

# Agenda

## 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  
**Webcasting:** [MS Teams link to Webcast](#)

Simone Saunders

Chief Executive Officer



## **ORDINARY COUNCIL MEMBERS**

The Right Worshipful, the 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 Pangquee

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

---

---

## **WEBCASTING DISCLAIMER**

The City of Darwin is live webcasting the Open Section of Ordinary Council Meetings. Audio-visual recording equipment has been configured to avoid coverage of the public gallery area and the City of Darwin will use its best endeavours to ensure images in this area are not webcast. However the City of Darwin expressly provides no assurances to this effect and in the event your image is webcast, you will by remaining in the public gallery area be taken to have given the City of Darwin a non-exclusive licence to copy and broadcast your image worldwide for no reward.

---

---

## Order of Business

<b>1</b>	<b>Acknowledgement of Country .....</b>	<b>5</b>
<b>2</b>	<b>The Lord's Prayer .....</b>	<b>5</b>
<b>3</b>	<b>Meeting Declared Open .....</b>	<b>5</b>
<b>4</b>	<b>Apologies and Leave of Absence .....</b>	<b>5</b>
<b>5</b>	<b>Electronic Meeting Attendance.....</b>	<b>5</b>
<b>6</b>	<b>Declaration of Interest of Members and Staff .....</b>	<b>5</b>
<b>7</b>	<b>Confirmation of Previous Minutes .....</b>	<b>5</b>
<b>8</b>	<b>Moving of Items .....</b>	<b>5</b>
<b>9</b>	<b>Matters of Public Importance / Lord Mayoral Minute .....</b>	<b>5</b>
<b>10</b>	<b>Public Question Time .....</b>	<b>5</b>
<b>11</b>	<b>Petitions .....</b>	<b>5</b>
<b>12</b>	<b>Deputations and Briefings .....</b>	<b>5</b>
<b>13</b>	<b>Notices of Motion.....</b>	<b>6</b>
13.1	Notice of Motion - Approval for Community Presentation by Save Lee Point.....	6
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 .....	8
13.3	Notice of Motion - Full Explanation of the Asset Acceptance Process for the DHA Development at Lee Point (Binybara) .....	11
13.4	Notice of Motion - Cost Benefit Analysis of the DHA Development at Lee Point .....	14
<b>14</b>	<b>Action Reports .....</b>	<b>17</b>
14.1	Planning Scheme Amendment - Rezone 12 Dinah Beach Road to Medium Density and High Density Residential.....	17
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 .....	23
14.3	Planning Scheme Amendment - Convert Certain Low-risk Developments to Permitted - NT-Wide.....	29
14.4	Application for Exceptional Development Permit - Six Dwellings in Zone LR (Low Density Residential) - Lot 1222 - 4 Berry Place, Millner .....	40
14.5	Planning Scheme Amendment - Part Rezone Zone CN (Conservation) to Zone OR (Organised Recreation) - 422 Trower Road, Tiwi .....	49
<b>15</b>	<b>Receive &amp; Note Reports .....</b>	<b>53</b>
<b>16</b>	<b>Correspondence .....</b>	<b>53</b>
<b>17</b>	<b>Reports of Representatives .....</b>	<b>53</b>
<b>18</b>	<b>Questions by Members .....</b>	<b>53</b>
<b>19</b>	<b>General Business.....</b>	<b>53</b>
<b>20</b>	<b>Date, time and place of next Ordinary Council Meeting.....</b>	<b>53</b>
<b>21</b>	<b>Closure of Meeting to the Public .....</b>	<b>54</b>
<b>22</b>	<b>Adjournment of Meeting and Media Liaison .....</b>	<b>55</b>



**1 ACKNOWLEDGEMENT OF COUNTRY**

**2 THE LORD'S PRAYER**

**3 MEETING DECLARED OPEN**

**4 APOLOGIES AND LEAVE OF ABSENCE**

**4.1 Apologies**

**4.2 Leave of Absence Granted**

**4.3 Leave of Absence Requested**

**5 ELECTRONIC MEETING ATTENDANCE**

**5.1 Electronic Meeting Attendance Granted**

**5.2 Electronic Meeting Attendance Requested**

**6 DECLARATION OF INTEREST OF MEMBERS AND STAFF**

**7 CONFIRMATION OF PREVIOUS MINUTES**

Ordinary Council Meeting - 25 November 2025

**8 MOVING OF ITEMS**

**8.1 Moving Open Items into Confidential**

**8.2 Moving Confidential Items into Open**

**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**

**Attachments:** Nil

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

**MOTION**

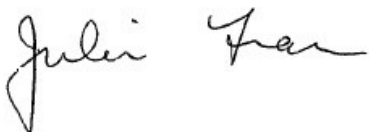
1. THAT Council approve an invitation to the community organisation Save Lee Point to deliver a presentation to Council outlining their concerns regarding the Defence Housing Australia (DHA) development at Lee Point/Binybara.
2. THAT the presentation is scheduled at the next available Ordinary Council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

**REASON:**

Save Lee Point is a recognised community group with significant public interest in environmental, social, and cultural impacts relating to the proposed DHA development at Lee Point/Binybara.

Enabling this presentation supports transparency, community engagement, and informed decision-making by Council.

Signed by me at Darwin this 13 November 2025



.....  
**COUNCILLOR JULIE FRASER**

---

**ADMINISTRATION COMMENT**

In this section information is provided by officers to facilitate decision-making:

- Facts and data
- Background context and historical information relating to the NOM
- What the next steps would be if the motion is passed, for example “a council report will be prepared and presented by 28 February 2023”

Should the motion be carried, the following implications of this motion should be considered. Note any costs provided are estimates only – no quotes or pricing has been obtained for this motion:

Public consultation requirements	Nil
External consultant advice	Nil
Legal advice / litigation	Nil
Impacts to existing projects	Nil
Impact to FTE	Nil
Budget reallocation	Nil
Capital investment	Nil
Officer time preparing the report requested in this motion	10 mins
Officer time in receiving and preparing this Administration Comment	10 mins

**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**

**Attachments:** Nil

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

**MOTION**

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 funding for the legal advice in the amount of \$100,000 is referred to the 2026/27 budget process.

**REASON:**

The DHA Lee Point/Binybara development involves the transfer of substantial municipal infrastructure to the City of Darwin. Councillors must make decisions that reflect due diligence, sound governance, and long-term financial sustainability.

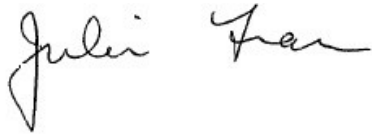
Independent legal advice is required to:

- Clarify Council's legal powers and constraints before accepting new assets;
- Ensure Council understands the liabilities it may inherit, particularly given sea-level rise projections, storm surge risks, drainage performance issues, and increased infrastructure maintenance costs over the life of the assets;
- Confirm how the 2021 Council Resolution interacts with current asset-acceptance processes;
- Ensure that Council has confidence that its current policies and strategic directions are reflected in the decisions it makes about potential assets or liabilities.

- Provide councillors with confidence that any decision is legally robust, transparent, and defensible.

Given the scale, complexity, and environmental sensitivity of the Lee Point development, it is in the public interest - and in the interests of responsible financial management - to obtain independent, expert legal advice before Council proceeds further.

Signed by me at Darwin this 13 November 2025



.....  
**COUNCILLOR JULIE FRASER**

## ADMINISTRATION COMMENT

In this section information is provided by officers to facilitate decision-making:

- Facts and data
- Background context and historical information relating to the NOM
- What the next steps would be if the motion is passed, for example “a council report will be prepared and presented by 28 February 2023”

Should the motion be carried, the following implications of this motion should be considered. Note any costs provided are estimates only – no quotes or pricing has been obtained for this motion:

Public consultation requirements	Nil
External consultant advice	Nil
Legal advice / litigation	Yes. Anticipated up to \$100,000. Noting scope included in NOM is extensive and the request would require top tier legal, likely at Partner level.
Impacts to existing projects	BAU work would be impacted to accommodate this support.
Impact to FTE	114 hours to support legal instructions, gather information and liaise with legal.
Budget reallocation	Yes.
Capital investment	N/A
Officer time preparing the report requested in this motion	114 staff hours plus legal costs
Officer time in receiving and preparing this Administration Comment	1 hour

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

**Attachments:** Nil

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

**MOTION**

1. 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).
2. 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.
3. 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.
4. 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).
5. 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.

**REASON:**

The motion aims to ensure Council has a transparent, complete, and evidence-based understanding of the process by which municipal assets from the DHA Lee Point (Binybara) development may be accepted or refused.

There is ongoing public concern and uncertainty about the financial impacts, infrastructure liabilities, and climate risks associated with accepting roads, drainage systems, stormwater infrastructure, parks, lighting, and public open spaces generated by an 800-lot coastal subdivision. These assets would create multi-decade operational and capital responsibilities for the City of Darwin.

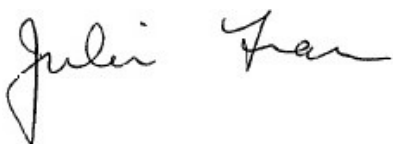
The Lee Point area is highly exposed to sea-level rise, coastal-hazard mapping, storm-surge vulnerability, and intensifying rainfall events, raising legitimate questions about whether the proposed assets meet the City's long-term safety, environmental, and climate-adaptation standards.

Council has previously resolved (2021) that it does not support further residential subdivision at Lee Point, reflecting the City's environmental, financial, and planning concerns at the time. Given the scale and location of the latest DHA proposal, it is necessary to understand how that 2021 position interacts with any asset-acceptance decision made today.

Under the *Local Government Act 2019*, Council must ensure sound financial management, due diligence, and responsible stewardship of infrastructure. A clear explanation of the asset-acceptance process - including risks, statutory powers, and long-term consequences - is essential for good governance and informed decision-making.

This motion supports transparency, accountability, and prudent financial and environmental management on a matter of high community significance.

Signed by me at Darwin this 13 November 2025



.....  
**COUNCILLOR JULIE FRASER**

## ADMINISTRATION COMMENT

In this section information is provided by officers to facilitate decision-making:

- Facts and data
- Background context and historical information relating to the NOM
- What the next steps would be if the motion is passed, for example “a council report will be prepared and presented by 28 February 2023”

Should the motion be carried, the following implications of this motion should be considered. Note any costs provided are estimates only – no quotes or pricing has been obtained for this motion:

Public consultation requirements	The comprehensive report could be made public. Key stakeholders will need to be consulted for development of the report including NTG and DHA.
External consultant advice	City of Darwin sought an estimate of the cost for an external consultant to work with City of Darwin officers to develop the comprehensive written report and business case in Notice of Motion – Cost benefit analysis of the DHA development at Lee Point.  A detailed business case and comprehensive written report would range between \$500,000 and \$1 million and would require at least 6 months to deliver.  The cost and timeframe would need to consider a diverse range of environmental, financial, and engineering factors. This would need to be investigated to complete an options analysis, financial modelling and final recommendations.  There is overlap of elements required in the deliverables requested by the two motions, hence the combined costing.
Legal advice / litigation	The Manager Legal and Procurement will be involved in the development of the report.
Impacts to existing projects	This will impact the delivery of Municipal Plan actions across the Innovation, Corporate and Office of LM and CEO Hubs.
Impact to FTE	Over 250 hours of exiting City of Darwin officers time will be required to review the report and Business Case.  A 6 month contract manager will be required to facilitate and deliver the comprehensive report and Business Case.
Budget reallocation	There is currently no budget available for development of the Business Case.
Capital investment	N/A
Officer time preparing the report requested in this motion	As above
Officer time in receiving and preparing this Administration Comment	3 hours

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

**Attachments:** Nil

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

**MOTION**

1. 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.
2. 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

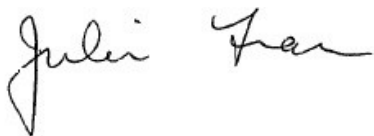
3. THAT a report is returned to Council on costing estimates on preparing the business case and report as detailed within this motion prior to proceeding with the business case and report as contained within.

**REASON:**

The proposed Defence Housing Australia (DHA) development at Lee Point is a major urban expansion that, if completed, will require the City of Darwin to assume responsibility for new public assets including roads, stormwater systems, parks, lighting, pathways, and other infrastructure. Under the *Local Government Act 2019*, Council has a duty to ensure that decisions relating to asset acceptance, maintenance obligations, and long-term financial commitments are made based on clear, comprehensive and reliable information.

At present, Council has not received a full assessment of the projected costs, benefits, risks, or operational impacts associated with this development. A detailed business case will allow Council to understand the whole-of-life financial implications, potential environmental and cultural impacts, community service effects, and possible risks to Council's long-term financial sustainability. This analysis is necessary to enable Council to make an informed and transparent decision regarding any future request from DHA for the transfer or acceptance of public infrastructure.

Signed by me at Darwin this 13 November 2025



.....  
**COUNCILLOR JULIE FRASER**

## ADMINISTRATION COMMENT

In this section information is provided by officers to facilitate decision-making:

- Facts and data
- Background context and historical information relating to the NOM
- What the next steps would be if the motion is passed, for example “a council report will be prepared and presented by 28 February 2023”

Should the motion be carried, the following implications of this motion should be considered. Note any costs provided are estimates only – no quotes or pricing has been obtained for this motion:

Public consultation requirements	The Business Case could be made public. Public consultation with Larrakia Traditional Elders, DHA and other key stakeholders.
External consultant advice	City of Darwin sought an estimate of the cost for an external consultant to work with City of Darwin officers to develop the Business Case and comprehensive written report in Notice of Motion – Full explanation of the asset acceptance process for the DHA development at Lee Point (Binybara).  A detailed business case and comprehensive written report would range between \$500,000 and \$1 million and would require at least 6 months to deliver.  The cost and timeframe would need to consider a diverse range of environmental, financial, and engineering factors. This would need to be investigated to complete an options analysis, financial modelling and final recommendations.  There is overlap of elements required in the deliverables requested by the two motions, hence the combined costing.
Legal advice / litigation	N/A
Impacts to existing projects	This will impact the delivery of Municipal Plan actions across the Innovation, Corporate and Office of LM and CEO Hubs.
Impact to FTE	Over 250 hours of existing City of Darwin officers time will be required to review the report and Business Case.  A 6 month contract manager will be required to facilitate and deliver the comprehensive report and Business Case.
Budget reallocation	There is currently no budget available for development of the Business Case.
Capital investment	N/A
Officer time preparing the report requested in this motion	As above
Officer time in receiving and preparing this Administration Comment	3 hours

## 14 ACTION REPORTS

### 14.1 PLANNING SCHEME AMENDMENT - REZONE 12 DINAH BEACH ROAD TO MEDIUM DENSITY AND HIGH DENSITY RESIDENTIAL

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

**Authoriser:** General Manager Innovation

**Attachments:** 1. Draft Submission [↓](#)

#### RECOMMENDATIONS

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**.

