

YWCA Australia 121 Mitchell Street Rezoning Early Consultation Summary

May 2025

Introduction

True North Strategic Communication has now completed its preliminary consultation program on behalf of YWCA Australia regarding landholdings at 121 Mitchell Street and 12 Doctors Gully Road, Larrakeyah.

YWCA engaged True North Strategic Communication (True North) to lead a targeted, early consultation program to understand initial views about the proposal to rezone the site. Consultation ran for 4 weeks from 19 February – 19 March 2025 and preceded YWCA’s application for a Planning Scheme Amendment to the Northern Territory Planning Commission.

True North led the early consultation program which focused on engaging with local residents, businesses and key community groups using various tools and tactics, such as fact sheets, telephone and email, face to face meetings and letterbox drops. True North developed an independent consultation report outlining the consultation findings.

Findings and key themes

The table below outlines the key themes raised during this early consultation program and YWCA has provided a commitment in response.

Themes	YWCA’s commitment
<ul style="list-style-type: none"> Increase in antisocial behaviour, crime and safety issues – many residents were concerned the development would attract undesirable behaviour to the area and the high density would impact overall safety and amenity. 	<p>YWCA is an experienced community housing provider and tenancy management specialist. As the only national women’s housing provider in Australia, we provide and advocate for improved access to safe, secure, and affordable housing for low to medium income Australians, particularly women and their children. This includes women from culturally and linguistically diverse backgrounds, refugees, and First Nations women.</p> <p>Safe, secure, and affordable housing is fundamental to women’s social, economic and educational participation. This accommodation will provide stable and quality housing for women and will not be used as a crisis accommodation facility. YWCA has extensive experience in providing community housing for all backgrounds.</p> <p>Criteria of tenants will be based on income and asset eligibility (low to medium income), and whether they are a resident of the Northern Territory and female. YWCA is committed to finding housing solutions for tenants who are in keeping with the values of the surrounding community and will implement the obligations contained within the Residential Tenancies Act if any tenant were to breach their duties as a renter.</p> <p>YWCA anticipates this development will be like the many other developments YWCA has successfully developed and</p>

	managed over its extensive history of helping women in Australia.
<ul style="list-style-type: none"> • Size and scale of development – there were concerns about the scale of the development, including the height obstructing ocean views for neighbouring properties and the density not being best suited for social and affordable housing. 	The size and scale of the proposed development is in keeping with the surrounding buildings and neighbourhood and limits the building to a maximum of 8 storeys. If the proposal to rezone the site is approved, the next stage will involve submitting a formal development application to the Development Consent Authority. As part of this process, YWCA will conduct a detailed consultation program with the wider community to help inform this application.
<ul style="list-style-type: none"> • Suitability of location – some questioned the suitability of the location and suggested it would be better suited elsewhere. 	YWCA is committed to building more affordable housing for the Darwin community. The proposed project will help to reactivate the site which is currently unoccupied and dilapidated and provide much-needed, secure housing solutions for women and their families in the Northern Territory.
<ul style="list-style-type: none"> • Lack of detail – many said there was a lack of detail around the proposed development and said they could not make an informed decision about rezoning the site without a looking at a concept plan first. 	<p>This early engagement program focused on understanding initial views about the project and proposal to rezone the site. Limited information is publicly available at this stage as the next stages of the project are yet to be fully determined and remain contingent on funding. The next stage, should it proceed, will involve submitting a formal development application to the Development Consent Authority where more detail around the proposed development will be available.</p> <p>YWCA is committed to engaging with stakeholders and residents throughout the lifespan of the project and upon the project proceeding will conduct further and more detailed consultation with the wider community.</p>
<ul style="list-style-type: none"> • Increased traffic and parking issues – stakeholders and residents pointed out the existing traffic and parking issues in the area, particularly around peak times in the morning and afternoon on Mitchell Street. There were concerns these issues would worsen. 	An informed proposal outlining parking and traffic management will be included as part of the formal development application process with the Development Consent Authority. When further consultation occurs, the community will have the opportunity to review and provide feedback on these plans.
<ul style="list-style-type: none"> • Impacts to property value – many residents were concerned the development would devalue their properties, particularly if there is an increase in antisocial behaviour and impact to the existing overall amenity of the area. 	Social and affordable housing is an important part of our community framework and a nationwide initiative that is underpinned by the Australian Government's planning policy.

Next steps

YWCA plans to lodge a Planning Scheme Amendment with the Northern Territory Planning Commission to rezone 121 Mitchell Street and 12 Doctors Gully Road to Specific Use Zoning in 2025.

True North has now concluded the consultation process. Any further enquiries about this project can be directed to YWCA Australia contact.development@ywca.com.au