Business Papers

Ordinary Council Meeting

Tuesday, 12 December 2017 5.30pm





Notice of Meeting

To the Lord Mayor and Aldermen

You are invited to attend an Ordinary Council Meeting to be held in the Council Chambers, Level 1, Civic Centre, Harry Chan Avenue, Darwin, on Tuesday, 12 December 2017, commencing at 5.30pm.

B P DOWD CHIEF EXECUTIVE OFFICER



Ordinary Council Meeting Tuesday, 12 December 2017 5.30pm

<u>Guests</u>

From 5.30pm

Representatives from the RSPCA Darwin will be in attendance from 5.30pm to brief the Council on the statistics and significant achievements of RSPCA Darwin, at the Open Section of the Meeting.



SEVENTH ORDINARY COUNCIL MEETING – OPEN SECTION TUESDAY, 12 DECEMBER 2017

ORD12/4

CITY OF DARWIN

SEVENTH ORDINARY MEETING OF THE TWENTY-SECOND COUNCIL

TUESDAY, 12 DECEMBER 2017

- MEMBERS: The Right Worshipful, Lord Mayor, K Vatskalis, (Chair); Member A J Arthur; Member J Bouhoris; Member S Cullen; Member J A Glover; Member G J Haslett; Member R M Knox; Member G Lambrinidis; Member S J Niblock; Member M Palmer; Member P Pangquee; Member R Want de Rowe; Member E L Young.
- OFFICERS: Chief Executive Officer, Mr B P Dowd; Acting General Manager City Performance, Ms A Vellar; General Manager City Operations, Mr L Cercarelli; General Manager City Life, Ms A Malgorzewicz; General Manager City Futures, Mr G Rosse; Committee Administrator, Mrs P Hart.
- GUESTS: Representatives from the RSPCA Darwin will be in attendance from 5.30pm to brief the Council on the statistics and significant achievements of RSPCA Darwin, at the Open Section of the Meeting.

Enquiries and/or Apologies: Penny Hart E-mail: p.hart@darwin.nt.gov.au PH: 8930 0670

WEBCASTING DISCLAIMER

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SEVENTH ORDINARY COUNCIL MEETING – OPEN SECTION TUESDAY, 12 DECEMBER 2017

ORD12/8

1. ACKNOWLEDGEMENT OF COUNTRY

- 2. THE LORD'S PRAYER
- 3. MEETING DECLARED OPEN
- 4. APOLOGIES AND LEAVE OF ABSENCE Common No. 2695036
- 4.1 <u>Apologies</u>

4.2 Leave of Absence Granted

THAT it be noted Member R M Knox is an apology due to a Leave of Absence previously granted on 14 November 2017 for the period 9 to 26 December 2017.

4.3 Leave of Absence Requested

5. ELECTRONIC MEETING ATTENDANCE Common No. 2221428

5.1 <u>Electronic Meeting Attendance Granted</u>

THAT Council note that pursuant to Section 61 (4) of the Local Government Act and Decision No. $21\0009 - 15/04/12$, the following member(s) was granted permission for Electronic Meeting Attendance at this the Seventh Ordinary Council Meeting held on Tuesday, 12 December 2017:

• Member R M Knox

5.2 <u>Electronic Meeting Attendance Requested</u>

SEVENTH ORDINARY COUNCIL MEETING – OPEN SECTION TUESDAY, 12 DECEMBER 2017

ORD12/9

6. DECLARATION OF INTEREST OF MEMBERS AND STAFF Common No. 2752228

- 6.1 <u>Declaration of Interest by Members</u>
- 6.2 Declaration of Interest by Staff

7. CONFIRMATION OF MINUTES OF PREVIOUS MEETING/S Common No. 1955119

7.1 Confirmation of the Previous Ordinary Council Meeting

THAT the tabled minutes of the previous Ordinary Council Meeting held on Tuesday, 28 November 2017, be received and confirmed as a true and correct record of the proceedings of that meeting.

7.2 Business Arising

8. MATTERS OF PUBLIC IMPORTANCE

9. DEPUTATIONS AND BRIEFINGS

9.1 RSPCA Darwin

Representatives from the RSPCA Darwin will be in attendance from 5.30pm to brief the Council on the statistics and significant achievements of RSPCA Darwin

10. PUBLIC QUESTION TIME

SEVENTH ORDINARY COUNCIL MEETING – OPEN SECTION TUESDAY, 12 DECEMBER 2017

ORD12/10

11.1 <u>Closure to the Public for Confidential Items</u>

THAT pursuant to Section 65 (2) of the Local Government Act and Regulation 8 of the Local Government (Administration) Regulations the meeting be closed to the public to consider the following Confidential Items:-

<u>ltem</u>	Regulation	Reason
C24.1	8(c)(iv)	information that would, if publicly disclosed, be likely to prejudice the interests of the council or some other person
C25.1	8(e)	information provided to the council on condition that it be kept confidential
C25.2	8(e)	information provided to the council on condition that it be kept confidential
C27.1.1	8(e)	information provided to the council on condition that it be kept confidential
C27.1.2	8(e)	information provided to the council on condition that it be kept confidential
C27.1.3	8(e)	information provided to the council on condition that it be kept confidential
C27.1.4	8(a)	information about the employment of a particular individual as a member of the staff or possible member of the staff of the council that could, is publicly disclosed, cause prejudice to the individual
C27.2.1	8(c)(iv)	information that would, if publicly disclosed, be likely to prejudice the interests of the council or some other person
C28.1	8(d)	information subject to an obligation of confidentiality at law, or in equity

SEVENTH ORDINARY COUNCIL MEETING – OPEN SECTION TUESDAY, 12 DECEMBER 2017

ORD12/11

11.2 Moving Open Items Into Confidential

11.3 Moving Confidential Items Into Open

12. PETITIONS

13. NOTICE(S) OF MOTION

13.1 <u>Barneson Boulevard</u> Common No. 2116605

The Notice of Motion raised by Member A Arthur is Attachment A.

The response from the Northern Territory Governmment is contained in Item 14.2.1 of this agenda (refer Page 186)

()

THAT Council withdraw its support for Barneson Boulevard in its current form.

DECISION NO.22\() (12/12/17)

I give notice that at the 2nd Ordinary Council Meeting on Tuesday 31st of October, I will move the following motion:

THAT council withdraw its support for Barneson Boulevard in its current form.

REASONS:

1. Community consultation clearly shows most people in the community do not want this road. They don't want it to go through Frog Hollow, which has been perceived for many years to include the Frog Hollow Centre for the Arts. Community awareness is increasing, opposition is growing,

The Department of Transport has confirmed that 50 mature trees will be destroyed in Frog Hollow, but an additional 1,600 mangrove trees near the Duck Pond and the shade trees on Cavenagh Street will also be lost. Darwin needs these shade trees and more green space in the city, not this road from the last millennium. Darwin city needs an integrated plan to limit cars, not one that directs cars to the heart.

2. The Traffic Projection Modelling that the Department of Transport commissioned (after they approved BB) is very limited in scope and did not give any consideration to alternatives such as fast efficient public transport, park and ride options outside the city centre, and traffic management strategies such as staggered work start times. These need to be considered now, before road infrastructure limits many of these opportunities forever.

3. The road goes right through a PFAS toxic site that is leaking into the harbour. When the road was first proposed in the 1980's, these toxins were just on the radar. In 2013, Shell published an Environmental Audit Report (EAR) confirming PFAS in high concentrations. At that time, Australia did not have any safe concentration guidelines or management plans. There are now guidelines in place because of growing concerns relating to the persistent, bio-accumulative and carcinogenic nature of these compounds.

The City of Darwin has a responsibility to take the health of our local environment and community seriously. This specifically refers to the residents to the west of the road construction site at risk of airborne contaminants and the One Mile Dam community who are also at risk from toxic water run-off. Shell must be held accountable for the costs to contain and clean up the site before any development, including Barneson Boulevard, is considered.

Signed by me in Darwin October 26th., 2017

ALDERMAN ANDREW JOHN ARTHUR

SEVENTH ORDINARY COUNCIL MEETING – OPEN SECTION TUESDAY, 12 DECEMBER 2017

ORD12/12

14.1 OFFICERS REPORTS (ACTION REQUIRED)

ENCL: ORDINARY COUNCIL MEETING/OPEN AGENDA ITEM: 14.1.1

CITY OF DARWIN STRATEGIC PLAN

REPORT No.: 17CP0061 VG:je COMMON No.: 3683848

DATE: 12/12/2017

Presenter: Manager Strategy & Outcomes, Vanessa Green

Approved: Chief Executive Officer, Brendan Dowd

PURPOSE

The purpose of this report is to seek Council's endorsement of the project plan to review the City of Darwin Strategic Plan.

LINK TO STRATEGIC PLAN

The issues addressed in this Report are in accordance with the following Goals/Strategies as outlined in the 'Evolving Darwin Towards 2020 Strategic Plan':-

Goal

5 Effective and Responsible Governance

Outcome

5.3 Good governance

Key Strategies

5.3.1 Demonstrate good corporate practice and ethical behaviour

KEY ISSUES

- The current Strategic Plan *Evolving Darwin Towards 2020 Strategic Plan* was first adopted in 2008 and revised in 2012. (Attachment A)
- The current Strategic Plan presents a medium to long term vision for the City of Darwin, a period of ten years.
- The development and subsequent review of the current plan was based on community engagement activities which included a workshop with Elected Members, seeking feedback on draft documents, direct consultation at shopping centres/markets etc and consultation with special interest groups and businesses across the community.
- The Strategic Plan is Council's principal document for informing the annual Municipal Plan and budget and ideally should be put in place prior to adoption of the Municipal Plan.
- Four options for a process for strategic planning were presented to Elected Members at a workshop held on 18 November 2017.

CITY OF DARWIN STRATEGIC PLAN

RECOMMENDATIONS

REPORT NUMBER:

PAGE:

SUBJECT:

- A. THAT Report Number 17CP0061 VG:je entitled City of Darwin Strategic Plan, be received and noted.
- B. THAT Council endorse the process to develop a new Strategic Plan, at Attachment C to Report Number 17CP0061 VG:je entitled City of Darwin Strategic Plan, noting a final Strategic Plan is expected to be adopted in June 2018.
- C. THAT Council approve the provision of an additional resource at a cost of \$50,000 to deliver the project.

BACKGROUND

The current Strategic Plan (the Plan) was first developed in 2008 and involved a facilitated workshop with Elected Members and the Executive Leadership Team. The draft Plan was then released for a period of public feedback. The timeframe for developing the Plan in 2008 was approximately six months.

Following the election of the 21st Council of the City of Darwin in 2012 a review of the Plan was undertaken. The review process involved feedback on draft documents, direct consultation at shopping centres/markets etc and consultation with special interest groups and businesses across the community. This process commenced in April 2012 and concluded in December 2012, a period of approximately eight months.

Council's Annual Community Satisfaction Survey seeks views from the community regarding level of communication regarding Council's vision, agreement or otherwise with Council's strategic goals and the level of engagement with the community. Feedback suggests that Council can improve its results with these criteria by adopting a more collaborative approach with the community to develop the next Strategic Plan.

Four options (Attachment B) outlining a process to develop a Strategic Plan were presented at an Elected Member workshop held on Saturday 18 November 2017.

Elected Members preferred a hybrid approach to developing a Strategic Plan using a combination of options 3 and 4.

DISCUSSION

Strategic Planning Framework

The Local Government Act outlines the functions and objectives for Council. Council must be responsive to the needs, interests and aspirations of the community and demonstrate good governance and sustainability principles when planning for the future requirements of its local government area. In developing services and programs Council must allocate resources efficiently, effectively and fairly.

Council's current strategic planning framework meets this requirement with:

- A ten year Strategic Plan, based on quadruple bottom line principles (social, economic, environment and governance) articulating Council's vision, guiding principles, goals, outcomes and strategies. The Plan also includes performance measures for reporting successes in implementing the Plan.
- An annual Municipal Plan which includes Council's annual budget, service programs and capital works program.
- A number of existing plans inform the development of the annual Municipal Plan and include the Digital Strategy, Climate Change Action Plan, Asset Management Plans and the Youth Strategy to name a few.

Best Practice Planning Process

A general review of legislation and practice across local government demonstrates that a best practice approach would be for Council to work collaboratively with its community in developing its longer term strategic direction.

Elements seen as important for community input are:

- The development of a vision, (inspirational picture of what Council aims to achieve for Darwin); and
- The identification of the goals and outcomes that will achieve this vision.

Council would take responsibility for ensuring the right strategies are put in place to deliver on the vision and goals.

Many local governments (and in some cases legislation) require that strategy is informed by internal review and analysis. Understanding the drivers (internal and external), context and environment within which we operate provides foundations for setting strategic direction.

Elected Member Workshop – Saturday 18 November 2017

An Elected Member Workshop was held on Saturday 18 November 2017 to discuss four possible options for a strategic planning process. In summary the four options presented for discussion were:

1. Undertake a review of the current Strategic Plan with a 21 day public feedback period on a draft Plan.

- 2. Develop a new Plan via facilitated Elected Member workshops and a 21 day public feedback period on a draft plan.
- 3. Develop a new Plan by undertaking a <u>moderate community engagement</u> process to input into facilitated Elected Member workshops, followed by a 21 day public feedback period on a draft Plan.
- 4. Develop a new Plan by undertaking an <u>extensive community engagement</u> process inputting into facilitated Elected Members workshops, followed by a 21 day public feedback period on a draft Plan.

Elected Members sought a more detailed plan outlining a hybrid approach combining options 3 & 4. In doing so it was indicated that Elected Members preferred to conduct a more detailed engagement approach post the development of a draft document as opposed to prior to drafting a Plan.

Preferred Approach for Strategic Planning

The approach below and attached, **Appendix C**, is consistent with Elected Member feedback. It demonstrates an approach consistent with best practice and provides some flexibility to adapt stages as we progress through the planning phases.

The project timeline and key milestones are provided in the diagram below.



It is important to note that delivery of a Strategic Plan by June 2018 is entirely based on a strict adherence to the project timeline and key milestones above. Any deviation to timelines, change in scope or milestones will directly impact on the ability to achieve a new Plan by June 2018.

In addition, it is also assumed that:

- This project is to deliver a Strategic Plan by June 2018. Any impacts on other planning documents or policies would be dealt with following adoption of the Plan.
- The development of Council's Municipal Plan for 2017/18 will work in alignment with this project, however it is assumed wholesale changes to the structure and layout of Council's Municipal Plan will occur following adoption of the Strategic Plan in June 2018 for implementation in future years.

- Current and emerging priorities may influence the content in developing a Strategic Plan and Council and staff will work to ensure a collaborative approach to identify matters impacting a Strategic Plan as and when they arise.
- Minimising community engagement as an input into strategic planning and focusing on a more extensive community consultation process once a Plan has been drafted may impact project delivery. Should community consultation at that point identify the community's views do not align with Council's draft Strategic Plan there may be a need to substantially revisit the Strategic Plan development, thus extending project timelines. Should this occur it is important to note that a June 2018 timeline will not be achievable.

CONSULTATION PROCESS

Elected Members were engaged in establishing a process to undertake strategic planning in 2017/18. A workshop was held on 18 November 2017 and Elected Members were presented with four options for consideration. This report reflects Elected Member feedback at the workshop and subsequent feedback.

This report was considered by the Executive Leadership Team on 27 November 2017 and 4 December 2017 and now referred to Council for consideration.

Consideration has been given to Policy 025, Community Engagement in developing the above project plan.

The following City of Darwin officers were consulted and directly involved in preparing this report.

• Manager Community Engagement and Participation

POLICY IMPLICATIONS

The Strategic Plan compliments legislation to guide all policy development across Council. Consideration of developing a new Strategic Plan has been taken into account when establishing the Policy Review Schedule for the 22nd Council of the City of Darwin.

BUDGET AND RESOURCE IMPLICATIONS

\$120k has been allocated in the 2017/18 operational budget to develop a Strategic Plan. It is anticipated that the project plan outlined in this report can be delivered within this budget which will primarily be utilised for external input into the development of community engagement tools, workshop facilitation and costs associated with the production of a new Plan.

The project plan has been developed with the view to adopt a new Strategic Plan in June 2018. In order to achieve this, an additional resource will be required for a period of approximately four months. The resource could be sourced internally or externally on an as needed basis or for a specific purpose i.e. community engagement.

It is anticipated that additional resource costs for this period will cost approximately \$50,000.

RISK/LEGAL/LEGISLATIVE IMPLICATIONS

The delivery of a Strategic Plan by June 2018 will be dependent on adhering to a strict timetable and remaining within project scope. Any deviation from the timeframe or scope will have significant impacts on both time and cost.

Project implementation will be reported a regular basis to ELT and Council to communicate any projects delays or impacts on this project being delivered.

Elected Members have suggested that their preference is to reduce stage one community engagement and extend stage two, focussing on consultation on the draft Plan. This approach presents some risks, particularly if the consultation identifies that the community do not support the draft Plan and proposed strategic direction. The community may also feel that having the participation focus at this stage suggests that Council's draft strategic direction does not represent broader views of the community from the outset. This could lead to Council needing to restart the strategic planning process.

ENVIRONMENTAL IMPLICATIONS

Environmental impacts will be minimal as online and digital methods will be considered favourable as part of the Strategic Planning process.

As with other Council publications, limited hard copies of the final Strategic Plan will be printed (on recycled paper).

PAGE:7REPORT NUMBER:17CP0061 VG:jeSUBJECT:CITY OF DARWIN STRATEGIC PLAN

COUNCIL OFFICER CONFLICT OF INTEREST DECLARATION

We the Author and Approving Officers declare that we do not have a Conflict of Interest in relation to this matter.

VANESSA GREEN <u>MANAGER STRATEGY &</u> <u>OUTCOMES</u>

BRENDAN DOWD CHIEF EXECUTIVE OFFICER

For enquiries, please contact Vanessa Green on 8930 0531 or email: v.green@darwin.nt.gov.au.

Attachments:

Attachment A:	City of Darwin Strategic Plan Evolving Darwin Towards 2020
Attachment B:	Strategic Planning Options – Elected Member Workshop 18
	November 2017
Attachment C:	Strategic Planning 2017/18 – Process

ATTACHMENT A 21

CITY OF DARWIN Evolving Darwin Towards 2020 Strategic Plan



Evolving Darwin Towards 2020 Strategic Plan

The *Evolving Darwin Towards 2020 Strategic Plan* is available on the City of Darwin website at www.darwin.nt.gov.au

For more information please contact:

Anne Hammond Manager Strategy and Outcomes Ph: 08 8930 0531 Email: a.hammond@darwin.nt.gov.au

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Printed on 100% recycled paper

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Introduction



The Evolving Darwin Towards 2020 Strategic Plan is an accountability document that identifies the directions we need to take to improve the quality of life for the people of Darwin.

The key element of this Strategic Plan is the medium to long term vision for Darwin. This vision was developed in consultation with residents, special interest groups and businesses from across the Darwin community and represents a shared understanding of our future direction.

This vision for Darwin will be met through the achievement of five key strategic goals. These goals are underpinned by a series of outcomes and strategies that describe Council's priorities and how the City of Darwin will implement its Strategic Plan.

The Evolving Darwin Towards 2020 Strategic Plan is further supported by a range of operational plans, which all work together to achieve the vision and goals. How these plans will align is illustrated later in this document.





Following the March 2012 local government elections, the new Council began the task of mapping out the city's future.

The *Evolving Darwin Towards 2020 and Beyond Strategic Plan* was originally developed in 2008. The new Council considered the broad framework of the 2008 plan sound, however a review and 'refresh' was needed to ensure the vision still reflected the priorities and aspirations of the community.

A number of issues were identified in the review, including the potential impacts of Federal and Territory Government policies, changes in technology and external economic pressures.

These issues were taken into account before finalising the Plan.

Five goals are identified in the Strategic Plan, which Council will strive to achieve for the Darwin community, including residents, workers, businesses, and visitors to our city. It is these goals that will influence the way in which Council operates and structures itself over the coming years.

Although Council is limited in its powers and ability to control town planning or urban development, it will advocate on behalf of the community and will focus its attention on matters it can control.

While we are always mindful of achieving the best outcomes for the people of Darwin, the challenge for Council is to balance the sometimes competing interests and needs of the community with the available resources and capacity to deliver on those interests and needs.

This Strategic Plan is a product of extensive collaboration and goodwill.

I extend my thanks to all those individuals, businesses and groups who shared their thoughts and offered their feedback during the development of this document. Many interesting ideas were put forward by the community and will be included in Council's operational plans and implemented over the coming years.

All the submissions we received were carefully considered and, where appropriate, helped inform this new Strategic Plan. In addition, I would like to personally thank all of the Aldermen who spent many hours consulting with the community throughout the development of the *Evolving Darwin Towards 2020 Strategic Plan*.

As the Council's Coat of Arms says: '*Progrediamur'*— 'let us go forward'.

Matmue Tony his

Katrina Fong Lim LORD MAYOR December 2012

Dur Counci



The Right Worshipful Lord Mayor

Katrina Fong Lim

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Chan Ward

Coconut Grove, Jingili, Ludmilla, Millner, Moil, Nightcliff, Rapid Creek.



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Waters Ward

Alawa, Brinkin,

and Wanguri

Leanyer, Lee Point, Lyons,

Nakara, Tiwi, Wagaman

Anula, Berrimah, **Defence Establishment** Berrimah, Coonawarra, Karama, Malak, Marrara, The Narrows, Northlakes, RAAF Base/Airport, Winnellie, Wulagi and Tivendale.



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The vision for the City of Darwin is:

Darwin: A tropical, liveable city that creates opportunity and choice for our community.





Darwin is a friendly, cosmopolitan, growing city where local people and visitors enjoy our unique lifestyle. The *Evolving Darwin Towards 2020* vision reflects our enviable tropical lifestyle and the opportunities and choices we enjoy now and will build on into the future.







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What we value

Our History and Culture — we respect our Indigenous culture, diverse multiculturalism and our peaceful and tolerant society. We honour our past and present military involvement, particularly the Bombing of Darwin, as well as other significant events that have shaped Darwin, such as Cyclone Tracy.

Our Outdoor Life — we celebrate our biodiversity, and our seas, beaches and waterways. We revel in our green open spaces, including our vast array of parks and gardens. We enjoy our entertainment, our cafes and restaurants, and our wide range of markets. We also love the great outdoors and enjoy our sport, and activities such as camping and fishing.

Our Proximity and Location — we benefit from our '10 minutes to anywhere' lifestyle and having everything at our door, including world heritage-listed natural icons and the many nations of South East Asia.



The City of Darwin acknowledges the Larrakia people as the Traditional Owners of all the land and waters of the greater Darwin region. This includes the area in and around Darwin, the Darwin Harbour and extends up to 50 km inland.

Often referred to as 'Saltwater People', the Larrakia culture and identity is rich and vibrant. Established 'songlines' connecting Larrakia people to country penetrate throughout their land and sea allowing stories and histories to be told and retold for future generations. The Larrakia, lived, loved, birthed, hunted and survived a life on pristine coastal and inland areas.

The original language of the Larrakia, is Gulumirrgin (pronounced Goo-loo-midgin).

European settlement was initially devastating to the Larrakia. Many deaths were attributed to introduced diseases and the dispossession of land all First Australians encountered across the nation. However Larrakia presence remained, and has continued throughout and will into the future. Challenges today for the Larrakia include the recognition and retention of their cultural identity, preservation of their rich cultural heritage, and their responsibilities in caring for country on behalf of their ancestors and future generations.

One way the community of Darwin can acknowledge and show respect for the Larrakia history, culture and shared future is by an 'Acknowledgement of Country'.

The City of Darwin opens every Council meeting with an 'Acknowledgement of Country'. The acknowledgement, developed in partnership with Larrakia Traditional Owners reads:





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We the members of the City of Darwin acknowledge that we are meeting on Larrakia Country. We pay our respects to all Larrakia people both past and present. We are also committed to working together with the Larrakia people to care for this land and sea for our shared benefit and future.



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Having been almost entirely rebuilt twice, once due to air raids during World War II, and again after being devastated by Cyclone Tracy in 1974, Darwin is now one of Australia's most modern capital cities.





The original inhabitants of the greater Darwin area were the Larrakia people. They lived here for around 40 000 years.

On 9 September 1839, HMS Beagle sailed into Darwin Harbour during its surveying of the area. John Clements Wickham named the region 'Port Darwin' in honour of their former shipmate Charles Darwin, who had sailed with them on the ship's previous voyage.

The first urban settlement was established in Darwin by GW Goyder, the South Australian Surveyor-General, in 1869. Originally known as the town of Palmerston, the city was renamed Darwin in 1911. Growth was slow until the gold rush and pearling days of the 1870s and 1880s.

Following the creation of the first suburbs at Larrakeyah, Parap and Stuart Park in 1911, and the building of a large meatworks on Bullocky Point in 1917, Darwin began to grow.

Growth accelerated in the late 1930s when Darwin assumed strategic importance in the lead-up to the Second World War.

The city became an important base for Allied action against the Japanese in the Pacific during World War II, and suffered tremendous damage. Darwin and the Top End endured 64 air raids during 1942 and 1943.



Two hundred and forty-three people lost their lives and nearly all Darwin civilians were evacuated. The city was flattened.

The first raid, on 19 February 1942, was the first time that Australians had experienced war on home soil. It is a day that is commemorated each year and one that has become an important date on the national calendar.

Darwin was the first local government instrumentality in the Northern Territory. The first Town and District Council was formed in 1874. The Darwin Town Council was created in 1915. From 1921, the five-member Council was elected on a ratepayer's franchise, but in 1930 the Mayor and Councillors resigned and a caretaker Council was appointed until 1937. It was then abolished at the Council's own request.

The Darwin City Council came into existence on 1 July 1957 and Darwin was formally declared a city in 1959. In 1978 the Territory was granted responsible government, with a Legislative Assembly and on 13 December 1979 Darwin was finally given the status of the capital city of the Northern Territory.

Darwin experienced significant development during the 1950s and 1960s, expanding rapidly into new areas, including Winnellie, Nightcliff, Fannie Bay, Rapid Creek and Alawa — and then into new areas in the northern suburbs.

On Christmas Eve 1974, Darwin was struck by Cyclone Tracy — one of the worst natural disasters in

Australian history. The cyclone killed 64 people, injured thousands more, and left only about 500 of the city's then 8000 homes habitable. The population of the city at the time was around 49 000 (with 5500 of those away from Darwin during Christmas holidays).

Once again, the city needed to be re-built.

The 1980s represented a period of significant growth, partly due to continued reconstruction after Cyclone Tracy. From 1976 to 1988 the population of Darwin more than trebled, and continued to grow until 1991.

Growth slowed from 1991 to 1996 and then declined slightly from 1996 to 2004. This decline was partly due to the development of the separate satellite city of Palmerston.

Growth has resumed and Darwin has continued to grow at an average rate of 1.8 per cent per annum. The current population of Darwin is now 78 684.

The 2011/2012-year saw the visual transformation of the Council with a change in name from Darwin City Council to The City of Darwin. This followed the 'Brand Refresh Project', which included a community survey and focus group research. The project's research outcomes supported the repositioning of the Council as a forward thinking, progressive and community-focussed organisation.

As the city continues to grow and develop, it is important that the City of Darwin is proactive, strategic and flexible in its approach. The aim is to ensure that growth is managed in such a way as to meet the current and future needs of the community.



Darwin covers an area of 112 square kilometres. This includes the central business district and surrounding suburbs, and represents over a third of the entire population of the Northern Territory. 36


Darwin is the capital city of the Northern Territory and is one of Australia's most modern and multicultural cities, and Australia's natural gateway to Asia. It is famous for its tropical, outdoor lifestyle and as an entry point to some of the world's great natural and cultural attractions.

Indeed, The Lonely Planet listed Darwin as one of the world's top ten cities to visit in 2012.

The city itself is built on a low bluff overlooking the harbour and, like the rest of the Top End, has a tropical climate, with a Wet and a Dry season. It receives heavy rainfall during the Wet, and is famous for its spectacular lightning.

Darwin has developed into a thriving, vibrant destination, renowned for its tropical lifestyle, colourful characters and large variety of restaurants, pubs and clubs. The city is also home to many festivals, sporting events and popular local markets.

Getting to Darwin is easy. Direct flights to Darwin arrive daily from all Australian capital cities and Darwin International Airport is only 12.5 km from the CBD.

The Ghan travels to Darwin from Adelaide via Alice Springs, with the journey operating twice weekly and taking two nights in either direction. Cruise ships also regularly dock at the Darwin Wharf Precinct for stopovers.

The municipality of Darwin comprises of 30 462¹ households and covers 36 suburbs, plus the RAAF and Navy Bases and the Darwin International Airport.

The Greater Darwin Region has a population of approximately 129 000, or 55 per cent of the Northern Territory's total population. It is the most populated area in the Territory, but the least populous of all Australia's capital cities.

¹ This figure is per the 2011 Census data



	2011		200)6	200	Change 2001 to 2011	
	Number	%	Number	%	Number	%	Number
Usual resident populati	оп						
Total population	72 930	100	66 290	100	64 342	100	8588
Males	37 826	51.9	34 208	51.6	33 369	51.9	4457
Females	35 104	48.1	32 082	48.4	30 973	48.1	4131
Population characterist	ics						
Indigenous	6155	8.4	6233	9.4	5752	8.9	403
Australian born	45 443	62.3	45 408	68.5	44 616	69.3	827
Overseas born	19 458	26.7	14 185	21.4	13 980	21.7	5478
Australian citizens	55 724	76.4	55 083	83.1	55 188	85.8	536
Average household size (persons)	2.6	-	2.5	-	2.6	-	0
Median total household income (\$/weekly)	1809	-	1286	-	1199 ²	-	610
Median mortgage repayment (\$/monthly)	2167	-	1343	-	1199 ³	-	968
Median rent (\$/weekly)	360	-	200	-	199 ⁴	-	161
Age structure							
Infants 0 to 4 years	4861	6.7	4432	6.7	4685	6.7	176
Children 5 to 11 years	6211	8.5	6192	9.3	6593	9.5	-382
Young Adults 12 to 19 years	7404	10.2	7268	11.0	7513	10.8	-109
Adults 20 to 50	36 981	50.7	33 478	50.5	36 154	52.1	827
Mature Adults 51 to 64	12 186	16.7	10 946	16.5	10 422	15.0	1764
Seniors >65 years	5289	7.3	3974	6.0	4089	5.9	1200
Median Age	34	-	33	-	33	-	1

Table 1: Key Statistics

Source: ABS 2011 Census data, based on usual place of residence

²-³ 2001 Census data reports a median range from \$1,000 - \$1,199 ⁴ 2001 Census data reports a media range from \$150 - \$199



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INIS	sion

Council will work with the community to maintain and promote the City of Darwin as the tropical capital of the Northern Territory, offering opportunities and a vibrant lifestyle for our residents and visitors.

Values

Six guiding principles will underpin our decision-making processes.

These principles are measurable by the community and will allow Council to operate in the most effective and efficient manner.

Service	Council will strive to achieve excellence, quality and pride-of-service to the community using common sense, compassion and courtesy.				
Responsiveness Council will be responsive to the needs of the community.					
Involvement	Council will provide avenues of participation for, and be accessible to, the community.				
Responsibility	Council will act responsibly and with integrity in the interests of the community and public safety.				
Equity	Council will treat and provide services to the community in an equitable manner.				
Governance	Council will demonstrate good governance through its rigorous, transparent and financially and environmentally accountable decision-making processes.				

The *Evolving Darwin Towards 2020 and Beyond Strategic Plan* was originally developed in 2008.

Faced with the challenge of accommodating a possible 22 000 new residents over the next two decades, this current plan has been developed to ensure a sustainable future for Darwin.

In addition to population growth, Council is aware that it needs to adapt quickly to respond to the following influences:

- increasing community expectations;
- Federal and Territory Government policies;
- · changes in technology;
- external economic pressures;
- · climate change and environmental influences; and
- internal funding capacity.

These challenges, and many others, drive our vision for Darwin and set the direction for our five key strategic goals.

Following the March 2012 elections, Council identified the issues that will need to be dealt with in the longer-term interests of the community.

This plan has been developed in consultation with the Darwin community. The clear message from this consultation is that our green open spaces, cycle path networks, outdoor activities, safe environment, and effective service delivery are essential to the Darwin lifestyle.

Planning a sustainable future for Darwin relies on being responsible today — responsible in our care of the environment, our culture, our society and our prosperity. It also relies on building and maintaining productive partnerships and strong collaborative relationships with the people of Darwin.







<image>

Implementing the plan

The *Evolving Darwin Towards 2020 Strategic Plan* is an ongoing commitment by the City of Darwin to achieve a better and more sustainable future for the people of Darwin.

The City of Darwin has the lead role in implementing the plan, however this can only be achieved through building partnerships and collaborative relationships with other tiers of government, business and the community.

The City of Darwin roles and responsibilities

The City of Darwin is governed by the requirements of the *Local Government Act (2008)* and Regulations, and is responsible for administering its local government area.

As prescribed in the Act, the role of an Elected Member is:

- a) to act as a representative, informed and responsible decision-maker in the interests of its constituency;
- (b) to develop a strong and cohesive social life for its residents and allocate resources in a fair, socially inclusive, and sustainable way;
- (c) to provide and coordinate public facilities and services;

- (d) to encourage and develop initiatives for improving quality of life;
- (e) to represent the interests of its area to the wider community; and
- (f) to exercise and carry out the powers and functions of local government assigned to the council under this Act and other Acts.

To meet its core role, the City of Darwin will provide leadership and will ensure the city evolves with a united purpose.

The Council staff deliver services through 46 programs, which reflect the nature and standard of service the people of Darwin demand. These programs will be reviewed over the life of the Council. The Evolving Darwin Towards 2020 Strategic Plan is just the top level of an overall integrated planning framework.

The Strategic Plan is the long-term vision for Darwin.

In order to effectively plan, resource and achieve this vision, the Strategic Plan is supported and driven by a number of lower level plans.

How these plans work together is illustrated below.



1 year

The Integrated Planning Framework

Developed by City of Darwin staff. Individual Section Plans roll up to Departmental Plans. Outlines actions and tasks and forms the basis for Employee Reviews.

Diagram 1: Integrated Planning Framework

The Strategic Plan (10 years+) describes what the future should look like for Darwin — identified through the vision, goals and outcomes. It also details the strategies that the City of Darwin will pursue to achieve this picture of the future, including the City of Darwin ten-year *Long Term Financial Plan*.

The Corporate Plan (4 years), to be developed by March 2013, lists the actions, major projects and key activities that Council will undertake over the next four years to achieve the *Evolving Darwin Towards 2020 Strategic Plan*. The Corporate Plan also contains Council's Workforce Plan and four-year financials that provide the detail as to how the Strategic Plan will be resourced.

The Annual Municipal Plan (1 year) is a legislated requirement and is focussed on what the City of Darwin will be delivering on an annual basis and how it will be delivered.

The monitoring and public reporting of the City of Darwin's progress against the *Evolving Darwin* Towards 2020 Strategic Plan will be conducted twice a year. (It should be noted that many of the indicators outlined in this document can only be updated on an annual basis.)

Progress against the key initiatives and actions outlined in the Corporate Plan will also be monitored and publicly reported on twice yearly.

Progress against both these plans will be contained within a single report and achievements against these plans will also be included in the City of Darwin Annual Report each year.

Progress against the *City of Darwin Municipal* Plan (the achievement of annual business plans against the 46 programs and adopted budgets) will be made available to the community at the end of each quarter.

Internally, the City of Darwin Chief Officers Group monitors progress against the Departmental Plans (as shown in the final tier of the Integrated Planning Framework).



Implementing the plan

Strategic goals



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Strategic goals



The goals represent the priorities the Darwin community has voiced:

- being part of a community that connects with the unique Darwin way of life;
- the built environment matches the Darwin lifestyle;
- ongoing commitment to the environment and ensuring the sustainability of Darwin;
- being recognised for our history and celebrating the arts; and
- ensuring that the City of Darwin is run in an open, efficient and accountable manner.



Goal 1



Collaborative, Inclusive and Connected Community

Council encourages social inclusion, enabling individuals to stay connected through activities that support and promote community harmony and build community capacity.

Outco	mes	Strate	gies
1.1	Community inclusion supported	1.1.1	Develop and support programs, services and facilities, and provide information that promotes community spirit, engagement, cohesion and safety
			Develop equitable and accessible community participation opportunities
			Improve access for people of all ages and abilities
		1.1.4	Connect with, support and recognise volunteers
		1.1.5	Create employment opportunities within the Council that reflect the diversity of the Darwin community
		1.1.6	Create employment opportunities within the Council for disadvantaged members of the Darwin community
	Desirable places and open	1.2.1	Enhance places and open spaces
	spaces for people	1.2.2	Provide secure and clean public places and open spaces
		1.2.3	Ensure accessibility and connectivity of spaces
			Provide for diversity of uses and experiences in public places and open spaces
		1.2.5	Participate and partner in activities that contribute to a safer Darwin
1.3	Connected community through technology	1.3.1	Develop and promote information and communication technology capabilities to service and inform the community
1.4	Improved relations with all levels of government and	1.4.1	Actively engage with all levels of government to coordinate efficiencies and develop opportunities
	significant stakeholders	1.4.2	Play an active role in strategic and statutory planning processes
		1.4.3	Actively engage with non-government organisations and significant stakeholders

Measuring our Success:

Goal 1

> 100 community groups supported (e.g. in-kind, advocacy, facilitation, financial) per annum +

> 4.5% of rates income provided back to the community via community grants or sponsorships per annum +

>14 500 of on-line payments made via Council's e-services +

>300 000 hits per year to Council's website +

Please refer to page 30 for legend



Goal 2





Introduction

Vibrant, Flexible and Tropical Lifestyle

Our community values its lifestyle and Council provides services and infrastructure that supports people to live, work and play.

Outco	mes	Strategies
2.1	Improved access and connectivity	2.1.1 Improve the pathway and cycle networks and encourage cycling and walking
		2.1.2 Advocate for improved transport options
		2.1.3 Manage the road network to meet community needs
		2.1.4 Provide parking facilities to meet community needs
		2.1.5 Enhance access and use of neighbourhood spaces and hubs
2.2	A sense of place	2.2.1 Develop a vibrant and active central business district
	and community	2.2.2 Develop vibrant suburban centres of activity
		2.2.3 Improve the landscaping, streetscape, infrastructure and natural environment
2.3	Increased sport, recreation	2.3.1 Enhance library and information services
	and leisure experiences	2.3.2 Position Darwin as a host centre for local, national and international sport and other events
		2.3.3 Promote and host family-orientated activities
		2.3.4 Enhance services for youth
		2.3.5 Enhance and improve services and facilities which encourage healthy lifestyle choices
2.4	Economic growth supported	2.4.1 Deliver, advocate for, and partner in infrastructure and services that support Darwin's economic growth

Measuring our Success:

>85% of the Darwin community are satisfied with the quality of life in Darwin *

>3.5 (out of 5) average community satisfaction rate across all Council's community services *

>3.5 (out of 5) average community satisfaction rate across all Council's infrastructure services *

>80% occupancy rates at Council's community centres +

>70% of Council's contracts are awarded to locally-owned and operated businesses \clubsuit

Please refer to page 30 for legend





Goal 3

Environmentally Sustainable City

Council leads and advocates for the sustainability and protection of our environment and lifestyle.

	Outco	mes	Strate	Strategies					
	3.1	Council's carbon	3.1.1	Reduce Council's greenhouse gas emissions					
		footprint reduced	3.1.2	Reduce Council's energy consumption					
			3.1.3	Reduce Council's waste production					
			3.1.4	Reduce Council's water consumption					
	3.2	Darwin community's carbon footprint reduced	3.2.1	Increased community understanding of climate change and environment issues and mitigation and adaption actions					
			3.2.2	Increase awareness through encouraging the use of waste management options, including recycling across Darwin					
			3.2.3	Lobby governments, developers and industry to undertake sustainable projects and behaviours					
	3.3	Conserve and protect the	3.3.1	Advocate for the conservation of natural systems					
		Darwin environment	3.3.2	Increase biodiversity richness and abundance across Darwin					
			3.3.3	Increase community understanding of environmental issues					

Measuring our Success:

>XX% reduction in greenhouse gas emissions from Council operations (tonnes CO2-e) by June 2016⁵ ☆

>5% reduction in domestic waste collection by June 2016 (tonnes per service) +

>1,200 new urban trees planted by June 2016⁶ +

>1,800 revegetation trees planted by June 20167 +

Please refer to page 30 for legend

⁵ Target to be developed by March 2013 following completion of audit

⁶ Urban trees include park and street trees

⁷ Revegetation is undertaken in areas maintained as natural bushland



Historic and Culturally Rich City

Darwin is recognised as a welcoming and culturally rich and diverse city.

Outco	mes	Strategies				
4.1	Recognised key activities and events	4.1.1 Promote and support activities that celebrate our Indigenous culture, local history and cultural diversity				
		4.1.2 Promote Darwin's war time, military and aviation history				
		4.1.3 Promote Darwin as a tourist destination				
4.2	Community life rich in	4.2.1 Encourage the growth and development of the arts				
	creativity	4.2.2 Embrace national and international relationships				

Measuring our Success:

>50% of the community who have attended special events and festivals sponsored by Council annually st

>3.5 (out of 5) community satisfaction rate with the arts and cultural activities within the Darwin municipality *

Please refer to page 30 for legend

Strategic goals

Effective and Responsible Governance

Council ensures its business is conducted in a transparent, accountable, sustainable and efficient way.

Outco	mes	Strate	gies
5.1	Quality service	5.1.1	Provide quality service outcomes by ensuring that Council's processes and systems are effective and efficient
		5.1.2	Encourage innovation and continuous improvement
		5.1.3	Research, implement and support technology and communication systems to deliver services more efficiently
5.2	5.2 Quality people		Attract, develop and retain a skilled workforce that is flexible and adaptable
		5.2.2	Foster an engaged, healthy workplace culture focussed on value delivery
5.3 Good governand	Good governance	5.3.1	Demonstrate good corporate practice and ethical behaviour
			Display contemporary leadership and management practices
		5.3.3	Understand and manage Council's risk exposure
		5.3.4	Encourage community participation by engaging, communicating and working in partnership with the community
		5.3.5	Increase community awareness of the role and achievements of Council
5.4	Effective leadership	5.4.1	Exhibit leadership on community issues
	and advocacy	5.4.2	Advocate on behalf of the community
5.5	Responsible financial and asset management	5.5.1	Manage Council's business based on a sustainable financial and asset management strategy

Measuring our Success:

>70% overall satisfaction with the City of Darwin $\ensuremath{^*}$

- >70% community agreement that Council consults with the community sufficiently *
- >90% of internal audit recommendations implemented within specified timeframes +
- <20% internal annual staff turnover rate +
- 60% 70% rates ratio⁸ +
- >50% asset sustainability ratio⁹ \bullet
- <5% of rate debtors outstanding +
- <5% debt servicing ratio10 +
- >1.00:1 liquidity ratio¹¹ +

Break even (or greater) operating surplus / (deficit) +

Data Sources - Legend

- * City of Darwin Annual Community Satisfaction Survey (conducted by McGregor Tan Research)
- + Data maintained by the City of Darwin
- ☆ City of Darwin Annual Greenhouse Gas Inventory (conducted by Planet Footprint)
- ⁸ This measures Council's ability to cover its day-to-day expenses through its own tax revenue
- ⁹ Indicates the extent to which Council is renewing its assets
- ¹⁰ This measures what proportion of revenue is required as a commitment to fund Council's long term capacity to repay loans
- ¹¹ This indicator ensures that even if all cash back reserves were utilised, Council could still cover its current liabilities with current assets



State of the City Indicators



The *Evolving Darwin Towards 2020 Strategic Plan* describes how Council will assess progress towards achieving the desired community goals, outcomes and strategies via the 'Measures of Success'.

In addition to these indicators, which directly reflect Council's performance, this plan also contains a suite of 'State of the City' indicators as shown below. These indicators are all outwardly focussed and largely beyond the control of the City of Darwin. They are, however, important to monitor because they help us understand the current state of our city and, in turn, allow Council to more accurately plan for future services and infrastructure to match our changing population and community needs.

Results against these indicators will also be regularly assessed and reported back to the community.

Social

Total residential population

- Darwin municipality growth versus Darwin statistical division growth
- Unemployment rate and total number of unemployed persons against Australian average
- Number of higher education students
- Home location of international students

Number of vocational education and training (VET) students

Economic

- Hotel occupancy rates and number of hotel establishments
- Takings from hotel accommodation and number of persons employed
- Average weekly earnings
- Household disposable income
- Median house and unit sale prices
- Rental vacancy rates
- Median house and unit rental prices
- Office market vacancy rates
- Gross regional product and per cent change in gross regional product
- Value of building approvals









The Local Government Act requires councils to prepare a Long Term Financial Plan (at least four financial years).

The City of Darwin's Long Term Financial Plan covers a ten-year period for its own internal planning requirements.

Council defines a sustainable financial strategy as one which allows for the adequate provision for its programs (including capital expenditure) and services into the future with the intention that there is a predictable trend in the overall rate burden.

The aim of the *Long Term Financial Plan* is to provide information to Council about the future so that it can be prepared and incorporate information about potential challenges into its present decision-making processes.

As with all forecasts, it must be acknowledged that things change over time and that long term plans are useful as a guidance tool, which can identify financial issues in advance and enable a strategy or plan to be developed to deal with them.

The City of Darwin's *Long Term Financial Plan* made a number of assumptions. These assumptions are provided in the full version of the Plan, which can be accessed via the City of Darwin's website at http://www.darwin.nt.gov.au

The key elements of the City of Darwin 2012/2013 Long Term Financial Plan are outlined below ¹².

¹² Please note: the forward projections used in the City of Darwin 2012/2013 Long Term Financial Plan were developed prior to the November 2012 announcement of Power and Water Corporation's increases

	Current Year				Pr	ojected Yea	rs			
	2012-13 \$′000	2013-14 \$′000	2014-15 \$′000	2015-16 \$′000	2016-17 \$′000	2017-18 \$′000	2018-19 \$′000	2019-20 \$′000	2020-21 \$′000	2021-22 \$′000
Income										
Rates & Annual Charges	55,443	58,402	61,521	64,807	69,439	73,152	77,066	81,191	85,538	90,119
User Charges & Fees	19,162	17,013	17,914	19,301	21,982	23,145	24,377	25,680	27,060	28,522
Interest & Investment Revenue	2,306	2,368	2,396	2,032	2,208	2,414	2,533	2,790	3,079	3,401
Other Revenues	1,472	1,515	1,639	1,686	1,735	1,785	1,837	1,890	1,945	2,002
Grants & Contributions provided for Operating Purposes	6,360	5,709	5,875	6,045	6,220	6,401	6,586	6,778	6,974	7,176
Grants & Contributions provided for Capital Purposes	582	289	11,433	4,540	3,821	3,327	333	2,428	2,438	363
Total Income	85,325	85,296	100,777	98,411	105,405	110,225	112,732	120,757	127,034	131,583
Expenditure										
Provision of Core Services (excludes depreciation)	71,537	71,748	73,923	76,569	81,312	84,256	87,317	90,747	93,805	97,244
Surplus After Operating Expenses	13,787	13,547	26,854	21,842	24,093	25,969	25,415	30,010	33,229	34,339
Capital (Balance Sheet) and Reserve Movements										
Capital Expenditure	(16,225)	(14,900)	(34,082)	(26,114)	(19,882)	(24,349)	(22,062)	(24,719)	(26,897)	(27,754)
Loan Repayments	(173)	(187)	(231)	(245)	(439)	(470)	(501)	(538)	(575)	(615)
Loan Borrowings	-	1,350	-	7,423	-	-	-	-	-	-
Proceeds from Sale of Assets	788	907	720	796	814	1,084	2,594	1,047	1,015	905
Net Transfers (to)/from Reserves	1,822	(718)	6,738	(3,702)	(4,587)	(2,234)	(5,445)	(5,801)	(6,773)	(6,875)
Total Capital (Balance Sheet) and Reserve Movements	(13,787)	(13,547)	(26,854)	(21,842)	(24,093)	(25,969)	(25,415)	(30,010)	(33,229)	(34,339)
Cash Budget Surplus/(Deficit)	(0)	(0)	(0)	(0)	(0)	(0)	0	0	(0)	0





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	December 2017	January 2018	February 2018	March 2018	April 2018	May 2018	June 2018			
Option 1 Desktop	Community engage Environment, Safer		Resources – Exist	ing Method – L	Jpdate existing plan to	o reflect the current opera	ting and external environr			
review of current plan	Desktop	o Review	Develop Draft Plan	Draft Plan endorsed by Council)	Public Feedback (21 days)	Final Plan endorsed by Council				
Option 2 Council	Community Engag <i>Method</i> - Facilitator to the public for com	to conduct SWOT & E		ating plus 1 FTE for ap s with Elected Membe	, ,	n to take into account SW	/OT and Analysis. Once d			
workshop to develop a new plan	Detailed program endorsed by Council	Background research conducted	Council Workshop	Draft endorsed by Council ready for public feedback	Public feedback (21 days)	Feedback incorporated into draft plan	Final plan endorsed by Council			
Option 3	Method - Develop su	Community Engagement – Engage Resources – Existing plus 1 FTE for approx 90 days Method - Develop survey that is provided to the community (hard copy or electronically) to identify "top issues, priorities for Council and key goal areas". Facilitator engaged workshop. Workshop uses results & undertakes SWOT & environmental analysis. Elected Members then responsible for development of plan which is then provided as a draft								
Community consultation & Council workshop	Detailed program endorsed by Council	Survey and cons developed. Cons progra Late Feb - Survey disseminated to	ultation activities mmed. /s developed and	Survey and Consultation	Consultation outcomes considered at a Council Workshop	Draft Plan developed and endorsed by Council for public feedback	Public feedback period and feedback incorporated into draft plan			
Option 4 Full		ultiple community forums	s (possibly targeted), inc		p. Community forums w	ould include SWOT, enviror	nmental analysis, testing of vi post cards, stakeholder forur			
participatory community engagement	Detailed program endorsed by Council	Engagement facilitator engaged & preparation underway	All social mediums developed	Community forums and public engagement activities held	Elected Member Workshop	Draft plan developed	Draft endorsed by Council ready for public feedback			

ATTACHMENT B

July 2018	August 2018
nment (i.e. Smart Cities	s / Digital
draft document develo	ped, make available
ed to use this information a raft for community feedba	
l Final plan endorsed l Council	ру
f vision & development of rums and many others.	priorities for
Feedback incorporate into draft plan	ed Final plan endorsed by Council

Timeline	Action	Deliverable	Dependency
December 2017	Planning Process developed	Planning Process endorsed 12.12.2017	Elected Member
January 2018	 Analysis of current planning environment including: Current Council plans Current external plans Local Government benchmarking Demographics Community issues / engagement environment 	 Discussion paper developed referred to Council 30 January 2018 Community Engagement Plan developed Project resourcing plan established and project resources secured 	Resources (iiTimeframe
February 2018	 Community issues / engagement environment Deliver community engagement stage 1 utilising a structured tool to assist in responses. Engagement methods to include: Direct stakeholder engagement i.e. sport and recreation groups, business community Online and social media Elected Member engagement directly with community 	 Elected member workshop to review Discussion Paper early February 2018 Engagement delivered and any required engagement sessions held 	 Elected Mem Positive med Resources to Workshop so
March 2018	 Facilitate Elected Member workshops including: SWOT analysis and environmental scan Economic overview High level visioning and goal setting Consider community input / feedback 	 Community Engagement Outcomes Report Elected Member workshop/s Framework and draft of strategic plan established for community consultation Community engagement key messages established and activities delivered 	Timeframe
April 2018	Draft strategic plan based on all input to date	Draft plan endorsed	TimeframeResources
May 2018	 Stage 2 - Community feedback period via a number of mediums which may include: Online and social media Direct stakeholder engagement Pop up stalls 	 Community feedback sought and incorporated into the plan Final plan developed 	 Timeframes Resources to It is assumed therefore feet engagement
June 2018	Present new Strategic Plan	Final plan endorsed by Council	

ATTACHMENT C

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Member involvement scheduling es on of discussion paper in ample time for consideration es to analyse community engagement

es s to analyse community feedback ned that the draft is consistent with community input feedback would be more specific than a more in depth ent / consultation process at this stage.

Timeline	Action	Deliverable	Dependency
December 2017	Planning Process developed	Planning Process endorsed 12.12.2017	Elected Member i
January 2018	 Analysis of current planning environment including: Current Council plans Current external plans Local Government benchmarking Demographics Community issues / engagement environment 	 Discussion paper developed referred to Council 30 January 2018 Community Engagement Plan developed Project resourcing plan established and project resources secured 	Resources (irTimeframe
February 2018	 Deliver community engagement stage 1 utilising a structured tool to assist in responses. Engagement methods to include: Direct stakeholder engagement i.e. sport and recreation groups, business community Online and social media Elected Member engagement directly with community 	 Elected member workshop to review Discussion Paper early February 2018 Engagement delivered and any required engagement sessions held 	 Elected Mem Positive med Resources to Workshop sc
March 2018	 Facilitate Elected Member workshops including: SWOT analysis and environmental scan Economic overview High level visioning and goal setting Consider community input / feedback 	 Community Engagement Outcomes Report Elected Member workshop/s Framework and draft of strategic plan established for community consultation Community engagement key messages established and activities delivered 	 Timeframe
April 2018	Draft strategic plan based on all input to date	Draft plan endorsed	TimeframeResources
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ENCL: ORDINARYCOUNCIL MEETING/OPEN AGENDA ITEM: 14.1.2

COMMUNITY SATISFACTION SURVEY 2017

REPORT No.: 17CP0048 VG:je COMMON No.: 3296637

DATE: 12/12/2017

Presenter: Manager Strategy & Outcome, Vanessa Green

Approved: Acting General Manager City Performance, Amelia Vellar

PURPOSE

The purpose of this report is to seek Council endorsement of the process for conducting the 2017/18 Community Satisfaction Survey.

