



Northern
Territory
Government

growing the
Territory

A Territory Government initiative

Greater Darwin Plan



PRESENTATION OUTLINE

1. Why have a Greater Darwin Plan?
2. Improvements since consultation
3. Action Plan
4. Implementation
5. Summary



WHY HAVE A GREATER DARWIN PLAN?

- The Plan fulfils the Territory 2030 action of a land use strategy for the Northern Territory
- The Plan will replace the Greater Darwin Regional Land Use Plan 1990, which is no longer relevant
- The Plan addresses the COAG strategic planning principles for Capital Cities
- The Plan takes into account the feedback from consultation in 2011

GREATER DARWIN SNAPSHOT

- 128,000 people (22,500 people over the last 10 years)
- Approx 50,000 dwellings
- 57% owner/occupied
- 42% rented
- 10% public housing



WE ARE A DIVERSE LOT

Household type	
Couple family with no children	25%
Couple family with children	33%
One parent family	13%
Other family	1%
Lone person household	23%
Group household	6%
Total	100%

	1996 proportion of population	2006 proportion of population	Change between 1996-2006
0-14	23%	21%	-2%
15-29	25%	21%	-4%
30-44	27%	24%	-2%
45-60	17%	21%	4%
60+	8%	12%	4%



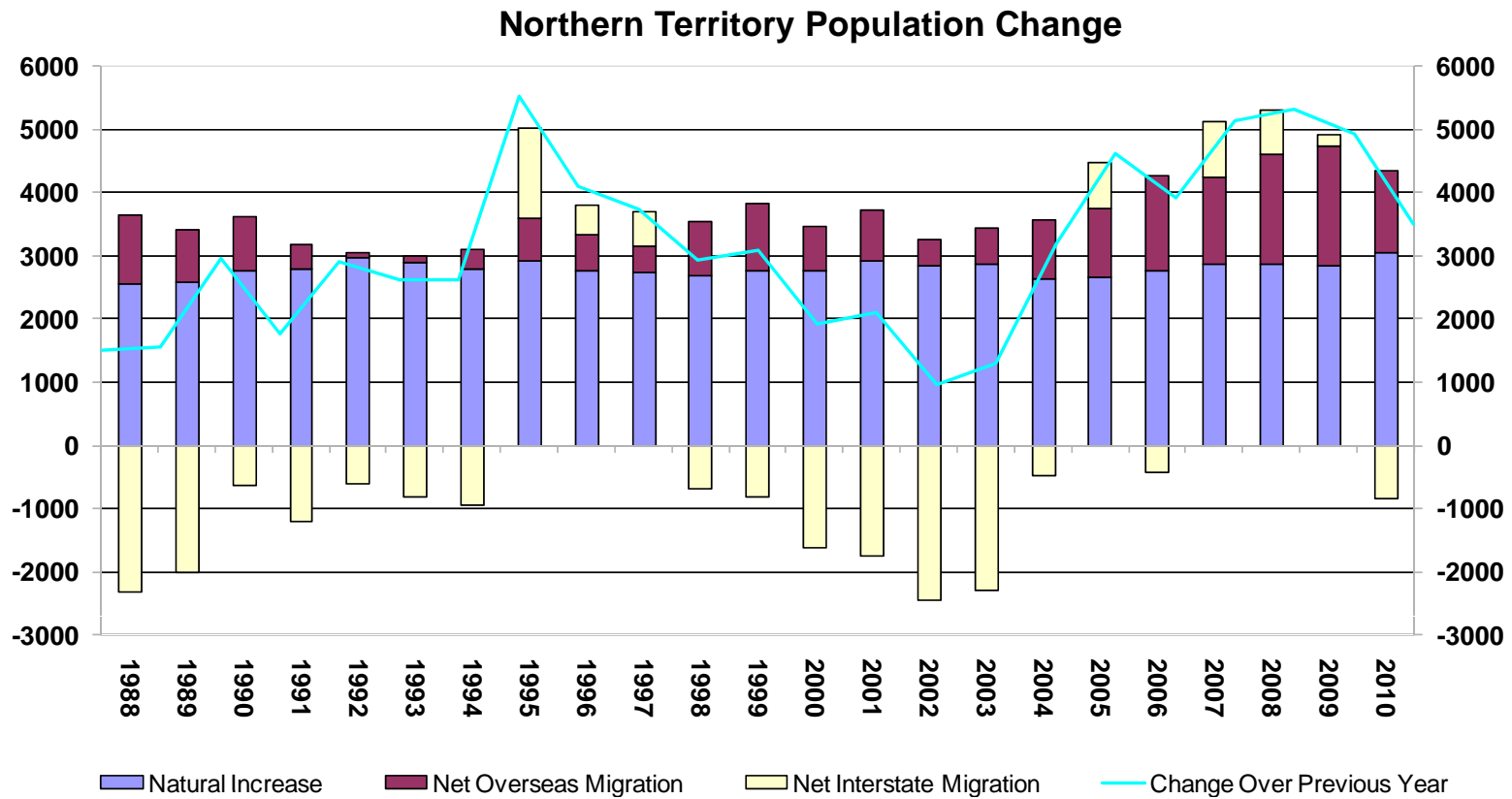
WE CHOOSE AND CHANGE HOUSING TO MEET OUR NEEDS

- 63% detached housing
- 20% flats and apartments
- 10% townhouses
- 7% other dwellings
- 6% group housing

Over the past 10 years, the construction split between flats/apartments/townhouses and detached housing is 50/50



OUR GROWTH



SCENARIOS WORK BETTER THAN PREDICTIONS

By 2025,

- Baseline Growth = 166,359 people
- High Migration Scenario = 188,951 people

The best risk profile for the NT Government is to plan on the high migration scenario and schedule investments based around demand



WHAT DOES HIGH GROWTH MEAN ON THE GROUND?