#### PURPOSE

The purpose of this report is to seek Council's endorsement of City of Darwin's draft submission to the Department of Lands, Planning and Environment regarding the Planning Scheme Amendment (PSA) to Rezone 12 Dinah Beach Rd to Medium Density & High Density Residential.

#### KEY ISSUES

- City of Darwin has been invited to lodge a submission by 19 December 2025.
- Minister for Planning will consider all submissions, apply statutory requirements, then approve, modify, or reject the PSA.
- The site subject to this application is 1.405 hectares at 12 Dinah Beach Road, Darwin.
- The land was formerly the Caltex petroleum depot, owned by Ampol Petroleum Limited.
- The site has been rehabilitated and is suitable for residential development.
- The PSA is proposing high and medium-density residential land use zoning with supporting ground-floor commercial uses.
- City of Darwin and the Minister must carefully consider road, drainage and social infrastructure impacts.
- City of Darwin Developer Contribution Plans cover roads and stormwater in this area but not social infrastructure.
- The proposal lacks a social infrastructure impact assessment, which conflicts with the NT Compact Urban Growth Policy.
- City of Darwin does not support the rezoning without first securing developer contributions for supporting infrastructure.

## DISCUSSION

### PSA process

City of Darwin has been invited to make a submission to this PSA by close of the public exhibition period on 19 December 2025. After this, the Minister for Planning reviews all submissions, considers statutory planning requirements, and decides whether to approve, modify, or reject the amendment before it becomes part of the NT Planning Scheme.

### Description of the PSA

On behalf of the landowner (Ampol Petroleum Limited) and an engineering company (Richmond and Ross), Element Advisory (part of SLR) has requested an amendment to the NT Planning Scheme (NTPS). Full details of the request can be viewed via this link - <https://www.ntlis.nt.gov.au/ilis/planningPopup/Ita.dar.viewDocument/122093249?openDocs&external>. The subject land is approximately 1.405ha at 12 Dinah Beach Road, which was used as the Caltex Darwin Depot, a petroleum storage and distribution facility operated by Ampol Petroleum Ltd from around 1971 until 2006.



The rezoning proposal seeks high and medium density residential development with supporting commercial uses. It raises issues of traffic, amenity, and coastal interface, requiring careful consideration of planning policy, social infrastructure capacity and long-term place-based liveability objectives.

While the proposal is offering new housing and economic uplift, it also presents risks in straining road, stormwater and social infrastructure. The proposal is silent on the expected number of apartments and new residents. With two high-density towers (7/8 storeys) and one medium-density tower (4 storeys), future development could result in 200-300 new residents.

### Impact on City of Darwin assets

If the rezoning is approved, City of Darwin's existing Developer Contribution Plans can ensure appropriate road and stormwater upgrades are secured. However, there is no developer contribution plan to secure social infrastructure upgrades for community centres, parks or the shared path network in this area.

### Planning merits

The PSA broadly aligns with housing and commercial growth objectives near Darwin's city centre. However, it lacks sufficient detail to confirm consistency with the purpose of City of Darwin's Place and Liveability Plan 2050 or the NT Compact Urban Growth Policy.

Under this policy, residential rezonings on sites over 1ha must address population growth and social infrastructure needs. Performance Criterion 4.6, Key Performance Indicator 1 states: Where a proposal involves a land area greater than 1 hectare, is the social infrastructure (ie. park facilities, community centres etc.) of an adequate standard to cater for the estimated increase in population? Or, will further embellishment, planning for or the provision of new facilities be required?

The PSA mentions onsite pedestrian linkages, new street connections, ground-floor commercial space and communal open space, which all add value to private land. However, it does not provide a detailed assessment of impacts on offsite social infrastructure needs such as City of Darwin road upgrades, stormwater upgrades, community centres, parks or the shared path network. Nor does it address broader needs such as schools, health facilities, childcare centres or other community services. Further, the PSA does not quantify how these needs will be met.

### Conclusion

In the draft submission at **Attachment 1**, City of Darwin considers the PSA is inconsistent with:

- The Place and Liveability Plan 2050's purpose to ensure growth includes fair access to essential services and community facilities for all residents.
- Performance Criterion 4.6 of the NT Compact Urban Growth Policy, which requires higher density residential proposals to respond appropriately to the social infrastructure needs of a locality.

Accordingly, City of Darwin does not support the requested PSA unless, prior to Ministerial determination of the request:

- The proponent enters into a Voluntary Planning Agreement (VPA) with City of Darwin to secure developer contributions for upgrades to shared paths, parks and other community facilities. While not mandated by the Planning Act, VPAs are recognised as lawful instruments when tied to rezoning outcomes and can be tailored appropriately balancing the impacts in response to the changes proposed.

### OR

- The Minister for Planning requires the proponents to enter into an infrastructure agreement, to secure developer contributions for upgrades to shared paths, parks and other community facilities.

To ensure fairness, all costs for arranging either of the abovementioned agreements should be borne by the proponent and should be based on clear nexus between the PSA benefits and social infrastructure needs, ensuring equitable contributions for shared paths, parks and other community facilities.

If the proponent is unwilling to enter a VPA and the Minister does not require them to enter into an infrastructure agreement to secure developer contributions for social infrastructure, City of Darwin objects to the PSA as being inconsistent with the purpose NT *Planning Act 1999* and the following objectives:

- Section 2(a) – the proposal does not integrate infrastructure delivery with residential intensification, undermining orderly and proper planning principles.
- Section 2(b) – it does assess or provide social infrastructure required for anticipated population increase, which fails to meet the needs and wishes of the community.
- Section 2(e) – it omits analysis of dwelling yield and population growth, compromising sustainable development outcomes.
- Section 2(h) – it ignores cumulative impacts on community services, risking diminished amenity and liveability.
- Section 2(j) – it disregards design principles for integrated social infrastructure, reducing accessibility and community cohesion.

<b>PREVIOUS COUNCIL RESOLUTION</b> N/A	
<b>STRATEGIC PLAN ALIGNMENT</b>	2 A Safe, Liveable and Healthy City 2.2 By 2030, Darwin will be increasingly recognised as a liveable city
<b>BUDGET / FINANCIAL / RESOURCE IMPLICATIONS</b>	<b>Budget/Funding:</b> Potential financial impact with no funding to City of Darwin for social infrastructure needs.
<b>LEGISLATION / POLICY CONTROLS OR IMPACTS</b>	<b>Legislation:</b> <i>Northern Territory Planning Act 1999</i> <b>Policy:</b> N/A
<b>CONSULTATION, ENGAGEMENT &amp; COMMUNICATION</b>	<b>Engagement Level:</b> Inform
<b>DECLARATION OF INTEREST</b>	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).



Civic Centre  
Harry Chan Avenue  
Darwin NT 0800  
  
GPO Box 84  
Darwin NT 0801  
  
P 08 8930 0300  
E [darwin@darwin.nt.gov.au](mailto:darwin@darwin.nt.gov.au)

Planning NTG  
Lands Planning  
Department of Lands, Planning and Environment  
Northern Territory Government  
GPO Box 1680  
DARWIN NT 0801

Please Quote: PA2025-0376

30 September 2025

Dear Sir/Madam

**Proposed Planning Scheme Amendment - PA2025-0376**

Thank you for referring Planning Scheme Amendment (PSA) PA2024/0130 to this office on 21 November 2025.

The PSA broadly aligns with housing and commercial growth objectives near Darwin's city centre. However, it lacks sufficient detail to confirm consistency with the purpose of City of Darwin's Place and Liveability Plan 2050 or the NT Compact Urban Growth Policy. Under this policy, residential rezonings on sites over 1ha must address population growth and social infrastructure needs.

The PSA mentions onsite pedestrian linkages, new street connections, ground-floor commercial space and communal open space, which all add value to private land. However, it does not provide a detailed assessment of impacts on offsite social infrastructure needs such as City of Darwin road upgrades, stormwater upgrades, community centres, parks or the shared path network. Nor does it address broader needs such as schools, health facilities, childcare centres or other community services. Further, the PSA does not quantify how these needs will be met.

City of Darwin considers the PSA is inconsistent with:

- Place and Liveability Plan 2050's purpose to ensure growth includes fair access to essential services and community facilities for all residents.
- Performance Criterion 4.6 of the NT Compact Urban Growth Policy, which requires higher density residential proposals to respond appropriately to the social infrastructure needs of a locality.

Accordingly, City of Darwin does not support the requested PSA unless, prior to Ministerial determination of the request:

- The proponent enters into a Voluntary Planning Agreement (VPA) with City of Darwin to secure developer contributions for upgrades to shared paths, parks and other community

[darwin.nt.gov.au](http://darwin.nt.gov.au)





facilities. While not mandated by the Planning Act, VPAs are recognised as lawful instruments when tied to rezoning outcomes.

**OR**

- The Minister for Planning requires the proponents to enter into an infrastructure agreement, to secure developer contributions for upgrades to shared paths, parks and other community facilities.

To ensure fairness, all costs for arranging either of the abovementioned agreements should be borne by the proponent and should be based on clear nexus between the PSA benefits and social infrastructure needs, ensuring equitable contributions for shared paths, parks and other community facilities.

If the proponent is unwilling to enter into a VPA and the Minister does not require them to enter into an infrastructure agreement to secure developer contributions for social infrastructure, City of Darwin objects to the PSA as being inconsistent with the purpose *NT Planning Act 1999* and the following objectives:

- Section 2(a) – the proposal does not integrate infrastructure delivery with residential intensification, undermining orderly and proper planning principles.
- Section 2(b) – it does assess or provide social infrastructure required for anticipated population increase, which fails to meet the needs and wishes of the community.
- Section 2(e) – it omits analysis of dwelling yield and population growth, compromising sustainable development outcomes.
- Section 2(h) – it ignores cumulative impacts on community services, risking diminished amenity and liveability.
- Section 2(j) – it disregards design principles for integrated social infrastructure, reducing accessibility and community cohesion..

If you require any further information in relation to this application, please feel free to contact City of Darwin's Innovation Team on 8930 0300 or [darwin@darwin.nt.gov.au](mailto:darwin@darwin.nt.gov.au)

Yours faithfully

**ALICE PERCY**  
**GENERAL MANAGER INNOVATION**

[darwin.nt.gov.au](http://darwin.nt.gov.au)



**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**

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

**Authoriser:** General Manager Innovation

**Attachments:** 1. Submission Conacher Street Fannie Bay [↓](#)

**RECOMMENDATIONS**

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**.

**PURPOSE**

The purpose of this report is to seek endorsement from Council to make a submission to an application for an Exceptional Development Permit (EDP).

**KEY ISSUES**

- EDP decisions rest with Minister after the NT Planning Commission's review submissions.
- The community's and City of Darwin's influence ends at exhibition stage. There are no third-party appeal rights.
- Darwin Bowls and Social Club's application seeks an EDP for a 40-site Recreational Vehicle (RV) park at Fannie Bay.
- An EDP will enable the landowners to establish an RV Park, that is currently prohibited through the current zoning under the NT Planning Scheme.
- The proposal will help to activate vacant land, boost tourism and the local economy.
- City of Darwin supports the EDP application, subject to standard conditions ensuring amenity and infrastructure is protected.

**DISCUSSION****EDP process**

Under the NT *Planning Act 1999*, rezoning is the standard mechanism to change land use permissions. An EDP is intended only for truly exceptional cases, where rezoning is impractical or inappropriate. EDPs are not a substitute for rezoning unless rezoning is demonstrably unsuitable (e.g. for site-specific, temporary or urgent circumstances).

Submission to applications for EDPs are considered by the NT Planning Commission before being determined by the Minister, with consideration of submissions from the community, service authorities and local government but no third-party appeal rights apply. The community's and City of Darwin's influence ends at public exhibition stage.

Once the Minister decides on the application, only the applicant has appeal rights. The applicant may request the Minister to reconsider specific permit conditions, or alternatively, seek a review if the permit is refused.

Pursuant to Part 5, Sections 40 (1), 42 and 51 (1) (p) of the NT Planning Act, the Minister may issue an EDP for a prohibited use where it is preferable to a planning scheme amendment (rezoning or other) and meets public interest, amenity, environmental and infrastructure considerations.

**Description of the application**

Darwin Bowls and Social Club's application seeks an EDP for an RV park with a maximum of 40 sites (to be installed in 3 stages) at Fannie Bay. An EDP is required because the land is zoned Organised Recreational, which prohibits the caravan park use (e.g. an RV park).

The land is on a Crown Lands Perpetual Lease held by the Darwin Bowls and Social Club since 1960. The Board of Management of the Club is the authorised manager of the lease, and they have provided written consent for the proposal. The club intends to operate the RV park to generate sustainable income.

The application intends to activate long-vacant land and support tourism at Bundilla Beach, while improving the local economy and employment. With this intent, the application considers the proposed EDP is preferable to a planning scheme amendment and meets public interest, amenity, environmental and infrastructure considerations. While the application does not include a traffic impact assessment, stormwater management plan or landscaping plans, it indicates that:

- Conacher Street and Atkins Drive can accommodate RV traffic and that proximity to bus route reduces car use. It anticipates minimal traffic impact is expected on residential areas due to distance and good management.
- Natural slope and planned landscaping will retain rainfall, reducing runoff to Bundilla Creek. Greywater will be reused for irrigation and sewage managed via dump point to prevent contamination.
- Native landscaping will screen RV sites, provide shade, and reduce runoff. Perimeter planting and replanting near Bundilla Creek aims to visually integrate with adjoining foreshore precinct.

The north-west corner of the site is subject to storm surge during cyclones. The applicant notes the park will close during cyclones to mitigate risk. Stormwater runoff flows into Bundilla Creek. The Department of Environment, Parks and Water Security oversees water quality and environmental compliance under the NT *Water Act 1992*. The proposal includes landscaping to reduce runoff and comply with the Water Act.

The application contains letters of support from a representative local politician, a local restaurant and two local sporting clubs.

**Impacts on City of Darwin assets**

Darwin Bowls and Social Club sought pre-application advice from City of Darwin in early 2025. On reviewing the plans with the proponent's explanation, City of Darwin advised that, should a future development application be submitted, we would have no objections in principle to the location of a small-scale caravan park in this location. We also advised that the potential impact on our assets could be adequately managed via standard conditions precedent on a development permit, and that if the conditions were not complied with, the development would not proceed. City of Darwin also advised that a traffic impact assessment for the proposal would need to consider the impacts on the local road network, including pedestrians and cyclists and any implications relating to the Bundilla Beach Master Plan.