LINK TO STRATEGIC PLAN

The issues addressed in this Report are in accordance with the following Goals/Strategies as outlined in the 'Evolving Darwin Towards 2020 Strategic Plan':-

Goal

5 Effective and Responsible Governance

Outcome

5.3 Good governance

Key Strategies

5.3.4 Encourage community participation by engaging, communicating and working in partnership with the community

KEY ISSUES

- 2017/18 will be the ninth consecutive year that Council has conducted an annual Community Satisfaction Survey utilising a consistent questionnaire.
- A large proportion of results received from the survey report on Council's performance in the Strategic and Municipal Plans.
- The methodology for delivering the survey has remained largely unchanged for the last 5-10 years.
- Options for conducting the survey in 2017/18 are presented for Council's consideration.
- There will be implications for 2017/18 annual reporting if Council chooses to defer conducting a community satisfaction survey to after 30 June 2018.

RECOMMENDATIONS

- A. THAT Report Number 17CP0048 VG:je entitled Community Satisfaction Survey 2017, be received and noted.
- B. THAT Council endorse Option 2, as outlined in Report Number 17CP0048 VG:je entitled Community Satisfaction Survey 2017, to deliver the Community Satisfaction Survey for 2017/18 as per previous years, noting the survey will enable reporting of measures within the current Strategic and Municipal Plans.

BACKGROUND

A key element of Council's overall Strategic Planning and Performance Management Framework is the delivery of an annual Community Satisfaction Survey. The Survey seeks the community's views or satisfaction levels with a range of performance measures including those articulated in Council's Strategic Plan and annual Municipal Plan. It provides key input into Council's quarterly performance reporting and annual reporting.

Community satisfaction surveys have been conducted annually since 2009. Previous to 2009, surveys were conducted in 2000 and 2005.

Council has utilised the services of a contractor based in South Australia to deliver the survey on its behalf for almost ten years.

DISCUSSION

Community Satisfaction Survey results deliver on a key element of Council's overall planning and performance management framework and each year results contribute to the annual review and development of the Municipal Plan, Performance Reports and Annual Report.

To date Community satisfaction survey results have enabled Council to identify where service improvements can be made. Results have not been as effective in identifying causal factors for performance results.

For almost ten years, Council's survey tool has largely been unchanged. Updates to the tool are undertaken annually to ensure it remains current and aligned to annual planning processes.

It is timely that Council considers options for the delivery of the annual community satisfaction survey.

Survey Design

PAGE:

SUBJECT:

The current survey is quite lengthy and not all results benefit or inform council decision making. Whilst the survey has remained largely unchanged for the past ten years amendments were made in 2016 to seek input into identifying casual factors for the top three services identified as issues.

As indicated above the primary purpose of the survey is to seek data to feed into the Strategic and Municipal Plans. Currently, seven of the Strategic Plan Key Performance Indicators (KPI's) and 26 of the Municipal Plan KPI's rely on this data.

Survey Sample Size and Demographic (reach)

Current practice is to survey 700 residents each year. Delivery methods seek to gain a good representation across the range of demographics which make up Darwin. The demographic representation in 2016 is provided below.



Table 1: Demographics for 2016 Survey

A sample size of 700 residents results in a 3.7% margin of error at the 95% confidence level. In basic terms, this means that if the survey indicates 80% of the community are satisfied with Council, Council could be 95% confident that if it asked every resident in the municipality, responses would deliver a result of between 76.3% and 83.7% satisfied. Reducing the sample size for a population the size of Darwin would increase the margin of error. Increasing the sample size would decrease the margin of error.

Survey Delivery Method

For almost ten years Council has utilised a market research company based in South Australia to deliver the survey. In recent years, the contractor has established local representation in the Northern Territory and does perform work on behalf of the Northern Territory Government and local businesses.

The annual contract includes sampling and questionnaire design, fieldwork, telephone and online costs, data entry and analysis, reporting and presentation of results. A proposal has been received for 2017/18 consistent with previous years at a minimal increase in costs.

In 2015, survey delivery was modified to include online surveying and for the past two years online responses have increased resulting in almost half of the survey responses in 2016 being online. Surveys are also conducted utilising both land line and mobile phone calls.

Online surveying has proved to be a key driver in ensuring greater participation rates from the under 40 year old age group, resulting in respondents who better reflected the actual demographic of the City.

Despite Council's current contractor having local representation, it could be beneficial to seek input from the open market to both design and deliver the Community Satisfaction Survey on behalf of Council.

Survey Frequency and Timing

In July 2015, Council requested a report discussing the possibility of the Survey being carried out biennially. It was reported and agreed that a large part of the results are required annually in order for Council to report on its performance against the Strategic and Municipal Plans each year. The survey therefore continues to be conducted annually.

Last year, Council's contractor indicated that over time the questionnaire has become very lengthy and that there may be opportunities to consider reducing the questionnaire or considering alternative delivery methods i.e. some questions biennially or a revised methodology to include focus groups and online surveying. Timing for survey delivery was amended in 2016 to be conducted annually in August. Delivery of the survey in August 2017 did not occur due to the Local Government Elections and Council input is now sought as to a preferred date for conducting the 2017/18 survey.

A review of survey delivery in other States shows that:

- Victorian councils seek community satisfaction annually in order to report on a legislated set of performance measures each year.
- Queensland, New South Wales and South Australia at this point in time do not have performance measures legislated and therefore conducting surveys annually or biannually in these states is mixed.

Consideration will need to be given to timing of the survey in 2017/18 and any impacts from or into strategic planning engagement and other key planned engagements. There is a risk that conducting the satisfaction survey at the same time as engaging on Strategic Planning will create some confusion in the community. I.e. Council would be seeking input and feedback on the past and future desired states at the same time.

It is preferred that these two projects are timed to be delivered separate to each other.

Options

Option 1

Seek expressions of interest for survey design and delivery in 2017/18. Expressions of Interest would be sought early in 2018, with the survey to be delivered following this. Expressions of Interest will enable Council to assess new methodologies and seek formal quotations from the open market to conduct the survey by 30 June 2018.

Option 2

Undertake the community satisfaction survey as per previous years noting that the survey will enable reporting of measures within the current Strategic and Municipal Plans for 2017/18.

It is anticipated that survey delivery would take place in February/March of 2018, however consideration will be given to the timing of Strategic Planning in the first half of 2018.

Council may also amend this option to deliver the survey with the sole purpose of reporting on measures currently outlined in the Strategic and Municipal Plans.

It is important to note that following the adoption of a new Strategic Plan the survey will require a review of methodology and process to take effect in time for the first reporting year of that plan i.e. 2018/19.

CONSULTATION PROCESS

This report was considered by the Executive Leadership Team Meeting of 4 December 2017 and now referred to Council for consideration.

In preparing this report, the following City of Darwin officers were consulted:

• Executive Leadership Team

POLICY IMPLICATIONS

There may be direct implications to Council's performance management reporting as a result of this report and recommendations.

If Council chooses to defer delivery of a survey until after the 2017/18 financial year, the annual report framework will require review.

The recommendations support the implementation of the objectives and principles of Councils Strategic Planning and Performance Management Frameworks and Policy No. 025 - Community Engagement.

BUDGET AND RESOURCE IMPLICATIONS

Delivery of an annual community satisfaction survey is provided for in the 2017/18 Municipal Plan.

Option 1 is more likely to have budgetary and resource implications as a result of implementation a two-part process to seek expressions of interest prior to quotation.

RISK/LEGAL/LEGISLATIVE IMPLICATIONS

There are no legal or legislative implications with the recommendations.

There is a risk that the survey results will demonstrate unfavourable satisfaction with the services provided by City of Darwin, Customer Service or negative media response.

There is a risk that Council is unable to provide a robust annual report in 2017/18 should the delivery of a community satisfaction survey be deferred to future years.

The timing of survey delivery will need to be planned so as to not compromise community engagement activities for a new Strategic Plan.

ENVIRONMENTAL IMPLICATIONS

Environmental implications will be minimal due to the majority of surveying being undertaken online.

PAGE:7REPORT NUMBER:17CP0048 VG:jeSUBJECT:COMMUNITY SATISFACTION SURVEY 2017

COUNCIL OFFICER CONFLICT OF INTEREST DECLARATION

We the Author and Approving Officers declare that we do not have a Conflict of Interest in relation to this matter.

VANESSA GREEN MANAGER STRATEGY & OUTCOME

AMELIA VELLAR ACTING GENERAL MANAGER CITY PERFORMANCE

For enquiries, please contact Vanessa Green on 8930 0531 or email: v.green@darwin.nt.gov.au.

ENCL: ORDINARY COUNCIL MEETING/OPEN AGENDA ITEM:

POLICY MANAGEMENT – 22ND COUNCIL

REPORT No.: 17CP0049 VG:ph COMMON No.: 2078949

DATE: 12/12/2017

14.1.3

Presenter: Manager Strategy & Outcomes, Vanessa Green

Approved: Acting General Manager City Performance, Amelia Vellar

<u>PURPOSE</u>

The purpose of this report is to:

- Rescind Policy No. 032 Policy Framework.
- Seek Council's endorsement of the principles for policy development, outlined in the Policy Framework.
- Endorse the proposed policy review schedule for the 22nd Council of the City of Darwin.

LINK TO STRATEGIC PLAN

The issues addressed in this Report are in accordance with the following Goals/Strategies as outlined in the 'Evolving Darwin Towards 2020 Strategic Plan':-

Goal

5 Effective and Responsible Governance

Outcome

5.3 Good governance

Key Strategies

5.3.3 Understand and manage Council's risk exposure

KEY ISSUES

- City of Darwin Policy 032 Policy Framework sets out the principles for developing policies at City of Darwin and proposes that Council reviews its policies and procedures once each term of Council (i.e. once per four years).
- Policy 032 Policy Framework principles within the policy exist elsewhere in legislation or within Council's broader governance arrangements. It is considered that this policy would be best represented via a framework (Attachment B) document as opposed to Council Policy.
- Administrative Procedure 036 Policy Framework outlines the process for managing and reviewing policies. The procedure is endorsed by Council's Executive Leadership Team (ELT) and updated a minimum of once per term of Council or as required. Further review is being undertaken and this will be presented to ELT in the first quarter of 2018 following testing.

- Policy 032 Policy Framework is recommended for rescission and the principles for policy management have been outlined in the Framework document provided at **Attachment A.**
- There are currently 71 council policies due for review over the next 4 years.
- The policy review schedule (Attachment C) takes into account existing priorities and will inform the workload of Council committees.

RECOMMENDATIONS

- A. THAT Report Number 17CP0049 VG:ph entitled Policy Management 22nd Council, be received and noted.
- B. THAT Council rescind Policy 032 Policy Framework, at Attachment A to Report Number 17CP0049 VG:ph entitled Policy Management - 22nd Council.
- C. THAT Council endorse the principles outlined in the Policy Framework document, at **Attachment B** to Report Number 17CP0049 VG:ph entitled Policy Management 22nd Council.
- D. THAT Council endorse the council policy review schedule at **Attachment C** to Report Number 17CP0035 VG:ph entitled Policy Management 22nd Council.

BACKGROUND

Council adopts policies and procedures to support the implementation of Council's Strategic and Municipal Plans and to meet legislative requirements.

Policy 032 – Policy Framework outlines the scope and principles for policy.

Community engagement is a key consideration in policy development and review.

All policy documents are reviewed as a minimum once per term of Council.

A policy review schedule for the 22nd Council is attached for endorsement.

DISCUSSION

Rescission of Policy 032 – Policy Framework

Policy 032 – Policy Framework was last adopted by Council on 30 August 2016, Decision Number 21\4762.

Amendments to the policy at that time were significant with all procedural matters removed from the policy and a separate procedure document created. Additional amendments included:
- Simplifying the hierarchy of policy to Council policy, administrative policy and procedures.
- Removing the categorisation of policy for publication purposes.
- Ensuring community engagement is a key principle to be taken into account when developing/reviewing policy.

As part of preparing the policy review program for the 22nd Council, this policy has been reviewed noting the following:

- The <u>policy scope</u> refers to provisions that already exist in legislation as the role and functions of Council. The section duplicates the Local Government Act NT.
- The section <u>policy statement</u> sets out a number of principles for policy management. Through internal consultation it has been identified that the principles are procedural in nature and are best dealt with via administrative procedure as opposed to Council policy.
- The Policy has been reviewed and in its stead a principles based framework provided for endorsement.

This report seeks Council's decision to rescind Policy 032 (Attachment A) and replace it with the framework document outlined in Attachment B.

Review Schedules – 22nd Council

Current practice is for all Council policies to be reviewed as a minimum, once per term of Council.

To assist Council and the organisation with a strategic and planned approach to policy review, a review schedule has been developed and provided at **Attachment C**.

Consultation with the Chief Executive Officer, General Managers and key staff has taken place to identify the quarter that the policy/procedure will be presented for Council or ELT endorsement.

In developing the review schedule consideration has been given to the timing of review of like policies and policies that impact each other.

Generally speaking, policies will be considered by Council committees in the first instance. To assist in managing committee workloads, an outline of policies to be considered by committees is provided below.

Quarter 1, 2018 will see the most policy reviews undertaken in one quarter, with 13 policies scheduled for review.

Almost half of the total number of Council policies are scheduled for review by end of 2018 with the remaining half spread over 2019 and 2020.

PAGE:	4
REPORT NUMBER:	17CP0049 VG:ph
SUBJECT:	POLICY MANAGEMENT – 22ND COUNCIL

Committee	2017		20)18			2	019			2	020		Total
	4	1	2	3	4	1	2	3	4	1	2	3	4	
City Life		3	2			1		1	2	2		1		12
City		2			1			3	1		1			8
Operations														
City Futures	1	2	2	1	1	2	2		2					13
City	8	6	4	5	1	2	1	1		3	2	2	2	37
Performance														
Total Policy	9	13	8	6	3	5	3	5	5	5	3	3	2	71

It is important to note some policies are scheduled to be reviewed and adopted annually or bi-annually in accordance with Council decisions or legislation. This has been taken into account.

CONSULTATION PROCESS

The following City of Darwin officers were consulted and provided direct input into the policy review schedule only.

- Manager People and Culture
- People and Culture Lead
- Manager Infrastructure Maintenance
- Committee Administrator

No direct consultation has been sought on this report.

This matter has been considered by the Executive Leadership Team.

POLICY IMPLICATIONS

This report recommends that Council rescinds Policy 032 Policy Framework and in its place adopt the principles outlined in the Policy Framework (Attachment B).

Internal procedures have been developed that will provide guidance to staff for developing policy. Such guidance includes reference to community engagement, resourcing and ensuring efficiencies by reviewing like policies and documents with a view to consolidation.

BUDGET AND RESOURCE IMPLICATIONS

There are no budget implications as a result of this review.

RISK/LEGAL/LEGISLATIVE IMPLICATIONS

Individual policies have been identified that are subject to annual and biennial review in accordance with legislation or financial management practices. Adopting a strategic and planned approach to policy management will ensure Council complies with legislative requirements and maintains current policy throughout the term of Council.

ENVIRONMENTAL IMPLICATIONS

Nil

COUNCIL OFFICER CONFLICT OF INTEREST DECLARATION

We the Author and Approving Officers declare that we do not have a Conflict of Interest in relation to this matter.

VANESSA GREEN MANAGER STRATEGY & OUTCOMES

AMELIA VELLAR ACTING GENERAL MANAGER CITY PERFORMANCE

For enquiries, please contact Vanessa Green on 8930 0531 or email: v.green@darwin.nt.gov.au.

Attachments:

Attachment A:Policy No. 032 - Policy FrameworkAttachment B:Policy FrameworkAttachment C:Council Policy Review Schedule – 22nd Council

ATTACHMENT A

Policy



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Title	Policy Framework
Policy No:	032
Adopted By:	Council
Next Review Date:	30/06/2020
Responsibility:	Manager Strategy & Outcomes
Document Number:	2118362

Version	Decision Number	Adoption Date	History
1	20\2501	23/02/2010	Adopted
2	21\4762	30/08/2016	Removed procedure from policy and created separate document.

1 Policy Summary

Sound and robust policies and procedures are fundamental to achieving the City of Darwin *Evolving Darwin Strategic Plan.* The Policy Framework fosters the environment in which policies, procedures and other documents can be developed and managed in an effective, efficient and consistent manner.

2 Policy Objectives

To establish a framework for developing, approving, reviewing, implementing and managing Council policy in a way that

- Ensures policies, procedures and other documents support decision making
- Demonstrates Council is open, responsive and accountable in its decision making and adopts policy that supports the implementation of its Strategic Plan
- Policy responds to the needs, interests and aspirations of the community for the delivery of services in the City
- Ensures the use of council resources fairly, effectively and efficiently
- Demonstrates the relationship between Council Policy and Administrative Policy
- Provides easy access for the community and staff to all council policy documents



3 Background

The setting and review of policy are prime responsibilities of the Council and Chief Executive Officer as outlined in the Local Government Act NT ('the Act') and consideration needs to be given to the roles, functions and objectives of Council and the Chief Executive Officer as outlined in the Act.

This Policy for establishing a framework for the development of Council Policy and Procedures is needed to ensure a clear, consistent and sound basis for the initiation, review and managing of Council policy documents.

Policy and procedure support the implementation of Council's *Evolving Darwin Towards* 2020 Strategic Plan and other Council plans and assist Council to meet its obligations with legislation.

4 Policy Statement

The City of Darwin will apply a consistent and strategic approach to developing policy and procedure through the application of the following principles:

- 4.1 Policy and procedure are developed taking into account the broader legislative and strategic environment including Strategic and Municipal Plans, existing policy and other long term plans.
- 4.2 Community engagement will be a key consideration in the development of policy and must be conducted in line with City of Darwin Policy No. 025 Community Consultation.
- 4.3 The development and adoption of policy and procedure will consider cost implications and need for ongoing resource allocation.
- 4.4 Procedures and administrative processes will be implemented that support a common, consistent and timely process for the development, review and implementation of policy and procedures.
- 4.5 Existing policy will be considered for amendment prior to any new policy being developed and endorsed.
- 4.6 All policy documents will be reviewed as a minimum once per term of Council.
- 4.6 The City of Darwin Policy and Procedure Framework is attached as **Appendix A**.

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5 Legislation, terminology, references and related documents

Legislation

Local Government Act NT

Terminology

A **Policy** is a formal statement of intent that mandates principles or standards that apply to the Council's governance and operations or to the practice and conduct of its staff. Those principles are derived from and shaped by the law and regulations that govern the Council, national standards and community expectations; and the vision, mission and values the Council articulates in its strategic plan.

Procedures assist in the implementation of council and administrative policies. A procedure may include a set of steps to be undertaken in implementing a policy and can relate to the whole of Council or a specific work unit. Such procedures describe how decisions or actions must be undertaken and should ideally include a flowchart to assist council staff in following any procedural steps.

Council Policy are statements made by the council (the elected body), to the Darwin community, that inform the community about Council's position on certain functions or aspects of operations and service delivery. They outline the intent of what the Council will do in a particular situation; or what the Council expects members of the community to do in a particular situation.

Administrative Policy is policy that outlines how the internal organisation is managed and relates to staff or the administration of Council business on a day to day basis and assists staff to achieve Council's strategic direction.

Executive Leadership Team includes the City of Darwin Chief Executive Officer, General Manager City Performance, General Manager City Life, General Manager City Operations and General Manager City Futures.

Staff includes council employees, contractors, volunteers and all others performing work on behalf of council.

Guidelines set out Council's requirement for, or prescription of, best or safe practice. They respond to policy and are principle based statements.

References

- City of Darwin Governance Framework
- Evolving Darwin Towards 2020 Strategic Plan
- City of Darwin Policy and Procedure Register



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Related Documents

Procedure 0034 - Policy Framework

6 Implementation and delegation

The Council and the Executive Leadership Team are responsible for ensuring that this policy is adhered to and understood.

The Strategy and Outcomes section is accountable for maintaining the currency and accuracy of this policy, associated procedures and processes for the development and implementation of policy and procedure across Council.

7 Evaluation and review

The policy will be reviewed once per Council term.





CITY OF DARWIN POLICY FRAMEWORK





1 Framework Principles

Sound and robust policies and procedures are a representation of the values that Council will take into consideration during its decision-making process and are fundamental to achieving Council's Strategic Plan.

The following principles apply to policy development and the hierarchy of policy documents that will be managed by Council.

- Policies, procedures and other documents support decision making and the implementation of Council's Strategic Plan.
- Policy responds to the needs, interests and aspirations of the community for the delivery of services in the City.
- Policy supports the use of council resources equitably, effectively and efficiently.
- Policy takes into consideration the broader legislative and strategic environment including community engagement, existing policy and other long term plans.
- Where possible and relevant, the Community will be engaged on Council policy.
- Council will ensure it implements the procedures and administrative processes to support policy implementation.
- Regular reviews of policy will be undertaken and take into account existing policy.



2 Policy Hierarchy

Document Control

Council/Administrative Policy			Responsible Officer:	
Version	Decision Number	Ad/option Date	History	Next Review Date
2	21\4762	30/08/2016	Removed procedure from policy and created separate document	30/08/2020
			document	

Page 1 of 1

ATTACHMENT C

Review Year	Quarter	Policy Number	Council Policy Name	Section
2017				2017
2017	4	11	Outdoor Dining	Futures
2017	4	14	Code of Conduct - Elected Members	CEO
2017	4	15	Deputy Lord Mayor	CEO
2017	4	18	Lord Mayor	CEO
2017	4	27	Elected Members Access to Council Information	CEO
2017	4	28	Elected Members Gifts & Benefits	CEO
2017	4	30	Governance - General	Performance
2017	4	32	Policy Framework	Performance
2017	4	43	Meetings, Meeting Procedures & Committees	CEO
2018				2018
2018	1	1	Animal Management - General	Life
2018	1	16	Elected Members - Indemnity	CEO
2018	1	17	Elected Members Allowances & Expenses	CEO
2018	1	24	Investment Policy*	Performance
2018	1	31	Media	CEO
2018	1	42	Outdoor Advertising Signs Code	Futures
2018	1	47	Regulatory - Miscellaneous	Life
2018	1	50	Trees on Verges - Conservation	Operations
2018	1	51	Verges	Operations
2018	1	62	Elected Member IT Support	Performance
2018	1	66	Allocation of Surplus Funds*	Performance
2018	1	85	Compliance and Enforcement	Life
2018	1	53	International Relations	Futures
2018	2	2	Car Parking Contribution Plan (non CBD)	Futures

2018	2	3	Car Parking - General	Futures
2018	2	21	Revenue	Performance
2018	2	23	Borrowing Policy	Performance
2018	2	25	Community Engagement	Life
2018	2	61	Elected Member Induction and Training Policy	CEO
2018	2	65	Sponsorship Policy	CEO
2018	2	44	Public Libraries	Life
2018	3	22	Statement of Significant Accounting Policies*	Performance
2018	3	26	Complaints Handling and Review of Decisions	Performance
2018	3	29	Fraud and Corruption Control Policy	Performance
2018	3	33	Privacy Policy	Performance
2018	3	13	Tourism Promotion	Futures
2018	3	70	Purchasing Policy*	Performance
2018	4	40	Developer Contribution Plans	Futures
2018	4	54	Waste Management	Operations
2018	4	69	Risk Management Policy*	Performance
2019				2019
2019	1	6	Environment - General	Futures
2019	1	82	Alcohol in Council Controlled Spaces and Places	Life
2019	1	19	Fees and Charges	Performance
2019	1	24	Investment Policy*	Performance
2019	1	37	Awnings, Balconies & Verandahs on Council Property	Futures
2019	2	80	Disbursements from Bank Account	Performance
2019	2	41	Land Use Planning	Futures
2019	2	83	Long Term Lease Policy	Futures
2019	3	12	Plant & Equipment	Operations
2019	3	55	Asset Management	Operations
2019	3	56	Walkways	Life
2019	3	22	Statement of Significant Accounting Policies*	Performance
2019	3	68	Green Fleet Policy	Operations
2019	4	8	Community Participation, Access and Inclusion	Life
2019	4	59	Climate Change	Futures
2019	4	49	Roads - General	Operations
2019	4	7	Arts and Cultural Development	Life
2019	4	10	Land Acquisition and Disposal	Futures

2020				2020
2020	1	67	Financial Reserves	Performance
2020	1	24	Investment Policy*	Performance
2020	1	46	Recreation and Healthy Lifestyle	Life
2020	1	66	Allocation of Surplus Funds*	Performance
2020	1	79	Street Food Policy	Life
2020	2	48	Footpaths and Shared Paths	Operations
2020	2	86	Open Data	Performance
2020	2	87	Related Party Disclosure	Performance
2020	3	84	Public Art	Life
2020	3	22	Statement of Significant Accounting Policies*	Performance
2020	3	70	Purchasing Policy*	Performance
2020	4	36	Caretaker Period	CEO
2020	4	69	Risk Management Policy*	Performance

ENCL: ORDINARY COUNCIL MEETING/OPEN AGENDA ITEM: 14.1.4 YES

INTERNATIONAL RELATIONS STRATEGY

REPORT No.: 17CF0049 LC:nt COMMON No.: 2118626 DATE: 12/12/2017

Presenter: Manager of Economic Development, Tourism & International Relations, Liam Carroll

Approved: General Manager City Futures, Gerard Rosse

PURPOSE

This report provides a framework for the City of Darwin to transition into a more active role in economic development via international relations and proposes a framework to progress Council's International Relations and Sister City agenda via a new committee structure.

LINK TO STRATEGIC PLAN

The issues addressed in this Report are in accordance with the following Goals/Strategies as outlined in the 'Evolving Darwin Towards 2020 Strategic Plan':-

Goal

1. Collaborative, Inclusive and Connected Community.

Outcome

- 1.4 Improved relations with all levels of government and significant stakeholders **Key Strategies**
- 1.4.2 Play an active role in strategic and statutory planning processes

KEY ISSUES

- In March 2017 Council rescinded City of Darwin Policy No. 053 Sister Cities and adopted City of Darwin Policy No.53 International Relations; Decision 21\5274.
- From 1 July 2017 the role of Sister Cities / International Relations moved from the department of Community Services to the newly formed department, City Futures.
- A key focus for City Futures is to consider future opportunities which will assist in strengthening Darwin's competitiveness and build economic and social relationships with international partners.
- This report proposes a framework to progress Council's International Relations and Sister City agenda via a new committee structure.

RECOMMENDATIONS

- A. THAT Report Number 17CF0049 LC:nt entitled International Relations Strategy, be received, and noted.
- B. THAT Council endorse the framework of an overarching International Relations Committee Structure with Sister City Subcommittees.
- C. THAT Officers prepare an International Relations Committee Guideline and Sister City Sub-committee Guideline, based on the intent of City of Darwin Policy No. 053 – International Relations.
- D. THAT Council write to the proposed external members of the International Relations Committee once the International Relations Committee Guideline is complete and invite them to join the committee.
- E. THAT Council call for community nominations for its Sister City subcommittees for Haikou, Kalymnos, Ambon, Dili and Anchorage once the Sister City Sub-committee Guideline is complete.

BACKGROUND

In March 2017 Council resolved as follows

DECISION NO.21\5274 (28/03/17)

Review of Policy No. 053 - Sister Cities

Report No. 17C0017 KH:kl (21/03/17) Common No. 2078949

- A. THAT Report Number 17C0017 KH:kl entitled Review of Policy No. 053 Sister Cities, be received, and noted.
- B. THAT Council rescind City of Darwin Policy No. 053 Sister Cities at Attachment A of Report Number 17C0017 KH:kl entitled Review of Policy No. 053 Sister Cities.
- C. THAT Council adopt City of Darwin Policy No. 053 International Relations at Attachment B of Report Number 17C0017 KH:kl entitled Review of Policy No. 053 Sister Cities.

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Council's previous decision from May 2015 was as follows:

DECISION NO.21\3293 (12/05/15)

Review of Sister Cities Program

Report No. 15C0059 HB:kl (12/05/15) Common No. 2280882

- A. THAT Report Number 15C0059 HB:kl entitled Review of Sister Cities Program, be received and noted.
- B. THAT Council note the recommendations contained in Attachment A of Report Number 15C0059 HB:kl entitled Review of Sister Cities Program.
- C. THAT Council maintain the existing 6 (six) Sister City and 2 (two) Friendship relationships within the community, cultural and educational context and decline all future Sister City and Friendship requests.
- D. THAT Council decline the request to establish a Sister City relationship with Kabankalan, The Philippines.
- E. THAT the Sister Cities Policy and Handbook be reviewed to include a broader framework for Council's international relations activities.

Council is a member of Sister Cities Australia (SCA), an association of cities, towns, shires, ports and states that have Sister City relationships. The role of SCA is to provide umbrella support and assist in promoting and managing Sister City affiliations.

City of Darwin has been an active participant in Sister City affiliations since establishing its first joint agreement with Kalymnos, Greece in 1982. Since the inaugural Kalymnos signing, Council has entered into a further four agreements, bringing the total number of international Sister Cities to five:

- Kalymnos: Signed 23 April 1982 in Darwin
- Anchorage: Signed 28 July 1982 in Darwin, 23 September 1982 in Anchorage
- Ambon: Signed 28 October 1988 in Ambon, 21 July 1989 in Darwin
- Haikou: Signed 5 September 1990 in Darwin
- Dili: Signed 18 September 2003 in Darwin

In addition Council has two Friendship City affiliations with Honolulu in the USA and Galapagos, Ecuador; it also has a memorandum of understanding with Rizhao in China and a domestic Sister City relationship with Milikapiti in the Tiwi Island.

Council has embedded into existing City Life programs a range of sister city/international relations community projects that continue on each year.

QuizForDILI occurs annually (now in its seventh year) as a major Youth Advisory Committee fundraiser in support of Action For Change (community youth organisation in Dili). The Vibrant Communities Team also has carriage of Harmony Day which celebrates cultural diversity and in more recent years, the global Walk Together event that links with sister cities via technology or person to person linkage depending on programmed community driven activities. These existing programs are ongoing and activities have continued during the revision of the committee structure and adoption of the International Relations Policy.

DISCUSSION

International Relations Policy

City of Darwin Policy No. 053 – International Relations is provided in Attachment A.

Council's foundational Sister Cities policy was first developed in 2010. The pace of change influenced by technology, economic development, population mobility, and globalisation has required City of Darwin to review its role and policy framework in International Relations. To that end, a contemporised *International Relations Policy* has been adopted that redefines Council's role and reach in International Relations, cultural diplomacy and more broadly its sister cities engagement.

The objectives of the International Relations Policy are:

- To articulate a context and framework for City of Darwin's role and activity in International Relations engagement.
- To provide a context for City of Darwin's role in supporting the Commonwealth and Northern Territory Governments in advancing priorities described in Council's Strategic Directions and Municipal Plans.
- To elevate and enhance the value of cultural exchange, diplomacy and community capacity building in an international context.
- To provide a framework for the redevelopment of the Sister Cities Program Guidelines in place of the Sister Cities Program Handbook, to better align with volunteer practices and aspirations.
- To draw on the Sister Cities program review feedback to contemporise program and policy design.

City Futures & International Relations

Since August 2017 City Futures staff have undertaken a review of existing International Relations and Sister City programs and activities which has included the following:

- A review of existing committee structures and outcomes;
- Implications of the new International Relations Policy;
- Review of exiting Sister City relationships and activities;
- Investigate opportunities to strengthen Darwin's competitiveness and build fruitful economic and social relationship with international partners;

- Consideration of existing activities that NT Government Agencies, industry groups and Darwin businesses are undertaking; and
- Investigating how can Council assist in increasing capability, innovation and relationship building to better position Darwin on the international stage.

Key activities and findings of this review include:

- Staff have liaised with NTG providing input into the Office of Asian Engagement, Trade & Investment Strategic Plan (expected late 2017 release);
- Staff note that the NTG intends to introduce of a calendar of engagement for international delegations and visits;
- The identification of improved Council role in relationship building with international visitors, trading partners and existing sister cities;
- A high interest from StudyNT, CDU and Austrade (Department of Foreign Affairs and Trading), amongst others, to have more collaboration with Council in International Relations;
- The opportunity to increase potential access to grants and funding for activities; and
- Staff have liaised with previous sister city committee Chairs.
- A key finding was the need for greater collaboration with government, institutions and existing Sister City relationships.
- An opportunity exists to provide greater strategic direction of sister city activities.

Officers note that there is a clear need to elevate the strategic direction of International Relations, provide better alignment with existing Government and business programs, maintain and empower Sister City relationships and provide additional capacity to access external funding and grants.

To achieve this Officers recommend Council adopt a new committee structure to drive the International Relations and Sister City agenda as follows:

International Relations Committee Structure



The above proposal includes the following:

- The establishment of an International Relations Committee to meet two times per year;
- Invitations for representation on this committee will include business industry representation through peak bodies, Government (NTG and Federal), City of Darwin (two Aldermen and the Lord Mayor as Chair), Charles Darwin University and representation from each of Council's five Sister Cities Subcommittees;
- Individual Sister City Sub-committees will be established in a similar format to the previous Sister City committees;
- Each Sister City Sub-committee will meet at the beginning of each year to plan out activities and then on an as needs basis, dependent on the activities underway and opportunities that occur as a result of the involvement on the International Relations Committee;
- Once established, the Sister City sub-committees will develop strategic International Engagement Strategies to ensure alignment with broader activities and provide improved direction for each sister city. This will be coordinated by the City Futures Department, particularly by the Sister City Senior Project Officer.
- Each Sister City will be represented by the Chair of each Sister City Subcommittee on the International Relations Committee.

The Sister Cites Sub-committees are proposed to have the following membership (similar to the previous committee format):

Sister City	Elected Members	Community Members	Youth Ambassadors	TOTAL
Ambon	2	6	2	10
Anchorage	2	6	2	10
Dili	2	6	2	10
Haikou	2	6	2	10
Kalymnos	2	6	2	10
TOTAL	10	30	10	50

City Futures staff will prepare Committee Guidelines in December/January 2018 and nominations will then be sought (for Sister City sub-committees) in February/March2018. It is envisaged that the initial meetings of the sister city sub-committees and International relations committee will occur in April 2018.

CONSULTATION PROCESS

In preparing this report, the following City of Darwin officers were consulted:

- General Manager City Life
- Manager Vibrant Communities

In preparing this report, the following External Parties were consulted regarding concepts discussed in this report:

- Office of Asian Engagement, Trade and Investment
- NT Chamber of Commerce
- Tourism NT
- Study NT
- International College of Advanced Education
- Previous Sister City Committee Chairs (Ambon, Haikou and Kalymnos)

POLICY IMPLICATIONS

City of Darwin Policy No. 053 - International Relations

BUDGET AND RESOURCE IMPLICATIONS

The function of Sister Cities is currently supported by a dedicated position of a Level 6 Senior Projects Officer. Recruitment of this position will begin immediately in December 2017.

An annual budget of \$53,567 is allocated to support the committees and fund various projects throughout the year. Subject to any strategies adopted by Council the impact on budget and resource implication will need to be determined.

RISK/LEGAL/LEGISLATIVE IMPLICATIONS

Nil

ENVIRONMENTAL IMPLICATIONS

Nil

COUNCIL OFFICER CONFLICT OF INTEREST DECLARATION

We the Author and Approving Officers declare that we do not have a Conflict of Interest in relation to this matter.

LIAM CARROLL MANAGER OF ECONOMIC DEVELOPMENT, TOURISM & INTERNATIONAL RELATIONS

GERARD ROSSE GENERAL MANAGER CITY FUTURES

For enquiries, please contact Liam Carroll on 89300559 or email: I.carroll@darwin.nt.gov.au.

Attachments:

Attachment A: Policy No. 053 – International Relations

Title:	International Relations
Policy No:	053
Adopted By:	Council
Next Review Date:	23/02/2014
Responsibility:	General Manager City Futures
Document Number:	2118626

Version	Decision Number	Adoption Date	History
1	20\2501	23/02/10	Adopted
2	21\5274	28/03/17	Policy renamed from Sister Cities to International Relations and revision adopted by Council

1 Policy Summary

City of Darwin embraces Darwin's history, geography and rich diversity of population. With such diversity comes responsibility for enriching and developing community life and Darwin's place in the global community.

This Policy provides a framework to guide Council's directions in advancing the city's future and cultural development through international and community relationships. Person to person linkages, a hallmark of the international relations movement, is realised by Council's many generous volunteers who contribute to an inclusive, well governed, community lived Sister Cities Program.

2 Policy Objectives

- To articulate a context and framework for City of Darwin's role and activity in international relations engagement.
- To provide a context for City of Darwin's role in supporting the Commonwealth and Northern Territory Governments in advancing priorities described in Council's Strategic Directions and Municipal Plans.
- To elevate and enhance the value of cultural exchange, diplomacy and community capacity building in an international context.
- To provide a framework for the redevelopment of the Sister Cities Program Guidelines in place of the Sister Cities Program Handbook, to better align with volunteer practices and aspirations.
- To draw on the Sister Cities program review feedback to contemporise program and policy design.



3 Background

Strategic Plan Context

City of Darwin's Evolving Darwin Towards 2020 Strategic Plan provides an operating context and contributes to the broader directions of Council's international relations endeavours. Council's Sister Cities program is but one dimension of its international relations relations remit.

Goal 4	Historically and Culturally Rich City
Outcome	Community life rich in creativity
Strategy 4.2.2	Embrace national and international partnerships

Sister City Program Parameters

Following review in 2015, Council confirmed its program parameters to ensure existing relationships and partnerships were serviced in alignment with available resources and to maximise outcomes. The parameters are:

- That Council maintain the existing six Sister City relationships and two Friendship relationships within a community, cultural and educational context.
- That all future Sister City and Friendship requests be declined.
- That the Sister Cities Policy and Handbook be reviewed to include a broader framework for Council's international relations activities

4 Policy Statement

4.1. International Relations Activities Framework

Context

City of Darwin has a proud history of internationalism and rich cultural diversity. The person to person linkages between the northern Australian landmass and island communities across the seas and straits to the north pre-date British colonisation.

For centuries, Darwin's Traditional Owners, the Larrakia people traded with South East Asian neighbours. A great deal of cultural exchange occurred between the Yolngu and Macassans, including trade, work and travel that has had a lasting imprint on Darwin's local culture and language.

The modern city of Darwin and its predecessor settlements since 1869 have been at the forefront of Australia's international engagement in peace and in war. Its population diversity reflects, and in some aspects predates, modern multicultural Australia.

While other levels of Government in Australia have formal responsibility for international relations and matters of trade, diplomacy, tourism and investment, City of Darwin has long welcomed all international engagement and visitors. The City



actively encourages and proudly celebrates its rich cultural make up and enduring person to person linkages.

City of Darwin collaborates with the Commonwealth and Northern Territory Governments on visits, activities and protocol requirements in respect of foreign dignitaries, delegations, military and diplomatic representatives and welcomes global citizens travelling to, and through, the Territory for business, tourism, education and training, cultural and sporting purposes.

Internationally, the expectations of the role and reach of local government and the status of its officials differ considerably, requiring sensitive management in a cross cultural context.

Since establishment, Council has engaged in cultural diplomacy, local hospitality and international relations by receiving official visitors and delegations from overseas. A more formal program began in 1982 with Council's participation in the international Sister City movement through the establishment of a twinning arrangement with Kalymnos in Greece.

Vision

For Darwin to be recognised as a vibrant, contemporary, culturally diverse, prosperous international capital city, committed to strategic relationships that advance cultural diplomacy, business, education, trade and peace building opportunities of mutual benefit.

Principles

The following principles guide and underpin Council's involvement in international relations in support of its vision:

- Mutual respect
- Cultural diversity
- Cultural diplomacy
- Peace building through humanitarian endeavours including ethical practices.
- Co-operation on opportunities of mutual benefit including cultural exchange, business development, arts, cross cultural understanding, community harmony, tourism, education, youth development, skill sharing and inclusion.

Promotion

- To showcase Darwin, promoting and building upon its international reputation with emphasis on fostering friendship, cultural exchange, business, skill and learning opportunities.
- To build, develop and enhance cross-cultural relationships.

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- To promote Darwin as a vibrant, contemporary city that creates opportunity and choice and where history, culture, lifestyle and location as a Northern Australian international destination are highly valued.
- Profile Darwin as a destination of choice for international study, tourism, conferences, cultural experiences, sport and business.

Leverage

- Maximise opportunities of mutual benefit.
- Capture and share innovative and best practice approaches.
- Encourage meaningful exchange and shared experiences through collaboration.
- Broker partnerships that advance strategic benefit for cultural, economic, sports, education, business, arts, tourism and humanitarian matters.

Linkages

- Be underpinned by mutual respect, understanding and cultural diplomacy.
- Enhance the City and Council's international profile and reputation positively.
- Facilitate connectivity and partnerships of mutual benefit.
- Support Commonwealth and Territory Government international engagement activities where appropriate.

4.2. Sister Cities Program

The Sister City Program is an important component of Darwin's international engagement portfolio. City of Darwin has five formal sister city relationships that reflect aspects of its history and more recent overseas linkages that are significant to the development of the City and the Northern Territory.

- Kalymnos (Greece)
- Anchorage (USA)
- Ambon (Indonesia)
- Haikou (China)
- Dili (Timor-Leste)

City of Darwin has two additional friendship arrangements that reflect some specific connections and aspirations:

- Honolulu (USA)
- Santa Cruz-Galapagos (Ecuador)

City of Darwin also shares a domestic Sister City relationship.

• Milikapiti (Tiwi Islands, Northern Territory)



In more recent times, City of Darwin has formalised a Memorandum of Understanding in support of local economic development brokered by the Northern Territory Government with:

• Rizhao (People's Republic of China)

Limited number of relationships

Council purposefully limited Sister and Friendship City relationships in 2015 to ensure that existing commitments can be properly serviced within available resources. This does not preclude engagement with other cities and jurisdictions in other ways where appropriate and when determined by Council.

Focus on community, culture and education

In 2015, Council confirmed that Sister and Friendship City relationships shall continue to focus on community, cultural and educational matters. Given this scope, there is substantial opportunity for alignment with the arts, education, business and sports etc that emerge through community and cultural development pursuits.

Governance arrangements

Governance of the Sister City Program is provided through two levels of committee with Council acting as the authorising body for particular matters.

Advisory Committees

Five of Council's Sister City relationships are supported and activated by local advisory community based committees, generously supported by volunteers. Committees operate for:

- Kalymnos
- Anchorage
- Ambon
- Haikou
- Dili

Each committee provides advice, expertise and deep cross-cultural linkages that facilitate and bring to life each Sister City relationship at a community level.

A template for the membership, appointment duration, role, purpose and meeting frequency of these committees is described within the Sister Cities Program Guideline document that steers all operational aspects of the program. Additionally, the annual Council Committee Booklet, each Council's Strategic Plan, annual Municipal Plans and a range of strategies such as Young Darwin 2016-2021 set out more specific governance arrangements and project collaboration themes.



City Life Committee

A standing Committee of Council, the City Life Committee comprises the Lord Mayor and a number of Elected Representatives appointed annually. Its responsibilities include the functional areas of the City Life Department including the Sister Cities and International Relations portfolio. The Committee hold some delegations with a requirement for international travel and matters concerning budget approvals to be determined by Council.

Committee Procedures and Program Guidelines

The Sister Cities Program Guidelines complement this policy and provide detailed guidance for the program's operations and procedures.

General City of Darwin corporate policies and procedures are also pertinent and provide a basis for decisions and approvals on matters not covered in the Guidelines.

Advisory Committee Delegation

As a means of providing each Sister City Advisory Committee with operational decision making, Council has delegated authority to each Committee to determine the power to make decisions within the approved Committee budgets of \$4,000 annually on the proviso that:

- Funds are limited to \$4,000 each financial year.
- There is no carry forwards for unspent budget allocations.
- All requests concerning international travel requires Council approval.
- Projects can be planned and delivered over more than one financial year.

4.3. International Engagement

Reception of Visitors, Delegations and Conference activity

Broader international engagement beyond the Sister Cities program extends to cultural diplomacy including the Lord Mayor, Aldermen, Council staff and community advisory committee members receiving dignitaries and delegations, representational attendance at conferences, meetings, celebrations and events with an international dimension. This activity may be in Darwin, elsewhere in the Northern Territory, Australia, or overseas. Attendance may be by invitation or on request. Formal approval must comply with Council finance, travel and hospitality policies and procedures.

City of Darwin is a financial member of Sister Cities Australia (SCA). SCA hosts a national conference annually which provides opportunity for international engagement beyond the operational, and enables City of Darwin representatives access to best practice across the Sister Cities movement. Relationship building is also valuable in advancing Darwin's interests with visiting delegations from other municipalities overseas.



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Exchanges

Periodic professional exchanges between City of Darwin and other international entities foster goodwill, skill sharing, community connectivity and capacity building and as well as advancing specific interests and mutually agreed projects. Exchanges typically involve person to person linkages and cultural diplomacy that continue to be the bedrock of peace building initiatives internationally.

Coordination with NT Government

Council's representation on the Northern Territory's International Engagement Coordination Group, chaired by the Department of Business, and on other Territory bodies ensures that the two levels of government are appraised of each other's international activity and can coordinate and compliment activities as appropriate. The Northern Australia Capital City Committee is also an established strategic level forum where cross government matters can be advanced.

5. Related Documents

Besides periodic reports to Council on international activities in relation to Council Meeting agenda items, information availability and transparency of activity is provided through City of Darwin's Annual Report and mechanisms such as the International Relations Newsletters published on the Council website.

5. Legislation (Terminology and References)

The NT Local Government Act provides the basis for City of Darwin to occupy a broad role in promoting the social, economic, environmental, and cultural wellbeing of its local community and for community participation in such activities.

6. Implementation and Delegation

The City Life Department has particular responsibility for the implementation of this policy. Elected Members, other Departments and committees also have roles in ensuring adherence and working collaboratively to further program outcomes.

In accordance with Policy 032- Policy and Procedures Framework, clause 7.2 – Implementation and Delegation, Council has delegated to the CEO the authority to decide those matters needing to be referred to Council for adoption.

In order to maintain the currency of the Sister Cities Program Guidelines, subject to Council approval of this Policy, Council has delegated to the CEO, authority to approve further updates of the Sister Cities Program Guidelines to reflect amendments necessary for various reasons including changes emanating from relevant Council decisions.



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7. Evaluation and Review

This policy is to be reviewed in accordance with Policy 032 – clause 5.3 – Reviewing Existing Policies. Sister City Advisory Committee members are also invited to provide feedback on program reviews as required to inform program development.

ENCL: ORDINARY COUNCIL MEETING/OPEN AGENDA ITEM: 14.1.5

BUDGET TIMETABLE 2018/2019

REPORT No.: 17CP0064 IF:je COMMON No.: 2100136

DATE: 12/12/2017

Presenter: Acting Manager Finance, Irene Frazis

Approved: Acting General Manager City Performance, Amelia Vellar

PURPOSE

The purpose of this report is to present the proposed timetable for Council's development of the 2018/2019 budget.

LINK TO STRATEGIC PLAN

The issues addressed in this Report are in accordance with the following Goals/Strategies as outlined in the 'Evolving Darwin Towards 2020 Strategic Plan':-

Goal

5 Effective and Responsible Governance

Outcome

5.5 Responsible financial and asset management

Key Strategies

5.5.1 Manage Council's business based on a sustainable financial and asset management strategy

KEY ISSUES

- The Municipal Budget (the budget) process requires a number of workshops to progress development and these are proposed to be at similar intervals to those held in 2017.
- The budget timetable will allow adequate time for the budget to be delivered in accordance with legislative timeframes and requirements.
- It is proposed that the 2018/19 Budget will be developed based on the Long Term Financial Plan (LTFP) which is currently under review and is proposed to be workshopped with Council in February.
- Flexibility in the budget workshop report timeframes will be required.

RECOMMENDATIONS

- A. THAT Report Number 17CP0064 IF: je entitled Budget Timetable 2018/2019, be received and noted.
- B. THAT Council endorse the Budget Timetable for 2018/2019, provided at Attachment A to Report Number 17CP0064 IF:je entitled Budget Timetable 2018/2019.

BACKGROUND

The budget timetable is comparable to the previous year(s) timetable. Previous workshops have identified that budget workshops should stand alone from other topics and that there was a preference to include workshop(s) on a Saturday.

DISCUSSION

The proposed 2018/19 Budget Timetable is provided at **Attachment A**. The timetable helps to ensure that the budget project follows a robust agreed process and satisfactorily meets statutory requirements and timelines.

The timetable has been prepared in accordance with the Council meeting dates and deadlines schedule January – June 2018, and incorporates a series of Special Council Workshops to allow adequate time to deliver key budget components and provide appropriate opportunities and information for Elected Members to consider and develop the budget for 2018/19 decisions.

Elected Members will be updated on progress as the budget progresses. If there is a need to amend the timetable this will be further advised and discussed.

The Municipal Budget should have a clear link to the LTFP to align with the principles of integrated planning and financial sustainability. The LTFP is currently under development and will be workshopped with the Council on the 12 February 2018. This will provide a 'base' for the development of the 2018/19 Municipal Budget, with adjustments for the longer term parameters such as CPI.

Council Workshop Report Timeframes

Council's budget project is a dynamic process and workshop outcomes historically result in a considerable volume of background work to progress to the next stage of the budget development. In addition it is essential that sufficient time for review by staff to ensure budget integrity is allowed for within the budget timeframes. The current Council report deadlines is considered unfeasible for the budget workshops, and although where possible these will be adhered to, flexibility in the reporting timeframes will be required.

CONSULTATION PROCESS

This report was considered by the Executive Leadership Team on 4 December 2017 and now referred to Council for consideration.

POLICY IMPLICATIONS

Nil

PAGE:

SUBJECT:

REPORT NUMBER:

BUDGET AND RESOURCE IMPLICATIONS

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This report commences the formulation of the 2018/19 Municipal Budget.

BUDGET TIMETABLE 2018/2019

RISK/LEGAL/LEGISLATIVE IMPLICATIONS

There is always a risk of variation from budget. Therefore budgets should be reasonably prudent and provide appropriate coverage to enable delivery of the required programs and services.

The budget timetable and methodology is designed for the Council and Management to meet legal requirements.

ENVIRONMENTAL IMPLICATIONS

Nil

COUNCIL OFFICER CONFLICT OF INTEREST DECLARATION

We the Author and Approving Officers declare that we do not have a Conflict of Interest in relation to this matter.

IRENE FRAZIS ACTING MANAGER FINANCE

AMELIA VELLAR **ACTING GENERAL MANAGER CITY PERFORMANCE**

For enquiries, please contact Irene Frazis on 8930 0654 or email: i.frazis@darwin.nt.gov.au.

Attachments:

Attachment A: 2018/19 Budget Timetable

City of Darwin

Council Timetable - 2018/19 Budget

Meeting	Date	Summary Workshop Objectives
Workshop 1	Wednesday - 14 February	Long Term Financial Plan (LTFP) workshop. Introduction to 2018/19 Budget including assumptions, timetable and background.
Workshop 2	Wednesday - 7 March	Fees & Charges: excluding Waste and Parking fees. Resolve outstanding issues from Workshop 1
Workshop 3	Wednesday - 28 March	Operational budgets, new initiatives, Waste and Parking fees
Workshop 4	Saturday - 7 April	Saturday workshop. Operation update, capital works, reserves and rate scenarios (if required)
Workshop 5	Thursday - 23 April	Resolve outstanding issues
1st Ordinary Council	Tuesday - 15 May	Adoption of Draft Municipal Plan (DMP) and Fees & Charges
N/A	Wednesday - 6 June	Submissions close on DMP
2nd Ordinary Council	Tuesday - 26 June	Consider submissions, adopt Municipal Plan, rates declaration
N/A	Friday - 29 June	Publish final Municipal Plan including budget
N/A	Monday - 2 July	Publish rates declaration

ENCL: ORDINARY COUNCIL MEETING/OPEN AGENDA ITEM: 14.1.6

CREATION OF EASEMENT OVER SECTION 4295 (216) MCMILLANS ROAD, MARRARA

REPORT No.: 17CO0015 DB:hd COMMON No.: 265213

DATE: 12/12/2017

Presenter: Manager Design, Developments & Projects, Drosso Lelekis

Approved: General Manager City Operations, Luccio Cercarelli

<u>PURPOSE</u>

The purpose of this report is to seek Council's approval of the creation of an easement within Section 4295 (216) McMillans Road, Marrara for the purpose of providing access to sewerage infrastructure, in favour of Darwin International Airport (DIA).

LINK TO STRATEGIC PLAN

The issues addressed in this Report are in accordance with the following Goals/Strategies as outlined in the 'Evolving Darwin Towards 2020 Strategic Plan':-

Goal

1. Collaborative, Inclusive and Connected Community

Outcome

1.4 Improved relations with all levels of government and significant stakeholders **Key Strategies**

1.4.1 Actively engage with all levels of government to coordinate efficiencies and develop opportunities

KEY ISSUES

- Northern Territory Airports Pty Ltd have requested Council's approval of a 12 metre wide sewerage easement over existing and future sewerage infrastructure within Lot 4295 (216) McMillans Road, Marrara (Attachment A).
- There is an existing sewer rising main within Lot 4295 (216) McMillans Road, Marrara with no easement in place.
- Northern Territory Airports (NTA) are requesting the easement to install a secondary sewer main.
- An independent assessment (**Attachment D**) commissioned by City of Darwin assessed the application and identifies that a second main is not required for servicing purposes, however the NTA may be doing this for their own reasons.
- Power Water Corporation (PWC) have advised that they do not have an application for an additional connection.
- The current rezoning application of Lot 4295 (216) McMillans Road, Marrara from Public Open Space (PS) to Conservation Zone (CN) recognises the need for an

easement and the land in question has been left as Zone PS in the planning application.

• The size of the proposed easement was not determined at the time of lodging the rezoning application and if approved, advice on the width will be provided to the Department of Lands, Planning and Logistics.

