

14 March 2016

Mr Rod Applegate  
Department of Lands, Planning  
and the Environment  
GPO Box 1680  
Darwin NT 0801

Dear Mr Applegate

**Submission on PA2016/0056 – Darwin Inner Suburbs Area Plan  
& Rezoning of General Industry Land to Service Commercial**

The Property Council of Australia – Northern Territory Division welcomes the opportunity to provide a submission on Planning Amendment 2016/0056. The Property Council of Australia is the peak body representing the property industry in the Northern Territory.

The Northern Territory Division collectively represents billions of dollars of commercial investment in the Northern Territory. The value of the property industry to the NT economy is second only to the Resources sector.

The Property Council's membership draws together key players from property development including owners of commercial office buildings and shopping centres, financial institutions and construction companies. Our membership also extends to those engaged in professions, businesses and provision of services directly associated with the property industry (architects, engineers, financiers, legal and other consultants, suppliers etc).

As an industry, we not only have a keen interest, but also a financial investment in the future development of the Northern Territory. We appreciate and take seriously the opportunity to provide comment on Planning Application 2016/0056.

**Overview**

Planning Application 2016/0056 proposes to amend the NT Planning Scheme to:

- i. Include the Darwin Inner Suburbs Area Plan as a policy document in Schedule 2 to clause 2.4;
- ii. Rezone land on Jolly Street (excluding 22, 24, 26, 28 and 30 Jolly Street), Bishop Street (excluding 2, 2A, 4, 4A, 6, 57, 59 and 61 Bishop Street), Damaso Place, Snell Street (excluding 1 Snell Street) and Charlton Court, Woolner from Zone GI (General Industry) to Zone SC (Service Commercial); and
- iii. Rezone part Lot 5042, Town of Darwin (61 Bishop Street, Woolner) from Zone GI (General Industry) to Zone U (Utilities).

## Concerns

The Property Council of Australia has no issues with either items (i) or (iii) of the proposed planning amendment. Item (ii), however, raises a number of serious concerns, which will require careful consideration prior to its implementation. On 8 March 2016 the Property Council NT Division met with you and your department heads wherein we outlined a number of concerns regarding Item (ii). As a result of that meeting we have revisited our concerns in this letter in order to focus instead upon potential solutions to our concerns.

As disclosed in our meeting, we in general, support the adoption of the Darwin Inner Suburb Plan; however, a reasonable and responsible timeframe must be applied to enacting those changes that also takes into account current market conditions. Currently, we fail to understand why there is an urgent need to act immediately upon item (ii), especially where it seems that there has been no consideration at all to the current economic environment or market demand.

## Recommendations / Potential Solutions

1. That Items (i) & (iii) be adopted.
2. That the adoption of Item (ii) be delayed pending a detailed masterplan of the subject area. The Master Plan should consider various issues (e.g. parking, pedestrian crossings, traffic flow, alfresco dining, liquor licencing options etc) that may relate to the site and consider whether to adopt a better zoning mix: i.e. residential / commercial mix. The Master Plan could also consider further impacts such as the future of the whole of the Winnellie industrial area and the subject area.
3. Consider breaking down the whole site area and staggering the introduction of the zoning change. Particularly that land fronting the Stuart Highway. This could be achieved by dividing up the area into three zones and introduce the each stage every x (say 3) years:
  - a. Zone One: Left Side of Bishop Street ending at Snell Street;
  - b. Zone Two: Right Side of Bishop Street ending at Snell Street; and
  - c. Zone Three: Right Side of Snell Street.
4. That Item (ii) should be delayed and reconsidered again in 3-5 years and be subject again to market supply / demand conditions at that review.

We look forward to continuing to work with the Department and the Government on strategic planning policy matters relating to the Northern Territory.

Should you have any queries or require elaboration, please do not hesitate to contact [rpalmer@propertycouncil.com.au](mailto:rpalmer@propertycouncil.com.au)

Yours sincerely



Ruth Palmer  
NT Director

