

18 September 2015

Director, Lands Planning
Department of Lands, Planning
and the Environment
GPO Box 1680
Darwin NT 0801

Dear Sir,

RE: Submission on PA2015/0546 – Introduction of the Darwin City Centre Master Plan

The Property Council of Australia welcomes the opportunity to provide a submission on Planning Amendment 2015/0546.

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

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

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 Planning Application 2015/0546.

Overview

The Darwin City Centre Master Plan will be the first strategic plan for Darwin that has the full support and involvement of all levels of government, the public and major commercial stakeholders. The plan is a collaborative visage that is bold and will serve Darwin well for generations. However, without adequate funding and meeting key timeframes, the plan is nothing more than another piece of paper that will be cast away and replaced by another plan and so.

Whilst the majority of the Darwin City Centre Master Plan is praiseworthy in its visage, some minor aspects should be reconsidered subject to further and detailed exploration and analysis.

Minor Issues with the Darwin City Master Plan

The Property Council of Australia, Northern Territory Division, suggests that the Northern Territory Government explore the following:

- Develop a job creation strategy policy that safeguards the primacy of the Darwin CBD as the major commercial office building space in the Northern Territory;
- Set aside funding and land for high quality private schooling at all levels to be located in the CBD, including primary, secondary and tertiary;
- Integrate the Darwin Waterfront into the Darwin City Centre Master Plan;
- The insertion of a statement that no consideration or restrictions shall be placed on land zoned CB and any proposed urban precinct descriptions; don't really understand this point
- All building design guidelines encapsulated in the Darwin City Centre Master Plan should be subject to further detailed investigation, consideration and industry consultation; and
- Commission additional planning documentation further detailing the? funding, infrastructure requirements and time frame.

Recommendations

The Property Council, Northern Territory Division, **strongly supports** the proposed Planning Scheme amendment 2015/0546 and recommends that the Northern Territory Government set aside adequate funding in current and future budgets to enable the implementation of most if not all proposals over an appropriate timeframe.

The Property Council is the peak body representing the property industry in the Northern Territory. We appreciate the opportunity to comment on PA2015/0546 and look forward to continuing to work with the Department of Lands, Planning and the Environment on strategic planning policy matters relating to the Northern Territory.

Should you have any queries or require elaboration, please do not hesitate to contact the NT Director, Ruth Palmer on rpalmer@propertycouncil.com.au

Yours sincerely



Ruth Palmer
NT Director