

Agenda - Late Reports

Ordinary Council Meeting

I hereby give notice that an Ordinary Meeting of Council will be held on:

Date: Tuesday, 2 December 2025
Time: 5:30pm
Location: Council Chambers Darrandirra
Level 1, Civic Centre
Harry Chan Avenue, Darwin

Simone Saunders

Chief Executive Officer



Order of Business

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14 ACTION REPORTS

14.6 INFILL DEVELOPMENT AND SUBDIVISION IN ZONE LR (LOW DENSITY RESIDENTIAL)

Author: Manager Planning and Place
Executive Manager Growth and Economic Development

Authoriser: General Manager Innovation

Attachments: 1. Discussion Paper [↓](#)
2. Strategic Review [↓](#)

RECOMMENDATIONS

1. THAT the report entitled Infill Development and Subdivision in Zone LR (Low Density Residential) be received and noted.
2. THAT Council endorse for City of Darwin officers to engage with the Planning Commission to discuss the recommendations in the strategic review of the Infill Development and Subdivision in Zone LR (Low Density Residential) Discussion Paper at **Attachment 2**.

PURPOSE

The purpose of this report is to seek Council's endorsement for City of Darwin officers to engage with the Planning Commission around the Infill Development and Subdivision in Zone LR (Low Rise Residential) Discussion Paper.

KEY ISSUES

- The Northern Territory Planning Commission's Discussion Paper - Infill Development and Subdivision launched on the 27 November 2025, outlines a project that looks at ways to enable infill housing development in Zone Low Density Residential (LR).
- The project seeks community and stakeholder feedback on enabling LR infill and subdivision by the 19 December 2025.
- City of Darwin officers have drafted a strategic review of the Discussion Paper and plan to engage directly with the Planning Commission to provide recommendations.

DISCUSSION

The Northern Territory Planning Commission's Discussion Paper - Infill Development and Subdivision at **Attachment 1**, outlines a project that looks at ways to enable infill housing development in Zone Low Density Residential (LR). The project seeks community and stakeholder feedback on enabling LR infill and subdivision.

The LR infill project supports the Place and Liveability Plan's 2050 principle of equity and access to housing and services. However, it falls short on integrated strategic planning, lacking transparent spatial metrics, infrastructure alignment, and collaborative governance frameworks needed for inclusive decision-making. In doing so, the project departs from the Place and Liveability Plan and from some of the NT Government's commitments under the National Planning Reform Blueprint and the National Urban Policy.

In addition to the Planning Commission's infill project, recent planning reforms to the NT Planning Act 1999 and current planning scheme amendments are designed to streamline development. However, while reducing pressure on NT Government planners, they will significantly increase workloads for City of Darwin staff, creating resourcing challenges for local government.

City of Darwin recommends the NTPC's infill project should provide spatial plans showing the locations of the LR infill sites with evidence-based metrics and a memorandum of understanding be established between City of Darwin and the NT Government to ensure the project is progressed with greater transparency and community engagement, infrastructure alignment and collaborative decision-making.

To better assist local government in managing the NT Government's ongoing planning reforms, City of Darwin recommends the NT Government provide transparent updates on its national planning reform commitments to:

- Liaise with local government on strategic plans and the integration of housing targets with infrastructure pipelines.
- Ensure adequate resourcing of local government to meet the needs of the community and the housing industry.

A strategic review of the Discussion Paper including City of Darwin recommendations is provided at **Attachment 2**. In summary, City of Darwin recommends:

1. Spatial plans that map the LR sites to infrastructure capacity and upgrade schedules be made public.

Reason: Spatial plans provide clarity on site locations and infrastructure sequencing.

2. Evidence-based metrics that link the LR sites to community needs, housing affordability and local housing targets be made public.

Reason: Metrics ensure decisions are data-driven and linked to housing and community outcomes.

3. A memorandum of understanding between City of Darwin and the NT Government be implemented, establishing a collaborative community and stakeholder engagement process to finalise the location of the LR sites and the rules for protecting amenity.

Reason: To ensure transparent, collaborative decision-making and build community trust in finalising LR site locations.

4. That the NT Government liaise with local government to ensure local, regional and state strategic plans are up to date and reflect housing supply targets agreed by National Cabinet (Measure 2).