**Planning merits**

This is a site-specific development proposal to enable a local club to maintain financial sustainability and support economic development through the visitor economy with other broad community benefits. Rezoning the site is not considered appropriate, as it would permit the RV Park but also open the land to a broader range of uses that may be unsuitable for this location. If the Minister issues an EDP for application PA2025/0416 with City of Darwin's recommended conditions, the proposed development can support the Place and Liveability Plan 2050 and Economic Development Strategy 2030 by delivering community benefits, boosting tourism and economic activity, while adequately managing traffic, environmental and amenity impacts. Under these circumstances, an EDP is considered preferable to amending the planning scheme.

**Conclusion**

The draft submission at **Attachment 1** supports the EDP application subject to standard permit conditions and advice.

**PREVIOUS COUNCIL RESOLUTION**

N/A

<b>STRATEGIC PLAN ALIGNMENT</b>	2 A Safe, Liveable and Healthy City 2.2 By 2030, Darwin will be increasingly recognised as a liveable city
<b>BUDGET / FINANCIAL / RESOURCE IMPLICATIONS</b>	<b>Budget/Funding:</b> N/A
<b>LEGISLATION / POLICY CONTROLS OR IMPACTS</b>	<b>Legislation:</b> Northern Territory Planning Act 1999 <b>Policy:</b> N/A
<b>CONSULTATION, ENGAGEMENT &amp; COMMUNICATION</b>	<b>Engagement Level:</b> Inform
<b>DECLARATION OF INTEREST</b>	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).



Civic Centre  
Harry Chan Avenue  
Darwin NT 0800  
  
GPO Box 84  
Darwin NT 0801  
  
P 08 8930 0300  
E [darwin@darwin.nt.gov.au](mailto:darwin@darwin.nt.gov.au)

Manager Urban Planning  
Development Assessment Services  
Department of Lands, Planning and Environment  
GPO Box 1680  
DARWIN NT 0801

Please Quote: PA2025/0416

19 December 2025

Dear Sir/Madam

**Parcel Description:** Lot 5437 Town of Darwin

**Proposed Development:** Exceptional Development Permit (EDP) application for a Caravan Park (recreational vehicle park) in 3 stages

Thank you for the development application referred to this office 21 November 2025 concerning the above.

If the Minister issues an EDP for application PA2025/0416 with City of Darwin's recommended conditions, the proposed development can support the Place and Liveability Plan 2050 by delivering community benefits, boosting tourism and economic activity, while adequately managing traffic, environmental and amenity impacts. Under these circumstances, an EDP is considered preferable to amending the planning scheme.

1. **City of Darwin requests that should an EDP be issued, that the following be provided as conditions precedent:**

a). **Traffic**

City of Darwin requires a comprehensive Traffic Impact Assessment Report (TIA), to be prepared by a qualified traffic engineer in accordance with the Austroads Document Guide to Traffic Management Part 12: Traffic Impacts of Developments, in the report structure provided as Appendix of that document, with particular attention to vehicular, pedestrian, cyclist and public transport issues, intersection/road network performance and opportunities. The report should also consider the traffic implication of the Bundilla Beach Master Plan.

The Traffic Impact Assessment report is to also include swept paths for waste collection vehicles entering and exiting the site.

The report should identify any necessary upgrades to the surrounding street network as a result of the implications of the development. The developer will be

[darwin.nt.gov.au](http://darwin.nt.gov.au)





required to institute all required upgrade measures resulting from the traffic assessment at no cost to City of Darwin.

b). **Stormwater**

City of Darwin requests that the Authority require an engineered plan completed by a suitably qualified civil engineer. The plan is to demonstrate the on-site collection of stormwaters, surface levels and its discharge into the local underground stormwater drainage system be submitted to, and be approved by City of Darwin, prior to the stormwater condition precedent being cleared.

The plan shall include details of:

- site levels
- stormwater drain connection point/s
- connection details
- a flow analysis including the 10% AEP and 1% AEP events HGL results, pipe sizes, and discharge volume into the existing local underground stormwater drainage system

c). **Dilapidation Report**

A dilapidation report covering all infrastructure (including street trees) located in the road reserve is to be submitted to the satisfaction of the City of Darwin.

d). **Access**

Access to the site shall meet City of Darwin requirements, particularly the number of and width/s of the proposed crossover/s.

e). **Site Construction Management Plan**

City of Darwin requests that a Site Construction Management Plan (SCMP) be required.

The SCMP should specifically address the impact to City of Darwin owned land and infrastructure, including the following:

- waste management plan for disposal of waste to Shoal Bay,
- traffic control for affected City of Darwin roads,
- haulage routes,
- storm water drainage & sediment control,
- use of City of Darwin land, and
- how this land will be managed during the construction phase,

all to the satisfaction of City of Darwin.

**Note:** Sediment control measures are to be established and maintained, to prevent silt and sediment escaping the site or causing erosion.

Building rubbish or debris must not be placed, or be permitted to be placed, on any adjoining public reserve, footpath or road, without first obtaining approval from City of Darwin.

**2. Should the above issues be adequately addressed, City of Darwin offers the following comments:**

[darwin.nt.gov.au](http://darwin.nt.gov.au)





a). **Works within the City of Darwin Road Reserve**

The proposal includes works within the City of Darwin Road reserve.

All works must comply with City of Darwin policies and guidelines and are subject to a separate assessment and approval process by City of Darwin. The City of Darwin requires that the applicant obtain all necessary approvals before commencing any construction in the road reserve.

Should this application be approved, the following conditions pursuant to the *Planning Act* and City of Darwin's responsibilities under the *Local Government Act* are also recommended for inclusion in the development permit issued by the Development Consent Authority.

- Any damaged or removed infrastructure located in, on or over the road reserve (inclusive of preexisting street trees), is to be repaired or replaced at either the developers or landowners' cost, to the satisfaction of the City of Darwin.
- Designs and specifications for landscaping of the road verges adjacent to the property shall be submitted for approval by City of Darwin and all approved works shall be constructed at the applicant's expense, to the requirements of City of Darwin.
- The location, design and specifications for proposed and affected crossovers shall be provided at the applicant's expense, to the satisfaction of City of Darwin.
- Sightlines shall be provided at crossovers to public streets, to the satisfaction of, City of Darwin. No fence or tree exceeding 0.6 metres in height shall be planted in front of the sight line.
- Kerb crossovers and driveways to the site shall be provided and disused crossovers removed, public footpath and shared paths shall be provided, stormwater shall be collected and discharged into City of Darwin's drainage network, all of which is to be provided at the applicant's expense, to the requirements and satisfaction of City of Darwin.
- All developments on/or adjacent to any easements on-site, in favour of City of Darwin shall be carried out to the requirements and satisfaction of City of Darwin.
- Any proposed signage for the site shall be subject to a separate assessment in accordance with City of Darwin's Policy 6310.100.E.R – Outdoor Advertising Signs Code.

If you require any further information in relation to this application, please feel free to contact City of Darwin's Innovation Team on 8930 0300 or [darwin@darwin.nt.gov.au](mailto:darwin@darwin.nt.gov.au)

Yours faithfully

**ALICE PERCY**  
**GENERAL MANAGER INNOVATION**

[darwin.nt.gov.au](http://darwin.nt.gov.au)



**14.3 PLANNING SCHEME AMENDMENT - CONVERT CERTAIN LOW-RISK DEVELOPMENTS TO PERMITTED - NT-WIDE**

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

**Authoriser:** General Manager Innovation

**Attachments:** 1. Submission to PSA for Low Risk Development [↓](#)  
2. Summary of Planning Scheme Amendment Proposed Changes [↓](#)

**RECOMMENDATIONS**

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**.

**PURPOSE**

The purpose of this report is to seek Council's endorsement of City of Darwin's draft submission to the Department of Lands, Planning and Environment regarding the Planning Scheme Amendment to convert certain low-risk developments to Permitted.

**KEY ISSUES**

- The intent of this PSA is to streamline the NT Planning Scheme by reclassifying low-risk developments as Permitted uses.
- These Permitted uses are for low-risk development involving small-scale proposals with minimal local impact that meet standard development requirements.
- If these low risk-developments involve variations to standard development requirements (setbacks, parking etc), this will trigger the need for development consent and public consultation.
- The PSA supports economic growth while protecting neighbourhood amenity and public consultation when impacts need closer scrutiny via development consent.
- Following reviews, City of Darwin officers have no objections in principle to the proposed PSA.

**DISCUSSION****Aims of the PSA**

This PSA is aimed at streamlining the NT Planning Scheme (NTPS) requirements by reclassifying low-risk developments as Permitted, clarifying design rules and expanding interchangeable uses. Planning requirements for small housing projects, car washes and community are to be simplified. All changes proposed are summarised at **Attachment 2**.

The requirements for development applications and public consultation are being maintained where a low-risk development varies applicable development requirements (e.g. when varying setbacks, floor space or parking standards).

This approach is aimed at ensuring the NTPS better supports economic development while still protecting neighbourhood amenity and public confidence in planning.

The PSA advises that low-risk development involve small-scale projects that generally do not harm surrounding areas. What can be considered low-risk depends on where it's located. Zoning rules make sure these developments happen in suitable areas, away from sensitive places like homes, schools and community spaces.

The proposed changes are to Parts 4 and 5 of the NTPS. Changes to both parts are integrated, so need to be considered as a whole, rather than as isolated elements. When considering the changes in Parts 4 and 5, the list of low-risk developments at Appendix A (**Attachment 2**) and their standard development requirements must also be considered. The low-risk developments will only be 'Permitted' (no consent required) if these development requirements are met. Varying these requirements will trigger the need for consent via a development application and public consultation.

**Part 4 changes**

The Part 4 changes outline which zones and uses are affected by the changes. The changes also include minor updates to the planning scheme, fixing inconsistencies and aligning zone purposes and outcomes with the updated assessment tables, so it is easier to understand.

**NEW low-risk development (see Appendix A of Attachment 2)**

City of Darwin has reviewed the list of new low-risk development at Appendix A. If the standard planning requirements are met and consent is not required, it is considered unlikely the development would result in significant local impacts in the applicable zones. Aside from the changes to Zone Low-Medium Density Residential (LMR), discussed below, there are no changes to the residential zones. As development consent and public consultation will be required where the standard requirements are being varied, this should provide sufficient scrutiny for these types of development.

**Part 5 changes**Changes to residential building design requirements

Currently in Zone LMR, two group dwellings are Permitted (no consent required) if they comply with standard development requirements for setbacks and car parking. The changes mean it will be possible build up to four single-story houses on one lot without consent if they comply with these standards. The changes also remove special design controls from up to four single-storey because these special controls are aimed at larger developments such as apartment buildings.

These changes are aimed at facilitating small-scale residential development in Zone LMR. In areas where this zone is well-located with suitable infrastructure and services, this change will better facilitate housing provision.

City of Darwin considers Zone LMR in Darwin to be relatively well-located and serviced, except for some areas such as Boulter Road. Infrastructure and servicing problems in Zone LMR are most likely to occur at higher densities than four dwellings where the standard development requirements are being varied. Proposals that include variations will trigger the need for development consent and public consultation. Given this, the changes are acceptable.

Changes to car wash requirements to protect residential buildings

These changes require car washes to be well-located, manage wastewater properly and avoid noise or visual impacts on neighbours. They need standard landscaping and setbacks, and new rules clarify they must be at least 20 metres from homes, giving residents and businesses more certainty.

City of Darwin considers these changes are aimed at protecting residential amenity. Given this, the changes are acceptable.

Changes to building design requirements in industrial zones to provide certainty

Currently, the rules for building in industrial areas require them to be articulated at the front and on corners. The changes remove the need for articulation but still require industrial buildings to be reasonably well-designed and operated in functional ways. The rules clarify design, adding features like setbacks, varied materials, or awnings every 15m. Corner sites need rounded or bevelled edges for better street appeal and safer access.

As industrial locations generally provide lower levels of visual amenity than other locations, City of Darwin officers consider these changes reduce the design requirements in practical ways. Given this, the changes are acceptable.

More interchangeable uses in commercial zones to encourage reuse of existing buildings

Interchangeable uses allow certain types of land use to switch on a particular site without the need for development consent, unless certain development requirements are being varied. For example, in certain commercial zones an approved office which is being converted to shop may not need consent.

Currently in zone Central Business a shift between interchangeable uses such as bars, restaurants, offices and shops can occur without consent if they comply with standard development requirements such as those for car parking, building design and net floor area. The proposed changes expand the number of uses to include childcare centres, community centres, places of assembly, and places of worship can reuse existing buildings without a permit.

In zone Commercial similar requirements also apply. In this zone, the PSA proposed to add childcare centres and community centres to the list of interchangeable uses.

These changes to the NTPS controls for interchangeable uses are aimed at facilitating economic activity where there is no significant increase in the intensity of the shift between land uses and where there is no significant development impact. Where the standard development requirements are being varied, the need for development consent will be triggered, allowing a full assessment to take place. Given this, these changes are considered acceptable.

**Conclusion**

City of Darwin has no objections in principle to the proposed PSA.

**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

<b>LEGISLATION / POLICY CONTROLS OR IMPACTS</b>	<b>Legislation:</b> Northern Territory Planning Act 1999  <b>Policy:</b> N/A
<b>CONSULTATION, ENGAGEMENT &amp; COMMUNICATION</b>	<b>Engagement Level:</b> Inform
<b>DECLARATION OF INTEREST</b>	<p>The report author does not have a conflict of interest in relation to this matter.</p> <p>The report authoriser does not have a conflict of interest in relation to this matter.</p> <p>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).</p>



Civic Centre  
Harry Chan Avenue  
Darwin NT 0800

GPO Box 84  
Darwin NT 0801

P 08 8930 0300  
E [darwin@darwin.nt.gov.au](mailto:darwin@darwin.nt.gov.au)

Planning NTG  
Lands Planning  
Department of Lands, Planning and Environment  
Northern Territory Government  
GPO Box 1680  
DARWIN NT 0801

Please Quote: PA2025/0402

Dear Sir/Madam

**Planning Scheme Amendment**      Proposed amendment to Part 4 and 5 of the NT  
Planning Scheme to convert certain low-risk  
developments to Permitted

Thank you for the Planning Scheme Amendment (PSA) referred to this office 21 November 2025 concerning the above.

City of Darwin has no objections in principle to the proposed PSA.