Location	Number of additional dwellings 2010- 2025	Additional retail and bulky goods floor area (sqm)	Additional commercial floor space (sqm)	Additional industrial land (ha)
Darwin CBD	Up to 2,940	16,700	72,000	
Darwin Inner Suburbs	Up to 1,795	4,000		20
Darwin Northern Suburbs	Up to 2,905	49,600	5,500	20
Darwin Palmerston Corridor	Up to 1,860	51,200	2,100	350
Palmerston	Up to 5,300	34,000	4,500	40
Weddell	Up to 4,900	21,900	3,600	130
Litchfield	Up to 3,130	19,500	1,800	30
Cox Peninsula	Up to 1000	--		10
Other		4,800	500	1000+
TOTAL	Up to 24,500	201,700	90,000	1,600+

ACCOMODATING GROWTH REQUIRES ALIGNMENT

- Appropriate planning regime (for infill)
- New Greenfield sites (for expansion)
- Buyers access to finance
- Developers access to finance
- The market is affordable and competitive
- Industry has capacity and capability

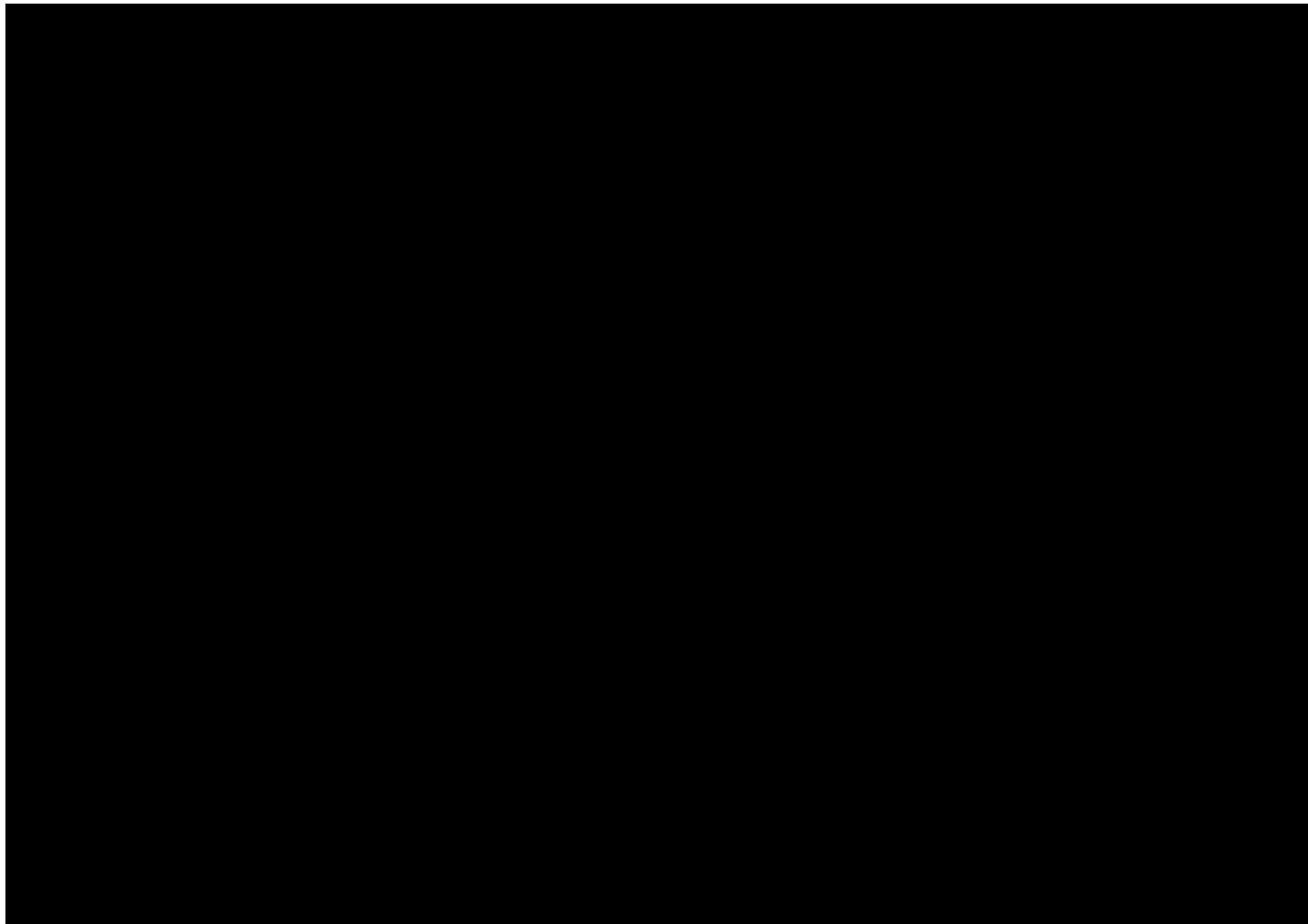


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IT STARTS WITH LAND



THE GROWTH STRATEGY

- **50% of growth from the existing urban footprint**
 - CBD residential developments
 - Infill in suburbs and along corridors
 - Change of use for older sites
 - Redeveloping old public housing complexes
 - vacant land across suburbs
- **50% of growth from new Greenfield sites**

IMPROVEMENTS SINCE CONSULTATION

The Plan provides:

