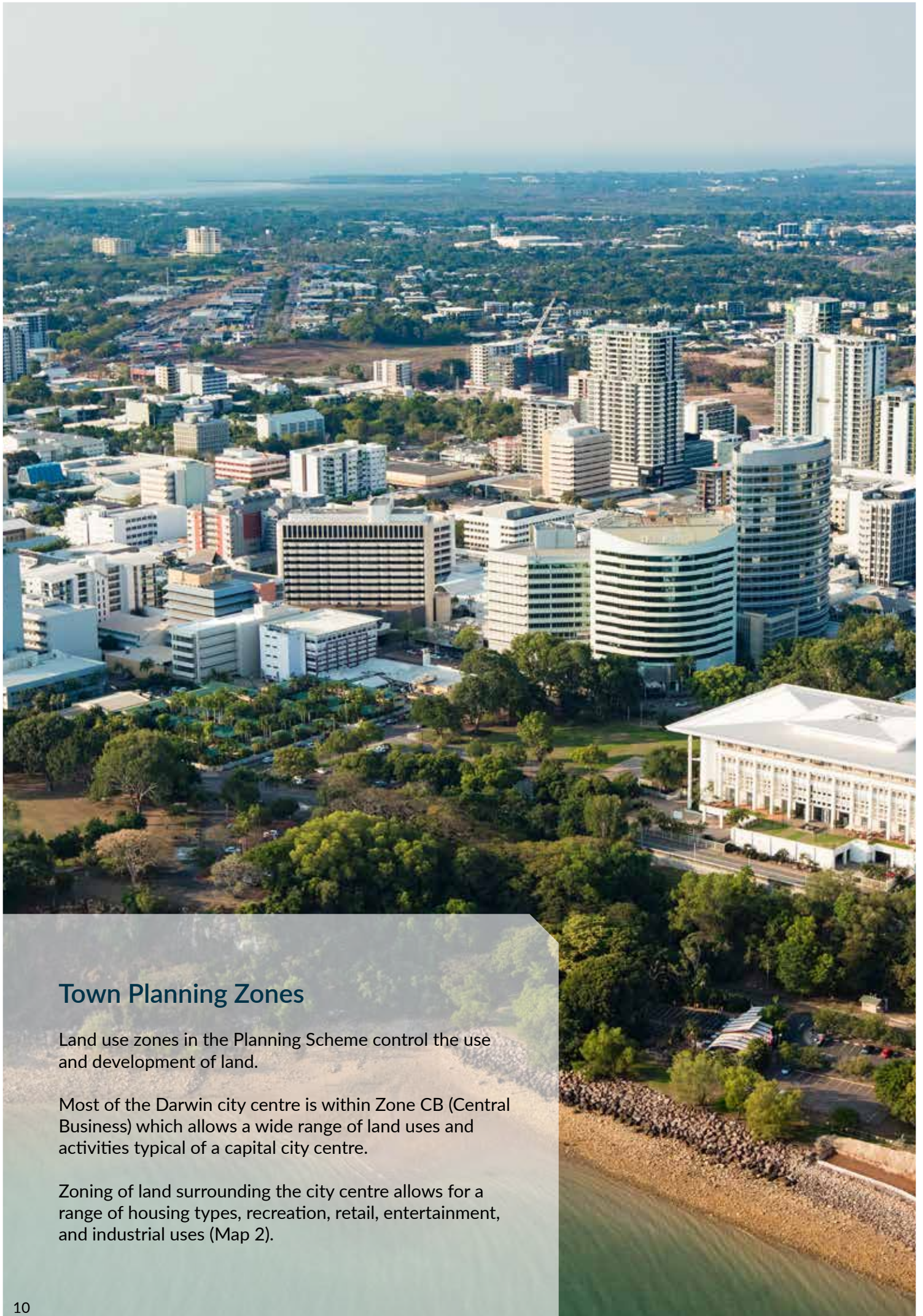


Figure 5: Commercial floor space demand in Darwin CBD
(MacroPlan Dimasi 2017)



Town Planning Zones

Land use zones in the Planning Scheme control the use and development of land.

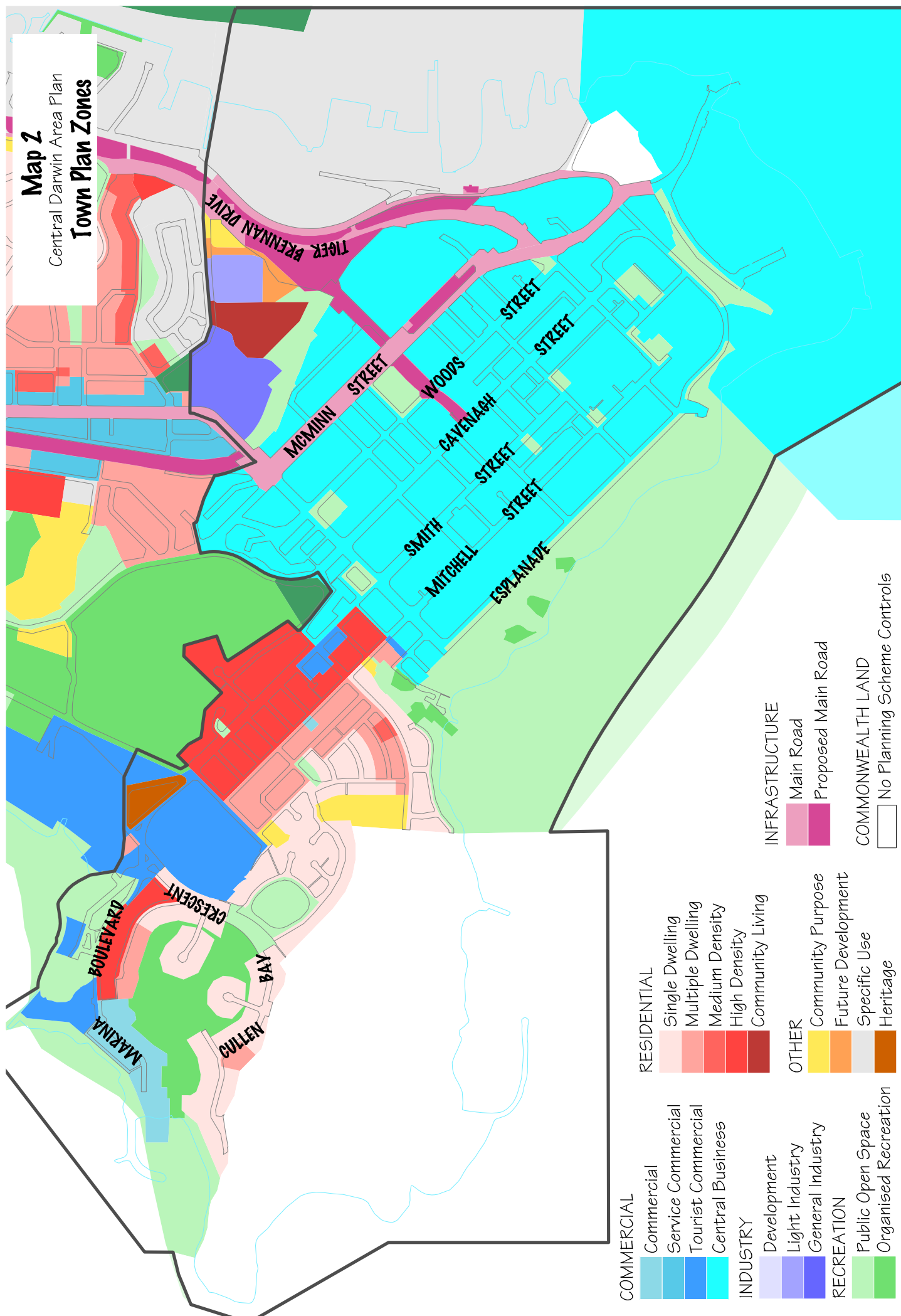
Most of the Darwin city centre is within Zone CB (Central Business) which allows a wide range of land uses and activities typical of a capital city centre.