MARRARA

It is recommended that an eight metre wide sewer easement (rather than the 12m requested) is granted in favour of the upstream lot with conditions as outlined within the recommendations.

RECOMMENDATIONS

PAGE:

- THAT Report Number 17CO0015 DB:hd entitled Creation of Easement over Α. Lot 4295 (216) McMillans Road, Marrara, be received and noted.
- THAT Council approve the creation of an eight metre wide sewer easement Β. over the existing sewerage infrastructure over Lot 4295 (216) McMillans Road, Marrara in favour of Section 5729 (40) Henry Wrigley Drive, Eaton subject to:
 - (i) all costs associated with the creation of the sewer easement being met by Northern Territory Airports Pty Ltd or Darwin International Airports Pty Ltd;
 - (ii) the boundary of the easement be offset from the existing sewer rising main by 1.5 metres to allow space within the easement to accommodate a second sewer rising main.
 - (iii) THAT the following conditions be applied to LTO Form 52 "Creation of Easement":
 - i. Removal of any vegetation or trees requiring the approval of Council prior to commencement of works and subject to evidence of need to remove.
 - ii. Any vehicles entering the easement requiring approval of Council prior to accessing the easement.
 - iii. Any works within the easement requiring approval of Council prior to commencement of works.
 - iv. Construction of new infrastructure to be
- C. THAT pursuant to Section 26 (2) of the Local Government Act, Council authorises the affixing of the common seal to all documents associated with finalising the creation of a sewer easement over Section 5729 (40) Henry Wrigley Drive, Eaton in favour of the Darwin International Airport in accordance with Report Number 17CO0015 DB:hd entitled Creation of Easement over Lot 4295 (216) McMillans Road, Marrara, and that this be attested by the signatures of the Chief Executive Officer and the Lord Mayor.

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BACKGROUND

There is an existing sewer rising main owned and maintained by Darwin International Airports (DIA) that runs through Lot 4295 (216) McMillans Road, Marrara. This sewer main is not currently within an easement and is connected to the Power and Water Corporation sewerage infrastructure within the existing Power and Water Corporation easement located along the northern allotment boundary.



Figure 01 - Excerpt from current title, approximate location of existing sewerage infrastructure

PAGE: 4 REPORT NUMBER: 17C00015 DB:hd SUBJECT: CREATION OF EASEMENT OVER LOT 4295 (216) MCMILLANS ROAD, MARRARA



Figure 02 - Excerpt from current title, approximate location of existing sewerage infrastructure

Planning Background

Previous Report Number 14TS0229, entitled Rezone Section 5249 (35) Henry Wrigley Drive and Section 4295 (216) McMillans Road, Marrara to zone CN (Conservation), was prepared for Town Planning Committee meeting held on 7 October 2014.

At the Ordinary Council Meeting on Tuesday, 25 November 2014, Council resolved as follows:
PAGE: 5 REPORT NUMBER: 17CO0015 DB:hd SUBJECT: CREATION OF EASEMENT OVER LOT 4295 (216) MCMILLANS ROAD, MARRARA

DECISION NO.21/2843 (25/11/14)

<u>Rezoning Rapid Creek Sections 4295 and 5249 from PS (Public Open Space)</u> <u>and OR (Organised Recreation) Zones to CN (Conservation) Zone</u> Common No. 265213

Common No. 203213

THAT Council apply to the Lands Department for the rezoning of Rapid Creek Sections 4295 and 5249 from PS (Public Open Space) and OG (organised Recreation) Zones to CN (Conservation) Zone.

A Planning Scheme Amendment was lodged on 28 June 2015. On 2 July 2015 the Northern Territory Government requested that the City of Darwin put the application on hold pending research into the Rapid Creek Flood Mitigation works.

At the Ordinary Council Meeting on Tuesday, 28 July 2015, Council resolved as follows:

DECISION NO.21/357 (28/07/15)

<u>Conservation rezoning application for Section 5249 (35) Henry Wrigley Drive</u> and Section 4295 (216) McMillans Road, Marrara - Update

Report No. 15TS0131 NS:dj (28/07/15) Common No. 265213

THAT Council request that the exhibition of the Rezoning Application PA2015/0400 be delayed until all information is at hand and a coordinated approach can be taken by all stakeholders as outlined in Report Number 15TS0131 NS:dj entitled Conservation rezoning application for Section 5249 (35) Henry Wrigley Drive and Section 4295 (216) McMillans Road, Marrara - Update.

The Development Consent Authority report outlined that "if officers believe that there will be no major issues, they will proceed with the Rezoning Application."

On 22 June 2016 the Northern Territory Government requested that the City of Darwin exclude areas that will be used for flood mitigation works from the proposed rezoning to zone CN (Conservation). This included a 'Proposed Sewerage Easement 12m wide – DIA'. The areas are shown as drainage easements on the attached map (Attachment B).

On 22 February 2017 NTG, Rapid Creek Landcare Group and internal environmental staff were advised of the intention to lodge the application with the amendments requested by the Northern Territory Government. No comments or issues were raised.

The rezoning application was re-lodged on 22 February 2017. The Planning Scheme Amendment was placed on exhibition between 16/06/2017 and 14/07/2017. Submissions were received from Power and Water, Darwin International Airport, Rapid Creek Landcare Group, Department of Infrastructure, Planning and Logistics and Department of Defence. An update from the Department of Infrastructure,

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Planning and Logistics, dated 12/10/2017, indicated that "the Chairman of the NT Planning Commission has decided not to hold a hearing on this proposed rezoning given that none of the submissions received objected to the proposal and the Rapid Creek Landcare Group, as the only public submitter, was comfortable that there was no need to hold a hearing."



Figure 03 - Excerpt from current Planning Application to rezone a portion of Section 4295 (216) McMillans Road, Marrara

This report assesses the proposed easement for the Darwin International Airport over an existing sewer rising main, the proposed duplication of the main and the impacts this may have with consideration of the current Planning Scheme Amendment Application PA2015/0400.

DISCUSSION

Northern Territory Airports Pty. Ltd has approached City of Darwin to create a 12 metre wide easement over Council owned Section 4295 (216) McMillans Road, Marrara. They consider this easement width necessary to allow for the existing sewer rising main, including access for maintenance purposes and to provide enough width to accommodate a future proposed duplication of the sewer rising main. The duplication is intended to provide redundancy and allow inspection of the integrity of the existing sewer main.

The assessment of this request has been broken into two sections:

- 1. Assessment of the existing sewer and provision for an easement over it; and
- 2. The future proposed sewer rising main and its location

Existing Sewer Rising Main

It is considered essential that the existing sewer rising main have an easement placed over it to allow ongoing maintenance of the infrastructure, however Council is able to approve an easement with conditions.

Due to the sensitivity of Rapid Creek and the potential impact to the Riparian vegetation as detailed within the Vegetation Assessment section of the application made (**Attachment A**), it is considered that a condition should be placed over any easement granted that permission be required to remove any vegetation, access with a vehicle or construct new infrastructure within the easement.

It has been identified by Northern Territory Airports and in the Vegetation Assessment within their application that a number of large trees are growing over the existing sewer and that this has the potential to cause damage to the pipe infrastructure leading to contamination of Rapid Creek. Northern Territory Airports have advised that they are unable to undertake an assessment of the infrastructure at this point as the pipe cannot be in use whilst a camera inspection is being performed.

An independent assessment (**Attachment D**) commissioned by City of Darwin identified that building a redundant pipe for inspection purposes is not strictly necessary and that inspection of the pipe could be completed through various other methods to determine any issues.

Northern Territory Airports have identified within their application that the easement should be 12 metres wide to accommodate both the existing and proposed sewer rising mains.

The independent assessment determined that a minimum of a seven metre wide easement would be sufficient to accommodate the existing and future pipes. In considering the request and the assessment, City of Darwin officers consider that an eight metre wide easement would be appropriate.

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The clearing of vegetation is of particular concern as there are significant trees within the area. This may impact the function of the Riparian Zone, and would allow for unauthorised vehicles to access the Creek as a result of loss of this natural barrier.

An easement provides certainty of location of infrastructure for future reference.

Proposed Sewer Rising Main Duplication

The intent of the 12 metre wide easement is to allow for the duplication of the existing sewer along the preferred route Northern Territory Airports are pursuing.

Power and Water Corporation (PWC) have advised that Northern Territory Airports are restricted on the flow rate they may discharge into the PWC system and that no new or additional connection application has being made.

Within the application for the easement, Northern Territory Airports have identified that two alternative routes were assessed and determined by them to not be preferred.

The new main would be approximately 270 metres long and would traverse through the proposed easement and under the Creek. Northern Territory Airports consider this to be the route of lowest risk due to the lower storage volume within the pipe due to its reduced length, as is discussed further below. No risk assessment was provided for this option by NTA. However, the independent review undertaken included this.

The independent assessment has identified that, if approved, a good proportion of the new rising main could be constructed along the proposed easement via boring. This would significantly reduce any impact on flora, on the surface of the creek and the surrounding habitat will remained untouched.

It is not intended that the creation of the easement would imply approval of the new rising main and that PWC approval and other technical requirements would have to be met prior to its construction approval within the easement.

This recommendation is to doesn't approve the duplication of the existing sewer rising main and grants an eight metre wide easement in favour of the upstream lot with conditions restricting tree removal, access and construction.

Currently the existing sewer rising main has not been assessed, but the independent assessment has identified that this can be undertaken without duplicating the main. There is a risk that the existing pipe may rupture and leak sewage into the creek, however the risk would only be slightly reduced with a new, duplicated main.

The provision of an easement may is consistent with the rezoning application, however the easement width will inform the location and width of the Public Space to remain. Once the area is rezoned to Conservation it will make any further changes to

the easement challenging. It is therefore recommended that if an eight metres be approved to allow for future consideration of expansion of the infrastructure.

Approval of a new sewer rising main within this easement would be subject to it meeting the following conditions;

- Removal of any trees requires the approval of Council prior to commencement of works and subject to evidence of need to remove.
- Any vehicles entering the easement require approval of Council prior to accessing the easement.
- New construction within the easement requires approval of Council prior to commencement of works.
- All costs associated with the creation of the sewer easement being met by Northern Territory Airports Pty Ltd or Darwin International Airports Pty Ltd.
- It is located within the approved eight metre easement.
- PWC approval of the connection for the rising main is provided.

CONSULTATION PROCESS

In preparing this report, the following City of Darwin officers were consulted:

- Town Planner
- Team Leader Development
- Manager Climate Change and Environment

In preparing this report, the following External Parties were consulted:

- Project Manager, Northern Territory Airports
- Planner, Department of Lands, Planning and Infrastructure
- Power and Water Corporation
- Rapid Creek Landcare Group

POLICY IMPLICATIONS

None identified.

BUDGET AND RESOURCE IMPLICATIONS

All costs associated with the creation of the easement would be paid for by the DIA.

The value of the land over which this easement would be created has not been established.

RISK/LEGAL/LEGISLATIVE IMPLICATIONS

To facilitate the creation of an easement a Section 91 Creation of Easement in Gross and section 44(1) Request to Issue Certificate as to Title forms require authorisation by Council under the common seal.

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Section 26 (2) of the Local Government Act requires that the affixing of the common seal to a document must be authorised or ratified by resolution of the Council; and must be attested by the signatures of the Chief Executive Officer and at least one member of the Council.

The independent assessment undertaken of the proposals included identification of risks associated with each option (**Attachment D**)

ENVIRONMENTAL IMPLICATIONS

Although the creation of an easement itself will have little to no impact on the area, the provision for an easement without the conditions as stated above could lead to increased loss of vegetation, vehicle access along the easement and close to the creek by unauthorised vehicles and construction disturbing the area.

Some loss of vegetation is likely, which would be associated with undertaking works on the infrastructure within the easement. This can be mitigated through the use of boring rather than trenching.

If there is a break to the existing or new pipe, effluent could flow into the creek system. Although an assessment was not been provided by NTA to compare the potential impacts of Alternative Route 1 and Alternative Route 2 compared to the preferred route, this was included in the independent assessment undertaken.

COUNCIL OFFICER CONFLICT OF INTEREST DECLARATION

We the Author and Approving Officers declare that we do not have a Conflict of Interest in relation to this matter.

DROSSO LELEKIS <u>MANAGER DESIGN,</u> <u>DEVELOPMENT & PROJECTS</u>

LUCCIO CERCARELLI GENERAL MANAGER <u>CITY OPERATIONS</u>

For enquiries, please contact James Whyte on 8930 0413 or email: j.whyte@darwin.nt.gov.au.

Attachments:

Attachment A:	Sewer Easement Information provided by Darwin International
	Airport
Attachment B:	Proposed Easement
Attachment C:	Northern Territory Government Proposed works and easements
Attachment D:	Independent Assessment – DIA – New Sewer Rising Main

ATTACHMENT A



Sewer Infrastructure



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1.0 Executive Summary

DIA have been conducting a full review of their assets which includes the sewer infrastructure that is critical to the operations of the airport. In doing so it has been determined that a second outlet is required to provide redundancy and allow for the overlap to enable change out of ageing infrastructure in and around the Airport.

The current outlet for the sewer infrastructure has been in place for 20+ years and will require a detailed condition report. The report will be scheduled for when the second outlet has been installed and commissioned allowing for the changeover and any subsequent works that may result from the findings, if required.

DIA are requesting a 12m easement in line with the DCC proposal (22nd February 2017) to rezone Lot 4295 that will provide security and access to its current and planned Sewer Rising Mains (SRM). DIA would also require regular access to the easement to carry out periodic maintenance activities that will provide ongoing assurances of the infrastructure.

DIA have been discussing the requirements of the second outlet connection and the easement with the relevant Authorities; Darwin City Council (DCC) - property owners of lot 4295 and Power Water Corporation (PWC) – owners of the main sewer infrastructure DIA will connect to. This report has been compiled in support of the requirements of DIA and DCC to provide the Council with a more detailed understanding for its consideration.

DIA have engaged with specialists, *Active Tree Services – Arborist and ECOZ Environmental Consultants*, to provide an impartial assessment of the easement area that have set out the initial findings and mitigations that can be implemented by DIA to offset all works required through the area of the 12m easement.

2.0 Easement Details

DIA are requesting that a 12m easement is granted to provide access for the current and new planned installation of a second sewer rising main (SRM). This will allow for redundancy a maintenance inspections of the Airport assets. Such inspection would include but not limited to;

- Access for required for regular maintenance;
 - o Monthly visual inspection of pipeline easement and pits
 - o Quarterly site conditions and maintenance
 - Annually pipe inspection (shut down drain and camera)

This is a critical piece of the Airports infrastructure that is vital to the daily operations. The request for a 12m easement has been advice sought through Jacobs Engineering as to an adequate and safe area that will enable the installation of the second outlet. The spacing would be (3m-6m-3m) 3m from each boundary of the easement would be the centreline of the outlet pipes with a 6m clearance between the two.

DIA have assessed alternative routes but maintain that the direct route (270m) alongside the current outlet is the best outcome for the preservation of the soon to be conservation zone and DIA. The positioning alongside the current SRM will allow for ease of maintenance providing a direct line of sight from the pump station situated on Murphy Road along the easement. Furthermore the reduction of environmental risk is considerable given the overall length and capacity/volume is at least 2.5 time less than any of the alternatives.

Alternative Route 1

Was to utilise the installed infrastructure along Charles Eaton and go towards McMillans Road. The flow of the sewer is directed towards Murphy Road collection point and has been designed to cater for any and all future development. There would also be the increased risk to encapsulating the soon to be conservation area in more sewer pipe than necessary.

Sewer Infrastructure

Alternative Route 2

Was to install the second pipe along Charles Eaton in the road reserve and along Henry Wrigley Drive road reserve. This was ruled out also as it is 2.5 times longer (670m) and again would encapsulate a much larger portion of the soon to be conservation area. The capacity/volume of such infrastructure would hold a greater risk to the surrounding area.



Fig.1 Easement & Existing SPS

Sewer Infrastructure

Currently lot 4295 is zoned PS (Public Open Space) which has been identified by DCC as the classification to remain for the DIA and other easements. DIA support that the area of the easement is granted (see Fig.1) and is able to be maintained as detailed within the DCC proposal to rezone the majority of lot 4295 on the 22nd February 2017.

Through the consultation with specialist environmental and arborist consultants DIA has been provided advice that the removal of vegetation in DCC proposed easement will represent a small loss of overall. The tree species recorded within the proposed easement are all common in the Darwin region and none listed as threatened under the *Environment Protection and Biodiversity Conservation Act 1999 (Cth) and/or the Territory Parks and Wildlife Conservation Act* (NT). Areas of the proposed easement are already highly disturbed, vegetation is open and dominated by exotic species. The loss of habitat is not considered to be of a scale that would significantly impact any species in this area. Within the attached report by ECOZ the species and number of trees have been identified that can be off-set to another area within the newly zoned CN area under the instruction of DCC. (ECOZ report attached Appendix 1)

DIA have engaged BMD Urban Pty Ltd to construct the upgrade to the SPS on Murphy Road that will ultimately be connected to the existing and new duplication SRM. These works as mentioned have been identified within the asset condition review for upgrade works and we had intended to construct both portions of work at the same time. We have amended our contract to separate these portions of work to enable consultation with DCC and the relevant stakeholders given that no easement had been previously registered to ensure a clear informative approach is taken.

DIA can provide any additional information that may be required as a result of a request that may arise on the 28th November 2017 at the Council meeting.

Appendix 1 Easement Set Out

Sewer Infrastructure



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Appendix 2 Alternative Route Plan



Appendix 3 ECOZ Report



Sewer Infrastructure



Vegetation Assessment Proposed Sewer Easement Northern Territory Airports





DOCUMENT CONTROL RECORD

Job	EZ17302
Document ID	160376-1-23
Project manager	Helen Dwyer
Author(s)	Chris Brady

Revision	Date	Document history	Approver
0-14	10 Nov 2017	Sent to client for review	H. Dwyer
1	13 Nov 2017	Final sent to client	H. Dwyer

Recipients are responsible for eliminating all superseded documents in their possession.

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1 INTRODUCTION

Northern Territory Airports have contracted EcOz Environmental Consultants (EcOz) to undertake an assessment of the vegetation within a corridor approximately 250 m long and 12 m wide, that has been proposed as a sewer easement in the vicinity of Darwin International Airport. The proposed easement runs atop an existing sewer line from Charles Eaton Drive to the north-east, where it will adjoin an existing sewer easement (Figure 1). The proposed easement crosses Rapid Creek.

There is some concern that a few large trees currently atop the sewer line could impact the integrity of the pipe. Given the nature of the material within the pipe and its vicinity to the watercourse any breach of the pipe is likely to negatively impact water quality in Rapid Creek.

2 METHODS

A site inspection was undertaken by an ecologist familiar with the vegetation of the Northern Territory on the 3^{rd} of November 2107. The ecologist walked the proposed easement and recorded tree species within the ~250 m x 12 m corridor. Introduced species were also recorded.





3 RESULTS

Eleven tree species were recorded growing within the corridor of the proposed easement, with approximately 43 individuals taller than one metre (Table 1). There are several large trees including Paperbarks (Melaleuca sp.) and Black Wattle (*Acacia auriculiformis*). The vegetation adjacent to Rapid Creek is dense, with a closed canopy (Figure 2). The stream bank is dominated by species common along permanent water courses in the Darwin region (e.g. *Carallia brachiate, Barringtonia acutangula, Acacia auriculiformis*). Further from the creek the vegetation is more sparse, with that on the Charles Eaton Drive side dominated by species typical of transition between woodland and open forest (e.g. *Acacia auriculiformis* and *Planchonia careya*).

On the north-east end of the proposed easement the vegetation is very open and dominated by species typically associated with seasonally inundated areas (e.g. *Pandanus spiralis, Lophostemon lactifluus* and *Barringtonia acutangula*). The ground layer is dominated by introduced species, including Humidicola (*Urochloa humidicola*), Rat's Tail Grass (*Sporobolus sp.*), and the Class B weeds declared under the *Weed Management Act*, Spiny head Sida (*Sida acuta*) and Snakeweed (*Stachytarpheta spp.*).

Family	Species	Number
Caesalpiniaceae	Peltophorum pterocarpum	1
Combretaceae	Terminalia microcarpa	1
Lecythidaceae	Barringtonia acutangula	10
Lecythidaceae	Planchonia careya	2
Mimosaceae	Acacia auriculiformis	4
Myrtaceae	Corymbia ptychocarpa	2
Myrtaceae	Lophostemon lactifluus	4
Myrtaceae	Melaleuca argentea	2
Pandanaceae	Pandanus spiralis	5
Rhamnaceae	Alphitonia excelsa	1
Rhizophoraceae	Carallia brachiata	11

Table 1. Plant species and approximate number of individuals (>1 m tall) recorded within the					
proposed easement					



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Figure 2. Photographs of vegetation growing within the proposed easement from south-west to north-east



4 **DISCUSSION**

Trees that develop vast and invasive root systems are not appropriate to plant over or near underground infrastructure such as sewer lines, as they can crack and break pipes, causing burst water mains, blocked sewers or damage to conduits (PWC 2009). The proposed easement may be cleared of vegetation to provide access to the sewer line and reduce the potential for damage to pipes from tree roots or damage from falling trees.

Given the proximity of sewer line to Rapid Creek, the current vegetation within the proposed easement poses a potential risk to Rapid Creek, should damage to the pipes result in the escape of sewerage. Sewage contains many potential contaminants, including nutrients, suspended and dissolved solids, and disease-causing microorganisms which, if released to Rapid Creek, would impact on water quality in Rapid Creek (ANZECC and ARMCANZ 1997). The resulting reduction in water quality could cause eutrophication, whereby algal blooms reduce dissolved oxygen and light availability, impacting aquatic life (e.g. fish kills). The introduction of a number of potential pathogens and disease-causing micro-organisms would also reduce recreational opportunities in Rapid Creek, and may impact downstream use of the creek. As such, the management of the easement (i.e. removal of vegetation) is required to minimise risks to Rapid Creek.

The Northern Territory Planning Scheme (NTPS) stipulates how land is managed and developed in the Northern Territory, and permits certain activities within various zoned and unzoned lands. Clause 1.3 (Section 2(b)i) states that (unless specified) the NTPS does not prevent the construction, alteration, repair or maintenance of facilities for the reticulation of water, sewerage, gas or electricity. Additionally, the proposed easement is located within land zoned PS (Public Open Space). Clause 10.2 of the NTPS provides requirements for clearing of native vegetation within certain zones, but does not apply to PS.

There is a proposal to zone the land in the vicinity of the proposed easement CN (Conservation). Whilst this would not prevent clearing of vegetation to protect the integrity of the sewer pipes, it may increase regulatory requirements, with a permit required each time maintenance vegetation clearing is undertaken. Given the requirement to maintain the corridor such that there are no large trees that could damage or prevent access to the sewer pipes, consideration may be given to a zoning more appropriate for sewer easements, such as U (Utilities).

The tree species recorded within the proposed easement are all common in the Darwin region. None of the plant species recorded are listed as threatened under the *Environment Protection and Biodiversity Conservation Act 1999* (Cth) and/or the *Territory Parks and Wildlife Conservation Act* (NT).

The proposed sewer easement intersects the riparian vegetation bordering Rapid Creek. Riparian vegetation is considered a Sensitive Vegetation Community in the Northern Territory. It is considered significant as it shades streams, moderating temperature and creating suitable conditions for breeding for many aquatic species, maintains dissolved oxygen levels, and restricts the occurrence of algal blooms (NTG undated). Riparian vegetation can also protect stream banks from erosion and filters any sediment or nutrients in overland flow before the flow enters the stream, thus reducing sedimentation of aquatic habitats and reducing nutrient induced algal blooms (NTG undated).

The proposed easement is relatively narrow in extent (12 m); it could be expected that the canopy of trees growing adjacent to the corridor could shade the majority (or all) the watercourse within the corridor. A site specific Erosion and Sediment Control Plan should be developed and implemented to protect the stream bank.

The loss of trees will represent a small loss of habitat for fauna species. Rapid Creek is known to support numerous species relatively restricted to this habitat, such as Azure Kingfisher, Shinning Flycatcher and Mitchell's Water Monitor. The loss of habitat is not considered to be of a scale that would significantly impact any of these species.

Adjacent to the proposed easement on the north-east end runs a drainage line that is highly disturbed. The vegetation is open and dominated by exotic species. In agreement with the land owner, there may be an



opportunity to plant a similar number (or more) local providence trees associated with riparian vegetation to offset loss of trees resulting from any clearing of the proposed easement. A reference list if suitable species has been compiled by the Rapid Creek Landcare Group. This would add to the substantial revegetation effort in the Rapid Creek corridor. Revegetation of this area would increase the amount of habitat for fauna associated with riparian vegetation and have benefits for the quality of water entering Rapid Creek.

5 **REFERENCES**

- Australian and New Zealand Environment and Conservation Council (ANZECC) and Agriculture and Resource Management Council of Australia and New Zealand (ARMCANZ). (1997). *Australian Guidelines for Sewage Systems; Effluent Management,* National Water Quality Management Strategy, Canberra.
- Northern Territory Government. (undated). Sensitive Vegetation in the Northern Territory. https://nt.gov.au/__data/assets/pdf_file/0014/204206/riparian-vegetation-factsheet-english.pdf
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ATTACHMENT D137



Darwin City Council

DIA - New Sewage Rising Main Review of Proposed Works

December 2017

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1. Introduction

Darwin International Airport (DIA) has indicated an intent to construct a new duplicate sewer rising main from their existing pump station at Murphy Road to the discharge point into the Marrara Trunk Sewer on the Northern side of Rapid Creek. The option preferred by DIA is to run parallel to the existing rising main in a straight line from the pump station to the existing discharge point, crossing Council Land comprising the Rapid Creek Conservation Zone and the Rapid Creek watercourse. A non-preferred option identified would run the main along Charles Eaton Dr to Henry Wrigley Dr then along Henry Wrigley Dr to a new discharge point on the trunk sewer adjacent to Henry Wrigley Dr. The latter option is longer and would include a crossing of Rapid Creek attached to the existing road culvert endwall or buried in the road formation cover fill over the culvert.

This report provides some commentary on the proposal as presented in the DIA option study to assist Council in consideration of the DIA proposal.

2. Need for the Main

While there is no identified problem with the existing rising main in regard to capacity or condition, and it is not particularly old (approximately 25 years out of a probably life of 50 years) the regrowth of trees along the route of the existing main is seen by DIA as a potential threat to the integrity of the pipe. The DIA suggest that a second new main is desirable as a duplication of the existing main to reduce risk and improve security by providing a standby main and to permit the existing main to be put off line for inspection and possible rehabilitation if a fault is identified.

Design details for the existing main are not provided however, given the conservative standards adopted by the authority responsible for construction of airport facilities at the time, the main is likely to be rubber ring jointed ductile iron cement lined (DICL) with polythene wrap and hence relatively resistant to physical damage by roots. Joints remain vulnerable to root intrusion however this would be ameliorated by the wrapping system generally adopted. If more normal standards were adopted then the main would most likely be rubber ring jointed PVC pressure pipe which is unlikely to admit root intrusion and remains reasonably durable against physical damage unless trees are uprooted by wind with root entangled pipes.

In the Darwin environment, growth of trees over water and sewer pipelines is an extremely common occurrence and unless the main is a particularly vulnerable pipe type, has prior damage allowing root entry or the trees are of a particularly aggressive type then the chances of adverse consequences for the pipe are fairly low. The provision of duplicate redundant rising mains in such circumstances has not previously been considered necessary for any other sewage stations and rising mains in the region.

While the Rapid Creek environment is a sensitive issue for contamination from the Airport precinct and DIA has the right to be particularly risk averse in this regard, the priority for provision of the second main is nevertheless considered fairly low. To build a second main in order to test the first main to find out if the second main is required is considered unnecessary.

2.1 Easement Requirement

As the existing DIA owned main passes through property not owned by DIA it is necessary to establish an easement over the main in favour of DIA to permit legal access to the main for maintenance and to provide legal protection against disruption to the main as well as alleviate the current trespass situation. The rights of the property owner to compensation for the prior trespass and the future restriction on use of the land must also be addressed and conditions may reasonably be attached to any easement granted.

The appropriate width of the easement required will depend on the size and number of mains, and the depth of construction. PWC easement guidelines for sewer rising mains up to DN150 dictates a minimum width of 3m, and 6m width for mains larger than DN150. The existing main size is not stated but from observation on site is likely to be DN200 hence a 6m easement would normally apply if it was a PWC asset. While central installation within the easement is preferred by PWC, installation of mains to within 1.5m of the easement boundary is acceptable hence a second main at normal spacing of 1.5 to 2m would generally be permitted within this same 6m easement width however some small additional width to say 7m would be a more conservative option.

From the above it can be seen that the proposed pipe spacing of 6m and easement width of 12m is extremely conservative for trenched construction. If the second main is installed by direction drill, an increase in pipe spacing to say 3m within an easement of 7m may be prudent to minimise risk of clashing if the alignment of the drill head is not well controlled. Hence even

for bored construction, the easement width of 12m requested would be very conservative and would be difficult to justify unless further additional use of the easement is intended by DIA in future.

Selective removal of large trees over or near the main or the installation of root barriers may be deemed necessary if a clear risk to the integrity of the existing main is established, however general clearing of the width of easement proposed would be an extreme measure. The priority for any tree removal would depend on species and size of the trees involved as well as the type of pipe and joint system used and the proximity to the main. Welded or solvent joint systems are less vulnerable to root intrusion than rubber ring joints however most modern systems have reasonable resistance and the threat of physical threat to the pipe barrel is low. It is unlikely that more than 5 or 6 trees would be in sufficient proximity to the main to constitute even a minor threat.

Should construction by open cut methodology along this route be adopted or significant repair be required to the existing main then some clearing will be required for access by construction plant. However as discussed in Section 4.1 of the report, consideration should be given to less intrusive directional boring methodology for installation of any new pipework should the duplication in fact be deemed necessary. Taking the existing main off line for internal inspection can be accomplished by using sucker trucks to remove waste from the wet well, or diverting the pump discharge to tanker trucks for the period required to empty and inspect the pipe with cameras. Overflow storage at the pump station should also be available to accommodate several hours of this flow. The catchment is entirely non-residential although there is significant late night activity in the terminal area associated with the midnight flights. However if the outage is timed for minimum flow periods the volume of waste to be removed is unlikely to be impractical to handle.

There are access chambers over surface exposures of the main on each side of the creek channel from which it is assumed to be possible to drain the bulk of the main and/or to pump out the low point under the creek invert by an inserted vacuum line. Purging could also be accomplished by introducing a high velocity air flow at the pump station. This would aerate and remove liquid even from the creek invert although the airflow introduced to the receiving sewer could affect odour control and would need approval of PWC. It is assumed that the pits adjacent to the creek would also house fittings that can be removed to allow camera insertion and hence inspection of the most at-risk length of main under the creek.

The presence of any significant leaks can readily be determined by pressure testing of the main without draining it and with minimal offline period. This would require installation of a temporary plug at the discharge and possibly installation of spades at the pump station and adapters to enable connection of a testing pump and gauges.

Any leak detected may be locatable using acoustic scanning.

The construction of a second main simply to enable the inspection and testing is thus fairly redundant and it is strongly recommended that this inspection be done prior to any serious consideration of construction of a second main and that the second main be considered only if serious and widespread faults are detected in the existing main. Any duplication could comprise just short sections of new main, for example at the creek crossing, installed (possibly by line boring) to by-pass and replace any section found faulty leaving the bulk of perfectly good existing main intact.

4. Route Options

4.1 Preferred Route A

The preferred route A runs parallel to the existing main, directly across Rapid Creek to chamber 1/17 on the Marrara Trunk Sewer where there is a monitoring device of some sort. This is obviously the shortest and hence lowest cost option. There appears to be the residual of a clear corridor over what is assumed to be the existing main alignment however this has not been confirmed. It is unclear which side of the existing main, the second main would be located however it is likely that any offset more than 2m would push the second main into areas of more dense existing yegetation growth.



Figure 4-1 AC 1/17 and northern pipe alignment



Figure 4-2 Northern bank chamber and tree over pipe alignment

It is noted that the pipe alignment shown on the Google image route map in the report is a little different to the alignment of the easement used for the ECOZ vegetation study. From observation on site, the latter probably more correctly represents the alignment of the existing main and represents a fairly clear line through the existing vegetation. It was not possible to check the correctness of the surveyed easement plan with respect to the existing main location. It is assumed that this would be established based on a field verified location of the existing main. However if this is not the case then confirmation of the existing alignment by ground

penetrating radar (GPR) and/or potholing may be prudent before the easement plan and design alignment for any new main is finalised.

The existing route on the southern side has only a few trees in the actual apparent vicinity of the existing main however a significant offset alignment for a new main may clash with additional trees and overhanging branches may impact construction. The existing main may be in the root zone of several medium size trees. There are several larger trees on or adjacent to the alignment immediately adjacent to the creek channel, particularly on the northern side, refer Figure 4-3. These trees appear to be somewhat older than the main and were presumably protected and preserved during the original construction but have since increased in size. The balance of the alignment on the northern side is generally free of trees immediately over or near the assumed location of the main although the main may be in the root zone of several trees in the vicinity.



Figure 4-3 Creek Crossing

The main is exposed in the bottom of a drainage channel on the northern side, however it appears to be protected by a steel sleeve, refer Figure 4-4.



Figure 4-4 Main in sleeve exposed in northern drain


Figure 4-5 Southern creek bank chamber



Figure 4-6 Assumed existing pipe corridor

The current proposal infers widespread clearing of the proposed 12m easement and construction by conventional open cut method which would result in significant impact to the environment along the route particularly in the immediate vicinity of the creek. The visual continuity of the vegetated creek line would be broken with some significant loss of visual amenity and reduced flow calming and erosion protection during floods.

If construction along this route is confirmed, then consideration should be given to construction of the creek crossing and some distance either side by directional drilling with a pulled in polyethylene (PE) main. This could be run at some depth below the surface, thus avoiding interference with tree roots and the like, however the subsurface geology below around 1.5m depth seems to be ironstone or other medium rock and this may provide additional protection without the need for deep installation. Notwithstanding, the drilled hole will require sufficient cover for stability and mud retention. Establishment tends to be a major cost component of any directional drill construction hence it may prove economic to extend the line bore to include the bulk of the reserve area.

Based on recent advice from drillers a 500m length for a directional drill is considered relatively easily achievable. Therefore considering the proposed length required through the conservation zone is approximately 200m this is a valid construction methodology to consider. This would however need to be confirmed with consideration given to undertaking a detailed geotechnical investigation.

4.2 Alignment Option B

The optional alignment along Charles Eaton Dr and down Henry Wrigley Dr would be possible within cleared areas and road verges (pending determination of what other services may already be located in the road verge) and could avoid any significant disturbance to vegetation within the existing conservation zone. The main would need to be located close to the existing road kerb of Henry Wrigley Dr to get separation from trees and some pruning of overhanging branches would be required to facilitate machine use along the verge near the culvert. This would create some significant interference with traffic use of the northbound lane of Henry Wrigley Dr and would cost significantly more due to the additional length and traffic control requirements as well as costs associated with meeting PWCs current connection requirement to a new chamber on the trunk sewer. The additional length and static lift would also effect pump performance and potentially necessitate new pumps and upgraded switchboards at the existing pump station.



Figure 4-7 Verge of Henry Wrigley Dr

It is noted that the DIA report incorrectly describes the creek crossing as a bridge where it is a culvert through a fill embankment with 600 to 800mm of fill over the culvert.

Attachment to the existing culvert endwall would enable crossing of the watercourse with minimal impact. Attachment would be to the downstream side and hence relatively protected from debris impact during flooding. It may also be possible to lay the new main within the fill over the culvert and avoid any exposure. Use of DICL or MSCL pipe where exposed or if cover is reduced in fill would improve impact resistance and reduce potential for vandalism. Additional physical protection can be provided to any exposed pipe if necessary.

5. Summary

The need for a second main is fairly tenuous and the reduction in a relatively trivial risk would not normally justify the cost and environmental impact however the slight reduction in risk could be seen as a PR requirement worth the cost to DIA. A shorter section of new bored main through only the higher risk area at the creek crossing would seem to be more cost effective as would some selective tree removal.

Options and methods to inspect and test the existing main are available without constructing a second main and should be carried out before committing to constructing the possibly redundant second main.

The normal standard easement for a single DN200 main is 6m and an extra metre is more than sufficient to allow for parallel mains at acceptable spacing. The 6m separation proposed and the 12m easement width sought is not considered justifiable.

Risks associated with the respective alignments include:

- There is a real but small risk of damage to the existing main resulting from tree growth which may be reduced further by killing and/or removal of several selected trees. The ECOZ report identifies various tree species in the proposed easement but makes no assessment of the relative threat the particular species represents to the main.
- Removal of large trees is a risk activity and will require careful work to protect workers and other vegetation.
- Destabilisation of the creek channel with consequent wet season erosion could result from new main installation (Route A open cut option).
- Solidification of settle solids in redundant mains left idle for some time. This could be cumulative if use is cyclic (low).
- Drill hole collapse or root interference for boring options (low).
- Spillage of waste into the creek during draining of the mains for inspection (low).
- Traffic hazard associated with work adjacent to roads (most of Route B but only part of Route A).

If construction of a new main proceeds then use of line boring is considered feasible and recommended for the waterway crossing and adjacent vegetated areas and should be extended through as much of the reserve area as economically feasible. It would be necessary to locate the new main at a depth of several metres to avoid most tree roots and locate in sound material. A heavy duty welded PE main would be used and would have no RRJ joints for root penetration etc.

For Route B the risks associated with attaching the main to the existing culvert headwall are minimal and the main can most likely be buried in the fill embankment in any case. This does not represent any impediment to Route B. The primary difficulties with Route B are the cost associated with a longer length and the alignment resulting in traffic disruptions.

6. Scope and limitations

This report is based on information about the proposal presented in the DIA report and a brief site inspection. No detailed survey or other data collection has been carried out and all opinions and comments provided are limited by the extent and accuracy of information provided in that report.

This report: has been prepared by GHD for Darwin City Council and may only be used and relied on by Darwin City Council for the purpose agreed between GHD and the Darwin City Council as set out in section 1 of this report.

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Document Status

Revision	Author	Reviewer		Approved for Issue		
		Name	Signature	Name	Signature	Date
0	L Monteith	C Sherry		L Monteith		06.12.17

ENCL: ORDINARY COUNCIL MEETING/OPEN AGENDA ITEM: 14.1.7

NIGHTCLIFF AND BAGOT OVAL LIGHTS

REPORT No.: 17CL0044 MG:es COMMON No.: 3246533 DATE: 12/12/2017

Presenter: Manager Leisure & Customer Experience, Matthew Grassmayr

Approved: General Manager City Life, Anna Malgorzewicz

PURPOSE

The purpose of this report is to seek Council endorsement to undertake community consultation regarding proposals to install lights at Nightcliff and Bagot Ovals.

LINK TO STRATEGIC PLAN

The issues addressed in this Report are in accordance with the following Goals/Strategies as outlined in the 'Evolving Darwin Towards 2020 Strategic Plan':-

Goal

2 Vibrant, Flexible and Tropical Lifestyle

Outcome

2.3 Increased sport, recreation and leisure experiences

Key Strategies

2.3.2 Position Darwin as a host centre for local, national and international sport and other events

KEY ISSUES

- Northern Territory Government has committed \$3.5M for City of Darwin to light sports ovals in 2017/18 and 2018/19 under the NT Government Urban and Regional Oval Lights Program.
- A proposal is being developed to install lights at Gardens Oval 1. Council has provided in-principle support for the development of detailed designs and specifications that consider consultation outcomes.
- Council officers have liaised with Peak Sporting Bodies and sporting clubs to consider options for the installation of lights at other urban ovals.
- Proposals have been received from stakeholders for lighting at Nightcliff and Bagot Ovals. Lighting at these ovals would align to the strategies and actions of Council's Sports Field Plan 2016-2026.
- This report recommends a community engagement process be undertaken to seek the views of the community regarding the installation of lights at Nightcliff and Bagot Ovals.

RECOMMENDATIONS

- A. THAT Report Number 17CL0044 MG:es entitled Nightcliff and Bagot Oval Lights, be received and noted.
- B. THAT Council undertake a Level "Consult" community engagement process regarding the proposals to install lighting to a maximum lumen capacity of 200 lux at Nightcliff and Bagot Ovals.
- C. THAT a further report be presented to Council following the community engagement process.

BACKGROUND

PREVIOUS DECISIONS

DECISION NO. 21\5490 (13/06/17)

Northern Territory Government's Urban and Regional Oval Lights Program Report No. 17C0043 AM:kl (13/06/17) Common No. 3246533

- B. THAT Council accept the Northern Territory Government's offer of \$3.5 million (plus GST) over the 2017-18 and 2018-19 financial years for the purposes of lighting urban sporting ovals, including Gardens Oval 1.
- C. THAT Council write to the Northern Territory Government indicating its acceptance of the funding offer for lighting urban sporting ovals, including Gardens Oval 1, and that decisions to light other urban sporting ovals are subject to budget and a needs based analysis, consultation with peak sporting organisations and the outcomes of a community consultation process.

<u>Nightcliff Sports Club – Nightcliff Oval Precinct Feasibility Study</u> Report No. 15C0129 MG:sc (13/10/15) Common No. 3225891

- B. THAT Council endorse the letter to the Nightcliff Sports Club at Attachment C to Report No. 15C0129 MG:sc entitled Nightcliff Sports Club – Nightcliff Oval Precinct Feasibility Study.
- C. The letter at **Attachment C** to Report No. 15C0129 provided in-principle support for Nightcliff Sports Club to seek NTG and Peak Sporting Bodies funding for ground improvements outlined in their presentation, which included sports field lighting.

DISCUSSION

Council currently provides 17 publicly available active reserves which cater to a range of sports and recreation activities. The main users of Council ovals are cricket and soccer in the Dry Season and AFL and soccer in the Wet Season. Council developed the Sports Field Plan 2016-2026 to guide the future use, development and management of sporting fields and ovals. Sports field lighting was identified as a key infrastructure item with the following strategies and actions for implementation:

- Support installation of sports training lights to help increase the capacity of reserves to accommodate additional uses and spread hours of availability.
- In partnership with relevant Peak Sporting Bodies and clubs, support the provision of training lights on a case-by-case basis, having regard to site condition, constraints and demonstrated demand.

At the 1st Ordinary meeting on 13 June 2017, Council accepted the Northern Territory Government (NTG) offer of \$3.5 million (plus GST) over the 2017-18 and 2018-19 financial years for the purpose of lighting urban sporting ovals, including Gardens Oval 1. Council also wrote to the NTG to advise that decisions to light other urban sporting ovals would be subject to budget and needs based analysis, consultation with peak sporting organisations and the outcomes of a community consultation process.

In May 2016, AFL NT presented a proposal to Council for lights at Gardens Oval 1. AFL NT and NT Cricket received Council endorsement to consult with the community in September 2016. The consultation results were reported to Council in October 2017. Council provided in-principle support to develop detailed design, documentation and cost estimates, provided that key concerns of the community were taken into consideration. The detailed design and specification documentation is currently being undertaken and a further report will be presented to Council on completion.

Since May 2016 Council officers have liaised with Peak Sporting Bodies and sporting clubs to consider options for the installation of lights at other urban ovals. The Sports Field Plan 2016-2026 (The Plan) defines sporting ovals into three categories:

Regional Ovals	District Ovals	Local
Gardens 1	Gardens 2	Anula
	Nightcliff	Chrisp Street
	Bagot	Dinah Beach
	Malak	Fannie Bay
	Kahlin	Jingili
		Moil
		Nakara
		Tiwi
		Wagaman
		Wanguri
		Wulagi

The category based management system defines facility maintenance, service levels and infrastructure development in order to meet community expectations through consistency in decision making. Council's only Regional level oval is Gardens Oval 1; this facility has been built and maintained at a premier standard for competition and training. A lighting proposal for this oval is currently being developed.

District level ovals cater for junior and senior training and competition and incorporate community facilities and support infrastructure to encourage informal and organised physical activity. These ovals include change rooms, kiosk pavilions and turf maintenance at these grounds is provided to accommodate high levels of use.

In order to maximise the capital investment required to light sporting fields, there is a strong case to prioritise District level fields due to their higher use, the variety of sports they accommodate and their ability to host both training and competition use. Following discussions and consultation with Peak Sporting Bodies and clubs, Council has received proposals for lights at two District level venues, Bagot and Nightcliff Ovals. Bagot Oval is located at the corner of McMillan's and Bagot roads Milner, Nightcliff Oval is located on Camphor Street Nightcliff.

When considering other District venues, Malak Oval already has lighting installed, a proposal is currently being developed for Gardens Oval, and Kahlin Oval is used exclusively for cricket predominately in the Dry Season. Therefore, Bagot and Nightcliff ovals are preferential for consideration given both their geographic distribution and variety of use.

Football Federation NT (FFNT) has provided an overview of their proposal to seek lights at Bagot Oval, **Attachment A**. The proposal details the need for venues to accommodate the current growth in football, especially women and girl competitions. Lighting would provide additional training and competition times and would assist with heat mitigation. The FFNT Hot Weather Policy assists players, officials, staff, volunteers and spectators to undertake the necessary action in order to prevent injury through heat-related effects. Lighting would enable matches and training to be scheduled in cooler conditions supporting this policy.

The proposal is fully endorsed by the primary user of the oval, Mindil Aces Football Club, **Attachment B**. The club has 550 registered players and 39 teams catering from the under 6 age group to seniors. Bagot Oval is the main venue for junior competitions with over 1400 people using the facility each weekend. The oval is also used by school groups and casual hirers. FFNT propose lighting to 100lux for training Monday to Thursday (6-10pm) and 200lux on Friday (6-10pm) and Sunday (5.45-6.45pm) for competition.

Nightcliff Sports Club (NCS) as coordinator of the Nightcliff Oval redevelopment masterplan has submitted a proposal for lights at Nightcliff Oval, **Attachment C**. The primary reason listed is the need for increased capacity. Greater training and playing opportunities would result for players of several sports including AFL, cricket, hockey and soccer. Lights would provide the opportunity to grow sports such as football and cricket and allow children to play in cooler, safer and more enjoyable conditions.

AFL NT fully endorse the proposal and has indicated that women's and junior grade night competition games would be scheduled to the oval if lighting was available, **Attachment D**. All stakeholder clubs at Nightcliff Oval support the proposal which seeks to install lighting to achieve a maximum brightness of 200 lux in the centre of the oval. As the main users of the oval, AFLNT and Nightcliff Football Club have indicated the lights would be used from 6-9pm at 100 lux Monday to Thursday for training and from 6-9pm at 200lux Friday and Saturday for competition.

Council wrote to the NTG indicating that decisions to light other urban sporting ovals would be subject to budget, needs based analysis, consultation with peak sporting organisations and the outcomes of a community consultation process. The two proposals received by Council indicate community need and ongoing consultation with Peak Sporting Bodies and clubs. The next step would involve Council endorsing a community engagement process to assess community views to gauge acceptance of the proposal and to inform or provide considerations for detailed design and specifications.

Community Engagement

This report recommends a community engagement process be delivered to seek the views of the community regarding the installation of lights at Nightcliff and Bagot Ovals. The process would be delivered at the level of 'consult' in accordance with Council's Policy 025 Community Engagement to obtain feedback on different options, plans or proposals. The purpose of the consultation would be to develop a clear understanding of community and stakeholder views, gauge the level of support for the proposals, and understand any concerns, issues and aspirations.

It would be delivered over a 6 week period, planned to commence late January 2018, pending all required information being available. A detailed community engagement plan would be developed which would include background information, key messages, identify stakeholders, issues analysis, methods and materials, and an implementation plan. Elected Members would be invited to participate in delivering the engagement process if interested.

CONSULTATION PROCESS

In preparing this report, the following City of Darwin officers were consulted:

- Manager Engagement and Participation
- Recreation & Healthy Lifestyles Coordinator
- Recreation Services Officer
- Capital Works Coordinator

In preparing this report, the following External Parties were consulted:

- AFL NT
- FFNT
- Nightcliff Sports Club
- Nightcliff Football Club

- Nightcliff Cricket Club
- Mindil Aces Football Club

POLICY IMPLICATIONS

City of Darwin Policy No. 046 - Recreation and Healthy Lifestyle provides a framework to support equitable and inclusive use and management of Council's network of active reserves and recreation facilities.

This report is also consistent with the strategy and actions outlined in the Sports Field Plan 2016 – 2026, specifically to "in partnership with relevant Peak Sporting Bodies and clubs, support the provision of training lights on a case-by-case basis, having regard to site conditions, constraints and demonstrated demand."

BUDGET AND RESOURCE IMPLICATIONS

NTG has committed \$3.5M to City of Darwin for the lighting of sports ovals in 2017/18 and 2018/19 under the Urban and Regional Oval Lights Program.

Council accepted the funding offer for lighting urban sporting ovals, including Gardens Oval 1, and advised the NTG that decision to light other urban sporting ovals would be subject to budget and needs based analysis, consultation with peak sporting organisations and the outcomes of a community consultation process.

Council has provided in-principle support for AFL NT and NT Cricket to develop detailed design, documentation and cost estimates for lights at Gardens Oval 1. The detailed order of costs has not been completed at the time of this report.

Council's 2017-18 Fees and Charges details a user pay electricity charge of \$16 per hour for 100lux lighting at Malak Oval.

RISK/LEGAL/LEGISLATIVE IMPLICATIONS

Nil

ENVIRONMENTAL IMPLICATIONS

Lighting designs would need to carefully consider the impacts on surrounding residential areas and would require compliance with Australian Standards AS4282 – Control of the Obtrusive Effects of Outdoor Lighting. Lighting proposals would also be subject to the NTG Planning process which would require further assessment of any environmental impacts.

PAGE: 7 REPORT NUMBER: 17CL0044 MG:es SUBJECT: NIGHTCLIFF AND BAGOT OVAL LIGHTS

COUNCIL OFFICER CONFLICT OF INTEREST DECLARATION

We the Author and Approving Officers declare that we do not have a Conflict of Interest in relation to this matter.

MATTHEW GRASSMAYR MANAGER LEISURE & CUSTOMER EXPERIENCE

ANNA MALGORZEWICZ GENERAL MANAGER CITY LIFE

For enquiries, please contact Anna Malgorzewicz on 89300633 or email: a.malgorzewicz@darwin.nt.gov.au.

Attachments:

Attachment A: FFNT proposal for lights at Bagot Oval
Attachment B: Mindil Aces letter of support
Attachment C: NSC proposal for lights at Nightcliff Oval
Attachment D: AFL NT letter of support



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Football Federation Northern Territory Lighting Bagot Oval Overview

Bruce Stalder CEO FFNT November 2017 Bagot Oval

Lights at Bagot Oval

Bagot Oval is one of seventeen (17) public sporting reserves maintained by City of Darwin. Located on the corner of Bagot and McMillians Roads in Millner and bordered by a ring of trees and banks. The oval's primary user in the Dry season is Mindil Aces Football Club. The oval is also used by community groups and the general public.

City of Darwin's stated aim for Bagot Oval is to help facilitate physical activity participation, and contribute to providing a social focus for the community.

The Proposal

The proposal is to light Bagot Oval to further facilitate physical activity participation, enable the largest sporting Club in Darwin to continue to grow, offer to the community a safe, fun, inclusive activity in football, and contribute to the well-being of participants and by extension the community in which they live.

The proposal includes the installation of six light poles to achieve a maximum brightness of 200 lux in the centre of the oval pitch configuration. The poles would be of a height to allow for effective lighting of the pitches for training and play, and would be fabricated from steel. This would of course be subject to site verifications of oval topography and pitch boundaries, pole positions and heights and the tilt and angle of the lights. The recommended lighting system would utilize metal halide luminaires with housing and control systems compatible for the hot humid conditions in Darwin. The light body would include a glare shield, wide tilt and a rear visor to prevent unwanted light spill.

The design would be compliant with the light technical parameters of Australian Standards AS2560.2.3-2007 'Lighting of Football' semi-professional level competition play, and training.

The lighting design would carefully consider impacts on surrounding residential areas and would comply with Australian Standards AS4282 – Control of the Obtrusive Effects of Outdoor Lighting. Football Federation NT (FFNT) would ensure any design would be assessed in accordance with the standard so that it is fully compliant.

Proposed Use of Lights

As the main user of the Bagot Oval Mindil Aces Football Club has proposed the following operational times and lux levels for the lights:

Monday 6-9pm 100 lux (training)

Tuesday 6-10pm 100 lux (training)

Wednesday 6-10pm 100 lux (training)

Thursday 6-10pm 100 lux (training)

Friday 6-10pm 200 lux (junior football matches)

Saturday not in use

Sunday 5.45-6.45pm 200 lux (junior or senior matches)

The proposal would include installing a control system at the existing canteen site so the lights can be switched to the required lux level: this will also house an automated timer which will turn lights off at the agreed curfew times.

Why are lights needed?

There are two primary needs:

Firstly, FFNT needs more room to cater for the growth in local football (particularly from the growing number of women and girls playing and coaching) and to continue to provide the best facilities possible in the best conditions for the thousands of children and adults and their families who enjoy our game in the Top End. For Mindil Aces Football Club, Bagot Oval is their spiritual home for training and playing. Currently the senior teams have to train elsewhere due to the lack of lighting at Bagot Oval. Having the opportunity to have all their 34 teams train at Bagot Oval will further enhance the famous Mindil club culture and the necessary interaction between junior and senior members.

