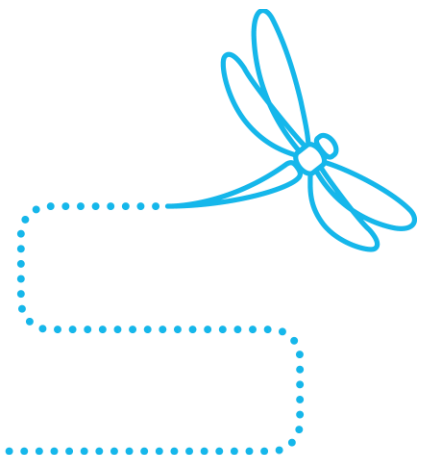


Minutes

Ordinary Council Meeting

Tuesday, 2 December 2025

Unconfirmed



Reports, recommendations and supporting documentation can be accessed via the City of Darwin Website at www.darwin.nt.gov.au, or contact Customer Service on (08) 8930 0300.

**MINUTES OF CITY OF DARWIN
ORDINARY COUNCIL MEETING
HELD AT THE COUNCIL CHAMBERS DARRANDIRRA, LEVEL 1, CIVIC CENTRE, HARRY
CHAN AVENUE, DARWIN
ON TUESDAY, 2 DECEMBER 2025 AT 5:30PM**

PRESENT:

Lord Mayor Peter Styles (Chair)
Deputy Lord Mayor Patrik Ralph
Councillor Jimmy Bouhoris
Councillor Nicole Brown
Councillor Shani Carson
Councillor Kim Farrar
Councillor Julie Fraser
Councillor Edwin Joseph
Councillor Sylvia Klonaris
Councillor Mick Palmer
Councillor Peter Pangqueue
Councillor Ed Smelt
Councillor Sam Weston

OFFICERS:

Chief Executive Officer, Simone Saunders
General Manager Community, Matt Grassmayr
General Manager Corporate, Natalie Williamson
General Manager Innovation, Alice Percy

APOLOGY:

Nil

GUESTS:

Nil

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1 ACKNOWLEDGEMENT OF COUNTRY

We the members of City of Darwin acknowledge that we are meeting on Larrakia Country.

We recognise and pay our respects to all Larrakia people, Traditional Owners and Custodian Elders of the past and present.

We support emerging Larrakia leaders now and into the future.

We are committed to working together with all Larrakia to care for this land and sea for our shared future.

2 THE LORD'S PRAYER

Our Father, who art in heaven, hallowed be thy name; thy kingdom come; thy will be done; on earth as it is in heaven.

Give us this day our daily bread. And forgive us our trespasses, as we forgive those who trespass against us. And lead us not into temptation; but deliver us from evil.

For thine is the kingdom, the power, and the glory for ever and ever.

Amen

3 MEETING DECLARED OPEN

RESOLUTION ORD577/25

Moved: Councillor Ed Smelt

Seconded: Councillor Peter Pangquee

The Chair declared the meeting open at 5:35 pm.

CARRIED 13/0

4 APOLOGIES AND LEAVE OF ABSENCE

4.1 APOLOGIES

Nil

4.2 LEAVE OF ABSENCE GRANTED

Nil

4.3 LEAVE OF ABSENCE REQUESTED

Nil

5 ELECTRONIC MEETING ATTENDANCE

5.1 ELECTRONIC MEETING ATTENDANCE GRANTED

RESOLUTION ORD578/25

Moved: Councillor Kim Farrar

Seconded: Councillor Sylvia Klonaris

THAT Council note that pursuant to Section 95 (3) of the *Local Government Act 2019*, the following Councillor(s) was granted permission for Electronic Meeting Attendance:

- Shani Carson
- Sam Weston

CARRIED 13/0

5.2 ELECTRONIC MEETING ATTENDANCE REQUESTED

Nil

6 DECLARATION OF INTEREST OF MEMBERS AND STAFF

6.1 DECLARATION OF INTEREST BY MEMBERS

RESOLUTION ORD579/25

Moved: Councillor Ed Smelt

Seconded: Councillor Peter Pangquee

THAT Council note that pursuant to Section 114 and 115 of the *Local Government Act 2019*, Councillor Kim Farrar, declared a Conflict of Interest in Item 14.2 – Application for Exceptional Development Permit - Darwin Bowls Club - Caravan Park (Recreational Vehicle Park) in 3 Stages - Lot 5437 - 8 Conacher Street, Fannie Bay.

CARRIED 13/0

6.2 DECLARATION OF INTEREST BY STAFF

Nil

7 CONFIRMATION OF PREVIOUS MINUTES**RESOLUTION ORD580/25**

Moved: Councillor Sylvia Klonaris

Seconded: Councillor Kim Farrar

THAT the minutes of the Ordinary Council Meeting held on 25 November 2025 be confirmed.