Zoning of land surrounding the city centre allows for a range of housing types, recreation, retail, entertainment, and industrial uses (Map 2).

Map 2

Central Darwin Area Plan

Town Plan Zones



Movement and Transport

Land use and transport planning must work together to create efficient and sustainable movement networks that contribute to liveability and prosperity.

Current Situation

The study area contains a range of active, public, and private vehicle transport networks that provide local and regional links. Current and anticipated networks are shown on Map 3.

Barneson Boulevard will link the city centre to Tiger Brennan Drive, distribute traffic more evenly to relieve peak traffic conditions, and support walking and cycling. While preserving Frog Hollow Park, Barneson Boulevard has the potential to unlock commercial and mixed use development opportunities particularly for the Cavenagh Street carpark and Tank Farm locality.

Bus services currently enter the CBD through Mitchell Street and exit via Cavenagh Street. This route results in low accessibility within the CBD. Consideration is being given to using Cavenagh Street for both inbound and outbound bus services (see Map 3). This option would offer simple, easy to understand, and walkable access to public transport from the majority of the CBD.

Pedestrian activity is highest along Knuckey Street and Smith Street including the Mall, and dedicated cycling networks and facilities are currently limited within the study area.

Planning Considerations

The Darwin Bike Plan and investigations into other transport infrastructure, including the location of ferry terminal infrastructure, will inform the Area Plan.

The Master Plan has a focus on improving walkability within the CBD through providing shade, landscaping, street cooling, and traffic management.

Barneson Boulevard, potential realignment of the Stuart Highway, various pedestrian connections, and a possible future extension of Knuckey Street are opportunities to improve both active and motorised transport.

Consultation about the Master Plan suggested a need for improved walking, cycling, and public transport connections and facilities. Interest was also expressed in green streets and reducing cars in the city with more parking available on the fringe.

TELL US . . .

- How do you move around the city and surrounds?
- Which locations in the study area encourage you to walk?
- What would encourage you to move around the City and surrounds more?

Physical Infrastructure

Essential services like power, water, sewer, stormwater, and information technology need to be planned to match likely development locations, land uses, and future populations.

Current Situation and Planning Considerations

Existing power, water, and sewer assets are shown on Map 3. Investigation of power, water, and sewer networks will be carried out to test capacity and identify necessary upgrades to support growth.

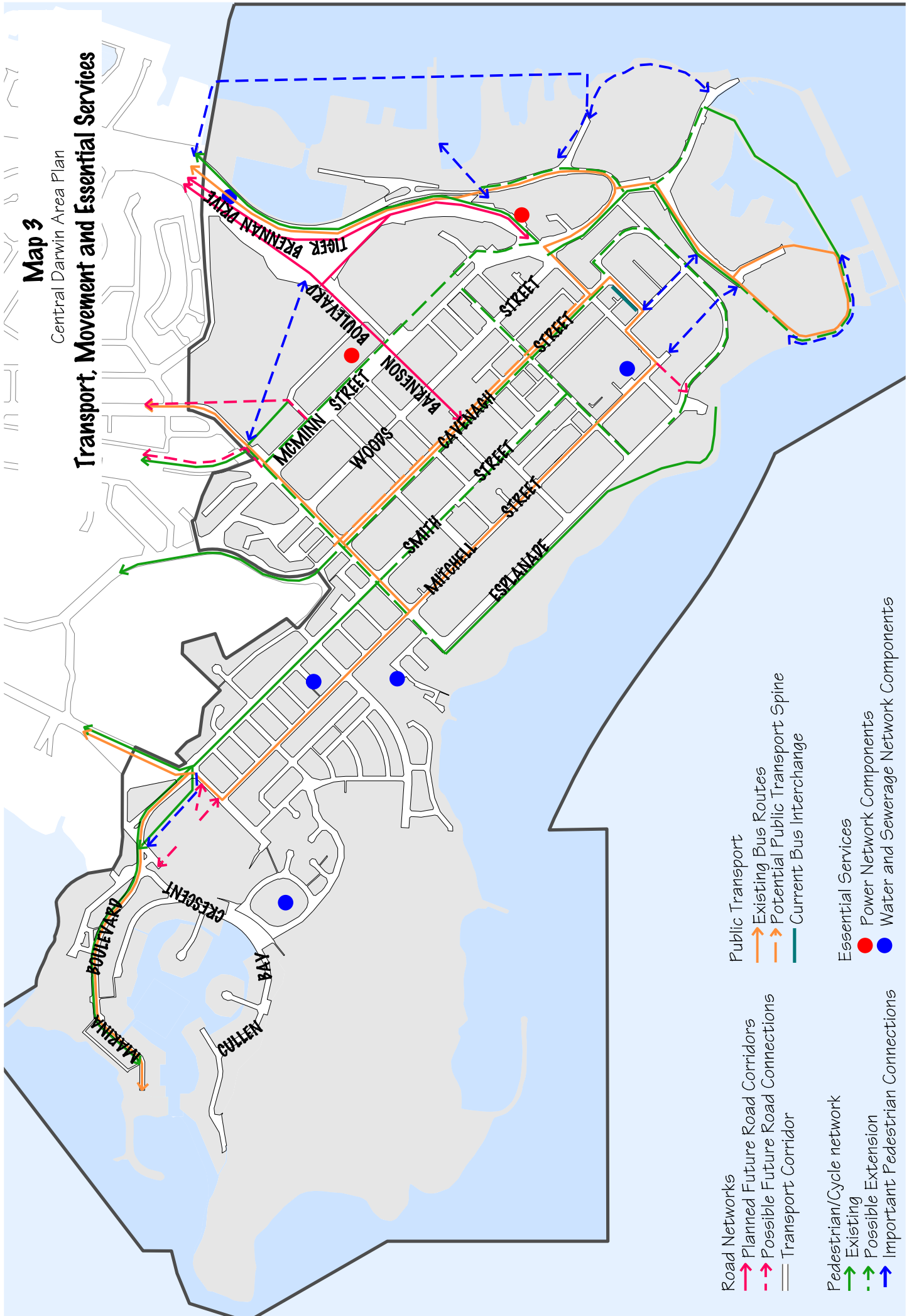
While stormwater in the CBD is well managed, further studies will consider both system capacity and quality of stormwater. The concept within the Master Plan which suggests capturing and filtering stormwater within wetlands at the Tank Farm may also be tested.

Modern cities integrate technology to improve liveability, prosperity, and productivity. Long term infrastructure planning needs to consider how we can achieve this in our local context. The Federal Government's Smart Cities Plan encourages partnerships between the private and public sectors for urban information technology projects.

Map 3

Central Darwin Area Plan

Transport, Movement and Essential Services



Environment

The study area includes coastal, remnant vegetation, and urban forest systems that have cultural value and make a significant contribution to the economy and liveability of the study area (Map 4).

Current Situation and Planning Considerations

Coastal

Darwin Harbour has been named an internationally significant conservation site and is highly valued by the community. Harbour coastlines support native flora and fauna and provide cooling breezes and accessible recreation spaces. Our coastline is also a source of economic benefit through harbour based industries and tourism.