Mindil Aces Football Club is a family oriented club providing a welcoming environment for all to enjoy playing football in Darwin. The club is one of the largest single code sporting clubs in Darwin with over 30 teams and around 400 players. Mindil fields teams in each junior age group (Under 6 to Under 18) and also has teams in the senior men's and women's competitions. The Club is run by volunteers and with 400 members and over 1400 people from the Darwin community using the facility each weekend, those volunteers are kept busy. From the beginning, Mindil Aces stuck to its amateur sporting mantra, and the camaraderie and spirit that arose from striving against all odds formed the foundation for today's club ethos of family values and fair play. Mindil's mission statement gives great insight into why they have been so successful at recruiting and retaining players, families and volunteers:

"At Mindil Aces FC

- We provide an avenue for junior and senior players to enjoy the world game, learn new football skills while interacting with their friends.
- We welcome all children and adults, regardless of gender, race, background and ability.
- We value and recognise our players, coaches, managers, parents, friends, supporters, volunteers and Committee members.
- We provide a Safe and Secure environment.
- We offer Duty of Care to our Junior members when they attend club training & competitions.
- We encourage all players to play by the rules, respect each other and officials, encourage team spirit, participation, and most of all to enjoy the beautiful game.

We take pride in our competitive spirit and code of sportsmanship."

The second reason for lights at Bagot Oval is that Darwin's climate presents unique challenges to our sportsmen, women and kids. Lighting Bagot Oval will allow our kids to play in cooler, safer and more enjoyable conditions. Football Federation Northern Territory and its registered Clubs and members have a responsibility to ensure the health and wellbeing of players, team and match officials, staff, volunteers and spectators. FFNT has a heat policy. The Football Federation Northern Territory Hot Weather Policy assists players, team and match officials, staff, volunteers and spectators to undertake the necessary action in cases of extreme hot weather, in order to prevent injury through heat-related effects. We recognise that the risk of an elevated body temperature from high intensity sport in a hot environment is significant, and can lead to heat illness presented as heat exhaustion and heat stroke.

Sports Medicine Australia (SMA) characterises heat exhaustion symptoms as a high heart rate, dizziness, headache, loss of endurance and skill, nausea, clammy and pale skin, and collapse. Heat stroke is a severe risk, with symptoms that include dry skin, confusion, collapse and possible coma. It may present as an increased risk for a player who is suffering from heat exhaustion but has persisted with exercise.

FFNT recognizes that there is a number of factors that may affect participants during days of extreme heat, including humidity, duration/intensity, timing

(especially between 11am and 3pm) hydration, fitness level, age and gender. Physiologically, women, children and over 35's may suffer more severely from the effects of heat during exercise. The football season in Darwin generally runs from April to September, and nowhere in Australia is football played under hotter and more humid conditions than in Darwin. This represents challenges for the administrators of Football (FFNT), not the least of which is the appropriate scheduling of game times. We have a duty of care to players, volunteers, coaches etc. to ensure more training is held and more games are played in cooler temperatures.

Playing and training under lights reduces the risks of heat-related illness and injury and would be a key heat management principle in our duty of care.

FFNT released a revised Heat Policy in July 2016, which provides guidelines for the scheduling of matches in relation to the wet bulb globe temperature (WBGT) forecast. That policy is attached for reference.

Sports administrators like FFNT cannot ignore the very serious risks posed to players and participants associated with the heat and humidity in Darwin and we are very encouraged by the willingness of Government and Council to address these risks and strive for the safe conduct of sport at all times.

Summary

FFNT hopes that the above needs document clearly outlines the two primary drivers for this proposal, the betterment of community through greater involvement in sport (football) and the provision of training and playing conditions which address heat risk and duty of care. Lighting Bagot Oval will provide a brilliant, substantive opportunity for the hundreds of girls and boys, women and men of Darwin to train and play football in the cooler climes of a tropical Darwin Dry Season night.

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MINDIL ACES FOOTBALL CLUB

www.mindilfc.com



28th November 2017

Mr Bruce Stalder

CEO

Football Federation NT

Dear Bruce,

I write as President of Mindil Aces Football Club, the current co-assignee with FFNT of Bagot Oval to City of Darwin.

The club wishes to confirm its unreserved support for the lighting of Bagot Oval project, and advise we will happily assist and support FFNT in its project management with the lead agency, City of Darwin.

Our football club has been the primary user of Bagot Oval for training and games for over 20 years, and has previously sought assistance from the FFNT and CoD to arrange lighting for training and games. We are thus very pleased to learn this is to become a reality, and we offer any assistance we can provide to ensure the project is executed in expedient fashion to the appropriate standards.

The club had 550 registered players this year, and was forced to hire additional training venues to accommodate all our 39 teams. The installation of lights will allow all our players to remain at our traditional home of Bagot Oval and will directly benefit parents, volunteers and players alike.

Further to this, on competition Sundays, the heat policy of the governing body necessitates a middle of the day break in games. This means volunteers are required to have a presence at Bagot from 7am until 7pm with the last games kicking off late in the afternoon. The ability for night games to be played under lights will avoid any heat issues and lighten the load on our hard working volunteers.

We thank you for your efforts to date in bringing this about, and look forward to working with FFNT and CoD to realise an outcome that will benefit the entire football community, and other user groups who may engage in night activities at Bagot Oval.

Please don't hesitate to contact me if you require any further information or assistance for the project.

Yours sincerely,

David McWilliam President

NIGHTCLIFFSPORTSCLUB

30 September 2017

Attn: Mr Matt Grassmayr Manager Leisure & Customer Experience City of Darwin Civic Centre Harry Chan Ave, GPO Box 84 Darwin NT 0801

Matt,

The Nightcliff Sports Club, as the governing Coordinator of the Nightcliff Oval redevelopment masterplan submits a request for your consideration in relation to lighting at Nightcliff Oval.

Sports lighting will serve to facilitate greater training and playing opportunities for players of several sports including Australian Rules Football, Cricket, Hockey and Soccer. This will also open opportunities for general community use in the evenings.

The main tenants of the oval are the Nightcliff Football Club in the wet season and the Nightcliff Cricket Club in the dry season who both support this proposal.

Why are lights needed?

Darwin needs more room to grow local sports and the most sensible and economical way to do this is by lighting an existing facility. Darwin's climate presents unique challenges to our sportsmen, women and kids, especially in the wet season. Lighting Nightcliff Oval will open the facility to night training and games, provide the opportunity to grow football and cricket and allow our kids to play in cooler, safer and more enjoyable conditions.

We need to ensure sport can grow in the Territory by offering facilities that can be used during the day and evening. Nightcliff Football Club has 13 teams currently competing in the NTFL competition comprising of 3 senior men's, 1 senior women, 2 junior women, and 8 junior male teams. Nightcliff FC has over 300 registered players that play and train each week, predominantly at Nightcliff oval every week day.

There would be increased opportunities for training and more teams could utilize the oval if lighting was provided. The AFLNT has indicated that women's and junior grade night competition games would be scheduled to the oval once lighting was available. The Nightcliff cricket club has also advised they could use the oval for training under lights but the 200 lux rating would not be suitable for game conditions.

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NIGHTCLIFFSPORTSCLUE

Discussions have also been held with affiliate hockey and soccer clubs to share the oval facility once lighting is available.

More footy facts

More people are playing Aussie rules football than ever before, with the Territory recording 42,196 participants in 2016. More than 13,000 women now play AFL across the Territory, that's a year-on year increase of 23%. Junior participation is also growing, with 7,134 kids playing football in 2016. Cricket tells a similar story, with 27,100 players in 2016 – up a massive 194% from 9,221 in 2009. Nightcliff oval has one of the highest utilization rates of all City of Darwin ovals for both the Wet and Dry Season.

The proposal

The proposal includes the installation of four light poles to achieve a maximum brightness of 200 lux in the centre of the oval. The poles would be 32 metres high and fabricated from steel. The recommended system utilises metal halide luminaires (48 per pole), each with a glare shield and rear visor to prevent unwanted light spill to surrounding areas. It is likely that there will be a requirement to install a new 300KVA supply authority substation to cater for the proposed sports lighting installation (200Lux). As the main users of the oval, AFLNT and Nightcliff Football Club have indicated the following times the lights would be used:

DAY	TIME	LUX LEVEL
Mon	6-9pm	100 lux (training)
Tues	6-9pm	100 lux (training)
Wed	6-9pm	100 lux (training)
Thurs	6-9pm	100 lux (training)
Fri	6-9pm	200 lux (wet season football game)
Sat	6-9pm	200 lux (wet season football game)
Sunday	/ Not in use	

A user pays control system would be installed near the clubhouse, so the lights can be switched to the required lux level. I look forward to a favourable endorsement of this proposal for this much sought-after facility upgrade.

Steve Glennon Nightcliff Oval Redevelopment Coordinator Email: <u>steve.glennon@hotmail.com</u> Phone: 0417886304



Friday, 1 December 2017

Mr Matt Grassmayr Manager Leisure & Customer Experience City of Darwin Civic Centre Harry Chan Ave, GPO Box 84 Darwin NT 0801

Dear Mr Grassmayr

Re: Written support for lights installation at Nightcliff Oval

AFL Northern Territory formally support the City of Darwin in pursuing the installation of lights at Nightcliff Oval. Many benefits would include:

- Ability to manage with the growth in Football, among other sports, which is being primarily driven through an exponential rise in participation by females and growth in junior sport. Current facilities are not able to cope with this growth in their current form.
- Expanded fixturing opportunities for Football and other sports such as Cricket at Nightcliff Oval to better utilise the facility as an alternative game day and training venue.
- Allow junior football and games to be held during the evening to ensure a cooler and safer place to play sport given the hot and humid Darwin climate and the incidence of heat-related illness in sport
- Provide an opportunity for other non-sport related Community events to be held at Nightcliff Oval

AFL Northern Territory will continue to support all upgrades to grounds and stadiums which will contribute to the ongoing growth of football in the NT.

Yours sincerely

Michael Solomon Chief Executive Officer – AFL Northern Territory











Australian Football League – Northern Territory

Michael Long Learning and Leadership Centre, 70 Abala Road Marrara Northern Territory 0812 Telephone 08 8980 4801 Facsimile 08 8945 0069 165 All correspondence to PO Box 43196 Casuarina Northern Territory 0811 Australia <u>www.aflnt.com.au</u> ABN 81 097 620 525

ENCL: ORDINARY COUNCIL MEETING/OPEN AGENDA ITEM: 14.1.8

FLUX MURAL ADDITION TO PUBLIC ART COLLECTION

REPORT No.: 17CL0043 KS:es COMMON No.: 3685636

DATE: 12/12/2017

Presenter: Coordinator Arts and Cultural Development, Kieren Sanderson

Approved: General Manager City Life, Anna Malgorzewicz

PURPOSE

The purpose of this report is to present to Council the *Flux* mural by artist Amina McConvell, funded by Live Darwin Arts as the latest addition to the Public Art Collection.

LINK TO STRATEGIC PLAN

The issues addressed in this Report are in accordance with the following Goals/Strategies as outlined in the 'Evolving Darwin Towards 2020 Strategic Plan':-

Goal

4 Historic and Culturally Rich City

Outcome

4.2 Community life rich in creativity

Key Strategies

4.2.1 Encourage the growth and development of the arts

KEY ISSUES

- City of Darwin is working in partnership with the Northern Territory Government across a number of initiatives including the Live Darwin Arts grants program towards the rejuvenation of Darwin's city centre.
- The *Flux* mural is fully funded through the Northern Territory Government's Live Darwin Arts grants program.
- At completion of the work, Council will add the artwork to Council's Public Art Collection.
- The mural is a semi-permanent artwork with an intended life span of two years upon which time it will be reviewed.
- The mural aligns with Council's Public Art Policy and extends the existing street art sites.
- The mural is one of a series of creative activations to revitalise the Chinatown carpark site.

RECOMMENDATION

- A. THAT Report Number 17CL0043 KS:es entitled Flux Mural Addition to Public Art Collection, be received and noted.
- B. THAT Council endorse the addition of the Flux Mural to the City of Darwin Public Art Collection.

BACKGROUND

PREVIOUS DECISIONS

DECISION NO. 21\3868 (27/10/15)

Arts and Cultural Development Policy Review

Report No. 15C0130 SC:sc (19/10/15) Common No. 1128483

- A. THAT Report Number 15C0130 SC:sc entitled Arts and Cultural Development Policy Review, be received and noted.
- B. THAT Council endorse and adopt the Arts and Cultural Development Policy 007 at Attachment A of Report Number 15C0130 SC:sc entitled Arts and Cultural Development Policy Review.
- C. THAT Council endorse and adopt the Public Art Policy at Attachment B of Report Number 15C0130 SC:sc entitled Arts and Cultural Development Policy Review.
- D. THAT Council endorse the Public Art Guidelines at Attachment C of Report Number 15C0130 SC:sc entitled Arts and Cultural Development Policy Review.

DECISION NO. 21\3455 (30/06/15)

<u>Arts Plan 2015-2020</u>

Report No. 15C0072 SC:es (22/06/15) Common No. 1128483

- A. THAT Report Number 15C0072 SC:es entitled, Arts Plan 2015 2020, be received and noted.
- B. THAT Council endorse and adopt the Arts Plan 2015 2020 at Attachment A to Report Number 15C0072 entitled, Arts Plan 2015 2020.

DECISION NO. 19\4358 (24/04/07)

West Lane Car Park Mural – Design Approval

Report No. 07C0012 AB:ems (03/04/07) Common No. 1068173

- A. THAT Report Number 07C0012 entitled West Lane Car Park Mural Design Approval be received and noted.
- B. THAT Council approve the design (Document Number 1189744) as tabled at the Community Services Committee meeting of the West Lane Car Park public art project, "The Six Seasons" mural and that an interpretation be included in the works.

DISCUSSION

City of Darwin is working in partnership with the Northern Territory Government across a number of initiatives including the Live Darwin Arts grants program towards the rejuvenation of Darwin's city centre. Live Darwin Arts is delivered by Arts NT, Arts and Museums, Department of Tourism and Culture. Council works in partnership with Arts NT to assist in the successful delivery of the Live Darwin Arts activities.

Flux Mural

The *Flux* mural is presented by local artist Amina McConvell and is scheduled to be implemented during January and early February 2018. This artwork is fully funded through the Northern Territory Government's Live Darwin Arts grants program and no funds are being sought from Council. The proposal from Live Darwin Arts can be seen at **Attachment A**.

City of Darwin encourages and supports the design and installation of artwork in public places. Council has assisted the *Flux* mural activity with location scoping, consultation and operational advice including anti-graffiti treatments, anti-slip pavement paint requirements and artist attribution. City of Darwin will provide ongoing operational support including artist support, permit application support, traffic management advice and onsite storage.

The *Flux* mural is proposed as a semi-permanent public artwork with a two year life span. The mural will be treated with an anti-graffiti coating following the completion of the mural. This coating minimises the ability of the graffiti to adhere to the coating and so makes subsequent removal easier and faster. Removing graffiti shortly after it has been applied makes the site less attractive to 'tag' as it has less exposure time.

At completion of the work, the mural will become part of Council's Public Art Collection as a semi-permanent artwork until it is reviewed in 2020. At this time a report will be compiled to consider whether the artwork should remain or be decommissioned.

Chinatown Carpark Activation

Chinatown carpark will feature a number of activations during 2018 including:

- Two illuminated lightboxes to be installed on the external face of the building as part of the City Life Platform program. **Attachment B.**
- Artworks to be featured on the banners that are located on the front of the building. Attachment C.
- Signage and a footstep to encourage the public to play the *Chime Conservatory Bell* artwork located at the front of the carpark. The *Chime Conservatory Bell* has recently been restored with a repaint and a complete set of bells.

These creative activations draw on placemaking approaches and are intended to refresh the Chinatown carpark in order to strengthen the community feel and accessibility of this facility. Hosting a mural at this site, responds to the positive sentiment in the community around street art and extends the street art sites. The lightboxes and the banners at this site will request artists to consider the cultural heritage of Chinatown. Further to this there is opportunity to host an activity to celebrate 2018 Chinese New Year and the launch of these various activities.

CONSULTATION PROCESS

In preparing this report, the following City of Darwin officers were consulted:

- Manager Vibrant Communities
- Manager Infrastructure Maintenance
- Manager Economic Development, Tourism and International Relations

In preparing this report, the following External Parties were consulted:

- Arts and Cultural Development Advisory Committee
- Senior Arts Broker, Arts NT, Arts and Museums, Tourism and Culture

POLICY IMPLICATIONS

The recommendation in this report are complementary to Council's arts and cultural development policy frameworks that seek to realise and fully integrate public art across all of Council's major strategies, arts and cultural development strategies, infrastructure development, urban renewals and the Darwin City Centre Master Plan.

City of Darwin Policy No. 084 – Public Art Policy sets out the following aims for public art in Darwin:

- Create a strong feeling of identity, public ownership and pride in public spaces;
- Contribute to the wellbeing and empowerment of communities through their participation in helping to shape their environment;
- Create landmarks within the urban environment that will become natural

gathering places;

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PAGE:

SUBJECT:

REPORT NUMBER:

• Establish art and artists as recognised assets of the municipality.

FLUX MURAL ADDITION TO PUBLIC ART COLLECTION

City of Darwin Policy No. 007 – Arts and Cultural Development sets out Council's commitment to supporting a culturally vibrant city and outlines key themes for Council's arts and cultural development program.

The Arts Plan supports Council's strategic goals and responds to the arts and cultural vision of the City through:

- Public Art that enhances our natural and built environments builds upon our cultural heritage, diversity, sense of identity, and provides opportunities for our artists to contribute to the development of our city's cultural vitality.
- Facilitating, promoting and advocating for appropriate creative spaces. •
- Facilitating, promoting and enabling access and participation in arts and cultural activities for all.
- A focus on arts development, opportunity and connection in the delivery of arts and cultural programs and activities.

BUDGET AND RESOURCE IMPLICATIONS

This activity is fully funded by the Northern Territory Government and the only foreseeable impact to Council budget is cleaning off potential graffiti vandalism. This potential impact has also been mitigated through the anti-graffiti treatment.

RISK/LEGAL/LEGISLATIVE IMPLICATIONS

Council's agreement with the artist will be reviewed by Council's Contracts Unit and Arts Law to ensure best practice.

ENVIRONMENTAL IMPLICATIONS

Nil

PAGE:6REPORT NUMBER:17CL0043 KS:esSUBJECT:FLUX MURAL ADDITION TO PUBLIC ART COLLECTION

COUNCIL OFFICER CONFLICT OF INTEREST DECLARATION

We the Author and Approving Officers declare that we do not have a Conflict of Interest in relation to this matter.

KIEREN SANDERSON COORDINATOR ARTS AND CULTURAL DEVELOPMENT

ANNA MALGORZEWICZ GENERAL MANAGER CITY LIFE

For enquiries, please contact Anna Malgorzewicz on 89300633 or email: a.malgorzewicz@darwin.nt.gov.au.

Attachments:Attachment A:Flux Mural ApplicationAttachment B:City Life Platform ProgramAttachment C:Chinatown Car Park Banners

ATTACHMENT A

FLUX Abstract mural by Darwin based artist Amina McConvell

Concept /Design/ Location

This proposal is seeking approval to use the City of Darwin's China Town Car Park for the construction of a mural by Darwin based mural and installation artist Amina McConvell. This work has been commissioned through the NT Government's *live* Darwin Arts program.

The artist is proposing to paint a mural across the intersection of two walls and on a portion of the pavement below. Please see the illustrations below which provide an impression of the intended format and scale of the work, the impression is created based on a previous composition by the artist. To view the artists portfolio of works please follow the link: http://aminamcconvell.blogspot.com.au/

The mural will be made using a hard edged, abstract style which creates optical effects through the use of geometric shapes. Geometric abstraction as a style for a public mural will be intriguing to pedestrian traffic of all ages. The use of simple bold forms can be striking at a glimpse when quickly passing by, but becomes more engaging when time is taken to look at it for longer periods, as the optical effects emerge.

SIZE OF WORK: 6m (Length – in this case the total length across the right angle corner) x 3m (Height) x 3m (Depth) – dimensions can be variable and adjusted according to council requirements.

PROPOSED SITE - CHINA TOWN CAR PARK

The identified walls and pavement are really ideal for this kind of hard-edged work - more so than a brick or block wall for example. The image below is only indicative of the style and composition proposed for this site. The artist would be happy to work in conjunction with the neighbouring business owners and the City of Darwin to determine if a different colour scheme would be more appropriate for the location.



IMAGE: Artist's impression of the proposed mural composition for the China Town carpark site

Timeframe

8 DAYS CONSTRUCTION

This project will ideally take place between 3 January - 15 February. The total construction time can be staggered across the month of January to accommodate weather delays, and any other considerations in terms of access to the site. If this timing isn't appropriate for City of Darwin the artist is happy to discuss potential alternatives, however this will also have to be discussed and approved by the funding body.

Lifespan & Maintenance

UP TO 2 YEARS

A mural work of this nature is proposed as a semi-permanent public art work. The maximum time the work could last before requiring repainting would be approximately 2 years. As the work is semi-permanent is easy to de-install by simply painting over the design.

Materials /Storage

MATERIALS

This work will be painted using brushes and rollers and appropriate high quality and heavy duty paints – preferred brands listed here:

WALLS | Haymes Exterior Solar Shield -<u>http://www.haymespaint.com.au/products/product-information/category/exterior-paints</u>

PAVEMENT | Ultra Pave Heavy Duty - <u>http://www.whiteknightpaints.com.au/specialty-paints/paving/ultra-pave/topcoat/ultra-pave-heavy-duty</u>

STORAGE

This work will require storage in The China Town Car Park for: an A-Frame ladder, a trolley, paint and painting equipment.

Public Safety

The site is off the road and located behind a safety barrier. The pavement area that is proposed to be painted is in a very low pedestrian traffic area. People would not ordinarily walk or stand in this area, which will help preserve the paint work and increase the longevity of the work. The artist is happy to receive any advice from the city of Darwin regarding any safety protocols required to work in this specific site.

Budget

This work is funded in full by the NT Government's live Darwin Arts program.

ATTACHMENT B



CITY LIFE platform

What is the City Life Platform program?

The City Life Platform program is a series of rotating art exhibitions hosted in illuminated lightboxes across three sites in Darwin.

The City Life Platform program promotes high quality illuminated art in the public realm, showcasing Darwin's creative community and contributing to renewal and revitalisation.

This artistic program is being trialed over two years with the intention of transforming selected outdoor public spaces into public galleries that showcase local artists and their talent and encourage dialogue in the community. The City Life Platform program aims to provide opportunities for curators and artists to showcase their concepts, creativity and artistic intentions in the public realm.

The City Life Platform provides the opportunity for artists to display work at each platform for 4 months, with displays being changed every four months. Artworks are displayed 24 hours a day, seven days a week, across six illuminated light boxes located in:

- The Mall 2 double-sided lightboxes
- Chinatown Carpark 2 single-sided lightboxes
- Nightcliff Pool 2 single-sided lightboxes

The City Life Platform program is an expression of interest program with call outs being distributed to the artist register, so if you are interested in getting the call out, sign up to the City of Darwin artist register.

So if you're a local artist, part of a group of artists or a curator, we encourage you to submit a City Life Platform exhibition proposal. Check out the application forms for more information, or to apply to the City Life Platform program.



CITY LIFE PLATFORM CHINATOWN CARPARK

CHINATOWN CARPARK BANNERS

ATTACHMENT C 176





COUNCIL RESPONSES TO LIQUOR LICENCE APPLICATIONS - DECEMBER 2017

REPORT No.: 17CL0042 EB:es COMMON No.: 3690365

DATE: 12/12/2017

Presenter: Darwin Safer City Coordinator, Elly Bugg

Approved: General Manager City Life, Anna Malgorzewicz

PURPOSE

The purpose of this report is to present to Council for consideration, responses to Liquor Licence Applications.

LINK TO STRATEGIC PLAN

The issues addressed in this Report are in accordance with the following Goals/Strategies as outlined in the 'Evolving Darwin Towards 2020 Strategic Plan':-

Goal

1. Collaborative, Inclusive and Connected Community

Outcome

1.4 Improved relations with all levels of government and significant stakeholders **Key Strategies**

1.4.2 Play an active role in strategic and statutory planning processes

KEY ISSUES

- Council has been advised of two liquor licence applications for comment.
- This report details City of Darwin Officers' recommended responses to the Northern Territory Government for the licence applications.
- Council has endorsed its *Safer Vibrant Darwin Plan 2016-2019*, which outlines strategic directions and actions that contribute to a safer, more vibrant community. Recommendations within this report align with the framework.

RECOMMENDATIONS

- A. THAT Report Number 17CL0042 EB:es entitled Council Responses to Liquor Licence Applications December 2017, be received and noted.
- B. THAT Council endorse the letter to the Director-General of Licensing at Attachment A to Report Number 17CL0042 EB:es entitled Council Responses to Liquor Licence Applications - December 2017, noting Council has not identified any reason that would be grounds for objection under Section 47F(2) of the Liquor Act to the application from M & N Kypreos Family Trust making an

PAGE:	2	
REPORT NUMBER:	17CL0042 EB:es	
SUBJECT:	COUNCIL RESPONSES TO LIQUOR LICENCE APPLICATIONS -	
	DECEMBER 2017	

application for the Grant of a Liquor Licence for a proposed premise, namely "King of Yiros".

C. THAT Council endorse the letter to the Director-General of Licensing at Attachment B to Report Number 17CL0042 EB:es entitled Council Responses to Liquor Licence Applications - December 2017, noting Council has not identified any reason that would be grounds for objection under Section 47F(2) of the Liquor Act to the application from Darwin Film Society, t/a the Deckchair Cinema.

BACKGROUND

PREVIOUS DECISIONS

DECISION NO.21\5529 (27/06/17)

NT Alcohol Policies and Legislation Review

Report No. 17C0045 KH:es (27/06/17) Common No. 3562620

B. THAT Council endorse the City of Darwin response submission to the Northern Territory (NT) Government Review of Alcohol Policies and Legislation at **Attachment A** as amended to suggest some stronger responses to licensing, takeaway licenses, closing hours, provision of support facilities, review of dry area legislation enforcement, impact on residents and other administrative matters to report Number 17C0045 KH:es entitled NT Alcohol Policies and Legislation Review.

DECISION NO. 20\2776 (11/05/10)

<u>Status of Council's Objection to an Application for a Variation of the Liquor</u> <u>Licence Conditions for Hot Rock Restaurant and Bar</u>

Report No. 10C0065 AF:kl (05/05/09) Common No. 1723985

B. THAT Council proceeds to object to all new applications in the municipality for extensions of late night trading hours after 2.00am

Considerations under the Liquor Act

Licensing NT has advised City of Darwin that the following sections of the *Liquor Act* are relevant to this application:

Under section 32A(5) of the *Liquor Act*, "If the application relates to premises within the area of a shire council or a regional council, the Director-General must, as soon as reasonably practicable, inform the CEO of the council that the application has been made."

Grounds For Objection Under Section 47F(2) Of The Liquor Act

Pursuant to Section 47F(2) of the *Liquor Act*, an objection may only be made on the grounds that the grant of the licence may or will adversely affect:

- (a) The amenity of the neighbourhood where the premises the subject of the application are or will be located; or
- (b) Health, education, public safety or social conditions in the community.

Under Section 32A(2) of the *Liquor Act*, where the Director-General deems that the notice of publication is not required Section 47F does not apply. The Director-General may seek advice from stakeholders, but an objection under Section 47F(2) is not available as the application is not required to be published.

Applicant	Description of Application
M & N Kypreos Family Trust,	Application for a New Restaurant Liquor Licence.
'The King of Yiros'	M & N Kypreos Family Trust, t/a 'The King of Yiros' has applied for a new Liquor Licence. The business is currently conducted on the premises as a café/restaurant.
Shop 3A, Rapid Creek Business Village, 10 Pearce Place, Millner NT 0810.	The Licence applied for has a requirement whereby alcohol is to be sold and served ancillary to a meal. The sale of liquor will be between the hours of 12noon and 10.00pm only. The consumption of liquor purchased ancillary to a meal is on premise only. Takeaway alcohol sales are not permitted under the Licence.
	Council owns and controls the land affected by the proposal. 'The King of Yiros' has been previously granted a permit to occupy an additional external area for the purpose of al fresco dining.
	There is a requirement to publically advertise this application with it being an application for a new Liquor Licence. As is required, two notices of Application for Grant of New Liquor Licence were made on 11 and 15 November 2017.
	In reviewing this application, Council Officers do not identify any grounds for objection under section 47F(2) of the Liquor Act.
	Support for the application for a Liquor Licence for 'The King of Yiros' is made based on the sound business model

PAGE: 4 REPORT NUMBER: 17CL0042 EB:es SUBJECT: COUNCIL RESPONSES TO LIQUOR LICENCE APPLICATIONS -DECEMBER 2017

Applicant	Description of Application
	presented, agreeable operating hours and Council's commitment to support small business. Supporting this business contributes to the vibrancy and opportunities offered in the Darwin City Municipality.
	Council Officers recommend that Council do not object to this new application for a Liquor Licence.
The Darwin Film Society t/a The Deckchair Cinema	Application for the Grant of a Liquor Licence. The Darwin Film Society t/a Deckchair Cinema has applied for a new Liquor Licence. The business is currently conducted on the premises as an outdoor cinema in Jevois Street, Darwin. The Deckchair Cinema presently holds a continuing special licence that is current until 3 April 2018.
	The sale of liquor under the Licence will be between the hours of 11.00am and 1.00am the following day, excluding Christmas and Good Friday and to accommodate special events, such as film festivals. The consumption of liquor purchased is on premise only and takeaway alcohol sales are not permitted under the Licence.
	There is a requirement to publically advertise this application with it being an application for a new Liquor Licence. As is required, two notices of Application for Grant of New Liquor Licence were made on 11 and 15 November 2017.
	In reviewing this application, Council Officers do not identify any grounds for objection under section 47F(2) of the Liquor Act.
	Support for the application for a Liquor Licence for the Deckchair Cinema is based on the sound business model presented, agreeable operating hours and Council's commitment to support small business. Supporting this business contributes to the vibrancy and opportunities offered in the Darwin City Municipality.
	Council Officers recommend that Council do not object to this new application for a Liquor Licence.
CONSULTATION PROCESS

In preparing this report, the following City of Darwin Officers were consulted:

• Manager Vibrant Communities

In preparing this report, the following External Parties were consulted:

• Principal Liquor, Gaming & Racing Licensing Officer, Licensing NT

POLICY IMPLICATIONS

Council has endorsed the 'Safer Vibrant Darwin Plan 2016-2019'. This Plan provides Council a framework to work towards a safer, healthier and more inclusive community. Underpinning the Plan is a focus on reducing the harms associated with excessive alcohol consumption and abuse. Council advocates for supply reduction, demand reduction and harm minimisation to meet the objectives of the Safer Vibrant Darwin Plan.

BUDGET AND RESOURCE IMPLICATIONS

Nil

RISK/LEGAL/LEGISLATIVE IMPLICATIONS

Risk, legal and legislative implications, if applicable, are noted in individual letter responses.

ENVIRONMENTAL IMPLICATIONS

Nil

PAGE: 6 REPORT NUMBER: 17CL0042 EB:es SUBJECT: COUNCIL RESPONSES TO LIQUOR LICENCE APPLICATIONS -DECEMBER 2017

COUNCIL OFFICER CONFLICT OF INTEREST DECLARATION

We the Author and Approving Officers declare that we do not have a Conflict of Interest in relation to this matter.

ELLY BUGG DARWIN SAFER CITY COORDINATOR

ANNA MALGORZEWICZ GENERAL MANAGER CITY LIFE

For enquiries, please contact Anna Malgorzewicz on 89300633 or email: a.malgorzewicz@darwin.nt.gov.au.

Attachments:

- Attachment A: Draft letter to the Director-General noting Council has not identified any reason that would be grounds for objection under Section 47F(2) of the *Liquor Act* for the application for a New Restaurant Liquor Licence for the M & N Kypreos Family Trust, t/a 'The King of Yiros'.
- Attachment B: Draft letter to the Director-General noting Council has not identified any reason that would be grounds for objection under Section 47F(2) of the *Liquor Act* for the application from The Darwin Film Society, t/a Deckchair Cinema.

ATTACHMENT A ¹⁸³



Civic Centre Harry Chan Avenue Darwin NT 0800

GPO Box 84 Darwin NT 0801 E darwin@darwin.nt.gov.au F 08 8930 0311

P 08 8930 0300

13 December 2017

Please quote: 3690365 AM:es

Director-General Gambling and Licensing Services **GPO BOX 1154** DARWIN NT 0800

Dear Director-General

APPLICATION FOR A NEW RESTAURANT LIQUOR LICENCE - M & N KYPREOS FAMILY TRUST, T/A 'THE KING OF YIROS'.

At the Ordinary Council meeting on 12 December 2017, Council considered the above liquor licence application.

Council wishes to advise it has not identified any reason that would be grounds for objection under Section 47(2) of the Liquor Act for the application of a new Liquor Licence by M & N Kypreos Family Trust, t/a 'The King of Yiros'.

Yours sincerely

ANNA MALGORZEWICZ **GENERAL MANAGER** CITY LIFE



Civic Centre Harry Chan Avenue Darwin NT 0800

GPO Box 84 Darwin NT 0801 E darwin@darwin.nt.gov.au F 08 8930 0311

P 08 8930 0300

TACHMENT B

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13 December 2017

Please quote: 3690365 AM:es

Director-General Gambling and Licensing Services **GPO BOX 1154** DARWIN NT 0800

Dear Director-General

APPLICATION FOR A NEW RESTAURANT LIQUOR LICENCE – DARWIN FILM SOCIETY, T/A THE DECKCHAIR CINEMA

At the Ordinary Council meeting on 12 December 2017, Council considered the above liquor licence application.

Council wishes to advise it has not identified any reason that would be grounds for objection under Section 47(2) of the Liquor Act for the application of a new Liquor Licence by the Darwin Film Society, t/a the Deckchair Cinema.

Yours sincerely

ANNA MALGORZEWICZ **GENERAL MANAGER** CITY LIFE



Reports, recommendations and supporting documentation can be accessed via the City of Darwin Council Website at <u>www.darwin.nt.gov.au</u>, at Council Public Libraries or contact the Committee Administrator on (08) 8930 0670.

SEVENTH ORDINARY COUNCIL MEETING – OPEN SECTION TUESDAY, 12 DECEMBER 2017

ORD12/13

14.2 OFFICERS REPORTS (RECEIVE & NOTE)

Seventh Meeting of the Twenty-Second Council Tuesday, 12 December 2017 DR 12/13

ENCL:
YESORDINARY COUNCIL MEETING/OPENAGENDA ITEM:14.2.1

BARNESON BOULEVARD AND TIGER BRENNAN DRIVE DUPLICATION PROJECT -UPDATE DECEMBER 2017

REPORT No.: 17TC0068 LC:jw COMMON No.: 2116605 DATE: 12/12/2017

Presenter: General Manager City Operations, Luccio Cercarelli

Approved: Chief Executive Officer, Brendan Dowd

<u>PURPOSE</u>

The purpose of this report is to formally present the Minister for Infrastructure, Planning & Logistics response to Council design queries and to update Council on the Barneson Boulevard and Tiger Brennan Drive Duplication Project. Council direction is sought as to whether it needs to respond.

LINK TO STRATEGIC PLAN

The issues addressed in this Report are in accordance with the following Goals/Strategies as outlined in the 'Evolving Darwin Towards 2020 Strategic Plan':-

Goal

2 Vibrant, Flexible and Tropical Lifestyle

Outcome

2.1 Improved access and connectivity

Key Strategies

2.1.3 Manage the road network to meet community needs

KEY ISSUES

- The Barneson Boulevard project is joint funded by Australian Government, Northern Territory Government (NTG) and the City of Darwin and is being managed by the NTG.
- Council has committed \$5 million to the project which is included in its Long Term Capital Works Plan.
- In November 2017, Council wrote to the Minister for Infrastructure, Planning and Logistics with a number of suggested design improvements.
- The Minister has responded to Council correspondence.
- The Council currently has a Notice of Motion, laid on the table, regarding Barneson Boulevard.
- The NTG has called public tenders for the project which close in February 2018.

PAGE: 2 REPORT NUMBER: 17TC0068 LC:jw SUBJECT: BARNESON BOULEVARD AND TIGER BRENNAN DRIVE DUPLICATION PROJECT - UPDATE DECEMBER 2017

RECOMMENDATIONS

THAT Report Number 17TC00 LC:jw entitled Barneson Boulevard and Tiger Brennan Drive Duplication Project - Update December 2017, be received and noted.

BACKGROUND

The NTG was successful in obtaining Australian Government co-funding for the Barneson Boulevard and Tiger Brennan Drive Duplication Project. The City of Darwin is a partner contributing \$5 million to the Barneson Boulevard component.

Council has allocated \$5 million in its Long Term Capital Works Plan which informs Council's Long Term Financial Plan.

At an Ordinary Meeting held 31 October 2017, Council resolved;

Barneson Boulevard

Common No. 2661105

Procedural Motion

(Knox/Niblock)

THAT this item lay on the table until further information is received from the Northern Territory Government.

Carried

(Arthur/Niblock)

THAT Council withdraw its support for Barneson Boulevard in its current form.

At a Special Meeting held on 6 November 2017, Council resolved;

DECISION NO.22\0158 (06/11/17)

Barneson Boulevard Design

(06/11/17) Common No. 2116605

- A. THAT Council write to the Minister for Infrastructure, Planning & Logistics requesting consideration and negotiation on the following design points for Barneson Boulevard, with a response to be provided to Council prior to the tender release:
 - 1. Prioritise Barneson Boulevard as a Connector not an Arterial -Barneson Boulevard should be a low speed, city streetscape

once it hits the areas planned for future development, it is not an extension of Tiger Brennan Drive through to Cavenagh St.

- Remove dedicated left turn lanes/slip lanes these are unnecessary and will encourage through traffic to drive faster and make intersections far bigger than needed, resulting in large hot expanses of asphalt.
- 3. Incorporate on-street parking if no on-street parking then future development will face inward resulting in non-activated frontage along Barneson Boulevard. As the boulevard is aimed at increasing activation and economic development and increased mobility access, having no parking means that this cannot be achieved.
- 4. Active Transport Design Provision of separate cycle-lane and pedestrian approaches at intersections, with reference to the protected intersection design endorsed for Daly and Smith St. Merging both pedestrians and cyclist at intersections will create conflict and uncertainty for pedestrians. People on bikes are unlikely to use the bike path if it means merging back and forth. Currently design sees pedestrians and cyclists will be expected to dismount and walk across each intersection.
- 5. Allow left in/out and right in/out at Harvey Street to improve traffic permeability.
- 6. Drainage design: increased water sensitive urban design principles to maximise soft landscaping solutions and minimise hardscape areas within drainage corridors, including minimising impact on mangroves and clearly identifying the extent of removal of them.
- 7. Height and design of retaining walls, including consideration of gardens or living retaining walls, and retention and/or relocation of present mature trees within the retaining wall zones.
- 8. Wood Street be modified to be left/in left/out, not a cul de sac.
- B. THAT Council write to the Minister for Infrastructure, Planning & Logistics requesting that the outcomes from the independent auditor of the environmental assessment be provided to Council.
- C. THAT this decision be moved into Open following formal notification to the Minister for Infrastructure, Planning & Logistics.

DISCUSSION

Council wrote to the Minister for Infrastructure, Planning and Logistics on the 7 November 2017 following the Council decision.

The Minister responded to Council on the 24 November 2017, Attachment A.

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REPORT NUMBER:	17TC0068 LC:jw
SUBJECT:	BARNESON BOULEVARD AND TIGER BRENNAN DRIVE DUPLICATION
	PROJECT - UPDATE DECEMBER 2017

The Minister has identified that the Department of Infrastructure, Planning and Logistics has advised that there are some points which can be adopted through compromise with other design elements. The Minister has identified that if Council is amenable, these and some other potential design changes noted as possible in the report, can be further investigated for amendment to the current design.

The NTG called public tenders for the construction of Barneson Boulevard and Tiger Brennan Drive Duplication Stage 3 on 5 December 2017. The tender period will close on the on the 26 February 2018.

Council direction is sought on whether Council wishes to accept or otherwise, the Ministers offer to further investigate for amendment to the current design, the matters identified in the Ministers response.

CONSULTATION PROCESS

The Department of Infrastructure, Planning and Logistics has carriage of the community consultation process.

Council has had representation from the Community including at Council public forums objecting to the project or various elements of it.

POLICY IMPLICATIONS

There are no policy implications identified as part of this report.

BUDGET AND RESOURCE IMPLICATIONS

The estimated cost of the Barneson Boulevard project is \$20 million and Council has committed \$5 million to this project.

The estimated cost of the Tiger Brennan Drive duplication is \$19.5 million. With a total estimated project value of \$39.5 million.

The balance of funding for the entire project will be co-funded by the Australian and Northern Territory Governments.

Council's contribution of \$5 million has been included in Councils Long Term Capital Works Plan.

RISK/LEGAL/LEGISLATIVE IMPLICATIONS

The project and associated risks are being management by the NTG.

Withdrawing of funding may result in a sovereignty risk to the Council.

ENVIRONMENTAL IMPLICATIONS

No further environmental implications have been identified to those already discussed in previous reports or Council meetings.

COUNCIL OFFICER CONFLICT OF INTEREST DECLARATION

We the Author and Approving Officers declare that we do not have a Conflict of Interest in relation to this matter.

LUCCIO CERCARELLI GENERAL MANAGER CITY OPERATIONS

BRENDAN DOWD CHIEF EXECUTIVE OFFICER

For enquiries, please contact Luccio Cercarelli on 89300581 or email: I.cercarelli@darwin.nt.gov.au.

Attachments:

Attachment A: Letter from the Deputy Chief Minister for Infrastructure, Planning & Logistics dated 24 November 2017

ATTACHMENT A ¹⁹¹



DEPUTY CHIEF MINISTER MINISTER FOR INFRASTRUCTURE, PLANNING AND LOGISTICS

Parliament House State Square Darwin NT 0800 minister.manison@nt.gov.au GPO Box 3146 Darwin NT 0801 Telephone: 08 8936 5547 Facsimile: 08 8936 5609

The Right Worshipful the Lord Mayor of Darwin The Hon Kon Vatskalis JP City of Darwin GPO Box 84 DARWIN NT 0801

Dear Lord Mayor

Thank you for your letter of 7 November 2017, requesting the Northern Territory Government consider a number of points raised in regards to Barneson Boulevard. Attached is a report that explores the matters that have been raised by some of the alderman.

This is an important project for the future of Darwin and I appreciate the co-operation between the Northern Territory Government and the City of Darwin, and I welcome Council's ongoing input so we can get the best possible result.

The Department of Infrastructure, Planning and Logistics has produced a report responding to each of the points raised by the City of Darwin. I have been advised by the Department that there are some points which can be adopted through compromise with other design elements.

For example: a reduction of road widths from 3.5m to 3.3m can be achieved in some locations, on-street parking can be considered in a targeted section of the boulevard, and some of the suggested changes to the retaining walls can be implemented. If you are amenable, these and some of the other potential design changes noted as possible in the report, can be further investigated for amendment to the current design.

I expect the tender for the project to be released shortly. Award of the construction contract is anticipated in early 2018.

I look forward to delivering this important green infrastructure project in partnership with City of Darwin.

Yours sincerely

NICOLE MANISON 2 4 NOV 2017



Barneson Boulevard and Tiger Brennan Drive Stage 3

Report to City of Darwin No. 2

November 2017



1.	Prioritise Barneson Boulevard as a connector not an arterial	3
2.	Remove dedicated left turn lanes	3
3.	On-street parking	4
4.	Include separate cycle-lane and pedestrian approaches at intersections	7
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1. Prioritise Barneson Boulevard as a connector not an arterial

CoD - "Barneson Boulevard should be a low speed, city streetscape once it hits the areas planned for future development. It should not be an extension of Tiger Brennan Drive through to Cavenagh Street."

Barneson Boulevard will not be an extension of Tiger Brennan Drive. Barneson Boulevard has been designed as a collector/distributor road – a connection between local streets to the arterial network. By the nature of the design and the low speed, 50km/hr road environment, Barneson Boulevard will naturally act as a lower order road. For example, the spacing of intersections and alignment has been designed to encourage motorists to drive at the 50km/hr posted speed.

The road environment of Barneson Boulevard is very important as it acts as a transition from the arterial network and as an entry statement into the CBD. A significant amount of effort from all technical staff involved in the project has gone into trying to achieve this objective, with the community's input. For example, we have adopted "less smooth" longitudinal grade lines and larger than normal shade trees which will assist drivers to appreciate the 50km/hr speed environment.

2. Remove dedicated left turn lanes

CoD - "Council believes that consideration should be given to removing the dedicated left turn lanes/slip lanes. These are unnecessary and will encourage through-traffic to drive faster and make intersections far bigger than needed, resulting in large, hot expanses of asphalt."

The left turn lanes are provided at the intersections to increase the capacity of the intersections. If left turns are removed, this will increase queuing and congest the intersection, therefore lessening the benefit of the new link. These left turn lanes are provided based on the SIDRA modelling, which is a software package commonly used to analyse intersections. The left turn lanes also provide for safer vehicle movements. There are numerous other intersections across the Northern Territory, including of the City of Darwin road network, where turning lanes are being constructed now for the same reasons.

However, in the spirit of reducing the asphalt surfacing area, there is an opportunity to reduce the lane widths in some additional locations. Lane widths are governed by the largest vehicle that is intended to use the roadway. The legal width limit of commercial vehicles is 2.5m. This does not include the additional 200mm width on each side of the vehicle generated by wing mirrors. Vehicles that need to be allowed for are garbage trucks, fire engines and other service type vehicles. In accordance with the Austroads Guidelines, the minimum lane width can be reduced from 3.5m to to 3.3m in a number of locations. (Refer to the following excerpt from the Austroads Guidelines referring to lane widths). This has already been done at the Cavenagh Street end due to a very tight road reserve width, but could possibly be extended as far as the new Tiger Brennan Drive intersection before it became a serious safety issue.

It is important to note that the 3.3m would not service a future bus lane in accordance with the Austroads Guidelines. The excerpt from the Austroads Guidelines follows:

4.2.5 Urban Road Widths

Adoption of standard traffic lane widths of 3.5 m is desirable in urban areas, for the reasons given above. However, where site constraints preclude the use of the desirable standard width, consideration may be given to reducing the traffic lane width to 3.3 m, subject to the approval of the relevant road authority. While it is desirable to maintain consistent lane widths along a road, there may be a need to reduce lane widths at intersections, to accommodate additional turn lanes. Lane widths at intersections are detailed in the *Guide to Road Design – Part 4: Intersections and Crossings – General* (Austroads 2009a). Table 4.3 provides guidance for traffic lane widths on urban arterial roads.

Lane widths to be adopted in residential, commercial and industrial areas are typically determined by the local municipality. Given the varying nature of these developments in terms of scale and traffic mix, designers should seek guidance regarding the choice of traffic lane width from the relevant municipal road authority.

Element	Lane width (m)	Comments
General traffic lane	3.3 - 3.5	General traffic lane widths to be used for all roads
	3.0 - 3.3	For use on low speed roads with low truck volumes
Service road lane	3.4 - 5.5	Range of lane widths on service roads (refer to Section 4.11)
Wide kerbside lane	4.2	Locations where there are high truck volumes (additional width provided for trucks)
	4.2 - 4.5	Locations where motorists and cyclists use the same lane (refer Section 4.8.11 and Commentary 7)
HOV lane	3.5 - 4.5	Bus lane (refer Section 4.9.2)
	3.3	Tram/light rail vehicle lane (refer Section 4.9.3)
Minimum width between kerb and channel (to provide for passing of broken down vehicles)	5.0	Width of a single lane suitable for use in a left turn slip lane, or two lane, two way divided road with a raised median
	2 × 4.0 (8.0)	Width of two lanes that provide for two lines of traffic to (slowly) pass a broken down vehicle

Table 4.3: Urban arterial road widths

In this instance, Department of Infrastructure, Planning and Logistics is the competent authority and as such, 3.5m is adopted as the minimum standard width mainly for safety reasons. The Department of Infrastructure, Planning and Logistics adopts a Safe Systems approach – Safe Vehicles, Safe Speeds, Safe Drivers and Safe Roads. For turning of vehicles in mid-block, 3.5m is more tolerant of human error when manoeuvring a vehicle, thereby improving safety. Given this is a lower speed environment, 3.3m could be adopted further where possible, but the exact locations need to be confirmed with the designers.

3. On-street parking

CoD - "Council advocates that Barneson Boulevard should incorporate on-street parking. If no on-street parking is included then future development will face inward, resulting in non-activated frontage along the road. As the boulevard is aimed at increasing activation and economic development, and should have increased mobility access, having no parking means that this cannot be achieved."

The Darwin CBD Master Plan did nominate on street car parking for street activation. The first briefing the Department of Infrastructure, Planning and Logistics gave to City of Darwin for the approval of the concept design for consultation stipulated that car parking would be included if it was safe and possible within the road reserve footprint.

The following figure provides the Darwin CBD Master Plan proposed cross section. (Refer below) This cross section was debated at the planning stage within the design working group consisting of the design consultant, City of Darwin engineers and the Department of Infrastructure, Planning and Logistics. It was agreed to not provide on street car parking for following reasons:

- a) Taking into account the spacing of intersections and no parking requirements within the intersection influence areas, the number of on street car parking that can be provided was very negligible and would not meet the demand that is put forth. It would have been only tokenism and not serve the purpose for the loss of level of service on the road.
- b) On street parking would need to be parallel parking. Parallel parking would render the outside lane inefficient as it will be used to reverse the cars to safely park in the parallel bays.
- c) On-street parking would make cycling unsafe on the adjacent cycle path due to the risk of opening car door on to the oncoming cyclist. For the same reason the cycle path adjacent to the on street parking on the Esplanade was decommissioned in short span on opening the project to traffic.
- d) Activation of this site and road frontage is provided by wide dedicated pedestrian paths and cycle paths.



If we revisited this decision, we need to consider the following:

- Where would on-street parking logically be located adjacent to?
- How will the parking fit into the road reserve?

If we consider the first question, link by link:

• Tiger Brennan Drive/Dinah Beach Road/Barneson Boulevard to the new Tiger Brennan Drive/Barneson Boulevard section – adjacent to this midblock section is vacant land as well as the open drain catering for a significant volume of the CBD stormwater.

It is unlikely that the land adjacent to the drain would be activated through on-street car parking. There is potential in future to provide parking if the land was developed and the stormwater moved to an underground system. To do this now would be a significant additional cost.

The vacant land on the opposite site – the triangular section – will remain green space. Activation of this space will be through landscaping. Maintaining mangrove vegetation through this section is also critical from an environmental management perspective.

- The new Tiger Brennan Drive/Barneson Boulevard to McMinn Street section is on a very steep grade (>5%) and would not be conducive to on-street car parking for the majority of this length. This section is also adjacent to the old Shell site and existing development, including existing car parking on McMinn Street.
- The section from McMinn Street to Cavenagh Street has some potential and would work best from a street activation sense, but would not provide for many car parks. An early estimate is 15 car parks however this is at the loss of other features. The Northern Territory Government is willing to explore this possibility in partnership with the City of Darwin.

The road reserve footprint is very tight, with one of the narrowest sections being between the Mirambeena Resort and the PWC substation. (Refer to the cross section below) Inclusion of on street parking would mean removal of something else such as the dedicated cycle lane, shared path or green space. Removal of green space would increase the amount of asphalt area.



On-street car parking could be looked at between McMinn and Cavenagh Street. However, a decision would need to be made as to what is removed to allow it to be incorporated. To assist Council in this discussion, the following information is provided.

- Centre median parking was explored not safe in accordance with Austroads Guidelines due to the expected volume of traffic.
- Angle parking refer Attachment A excerpt from the Austroads Guidelines for dimensions on angle parking.

4. Include separate cycle-lane and pedestrian approaches at intersections

CoD - "Active transport design is important in this project. Provision of separate cycle lane and pedestrian approaches are required at intersections, with protected left turns and bicycle hook turns (as per the protected intersection design endorsed for the Daly Street and Smith Street roundabout). Merging pedestrians and cyclist at intersections will create conflict and uncertainty for pedestrians. People on bikes are also unlikely to use the bike path if it means merging back and forth. The current design sees pedestrians and cyclists sharing space and signals, which means cyclists will be expected to dismount and walk across each intersection."

The Department of Infrastructure, Planning and Logistics agrees that active transport is a key element of this project. Our understanding is that below arrangement was endorsed for the Daly/Smith intersection.



This will be difficult to achieve as there is no on road cycle path on any of the roads that Barneson Boulevard intersections with, including on City of Darwin roads. It will also be difficult to achieve a "free flow" for cyclists as they must obey the road rules and stop at traffic signals.

Given the Department of Infrastructure, Planning and Logistics' experience with road users behaviour, there is concern that the acceptance of motorists waiting for dedicated cyclist traffic signals is likely to be quite low which is likely to result in poor behaviours and non-adherence to the road rules, escalating the possibility of road safety issues. The Department of Infrastructure, Planning and Logistics has adopted a safe approach by providing an off road cycle path. By shifting the path back on to the road will increase the asphalt area that we are trying to shade.

5. Provide left and right in/out at Woods and Harvey Street

CoD - "The project should allow left in/out and right in/out traffic at Harvey Street to improve traffic permeability. Woods Street should also be modified to be left in and left/ out, not a cul-de-sac."

Harvey Street

Refer to the plan and long section below. Left in and left out is already included in the design. The road geometry at Harvey Street would not provide a safe location for right in and right. Harvey Street is opposite the protected right turn lane into McMinn Street.

Additionally, Harvey Street needs to be left-in/left-out due to the proximity to the hill crest that Harvey Street sits atop of. Sight distance from that crest was insufficient to permit safe right turning movements at those intersections. Permitting right turns would have also required signalisation, but again the sight distances from each did not meet normal design safety criteria for sight distance to a signalised intersection.

Full movement in and out of Harvey Street is available via Day Street and McMinn Street.