CARRIED 13/0

8 MOVING OF ITEMS**8.1 MOVING OF OPEN ITEMS INTO CONFIDENTIAL**

Nil

8.2 MOVING OF CONFIDENTIAL ITEMS INTO OPEN

Nil

8.3 MOVING CONFIDENTIAL ITEMS TO OPEN AT THE CONCLUSION OF THE MEETING

Nil

9 MATTERS OF PUBLIC IMPORTANCE / LORD MAYORAL MINUTE

Nil

10 PUBLIC QUESTION TIME

Nil

11 PETITIONS

Nil

12 DEPUTATIONS AND BRIEFINGS

Nil

13 NOTICES OF MOTION

13.1 NOTICE OF MOTION - APPROVAL FOR COMMUNITY PRESENTATION BY SAVE LEE POINT

I, Councillor Julie Fraser, give notice that at the next Ordinary Council Meeting on 2 December 2025, I will move the following motion:-

MOTION

Moved: Councillor Julie Fraser

Seconded: Deputy Lord Mayor Patrik Ralph

1. THAT Council approve an invitation to the community organisation Save Lee Point to deliver a presentation to Council outlining their concerns regarding the Defence Housing Australia (DHA) development at Lee Point/Binybara.
2. THAT the presentation is scheduled at the next available Ordinary Council Meeting, in accordance with Council meeting procedures.
3. THAT Council officers provide support to facilitate the presentation, in accordance with Council meeting procedures.
4. THAT the presentation is formally received and noted by Council, and that Elected Members have the opportunity to ask clarifying questions consistent with meeting procedures.

AMENDMENT

RESOLUTION ORD581/25

Moved: Councillor Shani Carson

Seconded: Councillor Jimmy Bouhoris

1. THAT Council approve an invitation to the community organisation Save Lee Point and Defence Housing Australia (DHA) to deliver a presentation to Council outlining their concerns regarding the DHA development at Lee Point/Binybara.
2. THAT the presentation is scheduled at the next available Ordinary Council Meeting, in accordance with Council meeting procedures.
3. THAT Council officers provide support to facilitate the presentation, in accordance with Council meeting procedures.
4. THAT the presentation is formally received and noted by Council, and that Elected Members have the opportunity to ask clarifying questions consistent with meeting procedures.

In Favour: Members Jimmy Bouhoris, Nicole Brown, Shani Carson, Mick Palmer, Peter Pangquee, Ed Smelt, Peter Styles and Sam Weston

Against: Members Kim Farrar, Julie Fraser, Edwin Joseph, Sylvia Klonaris and Patrik Ralph

CARRIED 8/5

RESOLUTION ORD582/25

Moved: Councillor Shani Carson

Seconded: Councillor Jimmy Bouhoris

1. THAT Council approve an invitation to the community organisation Save Lee Point and Defence Housing Australia (DHA) to deliver a presentation to Council outlining their concerns regarding the DHA development at Lee Point/Binybara.
2. THAT the presentation is scheduled at the next available Ordinary Council Meeting, in

accordance with Council meeting procedures.

3. THAT Council officers provide support to facilitate the presentation, in accordance with Council meeting procedures.
4. THAT the presentation is formally received and noted by Council, and that Elected Members have the opportunity to ask clarifying questions consistent with meeting procedures.

In Favour: Members Jimmy Bouhoris, Nicole Brown, Shani Carson, Kim Farrar, Edwin Joseph, Sylvia Klonaris, Mick Palmer, Peter Pangquee, Patrik Ralph, Ed Smelt, Peter Styles and Sam Weston

Against: Member Julie Fraser

CARRIED 12/1

13.2 NOTICE OF MOTION - REQUEST FOR INDEPENDENT LEGAL ADVICE ON THE CITY OF DARWIN'S OBLIGATIONS REGARDING ACCEPTANCE OF DHA INFRASTRUCTURE AT LEE POINT

I, Councillor Julie Fraser, give notice that at the next Ordinary Council Meeting on 2 December 2025, I will move the following motion:-

RESOLUTION ORD583/25

Moved: Councillor Julie Fraser

Seconded: Councillor Mick Palmer

1. THAT Council approve for a report by an independent and respected legal expert- with demonstrated experience in Northern Territory local government, planning law, municipal asset acceptance, and risk management - to provide written legal advice to Council.
2. THAT the legal advice specifically outline:
 - (a) Council's legal obligations, powers, and discretions under the NT Local Government Act 2019 and associated regulations in relation to the acceptance or non-acceptance of municipal infrastructure arising from the DHA Lee Point/Binybara development.
 - (b) Any statutory or common-law liabilities or risks associated with accepting the infrastructure (including local roads, drainage, stormwater, lighting, parks, open space, and other municipal assets).
 - (c) Any legal grounds, that would prevent Council declining acceptance of the development's assets should they conflict with policies, standards, performance requirements, or future climate-adaptation expectations.
 - (d) Council's legal position in light of the 2021 Council Resolution relating to Lee Point.
3. THAT this advice be tabled publicly, subject only to redactions necessary to protect legal professional privilege.
4. THAT no decision regarding the acceptance of any Lee Point assets be made until this independent advice has been received and considered.
5. THAT a report is returned to Council on costing estimates from two legal firms on legal advice as detailed within this motion prior to proceeding with the advice as contained within.

CARRIED 13/0

AMENDMENT

1. THAT Council approve for a report by an independent and respected legal expert- with demonstrated experience in Northern Territory local government, planning law, municipal

asset acceptance, and risk management - to provide written legal advice to Council.

2. THAT the legal advice specifically outline:
 - (a) Council's legal obligations, powers, and discretions under the NT Local Government Act 2019 and associated regulations in relation to the acceptance or non-acceptance of municipal infrastructure arising from the DHA Lee Point/Binybara development.
 - (b) Any statutory or common-law liabilities or risks associated with accepting the infrastructure (including local roads, drainage, stormwater, lighting, parks, open space, and other municipal assets).
 - (c) Any legal grounds, that would prevent Council declining acceptance of the development's assets should they conflict with policies, standards, performance requirements, or future climate-adaptation expectations.
 - (d) Council's legal position in light of the 2021 Council Resolution relating to Lee Point.
3. THAT this advice be tabled publicly, subject only to redactions necessary to protect legal professional privilege.
4. THAT no decision regarding the acceptance of any Lee Point assets be made until this independent advice has been received and considered.
5. THAT a preliminary report is returned to Council on costing estimates from two legal firms on legal advice as detailed within this motion prior to proceeding with the advice as contained within.