Reason: To assist City of Darwin with infrastructure planning and investment.

5. That the NT Government integrate local housing targets into strategic plans and link them with infrastructure pipelines to demonstrate delivery at state, regional and local levels (Measure 2).

Reason: To enable City of Darwin to align urban growth with infrastructure and service delivery and budget planning.

6. That the NT Government ensure adequate resourcing of built environment professionals in local government, particularly planners and development engineers, to support housing delivery (Measure 8).

Reason: To ensure local government can process approvals efficiently and deliver enabling infrastructure to meet the needs of the housing industry.

PREVIOUS COUNCIL RESOLUTION

N/A

STRATEGIC PLAN ALIGNMENT	2 A Safe, Liveable and Healthy City 2.2 By 2030, Darwin will be increasingly recognised as a liveable city
BUDGET / FINANCIAL / RESOURCE IMPLICATIONS	Budget/Funding: N/A
LEGISLATION / POLICY CONTROLS OR IMPACTS	Legislation: Planning Act Planning Regulations Policy: Place and Liveability Plan 2050
CONSULTATION, ENGAGEMENT & COMMUNICATION	Engagement Level: Consult The Planning Commission contacted City of Darwin about the Discussion Paper on the 27 November 2025.
DECLARATION OF INTEREST	The report author does not have a conflict of interest in relation to this matter. The report authoriser does not have a conflict of interest in relation to this matter. If a conflict of interest exists, staff will not act in the matter, except as authorised by the CEO or Council (as the case requires).



NORTHERN TERRITORY
**PLANNING
COMMISSION**

DISCUSSION PAPER

Infill development and subdivision in Zone LR (Low Density Residential)



Introduction

The NT Government is committed to allowing more flexibility in how regulations are applied to stimulate development across the Northern Territory. Through the recent work of the Approvals Fast Track Taskforce (the Taskforce), the Government is aware of the need to remove barriers to investment and overly burdensome regulations. As part of its recommendations, the Taskforce identified the need to review existing restrictions on what can and cannot be developed on land identified for low density residential development, known in the Territory as 'Zone LR (Low Density Residential)'. You may know this zone as the old 'SD' (Single Dwelling) or 'R1' (Residential 1- Low Density) Zone.

What role will the NT Planning Commission play?

As part of the Government's review into restrictions on lots in low density areas, the Minister for Lands, Planning and Environment has asked for the Northern Territory Planning Commission (the Commission) to look at ways to enable infill development in Zone LR in the Territory. 'Infill development' means adding new dwellings within existing areas rather than on undeveloped (greenfield) land and is discussed in more detail later in this paper.

The Commission is an independent statutory authority whose job is to undertake widespread reviews of the NT Planning Scheme, set the strategic framework for land use, consult with the community on strategic plans and provide advice to the Minister on strategic planning matters.

The Minister has asked the Commission to examine potential options to allow infill development including changes to the number of houses you can build on a block, reducing the minimum lot size and changes to other subdivision design controls in Zone LR. This discussion paper has been prepared to help start a conversation and invite feedback to inform possible future changes to planning controls.

The Commission welcomes your feedback about how our low density residential neighbourhoods could develop into the future to best provide for the needs of people in the Territory.

The Minister has asked the NT Planning Commission to examine potential options to enable infill development in Zone LR, including

1. Changes to what you can build on a block (such as more than one house per block)
2. Removing barriers to subdivision by reducing the minimum lot size

Have your say

- Online: [Have Your Say Northern Territory](#)
- Email: ntpc@nt.gov.au
- Post: NT Planning Commission, GPO Box 1680, DARWIN NT 0801
- Hand delivered: Level 1, Energy House, 18-20 Cavenagh Street, DARWIN NT 0800

What is infill development?

'Infill development' is common in urban areas, it refers to the development of new dwellings within existing areas rather than on undeveloped (greenfield) land. It typically involves using vacant or underutilised lots, redeveloping larger residential blocks, or converting older properties into multiple smaller dwellings. Infill development aims to make more efficient use of existing infrastructure, support housing diversity, and strengthen neighbourhood vitality.

Infill development can take many forms and can cater to a variety of household sizes and needs, ranging from free-standing homes on smaller lots, attached homes, duplexes, granny flats, row and terrace housing and low to medium rise housing.