If you require any further information in relation to this application, please feel free to contact City of Darwin's Innovation Team on 8930 0300 or [darwin@darwin.nt.gov.au](mailto:darwin@darwin.nt.gov.au)

Yours faithfully

**ALICE PERCY**  
**GENERAL MANAGER INNOVATION**

[darwin.nt.gov.au](http://darwin.nt.gov.au)



## Summary of Proposed Amendments under PA2025/0402

Extracted from Explanatory Document. Full Document available: <https://www.ntlis.nt.gov.au/planning-notices-online/notices#/index>, reference PA2025/0402 - Planning Scheme Amendment

The proposed amendment responds to the recommendations of the Approvals Fast Track Taskforce and aims to streamline regulatory approvals and reduce 'red tape' to facilitate business.

The changes respond to a review of existing Merit Assessable uses across all zoning categories to convert low risk developments to Permitted uses.

The proposed amendment reduces the level of assessment in Part 4 (Zones and Assessment Tables) for development identified as low-risk, and clarifies the requirements of Part 5 (Development Requirements), including:

- Reducing the level of assessment from Merit Assessable to Permitted for 12 developments in Part 4,
- Reducing the level of assessment from Impact Assessable to Permitted for 3 developments in Part 4,
- Adding 6 uses in Clause 5.5.1 (Interchangeable use and development), and
- Clarifying requirements in Clauses 5.4.8 (Residential Building Design), 5.5.9 (Car Wash) and 5.6.1 (Setbacks and Building Design in Zones LI, GI and DV).

### NT Planning Scheme – Changes to Part 4

#### 1. Part 4 - Zones and Assessment Tables

Here's what's proposed to change:

- Some developments that are currently assessed on their merits (called Merit Assessable) would be recategorized as Permitted.
- Some developments in Zone DV (Development) that are currently assessed for their impacts on the surrounding area (called Impact Assessable) would be recategorized as Permitted.
- In Zone CB (Central Business) and Zone C (Commercial), certain business types would now be allowed without a Development Permit, if they are simply changing the use of an existing building, or part of an existing building, and meet certain requirements.

#### 2. Zoning Outcomes – Changes to Part 4

In addition, minor changes have been made to Zone's Purpose and Outcomes and Zone Matrix to align with the changes made to the Assessment Tables and correct any inconsistencies between the assessment categories and zone matrix.

### NT Planning Scheme – Changes to Part 5 – Development Requirements

1. Changes to Residential Building Design requirements to encourage more housing
2. Changes to Car Wash requirements to protect residential buildings
3. Changes to Building Design requirements in Industrial Zones to provide certainty
4. More interchangeable uses in the Commercial Zones to encourage the reuse of existing buildings.

## Appendix A – NEW low-risk development

### 4.1.1. Car Park in Zone DV

A car park would not require a Development Permit in Zone DV if it:

- ☐ provides a 3m wide landscaped area along all street frontages,
- ☐ (any building) is setback 9m from a Major Road, 3m from any other street, and 5m from at least 1 side boundary and any rear boundary,
- ☐ allows all vehicles to enter and exit the site in a forward direction, and
- ☐ has the correct approvals from the Power and Water Corporation, and the relevant local government or Department of Logistics and Infrastructure (NTG Roads).

### 4.1.2. Car Wash in Zones LI or GI

A car wash would not require a Development Permit in Zone LI or GI if it:

- ☐ does not exceed 8.5m in height,
- ☐ provides 3 car parking spaces for every 100m<sup>2</sup> of net floor area used for administration purposes, plus 1 waiting bay for each car wash / vacuum bay,
- ☐ is over 20m from any lawfully established residential building,
- ☐ provides a 3m wide landscaped area along all street frontages,
- ☐ is setback over 5m, including a 3m wide landscaped area, where it abuts Zone LR, LMR, MR or HR,
- ☐ (any building) is setback 9m from a Major Road, 3m from any other street, and 5m from at least 1 side boundary and any rear boundary,
- ☐ is designed with all car wash bays setback at least 8m from any public road,
- ☐ allows all vehicles to enter and exit the site in a forward direction,
- ☐ can accommodate all vehicles using or waiting for a car wash within the site, and
- ☐ has the correct approvals from the Power and Water Corporation, and the relevant local government or Department of Logistics and Infrastructure (NTG Roads).

### 4.1.3. Child Care Centre in Zones CB or C

A child care centre would not require a Development Permit in Zone CB or C if it:

- ☐ is for a change of use from another lawfully established use listed in Clause 5.5.1 of the NTPS,
- ☐ Does not increase the car parking requirement under Clause 5.2.4 (Car Parking),
- ☐ Does not reduce the extent of active street frontage,
- ☐ Does not exceed the maximum net floor area of 2000m<sup>2</sup> in Zone CB or 400m<sup>2</sup> in Zone C,
- ☐ Provides a 1.8m high (above finished ground level) solid acoustic screen fence for any length of boundary adjoining land in Zone LR, LMR, MR or HR.

#### 4.1.4. Community Centre in Zones CB or C

A community centre would not require a Development Permit in Zone CB or C if it:

- ☐ is for a change of use from another lawfully established use listed in Clause 5.5.1 of the NTPS,
- ☐ Does not increase the car parking requirement under Clause 5.2.4 (Car Parking),
- ☐ Does not reduce the extent of active street frontage,
- ☐ Does not exceed the maximum net floor area of 2000m<sup>2</sup> in Zone CB or 400m<sup>2</sup> in Zone C,
- ☐ Provides a 1.8m high (above finished ground level) solid acoustic screen fence for any length of boundary adjoining land in Zone LR, LMR, MR or HR.

#### 4.1.5. Dwelling-caretakers in Zone PS or OR

A dwelling-caretakers would not require a Development Permit in Zones PS or OR if it:

- ☐ is ancillary to a lawfully established non-residential primary use on the site,
- ☐ does not exceed 8.5m in height,
- ☐ provides at least 1 car parking space,
- ☐ (the building) is setback 6m from a Primary Street, 2.5m from any secondary street, and 1.5m from any other boundary,
- ☐ does/will not exceed a maximum net floor area of 50m<sup>2</sup>, and
- ☐ is or will be the only dwelling on the site.

#### 4.1.6. Dwelling-independent in Zone CB

A dwelling-independent would not require a Development Permit in Zones CB if it:

- ☐ is ancillary to an existing lawfully established dwelling-single,
- ☐ does not exceed 8.5m in height,
- ☐ provides at least 1 car parking space,
- ☐ (the building) is setback 6m from a Primary Street, 2.5m from any secondary street, and 1.5m from any other boundary, and
- ☐ does/will not exceed a maximum net floor area of 50m<sup>2</sup>.

#### 4.1.7. Dwelling-group with less than 5 dwellings in Zone LMR

A dwelling-group would not require a Development Permit in Zone LMR if it:

- ☐ does not exceed 8.5m in height,
- ☐ provides at least 2 car parking space per dwelling,
- ☐ (the building) is setback 6m from a primary street, 2.5m from any secondary street, and 1.5m from any other boundary,
- ☐ provides landscaping for at least 30% of the site (development area),
- ☐ provides a maximum of 1 dwelling per 300m<sup>2</sup> (i.e. the site would need to be greater than 1199m<sup>2</sup> for 4 dwellings or 899m<sup>2</sup> for 3 dwellings),

## Explanatory Document

- ☐ provides 45m<sup>2</sup> of private open space, open vertically to the sky with no dimension less than 1.5m, including 24m<sup>2</sup> of private open space that extends the function of the dwelling with no dimension less than 4m, and
- ☐ provides a step or recess in the building line of no less than 1m by 1m for every 15m of the building's length.

#### 4.1.8. Emergency Services Facility in Zones LI, GI or DV,

An emergency services facility would not require a Development Permit in Zones LI, GI or DV if it,

- ☐ does not exceed 8.5m in height,
- ☐ provides at least 1 car parking space for every 100m<sup>2</sup> of net floor area other than offices, plus 4 for every 100m<sup>2</sup> of office, plus 1 for every 250m<sup>2</sup> of outdoor storage,
- ☐ provides 1 loading bay for a single occupation of a net floor area of 10,000m<sup>2</sup> or less,
- ☐ provides a 3m wide landscaped area along all street frontages,
- ☐ is setback over 5m, including a 3m wide landscaped area, where it abuts a Zone LR, LMR, MR or HR,
- ☐ (any building) is setback 9m from a Major Road, 3m from any other street, and 5m from at least 1 side boundary and the rear boundary,
- ☐ provides clear identifiable pedestrian access,
- ☐ provides a front façade that is articulated with visual interest,
- ☐ screens its bin storage areas,
- ☐ has safe and convenient access to a major road network, and
- ☐ is designed and managed so that the 24-hour operation of the facility avoids unreasonable impacts on neighbouring properties.

#### 4.1.9. Industry-primary in Zone LI

An Industry-primary would not require a Development Permit in Zone LI if it:

- ☐ does not exceed 8.5m in height,
- ☐ provides a minimum of 3 car parking spaces or 2 for every 100m<sup>2</sup> of net floor area excluding offices, plus 4 for every 100m<sup>2</sup> of net floor area of office, plus 1 for every 250m<sup>2</sup> used for outdoor storage,
- ☐ provides a 3m wide landscaped area along all street frontages,
- ☐ is setback over 5m, including a 3m wide landscaped area, where it abuts Zone LR, LMR, MR or HR,
- ☐ (any building) is setback 9m from a Major Road, 3m from any other street, and 5m from at least 1 side boundary and the rear boundary,
- ☐ provides clear identifiable pedestrian access,
- ☐ provides a front façade that is articulated with visual interest,
- ☐ screens its bin storage areas, and
- ☐ does not adversely affect the amenity of the surrounding locality.

#### 4.1.10. Place of Assembly in Zone CB

A place of assembly would not require a Development Permit in Zone CB if it:

- ☐ is a change of use from another lawfully established use listed in Clause 5.5.1.1 of the NTPS,
- ☐ does not increase the car parking requirement under Clause 5.2.4,
- ☐ does not increase the extent of active street frontage,
- ☐ does not exceed the maximum net floor area of 2000m<sup>2</sup> in Zone CB,
- ☐ provides a 1.8m high (above finished ground level) solid acoustic screen fence for any length of boundary adjoining land in Zone LR, LMR, MR or HR.

#### 4.1.11. Place of Worship in Zone CB

A place of worship would not require a Development Permit in Zone CB if it:

- ☐ Is for a change of use from another lawfully established use listed in Clause 5.5.1.1 of the NTPS,
- ☐ does not increase the car parking requirement under Clause 5.2.4 (Car Parking),
- ☐ does not reduce the extent of active street frontage,
- ☐ does not exceed the maximum net floor area of 2000m<sup>2</sup> in Zone CB,
- ☐ provides a 1.8m high (above finished ground level) solid acoustic screen fence for any length of boundary adjoining land in Zone LR, LMR, MR or HR.

#### 4.1.12. Service Station in Zones GI or DV

A Service Station would not require a Development Permit in Zones GI or DV if it:

- ☐ does not exceed 8.5m in height (except in Zone DV),
- ☐ provides a minimum of 5 car parking spaces or 2 for every 100m<sup>2</sup> of net floor area excluding the parking for bowsters,
- ☐ provides a 3m wide landscaped area along all street frontages,
- ☐ is setback over 5m, including a 3m wide landscaped area, where it abuts Zone LR, LMR, MR or HR,
- ☐ (any building) is setback 9m from a Major Road, 3m from any other street, and 5m from at least 1 side boundary and the rear boundary,
- ☐ provides clear identifiable pedestrian access,
- ☐ provides a front façade that is articulated with visual interest,
- ☐ screens its bin storage areas,
- ☐ is over 20m from any residential or other commercial development,
- ☐ is setback from the road reserve in accordance with Australian Services for the storage and handling of flammable and combustible liquids,
- ☐ allows all vehicles to enter and exist in a forward direction,
- ☐ can accommodate fuel tankers wholly within the site when discharging fuel, and
- ☐ has the correct approvals from Power and Water, and the relevant local government or Department of Logistics and Infrastructure (NTG Roads).

## Explanatory Document

**4.1.13. Warehouse in Zone DV**

A service station would not require a Development Permit in Zone GI or DV if it:

- ☐ provides a minimum of 1 car parking space for every 100m<sup>2</sup> of net floor area excluding offices plus 4 for every 100m<sup>2</sup> of net floor area for office plus 1 for every 250m<sup>2</sup> used as outdoor storage,
- ☐ provides a 3m wide landscaped area along all street frontages,
- ☐ (any building) is setback 9m from a Major Road, 3m from any other street, and 5m from at least 1 side boundary and the rear boundary,
- ☐ provides clear identifiable pedestrian access,
- ☐ provides a front façade that is articulated with visual interest,
- ☐ screens its bin storage areas, and
- ☐ has the correct approvals from Power and Water, and the relevant local government or Department of Logistics and Infrastructure (NTG Roads).

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

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

**Authoriser:** General Manager Innovation

**Attachments:** 1. Berry Place Millner Submission [↓](#)  
2. Summary of EDP for Berry Place Millner [↓](#)

**RECOMMENDATIONS**

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**.

**PURPOSE**

The purpose of this report is to seek endorsement from Council to make a submission to an application for an Exceptional Development Permit (EDP).

**KEY ISSUES**

- An EDP is intended only for exceptional development, where rezoning is impractical or inappropriate and it meets public interest, amenity, environmental and infrastructure considerations.
- This application seeks higher density housing than the current Low Density Residential zone allows.
- The community's and City of Darwin's influence ends at public exhibition stage.
- Once the Minister decides on the application, only the applicant has appeal rights.
- The application lacks sufficient technical detail to assess impacts on roads, traffic, stormwater, drainage and social infrastructure needs. There is no assessment of infrastructure costs or any intention to pay a developer contribution.
- The increased density risks overloading networks, reducing amenity and compromising vegetated urban cooling and stormwater management.
- The proposal conflicts with City of Darwin's and the NT Government's planning frameworks and strategic land use plans for future development.
- If approved, it may set an undesirable precedent for over-developed lots in Zone LR, which could lead to the loss of neighbourhood character, uncoordinated density increases, pressure on infrastructure and the unplanned escalation of costs.
- Approval would also erode public trust in the planning process and undermine the purpose of the *NT Planning Act 1999*, the legislative setting that enables strategic, coordinated planning for infrastructure, environment, community and place.