Wood Street

The geometry at Woods Street has the following issues:

- a. Gradient issues:
 - Barneson Boulevard follows a gradual incline when travelling city-bound toward Cavenagh Street. The level at which Woods Street would be required to be built-up to match the road level of Barneson Boulevard would require significant earthworks affecting the rear access to Travelodge Mirambeena as well as Power and Water assets.
 - There are a range of other geometric controlling factors which determined the proposed road level for Barneson Boulevard. These include:
 - The existing road level at Cavenagh Street
 - The existing levels along the adjacent Cavenagh Street Car Park
 - The levels adjacent to the existing Power and Water Corporation switching station building in Woods St
 - The levels adjacent to the existing Arts Centre buildings (Frog Hollow).
 - The electrical pit located outside of the Power and Water Corporation switching station
- b. Austroads Guidelines If Barneson Boulevard was to be constructed to a level that would allow Woods St to remain as a cross road, Barneson Boulevard would need to be constructed with a one way cross fall in excess of 5% which exceeds the 3% recommended by Austroads Guidelines.

The following figures show these issues.



As previously outlined, three options were provided to the community due to consultation phase for the concept development. The options were as follows:

Option 1 – Culdesac – No impact on Frog Hollow Park. Maintains access to Mirambeena Resort. Height difference can be accounted for through a retaining wall.



Option 2 – Provide a left in left out. To meet the design standards, impact to Frog Hollow Park would be unavoidable. There was strong community feedback that this was not preferable.

From a traffic perspective, minimal through traffic uses this section of Wood Street as there are no destination points between Lindsay Street and Barneson Boulevard. Road-traffic that is generated along Woods Street is generated beyond Lindsay Street (there are no properties that front Woods Street between Lindsay Street and Barneson Boulevard). Traffic that might opt to travel along Woods Street will have access to alternative options along McMinn or Cavenagh Streets.



Option 3 – This was similar to option 2, but looked at just a left out. Again, it was likely that Frog Hollow Park would be affected.



6. Use water sensitive urban design principles

CoD – "Barneson Boulevard should have increased water sensitive urban design principles to maximise soft landscaping solutions and minimise hardscape areas within drainage corridors. Council feels strongly about minimising impact on mangroves and request that the Northern Territory Government clearly identify the extent of removal of them."

As per City of Darwin request, the majority of the stormwater is contained in underground stormwater systems. However, the volume of water catered for and collected to the point near Dinah Beach would have required significant structures, which was well beyond the budget available for the project. Hence, an open, landscaped solution was chosen by the project technical working group.

Various configurations were considered for this drain. However, a major factor to consider was that this drain is also influenced by tidal movements (salty water) which limits the way it can be treated within the available budget. The current design has tried to find a balance between the function of the drain, a solution within the budget as well as the ongoing maintenance.

Given the tidal, open nature of this drain, expert advice was sort from entomologists within Department of Health. Advice from Department of Health stipulated that maintaining a drain free of ponding water was critical to ensure no mosquito breeding habitats were created. Additionally, advice from Cloustons, landscape architect for the project, was that there are only certain species that would grow in the salt water environment.

Based on the expert advice, attention has been given to the minimise visibility of the drain from the shared path and road through landscaping (as can be seen from the design drawings previously provided.) The future ability to maintain the drain clear of obstruction for stormwater flow as well as the limitation on ponding of water was also considered in the design.

Maintaining as many mangroves as possible is a management strategy that was included in the Notice of Intent to the NT EPA. Disturbing mangroves also exposes the marine mud to oxygen, creating the potential for acid sulphate soils. Once a contractor has been appointed, further work will be done to maintain mangroves where possible, which will form part of the contractors EMP (Environmental Management Plan).

Further to this, the Department of Infrastructure, Planning and Logistics obtained advice from the Living Water Smart group within Power and Water. Their response is provided in Attachment B.

7. Height and design of retaining walls

CoD – "Council further asks that the height and design of retaining walls be carefully considered, with consideration of including gardens or living retaining walls and retention and/or relocation of present mature trees within the retaining wall zones."

The Department ran Stage 2 consultations from 25 September 2017 to 6 November 2017 to seek feedback from the community to enhance green space, vegetation, public space, urban art opportunities along the Boulevard and interpretive signage regarding the historical significance of Frog Hollow Park. The retaining wall at Wood Street will be one the many areas that will be considered for artwork/landscape based on the community feedback.

The height of the walls is governed by the road geometry and as such cannot change. However, there are opportunities, which are explored below:

- Retaining wall adjacent to Mirambeena / Woods Street The face of some of this wall would be inside private property, so a green wall may not be possible as it would not be able to be maintained. The Woods Street section may be able to transition into a green wall for Council to maintain into the future. If Council wishes to adopt this approach, the Northern Territory Government is willing to work with the City of Darwin to progress this matter.
- Retaining wall adjacent to the GPO car park The retaining wall is being used to act as a garden bed for landscaping. Refer to the previously provided design drawings. If Council is willing to take on the future maintenance and use some of the car park space, this could be converted to a green wall.
- Retaining wall adjacent to the Frog Hollow Centre for the Arts Given the tight footprint, landscaping was proposed for the top of the wall. However, the details of this wall are still being considered. There is a fence required on the top which could form a shade structure /trellis for creeping vegetation. However, note there are still shade trees along here as well.
- Retaining wall adjacent to Frog Hollow Park As was outlined in the green infrastructure consultations, a retaining wall has been transformed into an outdoor, grassed amphitheatre. This was quite a popular idea with the public.
- Retaining wall adjacent to building in McMinn Street This wall is hard up against a building and unfortunately it can't be converted to a green wall.

Other things to consider:

- The current design is blockwork walls, with the potential to provide canvasses for urban art.
- The strength of the retaining wall also needs to be considered due to the traffic loading, so unfortunately a garden variety of wall is not achievable.

8. Environmental Management

CoD – "Council has also asked that the outcomes from the independent auditor's review of the environmental assessment of the area be provided to Council."

This work is still underway and will be provided when it is complete. A summary document will be provided for the public on completion of the work as well. Further work will be required upon appointment of a contractor to manage the environmental aspects on site.

Attachment A – Austroads Guidelines excerpt regarding parking

AS 2890.5-1993

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2.5 CENTRE-OF-ROAD PARKING

2.5.1 General characteristics Unprotected centre-of-road parking should be considered only in streets with little through traffic and where all traffic moves slowly. The central line of parked vehicles separates opposing traffic flows and provides a continuous refuge for pedestrians, but this type of parking generates additional pedestrian movements across the road.

It is essential that adequate visibility be preserved at intersections. Hazardous conditions would be brought about by permitting centre-of-road parking too close to the cross-street traffic lanes.

A combination of kerbside parking and centre-of-road parking provides a large number of street parking spaces per unit length of street. Angle kerbside parking is rarely possible where centre-of-road parking is permitted.

If time limits are introduced, the combination of kerbside and centre-of-road parking allows time limits of different periods and durations to be instituted on the road. Short-term parking demands at the kerbside may be satisfied by imposing a time limit of, say, half an hour or less on parking. Longer limits may be set in the centre-of-road parking zone to accommodate drivers requiring longer parking periods. This arrangement minimizes turnover of parking in the centre of the road.

2.5.2 Roadway width requirements Table 2.3 gives a guide to the minimum roadway width, related to traffic volume, which should be available before centre-of-road parking is permitted. For traffic volumes greater than those shown in Table 2.3, there are no general criteria that can be applied, so a traffic engineering assessment should be made of the conditions in every instance.

TABLE 2.3

CENTRE-OF-ROAD PARKING-MINIMUM ROADWAY WIDTH

One-way flow, vehicles per hour	Minimum readway width m
Up to 400	23
401 - 800	29

NOTE: The Table is applicable to a two-way roadway with kerbside parallel parking both sides and a 5.4 m wide, 90 degree, centre-of-road parking area.

2.5.3 Alternative layouts Where overall roadway widths are sufficient to allow centre-of-road parking within a wide median, a parking area isolated from through traffic, e.g. as shown in Figure 2.6, is to be preferred. Such a facility can be designed in a similar way to an off-street car park.

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Dimensions		Use category (see Table 2.2)				
		Low	Medium	High	Disabled	
A-space width		2.4	2.5	2.6	3.2	
B-space width parallel to kerb		3.4	3.5	3.7	4.5	
D-lateral depth of spaces (Note 1)	D,	5.2	5.2	52	5.2	
	D ₂	4.8	4.8	4.8	4.8	
	Dy	5.5	5.6	5.7	6.1	
M-manoeuvre space (Note 3)		3.9	3.7	3.5	3.5	
J-allowable encroachment into adjacent traffic lanes (Note 4)		2.5	2.5	2.5	2.5	
Minimum width required, kerb line to outer edge of a moving traffic lane = $D + M - J$		6.9	6.8	6.7	6.7	
L-width of lane(s) for moving traffic: D-800 vehicles/hour (Note 5) 800-1600 vehicles/hour (Note 5)		3.5 5.5	3.5 6.5	3.5 6.5	3.5 6.5	
W-minimum overall width required, kerb line to separation line = $D + M - J + L_2$ C-800 vehicles/hour (Note 5) 800-1600 vehicles/hour (Note 5)		10.4 13.9	10.3 13.8	10.2 13.7	10.2 13.7	
5-wheelstop distance: Nose-in parking Rear-in parking (Note 6)		0.6 0.9	0.6 0.9	0.6 0.9	0,6 0,9	

DIMENSIONS IN METRES

NOTES:

1

a

Dimmission D is selected as follows (see Nine 2):

D, - where parking is to a wall or high kerb not allowing any overhally.

 D_2 -where parking is to a low kerb which allows 600 mm overhang.

Di-where parking is controlled by wheelstops installed at right angles to the direction of parking.

Formulae from which values of D₁, D₂ and D₂ have been calculated are given in AS 2890.1.

3 Dimension M gives the lateral space required when manoeuvring into or out of a parking space. Roadway width limitations are dealt with further in Chause 2A,

4 Dimension J is the extent to which a vehicle cun be allowed to obstruct the adjacent moving traffic lane while manoeuvring into or out of a parking space. The value J = 2.5 m is appropriate to waith specific of 60 km/h or less past the tite. At higher specific it is recommended that J be reduced by 1.0 m for each 10 km/h by which the speed exceeds 60 km/h, with a minimum value of J = 0.

5 The quoted traffic volumes are one-way maximum hourity volumes, total of all larges, during the times parking is permitted.

6 Rear-in angle parking spaces alope in the opposite direction.

FIGURE 2.3 LAYOUT AND MINIMUM ROADWAY WIDTH FOR 45 DEGREE ANGLE PARKING SPACES

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PARKING

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AS 2890.5-1993

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Dimensions		Use category (see Table 2.2)				
		Low	Medium	High	Disabled	
A-space width		2,4	2.5	2.6	3.2	
B-space width parallel to kerb	1.10.10.21	2.8	2.9		3.7	
D-lateral depth of spaces (Note 1)	D,	5.7	5.7	57	5.7	
	D	5.1	5.1	5.1	5.1	
	Dy	5.9	6.0	8.0	6.3	
M-manceuvre space (Note 3)	-	4.9	4.6	4.3	4.3	
J-allowable encroachment into adjacent traffic lanes (Note 4)		2.5	2.5	2.5	2.5	
Minimum width required, kerb line to outer edge of a moving traffic lane = $D + M - J$		8.3	8.1	7.8	7.8	
L—width of lane(s) for moving traffic: 0-800 vehicles/hour (Note 5) 800-1600 vehicles/hour (Note 5)		3.5 6.5	3.5 6.5	3.5 6.5	3,5 6,5	
W—minimum overall width required, ke separation line = D + M - J + L; 0-800 vehicles/hour (Note 5) 800-1600 vehicles/hour (Note 5)	nb line ta	11.8 15.3	11.6 15.1	11.3 14.8	11 3 14.8	
Swheelstop distance: Nose-in parking Rear-in parking (Note 6)		0.6	0.6 0.9	0.6	0.8 0.9	

DIMENSIONS IN METRES

NOTES:

ъ

2

3

Dimension D is selected as follows (see Note 2):

 $\mathcal{D}_{\rm j}$ — where parking is to a wall or high kerb nos allowing any overlang.

 D_2 - where parking is to a low keep which allows 600 mm overhaug.

Dy-where parking is controlled by wheelstops installed at right angles to the direction of parking.

Formulae from which values of D, D, and D, have been calculated are given in AS 2890.1.

Dimension M gives the lateral space required when manoruvring into or out of a parking space. Readway width limitations are dealt with further in Clause 2.4.

4 Dimension J is the extent to which a vehicle can be allowed to obstrate the adjacent moving traffic lane while manageuving into or out of a parking space. The value J = 2.5 m is appropriate to traffic speeds of 60 km/h or less past the site. At higher speeds it is recommended that J be reduced by 1.0 m for each 10 km/h by which the speed exceeds 60 km/h, with a minimum value of J = 0.

5 The quoted traffic volumes are one-way maximum hourly volumes, total of all lanes, during the times parking is permitted.
6 Rear-in angle parking spaces slope in the opposite direction.

went on an Bie. Furwing shares make in one obligance on con-

FIGURE 2.4 LAYOUT AND MINIMUM ROADWAY WIDTH FOR 60 DEGREE ANGLE PARKING SPACES

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12



PARKING

AS 2890.5-1993

Dimensions		Use category (see Table 2.2)				
		Low	Medium	High	Disabled	
A-space width		24	2.5	2.6	3.2	
8-space width parallel to kerb		Same as Dimension A				
D-lateral depth of spaces (Note 1)	D,	5.4	5.4	5.4	5,4	
	D ₂	4.8	4.8	4.8	4.8	
	D ₃	5.4	5.4	5.4	5,4	
M-manoeuvre space (Note 2)		6.2	5.B	5.4	5.4	
J-allowable encroachment into adjacent traffic lanes (Note 3)		2.5	2.5	2.5	2.5	
Minimum width required, kerb line to outer edge of a moving traffic lane = $D + M - J$		9.1	8.7	8.3	8.3	
L-width of lane(s) for moving traffic: 0-800 vehicles/hour (Note 4) 800-1600 vehicles/hour (Note 4)		3.5 6.5	3.5 8.5	3.5 6.5	3.5 6.5	
W-minimum overall width required, kerb line to separation line = $D + M - J + L$; 0-800 vehicles/hour (Note 4) 800-1600 vehicles/hour (Note 4)		12.6 18.1	12.2 15.7	11.8 15.3	11.8 15.3	
S—wheelstop distance: Nose-in parking Rear-in parking		0.6 0.9	0.6 0.9	0.6 0.9	0.6 0.9	

DIMENSIONS IN METRES

NOTES: x

Dimension D is selected as follows (see Note 2):

2 3

Dimension D is selected as follows (see Note 2):
D₁—where parking is to a wall or high kerb not allowing any overhang.
D₂—where parking is to a low kerb which allows 600 mm overhang.
D₂—where parking is controlled by wheelstops installed at right angles to the direction of parking.
Formulae from which values of D₁, D₂ and D₃ have been calculated are given in AS 2890.1.
Dimension M gives the lateral space required when manocuvring into or out of a parking space. Readway width limitations are dealt with further in Clause 2.4.
Dimension J is the extent to which a vehicle can be allowed to obstruct the adjacent moving traffic lane while manocuvring into or out of a parking space. The value J = 2.5 m is appropriate to traffic speeds of 60 km/h or less past the site. At higher speeds it is mecommended that J be reduced by 1.0 m for each 10 km/h by which the speed exceeds 60 km/h, with a minimum value of J = 0. 4

The quoted traffic volumes are one-way maximum bourly volumes, total of all lanes, during the times parking is permitted. ĩ.

FIGURE 2.5 LAYOUT AND MINIMUM ROADWAY WIDTH FOR 90 DEGREE ANGLE PARKING SPACES

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Attachment B – Living Water Smart advice

Living Water Smart - Report Title

Long term reliable water supply is essential to the development and enterprise of the Darwin region and its environment. With the expansion and growth of the Darwin region water security is becoming a superior priority as Darwin has reached, and surpassed, the sustainable yield of its water supply system. Indicators suggest either potable water supply has to be increased at significant cost or demand reduced to ensure dependable supply for our community.

In 2016/17 water use in Darwin region fell by approximately 1.6GL in part due to the Power and Water Corporation Living Water Smart initiative. Its strategic partnerships and programs have been widely successful to date working with community, local businesses and industry, and government to identify areas for water efficiency improvements. Despite the reduction in water use and success of the Living Water Smart program the Darwin region continues to be one of the highest consumers per capita across Australia.

Living Water Smart views the Barneson Boulevard development as a wonderful opportunity to showcase the ability to create an aesthetically pleasing, water wise road corridor for the Darwin CBD. It is a misconception that our climate is similar to South-East Asia and landscaping projects attempt to achieve a 'green and lush' look and feel to reflect the monsoon tropics of Northern Australia. As the Darwin region experiences a hotter and drier climate to that of cities such as Singapore our urban landscaped areas require higher volumes of water to maintain that character. As high demand on our water resources continue this predisposition toward water intensive landscaping requires a fresh, innovative and sustainable approach.

The use of native plant species, sourced locally, offers a multitude of benefits to commuters and the wider community with minimal impact on our water resources whilst achieving intended landscaping requirements. Shaded streetscapes using native plantings eliminate the need for a permanent irrigation system network as, once established, additional watering outside of wet season period is no longer required. The ongoing costs of water use and the adverse impact of regular traffic management to maintain road verges are significantly reduced.

The installation of a temporary irrigation system network with smart technology capabilities will offer immediate cost reductions with longer term benefits of negating the ongoing cost of water consumption and operational maintenance. New irrigation management systems have the capability to connect to local weather stations and adjust scheduling to current climatic conditions offering improved irrigation performance.

Additional benefits of implementing a temporary irrigation system network are it negates ongoing difficulties associated with irrigating areas surrounded by hard surfaces. These areas are notoriously problematic as water wastage often results via over watering or mis-directed sprinklers. Living Water Smart and Power and Water Corporation regularly receive contact from residents in the Darwin region voicing their concerns over water wastage along major arterial road verges. The economical choice and use of water wise resilient plants and improved irrigation practices would provide an example of water smart leadership to the community.

Currently the Darwin region community consumes twice the national average with government using approximately 25% of that water, much of this for irrigation. It is hoped that government can deliver a key leadership role in reducing water use in the region and play its part in making Darwin water smart. Living Water Smart is prepared to assist the Department of Infrastructure, Planning and Logistics in developing a water management strategy for the Barneson Boulevard project and offer ongoing support as required throughout its development.

Kind regards, Shane Burgess Water Efficiency and Engagement Officer, Living Water Smart

ENCL: ORDINARY COUNCIL MEETING/OPEN AGENDA ITEM:

MONTHLY FINANCIAL REPORT - NOVEMBER 2017

REPORT No.: 17CP0065 IF:je COMMON No.: 2476534 D

DATE: 12/12/2017

14.2.2

Presenter: Acting Manager Finance, Irene Frazis

Approved: Acting General Manager City Performance, Amelia Vellar

PURPOSE

The purpose of this report is to provide a comparison of income and expenditure against the budget for the period ended 30 November 2017 in accordance with the Local Government (Accounting) Regulations.

LINK TO STRATEGIC PLAN

The issues addressed in this Report are in accordance with the following Goals/Strategies as outlined in the 'Evolving Darwin Towards 2020 Strategic Plan':-

Goal

5 Effective and Responsible Governance

Outcome

5.5 Responsible financial and asset management

Key Strategies

5.5.1 Manage Council's business based on a sustainable financial and asset management strategy

KEY ISSUES

- The monthly report meets Council's statutory requirements.
- There are no overall concerns with this month's report

RECOMMENDATIONS

THAT Report Number 17CP0065 IF: je entitled Monthly Financial Report - November 2017, be received and noted.

BACKGROUND

The format of the monthly report has previously been consulted and endorsed.

DISCUSSION

The following statements are included at Attachment A.

Overall Income Statement

All sources of Council's income (revenue) and all operating expenses.

Municipal Plan Summary

The Municipal Plan Summary follows a similar format to the statement of cash flows, but is based on working capital rather than cash.

Investments Report

Details all cash and investments held by institution and provide information on interest rate returns and maturities.

Accounts Receivable Report

Details rate receipt collection, outstanding general debtors and performance on rates recovery compared to the previous year. The report includes additional information on infringement debtors, rates arrears, rates struck and rates outstanding (bar chart).

CONSULTATION PROCESS

Nil

POLICY IMPLICATIONS

Nil

BUDGET AND RESOURCE IMPLICATIONS

Nil

RISK/LEGAL/LEGISLATIVE IMPLICATIONS

Council's monthly financial reports normally contain additional information to the statutory requirements.

The information that is provided is considered to more than achieve statutory compliance as set out below:

Part 8 of the Local Government (Accounting) Regulations require that a monthly financial report is presented to Council.

Regulation 18 states:-

1. The CEO must, in each month, lay before a meeting of the council a report, in a form approved by the council, setting out:

- a) The actual income and expenditure of the council for the period from the commencement of the financial year to the end of the previous month; and
- b) The forecast income and expenditure for the whole of the financial year
- 2. The report must include:
 - a) Details of all cash and investments held by the council (including money held in trust); and
 - A statement on the debts owed to the council including the aggregate amount owed under each category with a general indication of the age of the debts; and
 - c) Other information required by the Council.
- 3. If a council does not hold a meeting in a particular month, the report is to be laid before the council committee performing the council's financial functions for the particular month.

It should be noted that monthly financial reports are not independently audited, but are subject to internal control and review processes.

ENVIRONMENTAL IMPLICATIONS

Nil

COUNCIL OFFICER CONFLICT OF INTEREST DECLARATION

We the Author and Approving Officers declare that we do not have a Conflict of Interest in relation to this matter.

IRENE FRAZIS ACTING MANAGER FINANCE

AMELIA VELLAR ACTING GENERAL MANAGER CITY PERFORMANCE

For enquiries, please contact Irene Frazis on 8930 0654 or email: i.frazis@darwin.nt.gov.au.

Attachments:

Attachment A: Monthly Financial Report - November 2017

ATTACHMENT A 215

Income Statement For the Period Ended 30/11/2017					
		<u>2017/18</u>			
	Full Original	Full Amended	YTD	YTD v FAB	
	Budget \$'000	Budget \$'000	Actual \$'000	%	
% of year elapsed				42%	
Income from Continuing Operations					Comment
Rates & Annual Charges	69,069	69,068	69,129	100%	No issues
User Charges, Fees & Other	26,341	26,327	10,985	42%	Below LY
Interest & Investment Revenue	1,953	1,954	917	47%	No issues
Grants & Contributions - Operating	5,143	3,468	2,639	76%	No issues
Total Income from Continuing Operations	102,506	100,817	83,670	83%	
Less Expenses from Continuing Operations					
Employee Costs	32,313	32,358	13,402	41%	No issues
Borrowing Costs	291	291	117	40%	No issues
Materials and Services	49,429	50,735	20,251	40%	No issues
Depreciation and Amortisation	24,037	24,037	10,015	42%	No issues
Total Expenses from Continuing Operations	106,070	107,420	43,785	41%	
Operating Result - Continuing Operations	(3,564)	(6,603)	39,885		
Grants & Contributions - Capital	2,113	7,461	5,702	76%	No issues
Net Operating Result For the Year	(1,451)	858	45,587		

Income Statement

Explanation of Columns: "Full Original Budget" and "Full Amended Budget" are full year. YTD Actual is year to date. YTD v FAB is the % of actuals achieved against the full year amended budget.

Outlines income and operating expenses. Excludes capital expenditure and instead recognises depreciation expense. The net operating surplus or deficit for the reporting period is a measure of Council's financial performance. This figure is determined by deducting total operating expenses including depreciation from total operating revenue.

Operating income: Rates are recognised at the beginning of the year hence 100% achieved. Although User charges, fees and other revenue are on target at 42% this is mainly due to the issuing of Off Street parking permits and animal registrations at the beginning of the year. However, this is lower than LY Actual and is trending below expectations. Operating grants & contributions are showing 76% achieved as library grants received in full for the year. Funbus grant for 1st & 2nd qtrs received. Streetlighting Maintenance grant received from Dept of Housing & Community Development not budgeted.

Operating expenses: Overall expenditure appears reasonable for this 5th month of the financial year. Borrowing expenses paid this November and the next scheduled for payment is in May. Depreciation is recognised on the basis of 1/12 of budget per month.

Capital income: \$1.98M R2R grant for Dinah Beach Road Project received in full. A \$2M DEC grant for upgrade of aircon was received from Dept of Housing and Community. \$1.3 M received for Construction of Parap Leisure & Sports Centre.

A/Manager Finance: There are no overall concerns in relation to the original budget.

DARWI

Municipal Plan Summary For the Period Ended 30/11/2017

	2017/18					
	Full Original Budget	Full Amended Budget	YTD Actual	YTD v FAB		
	\$'000	\$'000	\$'000	%		
% of year elapsed				42%		
Funds From Operating Activities						
Net Operating Result From Above	(1,451)	858	45,587			
Add back depreciation (not cash)	24,037	24,037	10,015			
Net Funds Provided (or used in) Operating Activities	22,586	24,894	55,602			
Funds From Investing activities						
Sale of Infrastructure, Property, Plant & Equipment	783	783	172	22%		
Purchase of Infrastructure, Property, Plant & Equipment	(21,633)	(50,806)	(14,477)	28%		
Net Funds Provided (or used in) Investing Activities	(20,850)	(50,023)	(14,305)			
Funds From Financing Activities						
Proceeds from borrowings & advances	2,100	2,000	-	0%		
Repayment of borrowings & advances	(384)	(384)	(117)	30%		
Net Funds Provided (or used in) Financing Activities	1,716	1,616	(117)			
Net Increase (-Decrease) in Funds Before Transfers	3,452	(23,512)	41,181			
Transford from (to) Booopyoo	(2.450)	22 542	0.997			
Transfers from (-to) Reserves Net Increase (-Decrease) in Funds After Transfers	(3,452)	23,512	9,887 51,068			

Municipal Plan Summary

Outlines This statement outlines Councils entire budget in accordance with the published municipal plan. It shows the effect on General Funds (original budget - break even/nil). It groups items into operating, investing and financing and has a very close relationship to cash flows, which is why it is presented in the same international format. It eliminates the depreciation calculation and discloses totals for asset sales and purchases as well as loan raising and repayments. Finally it discloses the transfers to & from cash backed reserves which are detailed in the quarterly budget review reports.

Full Amended Budget: Includes carry forwards from 2016/17 and approved budget variations as per the 1st Quarter Budget Review.

Net funds provided by operating activities: These will reduce throughout the year to equate more closely to budget as the rates struck are expended.

Sale of Plant & Equipment: This appears low and should increase once fleet purchases are achieved.

Purchase of Infrastructure, property etc. This is 28% spent compared to 42% of year elapsed.

Transfers from (-to) reserves. This discloses the transfers to & from cash backed reserves.

A/Manager Finance: There are no overall concerns in relation to the budgets.
	Statement of Financial Position For the Period Ended 30/11/2017			DAR
2 <u>016-17</u> Audited Actual \$'000		Full Original Budget \$'000	2017/18 Full Amended Budget \$'000	YTD Actual \$'000
	Current Assets			
13,040	Cash at Bank & Investments	11,346	13,424	31,074
31,491	Cash at Bank & Investments - externally restricted	32,343	30,659	34,874
29,458	Cash at Bank & Investments - internally restricted	6,975	6,777	16,187
10,598	Receivables	7,300	10,598	34,668
110	Inventories	150	110	141
-	Other	250	-	-
84,697		58,364	61,569	116,944
	Non-Current Assets			
953,325	Infrastructure, Property, Plant and Equipment	1,137,781	979,311	957,615
953,325		1,137,781	979,311	957,615
1,038,022	TOTAL ASSETS	1,196,145	1,040,880	1,074,559
	Current Liabilities			
14,695	Payables	11,000	14,695	6,426
241	Borrowings	395	395	124
17,256	Provisions & Other Liabilities	7,109	17,256	16,592
32,192		18,504	32,346	23,142
	Non-Current Liabilities			
3,046	Borrowings	6,340	4,892	3,046
10,025	Provisions	500	10,025	10,025
13,071		6,840	14,917	13,071
45,263	TOTAL LIABILITIES	25,344	47,263	36,213
992,759	NET ASSETS	1,170,801	993,617	1,038,346
	Equity			
658,411	Asset Revaluation Reserve	771,670	658,411	658,411
334,348	Retained Surplus	399,131	335,206	379,935
992,759	TOTAL EQUITY	1,170,801	993,617	1,038,346
	Statement of Financial Position Comments: The Statement of Financial Position outlines what Council o Council's net worth is determined by deducting total liabilit			

A/Manager Finance: there are no concerns in relation to the original budgets at this stage. Note that the full original budget is as published in the adopted Municipal Plan 2017/18. The full amended budget column is based on the audited closing balances 30/6/2017 plus full original budget plus Council approved amendment, the YTD Actual column is also based on audited actual closing balances 30/6/2017 plus actual movements since.



As at 30 November, 2017 Council's short term cash position was as follows:

1. General Fund

Cash at Bank Short Term Investments Total Funds \$ 9,913,246 \$ 71,453,969 \$ 81,367,214

Council has an arrangement with its financial institution the Commonwealth Bank of Australia to offset Council's overdraft facility against pooled funds held in Council's Trust Account and General Account.



2. Trust Account		
Cash at Bank	\$591.825.40	
Total Funds	\$591,825.40	

INVESTMENTS REPORT TO COUNCIL AS AT 30 NOVEMBER 2017





Investment Policy Limits

Short Term	Policy Max.	Actual Portfolio
A1+	100%	78%
A1	45%	8%
A2	25%	14%
Unrated*	10%	0%

т	ota	

Individual Banks	Policy Max.	% Over Total Investment
National Australia Bank (A1+) (AA-)	40%	33%
Westpac (A1+) (AA-)	40%	40%
AMP (A1) (A)	30%	5%
Suncorp-Metway (A1) (A+)	30%	4%
Bankwest (A1+) (AA-)	30%	4%
Bank of Qld (A2) (BBB+)	30%	8%
ME Bank (A2) (BBB)	10%	6%
Total	_	100%

Counterparty	Policy Min.	Policy Max.	Actual Portfolio
Major Banks	15%	100%	74%
Regional Banks	0%	45%	26%
Credit Unions/Building Societies/ Other ADI's	0%	45%	0%

100% Total Term to Maturity < 1 Year Policy Min. 30% Policy Max. 100% 50% 30% 10% Actual Portfolio 100% > 1 Year > 3 Years 0% 0% 0% 0% 0% 0% > 5 Years

Total

100%

100%

		INVESTME		OCOUNCIL	AS AT 30 NOVEMBE		RWIN		2
CREDIT RATING	COUNTERF	ARTY INV TYPE	AMOUNT	INTEREST RATE	MATURITY DATE	DAYS TO MATURITY	WEIGHTED AVERAGE RATE	INSTITUTION TOTALS	%
ST) (LT)		Major Banks Total @ Invested \$	52,453,968.70	73.41%	of portfolio				
+) (AA-)	National Bank of Australia	TD \$	1,000,000.00	2.61%	December 12, 2017	12	0.000365270 \$	23,263,262.14	33.00%
+) (AA-)	National Bank of Australia	TD \$	1,070,134.13		January 30, 2018	61	0.000372916		
+) (AA-)	National Bank of Australia	TD \$	1,089,503.86	2.50%	February 6, 2018	68	0.000381191		
+) (AA-)	National Bank of Australia	TD \$	1,019,229.87	2.53%	February 6, 2018	68	0.000360883		
+) (AA-)	National Bank of Australia	TD \$	1,066,942.22	2.53%	March 13, 2018	103	0.000377777		
+) (AA-)	National Bank of Australia	TD \$	1,000,000.00	2.57%	March 20, 2018	110	0.000359672		
+) (AA-)	National Bank of Australia	TD \$	1,000,000.00	2.58%	March 20, 2018	110	0.000361072		
⊦) (AA-)	National Bank of Australia	TD \$	1,000,000.00	2.58%	March 27, 2018	117	0.000361072		
-) (AA-)	National Bank of Australia	TD \$	1,000,000.00	2.58%	March 27, 2018	117	0.000361072		
-) (AA-)	National Bank of Australia	TD \$	1,000,000.00	2.58%	April 3, 2018	124	0.000361072		
-) (AA-)	National Bank of Australia	TD \$	1,000,000.00	2.61%	April 17, 2018	138	0.000365270		
-) (AA-)	National Bank of Australia	TD \$	1,000,000.00	2.61%	April 17, 2018	138	0.000365270		
+) (AA-)	National Bank of Australia	TD \$ TD \$	1,000,000.00	2.61%	May 1, 2018	152	0.000365270		
-) (AA-) -) (AA-)	National Bank of Australia National Bank of Australia	TD \$ TD \$	1,000,000.00 1,000,000.00	2.61% 2.61%	May 1, 2018 May 8, 2018	152 159	0.000365270 0.000365270		
) (AA-)	National Bank of Australia	TD \$	1,000,000.00	2.61%	May 8, 2018 May 8, 2018	159	0.000365270		
) (AA-)) (AA-)	National Bank of Australia	TD \$	1,000,000.00	2.60%	May 15, 2018	166	0.000363871		
) (AA-)	National Bank of Australia	TD \$	1,000,000.00	2.60%	May 15, 2018	166	0.000363871		
) (AA-)) (AA-)	National Bank of Australia	TD \$	1,000,000.00	2.60%	May 13, 2018 May 22, 2018	173	0.000363871		
) (AA-)) (AA-)	National Bank of Australia	TD \$	1,000,000.00	2.60%	May 22, 2018 May 22, 2018	173	0.000363871		
) (AA-)	National Bank of Australia	TD \$	1,000,000.00	2.60%	June 5, 2018	187	0.000363871		
) (AA-)	National Bank of Australia	TD \$	1,017,452.06	2.57%	June 12, 2018	194	0.000365949		
(AA-)	National Bank of Australia	TD \$	1,000,000.00	2.57%	June 19, 2018	201	0.000359672		
) (AA-)	Westpac	TD \$	1,000,000.00	2.74%	December 12, 2017	12	0.000383464 \$	29,190,706.56	40.00%
(AA-)	Westpac	TD \$	1,000,000.00	2.67%	January 16, 2018	47	0.000373667		
) (AA-)	Westpac	TD \$	1,037,372.55	2.67%	January 23, 2018	54	0.000387632		
(AA-)	Westpac	TD \$	1,019,235.62	2.65%	January 23, 2018	54	0.000378002		
) (AA-)	Westpac	TD \$	1,000,000.00	2.65%	January 30, 2018	61	0.000370868		
) (AA-)	Westpac	TD \$	1,000,000.00	2.65%	January 30, 2018	61	0.000370868		
) (AA-)	Westpac	TD \$	1,000,000.00	2.55%	February 13, 2018	75	0.000356873		
) (AA-)	Westpac	TD \$	1,000,000.00	2.68%	February 13, 2018	75	0.000375067		
) (AA-)	Westpac	TD \$	1,000,000.00	2.68%	February 20, 2018	82	0.000375067		
) (AA-)	Westpac	TD \$	1,016,052.05	2.70%	February 20, 2018	82	0.000383931		
(AA-)	Westpac	TD \$	1,017,605.48	2.65%	February 27, 2018	89	0.000377397		
(AA-)	Westpac	TD \$	1,000,000.00	2.67%	February 27, 2018	89	0.000373667		
(AA-)	Westpac	TD \$	1,000,000.00	2.65%	February 27, 2018	89	0.000370868		
(AA-)	Westpac	TD \$	1,000,000.00	2.65%	March 6, 2018	96	0.000370868		
(AA-)	Westpac	TD \$	1,000,000.00	2.65%	March 6, 2018	96	0.000370868		
) (AA-)	Westpac	TD \$	1,018,848.22	2.66%	March 13, 2018	103	0.000379284		
) (AA-)	Westpac Westpac	TD \$ TD \$	1,018,593.15 1,000,000.00	2.69% 2.69%	March 27, 2018 April 3, 2018	117 124	0.000383466 0.000376466		
) (AA-)) (AA-)	Westpac	TD \$	1,000,000.00	2.69%	April 10, 2018	124	0.000376466		
·) (AA-)	Westpac	TD \$	1,000,000.00	2.69%	April 10, 2018	131	0.000376466		
-) (AA-)	Westpac	TD \$	1,000,000.00	2.71%	April 24, 2018	145	0.000379265		
) (AA-)	Westpac	TD \$	1,000,000.00		April 24, 2018	145	0.000379265		
-) (AA-)	Westpac	TD \$	1.000.000.00	2.71%	April 24, 2018	145	0.000379265		
) (AA-)	Westpac	TD \$	1,000,000.00	2.70%	May 29, 2018	180	0.000377866		
) (AA-)	Westpac	TD \$	1,000,000.00	2.70%	May 29, 2018	180	0.000377866		
) (AA-)	Westpac	TD \$	1,000,000.00	2.70%	May 29, 2018	180	0.000377866		
) (AA-)	Westpac	TD \$	1,041,520.04	2.68%	June 5, 2018	187	0.000390639		
) (AA-)	Westpac	TD \$	1,021,479.45		June 12, 2018	194	0.000384552		
) (AA-)	Westpac	TD \$	1,000,000.00	2.69%	June 19, 2018	201	0.000376466		
		Regional Banks Total @ Invested	19,000,000.00		of portfolio	-	0 00000 (000 /		5 000
A) A)	AMP Bank Limited AMP Bank Limited	TD \$ TD \$	1,000,000.00 1,000,000.00	2.75% 2.75%	December 5, 2017 December 5, 2017	5 5	0.000384863 \$ 0.000384863	3,000,000.00	5.00%
A)	AMP Bank Limited	TD \$	1,000,000.00		January 2, 2018	33	0.000384863		
~,	Awi Bank Ennice	10 φ	1,000,000.00	2.75%	January 2, 2010	00	0.000004000		
(AA-)	Bankwest	TD \$	1,000,000.00	2.60%	January 2, 2018	33	0.000363871 \$	3,000,000.00	4.00%
(AA-)	Bankwest	TD \$	1,000,000.00	2.55%	January 9, 2018	40	0.000356873		
(AA-)	Bankwest	TD \$	1,000,000.00	2.55%	January 9, 2018	40	0.000356873		
	Oursease Mature Limited		1 000 000 00	0.00%	December 19, 2017	19	0.00000000 \$	3,000,000.00	4.00%
(A .)		TD *			December 19, 2017	19		3,000,000.00	4.00%
	Suncorp-Metway Limited	TD \$	1,000,000.00		December 10, 2017	10			
A+)	Suncorp-Metway Limited Suncorp-Metway Limited Suncorp-Metway Limited	TD \$ TD \$ TD \$	1,000,000.00	0.00%	December 19, 2017 December 19, 2017	19 19	0.000000000 0.000363871		
(A+) (A+)	Suncorp-Metway Limited Suncorp-Metway Limited	TD \$ TD \$	1,000,000.00 1,000,000.00	0.00% 2.60%	December 19, 2017	19	0.00000000 0.000363871	6.000.000.00	8.00%
(A+) (A+) (BBB+)	Suncorp-Metway Limited Suncorp-Metway Limited Bank of Queensland Limited	TD \$ TD \$ TD \$	1,000,000.00 1,000,000.00 1,000,000.00	0.00% 2.60% 2.63%	December 19, 2017 January 16, 2018	19 47	0.000000000 0.000363871 0.000368069 \$	6,000,000.00	8.00%
(A+) (A+) (BBB+) (BBB+)	Suncorp-Metway Limited Suncorp-Metway Limited	TD \$ TD \$	1,000,000.00 1,000,000.00	0.00% 2.60%	December 19, 2017	19	0.00000000 0.000363871	6,000,000.00	8.00%
(A+) (A+) (BBB+) (BBB+) (BBB+)	Suncorp-Metway Limited Suncorp-Metway Limited Bank of Queensland Limited Bank of Queensland Limited	TD \$ TD \$ TD \$ TD \$	1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00	0.00% 2.60% 2.63% 2.60% 2.62%	December 19, 2017 January 16, 2018 June 26, 2018	19 47 208	0.000000000 0.000363871 0.000368069 \$ 0.000363871	6,000,000.00	8.00%
(A+) (A+) (BBB+) (BBB+) (BBB+) (BBB+)	Suncorp-Metway Limited Suncorp-Metway Limited Bank of Queensland Limited Bank of Queensland Limited Bank of Queensland Limited	TD \$ TD \$ TD \$ TD \$ TD \$ TD \$	1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00	0.00% 2.60% 2.63% 2.60% 2.62%	December 19, 2017 January 16, 2018 June 26, 2018 June 26, 2018	19 47 208 208	0.000000000 0.000363871 0.000368069 \$ 0.000363871 0.000366670	6,000,000.00	8.00%
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(A+) (A+) (BBB+) (BBB+) (BBB+) (BBB+) (BBB+) (BBB+) (BBB+) (BBB+) (BBB+) (BBB+) (BBB+) (BBB+)	Suncorp-Metway Limited Suncorp-Metway Limited Bank of Queensland Limited ME Bank Pty Limited ME Bank Pty Limited ME Bank Pty Limited ME Bank Pty Limited Bank of Queensland States Met Bank	TD \$ TD \$ TD \$ TD \$ TD \$ TD \$ TD \$ TD \$	1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 71,453,969 9,913,246 81,367,214	0.00% 2.60% 2.63% 2.62% 2.62% 2.62% 2.62% 2.62% 2.62% 2.62% 2.62% 2.62%	December 19, 2017 January 16, 2018 June 26, 2018 June 26, 2018 June 26, 2018 June 26, 2018 July 3, 2018 July 17, 2018 July 10, 2018 July 10, 2018 July 17, 2018 Variage Days to Maturity Type of Investment Term Deposit Bank Bills Negotiable Certificate of	19 47 208 208 215 229 224 231 231 238 120	0.000000000 0.000363871 0.000363871 0.000363871 0.000363871 0.000366670 0.000366670 0.000366670 0.000366670 0.000366670 0.000366670 0.000366670 0.000366670 0.000366670 0.000366670 0.000366670 0.000366670 0.000366670 0.000366670 0.000366670 0.000366670 0.000366670 0.000366670 0.000366670 \$ 71,453,968.70 \$ - \$ -	5 4,000,000.00 1.74% BBSW 90 Day Rate % Portfolio 88%	6.00%
IERAL B	Suncorp-Metway Limited Suncorp-Metway Limited Bank of Queensland Limited ME Bank Pty Limited	TD \$ TD \$ TD \$ TD \$ TD \$ TD \$ TD \$ TD \$	1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 71,453,969 9,913,246	0.00% 2.60% 2.63% 2.62% 2.62% 2.62% 2.62% 2.62% 2.62% 2.62% 2.62% 2.62%	December 19, 2017 January 16, 2018 June 26, 2018 June 26, 2018 July 3, 2018 July 3, 2018 July 17, 2018 July 10, 2018 July 10, 2018 July 17, 2018 Average Days to Maturity Type of Investment Term Deposit Bank Bills	19 47 208 208 215 229 224 231 231 238 120	0.000000000 0.000363871 0.000363871 0.000366670 0.00036670 0.000360000000000000000000000000000000	5 4,000,000.00 1.74% BBSW 90 Day Rate % Portfolio	8.00% 6.00% 100.00%



FINANCE DEPARTMENT SERVICE LEVEL REPORT TO COUNCIL FOR THE MONTH OF NOVEMBER 2017









Reports, recommendations and supporting documentation can be accessed via the City of Darwin Council Website at <u>www.darwin.nt.gov.au</u>, at Council Public Libraries or contact the Committee Administrator on (08) 8930 0670.

SEVENTH ORDINARY COUNCIL MEETING – OPEN SECTION TUESDAY, 12 DECEMBER 2017

ORD12/14

223

15. TOWN PLANNING REPORT/LETTERS

ENCL: ORDINARY COUNCIL MEETING/OPEN AGENDA ITEM: 15.1

COUNCIL RESPONSES TO PLANNING APPLICATIONS - DECEMBER 2017

REPORT No.: 17CF0044 BS:hd COMMON No.: 2547669 DATE: 12/12/2017

Presenter: Manager City Planning, Cindy Robson

Approved: General Manager City Futures, Gerard Rosse

PURPOSE

The purpose of this report is to present to Council for consideration, responses to Planning Applications exhibited between 18 November and 1 December 2017.

LINK TO STRATEGIC PLAN

The issues addressed in this Report are in accordance with the following Goals/Strategies as outlined in the 'Evolving Darwin Towards 2020 Strategic Plan':-

Goal

1. Collaborative, Inclusive and Connected Community

Outcome

1.4 Improved relations with all levels of government and significant stakeholders **Key Strategies**

1.4.2 Play an active role in strategic and statutory planning processes

KEY ISSUES

- A summary of City of Darwin responses to the Development Consent Authority for Development Applications exhibited between 18 November and 1 December 2017 is provided.
- A summary of City of Darwin responses to other Planning Applications received between 18 November and 1 December 2017 is provided.
- A comparison of Council responses for Planning-related Development Applications and the Development Consent Authority outcomes is included.

RECOMMENDATIONS

- A. THAT Report Number 17CF0044 BS:hd entitled Council Responses to Planning Applications - December 2017, be received and noted.
- B. THAT Council endorse the responses to the Development Consent Authority within **Attachments A, B** and **C** to Report Number 17CF0044 BS:hd entitled Council Responses to Planning Applications December 2017.
- C. THAT the responses for the Planning-related Applications at **Attachment D** to Report Number 17CF0044 BS:hd entitled Council Responses to Planning Applications December 2017, be received and noted.
- D. THAT the cross-reference table of the Development Consent Authority outcomes at **Attachment E** to Report Number 17CF0044 BS:hd entitled Council Responses to Planning Applications December 2017, be received and noted.

BACKGROUND

City of Darwin responded to seven Development Applications exhibited between 18 November 2017 and 1 December 2017.

City of Darwin responded to one other Planning Application received between 18 November 2017 and 1 December 2017.

DISCUSSION

Development Applications

Of the seven Development Applications, City of Darwin officers recommend supporting four (either subject to normal or specific conditions) and not supporting or objecting to three applications. This represents rates of 57% of applications being supported, subject to relevant conditions, and 43% of applications either being not supported or objected to.

Development Applications supported, subject to normal Council conditions

The table below describes the Development Applications that are supported by City of Darwin officers, subject to Council's normal Development Permit conditions in regard to issues including, but not necessarily limited to, waste collection, access and stormwater drainage.

Responses to these Development Applications are provided as **Attachment A** to this report.

Property Address	Description of Development Proposal
Lot 3061 - Town of Darwin	Shed addition to an existing single dwelling with reduced side and rear
84 Ross Smith Avenue, Fannie Bay	setbacks
	(Requires 1.5m to both setbacks, proposes 0.5m to both. Both neighbours have submitted written approval for the reduced setbacks)
Lot 5500 - Town of Nightcliff	Carport addition to an existing single dwelling with a reduced side setback
96 Dripstone Road, Nakara	, , , , , , , , , , , , , , , , , , ,
	(Requires 1.5m, proposes nil setback, open sided with adequate landscaping between public area provided)
Lot 4984 - Town of Nightcliff	Garage addition to an existing single dwelling with a reduced side setback
26 Goodman Street, Nakara	
	(Requires 1.5m, proposes 50mm. Replacing existing carport)

Development Applications supported subject to specific matters being adequately resolved:

The table below describes the Development Applications that are supported by City of Darwin officers subject to the following specific matters being adequately resolved.

Responses to these Development Applications are provided as **Attachment B** to this report.

Property Address	Description of Development Proposal	Specific Matters
Lot 6041 - Hundred of Bagot 10 Mel Road, Berrimah	Shade sail addition to an existing office and restaurant with a reduced rear setback	0

Development Applications that have either been not supported or objected to:

The table below describes the Development Applications that have been not supported or objected to by City of Darwin officers, for the reasons outlined below.

Responses to these Development Applications are provided as **Attachment C** to this report.

Property Address	Description of Development Proposal	Objected / Not Supported
Lot 4700 - Town	Unit title schemes	Objected to:
of Nightcliff	subdivision to create	The configuration of the world title
5 Alstonia	two units and common property	The configuration of the unit title scheme has resulted in a battle axe
Street,	property	lot, which is not supported by
Nightcliff		planning policy.
Lot 9204 - Town	2 x demountable	Front setback reduction not
of Nightcliff	structure additions to an	supported:
	existing motor repair	
14 Travers	station with reduced front and side setbacks	1 11
Street, Coconut Grove		Front setback requires 6m, 2.5m is proposed.
0.000		
Lot 7602 - Town	Change of use from shop	Objected to:
of Darwin	to medical clinic (Unit 53)	
. <u> </u>		Five car parking bay shortfall.
13 Esplanade,		Proposal is expected to utilise the
Darwin City		Civic Centre carpark and visitor car parking spaces currently for
		residential use. Suggested medical
		clinic use may not be compatible
		for this particular site.

Other Planning Applications

Below are descriptions of other planning related Applications that have been received and responded to by City of Darwin.

Responses to these applications are provided as **Attachment D** to this report.

Property Address	Description of Development Proposal
Lot 1801 - Town of Darwin	Proposed Upgrade of Telecommunications facility at an existing site without development application
5 Mackillop Street, Parap	(Paravista Motel)

Cross Reference Table

A comparison of Council letter responses and the Development Consent Authority outcomes for the hearing held on Friday 17 November is provided in **Attachment E**.

CONSULTATION PROCESS

In preparing this report, the following City of Darwin officers were consulted:

- Town Planner
- Planning Officer

POLICY IMPLICATIONS

Relevant Council policies are noted in individual letter responses.

BUDGET AND RESOURCE IMPLICATIONS

Budget implications may arise from individual development applications, including payment in lieu of car parking, payment of various contribution plans, and long term upgrading of infrastructure and services as a result of accumulative development.

RISK/LEGAL/LEGISLATIVE IMPLICATIONS

Risks, legal and legislative implications, if applicable, are noted in individual letter responses.

ENVIRONMENTAL IMPLICATIONS

Environmental implications, if applicable, are noted in individual letter responses.

COUNCIL OFFICER CONFLICT OF INTEREST DECLARATION

We the Author and Approving Officers declare that we do not have a Conflict of Interest in relation to this matter.

CINDY ROBSON MANAGER CITY PLANNING

GERARD ROSSE GENERAL MANAGER CITY FUTURES

For enquiries, please contact Cindy Robson on 8930 0528 or email: c.robson@darwin.nt.gov.au.

Attachments:

Attachment A:	Letters of support, subject to normal Council conditions, for
	Development Applications not yet considered by the Development
	Consent Authority
Attachment B:	Letters of conditional support to Development Applications not yet
	considered by the Development Consent Authority.
Attachment C:	Letters of not supporting or objecting to Development Applications
	not yet considered by the Development Consent Authority.
• · · • • • • •	

- Attachment D: Letter responses to other Planning Applications.
- Attachment E: Cross reference table of City of Darwin responses and the Development Consent Authority outcomes.



ATTACHMENT A²³⁰

Civic Centre Harry Chan Avenue GPO Box 84 Darwin NT 0801 Darwin NT 0800 E darwin@darwin.nt.gov.au

P 08 8930 0300F 08 8930 0311

23 November 2017

Reference: PA2017/0532 DB:hd

Ms Dawn Parkes Acting Manager Urban Planning Department of Infrastructure, Planning & Logistics GPO Box 1680 DARWIN NT 0801

Dear Ms Parkes

Parcel Description:	Lot 3061 - Town of Darwin 84 Ross Smith Avenue, Fannie Bay	
Proposed Development:	Shed addition to an existing single dwelling with	

Thank you for the Development Application referred to this office 10 November 2017, concerning the above. This letter may be placed before City of Darwin's, Ordinary Council Meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

reduced side and rear setback

- i). City of Darwin does not object to the granting of a Development Permit.
- ii). City of Darwin requests that should a Development Permit be issued, that the following be provided as a condition precedent:
 - a). City of Darwin requests that the Authority require a schematic plan demonstrating that stormwater run-off is capable of being discharged across the lot surface to the main drainage system or to an approved alternate connection. The applicant's plans fail to demonstrate how on-site stormwater will be collected and discharged to City of Darwin's drainage network.
 - 1). City of Darwin stormwater discharge guidelines do not allow concentrated discharge of stormwater from a single dwelling lot to adjoining properties or the road reserve. All stormwater is to be piped or dispersed via sheet flow to 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.

- 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 works on/over City of Darwin property shall be subject to separate application to City of Darwin and shall be carried out to the requirements and satisfaction of City of Darwin.
- Any proposed stormwater connections to City of Darwin stormwater system or proposed works on/over City of Darwin property shall be subject to separate application to City of Darwin and shall be carried out to the requirements and satisfaction of City of Darwin.

In considering this application, the Development Consent Authority is requested to take into account any implications of the *Disability Discrimination Act* (Cth) or the *Anti-Discrimination Act* (NT) with regard to access for the disabled.

If you require any further discussion in relation to this application, please feel free to contact me on 8930 0528.

Yours faithfully

CINDY ROBSON MANAGER CITY PLANNING



F 08 8930 0311

23 November 2017

Reference: PA2017/00491 BS:hd

Ms Dawn Parkes Acting Manager Urban Planning Department of Infrastructure, Planning & Logistics GPO Box 1680 DARWIN NT 0801

Dear Ms Parkes

Parcel Description: Lot 5500 - Town of Nightcliff 96 Dripstone Road, Nakara

Proposed Development: Carport addition to an existing single dwelling with a reduced side setback

Thank you for the Development Application referred to this office 10 November 2017, concerning the above. This letter may be placed before City of Darwin's, Ordinary Council Meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

- i). City of Darwin does not object to the granting of a Development Permit.
- ii). City of Darwin requests that should a Development Permit be issued, that the following be provided as a condition precedent:
 - City of Darwin requests that the Authority require a schematic plan a). demonstrating that stormwater run-off is capable of being discharged across the lot surface to the main drainage system or to an approved alternate connection. The applicant's plans fail to demonstrate how on-site stormwater will be collected and discharged to City of Darwin's drainage network.
 - City of Darwin stormwater discharge guidelines do not allow 1). concentrated discharge of stormwater from a single dwelling lot to adjoining properties or the road reserve. All stormwater is to be piped or dispersed via sheet flow to 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.