Planning ahead to keep the harbour clean and healthy will require coordinated action across government and non-government organisations along with continued consideration of:

- protection of natural systems within the harbour catchment;
- stormwater system improvements, reclamation, and reuse;
- cumulative impacts from dredging; and
- increasing permeable surfaces.

Environmental hazards including biting insects, the probability of acid sulfate soils, and storm tide events must also be considered.

Remnant Vegetation

Remnant patches of coastal rainforest vegetation contribute to visual appeal, provide shade, and support biodiversity. Maintaining connections between areas of remnant vegetation is an important consideration.

Urban forest

Landscaped spaces and corridors create visual appeal and support the physical and mental health of residents, biodiversity, and social and recreational activities. In our humid, wet/dry tropics environment the urban forest also helps to cool our streets and buildings and increase stormwater absorption.

Studies for the Master Plan showed that the canopy cover of 19%, at the time, contributed to the amenity of the CBD to the value of \$2.4m. City of Darwin's recent and ongoing tree planting programs are likely to increase this value.

Darwin's tropical location presents unique opportunities and challenges in relation to urban and building design. The Guide to Urban Cooling Strategies, recently published by Low Carbon Living CRC, summarises key climate considerations for major centres around Australia. This report concludes that, due to high precipitation and solar radiation, increased tree canopy and shading are the best strategies for heat reduction in high density areas of Darwin.

Recent heat mitigation studies undertaken in the CBD as part of the City Deals program have evaluated the heat island effect and investigated the most effective strategies for heat reduction. An increase in the tree canopy cover in the CBD has been identified as essential to reducing street and building temperatures and improving pedestrian comfort.

What could the Area Plan do in response?

City of Darwin manages most parks and street planting on public land. The Area Plan will have limited ability to influence the management of these spaces. However, the Planning Scheme does contain landscaping and open space requirements for development on private land. Planning for the interaction of landscaping across public and private land will help to maximise community benefit.

The Area Plan may include principles for various localities, as well as site specific concepts and objectives, to guide the relationship between development and our natural systems.

The Urban Design Requirements for Central Darwin at clause 6.3.3 of the Planning Scheme will be considered in the context of Design Guidelines in the Master Plan that are specific to landscaping.

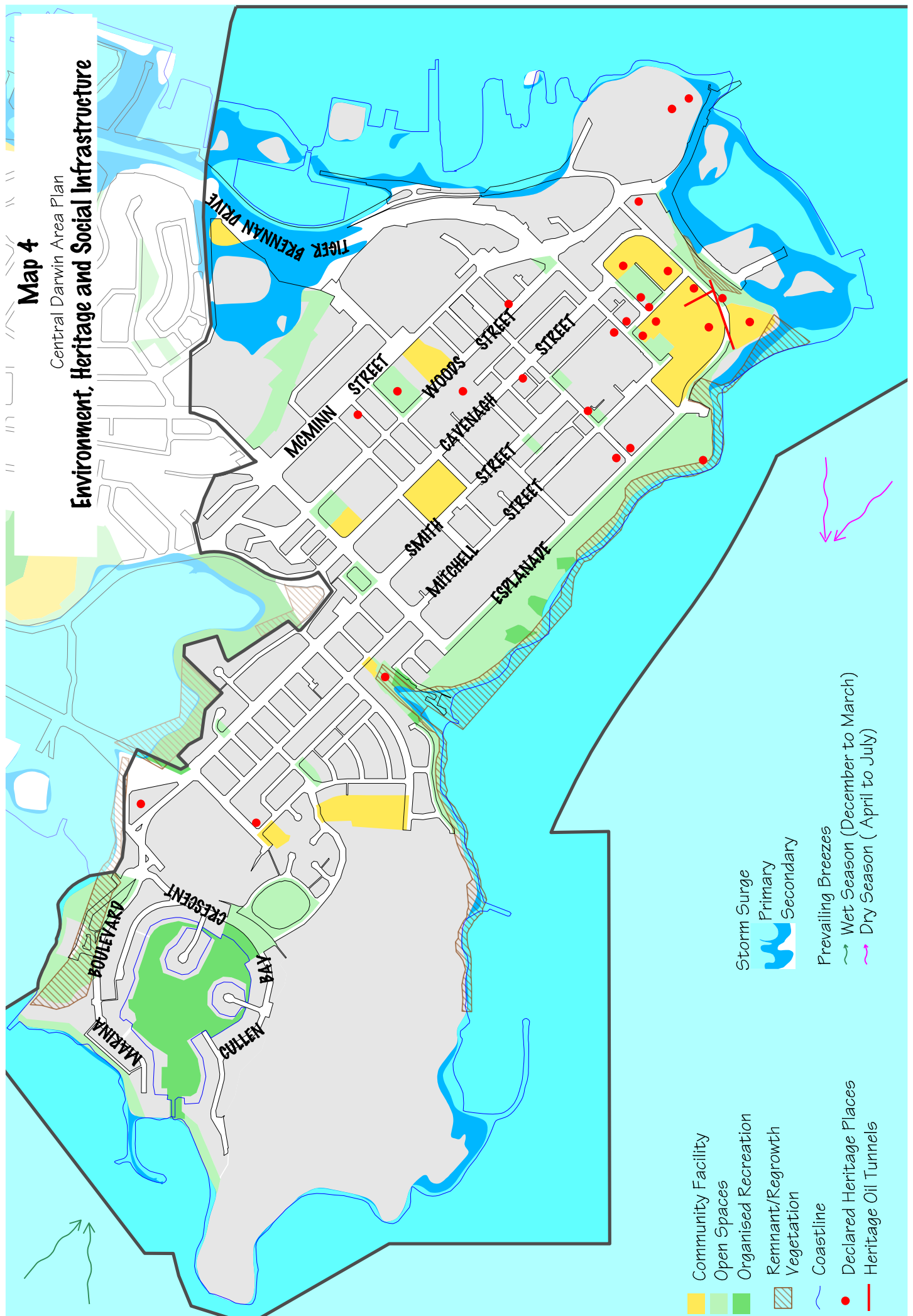
TELL US . . .

- Which natural features of the city and surrounds do you value?
- What could be done to enhance these features and your experience?
- What do you think contributes to a vibrant, tropical urban environment?

Map 4

Central Darwin Area Plan

Environment, Heritage and Social Infrastructure





Culture and Heritage

Places of cultural and historical significance contribute to a sense of belonging. They connect people with others, with history, and with landscapes. Darwin's history of diversity originated long before European settlement and present day multicultural Australia and continues to enrich our society – economically, socially, culturally, and politically.

Current Situation and Planning Considerations

Sites of cultural and heritage value in the study area relate to:

- Aboriginal culture
- European and Asian settlement;
- World War II; and
- natural features and events.

Declared heritage places are shown on Map 4.

The Northern Territory takes an adaptive reuse approach to managing some heritage sites. Adaptive reuse means that instead of leaving important places such as the old hospital site and Flagstaff Park unused, they are integrated into related and accessible new uses. The new uses should respect and interpret significant associations, meanings, and activities. An example of adaptive reuse in the study area can be seen at the Star Arcade, which has become a unique and bustling destination.

Consultation for the Master Plan indicated that residents value Darwin's Larrakia heritage and its multicultural, pioneering past.

The current consultation and previous studies will be used to make sure known sites and their values are considered in preparing the Area Plan.

Any planning principles and site specific concepts in the Area Plan that relate to locations with cultural or heritage influences should guide relevant, respectful, and appropriate use and development.

Existing land use and ownership will also influence principles and concepts in the Area Plan.

TELL US . . .

- Which cultural and heritage places do you use and how?
- What cultural influences, places, or events do you think contribute to the uniqueness of Central Darwin?



