

[OMII.dcm@nt.gov.au](mailto:OMII.dcm@nt.gov.au)

To whom it may concern

### **RE: Rectangular Sporting Facility within CBD Walking Distance**

The Northern Territory Division of the Property Council of Australia collectively represents billions of dollars of commercial investment in the Northern Territory. The property sector has a larger footprint on the Northern Territory economy than any other industry.

As an industry, we not only have a keen interest, but also a financial interest in the future development of the Northern Territory, and we appreciate and take seriously the opportunity to provide comment on proposed planning developments.

The Property Council of Australia would like to provide comment on some matters that have been raised by our members regarding your Rectangular Sporting Facility. In principle the Property Council of Australia – NT Division supports the general concept of having a rectangular sporting facility within walking distance of the CBD.

However, we have a number of small concerns with the existing proposal. These include:

- CBD Master Planning;
- Economic Viability / Timeframe;
- Infrastructure; and
- Additional information.

#### **CBD Master Planning**

We note that the Darwin City Centre Master Plan is in the final stages of being adopted into the Northern Territory Planning Scheme. The introduction, at this very early stage of any new initiative that operates outside of that plan, that hasn't been carefully considered, could potentially erode its efficacy and integrity. We recommend that the Darwin Master Plan be adopted and then amended to incorporate the rectangular sporting facility. We also note the Northern Territory Government holds a limited amount of land in and within close proximity to the CBD and that their use will need to be prioritised.

#### **Economic Viability / Timeframe**

Whilst we support the general idea of a rectangular sporting facility within walking distance of the CBD, we are concerned that such an endeavour could be too early and needs heavy amount of subsidisation. There are potentially other ideas/concepts contained within the CBD Master Plan that would have a relevant and significant impact.

**Infrastructure**

Although we acknowledge that the Government is merely seeking to start a discussion on a Rectangular Sporting Facility. There could potentially be infrastructure needs and issues associated with the Rectangular Sporting Facility that will need to be addressed.

**Additional Information**

As above, we acknowledge that the Government is merely seeking to start a discussion; further information will need to be provided (in due course) to the community and stakeholders for further input and comment, i.e. capacity, size, etc.

The Property Council is the peak body representing the property industry in the Northern Territory. We appreciate the opportunity to comment on the proposal and look forward to continuing to work with you and provide comment.

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

A handwritten signature in black ink, appearing to be 'Ruth Palmer', with a stylized flourish at the end.

Ruth Palmer  
NT Director