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

<table>
<thead>
<tr>
<th>Household type</th>
<th>1996 proportion of population</th>
<th>2006 proportion of population</th>
<th>Change between 1996-2006</th>
</tr>
</thead>
<tbody>
<tr>
<td>Couple family with no children</td>
<td>23%</td>
<td>21%</td>
<td>-2%</td>
</tr>
<tr>
<td>Couple family with children</td>
<td>25%</td>
<td>21%</td>
<td>-4%</td>
</tr>
<tr>
<td>One parent family</td>
<td>27%</td>
<td>24%</td>
<td>-3%</td>
</tr>
<tr>
<td>Other family</td>
<td>17%</td>
<td>21%</td>
<td>4%</td>
</tr>
<tr>
<td>Lone person household</td>
<td>8%</td>
<td>12%</td>
<td>4%</td>
</tr>
</tbody>
</table>

Total 100%
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

Northern Territory Population Change

- Natural Increase
- Net Overseas Migration
- Net Interstate Migration
- Change Over Previous Year

www.growtingnt.nt.gov.au
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?

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