Social Infrastructure

Planning ahead will support a diverse mix of future residents, workers, and visitors with access to education, medical services, recreation spaces, cultural activities, and community meeting spaces.

Current Situation and Planning Considerations

The availability of social infrastructure in the study area has been evaluated with the understanding that the Darwin CBD functions as a capital city and a local centre for residents. The study has shown the need to consider upgrading and providing additional community facilities to meet the needs of current and future populations.

These facilities include museums, libraries, childcare, primary schools, aged care, creative spaces, cultural spaces, and community meeting spaces. Development of a strong civic precinct that may host many of these activities has been recommended as a priority.

The Master Plan presents a remodelled Civic Square as an opportunity to incorporate and improve many community facilities. Consultation for the Master Plan suggests families, youth, and the aging would all value improved accessibility, facilities, and interesting landscape features.

Other suggestions from the Master Plan include:

- a Larrakia cultural centre;
- a school;
- a swimming beach; and
- ensuring parks are designed for a range of community uses.

Most community facilities are currently operated by City of Darwin or other government agencies though there is potential for private sector involvement in the future. Consideration will be given to the site characteristics required for particular facilities and potential sites may be nominated in the Area Plan.

TELL US . . .

- Which community facilities would encourage you to spend time in the city and surrounds?
- What community facilities would encourage you to live in the city?



FOCUS AREAS

City Centre

As the principal activity centre of the Northern Territory, the CBD hosts key government, civic, business, cultural, residential, and tourism activities.

Planning Considerations

Other Projects

Consultation for the Master Plan has told us that the Darwin community would like the city centre to:

- be age and family friendly;
- reflect diverse cultures;
- be cool, sheltered, and green;
- be connected with interesting walks;
- be relaxed;
- have more 'place-oriented' developments;
- have more climatically and sustainably designed developments; and
- have better managed traffic.

Participants at the first Lord Mayor's CBD Summit held in 2016 focused on the need to build on the city's strengths to create a busy, clean, diverse, safe, welcoming, connected, and beautiful city.

Strategies coming from the summit prioritise action on Master Plan concepts that promote shady, pedestrian friendly spaces and improved connectivity. Other concepts emerging from the summit include repurposing buildings, improved building design, enhancing the tourist experience, bringing education and sporting facilities to the city, and integrating our history and culture.

Within his speech at the annual The Year Ahead event, the Chief Minister indicated that he has initiated a 10-year plan to make our CBD vibrant, beautiful, and green. Potential actions include cooling streets, activating laneways, filling vacant spaces, and redeveloping State Square as an elegant, green heart of the capital that reflects our history and achievements.

This planning has led into the City Deals program which envisions a thriving, vibrant, cool CBD and sets out some concepts for public space and major projects. A video fly-through has been the subject of recent community consultation. For more information visit darwincitydeal.nt.gov.au.

Height Restrictions

Two different height limits apply in the CBD:

- height limits prescribed by aviation and defence authorities; and
- height controls in the vicinity of the Esplanade that have been retained in the Planning Scheme pending a review into whether they should change.

Map 5

Central Darwin Area Plan

City Centre

PRIORITY CONSIDERATIONS

- Exploration of the benefits of clarifying distinct land use areas
- Identification of design guidelines necessary to achieve the desired form of future development.

OPPORTUNITIES FOR DISCUSSION

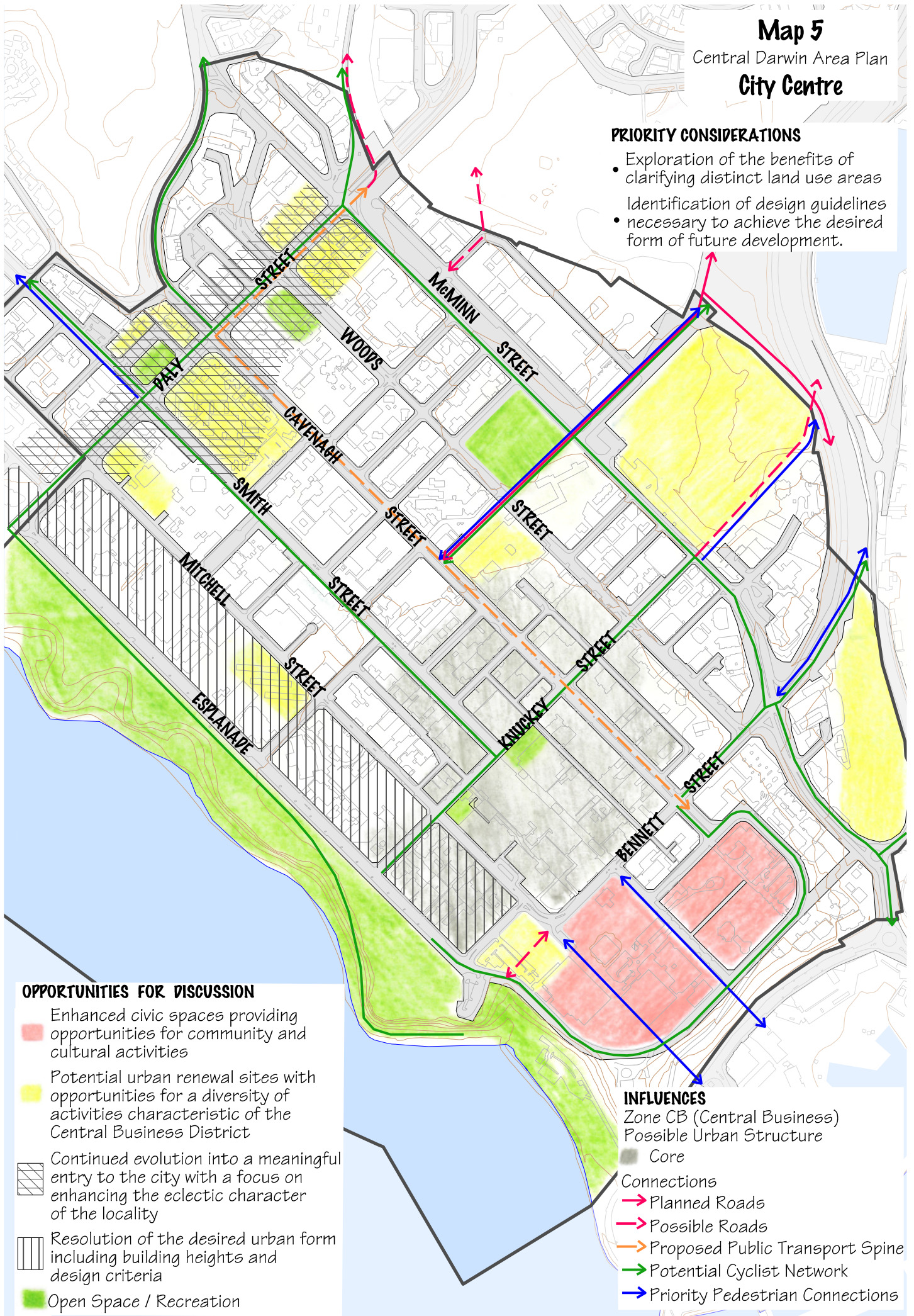
- Enhanced civic spaces providing opportunities for community and cultural activities
- Potential urban renewal sites with opportunities for a diversity of activities characteristic of the Central Business District
- Continued evolution into a meaningful entry to the city with a focus on enhancing the eclectic character of the locality
- Resolution of the desired urban form including building heights and design criteria
- Open Space / Recreation

INFLUENCES

Zone CB (Central Business)
Possible Urban Structure
Core

Connections

- Planned Roads
- Possible Roads
- Proposed Public Transport Spine
- Potential Cyclist Network
- Priority Pedestrian Connections



How the Area Plan can respond

Some of the public land and building design guidelines in the Master Plan may influence a review of the current Urban Design Requirements for Central Darwin at clause 6.3.3 of the Planning Scheme.