Why is infill development being considered in the Territory?

Currently, across Australia it is recognised that providing for infill development will assist in increasing housing choice and diversity in existing residential areas.

Most other jurisdictions have existing policies that allow for infill development or have taken recent steps to improve on options available to provide for more diverse housing choice, more compact and vibrant neighbourhoods. In the ACT, changes are proposed to the planning system to enable more housing options (including townhouses, terraces and duplexes) to be developed in existing lower density zones. In NSW, dual occupancy is now allowed in all lower density areas in both metro and regional areas. These efforts align with the national housing reform agenda which aims to improve housing supply and provide more diversity in housing choice.

Providing a broader mix of dwelling types to cater to changing demographics, including smaller households, ageing residents, and diverse family structures will help address the housing needs of the Territory. Infill development could provide opportunities for more housing in existing areas that are well connected to services to balance new housing that is already being delivered through greenfield development and increase housing choice.

There is an awareness that current restrictions on lots in Zone LR in the Territory may be contributing to the lack of opportunities for infill development in existing suburbs. This means there are few opportunities for lower-rise housing, such as duplexes (attached or detached homes on the same lot) and individual homes on smaller freehold lots.



The NT Planning Scheme, which is the 'rule book' for using and developing land in the Territory, only allows for infill development in Zone LR in existing suburbs in the form of a 'dwelling-independent', often referred to as a granny flat. The current minimum lot size for subdivision in Zone LR in existing suburbs is 800m² which is relatively large compared to many other jurisdictions, where low density residential lots are often between 300–600m². For example, Brisbane allows for a minimum lot size of 450m² for standard lots in lower density areas, with even smaller lots of 300m² allowed in specific circumstances. This presents opportunities to introduce smaller, diverse housing choice, or appropriately designed subdivisions, while still maintaining the low density character of the area.

What benefits could infill development provide?

Supporting new housing in existing urban areas through infill development can provide many benefits including:

- **Boosting supply** and offering **more housing choice and diversity** in existing suburbs
- **Maximising the use of existing infrastructure** such as electricity, water and roads avoiding the need for costly new infrastructure
- Encouraging investment and upgrades to housing stock to **stimulate the economy**
- Replenishing and upgrading housing to **revitalise existing neighbourhoods**, improve streetscapes and community amenities
- Providing homeowners the opportunity to **build a new home** on their lot or **sell part of their land** for future development
- Enabling people to **downsize** to a smaller more manageable home while staying within the community they love
- Providing opportunities for **multigenerational living**
- Providing a **new entry point** to the housing market for first home buyers
- Supporting more **sustainable patterns of growth** by minimising land consumption and promoting compact urban form

Tell Us

- How do you feel about the possibility of infill development in the Territory?

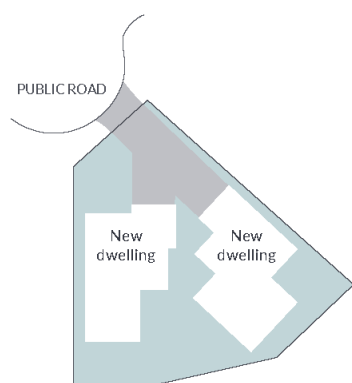


What could infill development look like in the Territory?

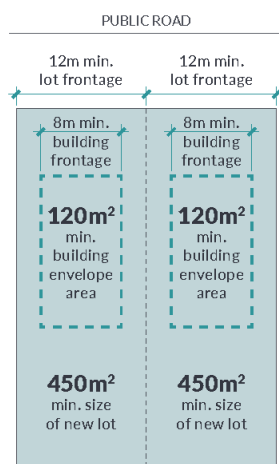
Recognising the current restrictions on lots in Zone LR, the Minister has asked the Commission to examine changes to planning controls to enable infill development in the Territory. Specifically, the Minister has asked the Commission to consider changes to planning controls to enable more types of development and a potential reduction in the minimum lot size for subdivision in Zone LR where it is supported by adequate infrastructure. Some ideas for changes to planning controls could include:

- Allowing dwelling-group and dwelling multiple (more than one house per block)
- A new dwelling density of 1 house per 450m²
- A new approach to ensuring lots have a big enough buildable area, for example a minimum building envelope area of 120m²
- New minimum lot size of 450m²
- New minimum lot frontage of 12 metres
- Subdivision where a continuous street frontage of 6.5m is required to provide space for on-street parking
- Allowing battleaxe lots

Development could look like:



Demolition of an existing home to build two dwellings on the same lot



Subdivision of one lot into two



Addition of a dwelling to the side or rear of an existing home

Based on these ideas, infill development could take many forms. The image shows what development could look like if some of these changes were introduced.