**DISCUSSION****EDP process**

Under the NT *Planning Act 1999* (Planning Act), rezoning is the standard mechanism to change land use permissions. An EDP is intended only for exceptional cases, where rezoning is impractical or inappropriate. EDPs are not a substitute for rezoning unless rezoning is demonstrably unsuitable (e.g. for site-specific, temporary or urgent circumstances). Pursuant to Part 5, Sections 40 (1), 42 and 51 (1) (p) of the Planning Act, the Minister may issue an EDP for a prohibited use where it is preferable to a planning scheme amendment and meets public interest, amenity, environmental and infrastructure considerations.

Submission to applications for EDPs are considered by the NT Planning Commission before being determined by the Minister, with consideration of submissions from the community, service authorities and local government but no third-party appeal rights apply. The community's and City of Darwin's influence ends at public exhibition stage.

Once the Minister decides on the application, only the applicant has appeal rights. The applicant may request the Minister to reconsider specific permit conditions, or alternatively, seek a review if the permit is refused.

**Development contributions**

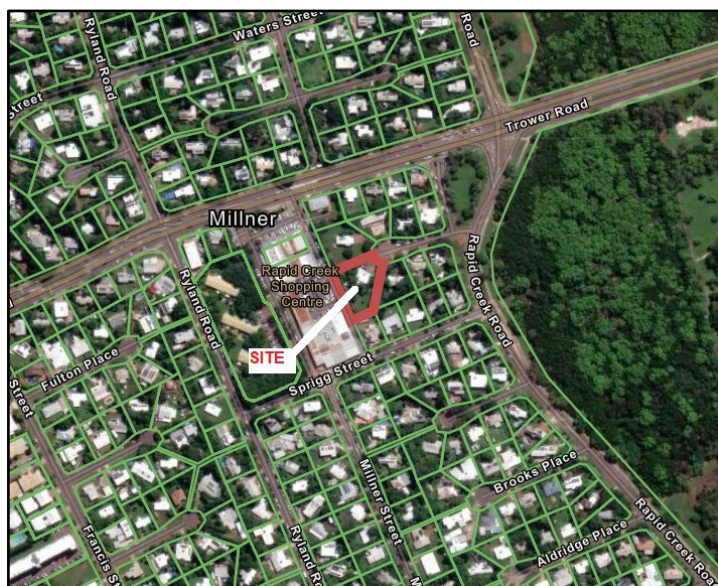
Due to the site's Milliner location, the proposal is not covered by a City of Darwin Developer Contribution Plan. Any significant costs associated with impacts on City of Darwin infrastructure would need to be addressed through permit conditions or separate agreements, rather than through the formal developer contribution framework.

**Description of the application**

The application seeks an EDP for six dwellings on a 2,200 m<sup>2</sup> lot in Zone Low Density Residential. A summary can be viewed at **Attachment 2**. This represents a significant departure from the zone's intent, introducing a density like Low-Medium Density Residential, which typically permits one dwelling per 300 m<sup>2</sup>. The proposal will likely introduce 12–18 new residents in six dwellings, generating 9–12 resident cars, supported by 13 on-site bays, with occasional demand for 1–2 visitor cars spilling onto Berry Place.

The site is partly within a Secondary Storm Surge Area. The proposed habitable floors are elevated above mapped inundation levels. The proposal claims to deliver housing diversity, sustainable design, improved streetscape and communal spaces, to complement neighbourhood character, enhance amenity and facilitate connectivity near Rapid Creek services.

The site is at the end of the Berry Place cul-de-sac, which has been designed to accommodate eight existing single dwellings. The land is located within a large low-density residential area. The existing pattern of residential development in the area is characterised by predominantly large single dwellings on lot sizes ranging from around 2,200 m<sup>2</sup> to 900 m<sup>2</sup>. These residential properties are heavily vegetated, which provides urban cooling, stormwater management and a high level of amenity.



### Impacts on City of Darwin assets

The proposal lacks adequate technical information to assess the cumulative impacts on roads, traffic, stormwater drainage and social infrastructure. Increased density without supporting infrastructure risks overloading existing networks, reducing amenity and compromising urban cooling and stormwater management provided by the area's established low-density, vegetated character.

### Planning merits

The application is inconsistent with the Place and Liveability Plan 2050's purpose to strengthen community belonging and enhance neighbourhood character, sense of place and liveability. It also conflicts with the NT Planning Scheme, and the strategic planning framework applicable to the site through the Compact Urban Growth Policy, Darwin Mid Suburbs Area Plan and Darwin Regional Land Use Plan. It introduces unplanned higher density in Zone LR, lacks adequate stormwater and infrastructure assessment and fails to demonstrate strategic alignment. The application does not clearly demonstrate sufficient benefits to the broader community or sufficient improved amenity to justify a departure from the NTPS and the Darwin Mid Suburbs Area Plan. Nor does it address any infrastructure costs to the broader community. Approval of the EDP risks undermining neighbourhood character and residential amenity. The lack of technical information and strategic justification is unfair to our community, service authorities and City of Darwin. Approval of the EDP risks undermining neighbourhood character, residential amenity and setting an undesirable precedent for future development.

### Conclusion

The draft submission at **Attachment 1** provides detailed reasons for refusing the EDP. In summary, the application undermines the purpose and objectives of the NT *Planning Act 1999*. The EDP fails to demonstrate that rezoning to Zone LMR is unsuitable for the proposed low-medium density residential development. It is inconsistent with the planning scheme, strategic framework and the established character of the area. It does not provide sufficient information to fully assess the impacts on neighbourhood amenity, road safety, drainage and the environment. Accordingly, it fails to demonstrate exceptional public benefit and lacks planning merit. If approved, the EDP will erode public trust in the planning process.

Increasing densities in parts of Darwin with inadequate infrastructure should be guided by a strategic review of relevant land use plans to ensure appropriate planning and alignment. Any future increases in densities should be aligned with local housing targets, infrastructure pipelines, funding programs and developer contributions.

<b>PREVIOUS COUNCIL RESOLUTION</b> N/A	
<b>STRATEGIC PLAN ALIGNMENT</b>	2 A Safe, Liveable and Healthy City 2.2 By 2030, Darwin will be increasingly recognised as a liveable city
<b>BUDGET / FINANCIAL / RESOURCE IMPLICATIONS</b>	<b>Budget/Funding:</b> N/A
<b>LEGISLATION / POLICY CONTROLS OR IMPACTS</b>	<b>Legislation:</b> Northern Territory Planning Act 1999 <b>Policy:</b> N/A
<b>CONSULTATION, ENGAGEMENT &amp; COMMUNICATION</b>	<b>Engagement Level:</b> Inform
<b>DECLARATION OF INTEREST</b>	<p>The report author does not have a conflict of interest in relation to this matter.</p> <p>The report authoriser does not have a conflict of interest in relation to this matter.</p> <p>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).</p>



Civic Centre  
Harry Chan Avenue  
Darwin NT 0800  
  
GPO Box 84  
Darwin NT 0801  
  
P 08 8930 0300  
E [darwin@darwin.nt.gov.au](mailto:darwin@darwin.nt.gov.au)

Manager Urban Planning  
Development Assessment Services  
Department of Lands, Planning and Environment  
GPO Box 1680  
DARWIN NT 0801

Please Quote: PA2025/0413

Dear Sir/Madam

**Parcel Description:**           **Lot 01222 Town of Nightcliff  
4 Berry Place, Millner**

**Proposed Development:**   **Exceptional Development - Dwelling-group (6 x 2 bedroom) in 3  
buildings**

Thank you for the development application referred to this office on 21 December 2025 concerning the above.

The application is inconsistent with the Place and Liveability Plan 2050's purpose to strengthen community belonging and enhance neighbourhood character, sense of place and liveability.

The application is for an Exceptional Development Permit (EDP) for 6 dwellings on a 2,200m<sup>2</sup> lot in Zone Low Density Residential (LR). The proposed density comparable with Zone Low-Medium Density Residential Zone, which typically allows 1 dwelling per 300 m<sup>2</sup>. The proposal is likely to introduce 12–18 new residents in six dwellings, generating 9–12 resident cars, supported by 13 on-site bays, with occasional demand for 1–2 visitor cars spilling onto Berry Place.

The site is at the end of the Berry Place cul-de-sac, which has been designed to accommodate eight existing single dwellings. The land is located within a large area of Zone LR. The existing pattern of residential development in the area is characterised as being low density with predominantly large single dwellings on lot sizes ranging from around 2,200m<sup>2</sup> to 900m<sup>2</sup>. These residential properties are heavily vegetated, which provides urban cooling, stormwater management and a high level of amenity.

While application includes building, landscaping and civil plans, it does not include sufficient technical information to assess the proposal's cumulative impacts on social infrastructure, traffic, flooding, stormwater capacity and drainage networks.

Pursuant to Section 22 (1) of the *NT Planning Act 1999* (the Act), City of Darwin submits that this application should be refused for the following reasons:

[darwin.nt.gov.au](http://darwin.nt.gov.au)





1. Despite the proposed residential development being in Zone LR, it will be developed at a much higher density, which is inconsistent with the existing pattern of development.
2. The proposal is inconsistent with the NT Compact Urban Growth Policy (CUGP) for the following reasons:
  - a. As the proposal will not transition density appropriately with surrounding lower density neighbourhood character, it conflicts with Performance Criterion: 4.2 Neighbourhood Character – Key Performance Indicator 3.
  - b. As there is no reticulated stormwater system in the area and the application does not consider stormwater impact, there may be inadequate infrastructure capacity to support increased density, which conflicts with Performance Criterion 4.4 Service Infrastructure – Key Performance Indicator 1.
  - c. As the proposal will result in a higher density of dwellings (6 instead of 1) than those in the adjacent area, the proposal is inconsistent with Performance Criterion 4.2 Neighbourhood Character – Key Performance Indicator 1(a).
  - d. As the Darwin Mid Suburbs Area Plan (DISAP) does not identify the site as being in a 'Potential area for change', the proposal is inconsistent Performance Criterion 4.2 Neighbourhood Character – Key Performance Indicator 2.
  - e. As the proposal fails to demonstrate compliance with (CUGP) performance indicators, it is inconsistent with Performance Criterion 3.2.
4. The proposal is inconsistent with the Darwin Regional Land Use Plan 2015 (DRLUP) for the following reasons:
  - a. The application has not provided sufficient information to demonstrate that the development is compatible with the road network and traffic or land capability, flooding and drainage constraints.
  - b. The increased density is not aligned with sequencing priorities for infrastructure delivery.
5. The application does not clearly demonstrate any benefits to the broader community or improved amenity to justify a departure from the NTPS and the Darwin Mid Suburbs Area Plan (DMSAP), which undermines the Act's objective to promote the good design of buildings and other works that respects the amenity of the locality. Nor does it address any infrastructure costs to the broader community.
6. The application does not contain sufficient information to fully consider the requirements of the CUGP, DRLUP or DMSAP, which means through this process that residents in the area have not been provided the opportunity to consider the proposal against the planning scheme's Strategic Framework or strategic intent of the Darwin Inner Suburbs



Area Plan (DMSAP). This weakness in the EDP application undermines the effectiveness of the DMSAP and conflicts with the Act's objectives to:

- a. ensure strategic planning reflects the wishes and needs of the community.
  - b. respect and encourage fair and open decision making and public access to processes for review of planning related decisions.
7. If approved, the EDP would likely set an undesirable precedent of unplanned increased densities in zone LR, which may increase the potential for future development in the area to bypass existing planning controls. This could result in increasing densities without increasing infrastructure capacity and would erode the character of the area with development that is more suited to a well-planned higher density zone, which undermines the Act's objectives to:
- a. to assist the provision of public utilities, infrastructure and facilities for the benefit of the community.
  - b. promote the good design of buildings and other works that respects the amenity of the locality.
  - c. respect and encourage fair and open decision making and public access to processes for review of planning related decisions.

City of Darwin advises that increased densities in areas of Darwin with inadequate infrastructure should be strategically planned to ensure they reflect the wishes and needs of the community through a review of applicable land use plans. They should also be aligned with local housing targets, infrastructure pipelines, funding programs and developer contributions. This will empower City of Darwin to plan for and support Darwin's growth, better prioritise infrastructure investment, optimise budgets and deliver more effective and timely services.

If you require any further information in relation to this application, please feel free to contact City of Darwin's Innovation Team on 8930 0300 or [darwin@darwin.nt.gov.au](mailto:darwin@darwin.nt.gov.au)

Yours sincerely

**ALICE PERCY**  
**GENERAL MANAGER INNOVATION**

darwin.nt.gov.au



Application for Exceptional Development Permit - Six Dwellings in Zone LR (Low Density Residential) - Lot 1222 - 4 Berry Place, Millner

Summary of Proposal

Tatam Planning Co. were engaged by the landowner to prepare an Exceptional Development Permit (EDP) application for 4 Berry Place, Millner (Lot 1222 Town of Nightcliff). The proposed EDP is to facilitate the development of six (6) x 'Dwelling – Group' in Zone LR (Low Density Residential). The EDP proposal has the potential to introduce 12–18 new residents in the proposed six dwellings, generating 9–12 resident cars, supported by 13 on-site bays, with occasional demand for 1–2 visitor cars on Berry Place.

The proposed use and development is defined as a 'Dwelling – Group' pursuant to the land use definitions in Schedule 2 of the Northern Territory Planning Scheme 2020 (NTPS). The development and/or use of land for the purpose of 'Dwelling – Group' in Zone LR is prohibited.

Accordingly, an application for Exceptional Development Permit (EDP) is required pursuant to Section 38(2) of the *NT Planning Act 1999* (the Act). This EDP application provides details of the subject site and immediate locality, details of the proposed development, and provides assessment against the relevant requirements pursuant to Section 51 of the Act.

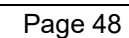
Part 2 of the NTPS contains the Strategic Framework which consists of strategic planning policies and strategic land use plans. Consideration of the Strategic Framework is required in this instance where an Exceptional Development Permit pathway is being pursued.

The site currently contains a single residential dwelling, with ancillary development including a pool, paving, landscaping, a deck area and a gravel driveway. It is proposed to demolish all existing development on site to facilitate the grouped dwelling development, should this EDP application be approved. The site is located in close proximity to the area identified as the Rapid Creek Flood Response Area, but is not identified as being part of the area available for up-zoning to LMR.