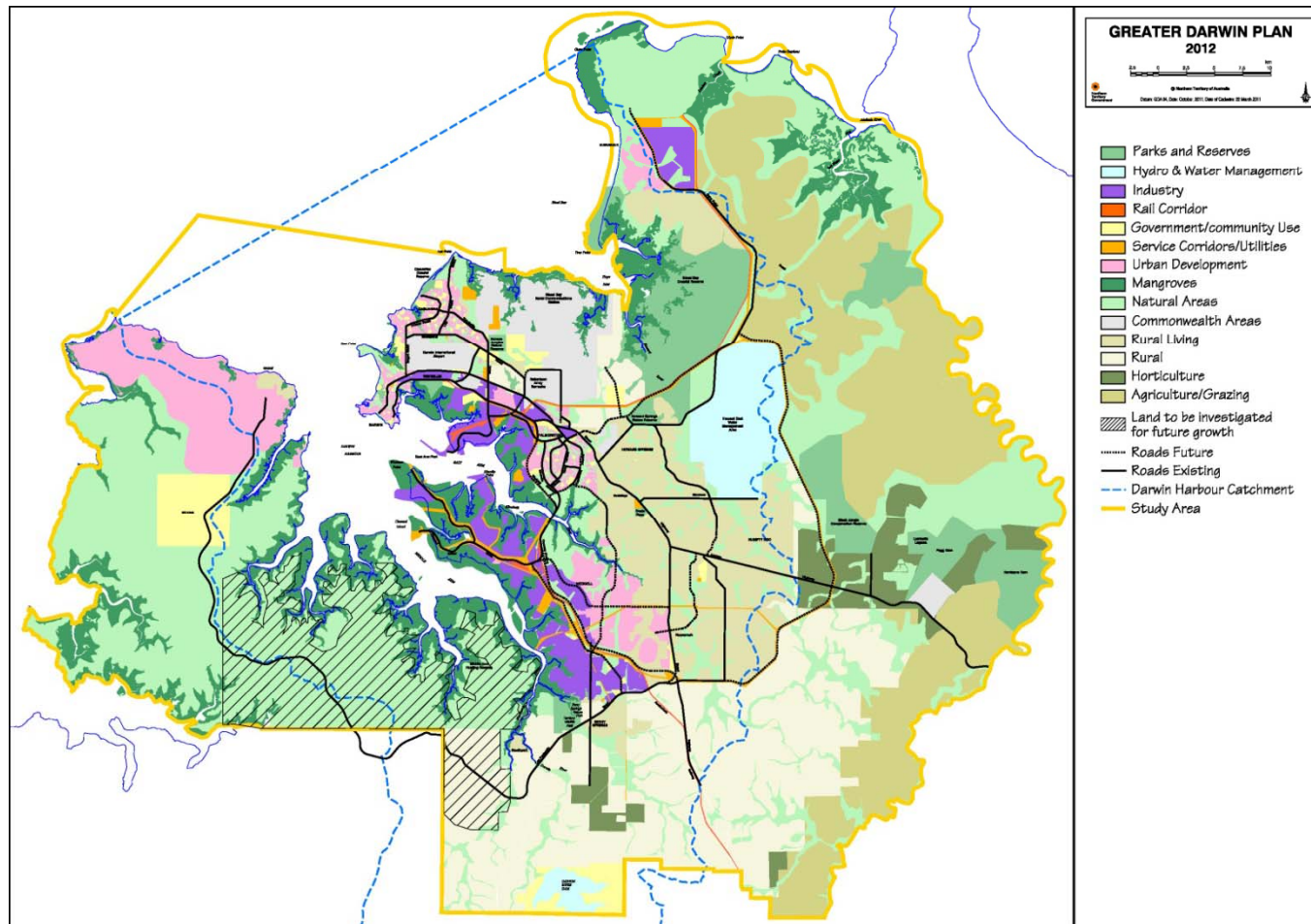
- connections to Territory 2030, NT Climate Change Policy, Housing the Territory, Darwin Region Transport Plan and the Infrastructure Strategy
- short, medium and long term horizons
- more economic, socio-economic and housing analysis
- the national policy framework

IMPROVEMENTS SINCE CONSULTATION

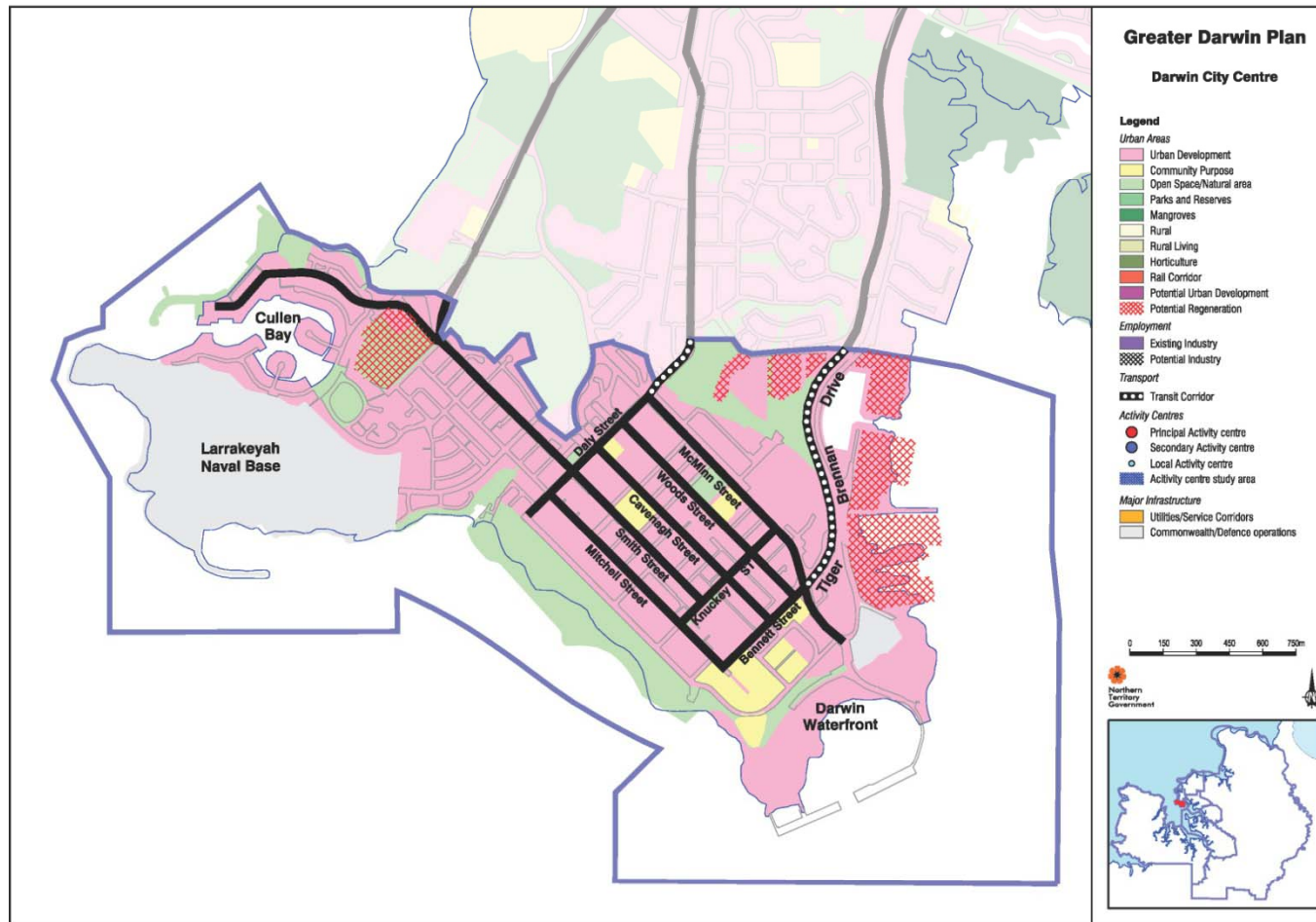
- more detail on how greenfields and infill developments can be accommodated
- an action plan
- masterplanning, urban design guidelines and place making initiatives
- Initiatives to facilitate development
- Area Plans for the whole Region that show how growth can be accommodated



