



Planning for Growth in Darwin's Inner Suburbs



The Hon. Gary Nairn AO

Chairman, Northern Territory Planning Commission

Chairman's Message

The Darwin region is expected to almost double in population with an increase of approximately 120,000 residents over the next 40 to 50 years.

Now is the time to plan for this future growth by establishing a strategic planning framework that balances population growth with the lifestyle aspirations of the community. This strategic planning framework is known as an Area Plan.

It is the role of the Northern Territory Planning Commission to prepare these important, strategic plans that incorporate land use, transport and infrastructure planning, to deliver more sustainable and cost-effective outcomes for the community, while also considering environmental and heritage values.

These Area Plans will take a number of years to complete for the Darwin region.

As a first step, the Planning Commission will now begin to prepare Area Plans for Darwin's Inner Suburbs, including Stuart Park, Parap, Fannie Bay, The Narrows, Woolner, Ludmilla, Bayview and The Gardens.

To commence this planning process, the Planning Commission invites you to have your say on how the Inner Suburbs can meet the challenges associated with a growing population.

This leaflet provides some useful information highlighting the area planning process. More detailed information on Darwin's inner suburbs and other issues for consideration are available on the Planning Commission's website www.planningcommission.nt.gov.au.

A second, more detailed document produced by the Planning Commission will provide you with information about current land uses in the inner suburbs, including the makeup of housing, green space, community facilities and transport corridors. This document is also available on the Commission's website.

I encourage you to contribute to this important project, and look forward to hearing from you.

What is an Area Plan?

Area Plans are part of the NT Planning Scheme, and provide strategic planning direction by establishing a long term vision and land use framework for future development in an area.

An Area Plan usually contains a map or plan that determines how land can be best used in the future. These maps or plans are accompanied by planning principles that guide the decision makers and help people understand what the development objectives of the plan are. By clearly identifying these objectives, the area plans can provide the community, including owners, residents, businesses, developers and decision makers with confidence about the direction for future growth and investment.

Area Plans also allow for service authorities, such as the Power and Water Corporation, to plan and manage required infrastructure upgrades.





What Principles will Guide the Development of the Inner Suburbs Area Plans?

The Northern Territory Planning Commission is using the recently adopted Compact Urban Growth Policy to guide the preparation of these area plans (See Figure 1). This means that the plans will aim to:

- identify activity centres and public transport nodes, where higher dwelling and commercial density may be encouraged;
- identify transition areas around these centres and nodes, where dwelling density will become less intense, and will transition to lower densities generally matching the surrounding locality (generally around 400 metres away from the activity centre and public transport node);
- encourage development that is consistent with the predominate housing and building types in the area.

These guiding principles will assist with balancing the demands of a growing population with the lifestyle aspirations of the community.

Figure 1. The Compact Urban Growth Model

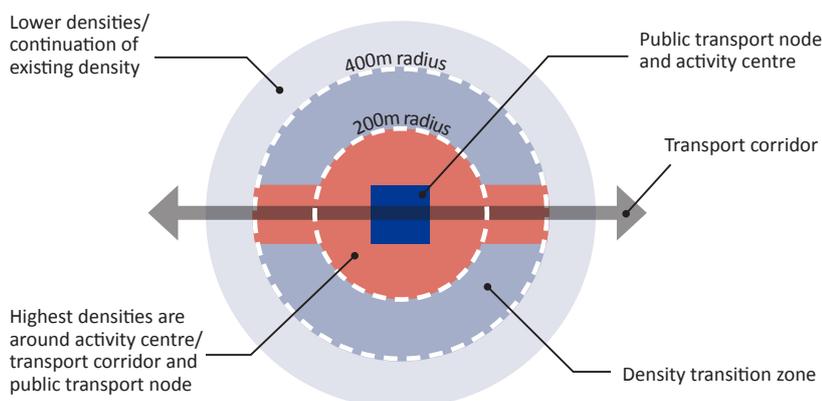
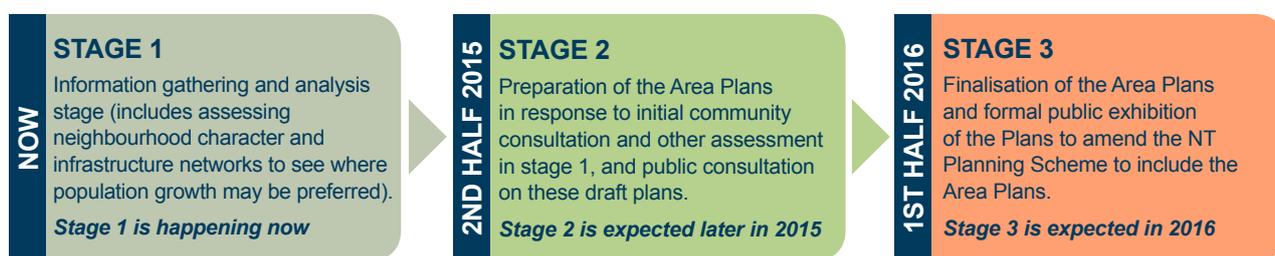


Figure 1:
Higher densities are encouraged within 400 metres of an activity centres and high frequency public transport corridors.

How will the Area Plans be Prepared?

The following flowchart represents the three stages of preparation for the inner suburbs area plans.



How to Get Involved

You can share your thoughts with us by making a submission to ntpc@nt.gov.au or by telling us what you think at one of our information stalls at Parap markets throughout July or at the Darwin Show on July 23 to July 25. Pop up information stalls will also be at other locations throughout July. Details are available at www.planningcommission.nt.gov.au or [f](#) Northern Territory Planning Commission.