The Proposed development includes:

- Six (6) x 2-Bed units arranged across the site in paired form (Units 1–2, 3–4, 5–6).
- Under-croft parking (13 on-site car parks and 2 motorcycle bays) provided at ground level with residential units above.
- Integration of balconies, outdoor decks and landscaped areas to maximise cross-ventilation and surveillance.
- Use of contemporary materials and architectural features including Colorbond Custom Orb roofing, Lysaght Klip-Lok wall cladding, and rendered blockwork.
- Elevated units designed for storm-surge resilience (Units 1, 5 & 6 above mapped secondary storm surge 2100 level).
- Single 6.0 m wide driveway from Berry Place; compliant disabled (PWD) access and bicycle parking.
- Landscaped area: Approx. 868 m<sup>2</sup> (≈ 39 % of site) with landscaping species selected in accordance with the NT Planning Scheme Species Guide.
- Communal open space: Approx. 378 m<sup>2</sup> (> 15 % minimum) provided centrally between units.
- Each dwelling has two ground-level Private open space areas compliant with planning requirements.
- 1.8 m good-neighbour fencing and slatted screening to maintain privacy and surveillance.

The design provides compliant setbacks, parking and open-space ratios under the NT Planning Scheme and responds appropriately to the site's context adjoining the Rapid Creek Business Village. The development proposes to enhance local housing diversity and delivers a high-quality infill outcome consistent with the growing demand.



**14.5 PLANNING SCHEME AMENDMENT - PART REZONE ZONE CN (CONSERVATION) TO ZONE OR (ORGANISED RECREATION) - 422 TROWER ROAD, TIWI**

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

**Authoriser:** General Manager Innovation

**Attachments:** 1. Submission PSA 422 Trower Road Tiwi [↓](#)

**RECOMMENDATIONS**

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**.

**PURPOSE**

The purpose of this report is to seek Council's endorsement of City of Darwin's draft submission to the Department of Lands, Planning and Environment regarding the Planning Scheme Amendment (PSA) to rezone land at 422 Trower Road Tiwi from Zone CN (Conservation) to Zone OR (Organised Recreation).

**KEY ISSUES**

- The PSA proposes rezoning part of 422 Trower Road from Conservation to Organised Recreation.
- The purpose is to enable subdivision for the Darwin Surf Life Saving Club.
- It formalises tenure and aligns zoning with current onsite facilities and operations.
- The PSA will have no significant impacts on City of Darwin assets.
- City of Darwin has no objections in principle to proposed amendment.

## DISCUSSION

### PSA process

City of Darwin has been invited to make a submission to this PSA by close of the public exhibition period on 19 December 2025. After this, the Minister for Planning reviews all submissions, considers statutory planning requirements, and decides whether to approve, modify, or reject the amendment before it becomes part of the NT Planning Scheme.

### Description of the PSA

The PSA proposes rezoning a portion of Lot 9375 from Conservation (CN) to Organised Recreation (OR) to enable subdivision for a new lease area for Darwin Surf Life Saving Club, aligning zoning with its existing facilities, infrastructure and operational footprint. This will help formalise the tenure for long-term security through a lease of more than 12 years.

The portion of land to be rezoned is shown below. The site, surrounds and access roads are all on Crown Land. The Crown Land on which the site sits is managed by the Northern Territory Government (Parks and Wildlife Commission). That said, the access roads do connect to City of Darwin's Trower Road (around 300m to the south).



A development application for the subdivision has been lodged separately and is not part of this PSA. In due course, City of Darwin will also assess and respond to this subdivision application under delegated powers. It is likely that City of Darwin will advise the consent authority that there are no objections in principle, subject to inclusion of standard permit conditions and advice.

### Impact on City of Darwin assets

As the proposed rezoning is formalising existing activity on a relatively isolated portion of Crown Land, there will be no significant impacts on City of Darwin assets. If development is proposed in future, any potential traffic impacts on Trower Road can be considered via a development application.

<b>Planning merits</b> <p>The rezoning formalises an existing community facility, supports public safety and recreation, preserves most the adjoining conservation land and promotes efficient land administration by clarifying tenure and removing zoning anomalies for orderly development.</p> <b>Conclusion</b> <p>City of Darwin has no objections in principle to the proposed PSA.</p>	
<b>PREVIOUS COUNCIL RESOLUTION</b> <p>N/A</p>	
<b>STRATEGIC PLAN ALIGNMENT</b>	<p>6 Governance Framework 6.2 Roles and Relationships</p>
<b>BUDGET / FINANCIAL / RESOURCE IMPLICATIONS</b>	<p><b>Budget/Funding:</b> Potential financial impact with no funding to City of Darwin for social infrastructure needs.</p>
<b>LEGISLATION / POLICY CONTROLS OR IMPACTS</b>	<p><b>Legislation:</b> <i>Northern Territory Planning Act 1999</i> <b>Policy:</b> N/A</p>
<b>CONSULTATION, ENGAGEMENT &amp; COMMUNICATION</b>	<p><b>Engagement Level:</b> Inform</p>
<b>DECLARATION OF INTEREST</b>	<p>The report author does not have a conflict of interest in relation to this matter.</p> <p>The report authoriser does not have a conflict of interest in relation to this matter.</p> <p>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).</p>



Civic Centre  
Harry Chan Avenue  
Darwin NT 0800  
  
GPO Box 84  
Darwin NT 0801  
  
P 08 8930 0300  
E [darwin@darwin.nt.gov.au](mailto:darwin@darwin.nt.gov.au)

Planning NTG  
Lands Planning  
Department of Lands, Planning and Environment  
Northern Territory Government  
GPO Box 1680  
DARWIN NT 0801

Please Quote: PA2025/0395

3 December 2025

Dear Sir/Madam

**Parcel Description:** Lot 9375, Town of Nightcliff  
422 Trower Road, Tiwi

**Proposed Development:** Planning Scheme Amendment to Part rezone from Zone CN  
(Conservation) to Zone OR (Organised Recreation)

Thank you for the Planning Scheme Amendment (PSA) referred to this office 21 November 2025 concerning the above.

City of Darwin has no objections in principle to the proposed PSA.

If you require any further information in relation to this application, please feel free to contact City of Darwin's Innovation Team on 8930 0300 or [darwin@darwin.nt.gov.au](mailto:darwin@darwin.nt.gov.au)

Yours faithfully

**ALICE PERCY**  
**GENERAL MANAGER INNOVATION**

[darwin.nt.gov.au](http://darwin.nt.gov.au)



**15 RECEIVE & NOTE REPORTS**

Nil

**16 CORRESPONDENCE**

Nil

**17 REPORTS OF REPRESENTATIVES****18 QUESTIONS BY MEMBERS****19 GENERAL BUSINESS****20 DATE, TIME AND PLACE OF NEXT ORDINARY COUNCIL MEETING**

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**

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.

**22      ADJOURNMENT OF MEETING AND MEDIA LIAISON**

# Minutes

## Ordinary Council Meeting

Tuesday, 25 November 2025

Unconfirmed

Reports, recommendations and supporting documentation can be accessed via the City of Darwin Website at [www.darwin.nt.gov.au](http://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, 25 NOVEMBER 2025 AT 5:30PM**

**PRESENT:**

Lord Mayor Peter Styles (Chair)  
Deputy Lord Mayor Patrik Ralph  
Councillor Nicole Brown  
Councillor Shani Carson  
Councillor Kim Farrar  
Councillor Julie Fraser  
Councillor Edwin Joseph  
Councillor Sylvia Klonaris  
Councillor Mick Palmer  
Councillor Peter Pangquee  
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:**

Councillor Jimmy Bouhoris

**GUESTS:**

Nil

## Order of Business

<b>1</b>	<b>Acknowledgement of Country .....</b>	<b>5</b>
<b>2</b>	<b>The Lord's Prayer .....</b>	<b>5</b>
<b>3</b>	<b>Meeting Declared Open .....</b>	<b>5</b>
<b>4</b>	<b>Apologies and Leave of Absence .....</b>	<b>5</b>
<b>5</b>	<b>Electronic Meeting Attendance.....</b>	<b>6</b>
<b>6</b>	<b>Declaration of Interest of Members and Staff .....</b>	<b>6</b>
<b>7</b>	<b>Confirmation of Previous Minutes.....</b>	<b>6</b>
<b>8</b>	<b>Moving of Items .....</b>	<b>7</b>
<b>9</b>	<b>Matters of Public Importance / Lord Mayoral Minute .....</b>	<b>10</b>
<b>10</b>	<b>Public Question Time .....</b>	<b>10</b>
<b>11</b>	<b>Petitions .....</b>	<b>10</b>
<b>12</b>	<b>Deputations and Briefings .....</b>	<b>10</b>
<b>13</b>	<b>Notices of Motion.....</b>	<b>10</b>
	13.1 Notice of Motion - Community Meetings.....	10
<b>14</b>	<b>Action Reports .....</b>	<b>12</b>
	14.1 1st Budget Review 2025/2026.....	12
	14.2 Nomination to the Northern Territory Place Names Committee .....	12
	14.3 Planning Scheme Amendment to the Landscaping Provisions in the NT Planning Scheme .....	12
	14.4 Review of Risk Management Policy .....	12
	14.5 Domestic Family Violence Memorial Proposal.....	13
	14.6 Casuarina Aquatic and Leisure Centre Pool Heating.....	14
	14.7 Football Northern Territory - Bagot Oval - Request for Funding.....	14
<b>15</b>	<b>Receive &amp; Note Reports .....</b>	<b>15</b>
	15.1 Monthly Financial Report - October 2025 .....	15
	15.2 Installation of Shade Cover in Grebe Park.....	15
	15.3 Mirawood Estate - Park Upgrade .....	15
	15.4 Policy Management - 24th Council Policy Review Schedule .....	15
	15.5 Advisory Committees and Risk Management and Audit Committee Open Meeting Minutes.....	16
<b>16</b>	<b>Correspondence .....</b>	<b>16</b>
<b>17</b>	<b>Reports of Representatives .....</b>	<b>16</b>
<b>18</b>	<b>Questions by Members .....</b>	<b>16</b>
	18.1 Smith Street Streetscape Improvements .....	16
	18.2 Removal of Obsolete Footpaths .....	17
	18.3 Australia Post.....	17
	18.4 Flame Tree in Wulagi .....	18
	18.5 Walkway 198.....	18

18.6	Broken Bench Malak .....	18
18.7	Letter Box Drop Costing .....	19
18.8	Anti-Social Behaviour .....	19
18.9	Wulagi Oval Storage Shed .....	19
18.10	Ordinary Council Meeting Correspondence .....	20
18.11	Formal Correspondence .....	20
18.12	NT Shelter Presentation to Council .....	21
<b>19</b>	<b>General Business .....</b>	<b>21</b>
19.1	Post-Cyclone Support .....	21
19.2	Shoal Bay Waste Management Facility .....	21
19.3	Board Appointments for the Local Government Association of the Northern Territory .....	22
19.4	Lord Mayor Congratulations .....	22
19.5	Post-Cyclone Communications .....	22
<b>20</b>	<b>Date, time and place of next Ordinary Council Meeting .....</b>	<b>23</b>
<b>21</b>	<b>Closure of Meeting to the Public .....</b>	<b>23</b>
<b>22</b>	<b>Adjournment of Meeting and Media Liaison .....</b>	<b>25</b>

## 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 ORD523/25

Moved: Councillor Ed Smelt

Seconded: Councillor Peter Pangquee

The Chair declared the meeting open at 5:36 pm.

**CARRIED 12/0**

## 4 APOLOGIES AND LEAVE OF ABSENCE

### 4.1 APOLOGIES

Nil

### 4.2 LEAVE OF ABSENCE GRANTED

### RESOLUTION ORD524/25

Moved: Councillor Peter Pangquee

Seconded: Councillor Shani Carson

THAT it be noted Councillor Jimmy Bouhoris is an apology due to a Leave of Absence previously granted on 28 October 2025 for the period 21 November 2025 to 1 December 2025.

**CARRIED 12/0**

#### 4.3 LEAVE OF ABSENCE REQUESTED

Nil

### 5 ELECTRONIC MEETING ATTENDANCE

#### 5.1 ELECTRONIC MEETING ATTENDANCE GRANTED

Nil

#### 5.2 ELECTRONIC MEETING ATTENDANCE REQUESTED

Nil

### 6 DECLARATION OF INTEREST OF MEMBERS AND STAFF

#### 6.1 DECLARATION OF INTEREST BY MEMBERS

##### RESOLUTION ORD525/25

Moved: Councillor Shani Carson

Seconded: Councillor Mick Palmer

1. THAT Council note that pursuant to Section 114 and 115 of the *Local Government Act 2019*, Councillor Edwin Joseph, declared a Conflict of Interest in Item 28.2 – Community Grants Round 2 – 2025/26.
2. THAT Council note that pursuant to Section 114 and 115 of the *Local Government Act 2019*, Deputy Lord Mayor Patrik Ralph, declared a Conflict of Interest in Item 28.2 – Community Grants Round 2 – 2025/26.

**CARRIED 12/0**

#### 6.2 DECLARATION OF INTEREST BY STAFF

Nil

## 7 CONFIRMATION OF PREVIOUS MINUTES

### RESOLUTION ORD526/25

Moved: Councillor Sam Weston

Seconded: Councillor Mick Palmer

THAT the minutes of the Ordinary Council Meeting held on 28 October 2025 be confirmed.

**CARRIED 12/0**

## 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

#### 28.1 2026/2027 BUDGET DEVELOPMENT

### RESOLUTION ORD564/25

Moved: Councillor Peter Pangquee

Seconded: Councillor Sam Weston

1. THAT the report entitled 2026/2027 Budget Development be received and noted.
2. That Council endorse the Council Budget Timetable 2026/2027 provided at **Attachment 1**.
3. THAT Council note the Draft Budget Assumptions 2026/2027 for the budget development provided at **Attachment 2**.
4. THAT this report and any attachments be deemed confidential documents and be treated as such in accordance with Section 293 (1) of the Local Government Act 2019.
5. THAT the documents remain confidential and that this decision be moved into Open at the end of the meeting.

**CARRIED 11/1**

#### 28.2 COMMUNITY GRANTS ROUND 2 - 2025/26

### RESOLUTION ORD565/25

Moved: Councillor Peter Pangquee

Seconded: Councillor Kim Farrar

1. THAT the report entitled Community Grants Round 2 - 2025/26 be received and noted.

2. THAT Council approve the following six projects for funding in the Community Grants Round 2 - 2025/26 for a total of \$50 000.