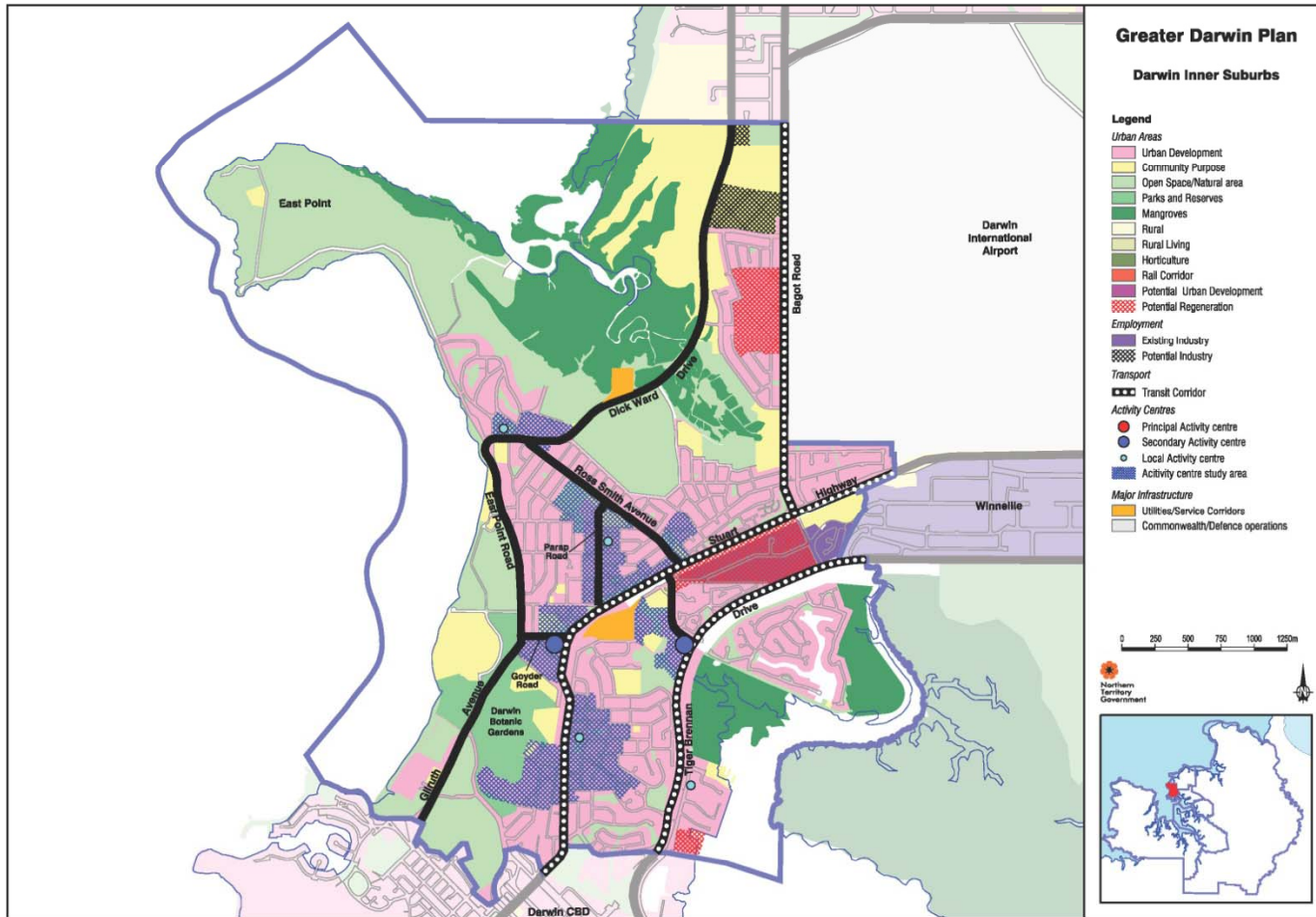
GREATER DARWIN PLAN



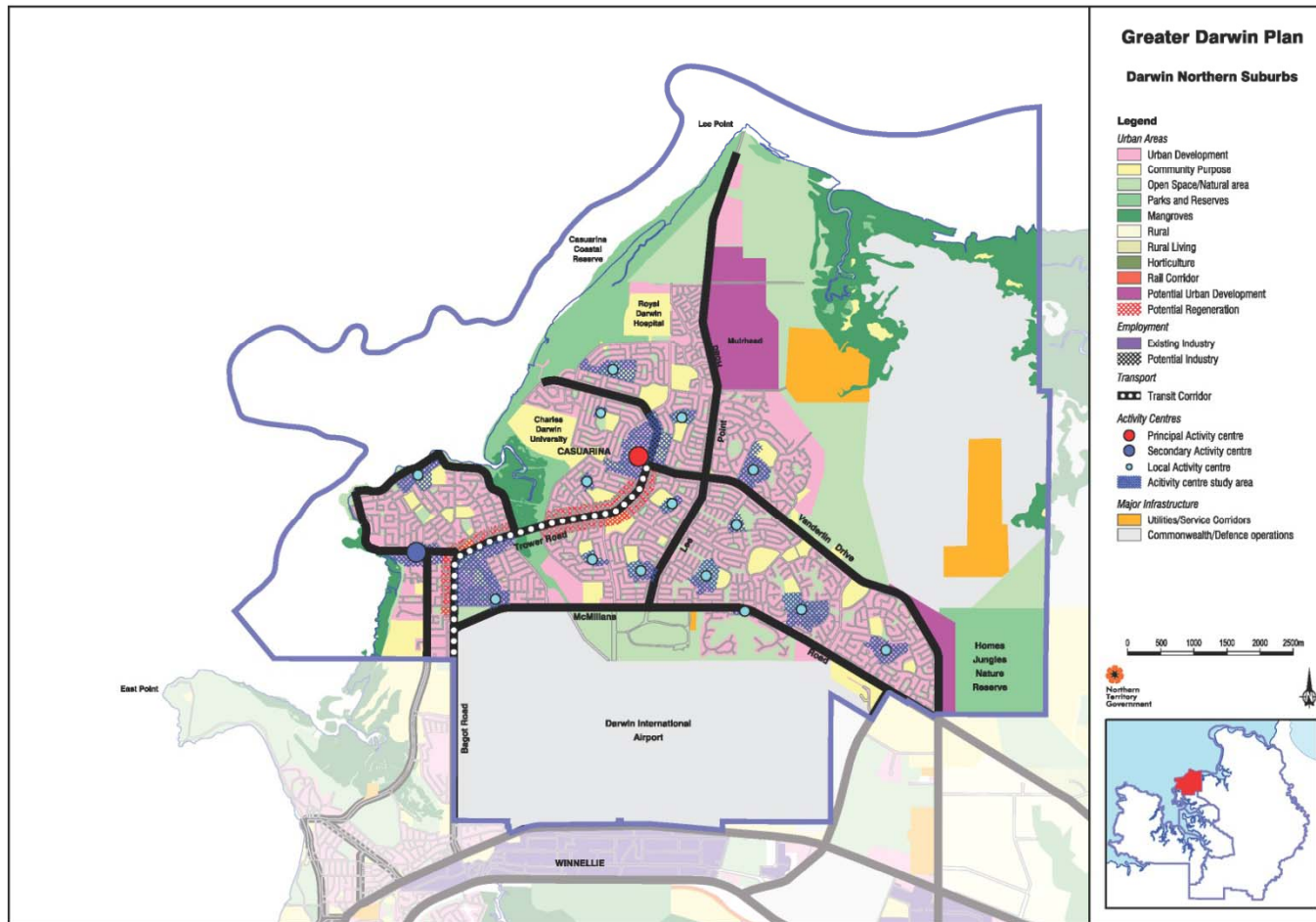
DARWIN CITY CENTRE – PRECINCT PLAN



DARWIN INNER SUBURBS— PRECINCT PLAN

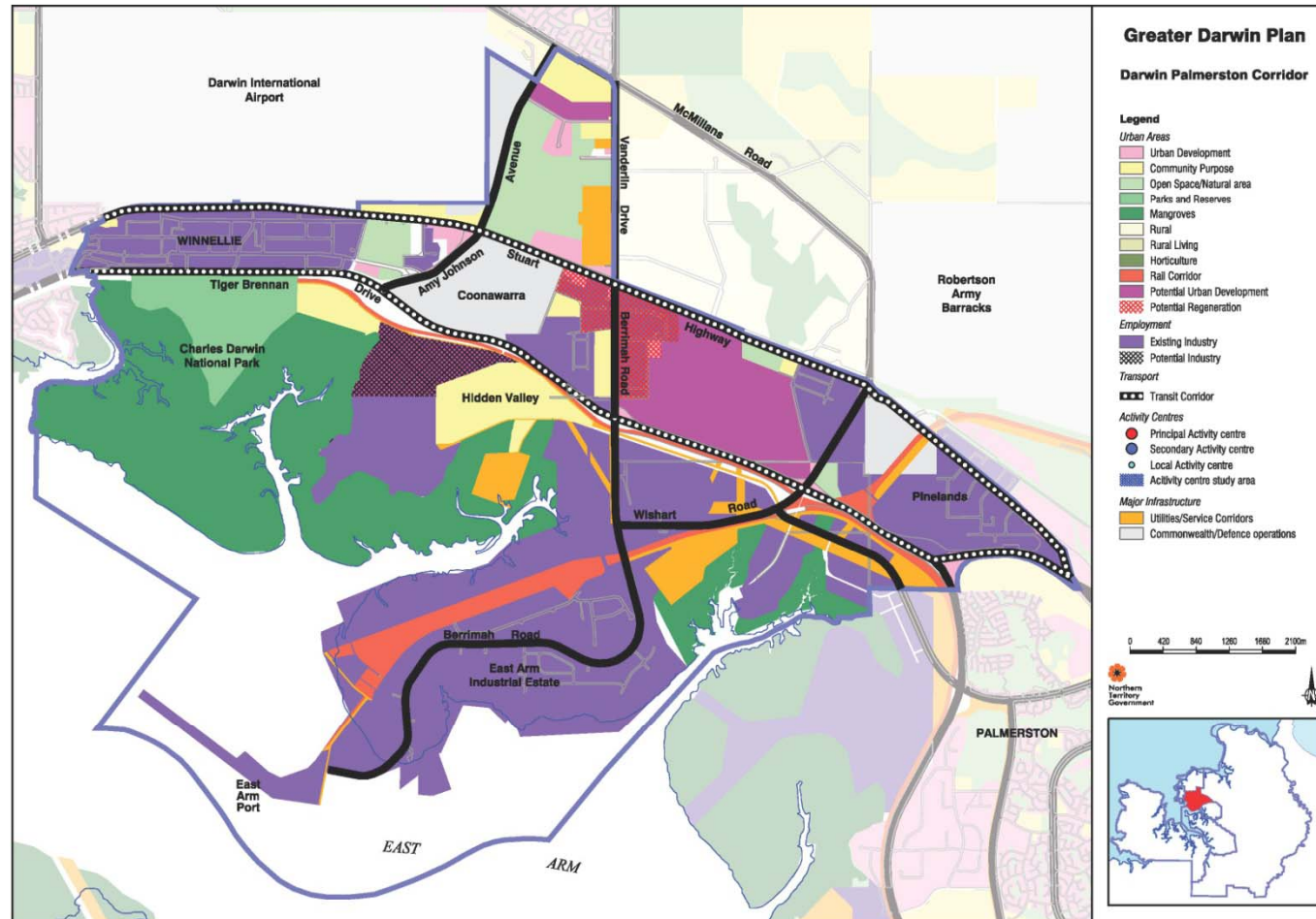


DARWIN NORTHERN SUBURBS— PRECINCT PLAN



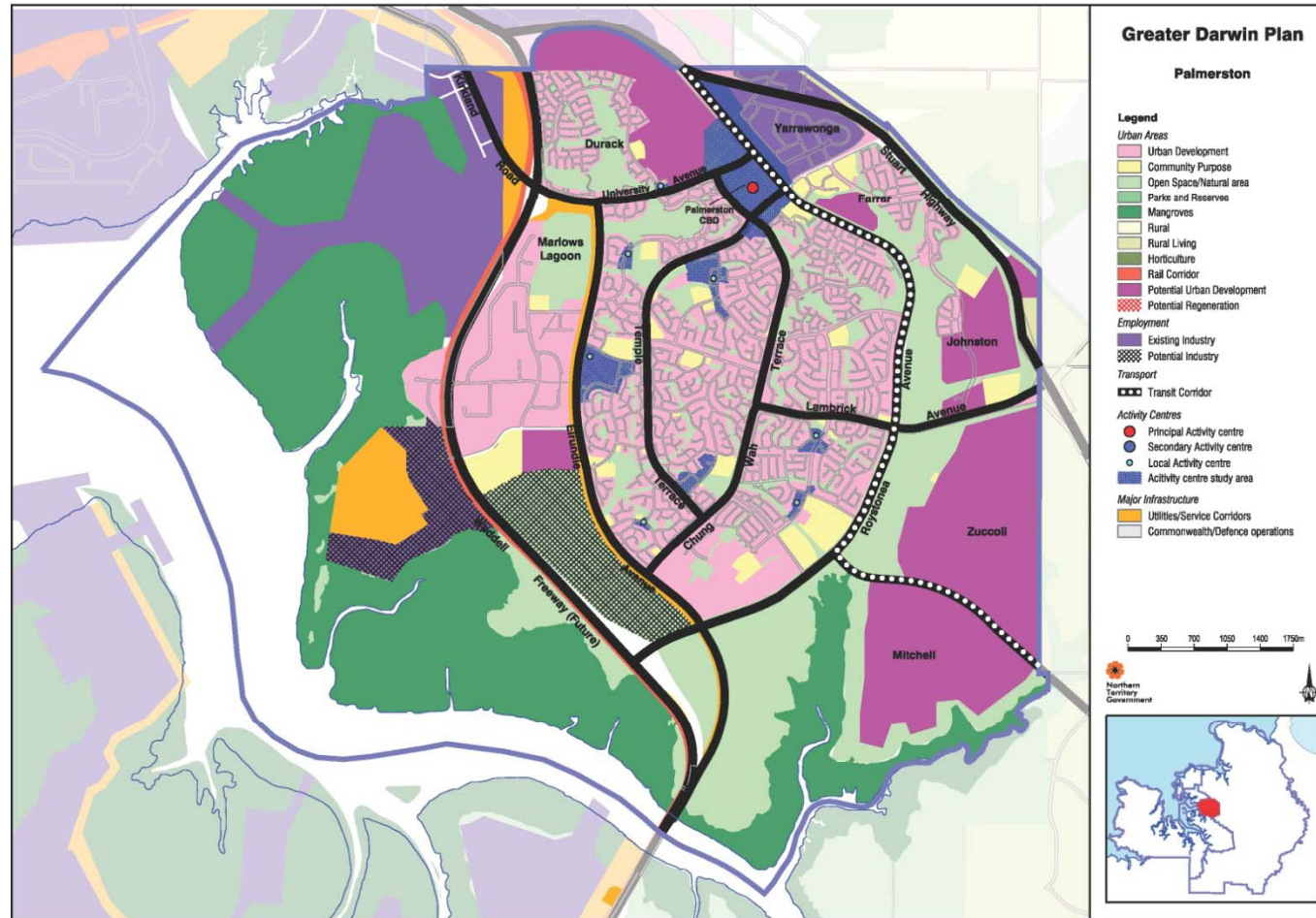


DARWIN PALMERSTON CORRIDOR – PRECINCT PLAN

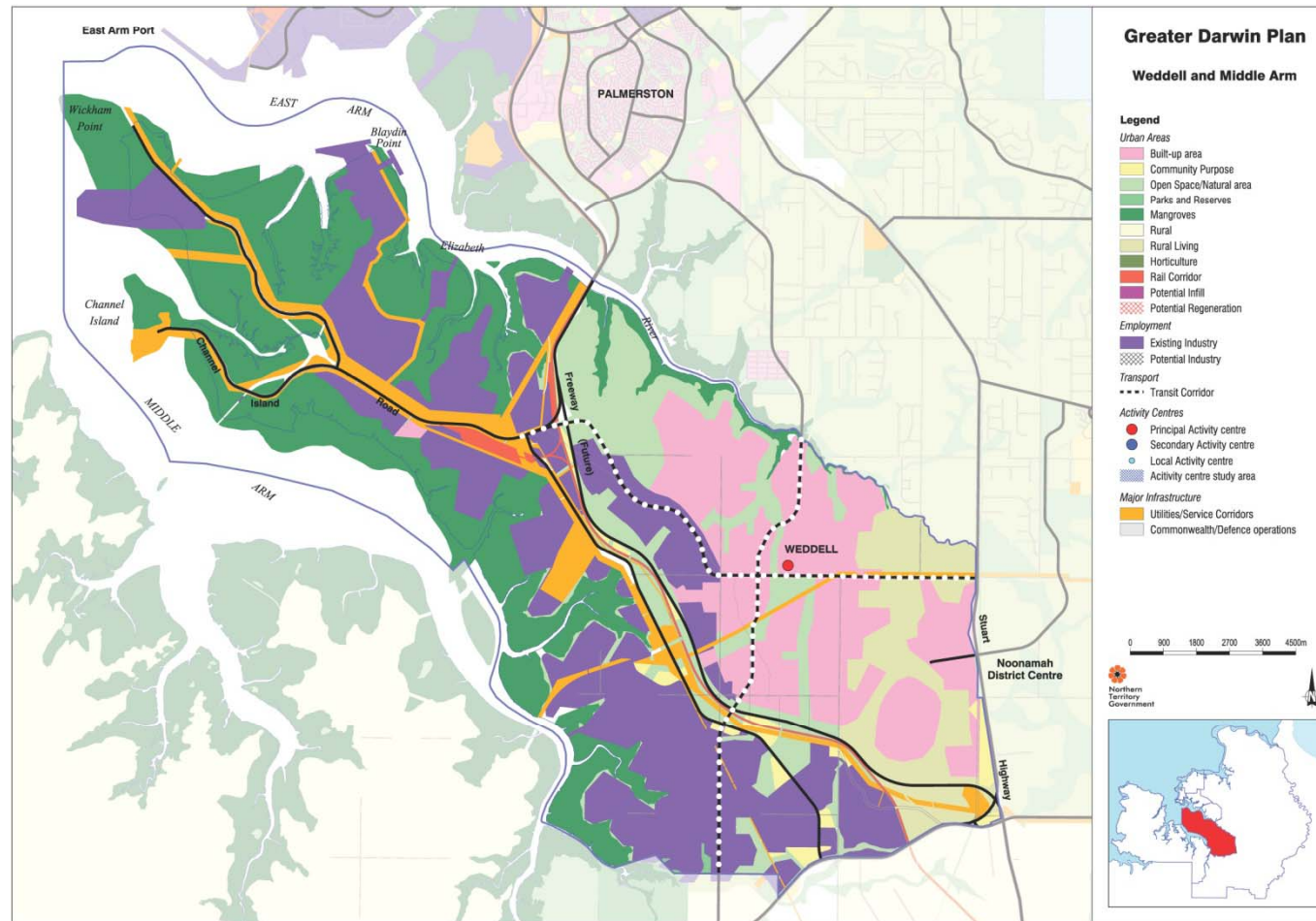