- 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 stormwater connections to City of Darwin stormwater system or proposed works on/over City of Darwin property shall be subject to separate application to City of Darwin and shall be carried out to the requirements and satisfaction of City of Darwin.

In considering this application, the Development Consent Authority is requested to take into account any implications of the *Disability Discrimination Act* (Cth) or the *Anti-Discrimination Act* (NT) with regard to access for the disabled.

If you require any further discussion in relation to this application, please feel free to contact me on 8930 0528.

Yours faithfully

CINDY ROBSON MANAGER CITY PLANNING



F 08 8930 0311

23 November 2017

Reference: PA2017/0534 BS:hd

Ms Dawn Parkes Acting Manager Urban Planning Department of Infrastructure, Planning & Logistics GPO Box 1680 DARWIN NT 0801

Dear Ms Parkes

Parcel Description: Lot 4984 - Town of Nightcliff 26 Goodman Street, Nakara

Proposed Development: Garage addition to an existing single dwelling with a reduced side setback

Thank you for the Development Application referred to this office 10 November 2017, concerning the above. This letter may be placed before City of Darwin's, Ordinary Council Meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

- i). City of Darwin does not object to the granting of a Development Permit.
- ii). City of Darwin requests that should a Development Permit be issued, that the following be provided as a condition precedent:
 - City of Darwin requests that the Authority require a schematic plan a). demonstrating that stormwater run-off is capable of being discharged across the lot surface to the main drainage system or to an approved alternate connection. The applicant's plans fail to demonstrate how on-site stormwater will be collected and discharged to City of Darwin's drainage network.
 - City of Darwin stormwater discharge guidelines do not allow 1). concentrated discharge of stormwater from a single dwelling lot to adjoining properties or the road reserve. All stormwater is to be piped or dispersed via sheet flow to 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.

- 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 stormwater connections to City of Darwin stormwater system or proposed works on/over City of Darwin property shall be subject to separate application to City of Darwin and shall be carried out to the requirements and satisfaction of City of Darwin.

In considering this application, the Development Consent Authority is requested to take into account any implications of the *Disability Discrimination Act* (Cth) or the *Anti-Discrimination Act* (NT) with regard to access for the disabled.

If you require any further discussion in relation to this application, please feel free to contact me on 8930 0528.

Yours faithfully

CINDY ROBSON MANAGER CITY PLANNING



TACHMENT B 236

Civic Centre Harry Chan Avenue GPO Box 84 Darwin NT 0801

Darwin NT 0800 E darwin@darwin.nt.gov.au F 08 8930 0311

P 08 8930 0300

23 November 2017

Reference: PA2017/0536 BS:hd

Ms Dawn Parkes Acting Manager Urban Planning Department of Infrastructure, Planning & Logistics GPO Box 1680 DARWIN NT 0801

Dear Ms Parkes

Parcel Description: Lot 6041 - Hundred of Bagot 10 Mel Road, Berrimah

Proposed Development: Shade sail addition to an existing office and restaurant with a reduced rear setback

Thank you for the Development Application referred to this office 10 November 2017, concerning the above. This letter may be placed before City of Darwin's, Ordinary Council Meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

- i). City of Darwin supports the granting of a Development Permit, provided the applicant can demonstrate that no stormwater will discharge into the adjacent neighbour's premises.
- City of Darwin requests that should a Development Permit be issued, ii). that the following be provided as a condition precedent:
 - City of Darwin requests that the Authority require a schematic plan a). demonstrating all stormwater to be collected on the site and discharged underground to City of Darwin's stormwater drainage system. The applicant's plans fail to demonstrate how on-site stormwater will be collected and discharged underground to City of Darwin's drainage network.
 - The plan shall include details of site levels and City of Darwin's 1). stormwater drain connection point/s. The plan shall also indicate how stormwater will be collected on the site and connected underground to City of Darwin's system.

2). City of Darwin requires a stormwater drainage plan to confirm that it is technically feasible to collect stormwater on the site and dispose of it into City of Darwin's stormwater drainage system. It is also necessary to ensure that no stormwater will sheet-flow into the road reserve or onto adjoining properties.

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.

- 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 stormwater connections to City of Darwin stormwater system or proposed works on/over City of Darwin property shall be subject to separate application to City of Darwin and shall be carried out to the requirements and satisfaction of City of Darwin.

In considering this application, the Development Consent Authority is requested to take into account any implications of the *Disability Discrimination Act* (Cth) or the *Anti-Discrimination Act* (NT) with regard to access for the disabled.

If you require any further discussion in relation to this application, please feel free to contact me on 8930 0528.

Yours faithfully

CINDY ROBSON MANAGER CITY PLANNING



ATTACHMENT C²³⁸

Civic Centre Harry Chan Avenue GPO Box 84 Darwin NT 0801 Darwin NT 0800 E darwin@darwin.nt.gov.au

P 08 8930 0300F 08 8930 0311

23 November 2017

Reference: PA2017/0476 DB:hd

Ms Dawn Parkes Acting Manager Urban Planning Department of Infrastructure, Planning & Logistics GPO Box 1680 DARWIN NT 0801

Dear Ms Parkes

Parcel Description: Lot 4700 - Town of Nightcliff 5 Alstonia Street, Nightcliff

Proposed Development: Unit title schemes subdivision to create two units and common property

Thank you for the Development Application referred to this office 9 November 2017, concerning the above. This letter may be placed before City of Darwin's, Ordinary Council Meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

i). City of Darwin objects to the granting of a Development Permit for the following reason:

"The purpose of (Clause 11.2.3 Lot Size and Configuration in Residential Subdivisions of the Northern Territory Planning Scheme (NTPS)) is to ensure residential subdivisions contain lots of a size, configuration and orientation suitable for residential purposes." The proposal is for a unit title scheme subdivision within zone MD (Multiple Dwelling) to create two additional allotments with no common property allocated. Sub-clause 2 states that "residential subdivision design should provide that ... (c) there are no battle-axe lots." A 'battle-axe lot' is not defined within the NTPS, however, a battle-axe lot is generally considered to be a subdivision, usually behind an existing dwelling, where access is by a shaft (handle) which typically accommodates a driveway, services and landscaping. Given that the proposal is a subdivision within a residential zone in a form which meets the general definition of a 'battle-axe' configuration it is considered to not comply with Clause 11.2.3 of the NTPS.

The proposed battle-axe configuration also raises concerns regarding the ability for future units/dwellings to take advantage of environmental

conditions such as prevailing breezes and sunlight, pursuant to Clause 11.2.3 sub-clause 2 (d) of the NTPS.

City of Darwin considers this development application to be significant as battle-axe configurations are not supported within the NTPS and there are no existing battle-axe configurations within the suburb of Nightcliff. City of Darwin is concerned that any support for this form of subdivision may set a character which is not supported by planning policy unless in relation to the preservation of a heritage item.

City of Darwin appreciates the intent to densify this area as per the NTPS and the Darwin Mid Suburbs Area Plan. However, the configuration remains at odds with the NTPS.

- ii). Notwithstanding City of Darwin's objection to the Development Application, City of Darwin requests that should a Development Permit be issued, that the following be provided as a condition precedent:
 - a). City of Darwin requests that the Authority require a schematic plan demonstrating all stormwater to be collected on the site and discharged underground to City of Darwin's stormwater drainage system. The applicant's plans fail to demonstrate how on-site stormwater will be collected and discharged underground to City of Darwin's drainage network.
 - 1). The plan shall include details of site levels and City of Darwin's stormwater drain connection point/s. The plan shall also indicate how stormwater will be collected on the site and connected underground to City of Darwin's system.
 - 2). City of Darwin requires a stormwater drainage plan to confirm that it is technically feasible to collect stormwater on the site and dispose of it into City of Darwin's stormwater drainage system. It is also necessary to ensure that no stormwater will sheet-flow into the road reserve or onto adjoining properties.

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

<u>City of Darwin comments on issues for which it is the sole responsible authority,</u> <u>under the Local Government Act and associated By-Laws:-</u>

a). Building Identification

In accordance with City of Darwin By-Laws, prior to occupation, the applicant shall ensure that a building number is displayed in a position clearly visible from the street. The number must be visible against the

.../3

background on which it is placed, to the satisfaction and at no cost to City of Darwin.

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 easements or reserves required for the purposes of stormwater drainage, roads, access or for any other purpose, shall be made available free of cost to City of Darwin and/or neighbouring property owners.
- Permit to Occupy shall be withheld until such time as the lot has been consolidated and a new title issued in respect of the consolidated allotment.

In considering this application, the Development Consent Authority is requested to take into account any implications of the *Disability Discrimination Act* (Cth) or the *Anti-Discrimination Act* (NT) with regard to access for the disabled.

If you require any further discussion in relation to this application, please feel free to contact me on 8930 0528.

Yours faithfully

CINDY ROBSON MANAGER CITY PLANNING



1 December 2017

Reference: PA2017/0535 BS:hd

Ms Dawn Parkes Acting Manager Urban Planning Department of Infrastructure, Planning & Logistics GPO Box 1680 DARWIN NT 0801

Dear Ms Parkes

Parcel Description:	Lot 9204 - Town of Nightcliff 14 Travers Street, Coconut Grove			
Proposed Development:	2 x demountable structure additions to an existing motor repair station with reduced front and side setbacks			

Thank you for the Development Application referred to this office 16 November 2017, concerning the above. This letter may be placed before City of Darwin's, Ordinary Council Meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

i). City of Darwin does not support the granting of a Development Permit for the reduced front setback for following reasons:

- a). Travers Street has consistent and complying setbacks, any deviation of the Northern Territory Planning Scheme setback requirements, would likely result in an altered streetscape and detract from the overall visual aesthetics and amenity of the street. It is considered that there is ample room onsite to place the demountable within the required front setbacks.
- b). The applicant has stated that the demountable will be obscured by signage. A search of City of Darwin records indicate that City of Darwin has not received or approved any sign applications for advertising signs located on or over the City of Darwin road reserve adjacent these premises.

- ii). City of Darwin requests that should a Development Permit be issued, that the following be provided as a condition precedent:
 - a). City of Darwin requests that the Authority require a schematic plan demonstrating all stormwater to be collected on the site and discharged underground to City of Darwin's stormwater drainage system. The applicant's plans fail to demonstrate how on-site stormwater will be collected and discharged underground to City of Darwin's drainage network.
 - 1). The plan shall include details of site levels and City of Darwin's stormwater drain connection point/s. The plan shall also indicate how stormwater will be collected on the site and connected underground to City of Darwin's system.
 - 2). City of Darwin requires a stormwater drainage plan to confirm that it is technically feasible to collect stormwater on the site and dispose of it into City of Darwin's stormwater drainage system. It is also necessary to ensure that no stormwater will sheet-flow into the road reserve or onto adjoining properties.

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.

- 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.
- Advertising signage located on or over the City of Darwin road shall be subject to a separate application in accordance with City of Darwin Policy Number 42 – Outdoor Advertising Signs Code.
- Any proposed stormwater connections to City of Darwin stormwater system or proposed works on/over City of Darwin property shall be subject to separate application to City of Darwin and shall be carried out to the requirements and satisfaction of City of Darwin.

.../3

In considering this application, the Development Consent Authority is requested to take into account any implications of the *Disability Discrimination Act* (Cth) or the *Anti-Discrimination Act* (NT) with regard to access for the disabled.

-3-

If you require any further discussion in relation to this application, please feel free to contact me on 8930 0528.

Yours faithfully

CINDY ROBSON MANAGER CITY PLANNING



1 December 2017

Reference: PA2017/0540 BS:hd

Ms Dawn Parkes Acting Manager Urban Planning Department of Infrastructure, Planning & Logistics GPO Box 1680 DARWIN NT 0801

Dear Ms Parkes

Parcel Description:	Lot 7602 - Town of Darwin 13 Esplanade, Darwin City	
Proposed Development:	Change of use from shop to medical clinic (Unit 53)	

Thank you for the Development Application referred to this office 16 November 2017, concerning the above. This letter may be placed before City of Darwin's, Ordinary Council Meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

i). City of Darwin objects to the granting of a Development Permit for the following reasons:

- a). The proposed development requires eight car parking spaces and provides three car parking spaces resulting in a five car parking bay shortfall, pursuant to Clause 6.5.1 of the Northern Territory Planning Scheme. As the unit provides only three car parking bays, the use may not be compatible for this particular site.
- b). It is expected that if the proposal is approved, customers of the dentist will utilise public car parking in the area. City of Darwin requests, that if a development permit is issued, that a monetary contribution is paid to City of Darwin in accordance with its Car Parking Contribution Plan for five car parking bays resulting from this development.

- ii). City of Darwin requests that should a Development Permit be issued, that the following be provided as a condition precedent:
 - a). Waste

City of Darwin requests that the Authority require a Waste Management Plan demonstrating waste disposal, storage and removal in accordance with City of Darwin's Waste Management Policy 054.

The applicant's plans fail to demonstrate adequate waste management. A copy of City of Darwin's Waste Management Policy 054 may be viewed on City of Darwin's website or by contacting City of Darwin.

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

<u>City of Darwin comments in relation to the Planning Act, the Northern Territory</u> <u>Planning Scheme and Land Use Objectives:-</u>

a). City of Darwin requests that the Authority require a monetary contribution is paid to City of Darwin in accordance with its Car Parking Contribution Plan in lieu of the on-site car parking shortfall as a result of this development. The Northern Territory Planning Scheme requires eight car parking spaces and only three have been provided on site.

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.

- 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.
- Waste bin storage and pick-up shall be provided in accordance with City of Darwin Policy Number 54 Waste Management.
- Any proposed signage for the site shall be subject to a separate assessment in accordance with City of Darwin Policy Number 42 – Outdoor Advertising Signs Code.

In considering this application, the Development Consent Authority is requested to take into account any implications of the *Disability Discrimination Act* (Cth) or the *Anti-Discrimination Act* (NT) with regard to access for the disabled.

If you require any further discussion in relation to this application, please feel free to contact me on 8930 0528.

Yours faithfully

CINDY ROBSON MANAGER CITY PLANNING



ATTACHMENT D²⁴⁷

Civic Centre Harry Chan Avenue Darwin NT 0800 GPO Box 84 Darwin NT 0801 E darwin@darwin.nt.gov.au

P 08 8930 0300F 08 8930 0311

30 November 2017

Please quote: 3688951 BS:hd

Mr Matthew Johnson Aurecon Australasia Pty Ltd 55 Grenfell Street ADELAIDE SA 5000

Via Email: matthew.d.johnson@aurecongroup.com

Dear Mr Johnson

Parcel Description: Lot 1801 – Town of Darwin 5 Mackillop Street, Parap

Proposed Development: Notification of Upgrade of Telecommunications Facility at an Existing Site without Development Application - Paravista Motel

Thank you for the notification referred to this office 20 November 2017, concerning the above. This letter may be placed before City of Darwin's, Ordinary Council Meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

No issues are raised for this notification to carry out upgrading activities, in relation to matters that fall within the responsibility of City of Darwin.

If you require any further discussion in relation to this application please feel free to contact me on 8930 0528.

Yours faithfully

CINDY ROBSON MANGER CITY PLANNING



CROSS REFERENCE SHEET – Meeting 298 – Friday 21 July 2017



Note: City of Darwin requested precedent conditions have been included in each Development Permit.

DCA ITEM NUMBER & SUBJECT DESCRIPTION	SUMMARY OF ISSUES	DEVELOPMENT CONSENT AUTHORITY RESPONSE
ITEM 1 PA2017/0486 Section 4681 (388) Stuart Highway, Winnellie Hundred of Bagot	 Offices in a 2 storey building City of Darwin supported the granting of a Development Permit provided the following issues were adequately addressed: The location of the access which is in close proximity to the intersection of Hickman Street and the Stuart Highway The site significantly encroaches into the road reserve A separate application for the proposed awning over City of Darwin road reserve is required 	The Development Consent Authority deferred the application and requested further information regarding access to the site.
ITEM 2 PA2017/0487 Lot 1211 (13) Lambell Terrace, Larrakeyah Town of Darwin	 3 x 3 bedroom multiple dwellings in 3 single storey buildings (Varied from single dwellings to multiple dwellings) City of Darwin continues to object to the granting of a Development Permit under Section 49 of the Northern Territory <i>Planning Act</i> for the following reason: Incompatible with character of Larrakeyah Lack of passive surveillance 	The Development Consent Authority issued a Development Permit.

DCA ITEM NUMBER & SUMMARY OF ISSUES		DEVELOPMENT CONSENT AUTHORITY RESPONSE	
ITEM 3 PA2017/0465 Section 5936 (235) Abala Road, Hundred of Bagot	 Netball Stadium and support facilities City of Darwin supported the granting of a Development Permit provided the following issues are adequately addressed: Environmental impact to Rapid Creek Stormwater to limit any impact to Rapid Creek Landscaping to facilitate shade in the car park After the provision of additional information, the following considerations were also nominated Amendment to the Traffic Impact Assessment to identify whether the existing access and egress incorporates satisfactory site lines. The proposed development would benefit from the undertaking of an Environmental Impact Statement (EIS) due to the sensitivities surrounding the Rapid Creek catchment. 	 Relevant Condition Precedent: An amended traffic impact assessment report 	

ENCL: ORDINARY COUNCIL MEETING/OPEN AGENDA ITEM: 15.2

LOT 663 (106) ESPLANADE, DARWIN CITY - PA2017/0474 - EXCEPTIONAL DEVELOPMENT PERMIT

REPORT No.: 17CF0047 DB:hd COMMON No.: PA2017/0474 DATE: 12/12/2017

Presenter: Manager City Planning, Cindy Robson

Approved: General Manager City Futures, Gerard Rosse

<u>PURPOSE</u>

The purpose of this report is to refer to Council for endorsement, pursuant to Section 49 of the *Northern Territory Planning Act* (Planning Act), City of Darwin's response **(Attachment A)** to planning application: Lot 663 (106) Esplanade, Darwin City - PA2017/0474 - Exceptional Development Permit for 22 x 3 bedroom and 11 x 4 bedroom multiple dwellings (including a caretakers residence) in a 23 storey building plus two levels of basement parking, total height 81.75 metres above ground level, refer **Attachment B**.

LINK TO STRATEGIC PLAN

The issues addressed in this Report are in accordance with the following Goals/Strategies outlined in the 'Evolving Darwin Towards 2020 Strategic Plan':-

Goal

1. Collaborative, Inclusive and Connected Community

Outcome

1.4 Improved relations with all levels of government and significant stakeholders **Key Strategies**

1.4.2 Play an active role in strategic and statutory planning processes

KEY ISSUES

- The proposed development is unlawful, pursuant to Clause 6.3.1 of the NTPS, as it is located within the Central Darwin Perimeter Area and exceeds 36 metres in height above ground.
- The applicant has applied for an Exceptional Development Permit, pursuant to Section 38 of the Planning Act in which "the Minister must (consider if) it is preferable to issue the permit than to amend the relevant planning scheme", pursuant to Section 40 of the Planning Act.
- It is recommend that Council not support an Exceptional Development Permit being granted as the height limits along the Esplanade are currently being reviewed as a part of the Central Darwin Area Planning Process. If the height limits are removed as a part of this process then an EDP will not be required. If the height limits remain, then this application may be considered inappropriate.

PAGE: 2 REPORT NUMBER: 17CF0047 DB:hd SUBJECT: LOT 663 (106) ESPLANADE, DARWIN CITY - PA2017/0474 -EXCEPTIONAL DEVELOPMENT PERMIT

RECOMMENDATIONS

- A. THAT Report Number 17CF0047 DB:hd entitled Lot 663 (106) Esplanade, Darwin City - PA2017/0474 - Exceptional Development Permit be received and noted.
- B. THAT Council endorse the submission, dated 15 December 2017, to the Development Assessment Services within Attachment A to Report Number 17CF0047 DB:hd entitled Lot 663 (106) Esplanade, Darwin City -PA2017/0474 - Exceptional Development Permit.

BACKGROUND

Site Analysis

The Subject Site is identified as Lot 663 (106) Esplanade, Darwin City, located wholly within zone CB (Central Business) and Central Darwin Periphery Area, Pursuant to the Northern Territory Planning Scheme (NTPS).



The Subject Site is adjacent Bicentennial Park. A number of apartments are located along the Esplanade. The adjoining allotment to the south-east of the Subject Site contains an apartment building with a maximum height of approximately 55 metres above ground level.

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View of Subject Site from Esplanade, house in foreground is within Subject Site, building in background approximately 55 metres above ground level.

Site Development History

The Subject Site has four Planning Applications on record, as listed in the table below.

Date	Planning Application	Purpose	Decision
12/02/2013	PA2013/0081	168 x 2 bedroom multiple dwellings and restaurants in a 18 storey building plus 2 levels of basement car parking	Approved
08/06/1999	PA1999/1132	4 bedroom detached dwelling	Withdrawn
09/10/1997	PA1997/0889	Create 2 lots	Refused
31/03/1989	PA1989/0160	Create 2 lots	Withdrawn

Planning Application PA2013/0081, listed above, was approved on 14 May 2013 with variances to Clause 6.3.1 Building Heights in Central Darwin and Clause 7.5 Private Open Space of the NTPS. The proposal was across two lots and met the minimum lot size under subclause 3(a) and was therefore not unlawful unlike the subject application. The variance to Clause 6.3.1 of the NTPS was as a result of exceeding
36 metres; however, the proposal did not exceed 55 metres above ground level and subsequently did not require an Exceptional Development Permit.

Policy History

The following policy is considered relevant to the assessment of this application for an Exceptional Development Permit.

As mentioned within the Statement of Effect provided by the applicant, Planning Scheme Amendment PA2014/0708 facilitated an amendment of Clause 6.3 Building Heights in Central Darwin of the NTPS. The proposed amendment exhibition package intended to:

- i. Delete clause 6.3.1 Building Heights in Central Darwin;
- ii. Include a new reference guideline titled "Airport Building Height Limits and the Darwin City Centre" in Schedule to Clause 2.8 – Reference to Guidelines;
- iii. Amend clause 6.3.2 Volumetric Control in Central Darwin to allow the consent authority greater discretion to vary the building podium controls; and
- iv. Amend 6.3.3 Urban Design Requirements in Central Darwin to reflect the deletion of clause 6.3.1.

Eleven submissions were made during the exhibition period.

City of Darwin provided a submission during the consultation period, dated 24 October 2014, indicating objection to the proposed planning scheme amendment stating that, "whilst the principle of removing building height restrictions is generally supported, particular aspects of the amendment are not supported." These aspects included: "(City of Darwin) considered the purpose of the existing building height controls (was) to limit height toward the perimeter of the City to optimise harbour views. The 36-55 metre perimeter height restrictions are also considered to accomplish other important functions", such as;

- Interface between zone CB (Central Business) with a no height limit and zones HR (High Density Residential) and MD (Multiple Dwelling Residential) which have eight and two storey height limits respectively;
- Stifling other developments in the area due to maximising potential height and floor space on isolated allotments;
- Capacity for tall buildings to alter climatic conditions at ground level by funnelling wind downward, creating wind turbulence at street level; and
- City of Darwin also suggested the use of maximum plot ratios to control building bulk and scale in the absence of height restriction, in order to force taller buildings to reduce their floor plates, creating taller narrower buildings and maintaining view corridors.

Clause 6.3.1 of the NTPS was not deleted, a reference guideline for airport building heights was not included within Schedule to Clause 2.8 – Reference to Guidelines

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and 6.3.2 and 6.3.3 were never amended to reflect the deletion of 6.3.1. Instead an amendment to Diagram to Clause 6.3.1 of the NTPS occurred which ostensibly isolated height restrictions to the blocks between Mitchell Street and Esplanade, as per below.



 Building Heights within Central Parwin
 Building Heights within Central Parwin

 Left: Previous Diagram to Clause 6.3.1. Right: Current Diagram to Clause 6.3.1

The exhibition documents for PA2014/0708 proposed the removal of Clause 6.3.1 Building Heights in Central Darwin. The fact that Clause 6.3.1 was not removed and all other areas of the 'Central Darwin Perimeter Area' were removed from Diagram to Clause 6.3.1 except the area between Mitchell Street and Esplanade infers that the area is of particular importance with regard to building heights.

A 'Building Height Limitation Review' for Darwin Esplanade was suggested for the NTPS in 2016. City of Darwin indicated that "in the absence of supporting documents, Council (did) not support the review of the Building Heights along the Darwin Esplanade" and offered the following comments;

- Limiting building heights in this area encourages view corridors, distinct variation in built form and create a sense of precinct for Esplanade and Bicentennial Park (please refer Darwin City Master Plan); and
- City of Darwin suggested that should further work be undertaken, further research including; solar modelling, wind modelling, breeze penetration modelling, view corridor modelling and research into maximum plot ratios to control building bulk and scale should be included.

City of Darwin has received no record of further research being undertaken. However, it is noted that a review of the NTPS and the Central Darwin Area Plan are currently undergoing review. In particular, the Central Darwin Area Plan Discussion Paper is considering further investigations into "whether to keep or change controls on building heights (for the Esplanade)." This suggests that Northern Territory Government considers that further community consultation may be necessary before changing height limits within the area to which this development relates.

DISCUSSION

Current Proposal

The proposal is an Exceptional Development, pursuant to Section 38 of the Planning Act, as the proposed "development ... would otherwise not be lawful under the relevant planning scheme objective." The proposal is for 22 x 3 bedroom and 11 x 4 bedroom multiple dwellings (including a caretakers residence) in a 23 storey building plus two levels of basement parking, total height 81.75 metres above ground level.

<u>Assessment</u>

Northern Territory Planning Scheme (NTPS)

As detailed within the applicant's statement of effect planning application PA2017/0474 meets all other requirements of the NTPS aside from Clause 7.10.3 – Caretakers Residence and Clause 6.3 Buildings in Central Darwin. The remaining clauses of the NTPS are satisfied as follows;

- Clause 6.3.2 Volumetric Control in Central Darwin: The proposal is considered to be in accordance with Diagram to Clause 6.3.2 and subsequently complies with Clause 6.3.2, pursuant to Subclause 3, Clause 6.3.2.
- Clause 6.5.1 Parking Requirements: The proposal requires 60 car parking spaces and provides 77 car parking spaces within two levels of basement car parking.
- Clause 7.5 Private Open Space: Each proposed multiple dwelling requires 12m² inclusive of an area with minimum dimensions of 2.8m x 4m. All proposed balconies provide a minimum of 18m² with an area with minimum dimensions of 3.7 metres and 4.9 metres.
- Clause 7.6 Communal Open Space: The NTPS requires 15% of the Subject Site, with a minimum width of 6 metres, to be communal open space. The proposal will allocate approximately 29% of the Subject Site for communal open space with a minimum width of 6 metres. In addition, the Subject Site is located adjacent Darwin City's largest public park, Bicentennial Park.
- Clause 7.8 Building Design for multiple dwellings: This clause encourages site responsive designs which are pleasant for the occupants and do not unreasonably affect the use and enjoyment of adjacent land. The proposal is considered to have addressed the following.

- •
- Solar orientation and breeze circulation are considered to be adequate as all units span the full length of the building, pursuant to sub-clause a and j;
- Any expanse of wall is considered to be reasonably articulated and nonreflective, pursuant to subclause b and k;
- Plant equipment is adequately concealed from the public realm, pursuant to sub-clause c and d;
- The structure is adequately setback from any allotment to mitigate the any impact to visual or aural privacy, pursuant to sub-clause e to I; and
- The proposal must provide internal drainage for any balconies, to be included in stormwater assessment.

The following clauses of the NTPS have not been complied with and require further discussion or appropriate conditions to accompany any subsequent Development Permit:

- Clause 7.10.3 Caretaker's Residence: The proposed caretaker's residence exceeds the maximum of 50m², pursuant to subclause 2, by an additional 35m². However, this is considered negligible as the proposed caretakers residence is appropriately sited so as to cause no undue impact to the adjoining residences and is considered appropriate for its intended use.
- Clause 6.3.3 Urban Design Requirements in Central Darwin: "The design of buildings in Central Darwin is to provide 75% of the length of the site boundary at ground level as active street frontage (and) provide awnings to streets for the full extent of the site frontage that allow for the planting and growth of mature trees." The Planning Application submitted does not provide an awning for the full extent of the frontage, nor any tree plantings and the extent to which the front fencing is permeable is ambiguous. Subsequently, City of Darwin has requested appropriate conditions be included in the event that a Development Permit is granted.

Any proposed awning over City of Darwin's public area will require a separate application and assessment against City of Darwin Policy No. 037 – Awnings, Balconies and Verandahs on Council Property.

• Clause 6.3.1 Buildings Heights in Central Darwin: "The purpose of this clause is to limit the height of buildings within Central Darwin to achieve a city form with the highest buildings and structures at the centre of the peninsula, stepping down towards the perimeter optimising opportunities for harbour views. All buildings within Central Darwin Perimeter Area ... are to be in accordance with the diagram to this clause" Diagram shown below:

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Building Heights within Central Parwin

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6.3.1 Building Heights in Central Darwin

1.	The purpose of this clause is to limit the height of buildings within Central Darwin to achieve a city form with the highest buildings and structures at the centre of the peninsula, stepping down towards the perimeter optimising opportunities for harbour views.	
2.	All buildings within the Central Darwin Perimeter Area and the Central Darwin Core Area are to be in accordance with the diagram to this clause.	
3.	Despite sub-clause 2, the consent authority may consent to a building in the Perimeter Area to a maximum height of 55m Above Ground Level (AGL) if the development meets the following criteria:	
	 (a) the site has a combined area equal to or greater than 3500m²; 	
	(b) in addition to any communal and private open space required elsewhere by the Planning Scheme, include a minimum 15% of the site area as publicly accessible open space within the site, that provides amenity for adjacent streets and is attractive, interesting, comfortable, safe and functional for pedestrians; and	
	(c) it is demonstrated that the building will achieve an energy efficiency outcome greater than that required under the Building Code of Australia.	
4.	An application for a development under sub-clause 3 must include a site analysis and urban design study prepared by appropriately qualified professionals that demonstrate, to the satisfaction of the consent authority, that the proposed development responds to the attributes of the site and enhances the surrounding neighbourhood without adversely impacting on the existing and future amenity .	
5.	For the purposes of this clause the height of any point of a building is to be measured from the highest natural point on the site boundary.	
6.	The consent authority must not consent to a development in the Core Area that is not in accordance with this clause.	
7.	The consent authority must not consent to a development in the Perimeter Area that is not in accordance with the requirements of sub-clauses 3(a) and 3(c).	

The consent authority must not consent to a development in the Perimeter Area that is not in accordance with the requirements of subclause 3(a) and 3(c), pursuant to sub-clause 7. Sub-clause 3 states that "Despite sub-clause 2, the consent authority may consent to a building in the Perimeter Area to a maximum height of 55m Above Ground Level (AGL) if the developer meets the following criteria:

- a) The site has a combined area equal to or greater than 3500m²;
- b) ...; and
- c) It is demonstrated that the building will achieve an energy efficiency outcome greater than that required under the Building Code of Australia."

Assessment against the Building Code of Australia is a separate assessment process. Subsequently, adherence to subclause (c) will need to be addressed as part of a condition precedent.

The applicant has included a site analysis and urban design study, pursuant to subclause 4, Clause 6.3.1 of the NTPS.

While a number of the 6.3.1 subclauses can be met, the subject site has a total area of 2030m² and the subsequently, the consent authority must not consent to a proposed development above 36 metres AGL, pursuant to sub-clause 7, Clause 3.3.1 of the NTPS.

The applicant has applied to the Minister for an Exceptional Development Permit, pursuant to 38(1) of the Planning Act. "An exceptional development permit may permit ... a development, ... although the development ... would otherwise not be lawful under the relevant planning scheme", pursuant to Section 28 (2)(a) of the Planning Act. However, "the Minister must not grant an exceptional development permit for the proposal relating to a development ...referred to in section 38 (2)(a) unless the Minister is satisfied it is preferable to issue the permit than to amend the relevant planning scheme", pursuant to Section 40 of the Planning Act.

The applicant summarised their response to the issue of height as follows:

- "In view of the removal of height limits over almost all of the CBD, the retention of the 36m height limit on the Esplanade has vastly diminished relevance to the original concept of a stepped down built form from the centre of the CBD grid to its periphery.
- The potential for significantly taller buildings in Frances Bay is supported by the Area Plan in the Planning Scheme, and this leaves the prime CBD locality of the Esplanade isolated from the opportunity for taller building to capture the splendour of its natural attributes.
- The height of the proposed building will present no aviation safety or operational hazards."

In direct response to the applicant's summary, in reverse order;

- in this instance aviation safety or operational hazards are separate to the intent of the Central Darwin Perimeter Area which seeks to optimise opportunities for harbour views.
- Frances Bay is a significantly different area to the Esplanade and with an average ground level significantly lower than that of the Esplanade allowing structures to be constructed higher without unduly restricting harbour views. Furthermore, Frances Bay has a maximum height of 85 Australian Height Datum (AHD) in the north and 70 AHD in the south. Given the Subject Site has a ground level of 24 AHD any proposed development of 55 metres or more would exceed 79 AHD. The current proposal would register at 105 AHD and therefore exceed the maximum height allowable within Frances Bay Area Plan. Subsequently, reference to Frances Bay Area Plan is contradictory for this proposal and suggests that proposed height is excessive if measured against the Frances Bay Area Plan Requirements.

The inference that the 36 metres height limit on the Esplanade has vastly diminished relevance to the original concept is subjective. As mentioned earlier the exhibition documents for Planning Scheme Amendment PA2014/0708 proposed the holistic removal of Clause 6.3.1 Building Heights in Central Darwin. The fact that Clause 6.3.1 was not removed and all other areas of the 'Central Darwin Perimeter Area' were removed from Diagram to Clause 6.3.1 except the area between Mitchell Street and Esplanade raises questions of the particular importance of this area with regard to building heights.

City of Darwin Considerations

The following are elements that relate to City of Darwin policies, pursuant to the City of Darwin Local Government Bylaws.

- Awnings and Building Elements: Any awning application will require a separate application and assessment against City of Darwin Policy No. 037 – Awnings, Balconies and Verandahs on Council Property.
- **Stormwater:** The proposed development is located within a Stormwater Contribution Plan Area D in the event that development permit is granted a monetary contribution will be required pursuant to Darwin CBD Stormwater Area D Developer Contribution Plan.
- Access: The proposed seven metre wide crossover is located within close proximity to an existing access on the adjoining property. City of Darwin requests that additional documentation be provided as to the appropriateness of the proposed access.
- Waste Management: Waste storage and collection must be provided in accordance with City of Darwin Policy No. 54 Waste Management.

Summary

The proposed development is prohibited, pursuant to the NTPS. The applicant has applied for an Exceptional Development Permit, pursuant to Section 38 of the Planning Act. However, "the Minister must not grant an exceptional development permit for the proposal relating to a development ...referred to in section 38 (2)(a) unless the Minister is satisfied it is preferable to issue the permit than to amend the relevant planning scheme", pursuant to Section 40 of the Planning Act.

City of Darwin objects to the granting of an Exceptional Development Permit and considers it preferable to consult with the community by way of the Central Darwin Area Planning process and a Planning Scheme Amendment in order to ensure that governance is conducted in a transparent, accountable, sustainable and efficient way.

City of Darwin refers to the Restoring Integrity to Government, Trust and Integrity Reform Discussion Paper and the recent Building Confidence through Better Planning for the Northern Territory, Review Reframe, Renew Discussion Paper which lists "providing certainty, balancing competing interests, ensuring transparency, reducing complexity and incorporate(ing) meaningful community participation and consultation" as six key principles for planning. In this instance, irrespective of the quality of the proposed development, an Exceptional Development Permit will likely insight uncertainty as to whether the NTPS requirements are enforceable, increase complexity for those wishing to understand the intent of the NTPS and reduce the opportunity for meaningful community participation and consultation in a transparent planning process where balances competing interests.

In addition, the approval of the proposed development may jeopardise the current development of the Central Darwin Area Plan.

City of Darwin welcomes the discussion of building height requirements through planning processes such as the Central Darwin Area Plan.

Notwithstanding Council's objection to the granting of an Exceptional Development Permit due to excessive height, City of Darwin supports the proposed development, if approved below 36 metres above ground level, subject to appropriate conditions.

CONSULTATION PROCESS

In preparing this report, the following City of Darwin officers were consulted:

- Town Planner
- Planning Officer
- Team Leader Development

PAGE: 13 REPORT NUMBER: 17CF0047 DB:hd SUBJECT: LOT 663 (106) ESPLANADE, DARWIN CITY - PA2017/0474 -EXCEPTIONAL DEVELOPMENT PERMIT

POLICY IMPLICATIONS

Proposed awnings require assessment against the City of Darwin Policy No. 037 – Awnings, Balconies and Verandahs on Council Property. Council has requested a Waste Management Plan be provided that is in accordance with City of Darwin Policy No. 054 – Waste Management.

BUDGET AND RESOURCE IMPLICATIONS

No budget implications are expected.

RISK/LEGAL/LEGISLATIVE IMPLICATIONS

No legal implications are expected.

ENVIRONMENTAL IMPLICATIONS

Not assessed.

COUNCIL OFFICER CONFLICT OF INTEREST DECLARATION

We the Author and Approving Officers declare that we do not have a Conflict of Interest in relation to this matter.

CINDY ROBSON MANAGER CITY PLANNING

GERARD ROSSE GENERAL MANAGER CITY FUTURES

For enquiries, please contact Cindy Robson on 8930 0528 or email: c.robson@darwin.nt.gov.au.

Attachments:

Attachment A:	City of Darwin, Letter of Response to Development Assessment		
	Services, dated 15 December 2017		
• · · • • • • •			

Attachment B: Development Application, Lot 663 (106) Esplanade, Darwin City -PA2017/0474 - Exceptional Development Permit





P 08 8930 0300F 08 8930 0311

15 December 2017

Reference: PA2017/0474 DB:hd

Ms Dawn Parkes Acting Manager Urban Planning Department of Infrastructure, Planning & Logistics GPO Box 1680 DARWIN NT 0801

Dear Ms. Parkes

Parcel Description: Lot 663 - Town of Darwin 106 Esplanade, Darwin City

Proposed Development: Exceptional Development Permit (EDP) for the purpose of 22 x 3 bedroom and 11 x 4 bedroom multiple dwellings (including a caretakers residence) in a 23 storey building plus two levels of basement parking.

Thank you for the Development Application referred to this office 16 November 2017, concerning the above. This letter was placed before City of Darwin's, Ordinary Council Meeting on 12 December 2017.

i). City of Darwin objects to the granting of an Exceptional Development Permit and considers it preferable to consult with the community by way of a Planning Scheme Amendment for the following reasons:

- a). It is acknowledged that previous Planning Scheme Amendment PA2014/0708 sought to "Delete clause 6.3.1 – Building Heights in Central Darwin," however, Clause 6.3.1 was not removed during this previous Planning Scheme Amendment Process. In addition, during PA2014/0708 all other areas of the 'Central Darwin Perimeter Area' were removed from Diagram to Clause 6.3.1 except the area between Mitchell Street and Esplanade. City of Darwin raises the question of the particular importance of this area with regard to building heights and considers it important that further research be undertaken, as previously requested in letters in regard to Esplanade Building Heights, dated 29 April 2016 and 24 October 2014.
- b). City of Darwin refers to the Restoring Integrity to Government, Trust and Integrity Reform Discussion Paper and the recent Building

Confidence through Better Planning for the Northern Territory, Review Reframe, Renew Discussion Paper which lists "providing certainty, balancing competing interests, ensuring transparency, reducing complexity and incorporate(ing) meaningful community participation and consultation" as six key principles for planning. In this instance, irrespective of the quality of the proposed development, an Exceptional Development Permit will likely insight uncertainty as to whether the Northern Territory Planning Scheme (NTPS) requirements are enforceable, increase complexity for those wishing to understand the intent of the NTPS and reduce the opportunity for meaningful community participation and consultation in a transparent planning process which balances competing interests.

- c). City of Darwin is concerned that the granting of an Exceptional Development Permit may jeopardize the current development of the Central Darwin Area Plan. However, City of Darwin welcomes the discussion of building height requirements through planning processes such as the Central Darwin Area Plan.
- d). In direct response to the applicants summary on the issue of height of the proposed building:
 - In this instance aviation safety or operational hazards are separate to the intent of the Central Darwin Perimeter Area which seeks to optimise opportunities for harbour views.
 - Frances Bay is a significantly different area to the Esplanade and with an average ground level significantly lower than that of the Esplanade allowing structures to be constructed higher without unduly restricting harbour views. Furthermore, Frances Bay has a maximum height of 85 Australian Height Datum (AHD) in the north and 70 AHD in the south. Given the Subject Site has a ground level of 24 AHD any proposed development of 55 metres or more would exceed 79 AHD. The current proposal would register at 105 AHD and therefore exceed the maximum height allowable within Frances Bay Area Plan. Subsequently, reference to Frances Bay Area Plan is contradictory for this proposal and suggests that proposed height is excessive if measured against the Frances Bay Area Plan requirements.
 - The inference that the 36 metre height limit on the Esplanade has vastly diminished relevance to the original concept is subjective. As mentioned earlier the exhibition documents for Planning Scheme Amendment PA2014/0708 proposed the holistic removal of Clause 6.3.1 Building Heights in Central Darwin. The fact that Clause 6.3.1 was not removed and all other areas of the 'Central Darwin Perimeter Area' were removed from Diagram to Clause 6.3.1 except the area between Mitchell Street and Esplanade raises

questions of the particular importance of this area with regard to building heights.

- ii). Notwithstanding City of Darwin's objection to the granting of an Exceptional Development Permit, City of Darwin supports the granting of a Development Permit provided the proposed development is reduced to below 55 metres above ground level and subject to the following issues are adequately addressed:
 - a). City of Darwin is concerned about the percentage of active frontage and requests that a general condition be provided to ensure that a minimum of 75% of the fencing be permeable, pursuant to Clause sub-clause 3, Clause 6.3.3 of the NTPS.
 - b). Any awning application will require a separate application and assessment against City of Darwin Policy No. 037 Awnings, Balconies and Verandahs on Council Property.
 - c). The proposed seven metre wide crossover is located within close proximity to an existing access on the adjoining property. City of Darwin requests that additional documentation analysing the appropriateness of the proposed access.
- iii). Notwithstanding City of Darwin's objection to the granting of an Exceptional Development Permit, City of Darwin requests that should a Development Permit be issued, that the following be provided as a condition precedent:
 - a). The crossover and driveway shall meet City of Darwin requirements. City of Darwin requests additional documentation analysing the appropriateness of the proposed access, to the satisfaction of City of Darwin.
 - b). All awnings and canopies over City of Darwin road reserves must be designed in accordance with City of Darwin Policy No. 037 – awnings, Balconies and Verandahs on Council Property and are subject to the approval of City of Darwin.
 - c). City of Darwin requests that the Authority require a schematic plan demonstrating all stormwater to be collected on the site and discharged underground to City of Darwin's stormwater drainage system. The applicant's plans fail to demonstrate how on-site stormwater will be collected and discharged underground to City of Darwin's drainage network.
 - 1). The plan shall include details of site levels and City of Darwin's stormwater drain connection point/s. The plan shall also indicate how stormwater will be collected on the site and connected underground to City of Darwin's system.

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2). City of Darwin requires a stormwater drainage plan to confirm that it is technically feasible to collect stormwater on the site and dispose of it into City of Darwin's stormwater drainage system. It is also necessary to ensure that no stormwater will sheet-flow into the road reserve or onto adjoining properties.

d). Waste

City of Darwin requests that the Authority require a Waste Management Plan demonstrating waste disposal, storage and removal in accordance with City of Darwin's Waste Management Policy 054.

The applicant's plans fail to demonstrate adequate waste management, this includes:

- any access gates to the bin enclosure not being locked,
- there shall be no step between the bin enclosure and the collection area to allow for ease of access,
- the bin enclosure shall include a hose and wash down area with a drain connected to City of Darwin's stormwater system, and
- an unimpeded concrete access path to the bin enclosure from the development.

A copy of City of Darwin's Waste Management Policy 054 may be viewed on City of Darwin's website or by contacting City of Darwin.

e). Site Construction

City of Darwin requests that an Environmental and Construction Management Plan (ECMP) be required.

The ECMP should specifically address the following:

- waste management,
- traffic control,
- haulage routes,
- storm water drainage,
- use of City of Darwin land, and
- how this land will be managed during the construction phase;

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 producing erosion.

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

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

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<u>City of Darwin comments on issues for which it is the sole responsible authority,</u> <u>under the *Local Government Act* and associated By-Laws:-</u>

a). Awning Overhang

The proposal includes awning overhangs to the Esplanade. Awning agreements are required as a separate approval from City of Darwin. City of Darwin requests that the applicant first seek all required approvals from City of Darwin for any awnings or canopies for the proposed building.

b). Shoring and Hording Adequacy for Adjoining Properties

If the development involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the developer must, at their own expense:

- protect and support the adjoining property and pedestrians from possible damage or injury from the excavation, and
- where necessary, underpin the adjoining premises to prevent any such damage.

c). Building Identification

In accordance with City of Darwin By-Laws, prior to occupation, the applicant shall ensure that a building number is displayed in a position clearly visible from the street. The number must be visible against the background on which it is placed, to the satisfaction and at no cost to City of Darwin.

<u>City of Darwin comments in relation to the Planning Act, the Northern Territory</u> <u>Planning Scheme and Land Use Objectives:-</u>

a). City of Darwin requests that the Authority require a monetary contribution is paid to City of Darwin in accordance with its Stormwater Contribution Plan to upgrade stormwater infrastructure as a result of this development. The site falls within the Developer Contributions Plan for Stormwater Drainage – Stuart Park CP 2015/04 SWD – Policy Area D. The applicant will be required to pay City of Darwin a contribution towards stormwater drainage works in accordance with the above plan.

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.

Fencing and glass located adjacent the public realm will be a minimum of 75% visually permeable for the length of the site boundary.

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- 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.
- Kerb crossovers and driveways to the site shall be provided and disused crossovers removed, public footpath and cycleways shall be provided, stormwater shall be collected and discharged into City of Darwin's drainage network, and reinstatement works carried out, all of which is to be provided at the applicant's expense and to the requirements and satisfaction of City of Darwin.
- Sight lines 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.
- Car parking spaces and internal driveways shall meet the requirements of the relevant Australian Standard and be line-marked and sealed with an impervious material.
- The total number of required disabled car parking bays shall be met on site.
- 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.
- Waste bin storage and pick-up shall be provided in accordance with City of Darwin Policy Number 54 Waste Management.
- Any proposed signage for the site shall be subject to a separate assessment in accordance with City of Darwin Policy Number 42 – Outdoor Advertising Signs Code.
- Any proposed awnings at the site shall be subject to City of Darwin Policy Number 37 Awnings, Balconies and Verandahs on Council Property.
- Any proposed works on/over City of Darwin property shall be subject to separate application to City of Darwin and shall be carried out to the requirements and satisfaction of City of Darwin.

 Any proposed stormwater connections to City of Darwin stormwater system or proposed works on/over City of Darwin property shall be subject to separate application to City of Darwin and shall be carried out to the requirements and satisfaction of City of Darwin.

In considering this application, the Development Consent Authority is requested to take into account any implications of the *Disability Discrimination Act* (Cth) or the *Anti-Discrimination Act* (NT) with regard to access for the disabled.

If you require any further discussion in relation to this application, please feel free to contact me on 8930 0528.

Yours faithfully

CINDY ROBSON MANAGER CITY PLANNING

ENCL: ORDINARY COUNCIL MEETING/OPEN AGENDA ITEM: 15.3

PLANNING FOR A VIBRANT FUTURE DISCUSSION PAPER

REPORT No.: 17CF0036 DB:hd COMMON No.: 3675118

DATE: 12/12/2017

Presenter: Manager City Planning, Cindy Robson

Approved: General Manager City Futures, Gerard Rosse

PURPOSE

The purpose of this report is to endorse City of Darwin's response to the Northern Territory Government's Planning for a Vibrant Future Discussion Paper.

LINK TO STRATEGIC PLAN

The issues addressed in this Report are in accordance with the following Goals/Strategies as outlined in the 'Evolving Darwin Towards 2020 Strategic Plan':-

Goal

1. Collaborative, Inclusive and Connected Community

Outcome

1.4 Improved relations with all levels of government and significant stakeholders **Key Strategies**

1.4.2 Play an active role in strategic and statutory planning processes

KEY ISSUES

- The discussion paper released October 2017 for consultation seeks a 'vision' which aims to "harmonise land use planning across the Northern Territory with the Government's overall strategy for developing the Northern Territory."
- The discussion paper is designed to instigate discussion on directions for the Northern Territory at a high level.
- Ideas have been provided for the City of Darwin municipality and the Greater Darwin Area where applicable.
- It is recommended that a workshop be convened so that the Northern Territory Government and Council can further collaborate on any changes to the planning controls for the Northern Territory, at mutually convenient time in the initial months of 2018.

RECOMMENDATIONS

- A. THAT Report Number 17CF0036 DB:hd entitled Planning for a Vibrant Future Discussion Paper, be received and noted.
- B. THAT Council endorse the draft submission, dated 15 December 2017, to the Planning Commission, within Attachment A to Report Number 17CF0036 DB:hd entitled Planning for a Vibrant Future Discussion Paper.
- C. That Council invite the Department of Infrastructure, Planning and Logistics to conduct a workshop with Elected Members to ensure Elected Members can provide direct feedback on the Planning for a Vibrant Future Discussion Paper.

BACKGROUND

The discussion paper released October 2017 seeks a 'vision' which aims to "harmonise land use planning across the Northern Territory with the Government's overall strategy for developing the Northern Territory." The document has been divided into the following 'key growth areas';

- Darwin, 'Australia's Northern Capital'
- Palmerston, 'The Family City'
- Darwin's Rural Areas, 'Unique Rural Lifestyle'
- Weddell, 'A New Tropical City'
- Cox Peninsula, 'Saltwater Living'
- Katherine, 'A logistic and Agribusiness Hub'
- Tennant Creek, 'A mining Services Centre'
- Alice Springs, 'Australia's Inland Capital'
- Nhulunbuy, 'Arnhem's Peninsula Paradise'
- Regional and Remote, 'Our Cultural Landscape'

In order to provide relevant feedback, "ideas about how to plan for a vibrant future" have been restricted to high level issues and the key growth area of the Greater Darwin Region as described within the *Greater Darwin Land Use Plan* with the intention of addressing "the underlying focus … on building an interconnected network of functioning centres to create practical, safe, welcoming, flourishing and well-serviced places to live, work and play."

DISCUSSION

The discussion paper is seeking ideas about how to plan for a vibrant future and explicitly states that "this vision for the (Northern Territory) is only the beginning". Peter Newman and Isabella Jennings state in their book *Cities as Sustainable Ecosystems: Principles and Practices* dated 2008, "Developing vision statements calls us to ask deeper questions such as what progress means and what humans need to live healthy, happy lives."

Subsequently, City of Darwin provides the following ideas for the Northern Territory Government to consider and requests further intergovernmental discussions in the establishment of a vision for the Northern Territory.

International

Are we on the right track to maximise economic development opportunities while maintaining and enhancing our valued Territory lifestyle?

City of Darwin acknowledges Darwin's proximity to Southeast Asia and supports its status as Australia's Northern Capital. However, given the proficiency of air transport and the inefficiencies of changing between modes of transport (Air to Sea to Land) there is concern that Darwin may be considered as an unecessary stop (port) between south-east asia and the south-eastern states of Australia. Additional consideration to value add to Darwin's facilities and products are neccesary in order to capitalise on Darwin's proximity to the international community. Some potential areas for further consideration incude:

- Investment into the 'East Arm Berrimah Corridor' or 'Gunn Point' as an intergrated transport facility and manufacturing centre.
- Direct flights to areas of the world not readily accessible by the south-eastern states of Australia (Africa and Europe).
- Levergaing darwin as "Future Smart City" to encourage new business and innovation.

National

What are creative ways we could enliven our cities and towns?

The remoteness of Northern Territory communities from other population centres in Australia often cause financial and relational implications to the population. Historically planning within the Northern Territory has been a complex task due to the scale of the region, climatic conditions and low population densities. The Northern Territory continues to rely upon the Federal Government and a transient workforce which often lives in other parts of Australia. Some "creative ways (to) enliven our cities and towns" include:

- Subsidise domestic flights to support Darwin and Alice Springs as connected regional centres.
- Strengthen the relationship with the 'Kimberly' region as the 'Northern Territory' of Australia, being a region with similar climatic conditions, population of 50,113 (2011) and land area of 423,517 km² (including Broome).

Regional

The discussion paper has been divided into 'key growth areas'. Five of the ten 'key growth areas' are considered to be part of the Greater Darwin Region as defined within the *Darwin Regional Land Use Plan*. The image below, taken from the *Darwin*

Regional Land Use Plan 2015, demonstrates some of the significant geographical constraints of Darwin in comparison to other Australian Capital Cities.



Excerpt from Darwin Regional Land Use Plan 2015

As shown within the images above, Darwin City is significantly separated by water in comparison to other Australian Capital Cities. Crucial to Darwin City remaining/becoming Australia's Northern Capital is the acknowledgement and embracing of Darwin as a harbour city. Traditional development of the city has turned its back to the esplanade and harbour, which could potentially become the city's greatest asset. Potential opportunities include redeveloping the esplanade to orientate activity and development towards the harbour (Lameroo Beach etc) and open up Darwin as genuine Harbour city. City of Darwin supports better connections and redevelopment opportunities for Darwin City in order to reinforce it as Australia's Northern Capital and to support "the underlying focus ... on building an interconnected network of functioning centres to create practical, safe, welcoming, flourishing and well-serviced places to live, work and play."

Key Growth Areas

The following response has been divided in order to address the 'Key Growth Areas' and respective questions as identified within the 'Planning for a Vibrant Future Discussion Paper'.

Darwin, Australia's National Capital

What ideas do you have for Darwin as Australia's Northern Capital?