Councillor Ed Smelt proposed an amendment and with the consent of the mover, the amendment was accepted.

AMENDMENT

1. THAT a preliminary report is returned to Council on costing estimates from two legal firms on legal advice as detailed within this motion prior to proceeding with the advice as contained below.
2. THAT Council approve for a report by an independent and respected legal expert- with demonstrated experience in Northern Territory local government, planning law, municipal asset acceptance, and risk management - to provide written legal advice to Council.
3. THAT the legal advice specifically outline:
 - (a) Council's legal obligations, powers, and discretions under the NT Local Government Act 2019 and associated regulations in relation to the acceptance or non-acceptance of municipal infrastructure arising from the DHA Lee Point/Binybara development.
 - (b) Any statutory or common-law liabilities or risks associated with accepting the infrastructure (including local roads, drainage, stormwater, lighting, parks, open space, and other municipal assets).
 - (c) Any legal grounds, that would prevent Council declining acceptance of the development's assets should they conflict with policies, standards, performance requirements, or future climate-adaptation expectations.
 - (d) Council's legal position in light of the 2021 Council Resolution relating to Lee Point.
4. THAT this advice be tabled publicly, subject only to redactions necessary to protect legal professional privilege.
5. THAT no decision regarding the acceptance of any Lee Point assets be made until this independent advice has been received and considered.

Councillor Peter Pangquee proposed an amendment and with the consent of the mover, the amendment was accepted.

RESOLUTION ORD584/25

Moved: Councillor Julie Fraser

Seconded: Councillor Mick Palmer

1. THAT a preliminary report is returned to Council on costing estimates from two legal firms on legal advice as detailed within this motion prior to proceeding with the advice as contained below.
2. THAT Council approve for a report by an independent and respected legal expert- with demonstrated experience in Northern Territory local government, planning law, municipal asset acceptance, and risk management - to provide written legal advice to Council.
3. THAT the legal advice specifically outline:
 - (a) Council's legal obligations, powers, and discretions under the NT Local Government Act 2019 and associated regulations in relation to the acceptance or non-acceptance of municipal infrastructure arising from the DHA Lee Point/Binybara development.
 - (b) Any statutory or common-law liabilities or risks associated with accepting the infrastructure (including local roads, drainage, stormwater, lighting, parks, open space, and other municipal assets).
 - (c) Any legal grounds, that would prevent Council declining acceptance of the development's assets should they conflict with policies, standards, performance requirements, or future climate-adaptation expectations.
 - (d) Council's legal position in light of the 2021 Council Resolution relating to Lee Point.
4. THAT this advice be tabled publicly, subject only to redactions necessary to protect legal professional privilege.
5. THAT no decision regarding the acceptance of any Lee Point assets be made until this independent advice has been received and considered.

CARRIED 13/0

13.3 NOTICE OF MOTION - FULL EXPLANATION OF THE ASSET ACCEPTANCE PROCESS FOR THE DHA DEVELOPMENT AT LEE POINT (BINYBARA)

I, Councillor Julie Fraser, give notice that at the next Ordinary Council Meeting on 2 December 2025, I will move the following motion:-

MOTION

Moved: Councillor Julie Fraser

Seconded: Councillor Ed Smelt

1. THAT a report is returned to Council on costing estimates on preparing the report as detailed within this motion prior to proceeding with the report as contained within.
2. THAT Council approve for a comprehensive written report outlining the full process by which the City of Darwin assesses, approves, accepts, or declines the transfer of municipal assets arising from land-development proposals, including the Defence Housing Australia (DHA) development at Lee Point (Binybara).
3. THAT this report includes, but is not limited to
 - (a) A step-by-step description of the City's internal evaluation process, including engineering, planning, financial, environmental, climate-risk, and compliance reviews. And includes reference to existing City of Darwin policy and strategic plans including the Greening Darwin, Liveability Plan, Municipal Plan, Climate Emergency Documents

and Climate Change policies.

- (b) A summary of the legislative and policy framework governing the City's ability to accept or refuse municipal assets, including the *Local Government Act 2019*, *Local Government (General) Regulations*, City of Darwin subdivision design standards, and the 2021 Council Resolution that Council does not support further residential subdivision at Lee Point.
 - (c) The technical standards and compliance criteria used to determine whether roads, drainage, stormwater systems, public open space, lighting, landscaping, and other assets meet the City's required specifications.
 - (d) A detailed outline of expected whole-of-life infrastructure liabilities associated with accepting assets from the Lee Point proposal, including ongoing maintenance, depreciation, renewal costs, climate-adaptation upgrades, and additional operational workloads for Council.
 - (e) An explanation of how Council assesses environmental and climate-related risks, including sea-level rise, coastal-hazard mapping, erosion vulnerability, stormwater capacity under projected future rainfall events, and any impacts these factors have on whether assets are fit to be accepted into the municipal network.
 - (f) Identification of precedents where Council has declined to accept assets from developers - and the statutory basis for doing so - where subdivisions did not meet engineering standards, posed unmanageable drainage or flood risks, or would create unsustainable long-term costs for ratepayers.
4. THAT the report explicitly addresses how each of the above considerations applies to the DHA Lee Point development, including any current non-compliance, unresolved engineering matters, climate-risk issues, or areas where DHA has not yet satisfied the City's asset-acceptance requirements.
 5. THAT the report is returned to Council, and that it be made publicly available, noting the significant community interest in the long-term safety, environmental impacts, and financial consequences of development at Lee Point (Binybara).