Applicant	Activity	Amount Requested	Amount Recommended
Y Northern Territory	An eight-episode, youth-led video podcast capturing diverse Darwin voices. The project builds media skills, celebrates culture and launches with a free, fully accessible community screening.	\$10 000	\$10 000
St John Ambulance Australia NT Inc	Four custom-built medical response bags designed to fit securely in St John NT volunteer vehicles. These purpose-built bags provide consistent organisation, proper storage, and quick access to essential equipment during emergencies.	\$4 500	\$4 500
Foodbank SA – trading as Foodbank SA NT	Three pop-up events to promote the launch of a Mobile Food Hub (MFH) in Darwin, a grocery store on wheels providing free and discounted food to locals in need. 300 free referral vouchers will be distributed through partner charities.	\$7 500	\$7 500
Happy Yess	An event series that pairs First Nations performer/s with local performer/s to encourage collaboration, create audience diversity and gain maximum exposure for all artists. Young people will be mentored to work with the sound and lighting technicians to gain skills in live music production.	\$9 918	\$9 918
Tamil Association of the Northern Territory Inc	A celebration of the Tamil harvest festival that gives thanks for nature's bounty including traditional practices and demonstrations.	\$9 380	\$8 880
Indian Association of the Northern Territory Inc	A celebration of the Indian cultural event known as the Festival of Colours - a vibrant, inclusive, outdoor event that promotes cultural diversity, community engagement, and social cohesion.	\$10 000	\$9 202 + in kind venue
<b>TOTAL</b>			<b>\$50 000</b>

3. THAT this report and any attachments be deemed confidential documents and be treated as such in accordance with Section 293 (1) of the Local Government Act 2019.
4. THAT the documents remain confidential and that this decision be moved into Open at the end of the meeting.

**CARRIED 10/0**

<b>28.3</b>	<b>REQUEST FOR THIRD PARTY SIGNAGE - AKP HOLDINGS - LOT 3764 (90) ROSS SMITH AVENUE, FANNIE BAY</b>
<b>RESOLUTION ORD566/25</b> Moved: Councillor Sam Weston Seconded: Councillor Shani Carson  <ol style="list-style-type: none"><li>1. THAT the report entitled Request for Third Party Signage - AKP Holdings - Lot 3764 (90) Ross Smith Avenue, Fannie Bay be received and noted.</li><li>2. THAT Council does not endorse the proposal from AKP Holdings requesting for third party signage on private land in Fannie Bay provided at <b>Attachment 1</b>.</li><li>3. THAT this report and any attachments be deemed confidential documents and be treated as such in accordance with Section 293 (1) of the <i>Local Government Act 2019</i>.</li><li>4. THAT the documents remain confidential and that this decision be moved into Open at the end of the meeting.</li></ol> <b>CARRIED 12/0</b>	
<b>29.1</b>	<b>DARWIN PERFORMING ARTS CENTRE UPDATE</b>
<b>RESOLUTION ORD568/25</b> Moved: Councillor Sam Weston Seconded: Councillor Sylvia Klonaris  <ol style="list-style-type: none"><li>1. THAT the report entitled Darwin Performing Arts Centre Update be received and noted.</li><li>2. THAT this report and any attachments be deemed confidential documents and be treated as such in accordance with Section 293 (1) of the <i>Local Government Act 2019</i>.</li><li>3. THAT the documents remain confidential and that this decision be moved into Open at the end of the meeting.</li></ol> <b>CARRIED 12/0</b>	
<b>29.2</b>	<b>KERBSIDE COLLECTION AND RECYCLABLES PROCESSING UPDATE</b>
<b>RESOLUTION ORD569/25</b> Moved: Councillor Peter Pangquee Seconded: Councillor Edwin Joseph  <ol style="list-style-type: none"><li>1. THAT the report entitled Kerbside Collection and Recyclables Processing Update be received and noted.</li><li>2. THAT this report and any attachments be deemed confidential documents and be treated as such in accordance with Section 293 (1) of the <i>Local Government Act 2019</i>.</li><li>3. THAT the documents remain confidential and that this decision be moved into Open at the end of the meeting.</li></ol> <b>CARRIED 12/0</b>	
<b>29.3</b>	<b>ADVISORY COMMITTEES AND RISK MANAGEMENT AND AUDIT COMMITTEE CONFIDENTIAL MEETING MINUTES</b>
<b>RESOLUTION ORD570/25</b>	

Moved: Councillor Peter Pangquee  
Seconded: Councillor Mick Palmer

1. THAT the report entitled Advisory Committees and Risk Management and Audit Committee Confidential Meeting Minutes be received and noted.
2. THAT this report and any attachments be deemed confidential documents and be treated as such in accordance with Section 293 (1) of the *Local Government Act 2019*.
3. THAT the documents remain confidential and that this decision be moved into Open at the end of the meeting.

**CARRIED 12/0**

## **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 - COMMUNITY MEETINGS**

I, Councillor Patrik Ralph, give notice that at the next Ordinary Council Meeting on 25 November 2025, I will move the following motion:-

#### **MOTION**

Moved: Deputy Lord Mayor Patrik Ralph  
Seconded: Councillor Sylvia Klonaris

1. THAT Council support for Elected Members to arrange quarterly Community Meetings, rotating to one in each Ward per year, including:
  - (a) To be held within Council assets, where possible, up to a maximum of four meetings per year.
  - (b) That all Elected Members are encouraged to attend and participate.
  - (c) That specific dates and times are agreed and promulgated by Elected Members, with timings suitable for the community and Elected Members, considering other Council events and activities.
2. THAT Council note that further motions for, including but not limited to, additional subject specific forums and/or initiatives can be brought forward in accordance with City of Darwin Meetings Policy.
3. THAT Council note that these Community Meetings are not official Council meetings, they

are Elected Member constituent meetings and do not attract payment of any additional allowances.

4. THAT Council endorse for the additional costs for the hire of City of Darwin library or community centres, up to four meetings per year, be provided to Elected Members on a fee waiver basis.

## **AMENDMENT**

### **RESOLUTION ORD527/25**

Moved: Councillor Sylvia Klonaris

Seconded: Councillor Kim Farrar

1. THAT Council support for Elected Members to arrange quarterly Community Meetings, rotating to one in each Ward per year, including:
  - (a) To be held within Council assets, where possible, up to a maximum of four meetings per year.
  - (b) That all Elected Members are encouraged to attend and participate.
  - (c) That specific dates and times are agreed and promulgated by Elected Members, with timings suitable for the community and Elected Members, considering other Council events and activities.
2. THAT Council note that further motions for, including but not limited to, additional subject specific forums and/or initiatives can be brought forward in accordance with City of Darwin Meetings Policy.
3. THAT Council note that these Community Meetings are not official Council meetings, they are Elected Member constituent meetings and do not attract payment of any additional allowances.
4. THAT Council endorse for the additional costs for the hire of City of Darwin library or community centres, up to four meetings per year, be provided to Elected Members on a fee waiver basis.
5. THAT Council support these meetings, publishing the schedule and posted on City of Darwin website and social media pages to encourage participation in the community.

**CARRIED 11/1**

### **RESOLUTION ORD528/25**

Moved: Deputy Lord Mayor Patrik Ralph

Seconded: Councillor Sylvia Klonaris

1. THAT Council support for Elected Members to arrange quarterly Community Meetings, rotating to one in each Ward per year, including:
  - (a) To be held within Council assets, where possible, up to a maximum of four meetings per year.
  - (b) That all Elected Members are encouraged to attend and participate.
  - (c) That specific dates and times are agreed and promulgated by Elected Members, with timings suitable for the community and Elected Members, considering other Council events and activities.
2. THAT Council note that further motions for, including but not limited to, additional subject specific forums and/or initiatives can be brought forward in accordance with City of Darwin Meetings Policy.
3. THAT Council note that these Community Meetings are not official Council meetings, they are Elected Member constituent meetings and do not attract payment of any additional

allowances.

4. THAT Council endorse for the additional costs for the hire of City of Darwin library or community centres, up to four meetings per year, be provided to Elected Members on a fee waiver basis.
5. THAT Council support these meetings, publishing the schedule and promoting on City of Darwin website and social media pages to encourage participation in the community.

**CARRIED 12/0**

## **14 ACTION REPORTS**

### **14.1 1ST BUDGET REVIEW 2025/2026**

#### **RESOLUTION ORD529/25**

Moved: Councillor Sylvia Klonaris

Seconded: Councillor Kim Farrar

1. THAT the report entitled 1st Budget Review 2025/2026 be received and noted.
2. THAT Council amend the 2025/2026 budget in accordance with Part 10.5 of the *Local Government Act 2019*, as detailed in report titled 1st Budget Review 2025/2026 and associated attachments.

**CARRIED 12/0**

### **14.2 NOMINATION TO THE NORTHERN TERRITORY PLACE NAMES COMMITTEE**

#### **RESOLUTION ORD530/25**

Moved: Councillor Sylvia Klonaris

Seconded: Councillor Kim Farrar

1. THAT the report entitled Nomination to the Northern Territory Place Names Committee be received and noted.
2. THAT Council endorse the nomination of Councillor Sylvia Klonaris to LGANT as the representative on the Northern Territory Place Names Committee.

**CARRIED 12/0**

### **14.3 PLANNING SCHEME AMENDMENT TO THE LANDSCAPING PROVISIONS IN THE NT PLANNING SCHEME**

#### **RESOLUTION ORD531/25**

Moved: Councillor Sam Weston

Seconded: Councillor Sylvia Klonaris

1. THAT the report entitled Planning Scheme Amendment to the Landscaping Provisions in the NT Planning Scheme be received and noted.
2. THAT endorse the draft submission to the Northern Territory Planning Commission provided at **Attachment 1**.

**CARRIED 12/0****14.4 REVIEW OF RISK MANAGEMENT POLICY****RESOLUTION ORD532/25**

Moved: Councillor Sam Weston

Seconded: Councillor Peter Pangquee

1. THAT the report entitled Review of Risk Management Policy be received and noted.
2. THAT Council endorse the revised Risk Management Policy at **Attachment 2**.

**CARRIED 12/0****14.5 DOMESTIC FAMILY VIOLENCE MEMORIAL PROPOSAL****MOTION**

Moved: Councillor Kim Farrar

Seconded: Deputy Lord Mayor Patrik Ralph

1. THAT the report entitled Domestic Family Violence Memorial Proposal be received and noted.
2. THAT Council support the proposal from Dawn House at **Attachment 1** subject to
  - i. Dawn House securing funding for this initiative
  - ii. Final design approval for artwork by City of Darwin
  - iii. Confirmation of appropriate safety, risk, traffic management and other requirements
3. THAT Council nominate \_\_\_\_\_ as the preferred location for this proposal.

**AMENDMENT****RESOLUTION ORD533/25**

Moved: Councillor Shani Carson

Seconded: Councillor Kim Farrar

1. THAT the report entitled Domestic Family Violence Memorial Proposal be received and noted.
2. THAT Council support the proposal from Dawn House at **Attachment 1** subject to
  - i. Dawn House securing funding for this initiative
  - ii. Final design approval for artwork by City of Darwin
  - iii. Confirmation of appropriate safety, risk, traffic management and other requirements
3. THAT Council nominate Fannie Bay Foreshore and/or Sunset Park, Nightcliff Foreshore as the preferred location(s) for this proposal.

**CARRIED 8/4****AMENDMENT****RESOLUTION ORD534/25**

Moved: Councillor Shani Carson

Seconded: Councillor Julie Fraser

1. THAT the report entitled Domestic Family Violence Memorial Proposal be received and noted.
2. THAT Council support the proposal from Dawn House at **Attachment 1** subject to
  - i. Dawn House securing funding for this initiative
  - ii. Final design approval for artwork by City of Darwin
  - iii. Confirmation of appropriate safety, risk, traffic management and other requirements
3. THAT Council nominate Fannie Bay Foreshore and/or Sunset Park, Nightcliff Foreshore as the preferred location(s) for this proposal, subject to approval from Larrakia Nation Aboriginal Corporation.

**CARRIED 12/0**

#### **RESOLUTION ORD535/25**

Moved: Councillor Shani Carson

Seconded: Councillor Julie Fraser

1. THAT the report entitled Domestic Family Violence Memorial Proposal be received and noted.
2. THAT Council support the proposal from Dawn House at **Attachment 1** subject to
  - i. Dawn House securing funding for this initiative
  - ii. Final design approval for artwork by City of Darwin
  - iii. Confirmation of appropriate safety, risk, traffic management and other requirements
3. THAT Council nominate Fannie Bay Foreshore and/or Sunset Park, Nightcliff Foreshore as the preferred location(s) for this proposal, subject to approval from Larrakia Nation Aboriginal Corporation.

**CARRIED 12/0**

### **14.6 CASUARINA AQUATIC AND LEISURE CENTRE POOL HEATING**

#### **RESOLUTION ORD536/25**

Moved: Councillor Shani Carson

Seconded: Councillor Sylvia Klonaris

1. THAT the report entitled Casuarina Aquatic and Leisure Centre Pool Heating be received and noted.
2. THAT Council endorse annual temperature control of the Casuarina Aquatic and Leisure Centre 50m pool to 28°C, for a four-month period each Dry-Season.
3. THAT the anticipated cost of \$10,000 for heating the Casuarina Aquatic and Leisure Centre 50m Pool in June 2026 be funded through existing pool operational budget.
4. THAT Council refer to the 2026/27 budget process ongoing operational budget of \$40,000 for annual seasonal heating of Casuarina Aquatic and Leisure Centre 50m pool.
5. THAT Council refer to the 2026/27 budget process \$549,000 for the installation of additional solar PV and battery storage, and other energy efficiency measures at Casuarina Aquatic and Leisure Centre.

**CARRIED 12/0**

**14.7 FOOTBALL NORTHERN TERRITORY - BAGOT OVAL - REQUEST FOR FUNDING****RESOLUTION ORD537/25**

Moved: Councillor Ed Smelt

Seconded: Councillor Mick Palmer

1. THAT the report entitled Football Northern Territory - Bagot Oval - Request for Funding be received and noted.
2. THAT Council approve additional funding of \$9,204 to Football Northern Territory to complete the Bagot Oval change room project funded through the 2025/26 Sports Facilities Capital Projects Budget as outlined in the report.

**CARRIED 12/0****15 RECEIVE & NOTE REPORTS****15.1 MONTHLY FINANCIAL REPORT - OCTOBER 2025****RESOLUTION ORD538/25**

Moved: Councillor Sylvia Klonaris

Seconded: Councillor Peter Pangquee

THAT the report entitled Monthly Financial Report – October 2025 be received and noted.

**CARRIED 12/0****15.2 INSTALLATION OF SHADE COVER IN GREBE PARK****RESOLUTION ORD539/25**

Moved: Councillor Mick Palmer

Seconded: Councillor Sylvia Klonaris

THAT the report entitled Installation of Shade Cover in Grebe Park be received and noted.

