

DRAFT

# Central Darwin AREA PLAN

A LAND USE VISION FOR DARWIN

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## CONSULTATION STAGES

### STAGE ONE

Information gathering and analysis. Includes community engagement and the assessment of study area character and infrastructure networks to identify options for accommodating growth.

### STAGE TWO

Prepare a draft Area Plan in response to initial community feedback and other assessments in Stage One.

Public engagement on the draft Area Plan

### STAGE THREE

Finalisation and formal exhibition of the Area Plan as a proposal to amend the NT Planning Scheme

## INFORMATION

### HOW WILL THE AREA PLAN BE USED?

The Area Plan provides a decision-making framework to inform future rezoning and development decisions and gives guidance, certainty and confidence to residents, property owners and decision makers, and helps us plan for the future.

Area Plans DO NOT automatically rezone land. Any applications for rezoning must be made through the Minister for Infrastructure, Planning and Logistics.

### HOW TO GET INVOLVED

Your thoughts, comments, questions and feedback will be considered by the Planning Commission as it works to finalise the Central Darwin Area Plan. Check the NT Planning Commission website to view the draft Area Plan, find event details, and have your say on the future of Central Darwin.

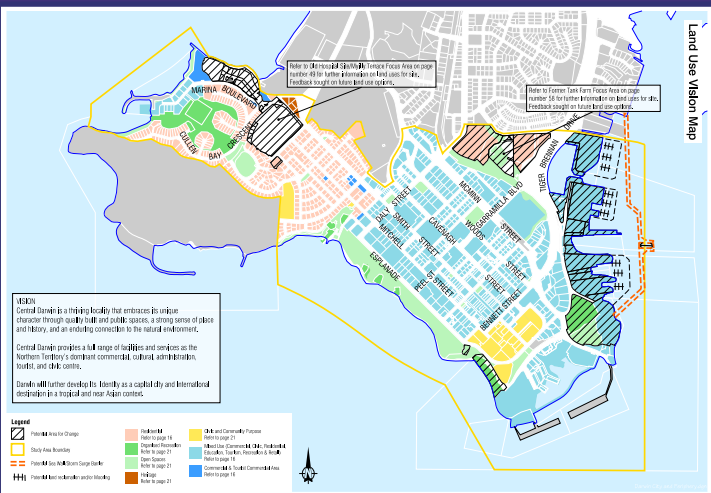
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## THEMES



To view this map in full visit [www.planningcommission.nt.gov.au](http://www.planningcommission.nt.gov.au)

## LAND USE VISION MAP

The Land Use Vision Map identifies the vision for future land use within the Central Darwin Area. The draft Area Plan indicates that the land use on the specific sites may change in the future.

**The Area Plan does not automatically rezone land, remove the need to apply to the Minister to rezone land or pre-empt a decision in response to a request to amend the zone.**

- Do you like our proposed vision for Central Darwin?
- Tell us what you think of the land uses which are shown on the map.

## MIXED USE

The draft Area Plan encourages diverse development to enable mixed use environments that are liveable, provide employment, and meet residents and visitor's needs.

- Are there any changes to zones that you would like to see?
- The draft Area Plan seeks to create high amenity environments. Do you think it successfully achieves this?

## ESSENTIAL INFRASTRUCTURE

**The draft Area Plan seeks to ensure the sequential and cost-effective provision of essential infrastructure.**

- Do you think the draft Area Plan appropriately considers the provision of infrastructure within Central Darwin?
- Do you think the draft Area Plan does a good job of encouraging the co-ordination of infrastructure provision?

## CULTURE AND HERITAGE

**The draft Area Plan seeks to allow for the appropriate acknowledgement, conservation, management, and revitalisation of cultural and heritage places.**

- Do you think the draft Area Plan encourages development to respond to heritage and places of cultural and social interest?
- Do you think the draft Area Plan does a good job of supporting the re-use of heritage places in an appropriate way?

## ENVIRONMENT

The draft Area Plan seeks to protect and enhance the functions of the natural environment for the continued enjoyment of the community, while also ensuring development responds appropriately to constraints.

- Do you think the draft Area Plan does a good job of recognising the importance of natural features in Central Darwin?
- Do you think the draft Area Plan will facilitate the connection of natural environments within Central Darwin?

## MOVEMENT AND TRANSPORT

The draft Area Plan seeks to preserve movement corridors identified on the Movement and Transport Maps. The Area Plan seeks to ensure these corridors are developed to provide high amenity, resulting in welcoming, active and safe routes that aid navigation and efficient movement into and around the city.

- Do you think the draft Area Plan appropriately supports pedestrians and cyclists within Central Darwin?
- Do you like the proposed City Recreation Loop?
- Do you think the draft Area Plan proactively seeks to improve linkages within Central Darwin?

## SOCIAL INFRASTRUCTURE

**The Area Plan seeks to guide the delivery of adequate community facilities to support the anticipated growth.**

The scale and quality of these facilities should be in proportion to Central Darwin's role as the Territory's foremost cultural, civic, entertainment, recreational and tourist centre while also providing for local residents.

- Which community and cultural uses would complement the Central Darwin area?
- Where would you like to see a multi-use community facility within Central Darwin?