THAT Council notes the administrative change to the resolution for item 13.3, whereby resolution item 5 is reordered to appear as the first point in the resolution.

AMENDMENT

1. THAT a preliminary report is returned to Council on costing estimates on preparing the report as detailed within this motion prior to proceeding with the report as contained below.
2. THAT Council approve for a comprehensive written report outlining the full process by which the City of Darwin assesses, approves, accepts, or declines the transfer of municipal assets arising from land-development proposals, including the Defence Housing Australia (DHA) development at Lee Point (Binybara).
3. THAT this report includes, but is not limited to
 - (a) A step-by-step description of the City's internal evaluation process, including engineering, planning, financial, environmental, climate-risk, and compliance reviews. And includes reference to existing City of Darwin policy and strategic plans including the Greening Darwin, Liveability Plan, Municipal Plan, Climate Emergency Documents and Climate Change policies.
 - (b) A summary of the legislative and policy framework governing the City's ability to accept or refuse municipal assets, including the *Local Government Act 2019*, *Local Government (General) Regulations*, City of Darwin subdivision design standards, and the 2021 Council Resolution that Council does not support further residential

subdivision at Lee Point.

- (c) The technical standards and compliance criteria used to determine whether roads, drainage, stormwater systems, public open space, lighting, landscaping, and other assets meet the City's required specifications.
 - (d) A detailed outline of expected whole-of-life infrastructure liabilities associated with accepting assets from the Lee Point proposal, including ongoing maintenance, depreciation, renewal costs, climate-adaptation upgrades, and additional operational workloads for Council.
 - (e) An explanation of how Council assesses environmental and climate-related risks, including sea-level rise, coastal-hazard mapping, erosion vulnerability, stormwater capacity under projected future rainfall events, and any impacts these factors have on whether assets are fit to be accepted into the municipal network.
 - (f) Identification of precedents where Council has declined to accept assets from developers - and the statutory basis for doing so - where subdivisions did not meet engineering standards, posed unmanageable drainage or flood risks, or would create unsustainable long-term costs for ratepayers.
4. THAT the report explicitly addresses how each of the above considerations applies to the DHA Lee Point development, including any current non-compliance, unresolved engineering matters, climate-risk issues, or areas where DHA has not yet satisfied the City's asset-acceptance requirements.
 5. THAT the report is returned to Council, and that it be made publicly available, noting the significant community interest in the long-term safety, environmental impacts, and financial consequences of development at Lee Point (Binybara).

Councillor Peter Pangquee proposed an amendment and with the consent of the mover, the amendment was accepted.

RESOLUTION ORD585/25

Moved: Councillor Julie Fraser

Seconded: Councillor Ed Smelt

1. THAT a preliminary report is returned to Council on costing estimates on preparing the report as detailed within this motion prior to proceeding with the report as contained below.
2. THAT Council approve for a comprehensive written report outlining the full process by which the City of Darwin assesses, approves, accepts, or declines the transfer of municipal assets arising from land-development proposals, including the Defence Housing Australia (DHA) development at Lee Point (Binybara).
3. THAT this report includes, but is not limited to
 - (a) A step-by-step description of the City's internal evaluation process, including engineering, planning, financial, environmental, climate-risk, and compliance reviews. And includes reference to existing City of Darwin policy and strategic plans including the Greening Darwin, Liveability Plan, Municipal Plan, Climate Emergency Documents and Climate Change policies.
 - (b) A summary of the legislative and policy framework governing the City's ability to accept or refuse municipal assets, including the *Local Government Act 2019*, *Local Government (General) Regulations*, City of Darwin subdivision design standards, and the 2021 Council Resolution that Council does not support further residential subdivision at Lee Point.
 - (c) The technical standards and compliance criteria used to determine whether roads, drainage, stormwater systems, public open space, lighting, landscaping, and other assets meet the City's required specifications.

- (d) A detailed outline of expected whole-of-life infrastructure liabilities associated with accepting assets from the Lee Point proposal, including ongoing maintenance, depreciation, renewal costs, climate-adaptation upgrades, and additional operational workloads for Council.
 - (e) An explanation of how Council assesses environmental and climate-related risks, including sea-level rise, coastal-hazard mapping, erosion vulnerability, stormwater capacity under projected future rainfall events, and any impacts these factors have on whether assets are fit to be accepted into the municipal network.
 - (f) Identification of precedents where Council has declined to accept assets from developers - and the statutory basis for doing so - where subdivisions did not meet engineering standards, posed unmanageable drainage or flood risks, or would create unsustainable long-term costs for ratepayers.
4. THAT the report explicitly addresses how each of the above considerations applies to the DHA Lee Point development, including any current non-compliance, unresolved engineering matters, climate-risk issues, or areas where DHA has not yet satisfied the City's asset-acceptance requirements.
5. THAT the report is returned to Council, and that it be made publicly available, noting the significant community interest in the long-term safety, environmental impacts, and financial consequences of development at Lee Point (Binybara).

CARRIED 11/2

Councillor Mick Palmer departed the meeting at 6:33 pm.