What do you see as the best opportunities to revitalise our CBD?

City of Darwin recommend that the vision for Darwin be "a tropical, liveable city that creates opportunity and choice for our community" as per the *City of Darwin Evolving Darwin Toward 2020 Strategic Plan*.

City of Darwin acknowledges that extensive discussion and collaboration is underway with regard to 'revitalising' our CBD.

City of Darwin encourages ongoing collaboration with the Northern Territory Government through projects such as Darwin City Deals and the Central Darwin Area Plan. Collaboration between all levels of government is essential to developing Darwin into Australia's Northern Capital and to recentralise Darwin's Central Business District.

Palmerston, The Family City

Holtze and Kowandi have been identified as our next residential infill development locations in the Darwin Regional Land Use Plan. What do you think is important to consider in developing these areas?

Holtze and Kowandi, have been identified within the Darwin Regional Land Use Plan and Northern Territory Planning Scheme centred around the new Palmerston Hospital. City of Darwin is generally supportive of Clause 14.7.2 Holtze Urban Planning Principles and Area Plan of the Northern Territory Planning Scheme.

However, in order to achieve an interconnected network of functioning centres to create practical, safe, welcoming, flourishing and well-serviced places to live, work and play, steps should be taken to protect Stuart Highway as a vital connection. This could be achieved through a vision which creates interdependent centres which relate to the communities they are servicing rather than the highway, separated from the Stuart Highway and each other by tracts of 'green' vegetated spaces. This will ensure that the Greater Darwin Area does not succumb to the issue of urban sprawl.

Alternatively, connection between Darwin City, 'Inpex' site, East Arm and Palmerston could be facilitated by water transportation (ferrys).

Darwin's Rural Areas, Unique Rural Lifestyle

Noonamah Ridge, Weddell East and Elizabeth Valley are identified in the Planning Scheme as areas that could accommodate population growth. What do you think is important to consider in any future development of these rural areas?

Do you think there should be more housing options and a greater variety of lot sizes in the rural area?

In principle, City of Darwin supports the provision of housing options and acknowledges the 'unique rural lifestyle' that the Litchfield Council offers. However, it

is difficult to provide low population density areas with appropriate and cost-effective infrastructure. Any vision for this area should seek to reduce the spread of low density housing into agricultural area, perhaps through the provision of an urban growth boundary. The establishment of services in the area is supported, subject to their cost-effectiveness. It is noted that there are three 'Park and Ride' facilities within Litchfield Council directed toward Palmerston. City of Darwin recommends that connection to Darwin City with the use of alternative forms of transport be increased.

Weddell, A New Tropical City

What do you consider to be important in planning for Weddell?

City of Darwin's vision statement of 'A tropical liveable city that creates opportunity and choice for our community" could also be applied to the "new tropical city" of Weddell. City of Darwin acknowledges that the timing of Weddell must coincide with periods of high and sustained population growth." Until such time City of Darwin reserves the right to comment. However, City of Darwin requests that consideration be given to connections to Darwin City by alternative forms of transport in order to achieve "the underlying focus ... on building an interconnected network of functioning centres to create practical, safe, welcoming, flourishing and well-serviced places to live, work and play."

Cox Peninsula, Saltwater Living

What do you think about planning for future development around the Harbour?

City of Darwin supports further development around the harbour as it continues to centralise Darwin City as a CBD and Australia's Northern Capital. Strengthened connections to Darwin Citv bv water transport are encouraged. The acknowledgement and embracing of Darwin as a harbour city could also be catalytic to encouraging future development around the harbour. Traditional development of the Darwin city centre has turned its back to the esplanade and harbour, which could potentially become the city's greatest asset. Potential opportunities include redeveloping the esplanade to orientate activity and development towards the harbour (Lameroo Beach etc) and open up Darwin as genuine Harbour city.

Conclusion

What are your thoughts on the Government's Vision for the Territory?

The Northern Territory is evolving from a military post, to a centre for commerce, to a regional centre and is on the cusp of becoming an international centre. City of Darwin supports a clear vision for the Northern Territory and supports its identification as Australia's Northern Capital within the discussion paper provided. City of Darwin recommends continued collaboration between all tiers of government on the preparation and implementation of a vision for the Northern Territory and requests a workshop with the Northern Territory Government at a mutually convenient time within the initial months of 2018.

CONSULTATION PROCESS

In preparing this report, the following City of Darwin officers were consulted:

- Manager, City Planning
- Town Planner
- Planning Officer

In preparing this report, the following External Parties were consulted:

- Litchfield Council Officers
- Palmerston Council Officer
- Department of Infrastructure, Planning and Logistics Officers
- Elton Consulting Representative

POLICY IMPLICATIONS

The discussion paper has been prepared for public consultation on high level visions and goals for the Northern Territory. Subsequently, there is unlikely to be any impact on City of Darwin policies at this stage.

BUDGET AND RESOURCE IMPLICATIONS

Not applicable

RISK/LEGAL/LEGISLATIVE IMPLICATIONS

Not applicable

ENVIRONMENTAL IMPLICATIONS

The discussion paper has been prepared for public consultation on high level visions and goals for the Northern Territory. There are no environmental impacts at this stage. PAGE:8REPORT NUMBER:17CF0036 DB:hdSUBJECT:PLANNING FOR A VIBRANT FUTURE DISCUSSION PAPER

COUNCIL OFFICER CONFLICT OF INTEREST DECLARATION

We the Author and Approving Officers declare that we do not have a Conflict of Interest in relation to this matter.

CINDY ROBSON MANAGER CITY PLANNING

GERARD ROSSE GENERAL MANAGER CITY FUTURES

For enquiries, please contact David Burrow on 8930 0412 or email: d.burrow@darwin.nt.gov.au.

Attachments:

Attachment A: Response to Planning for a Vibrant Future Discussion PaperAttachment B: Planning for a Vibrant Future Discussion Paper



ATTACHMENT A

Civic Centre Harry Chan Avenue



P 08 8930 0300

15 December 2017

Please quote: 3675118 DB:hd

Department Of Infrastructure, Planning & Logistics Review, Reframe, Renew Lands Planning **GPO Box 1680** DARWIN NT 0801

Email: planningreform@nt.gov.au

Attn: To whom it may concern,

Response to Planning for a Vibrant Future Discussion Paper

City of Darwin appreciates the opportunity to comment on the *Planning for a* vibrant future Discussion Paper and provides the following ideas for the Northern Territory Government to consider and requests further intergovernmental discussions in the establishment of a vision for the Northern Territory.

International

Are we on the right track to maximise economic development opportunities while maintaining and enhancing our valued Territory lifestyle?

City of Darwin acknowledges Darwin's proximity to Southeast Asia and supports its status as Australia's Northern Capital. However, given the proficiency of air transport and the inefficiencies of changing between modes of transport (Air to Sea to Land) there is concern that Darwin may be considered as an unecessary stop (port) between south-east asia and the south-eastern states of Australia. Additional consideration to value add to Darwin's facilities and products are neccesary in order to capitalise on Darwin's proximity to the international community. Some 'ideas' incude:

- · Investment into the 'East Arm Berrimah Corridor' or 'Gunn Point' as an intergrated transport facility and manufacturing centre.
- Direct flights to areas of the world not readily accessible by the southeastern states of Australia (Africa and Europe).

National

What are creative ways we could enliven our cities and towns?

The remoteness of Northern Territory communities from other population centres in Australia often cause financial and relational implications to the population. Historically planning within the Northern Territory has been a complex task due to the scale of the region, climatic conditions and low population densities. The Northern Territory continues to rely upon the Federal Government and a transient workforce which often lives in other parts of Australia. Some "creative ways (to) enliven our cities and towns" include:

- Subsidise domestic flights to support Darwin and Alice Springs as connected regional centres.
- Strengthen the relationship with the 'Kimberly' region as the 'Northern Territory' of Australia, being a region with similar climatic conditions, population of 50,113 (2011) and land area of 423,517 km² (including Broome).

Regional

The discussion paper has been divided into 'key growth areas'. Five of the ten 'key growth areas' are considered to be part of the Greater Darwin Region as defined within the *Darwin Regional Land Use Plan*. The image below, taken from the *Darwin Regional Land Use Plan 2015*, demonstrates some of the significant geographical constraints of Darwin in comparison to other Australian Capital Cities.



Excerpt from Darwin Regional Land Use Plan 2015

As shown within the images above, Darwin City is significantly separated by water in comparison to other Australian Capital Cities. Crucial to Darwin City remaining/becoming Australia's Northern Capital is the acknowledgement and embracing of Darwin as a harbour city. Traditional development of the city has turned its back to the esplanade and harbour, which could potentially become the city's greatest asset. Potential opportunities include redeveloping the esplanade to orientate activity and development towards the harbour (Lameroo Beach etc) and open up Darwin as genuine Harbour city. City of Darwin supports better connections and redevelopment opportunities for Darwin City in order to reinforce it as Australia's Northern Capital and to support "the underlying focus ... on building an interconnected network of functioning centres to create practical, safe, welcoming, flourishing and well-serviced places to live, work and play."

Key Growth Areas

The following response has been divided in order to address the 'Key Growth Areas' and respective questions as identified within the 'Planning for a Vibrant Future Discussion Paper'.

-4-

Darwin, Australia's National Capital

What ideas do you have for Darwin as Australia's Northern Capital? What do you see as the best opportunities to revitalise our CBD?

City of Darwin recommend that the vision for Darwin be "a tropical, liveable city that creates opportunity and choice for our community" as per the *City of Darwin Evolving Darwin Toward 2020 Strategic Plan*.

City of Darwin acknowledges that extensive discussion and collaboration is underway with regard to 'revitalising' our CBD.

City of Darwin encourages ongoing collaboration with the Northern Territory Government through projects such as Darwin City Deals and the Central Darwin Area Plan. Collaboration between all levels of government is essential to developing Darwin into Australia's Northern Capital and to recentralise Darwin's Central Business District.

Palmerston, The Family City

Holtze and Kowandi have been identified as our next residential infill development locations in the Darwin Regional Land Use Plan. What do you think is important to consider in developing these areas?

Holtze and Kowandi, have been identified within the Darwin Regional Land Use Plan and Northern Territory Planning Scheme centred around the new Palmerston Hospital. City of Darwin is generally supportive of Clause 14.7.2 Holtze Urban Planning Principles and Area Plan of the Northern Territory Planning Scheme.

However, in order to achieve an interconnected network of functioning centres to create practical, safe, welcoming, flourishing and well-serviced places to live, work and play, steps should be taken to protect Stuart Highway as a vital connection. This could be achieved through a vision which creates interdependent centres which relate to the communities they are servicing rather than the highway, separated from the Stuart Highway and each other by tracts of 'green' vegetated spaces. This will ensure that the Greater Darwin Area does not succumb to the issue of urban sprawl.

Alternatively, connection between Darwin City, 'Inpex' site, East Arm and Palmerston could be facilitated by water transportation.

Darwin's Rural Areas, Unique Rural Lifestyle

Noonamah Ridge, Weddell East and Elizabeth Valley are identified in the Planning Scheme as areas that could accommodate population growth. What do you think is important to consider in any future development of these rural areas? Do you think there should be more housing options and a greater variety of lot sizes in the rural area?

In principle, City of Darwin supports the provision of housing options and acknowledges the 'unique rural lifestyle' that the Litchfield Council offers. However, it is difficult to provide low population density areas with appropriate and cost-effective infrastructure. Any vision for this area should seek to reduce the spread of low density housing into agricultural area, perhaps through the provision of an urban growth boundary. The establishment of services in the area is supported, subject to their cost-effectiveness. It is noted that there are three 'Park and Ride' facilities within Litchfield Council directed toward Palmerston. City of Darwin recommends that connection to Darwin City with the use of alternative forms of transport be increased.

Weddell, A New Tropical City

What do you consider to be important in planning for Weddell?

City of Darwin's vision statement of 'A tropical liveable city that creates opportunity and choice for our community" could also be applied to the "new tropical city" of Weddell. City of Darwin acknowledges that the timing of Weddell must coincide with periods of high and sustained population growth." Until such time City of Darwin reserves the right to comment. However, City of Darwin requests that consideration be given to connections to Darwin City by alternative forms of transport in order to achieve "the underlying focus ... on building an interconnected network of functioning centres to create practical, safe, welcoming, flourishing and well-serviced places to live, work and play."

Cox Peninsula, Saltwater Living

What do you think about planning for future development around the Harbour?

City of Darwin supports further development around the harbour as it continues to centralise Darwin City as a CBD and Australia's Northern Capital. Strengthened connections to Darwin City by water transport are encouraged. The acknowledgement and embracing of Darwin as a harbour city could also be catalytic to encouraging future development around the harbour. Traditional development of the Darwin city centre has turned its back to the esplanade and harbour, which could potentially become the city's greatest asset. Potential opportunities include redeveloping the esplanade to orientate activity and development towards the harbour (Lameroo Beach etc) and open up Darwin as genuine Harbour city.

Conclusion

What are your thoughts on the Government's Vision for the Territory?

The Northern Territory is evolving from a military post, to a centre for commerce, to a regional centre and is on the cusp of becoming an international centre. City of Darwin supports a clear vision for the Northern Territory and supports its identification as Australia's Northern Capital within the discussion paper provided. City of Darwin recommends continued collaboration between all tiers of government on the preparation and implementation of a vision for the Northern Territory and requests a workshop with the Northern Territory Government at a mutually convenient time within the initial months of 2018.

If you have any further queries please contact David Burrow on 8930 0412 or d.burrow@darwin.nt.gov.au.

Yours sincerely

CINDY ROBSON MANAGER CITY PLANNING

Encl.

cc:

DISCUSSION DRAFT 774

ATTACHMENT B

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The NT Government wants to refresh the Territory's vision for the future and restore community confidence in the planning system. Alongside **'Planning for a vibrant future'**, the Government is also seeking your feedback on **'Building Confidence through Better Planning in the Northern Territory'**.

'Building Confidence through Better Planning in the Northern Territory' provides an overview of the current planning and development system and seeks your ideas on how to improve the NT planning system to provide better transparency, community involvement and development outcomes. To view and comment on this discussion paper please visit <u>www.haveyoursay.nt.gov.au</u>

What will the Northern Territory Look Like as its Dopulation grows?

The Northern Territory Government is actively planning for the future. The Government has now released its Economic Development Framework and Ten Year Infrastructure Strategy and is working to ensure that business and industry are able to plan for future growth and the community can be confident that infrastructure will be available to support a growing population.

The Government can enable and support both economic and population growth by ensuring sufficient land is made available at the right time to cater for this growth. Across our regions, smart Government investment in land use planning will help catalyse the private sector investment that is essential to securing real economic growth and prosperity.

The vision outlined in this discussion paper aims to harmonise land use planning across the Northern Territory with the Government's overall strategy for developing the Northern Territory.

This vision explores just what a confident, thriving and vibrant place our Territory could become if we approached population growth thoughtfully. This means progress and development needs to conserve and protect what Territorians love most, our lifestyle and unique character.

Land development allows industries and local firms to invest and develop, creates jobs to ensure a growing, vibrant and energetic community, and enables diverse urban environments.

This vision has been created to help us plan ahead and provide a framework for infrastructure investment in all towns and cities of the Territory. Strategic land-use planning plays a central role in managing sustainable and orderly growth. It harnesses economic opportunities and establishes the location and scale of future infrastructure requirements to support communities.

Prioritising expansion and urban redevelopment opportunities close to existing urban centres will mean development can occur in an orderly sequence and at a scale which generates the required economic viability for services, local jobs and supporting infrastructure. This will bring a bustling vitality to our communities and local economies while maintaining neighbourhood character, increasing housing options and choice and protecting valued heritage, culture and natural assets.

The vision is intended to guide future planning so that development continues sequentially and builds on, and is supported by, sound planning principles and the NT Planning Scheme.

By working together, industry, government and community will lead the rejuvenation of the Darwin CBD and Territory towns.

The underlying focus is on building an interconnected network of functioning centres to create practical, safe, welcoming, flourishing and well-serviced places to live, work, play and visit.

While our population is young, enterprising and focussed, our future must be inclusive and plan for seniors to have a vibrant retirement. Proactive, intelligent growth will enable us to take the necessary steps to securing a bright and successful future for all Territorians. Planning for a Vibrant Future focusses on key growth areas, creating individual visions for key towns and cities including:

- Darwin, Australia's Northern Capital
- Palmerston, The Family City
- Darwin's Rural Areas, Unique Rural Lifestyle
- Weddell, A New Tropical City
- Cox Peninsula, Saltwater Living
- Katherine, A Logistics and Agribusiness Hub
- Tennant Creek, A Mining Services Centre
- Alice Springs, Australia's Inland Capital
- Nhulunbuy, Arnhem's Peninsula Paradise
- Regional and Remote, Our Cultural Landscape

The release of this discussion draft is the first stage in seeking your ideas about how to plan for a vibrant future for our Territory. But this vision for the Territory is only the beginning.

On the back page of this document are details about how to reach us by email, phone or post.

What are your thoughts on the Government's vision for the Territory?

What are creative ways we could enliven our cities and towns?

Are we on the right track to maximise economic development opportunities while maintaining and enhancing our valued Territory lifestyle?

DARWIN

Australia's northern capital

As Australia's tropical capital and capital of the Northern Territory, Darwin is positioned to take advantage of its close ties to Asia with its deep-water harbour, strong transport links, proximity to agricultural centres and a young, skilled and adventurous population.

Drawing on Darwin's status as northern Australia's commercial, cultural, administrative, tourist and civic capital, we are transforming our retail and living space to attract people to live, work and play here.

Open avenues of cooling trees, refreshing water features, sanctuaries of greenery and over-arching tree canopies will create a cooling energy that will make our city more vibrant and liveable.

Smart transport and walking connections will draw people from the harbour and the new luxury hotel through the city to the old Hospital site and Myilly Point, an ideal location for the new Museum of the Northern Territory.

Our city's heart, State Square, will reflect our tropical character with beautiful open space reminiscent of the elegance of other great capitals of the world. The Square will feature a new fine arts gallery with undergrounding of car parking serving to reduce heat generation.

The areas circling the CBD – Frances Bay, the former tank farm and the Parap and Woolner ridge – provide opportunities to refresh historic areas in parallel with growth in the CBD. Revitalising these precincts will provide a growing number of residents, city workers and tourists with a diverse offering of mixed-use developments. Better access to public transport will provide connections between the city, these urban precincts and other main centres in the region like Nightcliff.

Outside of the city peninsula, greenfield land releases at Muirhead and Lyons will cater for our population growth and create new tourism precincts strategically located to capitalise on the magnificent features of the Casuarina Coastal Reserve. The Northcrest development at Berrimah Farm will create a landmark centre with panoramic views of the city. At completion, it will house 7500 people close to the heart of Darwin. Casuarina is our premier retail centre and has the internationally recognised Charles Darwin University and Royal Darwin Hospital close by.

Darwin Port is the gateway to Asia that gives our industries the opportunity to develop, grow and connect with our trading partners. Developing marine industry at East Arm complements the growing port and business park and will support ship maintenance for our recreational and commercial fishing industries, as well as for defence and marine logistics.

The availability of land across Darwin is finite so thoughtful planning is needed to offer adequate and affordable residential and commercial options while preserving the lifestyle we value.

Our future planning identifies suitable locations for residential, commercial and industrial growth. It also plans for a range of strong and successful local and regional centres to sustain vibrant, wellserviced and connected communities. These centres will diversify housing options, boost employment opportunities and make effective use of infrastructure.

Accessible community hubs such as the Darwin CBD, Casuarina and Berrimah will be focal points for employment, energised by higher density residential development, education facilities, public transport, professional services, shopping and recreation opportunities.

What ideas do you have for Darwin as Australia's Northern Capital?

What do you see as the best opportunities to revitalise our CBD?

Nightcliff Activity Centre mixed commercial and residential development

- Woolner mixed residential development
- 3 Old Tank Farm & Frances Bay residential and mixed-use development
- 4 Barneson Boulevard road construction
- 5 Muirhead & Lyons future residential growth
- 6 Berrimah Farm mixed-use residential development



NEW RESIDENTIAL & TOURISM //

New residential and tourism opportunities at Muirhead, Lyons and Lee Point.

SPORTING FACILITIES //

Developing new homes for rugby league, netball and tennis.

BUILDING BETTER SCHOOLS //

New and improved education facilities at Bullocky Point.

CELEBRATING ARTS

Developing a major new Museum of the Northern Territory.

LUXURY HOTEL OFFERING //

Soon to be constructed on the Waterfront.







Supporting port and marine and infrastructure developments.

CBD REVITALISATION //

Revitalising Darvin's CBD, including a new fine arts gallery in State Square, undergrounding carparking and moving students into the CBD.





Supporting the defence and maritime industries with construction of a common user facility.
PALMERSTON



Palmerston is our fastest growing city and will ultimately provide homes, family and community space and facilities for more than 70 000 people.



Palmerston's modern housing reflects a contemporary and diverse mix of living options for young and old, shaping its own identity as a family city focussing on friendly open space and dynamic recreational, retail and commercial facilities.

Fast becoming a regional hub for health, education, police and defence services, the services and facilities of Palmerston Regional Hospital, a university campus and the close proximity to the major defence establishment at Robertson Barracks are promoting further growth in the region. This growth drives demand for social infrastructure, including community facilities, health services, police services and aged care. The allure of the brand-new Gateway Shopping Centre and the reassuring presence of the Palmerston Regional Hospital will attract people to live in Palmerston's growing CBD. Higher density housing, a new commercial boulevard and modern offices will establish the city as the core activity hub and create a bustling, vibrant and energised city centre.

Our planning identifies future growth for greenfield release areas on the fringe of Palmerston, including Farrar West, Holtze, Kowandi and Mitchell. A network of walking and cycling tracks will link the new suburbs to enhance Palmerston's emerging identity as active, green and spacious. Holtze and Kowandi will build on existing infrastructure to create a diverse, urban environment with new schools, health facilities and neighbourhood shopping centres.

Upgrades to regional boat ramps will provide better facilities for recreational users.

The south and west of Palmerston, central to the key transport and connection lines, enable industrial development to take advantage of areas where natural and man-made constraints prevent the potential for residential development. Both Wishart Road and Pinelands are strategically located adjacent to Darwin's East Arm Port, only minutes away from the city centre and other industrial areas in Darwin. Developing land at Elrundie and Middle Arm Peninsula will create opportunities for strategic light and general industrial development to provide a vital employment node for the growing city.

How do you think we could make Palmerston more family friendly?

Holtze and Kowandi have been identified as our next residential infill development locations in the Darwin Regional Land Use Plan. What do you think is important to consider in developing these areas?

Palmerston CBD future commercial and residential infill

Farrar West future residential expansion

Holtze/Kowandi future residential development

4 Zuccoli residential suburb

DEFENCE //

A strengthened defence presence at Robertson Barracks.





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4

BETTER HEALTH //

Providing a new 116bed hospital for the residents of Palmerston and the Rural Area.

HOUSING INVESTMENT //

Private-sector development supported by investment in infrastructure.

BUILDING BETTER SCHOOLS //

Supporting our children with new pre-school and primary school at Zuccoli.

////// Future growth

SAFER COMMUNITIES //

Improving community safety with a new Palmerston Police Station and community youth centre. 290

PRESERVING ENVIRONMENT //

Minimising the impact on groundwater through investment in water reticulation and sewerage.

💋 Future growth

BUILDING BETTER SCHOOLS //

New and improved education facilities at Taminmin College.

MAINTAINING LIFESTYLE //

Potential increased housing choice and services for rural residents while maintain rural lifestyle amenity with rural centre planning for Howard Springs, Coolalinga, Humpty Doo and Hughes-Noonamah.

DARWIN'S RURAL AREAS



Preserving the character and amenity of the rural area is vitally important. This requires a delicate balance between the competing demands to provide housing choice and services for a growing population, protecting the environment and avoiding the uncertainty of ad-hoc development.

Murrumujuk residential supporting strategic industrial development

2 Howard Springs rural centre

3 Coolalinga/Freds Pass rural centre

Humpty Doo rural centre

5 Hughes-Noonamah potential rural centres & rural lifestyle

Berry Springs rural centre

Darwin's rural area provides for a unique lifestyle, with large lot sizes and extensive ribbons of native bushland that are enjoyed by residents and provide corridors for native fauna. The rural lifestyle allows for individuality to be expressed with ample space to pursue a wide range of activities, such as market gardens, raising animals or artistic endeavours, which can't be accommodated in the urban environment. The spacious reserve at Freds Pass provides a diversity of recreational opportunities, including equestrian, football, athletics, paintball, archery and arts and crafts.

Howard Springs, Coolalinga, Humpty Doo and Berry Springs provide rural centres for local residents. These centres safeguard the unique lifestyle and longstanding character of the rural area by focussing population growth close to commercial centres and offering housing choices that preserve the feeling of freedom and space for rural residents.

Planning for each rural centre will focus on development of these centres into hubs for local employment and community services that can be accessed by the broader rural area.

Growing the rural area will also see improved transport links to the main employment nodes in Darwin and Palmerston, and connect the rural area itself. Private developers have identified land for potential new centres at Noonamah Ridge, Weddell East and Elizabeth Valley for future growth of the rural area. These centres could extend the rural area south and contribute to housing choice, infrastructure and community services.

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The extraction of sand, gravel and rock materials in the Darwin rural area supplies the construction industry of the region. Access to extractive mineral sites must be maintained, but with greater consideration of the impacts on the environment and growth of the region.

Potential industrial land sites, such as Glyde Point, have been earmarked and protected for future development. Glyde Point is suitable for a deep-water port, further major gas-based industrial development and general industry. The proposed urban area at Murrumujuk will give employees a chance to live locally with transport and infrastructure corridors set aside to provide access to the broader region.

Noonamah Ridge, Weddell East and Elizabeth Valley are identified in the Planning Scheme as areas that could accommodate population growth. What do you think is important to consider in any future development of these rural areas?

Do you think there should be more housing options and a greater variety of lot sizes in the rural area?

PLANNING FOR A CITY //

Including tropical amenity and a jobfocussed service centre.

INVESTMENT IN STRATEGIC INDUSTRY //

Allows for private investment in oil, gas and other significant projects.



HARNESSING AMENITY //

Seamless connectivity to the existing network.

////// Future growth

WEDDELL



Fifteen minutes out of Palmerston and with water connections to Darwin, Weddell is a blank canvas for a new tropical city to support our urban growth as Palmerston reaches capacity.



The Weddell vision is to accommodate future population growth within a viable new town centre that offers convenient and walkable access to local employment, education, shopping, recreational and community facilities.

The future city of Weddell is a key component of plans to accommodate long-term urban growth in the Darwin region following the development of Holtze, Kowandi and areas more proximate to Darwin. The cost of infrastructure means that the timing of Weddell must coincide with periods of high and sustained population growth. At the appropriate time, Weddell will be developed as an exemplary, sustainable primary activity centre offering smart technology, regional accessibility and convenience.

Over time, Weddell will service the broader region and anchor the activity triangle between Palmerston, Darwin and the rural area.

Planning for Weddell will be inspired by the open beauty of the surrounding landscape. The new city will provide environmentally attractive living areas that connect seamlessly to the existing urban network. Weddell's development will be sensitive to the balance between the need for extractive industries, protecting the natural environment and providing a variety of housing options.

Creating this city requires smart planning, along with investigative studies, to ensure the enabling infrastructure is cost-efficient and meets environmental standards. Planning for a new city will also need to provide for social infrastructure to cater for future families.

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Investigations for the city of Weddell are underway and will build on the landcapability studies and community input already provided. These investigations will focus on existing power and water connections along Jenkins Road to create a framework for services.

As the western areas of Weddell are ideally situated close to Middle Arm, these areas will provide future growth for the region's major industry.

What ideas do you have for the new city of Weddell?

What do you consider to be important in planning for Weddell?

Middle Arm strategic industry development



COX PENINSULA Salara

The Cox Peninsula is embraced by Darwin and Bynoe Harbours and will emerge as a saltwater city with water-based public transport connecting to the Darwin CBD and Palmerston. Boasting ready access to the beach and fishing opportunities, Cox Peninsula offers the lifestyle Territorians hold dear.

The recent resolution of the longstanding Kenbi land claim provides a rare and exciting opportunity for long-term development of the sparsely populated Cox Peninsula. Ensuring the creation of a special harbour place will involve working in partnership with the Traditional Owners to respect cultural values which connect people to the sea.

With its key strategic location, Cox Peninsula has the potential to cater for a diversity of land uses ranging from residential and commercial, with associated community facilities and services, to industrial uses with access to deep water.

Largely free from environmentally sensitive mangroves and other wetlands, Cox Peninsula could host a coastal living style that rivals any other Australian beachside. With



attractive amenities like rural seclusion and natural recreation opportunities, combined with ease of water travel to central Darwin, Cox Peninsula has the potential to become a highly-soughtafter residential address.

Once established, Cox Peninsula would form the "north shore" of Darwin, framing the harbour for a unique saltwater lifestyle and focussing development to the west to create a wealth of housing opportunities.

In partnership with Weddell and Palmerston, the three locations would minimise commuter car use to Darwin and position themselves as strategic centres for the region. Although developing Cox Peninsula alone would drive growth, the formulation of development concepts would require comprehensive investigations into land capability and options for provision of transport and essential services. Due to limited local freshwater resources and the high cost of infrastructure to support urban scale development, substantial development of Cox Peninsula will be dependent on a period of high growth. Land and infrastructure planning is critical to ensuring the Northern Territory is prepared for population demand that would support development of Cox Peninsula.

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What do you think about planning for future development around the Harbour?

What type of development should we support at Cox Peninsula?









LIFESTYLE // Offering a way of life

Territorians hold dear.



Emerging as a

water centre for saltwater living.



DELIVERING IN PARTNERSHIP //

1

Delivery of sustainable developments in partnership with the Larrakia people.

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Natural opportunities for Katherine to grow into a significant logistics and agribusiness hub are buoyed by the town's position at the junction of the two major highways and rail line surrounded by productive pastoral and horticultural land.



Katherine is a resilient town with a fighting spirit and a unique character from its pioneering days. Blessed with the wet climate of the north and good transport links to our interstate neighbours, the Katherine region is enhanced by diverse industries including defence, mining, transport, health and tourism.

The Katherine urban centre services the immediate local population, regional towns and communities and many seasonal visitors who explore the surrounding river systems, rich cultural heritage and broader natural resources.

The main business centre on Katherine Terrace has a bustling pace and a mix of retail outlets. Services and facilities for residents and business include a shopping centre, restaurants and bars, financial institutions, medical professionals and commercial office space.

With improvements to Nitmiluk National Park, the natural treasures of the region are emerging as international attractions and Katherine is making its own mark in the tourism industry. Upgrades to the Savannah Way will link the Territory, through Katherine, to Broome in the west and Cairns in the east. An arts trail snaking up from Central Australia through Katherine to Darwin will showcase new and deeper Aboriginal and cultural experiences for visitors. Developing agricultural and horticultural industries and upgrading local and regional freight infrastructure will boost future employment in the region. Creating a new logistics hub and industrial park will align road and rail transport with developing industries. Along with a new heavyvehicle transport route, the logistics hub will strengthen this inland port as a central point between Western Australia and Queensland. The heavy-vehicle transport route will give Katherine greater flood immunity with a crucial second river crossing.

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Our plan for Katherine supports future growth of the town. Greenfield land in Katherine East, which is free from flooding, is available for further residential development to extend the existing urban area that hugs the mighty Katherine River. Our plan also identifies a possible new hospital site, a new neighbourhood centre to support Katherine's growing population, and opportunities for rural lifestyle lots close to the town centre.

How would you like to see Katherine further develop to achieve its tourism and defence potential?

Does the vision of Katherine as a logistics and agribusiness hub fit with how you would like to see the town develop?



Manbulloo future logistics and agribusiness hub

DRIVING EMPLOYMENT //

Developing our agricultural, horticultural and forest industries.





TERRITORY ART TRAIL //

Increasing and improving infrastructure for the Katherine Arts community.





Providing an alternative truck route through Katherine.

LOGISTICS AND AGRIBUSINESS HUB //

Developing Katherine as a logistics hub in recognition of its position of a key agribusiness centre for the Northern Territory with key inter-modal transport links.

DEFENCE INVESTMENT //

Boosting the defence presence at Tindal.





Central to many of the Territory's mineral deposits, Tennant Creek is strategically positioned to become an important services hub in support of our mining and pastoral industries.



Tennant Creek cultivates a relaxed lifestyle in the Barkly through a range of recreational reserves, art and craft galleries, a town pool and Lake Mary Ann.

Untapped resources are expected to unlock the next phase of economic growth in the Barkly region. A current collaborative partnership with Geoscience Australia to map a 500-kilometre seismic line in the north-east of the Barkly will break open opportunities in the minerals sector. The Jemena Northern Gas Pipeline will link Tennant Creek to Mt Isa and create more than 900 jobs during construction.

Legacy mines will provide opportunities to promote local employment and tourism.

The Barkly Tableland is the engine room of the Territory's pastoral industry and is unique, with natural treeless plains stretching from horizon to horizon with abundant natural pastures.

Joint investment from the Australian and Territory Governments to improve beef roads in the Barkly will reinvigorate our vital livestock industry. Work will also continue with the Queensland and Australian Governments to realise the vision of a railway to Mt Isa and the east coast of Australia. Residential land releases in Peko Road provide for new housing development. This will complement urban infill that takes advantage of fully serviced existing lots in order to accommodate future workforce and population growth. The Udall Road Industrial Estate will give businesses the foundation to support the town as it transforms into a logistics hub.

As another stepping stone along the Aboriginal arts trail from Alice Springs to Darwin, the region's Aboriginal art and culture will be showcased.

How could Tennant Creek be further developed, what would attract people to the town as a destination?

Does the vision of Tennant Creek as a mining and services hub fit with how you would like to see the town develop?

Udall Road industrial expansion

Peko Road residential expansion



GROWING OUR TERRITORY //

Residential land release to accommodate population growth.

SUPPORTING INDUSTRY //

Provision of industrial land to support mining related business.

FUTURE ENERGY SECURITY //

Investing in the future with the construction of a 623km Northern Gas Pipeline from Tennant Creek to Mt Isa to access eastern state markets.



Extending the Tennant Creek art gallery.



BUILDING BETTER SCHOOLS //

centre and upgraded

Early childhood integrated learning

sports facilities.

UPGRADING BEEF ROADS //

Supporting the beef industry through improving Tablelands Highway and Barkly Stock Route.





Future growth

BETTER HEALTH //

Investing in upgrades to the Alice Springs Hospital.

5



REVITALISING THE CBD //

Injecting new life into the town centre.



ENHANCING TOURISM OPPORTUNITIES //

Supporting tourism investment throughout the Centre.

INFRASTRUCTURE IMPROVEMENTS //

Building resilient communities through flood mitigation measures



CELEBRATING CULTURE //

Building a cultural centre in Alice Springs to tell the story of Aboriginal Australia before and after European contact. Developing an iconic National Aboriginal Art Gallery.

4

TERRITORY ART TRAIL //

Creating a world class art trail linking Aboriginal art centres and activity across the Northern Territory.



ALICE SPRINGS

Alice Springs is the inland capital of Australia. The town has a strong heritage and is the epicentre for Aboriginal arts and culture.

The rich cultural heritage of Alice Springs, also known as Mparntwe, derives from the Arrernte Aboriginal people's spiritual and physical association with this place since the altyerre or dreamtime. The stunning landscape is imbued with the stories of the Dreamtime including those of the Yeperenye, Ntyarlke and Utnerrengatye caterpillars who converged on Mparntwe and gave the landscape form and meaning. This wealth of cultural knowledge combined with the spectacular landscape of Alice Springs and surrounds inspires local and regional Aboriginal artists and lends a logic to Alice Springs being the epicenter for Aboriginal art and culture.

Our vision for Alice Springs is for it to emerge as a thriving and energetic business hub in the centre of Australia and to acknowledge the significance of its cultural heritage.

1 Larapinta Valley future residential potential

Mt Johns future residential potential

Emily Hills future residential potential

4 Arumbera future industrial development

Kilgariff residential development Rejuvenating the town's CBD and expanding its tourism potential will create a sound economic foundation for Alice Springs as the gateway to Central Australia and its iconic tourist destinations. Exploring strategic partnerships focussed around Central Australia's natural advantages – geography, climate, resources, culture and landscape – will highlight opportunities to grow.

Building a National Aboriginal Art Gallery is a catalyst to revitalising Alice Springs and confirming it as the cultural centre of Aboriginal Australia. The new facility will be the springboard to an arts trail linking galleries across the Territory, including those in Tennant Creek, Katherine, East Arnhem and Darwin.

Laneways and underused linkages throughout the town present opportunities to inject colour and life into the CBD with new retail and commercial offerings and amenities.

A love of sport sits deep within the psyche of Alice Springs. Iconic sporting events such as the Masters Games, netball, football, rugby league, the Finke Desert Race and mountain biking are increasing the town's reputation as a world-class sporting destination.

The hidden gems of our central capital and its picturesque surrounds will be revealed to the world through niche and mainstream tourism marketing supported by improved road infrastructure including the Mereenie Loop, Namatjira Drive, Lasseter Highway and duplication of the Stuart Highway through Heavitree Gap. These improved roads will attract more travellers to the region and stimulate private business ventures. Alice Springs Airport is one of the largest in land area in Australia. The airport is the doorway to Central Australia's rich tourism offerings, including our iconic Uluru, and has diversified to include a range of mixeduse business activities.

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The profile of Alice Springs' city centre is changing as the city matures. Our plan is to support the city to mature and grow by infill residential development and enabling taller buildings that cement the town as a landmark. New greenfield residential land developments at Kilgariff, Mt Johns, South Edge, Emily Hills and Larapinta will provide housing opportunities for new Territorians, while ensuring sustainable use of scarce water resources.

Alice Springs has appropriately zoned land to support industry and business in servicing the region and growing the local economy. Development of solar energy has the potential to boost economic growth while preserving the environment.

The cattle industry is the heart and soul of agribusiness in the region and there is potential for horticultural and other agricultural development identified through land-capability studies.

What ideas do you have for the vision of Alice Springs as Australia's Inland Capital?

What do you see as the best opportunities to revitalise our CBD?

How do we build on Alice Springs as a business and services centre for the region?



PORT DEVELOPMENT OPPORTUNITIES //

Port infrastructure will act as a catalyst for new industry.



UNRIVALLED LANDSCAPES //

Unspoilt natural and cultural setting.



BETTER HEALTH //

Supporting East Arnhem health services with additional works at Gove District Hospital.



Nhulunbuy High School enhanced with new marine, hospitality and construction training centres.

TERRITORY ART TRAIL //

Including East Arnhem art galleries in the Aboriginal art trail.



NHULUNBUY hemis peninsula paradise

Surrounded by white sandy beaches and the deep blue Arafura Sea, Nhulunbuy, the capital of the East Arnhem region, offers a unique opportunity for all to make the most of the rich cultural and natural advantages of the region.



The Gove Peninsula offers a lifestyle like no other place in the Territory. Residents take advantage of the natural and cultural setting and enjoy the benefits of facilities, services and infrastructure that are commensurate with bigger towns and provide for future growth.

The rich Yolngu culture attracts people from all over Australia and beyond, and the Nhulunbuy community has committed to living in harmony and partnership with the Yolngu land owners.

The relaxed community spirit is reflected in the town's popular sport and recreation clubs and facilities, with three public boat ramps, an Olympic-sized public swimming pool, golf course, tennis courts, ovals, motorsports complex, BMX track and motocross track.

Nhulunbuy boasts an airport and runway able to accommodate large aircraft, with connections to other centres in the Territory and Queensland. Capitalising on the region's port infrastructure will catalyse new industry and opportunities for job creation. Major upgrades to the Gove District Hospital will support health provision across the region. A new boarding facility and trade-training facilities will contribute to the development of an education hub servicing the region.

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Developing East Arnhem Ltd is working with land owners, investors and business to explore the region's significant growth potential in tourism, arts, fisheries and aquaculture, and primary industries and resources. These efforts will promote investment and development that respects the rich Yolngu culture and supports landowner aspirations.

Supporting our peninsula paradise is important to us, what do you think the residents and visitors in Nhulunbuy would benefit from?

How do we leverage off the strategic location and deep water port at Nhulunbuy?

REGIONAL & REMOTE AREAS



Remote and regional areas make the Territory special and different from other parts of Australia. From the red and distinct desert of central Australia through to the lush tropical north, spectacular coastline and picturesque sunsets, the Territory has it all. The hugely diverse characteristics of each area and region of the Territory provide unique opportunities to celebrate art, culture and tourism.

The Territory's geographic remoteness, sense of frontier and outback adventure spirit give an experience unmatched by other states. The Territory is vast, covering over 1.3 million square kilometres with most of its 245,000 people concentrated in its main urban centres. There are also 73 remote communities, 43 town camps and over 500 homelands and outstations across the Territory.

Aboriginal people are significant land owners and custodians of our land and coastline and we recognise their spiritual and cultural connection with this land. Aboriginal people make up a third of the Territory's population, giving the Territory distinct character and appeal because of the unique qualities Aboriginal culture brings.

Spectacular natural and unique cultural assets are important elements for consumers in choosing a holiday destination and the Territory has them in spades. With two World Heritage-listed national parks and over 40 other national parks, nature reserves, conservation areas and marine parks, the Territory offers a wide variety of tourism experiences. Remote regions possess a unique culture and beauty which have as yet untapped potential for economic development.

As Territorians, we are proud of our identity our cultural diversity and willingness to work together to achieve great things. Our vast distances present challenges in servicing, providing infrastructure and access to support our remote communities which are located across the Territory.

Remote and regional areas throughout the Territory are continuing to grow and develop. The Government is committed to working and engaging with local communities to undertake planning that ensures people have access to services and housing that are available in comparable towns across Australia. This is essential to providing Territorians with a healthy start to life, a good education and opportunities for employment.

Our strength will be working together to grow our remote and regional areas for future Territorians.

How do we better work with our regions and remote communities to deliver greater opportunities for residents, land owners and visitors?

What are the most important areas of investment to create the best opportunities for people in the bush?



ON THE TRAIL OF ARTS & CULTURE //

Investing in our art, culture and tourism. The Government will work with established galleries in Aboriginal communities to ensure they are linked to form an Aboriginal arts trail beginning in Alice Springs and connecting to upgraded or new galleries across the Territory.



IMPROVED AND NEW HOUSING //

Delivering \$1.1billion to the remote housing program over ten years, including the Room to Breathe Program.



BUILDING BETTER SCHOOLS //

Investing in education through new and upgraded schools to create a safe, healthy and quality learning environment as a pathway to skills and jobs to build our economy.



IMPROVING ACCESS //

Improving and upgrading our roads to assist in connecting communities.



INVESTING IN INFRASTRUCTURE //

Providing new and improved power, water and sewerage services to communities.



IMPROVING HEALTH SERVICES //

Investing in renal facilities, new facilities and outreach patient services for improved health outcomes for Aboriginal people.





ENCL: ORDINARY COUNCIL MEETING/OPEN AGENDA ITEM: 15.4

BUILDING CONFIDENCE THROUGH BETTER PLANNING FOR THE NORTHERN TERRITORY, REVIEW, REFRAME, RENEW DISCUSSION PAPER

REPORT No.: 17CF0037 DB:hd COMMON No.: 3675141 DATE: 12/12/2017

Presenter: Manager City Planning, Cindy Robson

Approved: General Manager City Futures, Gerard Rosse

PURPOSE

The purpose of this report is to endorse City of Darwin's response to the Northern Territory Government's *Building confidence through Better Planning for the Northern Territory, Review, Reframe, Renew Discussion Paper*, **Attachment A**.

LINK TO STRATEGIC PLAN

The issues addressed in this Report are in accordance with the following Goals/Strategies as outlined in the 'Evolving Darwin Towards 2020 Strategic Plan':-

Goal

1. Collaborative, Inclusive and Connected Community

Outcome

1.4 Improved relations with all levels of government and significant stakeholders **Key Strategies**

1.4.2 Play an active role in strategic and statutory planning processes

KEY ISSUES

- The Discussion Paper, **Attachment B**, is in response to concerns from the community that "planning laws are not delivering the best-possible developments."
- This initiative will ultimately deliver reforms that are underpinned by six key principles, listed within this Discussion Paper and the preceding *Restoring Integrity to Government* Discussion Paper.
- Officers have provided feedback and ideas for the City of Darwin in line with the City of Darwin Evolving Darwin Toward 2020 Strategic Plan, City of Darwin Policies, Darwin City Centre Masterplan and previous requests/responses provided to the Northern Territory Government and other service authorities.
- It is recommended that a workshop be convened so that the Northern Territory Government and Council can further enable any changes to the planning controls for the Northern Territory early in 2018.

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RECOMMENDATIONS

- A. THAT Report Number 17CF0037 DB:hd entitled Building Confidence Through Better Planning for the Northern Territory, Review, Reframe, Renew Discussion Paper, be received and noted.
- B. THAT Council endorse the draft submission, dated 15 December 2017, to the Planning Commission, within Attachment A to Report Number 17CF0037 DB:hd entitled Building Confidence Through Better Planning for the Northern Territory, Review, Reframe, Renew Discussion Paper.
- C. That Council invite the Department of Infrastructure, Planning and Logistics to conduct a workshop with Elected Members to ensure Elected Members can provide direct feedback on the Building Confidence Through Better Planning for the Northern Territory, Review, Reframe, Renew Discussion Paper and further collaborate on any changes to the planning controls for the Northern Territory

BACKGROUND

The Building Confidence through Better Planning for the Northern Territory Discussion Paper, released October 2017, is in response to concerns from the community that "planning laws are not delivering the best-possible developments." The document provides an overview of the current planning and development system and is intended to be "the first step toward gathering ideas towards the types of improvements that Territorians want to see delivered." This initiative will ultimately deliver reforms that are underpinned by six key principles to ensure planning:

- Provides certainty
- Balances competing interests
- Ensures transparency
- Reduces complexity
- Incorporates meaningful community participation and consultation
- Expands opportunities for decisions to be reviewed

City of Darwin has previously written to the Northern Territory Government regarding issues with the Northern Territory Planning System including both the NT Planning Act and NT Planning Scheme.

For consistency, a table is attached of previous responses/requests made to the Northern Territory Government concerning planning issues identified by City of Darwin, refer **Attachment C**.

A response to each of the questions within the Discussion Paper and suggestions for certain parts of the Northern Territory Planning Scheme (NTPS) has been provided refer **Attachment D**.

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DISCUSSION

The Discussion Paper is seeking comment on the current planning system and ways in which the system could be improved. City of Darwin provides the following responses to each question as found within the Discussion Paper:

Planning System

Do you have confidence in the planning system to deliver balanced development for the NT? If not, what changes could the Government make that could improve public trust in the planning system?

Do you think the Planning system adequately balances competing interests such as social, environmental and economic requirements? If you don't think that it does, how can the planning system be improved to provide certainty to the various sectors of the community and balance these interests?

The two questions listed above are in relation to the ability for the Northern Territory planning system to provide a balanced assessment of development which considers social, environmental and economic impacts.

The Property Council of Australia (whose mission statement is "to champion a strong property industry") released a Development Assessment Report Card to "benchmark planning systems against ten leading practice assessment principles established by COAG." The Report Card rated the Northern Territory planning system higher overall than all other Australian states. The document (now two years old) suggests that in comparison to other Australian states the property industry looks favourably upon the Northern Territory Planning System.

City of Darwin seeks to "deliver, advocate for, and partner in infrastructure and services that support Darwin's economic growth," pursuant to Goal 2 of the *City of Darwin, Evolving Darwin Toward 2020 Strategic Plan.* However, City of Darwin has observed that, in the interest of economic progress, environmental and social requirements have often been overlooked. Berrimah North Area Plan is currently experiencing difficulties with regard to the social (provision of social infrastructure) and environmental issues (stormwater and provision of open space) as a result of these interests being overlooked at both the area plan and through subsequent development application planning assessments.

Generally, development occurs on the basis of the economic viability of the proposal and its locality. However, development assessment is perceived as one of the few steps in the process of a development where community and environment are considered equally, if not more, important than commercial viability. Land Use Planning and the encouragement of complementary uses should seek to inspire appropriate sustainable development. Development assessment should balance the economic impacts with the best possible development for the future of the community and environment to achieve suitable, balanced development outcomes.

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Officers highlight concern in regard to the professional planning experience available within Development Consent Authority members. This particular role (Member of the DCA) requires a professional skillset to interpret development application material and more importantly the interpretation of relevant codes and policies as they apply to a development. The role of member also requires an element of autonomy in these individual planning and development skills as members must balance the information presented in application material, views of Development Assessment Services, service authority comments and the interests of submitters and general public. Officers suggest that the NTG consider a panel of DCA members that includes a member/s that have relevant qualifications in planning and experience in planning or policy development.

Although somewhat complex due to climate and the scale of area that it covers, one planning scheme for the whole Northern Territory is generally supported, as it reduces complexity when researching planning provisions.

City of Darwin supports the review of the Northern Territory planning system provided the benefits of the existing system are not depleted.

Transparency

Do you think planning decisions are made in a transparent way? If not, can you identify any ways we could make the decision making process more transparent?

City of Darwin values effective and responsible governance and endeavours to ensure its business is conducted in a transparent, accountable, sustainable and efficient way," pursuant to Goal 5 of the *City of Darwin, Evolving Darwin Toward 2020 Strategic Plan.*

City of Darwin conducts its meetings in public and webcasts the open section to foster transparency, pursuant to City of Darwin Policy No. 043 - Meetings, Meeting Procedures and Committees. It is acknowledged that some items must be discussed in confidence (closed section) and this may still be required for certain 'Major, Complex or Contentious Developments' assessed by the Development Consent Authority or the Planning Commission. However, it is considered that in the interest of greater transparency the deliberations of the Development Consent Authority, including the public hearing, discussion and decision making should be open to the public. City of Darwin also recommends that these meetings be webcast, particularly with regard to remote communities.

In addition, as per letter dated 18 May 2016, City of Darwin recommends that when presiding over strategic planning matters the "Planning Commission, as the Reporting Body, (hold its meetings) in the local community area that is directly affected by any proposal under consideration; and the Planning Commission, as the Reporting Body, have direct representation from the affected local government in the same ratio as the Development Consent Authority, in addition to the Local Government Association of the Northern Territory representative."

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Consultation

Do you believe there is adequate meaningful consultation in the NT planning system? Can you suggest any changes you think could make it better or easier for the community to participate?

Do you think the information about the planning system, including the NT Planning Scheme is clear and easy to understand? Can you identify any ways we could make the information better?

Does the information provided to the community about planning decisions allow you to clearly understand each decision and why it was made?

The three questions listed above are in relation to the interface between communities, government, service providers and applicants throughout the planning system.

The use of an electronic system since 2010 makes the Northern Territory Planning System a leader in the field of Development Assessment. A public notice must be placed on the subject land, in a newspaper circulating in the Territory or in the area to which the proposal relates and online. Continual updates to electronic consultation by way of QR Codes and digital apps are likely to continue to improve the public consultation process. City of Darwin encourages a connected community through technology, pursuant to Goal 1 of the *City of Darwin Evolving Darwin Towards 2020 Strategic Plan*.

Process

Do you think development applications are decided in a timely manner? Do you have any comments in relation to timing of the development application process?

City of Darwin acknowledges the desire for expedience in assessing development applications. However, evidence suggests that time taken to consult with the public, service agencies and the ability for a developer to make amendments at an early stage can prevent issues compounding closer to the construction phase. City of Darwin values the right to request that an application be deferred due to a lack of information which may affect development at later stages.

Land Use Planning

Do you believe that strategic land-use planning has a strong enough influence on decisions about whether or not to approve or refuse development applications?

City of Darwin supports the integration of the *Darwin Regional Land Use Plan* in the Northern Territory Planning Scheme as per its submission, dated 19 December 2014 for the *Darwin Regional Land Use Plan 2014*.

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City of Darwin again calls on the Northern Territory Government to:

- Prepare detailed area plans to guide new development areas and infill redevelopment;
- Maintain the unique Darwin Lifestyle and sense of place;
- Provide sound urban design and planning principles to be considered in planning for new suburbs and intensification of existing areas; and
- Consider community and social infrastructure required to service the growing populations.

City of Darwin supports the use of Area Plans to inform future land use zoning and looks forward to continuing to work with the Northern Territory Government for areas within the City of Darwin municipality. In the absence of Area Plans and with the ability to apply for planning scheme amendments similar to a development application land use planning is likely to be haphazard.

Specific Use Zones

In the Northern Territory Planning Scheme there are currently more Specific Use zones, within the City of Darwin alone, than there are standard zones. There are currently 40 active zone SDXX (Specific Use Darwin) within City of Darwin, each with their own principles which may encourage any form of land use from Residential to General Industry, and 32 standard zones. The rezoning of land to a specific land use with a generic label prompts confusion for third parties. In particular, zone SD (Specific Use Darwin) has the same label as zone SD (Single Dwelling Residential) adding to confusion for the general public. Specific use zones are employed to provide additional site specific planning principles and may expedite rezoning areas for specific developments that may require additional assessment for separation distances, character or increased density. However, objectively, this does not promote good planning and instils a 'band-aid' (insufficient) response to the Northern Territory's planning system ailments (into the future). It is worth noting that two recent 'green-field' land divisions (Lyons and Muirhead) have been rezoned zone SD(17 & 23) (Specific Use Darwin). The disuse of standard zones for 'green-field' land subdivisions suggests that the current standard zones may need to be updated to align with new requirements.

In the interest of providing certainty, transparency, reducing complexity and encouraging community consultation, it is recommended that standard and specific use zones be reviewed with the establishment of appropriately labelled zones and up to date principles. City of Darwin encourages the inclusion of character statements and/or appropriate overlays in order to promote desirable and cohesive communities through sound design.

Legislation and the Northern Territory Planning Scheme

What opportunities for change do you see in the way the Planning Act, NT Planning Scheme and conditions of development permits are enforced and compliance is ensured?

