



Further work

As a result of community feedback, the Planning Commission will investigate further work for wider consideration on:

- A Review of the NT Planning Scheme to propose new development and building design standards for the Northern Territory
- A Dual Occupancy Policy for the Northern Territory.

The Planning Commission will undertake wide community engagement throughout the Territory, and encourages you to have your say

How the area plans will be used

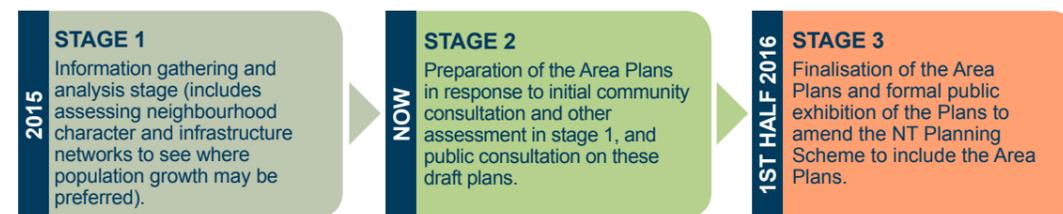
Area Plans DO NOT automatically rezone land. Any applications for rezoning must still be made through the Minister responsible for administering the Planning Act.

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

No existing rights will be lost, and this Area Plan does not prevent the use of land consistent to the current town planning zones.

How area plans are prepared

Area Plans are prepared following the below process.



Stage One provided an opportunity for residents, property and business owners to share thoughts and ideas on how the Inner Suburbs could accommodate future growth. Stage Two allows further comment and input on the draft Plans, based on the community feedback and background investigations obtained during Stage One. Stage Three will include recommending the final Area Plan to the Minister for Lands and Planning for formal exhibition as a Planning Scheme Amendment.

You will find more information on our website, or contact us on the details below. Your thoughts, comments, questions and feedback will help us to further refine the draft Area Plan.



Dear Darwin Inner Suburbs Resident

The Darwin Inner Suburbs Draft Area Plan is the culmination of two months of community consultations and extensive infrastructure studies to plan for our growing community.

Through a new upfront approach to consulting with the community, the Planning Commission has spoken with well over 600 residents, held briefings for community and industry stakeholders and received almost 70 submissions. The response has been terrific, with diverse views, genuine interest and valuable feedback.

This letter provides you with information about the draft Area Plan for the Inner Suburbs, as well as the key themes which have guided the development of the Plan.

The Area Plan is a long term plan for Darwin's future. It allows proposed changes to take place over time, in a planned, logical way. We encourage you to view all of the planning documents on the Planning Commission's website, which provide context and further information.

Draft Inner Suburbs Area Plan, detailing the planning principles used for future land use and development, including precinct maps

Inner Suburbs Needs Assessment, detailing the key issues for consideration, informed by the community feedback and background investigations undertaken during Stage One

Draft Discussion Paper to Review NT Development and Design Principles, proposing new criteria for development standards in the Territory

I believe we have achieved a good balance catering for growth in vibrant, liveable enhanced activity centres around transport corridors while protecting the tropical character currently enjoyed in the surrounding localities.

There are two further opportunities to provide feedback – now until mid December, on the draft Area Plan, and in early 2016 when the revised area plan is exhibited as a proposed Planning Scheme Amendment within the Northern Territory Planning Scheme.

We look forward to seeing you at our information displays at local markets and shopping centres throughout November, to commence Stage Two of this important planning journey.

Yours sincerely

The Hon Gary Nairn AO

Chairman, Northern Territory Planning Commission



Key themes

Residential Areas

Proposed urban renewal sites in key locations will create vibrant precincts around activity centres and transport corridors in parts of Stuart Park, Fannie Bay, Parap and Woolner. Infill development is also proposed on disused and underutilised sites at The Gardens. Outside of these locations, the draft Area Plan recognises and retains the existing aesthetic and associated lifestyle of residential neighbourhoods. Feedback from Stage One indicates further work could be undertaken on other options such as dual occupancy and revised design and development standards, to provide a range of housing opportunities for Darwin's growing population. (See Page 12 of draft Area Plan)

Activity Centres and Tourist Commercial Areas

Expanding Activity Centres in the Parap Village/ Woolner and the Stuart Highway/Stuart Park areas will provide enhanced opportunities for people to live, work, play and shop. Characterised by excellent public and active transport, service infrastructure, prosperous economic conditions, safe streets and strong sense of place, these areas will become the more densely populated areas of the inner suburbs. (See Page 16 of draft Area Plan and Page 42 for Precinct Concept Plans)

Industrial and Service Commercial Areas

The draft Area Plan proposes a rezoning of the Bishop Street area of Woolner from Zone GI (General Industry) to Zone SC (Service Commercial) to maintain and encourage the precinct as a local employment and commercial area, while balancing its close proximity to the growing population of the inner suburbs. (See Page 22 draft Area Plan)

Social Infrastructure

The draft Area Plan caters for new and enhanced public open space, recreational and community facilities that respond to a growing population, with a vision that maintains vibrant ribbons of green connecting throughout the Inner Suburbs. Possible sites include a new community centre at the Parap pool site, new public open spaces in areas at Somerville Gardens, the Salonika Street precinct and Stuart Park, the expansion of the Stuart Park Primary School, possible expansion of the Richardson Park Precinct, and retention of foreshore spaces, the Botanic Gardens and the Amphitheatre. (See Page 24 draft Area Plan)

Movement and Transport

The draft Area Plan proposes improvements to intersections along the Stuart Highway, including Goyder Road and Woolner Road / Ross Smith Avenue; a realignment of the Stuart Highway along the former Stuart Park rail corridor; and the reservation of land for a rapid transit corridor. The draft Area Plan advocates a series of green gateways along significant transport corridors that provide strong tropical landscape statements, and active transport corridors that include shade, shelter and other amenities. (See Page 30 draft Area Plan)

Essential Services

To accommodate the timely delivery of essential services and infrastructure into the future, the Plan provides clear guidance on future development patterns and protects the opportunities for upgrades and augmentation of essential services networks to occur. (See Page 36 draft Area Plan)

Environment and Heritage

The Area Plan recognises the importance of retaining the sensitive environs of the inner suburbs including Ludmilla Creek and Darwin Harbour, safeguarding development from natural hazards such as Storm Surge and inundation, and to ensure the protection, enhancement and adaptive re-use of heritage assets occurs into the future (see page 38 of the draft Area Plan).

**Darwin Inner Suburbs Draft Area Plan
District Wide Draft Land Use Plan**



Legend

- Potential area for change
- Residential
- Future Development
- Mixed Use
- Tourist Commercial Area
- Industrial and Service Commercial Areas
- Organised Recreation
- Public Open Space
- Community Purpose
- Conservation Area
- Heritage
- Essential Services