Councillor Mick Palmer re-joined the meeting at 6:35 pm

13.4 NOTICE OF MOTION - COST BENEFIT ANALYSIS OF THE DHA DEVELOPMENT AT LEE POINT

I, Councillor Julie Fraser, give notice that at the next Ordinary Council Meeting on 2 December 2025, I will move the following motion:-

MOTION

Moved: Councillor Julie Fraser

Seconded: Deputy Lord Mayor Patrik Ralph

1. THAT a report is returned to Council on costing estimates on preparing the business case and report as detailed within this motion prior to proceeding with the business case and report as contained within.
2. THAT Council approve for a comprehensive business case on the proposed Defence Housing Australia (DHA) residential development at Lee Point, detailing the full financial, operational, environmental, and social implications for the City of Darwin. Further, that the business case be provided to Council and presented in a format suitable for public release.
3. THAT the business case is to include, but not be limited to:
 - (a) Projected financial costs to Council, including:
 - (i) Road construction standards, upgrades, and long-term renewal obligations
 - (ii) Stormwater infrastructure and flood mitigation requirements
 - (iii) Waste management and collection service costs
 - (iv) Public lighting electricity and maintenance
 - (v) Parks, open space, landscaping and irrigation maintenance
 - (vi) Pathways, cycle networks, accessibility infrastructure

- (vii) Additional operational or staffing requirements
- (viii) Lifecycle costs over 10, 20 and 40 years
- (b) Projected revenue and benefits, including:
 - (i) Rates revenue for each stage and scenario
 - (ii) Developer contributions (if any)
 - (iii) Expected service-level impacts on existing suburbs
 - (iv) Potential tourism, recreation, or environmental benefits
 - (v) Community wellbeing and social impacts
- (c) Risk assessment, including:
 - (i) Climate and coastal hazard risks, including sea-level rise
 - (ii) Environmental management, biodiversity loss and habitat pressures
 - (iii) Community safety, traffic and transport impacts
 - (iv) Cultural and heritage considerations
 - (v) Legal and financial exposure for Council if assets do not meet City standards
 - (vi) Impacts on Council's long-term financial plan
- (d) Options analysis, including:
 - (i) Asset acceptance
 - (ii) Conditional acceptance
 - (iii) Non-acceptance of assets
 - (iv) Alternative management models
- (e) Stakeholder engagement summary, including:
 - (i) Consultation with Larrakia Traditional Owners
 - (ii) Community submissions and prior Council resolutions
 - (iii) External agency advice

THAT Council notes the administrative change to the resolution for item 13.4, whereby resolution item 3 is reordered to appear as the first point in the resolution.

AMENDMENT

1. THAT a report is returned to Council on costing estimates on preparing the business case and report as detailed within this motion prior to proceeding with the business case and report as contained within.
2. THAT Council approve for a comprehensive business case on the proposed Defence Housing Australia (DHA) residential development at Lee Point, detailing the full financial, operational, environmental, and social implications for the City of Darwin. Further, that the business case be provided to Council and presented in a format suitable for public release.
3. THAT the business case is to include, but not be limited to:
 - (a) Projected financial costs to Council, including:
 - (i) Road construction standards, upgrades, and long-term renewal obligations
 - (ii) Road construction for feeder roads and associated road capacity upgrades
 - (iii) Stormwater infrastructure and flood mitigation requirements

- (iv) Waste management and collection service costs
- (v) Public lighting electricity and maintenance
- (vi) Parks, open space, landscaping and irrigation maintenance
- (vii) Pathways, cycle networks, accessibility infrastructure
- (viii) Additional operational or staffing requirements
- (ix) Lifecycle costs over 10, 20 and 40 years
- (b) Projected revenue and benefits, including:
 - (i) Rates revenue for each stage and scenario
 - (ii) Developer contributions (if any)
 - (iii) Expected service-level impacts on existing suburbs
 - (iv) Potential tourism, recreation, or environmental benefits
 - (v) Community wellbeing and social impacts
- (c) Risk assessment, including:
 - (i) Climate and coastal hazard risks, including sea-level rise
 - (ii) Environmental management, biodiversity loss and habitat pressures
 - (iii) Community safety, traffic and transport impacts
 - (iv) Cultural and heritage considerations
 - (v) Legal and financial exposure for Council if assets do not meet City standards
 - (vi) Impacts on Council's long-term financial plan
- (d) Options analysis, including:
 - (i) Asset acceptance
 - (ii) Conditional acceptance
 - (iii) Non-acceptance of assets
 - (iv) Alternative management models
- (e) Stakeholder engagement summary, including:
 - (i) Consultation with Larrakia Traditional Owners
 - (ii) Community submissions and prior Council resolutions
 - (iii) External agency advice

Councillor Sylvia Klonaris proposed an amendment and with the consent of the mover, the amendment was accepted.

RESOLUTION ORD586/25

Moved: Councillor Julie Fraser

Seconded: Deputy Lord Mayor Patrik Ralph

1. THAT a report is returned to Council on costing estimates on preparing the business case and report as detailed within this motion prior to proceeding with the business case and report as contained within
2. THAT Council approve for a comprehensive business case on the proposed Defence Housing Australia (DHA) residential development at Lee Point, detailing the full financial, operational, environmental, and social implications for the City of Darwin. Further, that the business case be provided to Council and presented in a format suitable for public release.

