

DARWIN MID SUBURBS AREA PLAN



Dear Darwin Mid Suburbs Resident

The Darwin Mid Suburbs Draft Area Plan is the culmination of two months of community consultations and extensive infrastructure studies to respond to population growth in our community.

Continuing the Planning Commission's upfront approach to consulting with the community, we have spoken to over 200 residents, held meetings and briefings with community and industry stakeholders and received around 30 submissions. Thank you for the valuable feedback, which has contributed to the development of this draft Area Plan for the Mid Suburbs.

This letter provides you with information about the draft Area Plan documents, as well as the key themes that have guided the development of the plan.

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

- The Darwin Mid Suburbs Draft Area Plan, which details the planning principles that will guide future land use and development; and
- The Darwin Mid Suburbs Draft Needs Assessment, which details the key issues considered by the Area Plan, informed by community feedback and background investigations.

I believe we have been able to balance the importance of retaining the tropical character of the area while providing options for growth in the long term.

There are two further opportunities to provide feedback – now until late March on the Draft Area Plan, and again when the revised Area Plan is exhibited as a proposed Planning Scheme Amendment to the NT Planning Scheme.

We look forward to seeing you at our information displays at local markets and shopping centres during the next stage of this important planning journey.

Yours sincerely



The Hon Gary Nairn AO
Chairman, Northern Territory
Planning Commission

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Key themes

Residential

Minimal change ensures the dominant single dwelling character of the mid suburbs is retained. The draft Area Plan encourages ongoing development of sites currently zoned for multiple dwelling townhouses and medium density four storey apartments that are yet to be developed to their full potential. New housing in a walkable neighbourhood characterised by medium density development up to six storeys is proposed for the Nightcliff and Coconut Grove Activity Centre on Progress Drive. The identification of the Juninga Centre and the Kulaluk and Minmarama Park communities within the Gwalwa Daraniki Association lease area as Zone CL (Community Living) better reflects existing residential and aged care uses.

Activity Centres and Commercial

A concept plan for an expanded Nightcliff and Coconut Grove Activity Centre proposes the redevelopment of John Stokes Square and adjacent sites to integrate Nightcliff Village with the Nightcliff Shopping Centre. The proposed mix of residential, commercial, retail and community uses would activate the area, improving safety and providing a sense of place enhanced by shaded pedestrian links, underground parking, public open space and improved transport services.

Industrial and Service Commercial

Minimal change proposed with the retention of light industrial and service commercial areas in Coconut Grove and Ludmilla, constrained by the operation of the Darwin International Airport. Incorporation of the current McDonalds site on Bagot Road into a service commercial based zone better reflects existing use and proximity to the Darwin International Airport.

Social Infrastructure

The draft Area Plan supports the protection and enhancement of public access to existing open spaces, including the foreshore and conservation areas, and identifies additional public open space along Progress Drive and within the community hub proposed for the John Stokes Square redevelopment. It also identifies possible redevelopment of the Greek Orthodox Community Site at Rapid Creek for aged accommodation and educational purposes.

Movement and Transport

A focus on transport corridors caters for the safe and efficient movement of pedestrians, cyclists, public transport and private motor vehicles, and landscaping along major boulevards. Peak time traffic congestion could be eased through the longer-term upgrade of Dick Ward Drive between Hazell Court and Progress Drive, and a new road between Dick Ward Drive and Bagot Road in Ludmilla. Zone RD (Restricted Development) is shown on the western side of Dick Ward Drive in recognition of the areas proximity to the Darwin International Airport.

Essential Services

Accommodates timely delivery of essential services and infrastructure into the future by identifying the need for a new sewer pump station, new zone sub-station and related system upgrades.