For the Esplanade, consideration may be given to specific design controls to address issues including:

- how the style and size of development on and around the Esplanade integrates the city centre and adjacent parkland e.g. landscaping, green walls, and setbacks;
- whether to keep or change controls on building heights;
- making the most of access to breezes, vistas, and view corridors to the harbour; and
- encouraging pedestrian accessibility.

The final Area Plan may also establish high level guidelines related to concepts from the Master Plan such as:

- the continued evolution of activities around Harriet Place;
- basing future land use on the established character of particular localities; and
- enhancing the civic and cultural precinct.

Map 5, on the previous page, shows a range of opportunities and strategic planning considerations that will influence planning for the CBD.

TELL US . . .

- Do you think clarity is needed around land use character in the city centre?
- What type of development, if any, do you think should occur along the built area of The Esplanade?
- What do you think about the opportunities, influences, and considerations shown on Map 5?



Old Darwin Hospital Site, Myilly Point, and Cullen Bay

The mix of established land uses, undeveloped but historically and culturally significant sites, and a location between the coast and CBD make planning for this area complex but essential.

Planning for the long term development of Cullen Bay should consider its role as a specialist activity centre and residential locality, along with transport links within the precinct and to adjacent areas. The Planning Infrastructure for Future Integrated Ferry Services Study may influence land use around the ferry terminal in the long term.

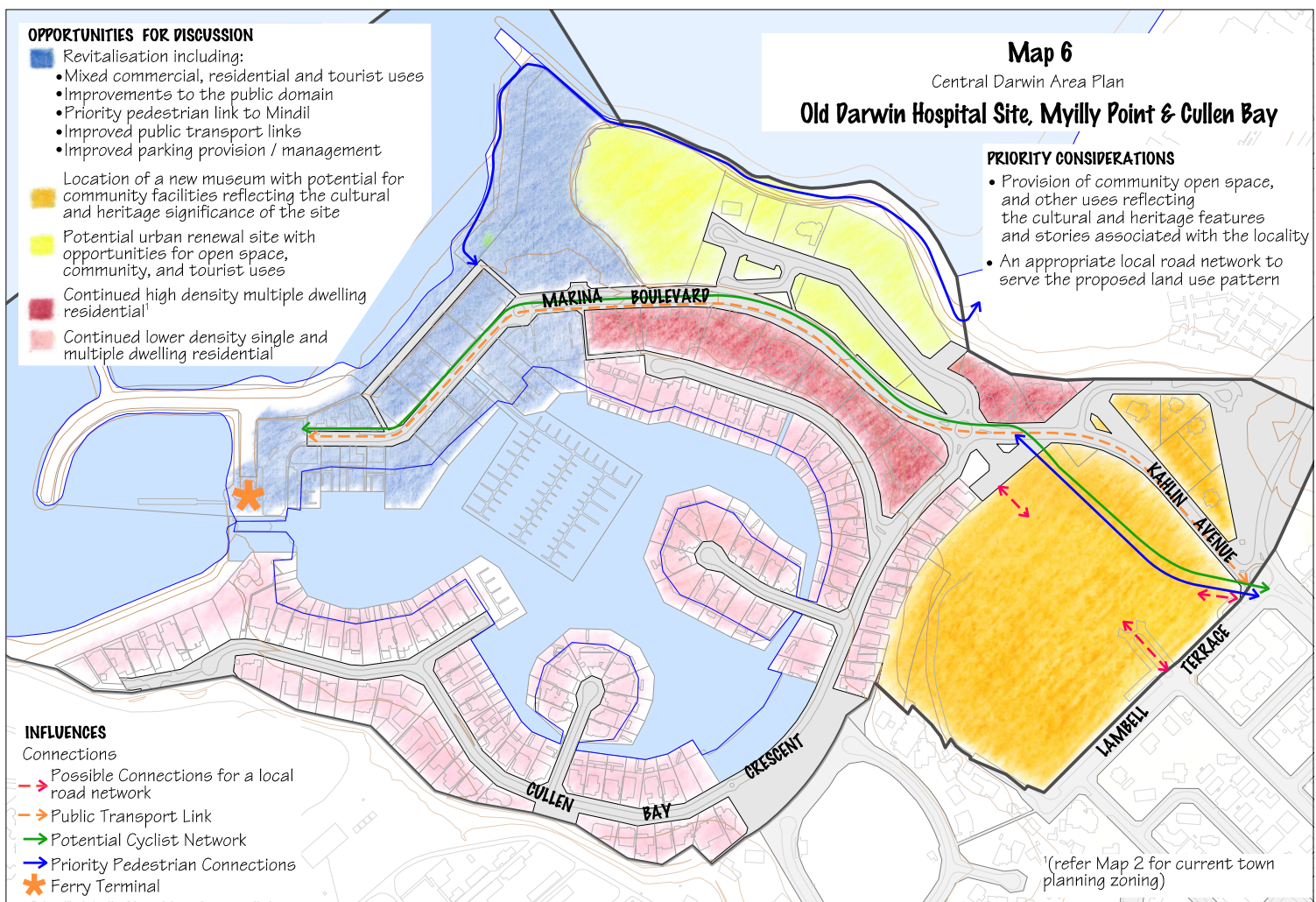
Opportunities for revitalisation and improved transport links are shown on Map 6.

Planning Considerations

The Government is building the new Museum of the Northern Territory at the old hospital site in response to the significance of the locality. This landmark development has the potential to integrate heritage and cultural areas as well as provide community facilities and landscaped public spaces. Community engagement on the new Museum will occur in a separate process.

TELL US . . .

- Which community and cultural uses would complement the new Museum of the Northern Territory?
- What form, e.g. design and height, do you think development in Cullen Bay should take?
- What do you think about the opportunities, influences, and considerations shown on Map 6?



Larrakeyah

Larrakeyah has a well-established residential character, a convenient location, and is close to potential urban renewal sites and the Old Darwin Hospital Site.

While the Northern Territory Government has no role in planning on Defence land, consideration will be given to the potential impacts of population and activities at Larrakeyah Barracks on broader transport, essential services, and social infrastructure management. On this basis, the Barracks have been nominated as an area of influence.

