

NORTHERN TERRITORY OF AUSTRALIA

Planning Act

**NOTICE OF EXHIBITION OF PROPOSAL
TO AMEND NT PLANNING SCHEME
PA2012/0019**

I, GERALD FRANCIS MCCARTHY, the Minister for Lands and Planning give notice under section 17 of the *Planning Act* of the following:

- (a) a proposal to amend the NT Planning Scheme, numbered PA2012/0019 as referred to in (e), is to be exhibited under Division 3 of Part 2 of the Act;
- (b) the amendment is to be exhibited at the following offices of the Department Lands and Planning:
 - Ground Floor, Cavenagh House, 38 Cavenagh Street, Darwin;
 - Ground Floor, Arnhemica House, 16 Parap Road, Parap;
- (c) the period of exhibition is for 28 days, commencing upon first newspaper publication of the notice required by section 17(1);
- (d) written submissions in respect of this exhibition should be made to:

Mark Meldrum
Director
Strategic Lands Planning
Department of Lands and Planning
GPO Box 1680
DARWIN NT 0801 or

Fax: (08) 8999 7189 or

Email: planning@nt.gov.au

- (e) the proposed amendment to the NT Planning Scheme includes the Greater Darwin Plan as a policy document under clause 2.7 (Schedule 2) and amends the Darwin Planning Principles and Land Use Framework at clause 4.2 to reflect the increased focus on sustainability and an approach to land use planning which ensures a social, economic and environmental future for the Darwin region.

Dated 1 March 2012.



Gerald Francis McCarthy
Minister for Lands and Planning

NORTHERN TERRITORY OF AUSTRALIA
PROPOSAL TO AMEND NT PLANNING SCHEME

PA2012/0019

GREATER DARWIN PLAN

The Minister for Lands and Planning is seeking comment on a proposal to include the Greater Darwin Plan as a policy document in the NT Planning Scheme under clause 2.7 (Schedule 2) of the NT Planning Scheme and to amend the existing Planning Principles and associated Darwin Region Land Use Framework at clause 4.2

The existing Darwin Region Planning Principles and Land Use Framework, at Clause 4.2 of the Scheme, are based on the concepts originally established by the Darwin Regional Land Use Structure Plan 1990.

The inclusion of policy to guide future development of Greater Darwin and the review of the principles and framework reflects the increasing focus on sustainability and an approach to land use planning and development which ensures a social, economic and environmental future for the region. The focus on sustainability recognises the need to respond to changes in the world economy and the anticipated resolution of land claims by traditional owners within the context of effective management of resources, particularly water, and increased demand for land release.

The Greater Darwin Plan is predicated on the improved sustainability which will result from the timely provision and linking of infrastructure and transport to land use planning and the contribution this will make to minimising the city's ecological footprint.

The Greater Darwin Plan identifies development required to accommodate and guide sustainable development for the next 15 years within context of the Darwin Regional Land Use Framework which identifies all areas with potential for future urban development.

Below are extracts of the NT Planning Scheme which highlight the proposed amendments to Clause 4.2 and to Schedule 2. Proposed additions and deletions are indicated in red and ~~red~~ respectively.

Clause 4.2 Darwin Region

The administration of this Planning Scheme in relation to the Darwin region is to:

- (a) provide for **integrated**, orderly and appropriate expansion of development in the region that:
 - i. caters for a growing population consistent with the Darwin Region, ~~Coomalie and Finnis and Cox Peninsula~~ Land Use Frameworks and any area plan in Part 8 applicable in

the circumstances;

- ii. recognises the inherent aesthetics and environmental values of the Darwin harbour; and
 - iii. contributes to a sustainable urban form ~~maximises existing~~-utilising integrated and compact-development options including self containment of new urban development and urban infill and densification within identified activity centres in established areas;
- (b) facilitate housing diversity and affordability through:
- i. development of multiple fronts,
 - ii. different housing typologies;
 - iii. mixed use development; and
 - iv. higher residential densities in association with commercial uses in activity centres;
- (c) provide for increased residential densities in identified rural activities centres to establish the economic viability of service infrastructure necessary to support local community facilities and services and protect resources, particularly water;
- (d) provide, as far as possible, for continuous public access along and to the foreshore from public open space and road reserves;
- (e) ~~on Darwin peninsula,~~ facilitate interconnectivity between all modes of water and land based transport through the provision of corridors and ~~development of a central, integrated land / water transport interchanges which is capable of expansion~~ with capacity to cater for possible future mass transit,
- (f) affirm the primacy of ~~existing and planned future~~ the identified hierarchy of commercial centres and discourage commercial ribbon development;
- (g) provide integrated social and cultural facilities which meet the community needs in existing and new urban areas and respect cultural diversity;
- (h) foster the creation of neighbourhood identity through the application of place-making principles through inclusive community interaction and appropriate use of design and public art;
- (i) recognise and protect the role of the natural environment in contributing to the tropical lifestyle which characterises the Darwin region;
- (j) reflect the commitments to the *Capital City Charter* to the achievement of good urban design outcomes.

SCHEDULE 2	
SCHEDULE TO CLAUSE 2.7 - REFERENCE TO POLICY	
Litchfield Planning Concepts and Land Use Objectives 2002	Department of Planning and Infrastructure
Coomalie Planning Concepts and Land Use Objectives 2000	Department of Planning and Infrastructure
Finniss Planning Concepts and Land Use Objectives 2002	Department of Planning and Infrastructure
Capital City Charter	Capital City Committee (Northern Territory Government and Darwin City Council)
Greater Darwin Plan	Department of Lands and Planning

Attached is the Notice of Exhibition under section 17 of the *Planning Act*.

The exhibition period is from Friday 2 March 2012 to Friday 30 March 2012.

Written submissions about the proposed planning scheme amendment are to be received by 4.00 pm on Friday 30 March 2012 and made to:

Mark Meldrum
 Director
 Strategic Lands Planning
 Department of Lands and Planning
 GPO Box 1680
 DARWIN NT 0801; or

EMAIL: planning@nt.gov.au

Fax: (08) 89997189 ; or

Hand delivered to Ground Floor, Cavenagh House, 38 Cavenagh Street, Darwin.

For more information please call 8999 8963