Environment and Heritage

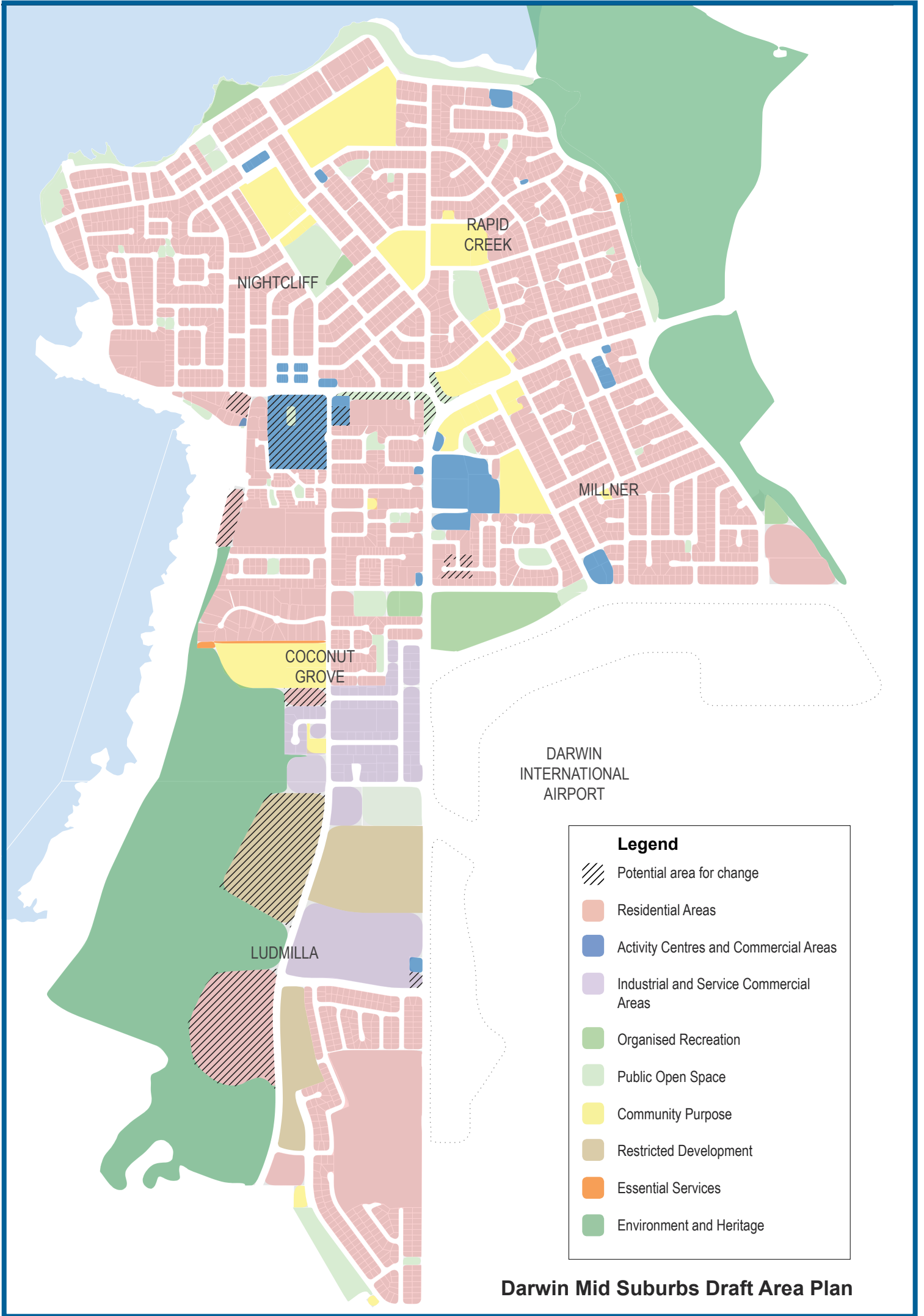
The draft Area Plan supports the preservation and enhancement of Zone CN (Conservation) land within the Ludmilla Creek and Rapid Creek catchments, including retention of mangroves and mudflats and support for tracks. Recognition is given to recorded sacred sites, burial places and other areas of cultural significance in the Gwalwa Daraniki Association lease area. Residential development is discouraged in the Primary and Secondary Storm Surge Areas.



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Further work

The Planning Commission will give further consideration to the development of a Dual Occupancy Policy for the Northern Territory. The Planning Commission will undertake wide community engagement throughout the Northern Territory and encourages you to visit our website to have your say.

How the area plan will be used

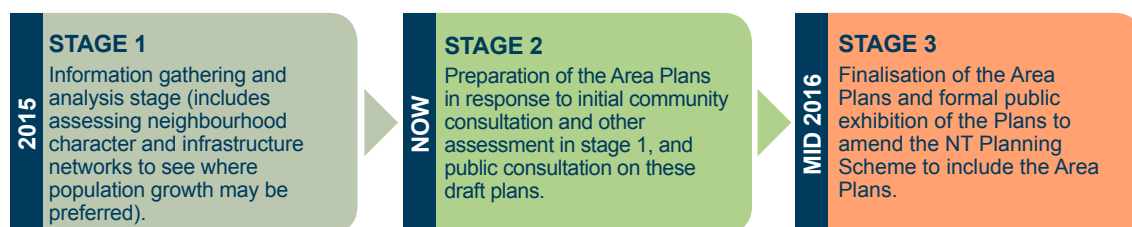
Area Plans DO NOT automatically rezone land. Any applications for rezoning must still be made through the Minister responsible for administering the Planning Act.

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 with the current town planning zones.

How area plans are prepared

Area Plans are prepared in accordance with the process outlined below.



Stage One provided an opportunity for residents, property owners and businesses to share thoughts and ideas on how Darwin's Mid Suburbs could accommodate future growth. Stage Two allows further comment and input on the draft Area Plan documentation, which has been prepared with regard to the community feedback and background investigations obtained during Stage One. Stage Three will involve recommending a 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 detail below. Your thoughts, comments, questions and feedback will help us to further refine the draft Area Plan.