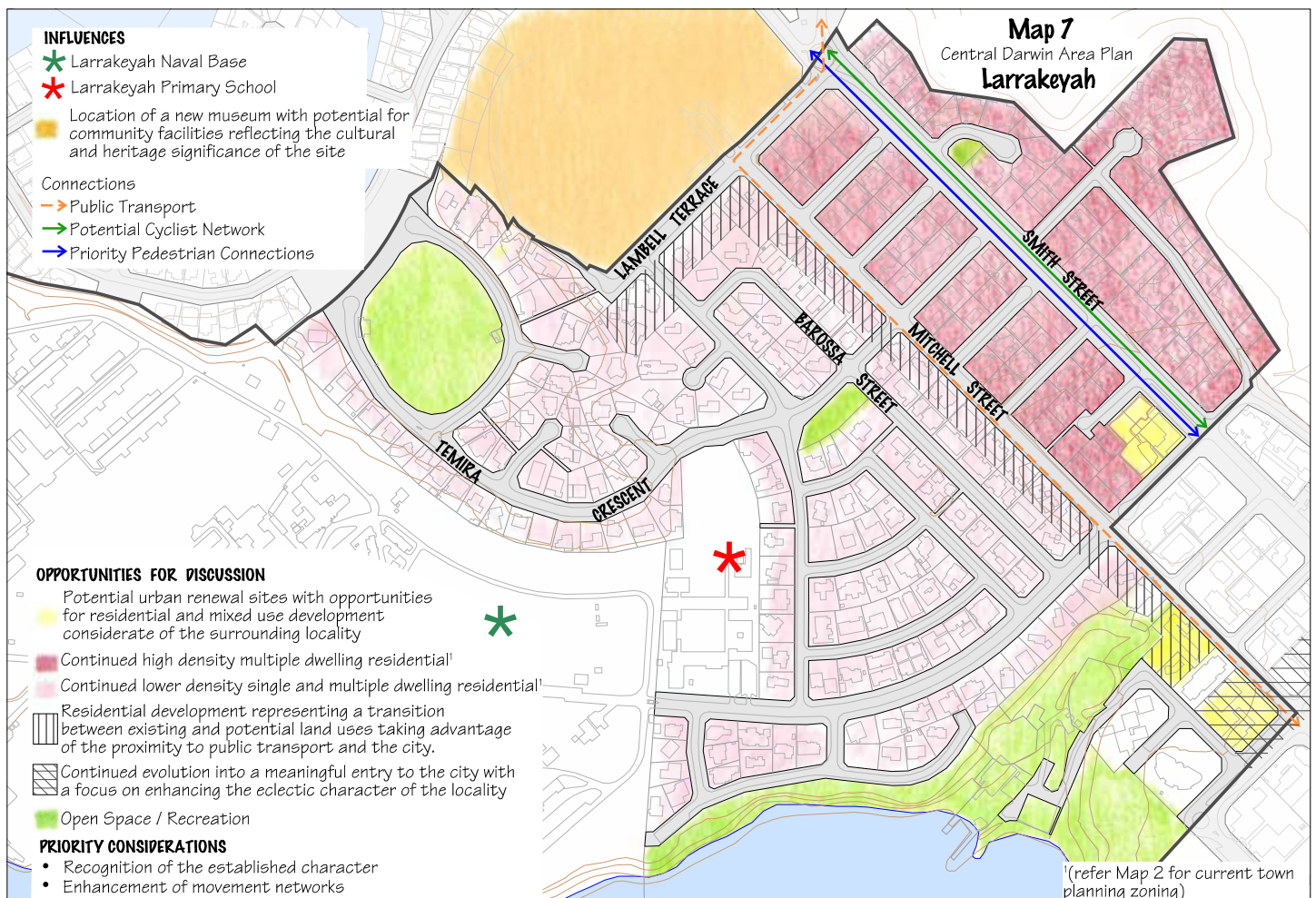
Planning Considerations

Larrakeyah is characterised by a range of residential densities including apartments, town houses, and detached houses. These housing types are located in various clearly defined precincts which reflect the zoning (Map 7).

Smith Street and Mitchell Street connect Larrakeyah to commercial and recreation facilities including the small retail centre around Harriet Place, the Darwin Waterfront, the CBD, and Cullen Bay. Connectivity within the suburb is limited by the lack of local links to Larrakeyah Barracks and Cullen Bay.

TELL US . . .

- What do you consider contributes to the character of Larrakeyah?
- How could future development in Larrakeyah complement the CBD and surrounds?
- What do you think about the opportunities, influences, and considerations shown on Map 7?



Darwin Waterfront

This vibrant and versatile locality has become a well-established entertainment, education, residential, and commercial precinct.

Planning Considerations

The Planning Scheme currently contains an Area Plan and Planning Principles for the Waterfront. These provisions have guided the development of the locality as a residential, business, and public entertainment precinct that responds to its maritime and historical connections.

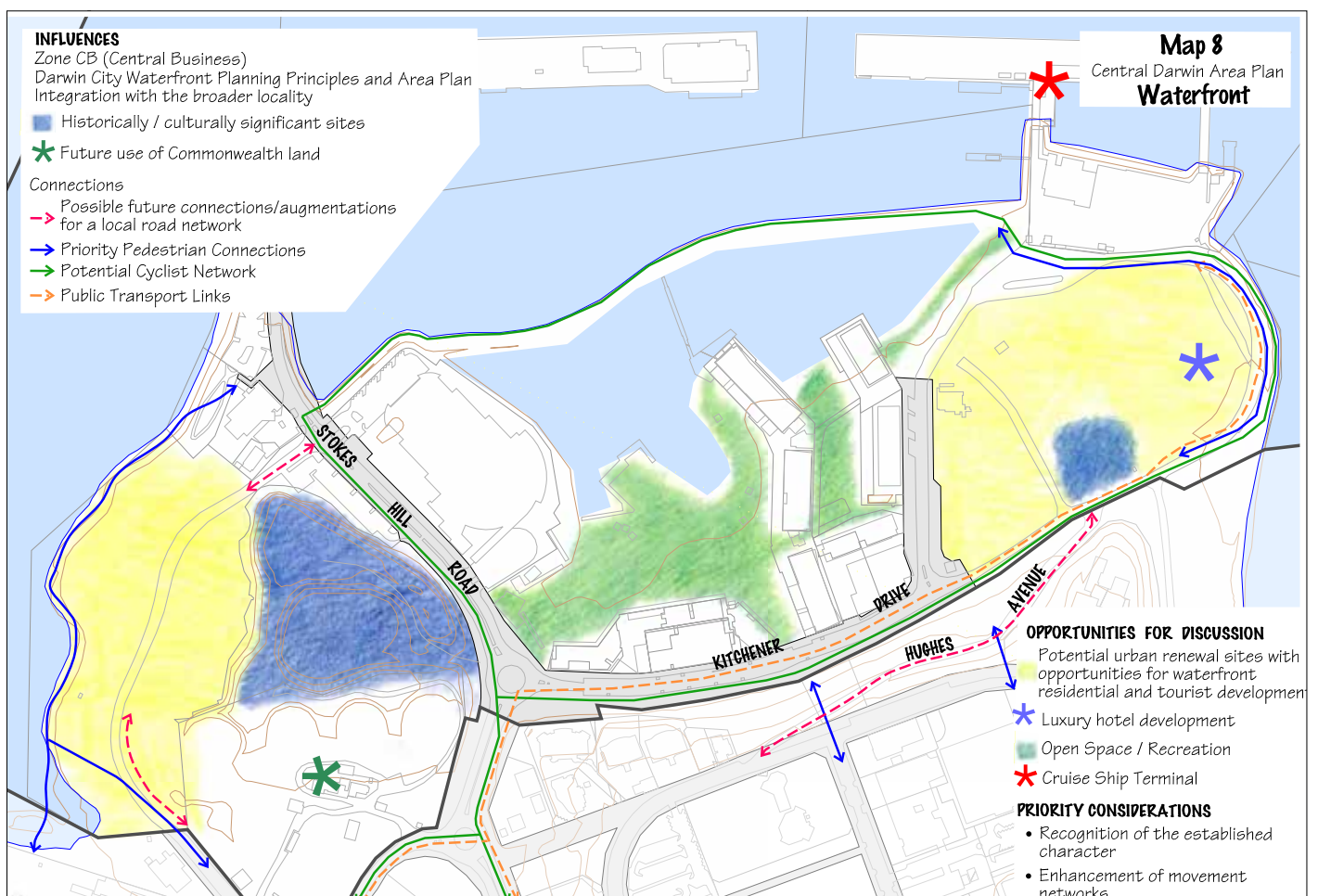
The existing Area Plan and Planning Principles will be revised after stakeholder consultation and a review of current and future influences and opportunities. The outcomes will be incorporated into the final Area Plan.