3. THAT the business case is to include, but not be limited to:
- (a) Projected financial costs to Council, including:
 - (i) Road construction standards, upgrades, and long-term renewal obligations
 - (ii) Road construction for feeder roads and associated road capacity upgrades
 - (iii) Stormwater infrastructure and flood mitigation requirements
 - (iv) Waste management and collection service costs
 - (v) Public lighting electricity and maintenance
 - (vi) Parks, open space, landscaping and irrigation maintenance
 - (vii) Pathways, cycle networks, accessibility infrastructure
 - (viii) Additional operational or staffing requirements
 - (ix) Lifecycle costs over 10, 20 and 40 years
 - (b) Projected revenue and benefits, including:
 - (i) Rates revenue for each stage and scenario
 - (ii) Developer contributions (if any)
 - (iii) Expected service-level impacts on existing suburbs
 - (iv) Potential tourism, recreation, or environmental benefits
 - (v) Community wellbeing and social impacts
 - (c) Risk assessment, including:
 - (i) Climate and coastal hazard risks, including sea-level rise
 - (ii) Environmental management, biodiversity loss and habitat pressures
 - (iii) Community safety, traffic and transport impacts
 - (iv) Cultural and heritage considerations
 - (v) Legal and financial exposure for Council if assets do not meet City standards
 - (vi) Impacts on Council's long-term financial plan
 - (d) Options analysis, including:
 - (i) Asset acceptance
 - (ii) Conditional acceptance
 - (iii) Non-acceptance of assets
 - (iv) Alternative management models
 - (e) Stakeholder engagement summary, including:
 - (i) Consultation with Larrakia Traditional Owners
 - (ii) Community submissions and prior Council resolutions
 - (iii) External agency advice

In Favour: Members Kim Farrar, Julie Fraser, Edwin Joseph, Sylvia Klonaris, Peter Pangquee, Patrik Ralph, Ed Smelt and Peter Styles

Against: Members Jimmy Bouhoris, Nicole Brown, Shani Carson, Mick Palmer and Sam Weston

CARRIED 8/5

14 ACTION REPORTS**14.1 PLANNING SCHEME AMENDMENT - REZONE 12 DINAH BEACH ROAD TO MEDIUM DENSITY AND HIGH DENSITY RESIDENTIAL****RESOLUTION ORD587/25**

Moved: Deputy Lord Mayor Patrik Ralph

Seconded: Councillor Edwin Joseph

1. THAT the report entitled Planning Scheme Amendment - Rezone 12 Dinah Beach Road to Medium Density and High Density Residential be received and noted.
2. THAT Council endorse the draft submission to the Department of Lands, Planning and Environment provided at **Attachment 1**.

CARRIED 13/0

Councillor Kim Farrar departed the meeting at 7:05 pm due to a declared conflict of interest.

14.2 APPLICATION FOR EXCEPTIONAL DEVELOPMENT PERMIT - DARWIN BOWLS CLUB - CARAVAN PARK (RECREATIONAL VEHICLE PARK) IN 3 STAGES - LOT 5437 - 8 CONACHER STREET, FANNIE BAY**RESOLUTION ORD588/25**

Moved: Councillor Mick Palmer

Seconded: Councillor Sylvia Klonaris

1. THAT the report entitled Application for Exceptional Development Permit - Darwin Bowls Club - Caravan Park (Recreational Vehicle Park) in 3 Stages - Lot 5437 - 8 Conacher Street, Fannie Bay be received and noted.
2. THAT Council endorse the submission to the Department of Lands, Planning and Environment provided at **Attachment 1**.

CARRIED 12/0

Councillor Kim Farrar re-joined the meeting at 7:17 pm.

Councillor Shani Carson departed the meeting at 7:27 pm.

Councillor Shani Carson re-joined the meeting at 7:27 pm.

Councillor Shani Carson departed the meeting at 7:27 pm.

Councillor Shani Carson re-joined the meeting at 7:29 pm.

14.3 PLANNING SCHEME AMENDMENT - CONVERT CERTAIN LOW-RISK DEVELOPMENTS TO PERMITTED - NT-WIDE**RESOLUTION ORD589/25**

Moved: Councillor Jimmy Bouhoris

Seconded: Councillor Mick Palmer

1. THAT the report entitled Planning Scheme Amendment - Convert Certain Low-risk Developments to Permitted - NT-Wide be received and noted.
2. THAT Council endorse the draft submission to the Department of Lands, Planning and Environment provided at **Attachment 1**.

CARRIED 9/4

Councillor Sam Weston departed the meeting at 7:37 pm.

Councillor Sam Weston re-joined the meeting at 7:40 pm.

14.4 APPLICATION FOR EXCEPTIONAL DEVELOPMENT PERMIT - SIX DWELLINGS IN ZONE LR (LOW DENSITY RESIDENTIAL) - LOT 1222 - 4 BERRY PLACE, MILLNER**RESOLUTION ORD590/25**

Moved: Councillor Jimmy Bouhoris

Seconded: Councillor Ed Smelt

1. THAT the report entitled Application for Exceptional Development Permit - Six Dwellings in Zone LR (Low Density Residential) - Lot 1222 - 4 Berry Place, Millner be received and noted.
2. THAT Council endorse the submission to the Department of Lands, Planning and Environment provided at **Attachment 1**.

CARRIED 13/0**14.5 PLANNING SCHEME AMENDMENT - PART REZONE ZONE CN (CONSERVATION) TO ZONE OR (ORGANISED RECREATION) - 422 TROWER ROAD, TIWI****RESOLUTION ORD591/25**

Moved: Councillor Jimmy Bouhoris

Seconded: Councillor Kim Farrar

1. THAT the report entitled Planning Scheme Amendment - Part Rezone Zone CN (Conservation) to Zone OR (Organised Recreation) - 422 Trower Road, Tiwi be received and noted.
2. THAT Council endorse the draft submission to the Department of Lands, Planning and Environment provided at **Attachment 1**.