PALMERSTON – PRECINCT PLAN

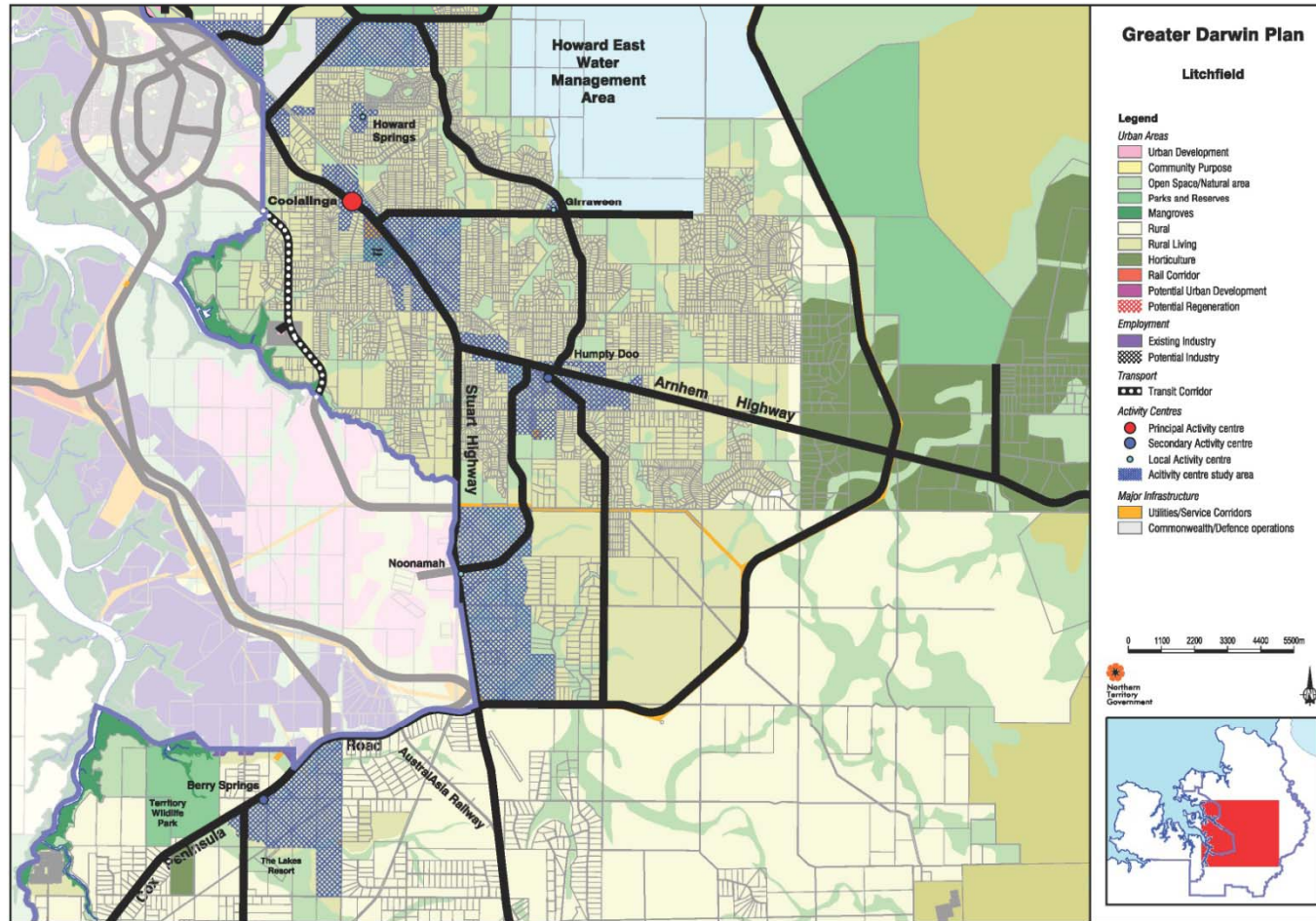


WEDDELL/MIDDLE ARM – PRECINCT PLAN

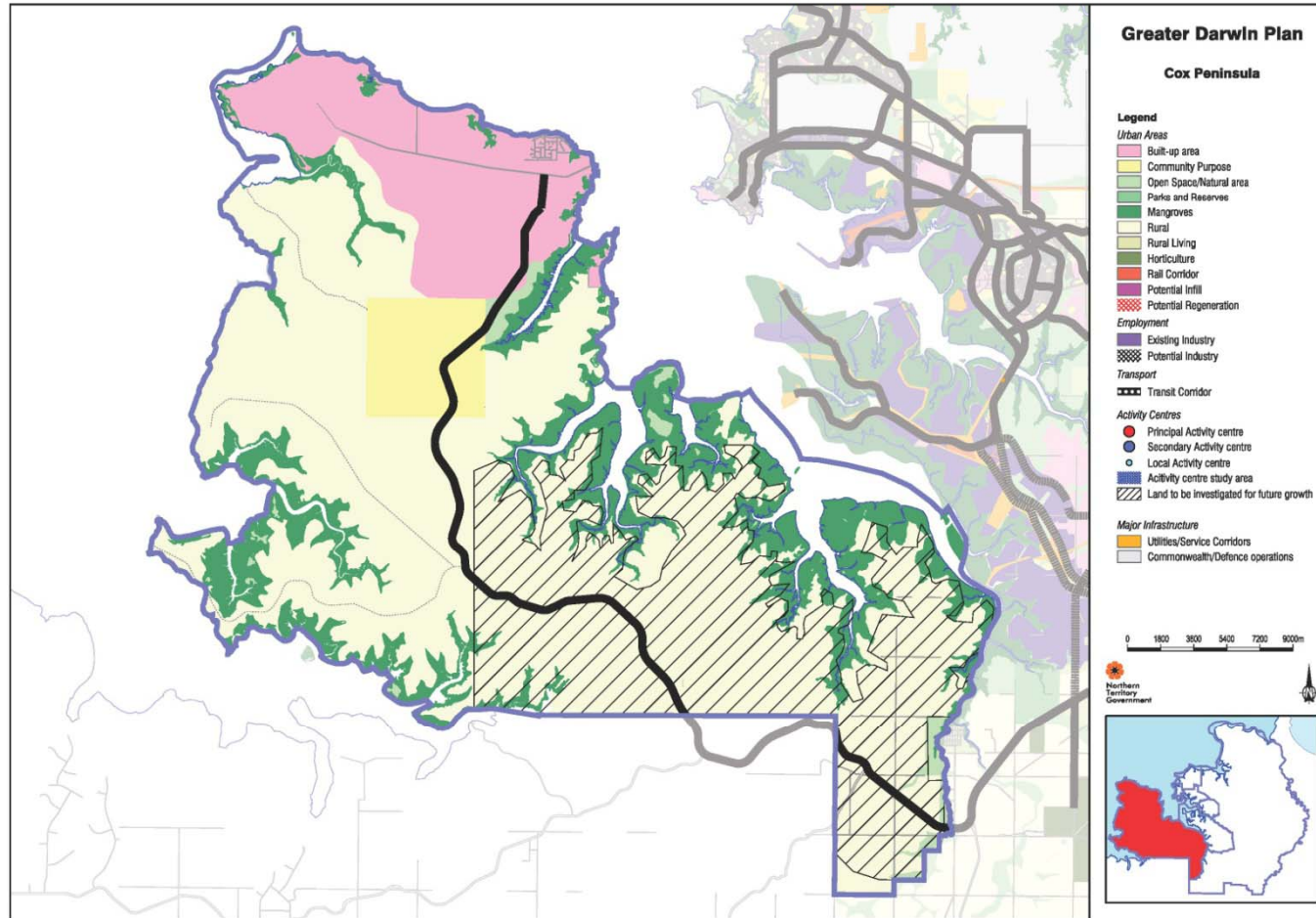




LITCHFIELD – PRECINCT PLAN



COX PENNINSULAR – PRECINCT PLAN



THE ACTION PLAN

- lists short, medium and long term actions to be undertaken by Department of Lands and Planning
- links with the Strategic Directions and Territory 2030 Objectives
- Some actions commenced, eg dual occupancy and Weddell

THE ACTION PLAN

- Masterplans will be developed for:
 - NT Government sites: MVR Parap, NT Bus Depot Woolner, Berrimah Farm & public housing sites
 - regeneration areas between Activity Centres
 - Activity Centres: Parap, Nightcliff, Casuarina, Salonkia/Goyder & Stuart Park
 - Darwin Harbour

THE ACTION PLAN

- Area Plans will be developed for:
 - Rural Activity Centres: Howards Springs, Humpty Doo, Coolalinga, Noonamah and Berry Springs
 - Cox Peninsula
- The NT Planning Scheme will be amended to:
 - Facilitate development within Activity Centres
 - Introduce small lot housing and dual occupancy
 - Introduce Neighbourhood Design Principles and Guidelines

IMPLEMENTATION

- Public exhibition under the *Planning Act* from 2 March to 27 April 2012
- Reporting body hearing in May 2012

SUMMARY

- The Plan contains the same assumptions and policy initiatives as the 2011 Consultation Paper
- The Plan provides more information on how the Region can accommodate growth
- The Plan includes an Action Plan for implementing the key policy initiatives

Thank you