Integrating this location with surrounding uses, particularly through pedestrian links to the city and along the waterfront, and managing future development are important considerations as development continues and tourism expands. There is opportunity to extend the pedestrian and recreation links provided by the sea wall with a publicly accessible pedestrian trail that links Frances Bay to the Esplanade via a waterside promenade. Opportunities for these links are shown on Map 8.

The development of a luxury hotel adjacent to the cruise terminal and any change in land use at the Stokes Hill Commonwealth defence property may also impact future use in the locality.

TELL US . . .

- What land uses and connections would you like to see at the Waterfront?
- What do you think about the opportunities, influences, and considerations shown on Map 8?



Frances Bay

Location, links to the historical North Australia Railway, and a shift away from maritime industrial uses mean planning for the integration of Frances Bay with the broader locality is a priority.

Planning Considerations

The Planning Scheme currently contains an Area Plan and Planning Principles for Frances Bay and the area is subject to a specific use zone. These provisions, and several concepts in the Master Plan, recognise the area's significant location and identify opportunities for redevelopment to create a mixed-use precinct. Opportunities could include a range of harbour side tourism, commercial, and residential activities with community spaces and links to the maritime history.

Transport links within Frances Bay and to surrounding areas may help to integrate this locality with the long term development of the broader area. Redevelopment of Frances Bay may also create a medium to long term opportunity for a ferry terminal. Potential transport links are shown on Map 9.

Consultation leading to the development of the Frances Bay Area Plan and concepts within the Master Plan indicated the importance of reinforcing Darwin's character as a harbour city by developing land adjacent to the water.

Existing frameworks for development of this locality recognise the important contribution open space and recreation facilities make to a network of public places. A publicly accessible promenade with landscaped waterfront open space would be in keeping with these frameworks.

Current proposals for the establishment of a consistent shoreline are worth considering to create opportunities for foreshore recreation, more substantial development sites, and the mitigation of storm tide impacts.

How the Area Plan can respond

The area planning process for Central Darwin will include reviewing the existing Frances Bay Planning Principles and Area Plan and incorporating the outcomes into the final Area Plan. A review of the existing Area Plan is an opportunity to include relevant components of the Master Plan in the context of site-specific influences and stakeholder feedback.

Any changes to the Planning Principles and Area Plan will ensure that environmental constraints and hydrological studies are conducted and considered prior to any development.

TELL US . . .

- What kind of land uses would you like to see at Frances Bay?
- How could Frances Bay be connected with surrounding areas?
- What do you think about the opportunities, influences, and considerations shown on Map 9?

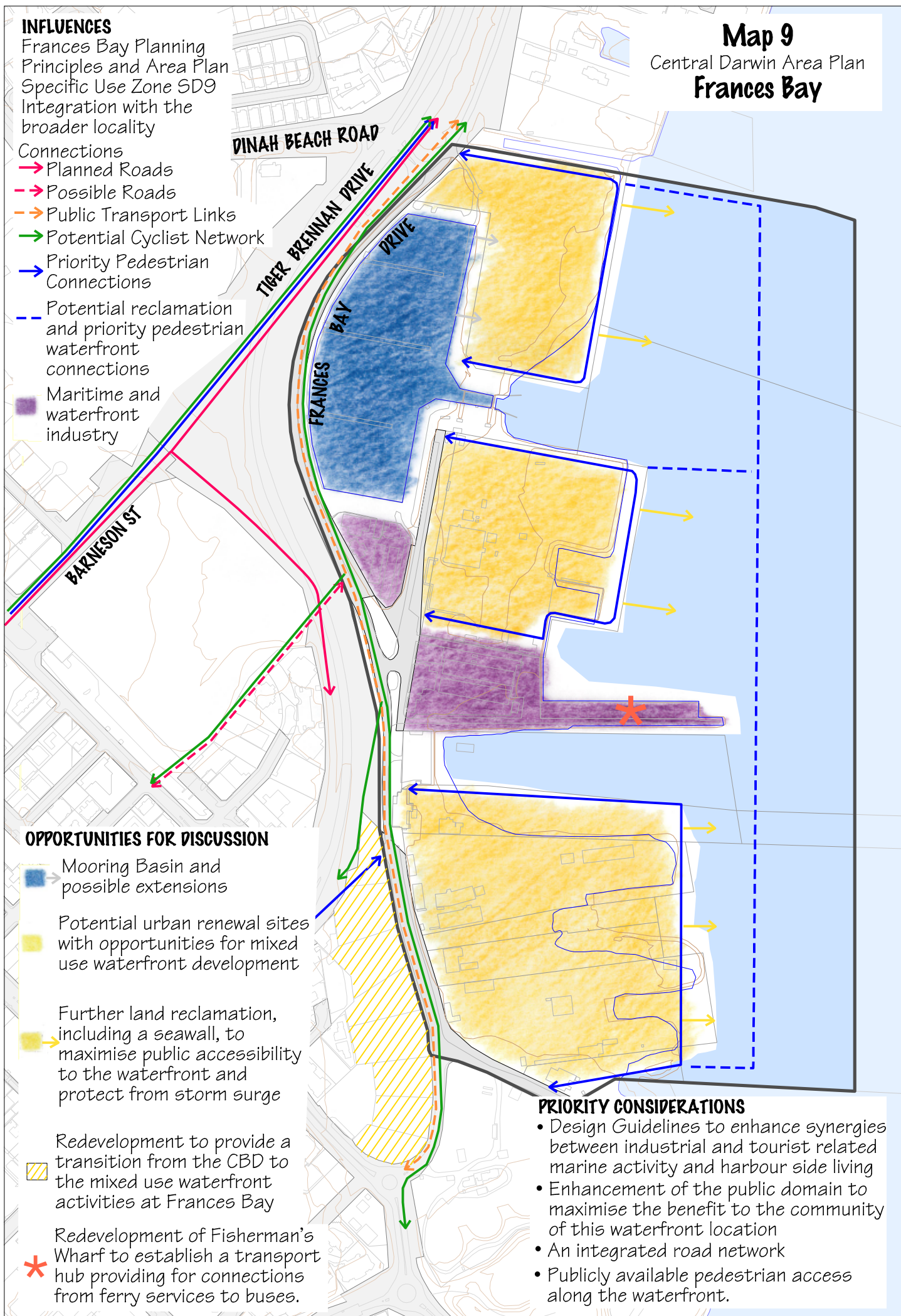
INFLUENCES

Frances Bay Planning Principles and Area Plan
Specific Use Zone SD9
Integration with the broader locality

Connections

- Planned Roads
- → Possible Roads
- → Public Transport Links
- Potential Cyclist Network
- Priority Pedestrian Connections
- - - Potential reclamation and priority pedestrian waterfront connections
- Maritime and waterfront industry

Map 9 Central Darwin Area Plan Frances Bay



OPPORTUNITIES FOR DISCUSSION

- Mooring Basin and possible extensions
- Potential urban renewal sites with opportunities for mixed use waterfront development
- Further land reclamation, including a seawall, to maximise public accessibility to the waterfront and protect from storm surge
- Redevelopment to provide a transition from the CBD to the mixed use waterfront activities at Frances Bay
- ★ Redevelopment of Fisherman's Wharf to establish a transport hub providing for connections from ferry services to buses.

PRIORITY CONSIDERATIONS

- Design Guidelines to enhance synergies between industrial and tourist related marine activity and harbour side living
- Enhancement of the public domain to maximise the benefit to the community of this waterfront location
- An integrated road network
- Publicly available pedestrian access along the waterfront.