CARRIED 13/0

14.6 INFILL DEVELOPMENT AND SUBDIVISION IN ZONE LR (LOW DENSITY RESIDENTIAL)**RESOLUTION ORD592/25**

Moved: Councillor Mick Palmer

Seconded: Councillor Ed Smelt

1. THAT the report entitled 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**.

CARRIED 13/0

15 RECEIVE & NOTE REPORTS

Nil

16 CORRESPONDENCE**16.1 INCOMING CORRESPONDENCE - CYCLONE FINA****RESOLUTION ORD593/25**

Moved: Councillor Mick Palmer

Seconded: Councillor Edwin Joseph

THAT the report entitled Incoming Correspondence – Cyclone Fina be received and noted.

CARRIED 13/0

16.2 OUTGOING CORRESPONDENCE - CYCLONE FINA**RESOLUTION ORD594/25**

Moved: Councillor Mick Palmer

Seconded: Councillor Edwin Joseph

THAT the report entitled Outgoing Correspondence – Cyclone Fina be received and noted.

CARRIED 13/0

17 REPORTS OF REPRESENTATIVES**RESOLUTION ORD595/25**

Moved: Councillor Sylvia Klonaris

Seconded: Councillor Ed Smelt

THAT the following Reports of Representatives be received and noted.

17.1

Councillor Peter Pangquee congratulated Councillor Mick Palmer for receiving a Long Service Award from the Local Government Association Northern Territory in recognition of 10 years of service as a Local Government Elected Member.

17.2

Councillor Kim Farrar attended the Helping People Achieve (HPA) Christmas Party along with Councillor Sylvia Klonaris. It was a great event, highlighting the ongoing goodwill and relationship between the City of Darwin and HPA.

17.3

Councillor Julie Fraser attended a community forum organised by Friends of Lee Point and Save Lee Point on Wednesday 12 November, along with Deputy Lord Mayor Patrik Ralph, regarding the proposed Defence Housing Australia (DHA) development at Lee Point.

17.4

Councillor Sylvia Klonaris, together with Waters Ward Elected Members Kim Farrar and Deputy Lord Mayor Patrik Ralph, attended the Sanderson Middle School End of Year Awards Ceremony on Monday 1 December. Further attending the Stars End of Year Awards at Casuarina Senior College on Friday 21 November 2025, with the Ward Elected Members sponsoring both events.

17.5

Deputy Lord Mayor Patrik Ralph reported on attending the Northern Territory Youth Round Table presentations at Parliament House on Sunday, 30 November 2025, on behalf of the Lord Mayor and as the former chair in 2024. Passionate contributions from young participants on a range of issues highlighted a bright future for Darwin and the Northern Territory.

CARRIED 13/0**18 QUESTIONS BY MEMBERS****18.1 SPEEDING FINE REVENUE****RESOLUTION ORD596/25**

Moved: Deputy Lord Mayor Patrik Ralph

Seconded: Councillor Sylvia Klonaris

Question

Councillor Ed Smelt inquired on who receives the revenue for any speed enforcement activities undertaken by Northern Territory Police or contractors that may occur on City of Darwin roads.

Response

General Manager Community, Matt Grassmayr advised that revenue from speed enforcement activities in the Northern Territory goes to the Northern Territory Government's consolidated revenue, not to City of Darwin. The funds are collected through the Northern Territory's Fines Recovery Unit, which operates under the Northern Territory Government.

CARRIED 13/0

18.2 LAUNCH DARWIN CHRISTMAS EVENT**RESOLUTION ORD597/25**

Moved: Deputy Lord Mayor Patrik Ralph

Seconded: Councillor Sylvia Klonaris

Question

Councillor Sylvia Klonaris inquired about the capacity for Waters Ward Elected Members and City of Darwin to collaborate and participate in the upcoming FREEze Ice Skating event, organised by LAUNCH Darwin to be held in Waters Ward.

Response

General Manager Innovation, Alice Percy requested Councillor Sylvia Klonaris to send the inquiry through to Councillor Support for officers to investigate available resources.

CARRIED 13/0

18.3 WULAGI OVAL STORAGE SHED**RESOLUTION ORD598/25**

Moved: Deputy Lord Mayor Patrik Ralph

Seconded: Councillor Sylvia Klonaris

Question

Councillor Kim Farrar advised that recent photos of the Wulagi Oval storage shed show the downpipe on the side of the shed leading directly to the ground without a drain and questioned whether a concrete drain should have been constructed at the base to direct water away from the slab.

Response

General Manager Corporate, Natalie Williamson advised that the original scope of works did not include a cement drain under the down pipe.

CARRIED 13/0

18.4 LATE FEES FOR UNPAID INFRINGEMENTS**RESOLUTION ORD599/25**

Moved: Deputy Lord Mayor Patrik Ralph

Seconded: Councillor Sylvia Klonaris

Question

Councillor Julie Fraser queried on the issuing of late fees for unpaid infringements, noting that some constituents are experiencing difficulty meeting required deadlines and questioned whether Council consider extending the payment deadlines and reducing the incremental late fees.

Response

General Manager Community, Matt Grassmayr advised that infringement costs, deadlines, and late fees are determined and regulated by the Fines Recovery Unit within the Northern Territory

Government. City of Darwin is only responsible for enforcing and issuing fines as per the legislative process and does not have the authority to alter payment amounts or timeframes.