**RESIDENTIAL**

To accommodate the forecast growth, a high density of dwellings is supported within the city centre, defined as land within Zone CB (Central Business).

Established residential areas such as Larrakeyah and Cullen Bay maintain their current zoning and are generally encouraged to develop to the densities supported by the current zoning to protect amenity.

- Do you support the retention of existing Residential zones across Larrakeyah and Cullen Bay?
- Should the zones be changed from what is proposed?



# FOCUS AREAS

## CITY CENTRE: CORE

The draft Area Plan seeks to strengthen the role of the City Centre Core as the primary retail destination.

The draft Area Plan facilitates a mixed use environment that attracts people and activity.

- Do you support concentration of retail and foot traffic activity within the City Centre Core Focus Area?
- How would you like the City Centre Core area to develop?



## DARWIN WATERFRONT

The Darwin Waterfront is a well-established mixed use activity centre with high amenity foreshore access. It is a quality tourist destination that attracts domestic and international visitors to Northern Australia.

The draft Area Plan looks to continue the high standard of development in this area.

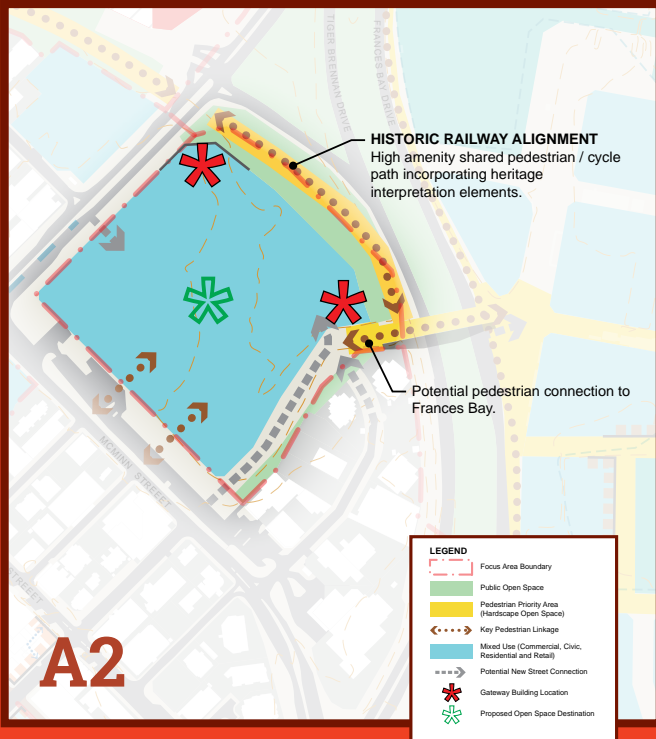
- The draft Area Plan encourages more of the same for the waterfront. Do you agree with this approach?
- Do you support the potential rezoning of Jervois Park from 'Central Business' to 'Organised Recreation'?



## CITY CENTRE: FORMER SHELL SITE

The former Shell Fuel Storage Site is an undeveloped site over 7 hectares in size and is in close proximity to the City Centre Core, Frances Bay, the former Tank Farm, and Stuart Park.

- How could development of the site complement the City Centre Core area?
- Do you think the draft Area Plan recognises the importance of the site to the pedestrian and cyclist network of Central Darwin?



## OLD HOSPITAL / MYILLY TERRACE

The draft Area Plan identifies the locality as a potential area for change and requires the preparation of a Local Area Plan addressing historical associations and connectivity.

- What land uses do you consider would be appropriate within this focus area?
- Is there the opportunity to use part(s) of this focus area for residential development and community uses in recognition of the similar historic use of the site?
- Is there an opportunity to use part of the land along Myilly Terrace for new residential development while also establishing public open space?



## CITY CENTRE: EDUCATION AND CIVIC PRECINCT

The Education and Civic Precinct Focus Area recognises the potential of the Post Office car park and former Darwin Primary School to meet the civic and community development needs of Central Darwin.

- How could future development in this Focus Area complement the City Centre Core area?
- Would you like to see education facilities integrated into a mixed use locality at this location?



## FRANCES BAY

The objectives of the draft Area Plan for Frances Bay promote a coordinated development comprising a combination of tourism, entertainment, retail, commercial, residential, and seafood industry uses.

- What sort of development would respond to the significant opportunities of this locality?
- Do you have any suggestions to enhance the connection of Frances Bay with surrounding areas?



## CITY CENTRE: ESPLANADE CHARACTER AREA

The Esplanade Character Focus Area presents a 'postcard' setting for Darwin when viewed from a distance, reinforcing the city's identity as a harbour city and as Australia's Northern Capital.

- How would you like to see Bicentennial park develop in the future, and what would you like to see included within this public space?



## FORMER TANK FARM

The draft Area Plan proposes different residential land use zones that will allow for a transition in building heights and densities between Stuart Park and the city centre.

While there are no plans to change the zoning of the One Mile Dam, the Area Plan recognises that this area as a potential area for change and feedback is sought on how this area may be utilised in the far term.

Pedestrian and cyclist connections, and open space will be key for future development of the Focus Area. High amenity linear open space along the south of the locality could provide a significant connection to the regional open space, pedestrian, and cycle networks.

- How do you think we could allow for connectivity with the City Core?