The Commission welcomes your feedback on these ideas and other suggestions to allow for infill development and subdivision in Zone LR.

Tell Us

- What types of homes do you think are suited to Zone LR?

How can amenity be protected?

It is important that infill development respects valued features of the neighbourhood and landscape character of the area and does not have unreasonable negative impacts on neighbouring properties.

Infill development can be managed through planning controls that ensure new dwellings fit well within established neighbourhoods. This could be achieved through:

- **Minimum Building Setbacks:** maintain privacy, reduce overlooking, and allow for breeze penetration
- **Height controls:** prevent overshadowing and ensure buildings remain compatible with surrounding homes
- **On-site car parking:** minimise on-street parking and traffic impacts
- **Private open space:** ensure each dwelling has usable outdoor areas
- **Minimum lot size and building envelope area:** ensure that new infill development can be designed and constructed efficiently, while protecting the amenity of the surrounding neighbourhood
- **Site Coverage:** ensure that buildings do not dominate the lot or impact the amenity of neighbouring properties by managing total building footprint and floor area

Current Dwelling-Single Development Requirements (NT Planning Scheme)

- *Building Height:* Maximum 2 storeys (8.5 metres)
- *Front Setback:* 4.5 to 6 metres
- *Side & Rear Setbacks:* 1 to 1.5 metres
- *Car Parking:* Minimum 2 on-site spaces
- *Private Open Space:* Minimum 45m²

A variation to the development requirements needs approval from the Development Consent Authority.

Requirements in the NT Planning Scheme help to control the look, feel, character and design outcomes of development in Zone LR. Any future changes to allow infill development would also need to comply with the relevant development requirements including provisions for on-site car parking, private open space, and a built form that protects the amenity of adjoining properties.

Tell Us

- How could we make infill development work in the NT?
- Do you think there are other policies or design standards that could make infill development a good option in your local area?

Where could it occur?

Zone LR is primarily intended for low-rise urban residential development, where it supports the development of well-serviced suburban neighbourhoods with a strong emphasis on residential amenity, privacy, and landscaped open space.

Infill development in Zone LR could occur across the urban centres in Darwin, Palmerston, Katherine, Tennant Creek, and Alice Springs. In rural areas, smaller fragmented pockets of Zone LR occur around Howard Springs, Coolalinga and Batchelor.

Hurdles to the delivery of infill development include the capacity and costs of infrastructure upgrades as well as ensuring areas with significant constraints, such as flood affected land, or areas with environmental risks are not further burdened. For these reasons, unconstrained land with existing infrastructure capacity provides suitable conditions for infill development.

We know there are about 8,000 lots in Zone LR across the Territory that are larger than 900m² and not affected by flooding or storm surge. Most of these lots are in Darwin, Palmerston and Alice Springs, with fewer than 1,000 spread across Katherine, Tennant Creek, Batchelor and Litchfield.

While not all of these lots would be suitable for infill development, through this Discussion Paper the Commission is seeking community views on whether some could be developed or subdivided if landowners choose to do so.

To find out whether your property is in Zone LR, you can search your address at [NT Land Information Search](#).

What happens next?

This discussion paper is part of the first step in understanding how infill development and subdivision might work in the Territory. The feedback people provide will inform further investigations and potential future changes to planning controls.

After the public consultation period finishes, the Commission will review all feedback received on infill development and subdivision in Zone LR. The Commission's role is not to introduce new planning controls, rather to report back to the Minister about what the community said during consultation.

Based on feedback, the Commission will outline possible changes to planning controls that the Minister could consider as part of any next steps.

Any changes to the NT Planning Scheme will be communicated to the public as part of future stages.