Tank Farm

Strategic planning is a priority for this valuable but largely underutilised area due to its cultural and environmental importance and its location adjacent to the CBD, Stuart Park, and Frances Bay.

Consultation for the Master Plan supported showcasing the cultural, historical, and environmental importance of the area within a residential context. Future development concepts may also foster understanding of the community value of these features through recognition and protection of culturally and historically important sites such as One Mile Dam and the North Australia Railway.

Planning Considerations

Major road projects such as Barneson Boulevard and the potential Stuart Highway realignment will significantly increase the opportunities for connections into the Tank Farm precinct. An integrated internal road network is also an important consideration for any future development.

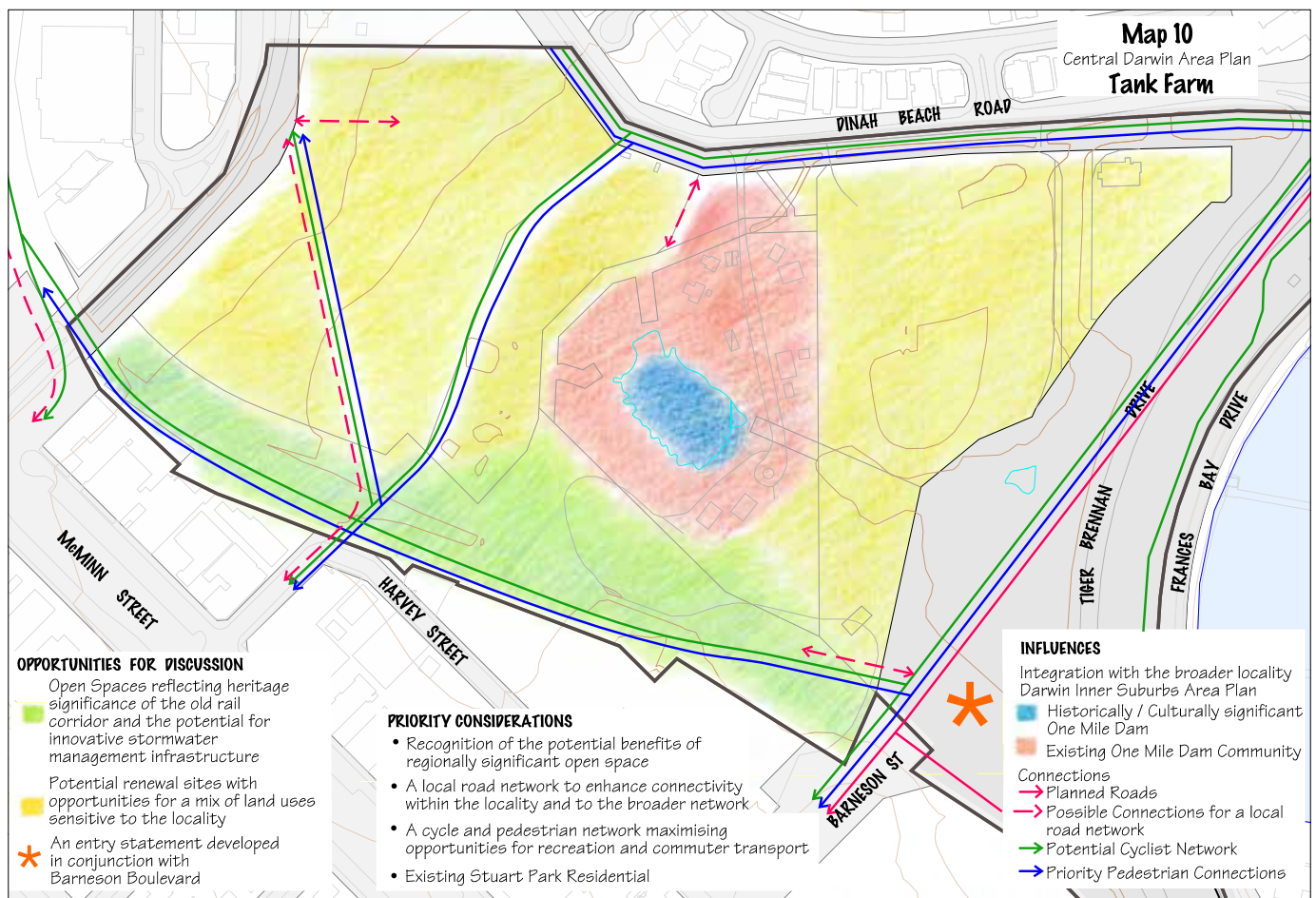
A central park could add to the network of publicly accessible open space by linking to the Botanic Gardens and golf course. Open space connecting remnant vegetation and providing stormwater filtration could also improve the quality of water released into the Darwin Harbour.

The Master Plan identifies the opportunity for a Central Park at the Tank Farm in association with mixed-use development of privately owned brownfield land and an artificial wetland with stormwater storage and filtration capacity. This concept recognises opportunities for:

- a mix of uses with active frontages which frame a park to encourage passive surveillance;
- movement and transport connections catering for all transport users; and
- development which is sympathetic to surrounding areas.

TELL US . . .

- What land uses would you like to see within the Tank Farm locality?
- What form, e.g. design and height, do you think future development should take?
- What do you think about the opportunities, influences, and considerations shown on Map 10?



INFORMING DOCUMENTS

Documents that have informed this discussion paper

Annual Bike Count Data

Australian Bureau of Statistics Community Profiles (2016)

Barneson Boulevard and Tiger Brennan Drive Duplication Project

CBD Building Heights and Volumetrics (2016)

CBD Road Hierarchy

Central Darwin Planning Concepts and Land Use Objectives (1991)

Darwin Bike Plan (2015)

Darwin CBD Parking Strategy (2013)

Darwin City Centre Master Plan

- Urban Data Collective (2013)
- Trees in CBD Report (2013)
- Landscape Framework Report (2013)
- Urbacity – Retail and Commercial Environment (2013)
- Urban Design Development
- Spatial Design Strategy:
- Urban Design 3D Modelling
- Urban Forecast Model
- Community Engagement Report

Darwin City Waterfront Planning Principles and Area Plan (clause 14.1.1 NT Planning Scheme)

Darwin Land Use Framework (2009)

Darwin Public Transport Review

Darwin Region Transport Model

Darwin Regional Land Use Plan (2015)

- Residential Land Assessment
- Retail and Commercial Floorspace Assessment
- Industrial Land Assessment

Darwin Regional Transport Plan

Darwin Waterfront Community Infrastructure (2005)

Draft Darwin CBD Public Transport Access Study

Draft DCAP Social Infrastructure Assessment (2017)

Frances Bay Planning Principles and Area Plan (clause 14.1.3 NT Planning Scheme)

Guide to Urban Cooling Strategies (2017)

Myilly Point Environment and Heritage Synopsis (2006)

Myilly Point Landscape Master Plan Project (2007)

Old Darwin Hospital, Myilly Point and Flagstaff Park Concept (2014)

Old Darwin Hospital, Myilly Point and Flagstaff Park Consultation Report

One Mile Dam Strategy (2010)

Sites of Conservation Significance: Darwin Harbour

Smart Cities Plan

Stormwater Assessment (2014)

Stormwater Strategy Darwin Harbour (2014)

Stuart Highway Corridor Traffic Study (2014)

Stuart Park Transport Study

Water Quality Protection Plan (2014)

White Paper on Developing Northern Australia

Northern Territory Planning Commission
08 8924 7540
GPO Box 1680 DARWIN NT 0801
ntpc@nt.gov.au
www.planningcommission.nt.gov.au