CARRIED 13/0

18.5 KARAMA COMMUNITY GARDENS

RESOLUTION ORD600/25

Moved: Deputy Lord Mayor Patrik Ralph

Seconded: Councillor Sylvia Klonaris

Question

Councillor Sylvia Klonaris inquired how City of Darwin can provide support to the Karama Community Gardens in implementing additional protective measures, such as barbed wire fencing, to deter crime following a recent break-in and vandalism of the gardens and equipment.

Response

General Manager Innovation, Alice Percy advised that grants, such as the NTG Biz Secure program, are available to support not-for-profits and businesses in securing properties against crime. Officers will contact Karama Community Gardens to assist with applications and provide support letters for CCTV installation. It was noted that barbed wire is not proven to deter crime, may attract more crime, and would require a variation to the current lease agreement.

General Manager Community, Matt Grassmayr further advised that City of Darwin by-laws prohibit barbed wire fencing adjacent to public land.

CARRIED 13/0

18.6 LYONS COMMUNITY CENTRE

RESOLUTION ORD601/25

Moved: Deputy Lord Mayor Patrik Ralph

Seconded: Councillor Sylvia Klonaris

Question

Councillor Jimmy Bouhoris inquired on when the Lyons Community Centre would re-open for public use.

Response

General Manager Community, Matt Grassmayr advised that the Lyons Community Centre remains closed following Cyclone Fina after a large tree fell, damaging the roof. A structural engineer has been engaged to assess the damage and report on required repairs, after which officers will be able to provide a more accurate timeframe for reopening.

CARRIED 13/0

18.7 CASUARINA AQUATIC LEISURE CENTRE**RESOLUTION ORD602/25**

Moved: Deputy Lord Mayor Patrik Ralph

Seconded: Councillor Sylvia Klonaris

Question

Councillor Jimmy Bouhoris requested an update on the lease negotiations for the Casuarina Aquatic and Leisure Centre vacant spaces.

Response

General Manager Innovation, Alice Percy advised that a proposal has been received for the cafe space and is currently being assessed by officers.

CARRIED 13/0**19 GENERAL BUSINESS****19.1 APPOINTMENT OF ACTING DEPUTY LORD MAYOR****RESOLUTION ORD603/25**

Moved: Councillor Kim Farrar

Seconded: Councillor Peter Pangquee

THAT Council appoint Councillor Jimmy Bouhoris as the Acting Deputy Lord Mayor for the period 31 December 2025 to 5 January 2026 inclusive.

CARRIED 13/0**19.2 STAFF DEPARTURE****RESOLUTION ORD604/25**

Moved: Councillor Kim Farrar

Seconded: Councillor Peter Pangquee

General Manager Innovation, Alice Percy informed Elected Members of the pending departure of Executive Manager Growth and Economic Development, Emma Struys, after three and a half years with City of Darwin. Thank you to Emma for their significant contributions, including leading the development and implementation of City of Darwin's Movement Strategy 2030 and the Place and Liveability Plan 2050.

CARRIED 13/0

19.3 RECOGNITION OF CHIEF EXECUTIVE OFFICER**RESOLUTION ORD605/25**

Moved: Councillor Kim Farrar

Seconded: Councillor Peter Pangquee

Councillor Peter Pangquee thanked Chief Executive Officer, Simone Saunders for her strong leadership and commitment in coordinating pre and post cyclone preparation and clean-up efforts, ensuring staff were able to safely resume business as usual, and confronting the challenges that followed. Acknowledging the significant personal sacrifice required to see recovery efforts through.

Further thanks were extended to the leadership and emergency management teams for their dedication in managing the extensive clean-up, noting the importance of recognising the personal toll on all involved.

.CARRIED 13/0

20 DATE, TIME AND PLACE OF NEXT ORDINARY COUNCIL MEETING**RECOMMENDATIONS**

THAT the next Ordinary Meeting of Council be held on Tuesday, 27 January 2026, at 5:30 PM (Open Section followed by the Confidential Section), Council Chambers Darrandirra, Level 1, Civic Centre, Harry Chan Avenue, Darwin.

21 CLOSURE OF MEETING TO THE PUBLIC**RECOMMENDATIONS**

THAT pursuant to Section 99 (2) of the *Local Government Act 2019* and Regulation 8 of the Local Government Regulations the meeting be closed to the public to consider the Confidential Items of the Agenda.

RECOMMENDATIONS

That the Council considers the confidential report(s) listed below in a meeting closed to the public in accordance with Section 99(2) of the *Local Government Act 2019*:

28.1 Childcare Centre Opportunity

This matter is considered to be confidential under Section 99(2) - 51(c)(i) of the Local Government Act, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with information that would, if publicly disclosed, be likely to cause commercial prejudice to, or confer an unfair commercial advantage on, any person.

28.2 Emergency Green Waste Management

This matter is considered to be confidential under Section 99(2) - 51(c)(i) of the Local Government Act, and the Council is satisfied that discussion of this matter in an open meeting would, on

balance, be contrary to the public interest as it deals with information that would, if publicly disclosed, be likely to cause commercial prejudice to, or confer an unfair commercial advantage on, any person.

Unconfirmed

22 ADJOURNMENT OF MEETING AND MEDIA LIAISON

RESOLUTION ORD606/25

Moved: Councillor Jimmy Bouhoris

Seconded: Councillor Peter Pangquee

THAT the open section of the meeting be adjourned at 8:10 pm.

CARRIED 13/0

THAT the open section of the meeting be resumed at 9:17 pm.

THAT the chair declared the meeting closed at 9:17 pm.

The minutes of this meeting were confirmed at the Ordinary Council Meeting held on 27 January 2026.

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CHAIR