Have your say on infill development in the Territory

- Online: [Have Your Say Northern Territory](#)
- Email: ntpc@nt.gov.au
- Post: NT Planning Commission, GPO Box 1680, DARWIN NT 0801
- Hand delivered: Level 1, Energy House, 18-20 Cavenagh Street, DARWIN NT 0800

If you have any questions, please contact the Commission at:

- Phone: 08 8924 7540
- Email: ntpc@nt.gov.au



Strategic Review:

Discussion Paper - Infill Development and Subdivision

28 November 2025

DRAFT

darwin.nt.gov.au





Executive Summary

The Northern Territory Planning Commission's Discussion Paper - Infill Development and Subdivision outlines a project that looks at ways to enable infill housing development in Zone Low Density Residential (LR). The project seeks community and stakeholder feedback on enabling LR infill and subdivision.

The LR infill project supports the Place and Liveability Plan's 2050 principle of equity and access to housing and services. However, it falls short on integrated strategic planning, lacking the transparent spatial metrics, infrastructure alignment and collaborative governance frameworks needed for inclusive decision-making. In doing so, the NTPC's infill project departs from the Place and Liveability Plan and from some of the NT Government's commitments under the National Planning Reform Blueprint and the National Urban Policy.

In addition to the NTPC's infill project, recent planning reforms to the NT *Planning Act 1999* and two current planning scheme amendments are designed to streamline development. While reducing pressure on NT Government planners, they will significantly increase workloads for City of Darwin staff, creating additional pressure and resourcing challenges for local government.

City of Darwin recommends the NTPC's infill project provide spatial plans showing the locations of the LR infill sites with evidence-based metrics and that a memorandum of understanding be established between City of Darwin and the NT Government to ensure the project is progressed with greater transparency and community engagement, infrastructure alignment and collaborative decision-making.

To better assist local government in managing the NT Government's ongoing planning reforms, City of Darwin recommends the NT Government provide transparent updates on its national planning reform commitments to:

- Liaise with local government on strategic plans and the integration of housing targets with infrastructure pipelines.
- Ensure adequate resourcing of local government to meet the needs of the community and the housing industry.



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1 Introduction

The purpose of this strategic review is to examine and form a position on the Northern Territory Planning Commission's (NTPC) Discussion Paper - Infill Development and Subdivision. The review finds the discussion paper includes gaps in policy alignment, transparency, evidence and collaborative governance. Given this, it is not fully aligned with the Place and Liveability Plan 2050.

The aim of the discussion paper is to start a conversation and seek community feedback on options to enable infill development and subdivision in Zone Low Density Residential (LR), informing possible future changes to planning controls. After consultation, the NTPC will review feedback and report recommendations to the Minister for potential amendments to the NT Planning Scheme.

The paper does not provide a detailed mechanism for how sites will be selected. Nor does it provide any commitment to publish a prioritised spatial plan if the infill sites (LR sites) or decision-making criteria. It seems formal identification of LT sites may become apparent in a future planning scheme amendment.

Currently, the project's process of identifying the locations of the LR sites is consultative and not fully transparent or codified for local communities or the local government sector. It appears the locations will rest with the Minister, following the NTPC's advice.

Interestingly, the paper indicates the project is of the NT Government's broader effort to remove regulatory barriers and enable housing diversity as part of wider planning and housing reforms across the Territory. However, it does not refer to the NT Government's specific commitments under the National Planning Reform Blueprint (NPRB) or the National Urban Policy (NUP). As demonstrated in section 4 below, there are several gaps in these commitments, particularly regarding collaboration with local government.

2 Broader Context of Planning Reforms

To understand the implications of the discussion paper, it is important to look at the broader context of planning reforms, including:

- The NT Government's commitments under the National Planning Reform Blueprint and the National Urban Policy,
- Recent changes to the NT Planning Act 1999 and two current planning scheme amendments (changes for dwellings Zone Low-medium Density and the expansion of permitted development rights to new low-risk developments) which aim to simplify the planning process for various types of development.

The implications of these reforms are discussed in sections 4, 5 and 6 below.

3 Overview of the Discussion Paper

Through the Minister for Lands, Planning and Environment, NT Government has tasked the NTPC with reviewing restrictions in Zone LR to enable infill development and subdivision. The NTPC's role is to:

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- Examine options to allow more than one dwelling per block in Zone LR.
- Consider reducing minimum lot sizes and updating subdivision design controls.
- Review planning controls to enable diverse housing forms while protecting amenity.
- Consult widely with the community on proposed changes and future neighbourhood character.
- Set the strategic framework for land use through updates to the NT Planning Scheme.
- Report recommendations to the Minister for potential changes to planning controls.