**CARRIED 12/0****15.3 MIRAWOOD ESTATE - PARK UPGRADE****RESOLUTION ORD540/25**

Moved: Councillor Sylvia Klonaris

Seconded: Councillor Kim Farrar

THAT the report entitled Mirawood Estate - Park Upgrade be received and noted.

**CARRIED 12/0**

**15.4 POLICY MANAGEMENT - 24TH COUNCIL POLICY REVIEW SCHEDULE****RESOLUTION ORD541/25**

Moved: Councillor Shani Carson

Seconded: Councillor Mick Palmer

1. THAT the report entitled Policy Management - 24th Council Policy Review Schedule be received and noted.
2. THAT Council note the list of policies contained within the report which are scheduled for review and adoption at nominated meeting dates prior to 30 June 2026.

**CARRIED 12/0**

**15.5 ADVISORY COMMITTEES AND RISK MANAGEMENT AND AUDIT COMMITTEE  
OPEN MEETING MINUTES****RESOLUTION ORD542/25**

Moved: Councillor Peter Pangquee

Seconded: Councillor Sam Weston

THAT the report entitled Advisory Committees and Risk Management and Audit Committee Open Meeting Minutes be received and noted.

**CARRIED 12/0**

**16 CORRESPONDENCE**

Nil

**17 REPORTS OF REPRESENTATIVES****RESOLUTION ORD543/25**

Moved: Councillor Shani Carson

Seconded: Councillor Ed Smelt

THAT the following Reports of Representatives be received and noted.

**17.1**

Councillor Peter Pangquee reported on attending the Local Government Association of the Northern Territory (LGANT) Annual General Meeting and conference held on the 18-19 November 2025. City of Darwin submitted a motion to LGANT to advocate for the Northern Territory Government to establish a centralised dog and cat registration. Although the motion was carried, there was a lot of debate on the matter due to the logistical challenges associated with implementing a centralised registration database across the remote communities.

**17.2**

Councillor Sam Weston reported on attending the LGANT Conference and Annual General Meeting and congratulated Councillor Peter Pangquee on his appointment as President to the LGANT Board.

**CARRIED 12/0**

## 18 QUESTIONS BY MEMBERS

### 18.1 SMITH STREET STREETSCAPE IMPROVEMENTS

#### RESOLUTION ORD544/25

Moved: Councillor Ed Smelt

Seconded: Councillor Sylvia Klonaris

#### Question

Councillor Kim Farrar requested a list of the variations to the Smith Street Streetscape improvement project, with an explanation of the reasons for the variations.

#### Response

General Manager Natalie Williamson advised that the Monthly Financial Report has information on contractual variations. For additional information, Councillor Farrar was advised to send an email request to Councillor Support.

**CARRIED 12/0**

*Councillor Sam Weston departed the meeting at 7:12 pm.*

*Councillor Kim Farrar departed the meeting at 7:12 pm.*

*Councillor Kim Farrar re-joined the meeting at 7:14 pm.*

*Councillor Sam Weston re-joined the meeting at 7:14 pm.*

### 18.2 REMOVAL OF OBSOLETE FOOTPATHS

#### RESOLUTION ORD545/25

Moved: Councillor Ed Smelt

Seconded: Councillor Sylvia Klonaris

#### Question

Councillor Sylvia Klonaris sought clarification on why City of Darwin continues to remove footpaths, following the decision by Council to suspend the obsolete footpath program at the 11 October 2022 Ordinary Council Meeting. Noting recent complaints by residents, who rely on footpaths to access their properties and inquired why removals are undertaken without consultation with residents or Elected Members.

#### Response

General Manager Community, Matt Grassmayr advised that following the Council resolution to suspend the obsolete footpath program in 2022 and move to a risk based assessment model. Council subsequently resolved during the 2023/24 budget to rescind the program and redirect funding to the Capital Renewals for Footpaths budget.

Footpaths are now assessed solely on risk, with removals determined by serviceability and usability, and no formal removal program in place.

Once a footpath is assessed and approved for removal, nearby residents are notified in writing of the decision and its reasons. Elected Members are informed via the weekly 'Works Out in the Community' page on the Intranet. Copies of resident letters can also be provided through Councillor Support.

**CARRIED 12/0**

**18.3 AUSTRALIA POST****RESOLUTION ORD546/25**

Moved: Councillor Ed Smelt

Seconded: Councillor Sylvia Klonaris

**Question**

Councillor Sylvia Klonaris stated Australia Post drives over newly seeded verges following a footpath removal and asked whether they received notification of works similar to residents.

**Response**

General Manager Community, Matt Grassmayr took the question on notice.

**CARRIED 12/0****18.4 FLAME TREE IN WULAGI****RESOLUTION ORD547/25**

Moved: Councillor Ed Smelt

Seconded: Councillor Sylvia Klonaris

**Question**

Councillor Sylvia Klonaris requested confirmation on whether flame tree 00145 in Pitta Court, Wulagi, has been removed following property damage caused by a falling branch.

**Response**

General Manager Community, Matt Grassmayr confirmed that the tree has been removed.

**CARRIED 12/0****18.5 WALKWAY 198****RESOLUTION ORD548/25**

Moved: Councillor Ed Smelt

Seconded: Councillor Sylvia Klonaris

**Question**

Councillor Sylvia Klonaris inquired if the nighttime closure of walkway 198 in Kwinana Court, Karama, has been reinstated.

**Response**

General Manager Community, Matt Grassmayr took the question on notice.

**CARRIED 12/0**

**18.6 BROKEN BENCH MALAK****RESOLUTION ORD549/25**

Moved: Councillor Ed Smelt

Seconded: Councillor Sylvia Klonaris

**Question**

Councillor Sylvia Klonaris inquired if the bench reported broken in the greenbelt of Stapleton Court, Malak has been replaced.

**Response**

General Manager Community, Matt Grassmayr took the question on notice.

**CARRIED 12/0****18.7 LETTER BOX DROP COSTING****RESOLUTION ORD550/25**

Moved: Councillor Ed Smelt

Seconded: Councillor Sylvia Klonaris

**Question**

Councillor Julie Fraser requested information on how City of Darwin communicates upcoming works to residents without access to social media or the internet, and sought advice on the cost of a quarterly letterbox drop across the municipality.

**Response**

The Chief Executive Officer, Simone Saunders advised Councillor Fraser to email the query to Councillor Support.

**CARRIED 12/0****18.8 ANTI-SOCIAL BEHAVIOUR****RESOLUTION ORD551/25**

Moved: Councillor Ed Smelt

Seconded: Councillor Sylvia Klonaris

**Question**

Councillor Julie Fraser requested information on behalf of a resident regarding a walkway recently upgraded with reflective lighting, noting that since installation the laneway has experienced increased anti-social behaviour, including rubbish and broken glass. Councillor Julie Fraser advised the resident to submit a Snap Send Solve request and sought further advice on the matter.

**Response**

Chief Executive Officer, Simone Saunders advised Councillor Julie Fraser to email the query, along with details of the Snap Send Solve request, to Councillor Support.

**CARRIED 12/0**

**18.9 WULAGI OVAL STORAGE SHED****RESOLUTION ORD552/25**

Moved: Councillor Ed Smelt

Seconded: Councillor Sylvia Klonaris

**Question**

Councillor Kim Farrar inquired whether the new Wulagi Oval storage shed construction has been completed and the keys handed over.

**Response**

General Manager Corporate, Natalie Williamson took the question on notice.

**CARRIED 12/0****18.10 ORDINARY COUNCIL MEETING CORRESPONDENCE****RESOLUTION ORD553/25**

Moved: Councillor Ed Smelt

Seconded: Councillor Sylvia Klonaris

**Question**

Councillor Shani Carson sought clarification on the types of correspondence appropriate for inclusion in Item 16 - Correspondence, at an Ordinary Council Meeting, and how people may submit correspondence to be tabled.

**Response**

Chief Executive Officer, Simone Saunders advised that all correspondence that is submitted directly to City of Darwin via email, is registered in the internal records management system. However, any formal incoming and outgoing correspondence to and from City of Darwin will be tabled in the Correspondence section at an Ordinary Council Meeting.

**CARRIED 12/0**

*Councillor Mick Palmer departed the meeting at 7:26 pm.*

**18.11 FORMAL CORRESPONDENCE****RESOLUTION ORD554/25**

Moved: Councillor Ed Smelt

Seconded: Councillor Sylvia Klonaris

**Question**

Deputy Lord Mayor Patrik Ralph sought clarification on what would be considered formal correspondence in an Ordinary Council Meeting

**Response**

Chief Executive Officer, Simone Saunders advised that formal correspondence includes matters requiring tabling at an Ordinary Council Meeting for Elected Members' consideration or noting.

**CARRIED 11/0**

**18.12 NT SHELTER PRESENTATION TO COUNCIL****RESOLUTION ORD555/25**

Moved: Councillor Ed Smelt

Seconded: Councillor Sylvia Klonaris

**Question**

Councillor Sylvia Klonaris inquired whether City of Darwin will formally invite the Chief Executive Officer of NT Shelter to present to Elected Members at the next Council Briefing.

**Response**

Chief Executive Officer, Simone Saunders advised that if the presentation relates to a matter not currently being considered by Council, a Notice of Motion can be brought Council for consideration.

Lord Mayor Peter Styles advised Councillor Sylvia Klonaris that a meeting has been arranged with the Chief Executive Officer of NT Shelter to discuss specific issues, and that following the meeting the Lord Mayor will determine whether a presentation is necessary.

**CARRIED 11/0****19 GENERAL BUSINESS**

*Councillor Mick Palmer re-joined the meeting at 7:29 pm.*

**19.1 POST-CYCLONE SUPPORT****RESOLUTION ORD556/25**

Moved: Councillor Ed Smelt

Seconded: Councillor Sam Weston

1. THAT Council recognises the incredible hard work of everyone involved in getting our community back on its feet after the impact of Cyclone Fina including local residents, City of Darwin staff, service providers and emergency services.
2. THAT Council requests the CEO to urgently provide advice on how we can support City of Darwin residents with household green waste removal, particularly for the most vulnerable members of our community.
3. THAT the Lord Mayor immediately advocates to the Northern Territory Government and Australian Government to seek emergency funding to support coordinated recovery efforts including household green waste removal.

**CARRIED 12/0**

**19.2 SHOAL BAY WASTE MANAGEMENT FACILITY****RESOLUTION ORD557/25**

Moved: Councillor Mick Palmer

Seconded: Councillor Sylvia Klonaris

Councillor Julie Fraser sought a brief update on why the Shoal Bay Waste Management Facility (SBWMF) was closed to greenwaste following Cyclone Fina over the weekend.

Chief Executive Officer, Simone Saunders advised residents were notified via media release, social media and website updates on Friday 21 November that the SBWMF would be closed to the public at 6pm on Friday until further notice. The facility remained closed to the public on Monday 24 November to prioritise disposal of putrescible waste through the regular kerbside collection and there was also to manage site safety constraints prior to opening. Green waste was redirected to an alternate site, with the Northern Territory Government establishing a disposal facility at Hidden Valley, which opened to the public on 24 November.

**CARRIED 12/0**

**19.3 BOARD APPOINTMENTS FOR THE LOCAL GOVERNMENT ASSOCIATION OF THE NORTHERN TERRITORY****RESOLUTION ORD558/25**

Moved: Councillor Sylvia Klonaris

Seconded: Councillor Mick Palmer

Councillor Peter Pangquee advised of his successful appointment as President of the Local Government Association of the Northern Territory (LGANT) Board, thanking Elected Members for their support, and expressed their intention to work with councils across the Northern Territory to advocate for local government and strengthen transparency between LGANT and the City of Darwin.

Further, Councillor Peter Pangquee congratulated Councillor Sam Weston on their appointment as LGANT Board Director – Municipal.

**CARRIED 12/0**

**19.4 LORD MAYOR CONGRATULATIONS****RESOLUTION ORD559/25**

Moved: Councillor Sylvia Klonaris

Seconded: Councillor Mick Palmer

On behalf of Elected Members of City of Darwin, Lord Mayor Peter Styles formally congratulated Councillor Peter Pangquee on his appointment as LGANT Board President.

**CARRIED 12/0**

## 19.5 POST-CYCLONE COMMUNICATIONS

### RESOLUTION ORD560/25

Moved: Councillor Sylvia Klonaris

Seconded: Councillor Mick Palmer

Councillor Shani Carson commended City of Darwin's clean-up efforts following Cyclone Fina but noted gaps in communication with Elected Members and the community around waste disposal, safety, and available support.

Councillor Shani Carson raised concerns about emergency communication protocols, escalation responsibilities, and briefing processes for Elected Members, highlighting discrepancies between City of Darwin's Greening Strategy and post-emergency green waste disposal. A report was requested outlining emergency communication protocols, briefing processes, and options for community support during severe weather events.

Lord Mayor Peter Styles advised Councillor Shani Carson that they will need to bring a Notice of Motion to Council if requesting a formal report.

**CARRIED 12/0**

## 20 DATE, TIME AND PLACE OF NEXT ORDINARY COUNCIL MEETING

### RECOMMENDATIONS

THAT the next Ordinary Meeting of Council be held on Tuesday, 2 December 2025, at 5:30pm (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 2026/2027 Budget Development

This matter is considered to be confidential under Section 99(2) - 51(c)(iv) 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 subject to subregulation 51(3) – prejudice the interests of the council or some other person.

**28.2 Community Grants Round 2 - 2025/26**

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.

**28.3 Request for Third Party Signage - AKP Holdings - Lot 3764 (90) Ross Smith Avenue, Fannie Bay**

This matter is considered to be confidential under Section 99(2) - 51(c)(iv) 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 subject to subregulation 51(3) – prejudice the interests of the council or some other person.

**28.4 Waters Ward Multigenerational Recreation Space Funding**

This matter is considered to be confidential under Section 99(2) - 51(c)(iv) 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 subject to subregulation 51(3) – prejudice the interests of the council or some other person.

**29.1 Darwin Performing Arts Centre Update**

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.

**29.2 Kerbside Collection and Recyclables Processing Update**

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.

**29.3 Advisory Committees and Risk Management and Audit Committee Confidential Meeting Minutes**

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.

## **22      ADJOURNMENT OF MEETING AND MEDIA LIAISON**

### **RESOLUTION ORD561/25**

Moved:      Councillor Sylvia Klonaris

Seconded: Councillor Edwin Joseph

THAT the open section of the meeting be adjourned at 7:40 pm.

**CARRIED 12/0**

THAT the open section of the meeting be resumed at 9:11 pm.

THAT the chair declared the meeting closed at 9:11 pm.

**The minutes of this meeting were confirmed at the Ordinary Council Meeting held on 2 December 2025.**

.....  
**CHAIR**