The NTPC's Discussion Paper: Infill Development and Subdivision in Zone LR focuses on enabling LR infill by:

- a. permitting more than one dwelling per lot and
- b. reducing minimum lot sizes (indicatively to 450 m²), alongside design controls for amenity.

While the paper does not show their location, it identifies about 8,000 unconstrained LR lots as a potential infill pool and flags infrastructure capacity as a gating factor. These lots are:

- Mostly located in Darwin, Palmerston and Alice Springs. unconstrained LR lots:
- Larger than 900 m² and not affected by flooding or storm surge.
- Fewer than 1,000 lots are spread across Katherine, Tennant Creek, Batchelor and Litchfield.

4 Gaps and Alignment for City of Darwin

The LR infill project aligns with the Place and Liveability Plan's 2050's liveability principle for equity and access to housing and other services. However, the project is inconsistent with the Plan's objectives for integrated strategic planning because it currently lacks transparent spatial planning with evidence-based metrics to link infill sites with City of Darwin's infrastructure and our community needs. It also fails to establish collaborative governance and engagement frameworks essential for inclusive, place-based decision-making.

In addition to this LR infill project, the recent changes to the NT *Planning Act 1999* and two current planning scheme amendments all aim to simplify the development application process for various types of development. While these changes may ease the workloads of NT Government planners, they will result in an increase in workloads for City of Darwin's planning and development teams. Resourcing these changes in local government will be a challenge and represent a significant gap in City of Darwin's capabilities.



5 Gaps and Alignment with the National Planning Reform Blueprint (NPRB).

This section examines the examines the NT Government’s NPRB commitments in relation to local government before identifying gaps and alignment around the discussion paper.

5.1 NT Government Commitments and Local Government Involvement

Under the National Planning Reform Blueprint 2024, the NT Government (as a jurisdiction) has several commitments that directly involve local government. As shown below, there are some significant gaps. Section 6 includes some recommendations to address these gaps.

NT Government’s commitments	Gaps in commitments
Liaise with local government to ensure local, regional and state strategic plans are up to date and reflect housing supply targets agreed by National Cabinet (Measure 2).	<p>Since the Blueprint was finalised in 2024, this commitment has not been met. The NT Government has made no significant attempts to liaise with City of Darwin on these housing supply targets. This lack of coordination creates uncertainty around the cost, location and delivery of the infrastructure and services that we provide for housing and communities.</p> <p>City of Darwin recommends the NT Government provide an update on this commitment and take action to collaborate better with the local government sector to meet it.</p>
Integrate local housing targets into strategic plans and link them with infrastructure pipelines to demonstrate delivery at state, regional and local levels (Measure 2).	<p>The NT Government has not yet met this commitment. City of Darwin is not aware of any attempts to meet it.</p> <p>City of Darwin recommends the NT Government provide an update on this commitment and take action to collaborate better with the local government sector to meet it.</p>
Undertake planning, zoning and land release reforms that will affect local planning controls, including increasing density and enabling diverse housing types (Measure 3).	<p>The NT Government:</p> <ul style="list-style-type: none">• Approved an amendment to the NT <i>Planning Act 1999</i>, to streamline low-impact DAs and benefit applicants and the NT Government’s Development Assessment Services. However, these changes will likely increase pressure on City of Darwin’s Technical Services and Planning teams.



NT Government's commitments	Gaps in commitments
	<ul style="list-style-type: none"> Is currently proposing two planning scheme amendment that include proposals to: <ul style="list-style-type: none"> Facilitate Group and Multiple Dwellings in zone Low-Medium Density Residential (LMR). Extend permitted development rights for up to 4 dwellings in Zone LMR. Is currently consulting on the Discussion Paper – Infill Development and Subdivision.
Streamline approval pathways and prioritise planning control amendments that support medium- and high-density housing in well-located areas (Measure 5).	As above.
Ensure adequate resourcing of built environment professionals in local government, particularly planners, to support housing delivery (Measure 8).	<p>Local government in the NT faces increasing pressure to ensure efficient approvals for housing and timely delivery of enabling infrastructure. This increases pressure to ensure its strategic, statutory and development functions operate efficiently and are integrated with the NT Government's plans and functions. However, the local government is short of planners and development engineers – professionals that can be costly and difficult to recruit.</p> <p>City of Darwin recommends the NT Government provide an update on its attempts to meet its commitment to ensure adequate resourcing of built environment professionals to support housing delivery.</p>

5.2 Discussion Paper: Gaps and General Alignment

As the discussion paper does not link the LR sites to local housing targets or publish infrastructure-linked spatial plans (Measure), there is a gap between the paper and the NPRB. As in-fill development increases along with accelerated development resulting from other ongoing NT planning reforms, this gap will be widened due to the NT Government not ensuring that local government is adequately resourced with built environment professionals.



That said, in a broad sense it is generally consistent with the NPRB's broader measures on:

- Zoning and density reforms (Measure 3).
- Stocktake of 'development-ready' land (Measure 4).
- Streamlined approval pathways and medium-/high-density in well-located areas (Measure 5).

6 Gaps and Alignment with the National Urban Policy (NUP).

The NUP's shared vision prioritises planning "within existing footprints first," genuine partnerships, evidence-based practice and alignment of planning with enabling infrastructure and affordability. It also envisions:

- Collaborative governance across all levels of government, industry, and communities to shape urban places.
- Inclusive decision-making that reflects local culture, character, and needs, particularly through place-based approaches.
- Transparent and accountable processes for planning and investment choices.

The following gaps in the infill project mean its not wholly consistent with the NUP's vision:

- It does not establish formal governance and engagement framework for genuine partnerships and inclusive decision-making.
- The location of the LR sites are unknown, which undermines a place-based approach to local culture and character.
- There are no transparent evidence-based metrics or reporting to align the LR sites with infrastructure pipelines, investment processes and affordability outcomes.

However, the paper is aligned with the NUP's objectives for compact growth, housing diversity and amenity safeguards.

7 Conclusion and Recommendations

7.1 Recommendations for the NTPC's Infill Project

City of Darwin supports infill development and subdivision in Zone Low Density Residential (LR) where it is strategically planned and collaboratively delivered. A consensus-based, target-led infill program will empower City of Darwin to anticipate and support growth, prioritise infrastructure investment, optimise budgets and deliver more timely, effective services. Accordingly, to establish if lots in Zone LR can be developed or subdivided City of Darwin recommends:

1. Spatial plans that map the LR sites to infrastructure capacity and upgrade schedules be made public.



Reason: Spatial plans provide clarity on site locations and infrastructure sequencing.

2. Evidence-based metrics (demographic as well as environmental, place based) that link the LR sites to community needs, housing affordability and local housing targets be made public.

Reason: Metrics support data-driven decisions linked to housing and community outcomes. The metrics help highlight specific needs of locations in regard to housing and community needs to ensure new housing is coupled with infrastructure and services that support resilient communities.

3. A memorandum of understanding between City of Darwin and the NT Government be implemented, establishing a collaborative community and stakeholder engagement process to finalise the location of the LR sites and establish some principles for protecting amenity.

Reason: To ensure transparent, collaborative decision-making and build community trust in finalising LR site locations.

7.2 Broader Housing and Governance Recommendations

Looking more broadly at the housing and local government sector (not just Zone LR sites), and to help local government better manage the NT's Government's ongoing planning reforms, City of Darwin recommends the NT Government provide transparent updates on its commitments under the National Planning Reform Blueprint, including those to:

1. Liaise with local government to ensure local, regional and state strategic plans are up to date and reflect housing supply targets agreed by National Cabinet (Measure 2).

Reason: To assist City of Darwin with planning and investment for infrastructure and service delivery.

2. Integrate local housing targets into strategic plans and link them with infrastructure pipelines to demonstrate delivery at state, regional and local levels (Measure 2).

Reason: To enable City of Darwin to align urban growth with infrastructure and service delivery and budget planning.

3. Ensure adequate resourcing of built environment professionals in local government, particularly planners and development engineers, to support housing delivery (Measure 8).

Reason: To ensure City of Darwin can process approvals efficiently and deliver enabling infrastructure to meet the needs of the community and the housing industry.