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In an effort to answer this question City of Darwin has gone through the Northern Territory Planning Scheme (NTPS) acknowledging that some of the suggestions may require further research and perhaps a complete overhaul of the current scheme.

A breakdown of the Northern Territory Planning Scheme with comments on each relevant clause can be found within **Attachment D**.

<u>Enforcement</u>

In its letter dated 10 May 2017, Council commented that it "(had) observed an increase in the number of planning applications exhibited that are seeking retrospective approval." City of Darwin requested "a review of the Northern Territory Planning Act, the Northern Territory Planning Scheme and all other planning related systems and processes in relation to retrospective uses and/or developments and enforcement." At a minimum, a greater awareness of the planning process is considered necessary.

Review Decisions

Do you think that introducing increased rights for third-party appeals could lead to better planning decisions and outcomes?

Section 117 of the Northern Territory Planning Act allows "a person or local authority who made a submission in accordance with Section 49 in relation to a development application to apply to the Tribunal for a review of a determination, subject to the Regulations. Regulation 14 of the Northern Territory Planning Regulations;

- 1) ... specifies circumstances under which there is no right of review under section 117 of the Act against a determination of the consent authority relating to development on land to which the NT Planning Scheme applies.
- 2) There is no right of review if the determination relates to the subdivision or consolidation of land.
- 3) There is no right of review if the determination relates to any of the following proposed developments on land to which a planning control provision applies:
 - a) a single dwelling or multiple dwelling not exceeding 2 storeys above ground level;
 - b) setbacks for a single dwelling;
 - c) any other type of development on land in a residential zone if it complies with all the planning control provisions relating to the development;
 - d) any other type of development on land that is not in a residential zone, or for which no zone is specified, unless the land:
 - i. is adjacent to land in a residential zone; or
 - *ii. is directly opposite land in a residential zone and is on the other side of a road with a reserve of 18 m or less in width.*

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City of Darwin has no specific concerns with the restriction of third party appeals, provided the consultation and assessment of development applications is meaningful and thorough. Again, the importance of appropriate DCA members with relevant skills is highlighted as a key to achieving sound decision making at the assessment stage.

Summary

City of Darwin has endeavoured to respond to the questions provided in the Northern Territory Government's Building Confidence through Better Planning for the Northern Territory, Review, Reframe, Renew Discussion Paper. Some general recommendations for reform are:

- Increased emphasis on social and environmental requirements in the Development Assessment Process.
- Publically accessible Development Consent Authority meetings to foster good governance through transparency.
- Completion of all Area Plans.
- Review of zones to create clear labelling and current planning principles.
- Greater awareness of planning processes.
- Professionally qualified members of the Development Consent Authority
- Other changes to the Northern Territory Planning Scheme, contained within **Attachment D**.

City of Darwin requests that a workshop be convened so that the Northern Territory Government and Council can further collaborate on any changes to the planning controls for the Northern Territory, at mutually convenient time in the initial months of 2018.

CONSULTATION PROCESS

In preparing this report, the following City of Darwin officers were consulted:

- Town Planner
- Planning Officer

In preparing this report, the following External Parties were consulted:

- Litchfield Council Officers
- Palmerston Council Officer
- Department of Infrastructure, Planning and Logistics Officers
- Elton Consulting Representative

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POLICY IMPLICATIONS

The Discussion Paper has been prepared for public consultation ideas for reforming Northern Territory Planning System. Subsequently, there is unlikely to be any impact on City of Darwin policies at this stage.

BUDGET AND RESOURCE IMPLICATIONS

Not applicable

RISK/LEGAL/LEGISLATIVE IMPLICATIONS

Not applicable

ENVIRONMENTAL IMPLICATIONS

The Discussion Paper has been prepared for public consultation ideas for reforming Northern Territory Planning System. Subsequently, there is unlikely to be any environmental impacts at this stage.

COUNCIL OFFICER CONFLICT OF INTEREST DECLARATION

We the Author and Approving Officers declare that we do not have a Conflict of Interest in relation to this matter.

CINDY ROBSON MANAGER CITY PLANNING

GERARD ROSSE GENERAL MANAGER <u>CITY FUTURES</u>

For enquiries, please contact David Burrow on 8930 0412 or email: d.burrow@darwin.nt.gov.au.

Attachments:

Attachment A:	City of Darwin, Letter of Response to the Planning Commission,
	dated 15 December
Attachment B:	Building Confidence through Better Planning for the Northern
	Territory, Review, Reframe, Renew Discussion Paper
Attachment C:	Previous responses/requests made to the Northern Territory
	Government
Attachment D:	Responses to questions within the discussion paper



ATTACHMENT A

Civic Centre Harry Chan Avenue

GPO Box 84 Darwin NT 0801 Darwin NT 0800 E darwin@darwin.nt.gov.au F 08 8930 0311

P 08 8930 0300

15 December 2017

Please quote: 3675141 DB:hd

Review, Reframe, Renew Lands Planning Department Of Infrastructure, Planning & Logistics **GPO Box 1680** DARWIN NT 0801

Email: planningreform@nt.gov.au

Attn: To whom it may concern,

Response to Building Confidence through Better Planning for the Northern Territory, Review, Reframe, Renew Discussion Paper

City of Darwin appreciates the opportunity to comment on the Building Confidence through Better Planning Review, Reframe, Renew Discussion Paper and provides the following responses to each of the questions as found within the Discussion Paper.

Planning System

www.darwin.nt.gov.au

Do you have confidence in the planning system to deliver balanced development for the NT? If not, what changes could the Government make that could improve public trust in the planning system?

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.../3

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Land Use Planning

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City of Darwin again calls on the Northern Territory Government to:

- Prepare detailed area plans to guide new development areas and infill redevelopment;
- Maintain the unique Darwin Lifestyle and sense of place;
- Provide sound urban design and planning principles to be considered in planning for new suburbs and intensification of existing areas; and
- Consider community and social infrastructure required to service the growing populations.

City of Darwin supports the use of Area Plans to inform future land use zoning and looks forward to continuing to work with the Northern Territory Government for areas within the City of Darwin municipality. In the absence of Area Plans and with the ability to apply for planning scheme amendments similar to a development application land use planning is likely to be haphazard.

Specific Use Zones

In the Northern Territory Planning Scheme there are currently more Specific Use zones, within the City of Darwin alone, than there are standard zones. There are currently 40 active zone SDXX (Specific Use Darwin) within City of Darwin, each with their own principles which may encourage any form of land use from Residential to General Industry, and 32 standard zones. The rezoning of land to a specific land use with a generic label prompts confusion for third parties. In particular, zone SD (Specific Use Darwin) has the same label as zone SD (Single Dwelling Residential) adding to confusion for the general public. Specific use zones are employed to provide additional site specific planning principles and may expedite rezoning areas for specific developments that may require additional assessment for separation distances, character or increased density. However, objectively, this does not promote good planning and instils a 'band-aid' (insufficient) response to the Northern Territory's planning system ailments (into the future). It is worth noting that two recent 'green-field' land divisions (Lyons and Muirhead) have been rezoned zone SD(17 & 23) (Specific Use Darwin). The disuse of standard zones for 'green-field' land divisions suggests that the current standard zones may need to be updated to align with new requirements.

In the interest of providing certainty, transparency, reducing complexity and encouraging community consultation, It is recommended that standard and specific use zones be reviewed with the establishment of appropriately labelled zones and up to date principles. City of Darwin encourages the inclusion of character statements and/or overlays in order to promote desirable and cohesive communities through good design.

Legislation and the Northern Territory Planning Scheme

What opportunities for change do you see in the way the Planning Act, NT Planning Scheme and conditions of development permits are enforced and compliance is ensured?

In an effort to answer this question City of Darwin has gone through the Northern Territory Planning Scheme (NTPS) acknowledging that some of the suggestions may require further research and perhaps a complete overhaul of the current scheme.

A breakdown of the Northern Territory Planning Scheme with comments on each relevant clause can be found within **Attachment D**.

Enforcement

In its letter dated 10 May 2017, Council commented that it "(had) observed an increase in the number of planning applications exhibited that are seeking retrospective approval." City of Darwin requested "a review of the *Northern Territory Planning Act*, the Northern Territory Planning Scheme and all other planning related systems and processes in relation to retrospective uses and/or developments and enforcement." At a minimum, a greater awareness of the planning process is considered necessary.

Review Decisions

Do you think that introducing increased rights for third-party appeals could lead to better planning decisions and outcomes?

Section 117 of the Northern Territory Planning Act allows "a person or local authority who made a submission in accordance with Section 49 in relation to a development application to apply to the Tribunal for a review of a determination, subject to the Regulations.

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City of Darwin has no specific concerns with the restriction of third party appeals, provided the consultation and assessment of development applications is meaningful and thorough. Again, the importance of appropriate DCA members with relevant skills is highlighted as a key to achieving sound decision making at the assessment stage.

<u>Summary</u>

City of Darwin has endeavoured to respond to the questions provided in the Northern Territory Government's Building Confidence through Better Planning for the Northern Territory, Review, Reframe, Renew Discussion Paper. Some general recommendations for reform are:

- Increased emphasis on social and environmental requirements in the Development Assessment Process.
- Publically accessible Development Consent Authority meetings to foster good governance through transparency.
- Completion of all Area Plans.
- Review of zones to create clear labelling and current planning principles.
- Greater awareness of planning processes.
- Professionally qualified members of the Development Consent Authority
- Other changes to the Northern Territory Planning Scheme.

City of Darwin requests that a workshop be convened so that the Northern Territory Government and Council can further collaborate on any changes to the planning controls for the Northern Territory, at mutually convenient time in the initial months of 2018.

If you have any further queries please contact David Burrow on 8930 0412 or D.Burrow@darwin.nt.gov.au.

Yours sincerely

CINDY ROBSON MANAGER CITY PLANNING

Encl.



Building Confidence through **Better Planning** for the **Northern Territory**

Review, Reframe, Renew.





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The NT Government wants to refresh the Territory's vision for the future and restore community confidence in the planning system. Alongside Building Confidence through Better Planning in the Northern Territory, the Government is also seeking your feedback on 'Planning for a vibrant future'.

Planning for a vibrant future aims to harmonise land use planning and development across the Territory. The vision focuses on key growth areas, connectivity, and retaining the Territory's lifestyle and unique character. Prioritising urban redevelopment opportunities and identifying future cities, the vision will support economic and population growth by ensuring sufficient land is made available and supported by infrastructure investment at the right time. To view and comment on this discussion paper please visit <u>haveyoursay.nt.gov.au</u>
1. Introduction

Government has heard concerns from the community that planning laws are not delivering the best-possible developments.

The community wants a planning and development system that is open, transparent and accountable; that listens to Territorians and gives confidence that the right planning decisions are being made.

In response to this feedback, the Department of Infrastructure, Planning and Logistics will consult with the community to review, reframe and renew our current NT planning system.

This initiative will ultimately deliver reforms that are underpinned by six key principles to ensure planning:

- provides certainty
- balances competing interests
- ensures transparency
- reduces complexity
- incorporates meaningful community participation and consultation
- expands opportunities for decisions to be reviewed.

It is important that laws are regularly reviewed to make sure that they are delivering the outcomes that the community expects and wants to see.

The release of this consultation paper is the first step toward gathering ideas towards the types of improvements that Territorians want to see delivered. This document provides an overview of the current planning and development system and identifies some ideas that might improve our system.

We all have a role to play. Planning and development decisions impact the whole community so it is important that the planning system works for all of us and provides us with confidence and certainty.

Our goal is to provide the best planning system for the Territory. Planning done well is our legacy for the future and the Department wants to hear your views and ideas on how we can improve planning for all Territorians.

2. Why planning matters

Good planning for our urban, rural and remote communities is critical to ensuring that the Northern Territory provides existing and future Territorians with built and natural environments that support great lifestyles and strong communities. Good planning is about making sure that infrastructure and investment decisions in the Territory are made in ways that deliver for the community both now and in the future.

Planning establishes how land can be used and sets the direction for sustainable and orderly development to support the Northern Territory's continual growth. Land-use planning is done at the regional, sub-regional and district levels and is an essential part of the process of cost-effective infrastructure provision. Planning allows us to identify what infrastructure will be needed and where, before it can be designed and constructed. Planning is essential to guiding how and where the Territory will grow and it is essential that it is done well.

Why are we doing this?

It is important that laws are regularly reviewed to make sure that they are delivering the outcomes that the community expects and wants to see. In recent times we have heard concerns from the community that planning laws are not necessarily delivering high quality on the ground developments. The community is entitled to have confidence in the way decisions are being made and that these are the right decisions. It is important that the community is satisfied that the planning system is delivering for the Territory community.

Why should people get involved?

The Territory community includes a diverse range of people with a broad range of interests and views on what 'good planning' means. The views of each individual in the community is shaped and influenced by their past experiences as well as their aspirations and values. It is only by hearing from as many people as possible that we will be able to shape a planning system that really responds to and supports Territorians.

This is your chance to have your say and have confidence that your views will help to shape a better planning system for the Northern Territory.

3. About Review, Reframe, Renew

Review, Reframe and Renew is a three-stage initiative that will deliver a better planning system that is transparent, effective and meets the needs of the Territory community.

What will the consultation cover?

The initiative will be undertaken in three stages and consultation is a key part of the process. Having meaningful conversations with all sectors of the community about what it expects from its planning system and what outcomes the system should deliver will ensure that changes are sensible and support the needs of existing and future Territorians.



consultation process and recommendations.

4. The NT planning system: 1993 to 2017

To understand and inform this important work it is helpful to understand where our planning system has come from.

The current planning laws in the NT commenced in 1993. Since then, some parts of the laws have been amended to modernise their function and to deliver improvements to the planning system. Some of the major amendments have included the introduction of:

- the NT Planning Commission to better engage with the community and deliver strategic planning proposals for the Minister to consider for inclusion in the NT Planning Scheme
- third-party appeal rights for some applications in, and adjoining, urban residential zones
- concurrent applications that allow a rezoning and a development proposal to be considered through a single application process
- online lodgement and processing of development applications.

In addition to the changes that have occurred to the laws, there was also a significant change to the NT Planning Scheme in 2007 to consolidate more than 40 separate planning documents into a single publication that covers all zoned land in the NT (except Jabiru). The Planning Scheme has also undergone more than 470 amendments in the past 10 years which includes changes to:

- planning policies, eg regional land-use plans and area plans
- zoning maps and tables
- development assessment requirements, eg changes to setback and car parking requirements.

Other administrative changes have improved access to planning information, including:

- the opportunity for the public to view applications online and make online submissions
- the distribution of reports for some application types to applicants prior to meetings
- allowing public viewing of reports and recommendations.

While the planning system and framework in the NT have seen continual changes, further improvements can always be made. It is important future changes are undertaken holistically to deliver a planning system that is responsive, transparent, effectively balances competing needs and meets the expectations of the community.

It is inevitable that not all people will like or support every planning decision. However, we have an opportunity to ensure the system is robust and able to deliver planning outcomes that support the needs of Territorians both now and into the future.

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Do you have confidence in the planning system to deliver balanced development for the NT? If not, what changes could the Government make that could improve public trust in the planning system? Do you think the planning system adequately balances competing interests such as social, environmental and economic requirements? If you don't think that it does, how can the planning system be improved to provide certainty to the various sectors of the community and balance these interests?

5. How planning works in the Northern Territory

NT Planning system and structure

Planning systems differ across the world and across different Australian jurisdictions, however these differences are generally related to the detail rather than the overarching system. Planning systems are established through laws which set out how and by whom decisions are made, what can and can't be developed and where particular types of developments can occur. Most planning laws provide opportunities for community notification and engagement and describe how decisions can be reviewed (appealed). Planning laws also give powers to require compliance and enforce penalties where breaches occur.

It is useful to consider the overall structure of the current NT planning system to assist in a better understanding of its elements and identifying areas for possible future change.

A diagrammatic representation of the NT Planning system is provided below.



NT Planning Act and Planning Regulations

The NT planning system

I. The planning framework

The planning framework for the Northern Territory is set out in the planning laws which include the *Planning Act* and Planning Regulations. The laws provide for appropriate and orderly planning and control of the use and development of land by establishing:

- the structure and content of the NT Planning Scheme
- who is responsible for making decision on different types of planning applications
- who must be consulted and how they are to be consulted for different types of applications
- what must be considered when making particular decisions
- how planning decisions should be advised to applicants and submitters
- how planning decisions can be reviewed or appealed
- and how planning decisions can be enforced and by whom.

II. Roles and responsibilities

The NT planning system involves decisions by the Minister, Development Consent Authority, and the NT Civil and Administrative Tribunal and relies on input from other stakeholders including the community. A summary of decision-maker responsibilities and others involved in the system is below.

Minister for Infrastructure, Planning and Logistics

The planning laws are the responsibility of the Minister. The Minister appoints the members of the Development Consent Authority including the chairman (with two of the five members in each division nominated by the local council). The Minister also appoints the majority of the members of the NT Planning Commission, including the chairman. The Minister, along with the Development Consent Authority, are the two main decision makers in the NT planning system and each is responsible for different types of applications that can be made under the planning laws (as outlined in the table on page 8). The Minister makes all decisions in relation to proposals to amend the Planning Scheme, including the introduction of strategic land-use plans, planning policy and changes to zones or development assessment rules and applications for Exceptional Development Permits.

Development Consent Authority

The Development Consent Authority (DCA) considers applications for development that require approval. Two members nominated by the local council are appointed to each DCA division. The DCA can approve, defer or not approve an application. If approved, the DCA will issue a development permit. Decisions of the DCA are subject to appeal to the NT Civil and Administrative Tribunal (refer NTCAT below). There are seven divisions of the DCA, including Alice Springs, Batchelor, Darwin, Katherine, Litchfield, Palmerston and Tennant Creek. The Minister is the consent authority for applications outside of these areas.

Do you think planning decisions are made in a transparent way? If not, can you identify any ways we could make the decision making process more transparent? Do you believe there is adequate meaningful consultation in the NT planning system? Can you suggest any changes you think could make it better or easier for the community to participate?

NT Planning Commission

The NT Planning Commission does not make decisions on any applications but is an advisory body to the Minister. The NT Planning Commission is responsible for:

- consulting on, and then preparing, integrated strategic land-use plans, guidelines and assessment, criteria for the Minister to consider for inclusion in the NT Planning Scheme
- conducting hearings on behalf of the Minister for applications for Exceptional Development Permits and to amend the planning scheme (eg rezonings and including area plans)
- giving the Minister significant development reports.

The responsibility for conducting hearings on behalf of the Minister resulted from an amendment to the *Planning Act* in 2016. The Commission was considered to be the appropriate body to report on planning scheme amendments in relation to strategic land-use plans prepared by it for the Minister's consideration and inclusion in the Northern Territory Planning Scheme.

The community

The community is a very important part of the NT planning system and the laws provide a range of opportunities for the community to influence and shape planning decisions. The community is provided with the opportunity to make submissions on planning proposals and these must be taken into account by the decision maker.

Local Councils and Referral Agencies

The laws require that the Minister appoint to each DCA division two members nominated by the local council. The local councils are provided with the opportunity to make a submission on planning proposals in their local government area. Local councils can also develop strategic land-use plans and planning policies for consideration by the Minister.

There is also a requirement for proposals to be circulated to utilities and government organisations with relevant expertise (referral agencies) for consideration and comment. The laws require the decision maker to take into account the views expressed by local councils and referral agencies when making planning decisions.

Department of Infrastructure, Planning and Logistics

The Department provides administrative and professional support and services to the Minister, the Planning Commission and the Development Consent Authority to assist them to carry out their functions under the planning laws.

NT Civil and Administrative Tribunal

The NT Civil and Administrative Tribunal (NTCAT) is identified in the planning laws to review planning decisions for some application types. NTCAT is established under the *NT* Civil and *Administrative Tribunal Act* and members of the tribunal are appointed by the Administrator for the Northern Territory.

Decisions of the Development Consent Authority (DCA) are always subject to an application for review by the applicant. Applicants can apply for a review of (appeal against) a decision to put certain conditions on a development permit or a decision to refuse their application.

The planning laws set out that a third party who made a submission during a public consultation period can make an application for a review of a DCA decision in some residential areas. Third-party reviews (appeals) are limited and can generally only be made in higher density residential areas for developments over two storeys or where a non-residential use in, or adjoining, a residential area is approved that doesn't comply with the development assessment rules.

Summary table of roles and responsibilities in the NT planning system

	Who Initiates	Consultation	Decision Maker
Strategic land-use planning (regional, sub-regional plans, district area plans and planning principles)	NT Planning Commission (NTPC)	Community (28 days - usually preceeded by multi-stage consultation) local councils, referral agencies and NTPC public hearing	Minister
	Councils, Community, Department or others	Community (28 days) local council, referral agencies and NTPC public hearing	Minister* *Note that the Minister can also initiate action on land-use plans.
Rezoning/Planning Scheme amendments/ Exceptional Development Permits	Proponent	Community (28 days) local council, referral agencies and NTPC public hearing	Minister
Development applications	Proponent	Community (14 days) local council, referral agencies and NTPC public hearing	Development Consent Authority (DCA) Minister if outside DCA areas and for some significant development proposals
Compliance and enforcement	Community	DCA undertakes action including investigations and consultation involving affected parties	Minister or DCA may initiate prosecution or issue a 'notice to cease'
Reviews of decisions (appeals)	Proponent or submitters to development applications	Review proceedings are set out by the NT Civil and Administrative Tribunal (NTCAT). For more information see http://ntcat.nt.gov.au/	NTCAT
Do you think the information about the planning system, including the NT Planning Scheme is clear and easy to understand? Can you identify any ways we could make the information better?		Q Does the information to the community abou allow you to clearly und decision and why it was	t planning decisions erstand each

III. The NT Planning Scheme and hierarchy

The NT Planning Scheme establishes how land can be used and developed in the Territory.

There is a hierarchy for different components of the Planning Scheme, but all must be considered by the Minister and/or the Development Consent Authority when making decisions about development applications.

A summary of the Northern Territory Planning Scheme hierarchy is provided below and includes examples.

Strategic land-use planning

Set out the high level future directions for land use and development in the Northern Territory



- NT and regional planning principles and land-use frameworks eg NT and Alice Springs planning principles and land-use frameworks
- Regional and sub-regional land-use plans eg Darwin Regional Land-Use Plan 2015 and Litchfield Subregional Land-Use Plan 2016
- Area plans and associated planning principles eg Alice Springs Southern Area Plan and Todd Street Tourism Area Plan

The DCA (and Minister) must ensure that decisions on applications have regard to the planning principles and framework drawings and ensure that land is used or developed in a way that is consistent with them.

Zoning and development assessment

Permit, prohibit or restrict types of development in set areas and impose minimum requirements and conditions



Referenced documents

Policies and guidelines that set expectations about good design and positive planning outcomes



- Zoning tables eg Table for Zone SD (Single Dwelling Residential) sets out which uses are permitted, prohibited and which require approval from the DCA
- Zoning maps eg maps that show which zone applies to a particular parcel of land and show the pattern of land use for different areas
- Development Assessment requirements eg minimum setbacks, on-site car parking requirements and height limitations

The DCA (and Minister) consider applications for uses and developments that are set out in the relevant zoning table and must take into account the relevant development assessment rules. Some requirements can be varied if the decision maker believes there is merit in doing so while other rules must be complied with.

- Referenced policy and planning concept documents eg Northern Territory Compact Urban Growth Policy 2015
- Referenced guidelines *eg Design Guidance for Development in Zone CB (Central Business) in Alice Springs*

The Minister or DCA decisions must have regard to, and be consistent with, these documents unless they conflict with other elements of the Planning Scheme that are higher in the hierarchy *eg strategic land-use frameworks*, *strategic planning principles, zoning tables or development assessment rules*.

Strategic land-use planning

Strategic land-use planning helps us to understand what will need to be developed to support population growth, changing technologies and future community needs. It is how we decide to accommodate growth and where and what infrastructure will be required eg roads, schools, hospitals, sewerage treatment plants, water capacity. Strategic planning establishes the framework for future growth via a hierarchy of plans including principles and land-use frameworks and Regional and Sub-Regional Land Use Plans and Area Plans. These strategic planning principles and land-use frameworks can be the basis for future changes to zoning when appropriate infrastructure and services have been put in place.

Significant studies in relation to land capability, social infrastructure, utility and transport requirements need to be done to assist in developing strategic land-use plans. The NT Planning Commission is established to undertake consultation on, and prepare, strategic land-use planning documents. The NT Planning Commission then provides these to the Minister who decides whether or not to include them in the NT Planning Scheme. If the Minister wishes to consider including them in the Planning Scheme then further public consultation is undertaken before a decision is made.

When these strategic plans are included in the NT Planning Scheme the Development Consent Authority has to consider them when making a decision on a development or subdivision application. The DCA cannot make a decision on an application that is contrary to a strategic planning provision unless the Minister agrees.



Zoning and development assessment

Zoning tables and maps

The NT Planning Scheme sets out a standard set of zones (and some specific use zones) that are applied to land across the Northern Territory. Each zone sets out what defined uses and developments can occur within it, and outlines what development assessment rules will apply to each. Each defined land use or development is described in a zone as being 'permitted', 'self-assessable', 'discretionary' or 'prohibited'. The zone that applies to a particular parcel of land is shown in the zoning maps.

A land owner does not need to make a development application to the Development Consent Authority for a use/development that is listed as being 'permitted' or 'selfassessable' as long as it meets all the development assessment rules listed in the zoning table as being relevant.

The DCA (or the Minister where there is no local DCA) assesses applications from land owners and makes decisions about whether or not to allow the use/development of land where a defined use is listed as being 'discretionary'.

The DCA can also consider applications for uses that are described as 'permitted' or 'self-assessable' if the use/development does not comply with the relevant development assessment rules e.g. reduced setbacks, exceeds height limitations etc.

The DCA cannot consider an application for a use/development that is described in the zoning table as prohibited. If a land owner wants to develop the land for a use/ development that is prohibited under the current zoning then they must make an application to the Minister for a concurrent proposal (one involving both amendment and development components), an amendment to the Planning Scheme to change the zoning (rezoning application) or for an Exceptional Development Permit (EDP).

Development assessment rules

Development assessment rules (sometimes called performance criteria or development provisions) are outlined in the NT Planning Scheme and provide instructions, guidelines or assessment criteria to assist the consent authority to assess an application to use/ develop or subdivide land. Examples of these are minimum setback requirements, on site car parking provisions and height limitations. Development assessment rules apply to most defined uses that are specified as being 'permitted', 'self-assessable' and 'discretionary'.

The DCA must take into account if an application is consistent with the development assessment rules when considering whether or not to issue a development permit for 'discretionary' uses. The DCA can allow variations to the requirements of some development assessment rules while others must be complied with in full.

A defined use that is specified in the zoning table as being 'permitted' or 'self-assessable' that does not meet all the development assessment rules becomes 'discretionary' and an application for a development permit must be made to the DCA.



Referenced documents

The NT Planning Scheme identifies referenced documents that must be taken into account by the DCA when they are making decisions on certain applications for the use and development of land. Referenced documents are either categorised as policies or guidelines.

Whether referenced policy or guideline documents apply to a particular application is dependent on the type of use or development and where it is to be located.

Referenced policies

The DCA must interpret the Planning Scheme and make decisions on applications that have regard to the policies and planning concepts contained in Referenced Policy documents. Uses and developments must be consistent with them, except where there is an inconsistency with other parts of the NT Planning Scheme.

Referenced guidelines

Applications submitted to the DCA must show that they have considered and had regard to referenced guideline documents. Uses and developments must be consistent with them, except where there is an inconsistency with other parts of the NT Planning Scheme.

Do you believe that strategic land-use planning has a strong enough influence on decisions about whether or not to approve or refuse development applications?

Do you think development applications are decided in a timely manner? Do you have any comments in relation to timing of the development application process?

6. Proposed principles for planning reform

Six key principles

Our planning system must be adaptable to future change and be responsive to community expectations and needs. Government wishes to focus the Review, Reframe, Renew initiative to ensure it delivers on six key principles. These six principles have been adopted from the 2012 NSW ICAC Report Anti-corruption Safeguards and the NSW Planning System. Your feedback is sought particularly on ways that you think the current system could be changed to reflect these principles:

Providing certainty	Provide a strong planning framework to guide the community and decision makers with an emphasis on robust strategic land-use planning and clear development assessment rules.
Balancing competing interests	Create a planning system that recognises and balances the wide spectrum of competing interests including social, environmental and economic requirements and outcomes.
Ensuring transparency	Enhance access to relevant and useful information for the community and applicants to ensure transparency about planning decision making processes and the basis for decisions. Engendering trust in the planning system.
Reducing complexity	Create a planning system that is easy for the community to understand, access and participate in, to reduce misunderstandings about requirements and outcomes.
Incorporating meaningful community participation and consultation	Ensure that the planning laws provide for meaningful community participation and consultation and ensure appropriate weighting is given to submissions.
Expanding opportunities for decisions to be reviewed	Ensure that opportunities for third party appeals / reviews of planning decisions reflect best practice and that the availability of review opportunities fosters confidence that the right decisions are being consistently made.

Following the consultation period for the stage 1 'Review' component of this initiative it is expected that Government will be able to commence consultations on a suite of changes to 'Reframe' the current planning system. Potential changes are expected to fall across all four categories of activity under the planning system:

- strategic land-use planning and the NT Planning Scheme
- development assessment and application processes
- reviews of decisions
- compliance and enforcement.

Various changes will have different lead times for implementation for example, administrative changes are generally able to be p rogressed more quickly than changes to the NT Planning Scheme or the *Planning Act*.

How the key principles could be put into action

Examples of different types of changes that could be considered in relation to the six key principles are shown in the table below. This is by no means an exhaustive list and is provided only to give some insight into the types of changes that the initiative could lead to. Government is looking to hear your views on what changes should be made and needs your input to make sure that this initiative delivers the best planning system for the NT into the future.

Key principles	Examples of how key principles could be put into action
Providing certainty	Provide stronger strategic planning to establish a robust framework for better integrated transport, land-use and infrastructure planning. eg Create land-use plans and infrastructure plans for Weddell and the Cox Peninsula to facilitate delivery of essential infrastructure to support growth.
	Consider changes to the way the planning system can accommodate non-compliant proposals without the need for Exceptional Development Permits (EDPs). eg EDPs allow the Minister to approve a development even when it is prohibited, and reduce certainty for the community about what development can happen on land.
	Include timeframes for consideration of all types of planning applications. eg The current laws do not set timeframes for the Minister to consider applications to rezone land. This does not give certainty to a developer or the community about when a decision will be made.
	Provide modern compliance provisions that allow for timely resolution of breaches by considering changes to penalties for breaches and include improved capacity to regulate historic non-conforming uses. eg Introduction of infringement notices for some categories of breach to discourage non-compliance and prolonged breaches that impact the community.
	Enshrine the six key principles of planning to ensure integrity of future planning outcomes. eg Amend the NT Planning Scheme to include the six key principles as guiding statements for the DCA (and Minister).
Balancing competing interests	Provide specific training to decision makers and Commission members about the planning system and their responsibilities, functions and powers. eg Train members of the DCA about how to balance and weigh different information to ensure that decisions on planning applications are fair and equitable.
	Update the suite of zones in the NT Planning Scheme to ensure they support modern development and community needs. eg Provide new zoning classification where necessary and rationalise existing zones where redundant. An example could be a local commercial zone that supports broad-scale shop-top housing, or a new rural light industrial zone that allows a mix of industrial and residential development.

Key principles	Examples of how key principles could be put into action				
Balancing competing interests (cont.)	Ensure appropriate opportunities for local council input into the planning process. eg Review the role of the DCA and the NT Planning Commission in the conduct of public hearings and preparation of reports to the Minister on Rezoning and Exceptional Development Permit applications.				
	Utilise specialist development advisory panels, comprising professionals such as urban designers, architects and landscape specialists. eg Provide opportunities for the DCA (and Minister) to seek specialist input and advice where they consider it is warranted to enable them to make better informed decisions.				
Ensuring transparency	Provide clear criteria to inform consideration of proposals to amend the NT Planning Scheme. eg There are currently no formal criteria that the Minister must consider wh deciding whether or not to rezone a property. Note: Reports are provided to the Minister to inform decision making. Other types of planning applications have set requirements that ensure decisions are made in a transparent way that considers all relevant issues.				
	Revise and enhance user guides and explanatory information. eg Improve education and information resources including new resources in online formats such as watch-and-learn videos.				
	Enhance online development assessment systems to make obtaining and submitting information easier. eg Enhance the existing online portal to allow documents to be dragged and dropped for upload and download, improve online access and availability of development permits and notices of refusal, consent and determination.				
Reducing complexity	Revise definitions of the different types of land uses and development to be meaningful to the community. eg There are some definitions that are confusing for the public because they can be ambiguous or interpreted differently. An example of this is 'light industry' versus 'general industry'.				
	Make the development assessment rules clearer and easy to interpre- and apply. eg Setback requirements that are set out in the Planning Scheme for verandahs can be considered quite technical and difficult to understand and apply.				
	Establish streamlined assessment pathways that will better tailor assessment effort to match the scale, impact and risk of a proposed development. eg Identify alternative notification and consultation processes for small scale developments with only local impacts, and provide simpler application and assessment processes for these uses/developments.				
	Consider simplified zoning rules to achieve priority developments. <i>eg Simplify the ability to build housing in remote communities.</i>				

Key principles	Examples of how key principles could be put into action
Incorporating meaningful community participation and consultation	Include specific minimum requirements for consultation for strategic land-use planning components of the planning scheme that reflect best practice approaches. eg the Planning Commission uses a wide range of consultation techniques for strategic land-use planning but these are not clearly outlined in the laws to make them compulsory.
	Consider allowing direct postal notifications to adjoining land owners for more types of small scale development proposals. eg Target notification for a home business to those most likely impacted (directly adjacent and opposite properties). This could improve notification for neighbours to the rear of a property who would have a better chance of being aware of an application than if a sign is placed on the front fence (and notified in the newspaper).
	Review how consultation and notification is carried out for development applications to ensure the community has the best opportunity to participate and access information. eg Consider whether land owners could register for email notifications for development applications within a prescribed distance of their property, or, where the development is of a particular type such as subdivision.
Expanding opportunities for decisions to be reviewed	Consider where expanded third-party review (appeal) rights might add value and a more balanced approach to positive planning outcomes. eg Introduce third party appeal rights for more decisions in residential areas or introduce third party appeals for development in commercial areas.
	Provide a fast-tracked alternative advice and/or dispute resolution process. eg Where a decision is likely to be contentious or result in an appeal, provide opportunity for the DCA (and Minister) to have the application peer reviewed or sent for independent professional assessment.

What opportunities for change do you see in the way the Planning Act, NT Planning Scheme and conditions of development permits are enforced and compliance is ensured?

Q

Do you think that introducing increased rights for third-party appeals could lead to better planning decisions and outcomes?

7. Review, Reframe, Renew - stage 1 submission options

The Northern Territory Government wants to hear from as many Territorians as possible through a variety of forums. A number of tools have been set up to share information and gather feedback during the review stage of the initiative.

A range of questions has been developed to start the community's conversation about what changes could be made to the planning system in the NT. Other questions and topics are likely to arise during the consultation period. Your submission does not need to be restricted to these questions.

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Consultation paper

This stage 1: Review consultation paper contains information about this initiative, about the current system and asks key questions about what you would want to see changed in the future.

Community engagement

The Department of Infrastructure, Planning and Logistics will be hosting pop-up consultation stalls in a variety of urban and rural locations across the Northern Territory.

Elton Consulting have been engaged as independent consultants to manage the Stage 1 Community consultation process and will be hosting popup stands in a variety of urban and rural locations across the Northern Territory.

To find out more about the locations and dates when you can come and talk to us about your ideas please visit <u>https://dipl.nt.gov.au/news/review-</u> <u>reframe-renew</u> or contact Elton at any time on 0437 181 932 for more information.

Online survey

An online survey with key questions can be found at <u>https://haveyoursay.nt.gov.au</u>

Written submissions

By post to: Review, Reframe, Renew Lands Planning Department of Infrastructure, Planning and Logistics GPO Box 1680 DARWIN NT 0801

By email to: planningreform@nt.gov.au

All written submissions received will be acknowledged if a postal or email address is provided. Acknowledgements will not be a response to specific issues raised. Your contact information will also be used to provide updates as the review progresses.







Privacy statement

Please state clearly in your written submission if you do not want your personal details shared. The Department of Infrastructure, Planning and Logistics will make every endeavour to maintain requests for confidentiality and privacy however you should be aware that even if you state that you do not want certain information to be shared, the Department may be required by law to release that information, for example, in accordance with the *Information Act* (NT).

ATTACHMENT C

Date	Common no.	Туре	Details	Theme
02-Mar-12	2178991	Response: Object	Dual Occupancy in Zone SD (Single Dwelling Residential) - To allow mulitiple dwellings in certain circumstances	Density
06-Sep-13	2423481	Response: Support	Amendment to facilitate National Broadband Network	Utilities
24-Oct-14	2908843	Response: Support	Building Heights in Central Darwin	Height
	2959441	Response: Support	Development of a Strategic Plan for the Darwin Region	Regional Land Use Plan
09-Jan-15	2950902	Request	Requested a merit based system to assess setback variations and introduce controls for fencing.	Setbacks
01-Jul-15	3114885	Response: Support	Enable single dwellings on greenfield areas, lot sizes between 450m2 and 800m2 identified by an area plan.	Housing Diversity
23-Mar-16	3331525	Response: Support	Inner Suburbs Area Plan and the rezoning of land within Bishop Street District.	Area Plan
14-Apr-16	1181168	Request	Strengthen universal Design Principles and develop an Age Friendly City.	Age friendly design
29-Apr-16	3245500	Response: Object	Dual Occupancy in Zone SD (Single Dwelling Residential) - Discussion Paper	Density
29-Apr-16	3260602	Response: Object	Darwin Esplanade Building Height Review.	Height
18-May-16	3275638	Response: Object	Changes to the Northern Territory Planning Commission, to include Report Body functions, including reporting to the Minister.	Planning Act
10-Jun-16	3232274	Response: Support	Further detail included addressing low risk, low impact developments	Height, setbacks and definitions
17-Jun-16	3292243	Response: Support	Darwin Mid Suburbs Area Plan, introduced as a policy document.	Area Plan
30-Sep-16	3388258	Response: Support	Seppartion guidelines (EPA) for a range of industrial uses that may impact upon adjoining sensitive land uses.	Separation Distances
09-Dec-16	2800302	Request	Expand City of Darwin municipality to incorporate 'Berrimah Farm'.	Municiple Boundary
10-May-17	3426041	Request	Requested a review of all current planning systems and processes in relation to retrospective uses and/or developments and enforcement including educating and messaging the community.	Enforcement
29-Aug-17	3032207	Request	Include minimum requirements for tree planting or artificial shading for car parking areas within private developments.	Landscaping

ATTACHMENT D

NORTHERN TERRITORY PLANNING SCHEME

City of Darwin Review

The following is a breakdown of the Northern Territory Planning Scheme (NTPS) with comments on each relevant clause.

PART 1

1.0 Preliminary

Clause 1.2 Application

Although somewhat complex due to climate and the scale of area that it covers, City of Darwin is generally supportive of one planning scheme for the whole Northern Territory as it reduces complexity for those researching planning provisions.

Clause 1.3 Exceptions

City of Darwin is generally satisfied with the current exemptions within the NTPS and looks forward to continuing discussions with the Northern Territory Government to increase complying development and streamline 'low risk, low impact development' consistent with City of Darwin submission to Planning Amendment PA2016/0169, dated 10 June 2016.

2.0 Administration

Clause 2.1 to 2.4 'zoning'

Please refer to comments made under 'Land Use Planning' and 'Specific Use Zones'

Clause 2.5 Exercise of Discretion by the Consent Authority

City of Darwin acknowledges the necessity for the Development Consent Authority (DCA) to exercise discretion. However, the term 'special circumstances', pursuant to subclause 4, is considered subjective and open to misinterpretation. City of Darwin suggests the removal of 'special circumstances' from this subclause with the onus on the applicant to provide justification for any variations to the NTPS in accordance with planning principles.

Clause 2.6 Subdivision of Land

City of Darwin suggests that the consolidation of land should not require assessment against the NTPS. This is the current practice within other states such as Queensland and South Australia. This could be resolved by the addition of "the consolidation of allotments" within Section 5(2) of the Northern Territory Planning Act. Whether the process of consolidation is subdivision or not is currently ambiguous as consolidation could not be considered to divide land. Subsequently, the matter may be resolved procedurally through the receipt of legal advice.

Clause 2.7 to 2.9 'Reference to policy, guidelines and ancillary uses'

The City of Darwin considered these clauses to be generally adequate for the provision of planning assessment.

3.0 Definitions

Concerns have been raised with regard to the ambiguity of definitions found within the NTPS. City of Darwin requests a review of the clause, in order to reduce ambiguity and provide additional definitions where needed.

Part 2

4.0 and 4.1 (Northern Territory) Planning Principles and Framework

City of Darwin considered these clauses to be generally adequate for the provision of planning assessment.

4.2 to 4.5 'Land Use Frameworks'

Although adequate, City of Darwin suggests that Land Use Frameworks for these regions could be provided through the respective Regional Land Use Plans, with a reference in Clause 4.1 of the NTPS.

Part 3

5.0 Zone Purpose and Tables

Clause 5.1 to 5.27 (Standard Zones) Purpose and Table.

City of Darwin supports the format of these clauses and their associated tables as it seeks to clearly identify the purpose of the zone, and identifies the appropriate and inappropriate forms of land use for each zone. However, the proliferation of Special Use zones, particularly within City of Darwin, has increased complexity and insinuates a need for more locally specific zoning. City of Darwin suggests that the NTPS employ character statements/descriptions or mandated design criteria within each zone or provide overlays for certain requirements. In addition, City of Darwin recognises the need for additional zones which better represent the needs of the community. Additional zones could provide greater flexibility for mixed use and transitional development between activity centres and established residential character. City of Darwin notes that clarity between residential zones has been blurred. There may be the need for additional residential zones for increased housing diversity. Greater flexibility may allow for aging in place.

Please refer to comments made under 'Land Use Planning' and 'Specific Use Zones'.

Part 4

6.0 General Performance Criteria

Clause 6.1 Building Height

When considered in relation to other requirements of the NTPS, City of Darwin considered these clauses to be generally adequate for the provision of planning assessment.

Clause 6.3 Buildings within Central Darwin

City of Darwin supports the opportunity to amend this clause in line with community consultation and as part of the Central Darwin Area Plan and Darwin City Deals Initiative.

6.4 Plot Ratios and Site Coverage

Clause 6.41 and 6.42 Plot Ratios and Site Coverage

City of Darwin considered these clauses to be generally adequate for the provision of planning assessment.

6.5 Vehicle Parking

Clause 6.5.1 Parking Requirements

As arbitrators of two Car Parking Contribution Plans, Local Government (Car Parking Levy) Regulations and the CBD Parking Strategy, City of Darwin has a vested interest in the provision of vehicle parking. Due to demand and community concern, City of Darwin recommends a review of the car parking requirements within Table to Clause 6.5.1. Such requests have been made previously by City of Darwin, as per letter dated 13 July 2016.

Clause 6.5.2 Reduction in Parking Requirements

City of Darwin has noticed an increase in variations issued by the Consent Authority, pursuant to Clause 6.5.1 Reduction in Parking Requirements. Variations are allowable by the Consent Authority, pursuant to sub-clause 2. However, such variations should not burden existing car parking services and should contribute to the overall benefit of the locality. City of Darwin recommends additional matters be considered within sub-clause 2, Clause 6.5.2 such as "the provision of explicit public car parking within the development" and "the provision of vegetation within the car parking area to improve the amenity." Requests have been made previously by City of Darwin, as per letter dated 13 July 2016.

Clause 6.5.3 to 6.6 Parking Layout and Loading Bays

Provided the requirements meet Australian Standards, City of Darwin considered these clauses to be generally adequate for the provision of planning assessment.

6.8 Demountable Structures

City of Darwin considered these clauses to be generally adequate for the provision of planning assessment. However, City of Darwin Policy No. 041 Land Use Planning states "where permission is sought from Council (on Council land) for the placement of demountable structures without Planning Consent, Council will consider the following in relation to their placement;

- The appearance of the demountable structure/s will be consistent with the intended purpose and adjoining and nearby development; and
- Where a demountable structure can be viewed from a public place or an adjoining property, it should be appropriately screened, landscaped or include

architectural or design treatments to enhance the appearance of the structure."

6.9 Land in Proximity to Airports

City of Darwin considers these clauses to be generally adequate for the provision of planning assessment. However, consideration may be given to providing an overlay within the NTPS or Regional Plans in order to provide certainty and clarification for the general public.

6.10 Heritage Places and Development

City of Darwin considered these clauses to be generally adequate for the provision of planning assessment.

6.12 Landscaping

City of Darwin considered these clauses to be generally adequate for the provision of planning assessment. Please see comments on Clause 6.5.2 in relation to subclause 3(a).

6.13 Restrictions on Development of Land Zoned FD

City of Darwin considered these clauses to be generally adequate for the provision of planning assessment.

6.14 Land Subject to Flooding and Storm Surge

City of Darwin considered these clauses to be generally adequate for the provision of planning assessment.

6.15 Coastal Landfill, Excavation and Fill and Dredging within Darwin Harbour

City of Darwin considered these clauses to be generally adequate for the provision of planning assessment.

7.0 Residential Development Performance Criteria

7.1 Residential Density and Height Limitations

Clause 7.1.1 Residential Density Limitations

City of Darwin considers these clauses to be generally adequate for the provision of planning assessment. However, City of Darwin has raised concerns over how residential density is based on dwelling numbers rather than plot ratio. The current requirements generally maximise development potential by providing larger dwellings. A balance of plot ratios with dwelling numbers could encourage greater housing diversity

Clause 7.1.2 Residential Height Limitations

City of Darwin considers these clauses to be generally adequate for the provision of planning assessment. However, there may be capacity for the NTPS to allow Single Dwellings to achieve three storeys, or more in certain locations, such as Activity Centres and transitional zones. Please refer to response to Clause 6.1 Building Heights.

7.3 Building Setbacks of Residential Buildings and Ancillary Structures

As per its letter, dated 09 January 2015, City of Darwin requested a review of the NTPS to ensure setback variations in the Darwin region use merit based established criteria as "the NTPS currently does not provide any criteria or conditionality to setback variations that can be sought. This is considered to lead to inconsistency in decisions and assessments of variations and can have a negative impact on urban amenity and Darwin's tropical lifestyle." The criteria should include:

- Streetscape character,
- Lot sizes,
- Environmental impacts,
- Urban and tropical amenity,
- How development promotes good climatic and environmental building design, and
- Retention of vegetation

In addition, City of Darwin "requested that consideration be given in the NTPS to controls relating to solid fence heights exceeding 1.8 metres, due to their impact on urban amenity, lifestyle and streetscape character."

Clause 7.3.1 Additional Setback Requirements for Residential Buildings longer Than 18 metres and for Residential Buildings over 4 storeys in Height and Clause 7.3.2 Distance between Residential Buildings on the Same Site

City of Darwin considered these clauses to be generally adequate for the provision of planning assessment.

Clause 7.3.3 Reduced Setbacks for Single Dwellings on Lots less than 800m² but not less than 300m²

City of Darwin supports the requirements within this clause for 'smaller lots', as per previous letter, dated 01 July 2015. However, as per recent planning assessment PA2017/0063 links between this clause and the general Residential Development Performance Criteria have led to confusion. City of Darwin requests that this clause stand alone for allotments between 600m² and 300m² with the removal of "Despite Table A to clause 7.3" from sub-clause 2 and 4. This is in order to provide certainty for any developers assessing development potential, balances competing interests and reduces complexity within the NTPS with regard to allotments between 600m² and 300m².

Clause 7.3.4 Reduced Setbacks for Single Dwellings on Lots of 600m² or greater.

City of Darwin requests that this clause stand alone for allotments of 600m² or greater with the removal of "Despite Table A to clause 7.3" from sub-clause 2. This is

in order to provide certainty for any developers assessing development potential, balances competing interests and reduces complexity within the NTPS.

7.4 Building Setbacks and Fencing of Multiple Dwellings and Supporting Accommodation in Zone MR.

City of Darwin considered these clauses to be generally adequate for the provision of planning assessment.

7.5 Private Open Space

City of Darwin supports the provision of private open space. As mention within its response to Planning Scheme Amendment PA2017/0203 City of Darwin appreciated the consolidation of the clause but were concerned by the further reductions to the minimum dimensions of private open space. Please see letter dated 18 June 2017. Subsequently, no further reductions to private open space should be granted.

7.6 Communal Open Space

City of Darwin considered these clauses to be generally adequate for the provision of planning assessment.

7.7 Landscaping for Multiple Dwellings, Hostel and Supporting Accommodation

City of Darwin considered these clauses to be generally adequate for the provision of planning assessment.

7.8 Building Design for Multiple Dwellings, Hostel and Supporting Accommodation

City of Darwin considered these clauses to be generally adequate for the provision of planning assessment.

7.9 Residential Development in Zone C

City of Darwin considered these clauses to be generally adequate for the provision of planning assessment.

7.10 Associated Residential Uses

Clause 7.10.1 Home based Visitor Accommodation and 7.10.2 Caravans

City of Darwin considered these clauses to be generally adequate for the provision of planning assessment.

Clause 7.10.3 Caretakers Residence

City of Darwin sees no reason not to increase the maximum floor area for a caretakers residence to encourage site specific development.

Clause 7.10.4 Independent Units

347

City of Darwin considers this clauses to be generally adequate for the provision of planning assessment.

Clause 7.10.6 Home Based Child Care Centres

It is recommended that the Northern Territory Government review the relevant national legislation and amend the definition of 'Home Based Child Care Centre' within Clause 3.0 of the NTPS accordingly.

Clause 7.10.7 and 7.10.8 Home Based Occupation, Contracting and Medical Consulting Rooms.

City of Darwin considers these clauses to be generally adequate for the provision of planning assessment.

8.0 Commercial Use and Development Performance Criteria

8.1 Commercial Uses

Clause 8.1.1 to 8.1.5

City of Darwin considers these clauses to be generally adequate for the provision of planning assessment.

8.2 Commercial and Other Development in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T

The purpose of this clause is to promote site-responsive designs of commercial, civic, community, recreational, tourism and mixed use developments which are attractive and pleasant and contribute to a safe environment. City of Darwin supports site-responsive design which is promoted through this clause. However, City of Darwin recommends the inclusions of additional quantitative requirements, particularly with regard to landscaping.

8.3 Setbacks for Commercial Uses Adjacent to Land in Zones SD, MD, MR or HR

City of Darwin considers these clauses to be generally adequate for the provision of planning assessment.

9.0 Industrial Uses and Development Performance Criteria

9.1 Industrial Use

9.1.1 Industrial Setbacks

Please refer to response provided for Clause 7.3 of the NTPS.

10.0 Non-Urban Use and Development Performance Criteria

10.1 Animal Related Use and Development

City of Darwin considers these clauses to be generally adequate for the provision of planning assessment.

10.2 Clearing of Native Vegetation in Zones H, A, RR, RL, R, CP, CN, RD and WM and on Unzoned Land

City of Darwin considers these clauses to be generally adequate for the provision of planning assessment.

10.3 Clearing of Native Vegetation – Performance Criteria

City of Darwin considers these clauses to be generally adequate for the provision of planning assessment.

10.4 Development of Land in Zone WM (Water Management)

10.5 Transport Terminals in Zones R and H

10.6 Rural Industries in Zones RL, R and H

This section of the NTPS is not applicable to City of Darwin as it pertains to areas not present within the City of Darwin municipality.

Part 5

11.0 Subdivision

11.1 Subdivision General

City of Darwin considers these clauses to be generally adequate for the provision of planning assessment. However, City of Darwin, suggest that a review of allotment sizes and configurations be reviewed in light of the increased use of Specific Use Zones which seek average allotment sizes between 450m² and 800m². Further consultation is required to identify the desires of the market and the community.

Part 6

12.0 Aboriginal Communities and Towns

This section of the NTPS is not applicable to City of Darwin as it pertains to areas not present within the City of Darwin municipality.

Part 7

13.0 Transport and Infrastructure

This section of the NTPS is not applicable to City of Darwin as it pertains to the specific requirements of service provides. Furthermore, it is acknowledged that City of Darwin indicated that they had no further issues with Planning Scheme Amendment PA2012/0607 to introduce new requirements to facilitate the National Broadband Network Rollout in their letter, dated 06 September 2013, concerning Clause 13.5 Telecommunications Facilities.

14.0 Area Plans

14.1 Darwin

City of Darwin promotes the use of Area Plans to inform the future Land Use zoning and looks forward to continuing to work with the Northern Territory Government for areas within the City of Darwin municipality. However, it is noted that some of the area plans listed are currently, or will be, duplicated by the Inner Suburbs Area Plan or the Central Darwin Area Plan. City of Darwin supports the provision of consistency between area plans and the removal of unnecessary duplication.

City of Darwin acknowledges that only four Area Plans pertain to areas within City of Darwin municipality. Subsequently, City of Darwin has restricted its comments to the four Area Plans within the City of Darwin municipality and the Area Plans directly adjoining City of Darwin's municipal boundary, namely, Darwin City Waterfront and Berrimah Farm.

Clause 14.1.1 Darwin City Waterfront Planning Principles and Area Plan

City of Darwin acknowledges that the Darwin Waterfront is located outside of the City of Darwin municipality. However, for the benefit of both municipalities, City of Darwin seeks to work with the Darwin Waterfront Corporation to capitalise on intrinsic links. Connectivity with Darwin City and uninterrupted public access to the water's edge should remain essential to any future development within the area, pursuant to subclause 4.

Clause 14.1.2 Berrimah North Planning Principles

City of Darwin respects the significant site constraints within the area of Berrimah North, namely aircraft noise constraints, stormwater disposal and traffic management. City of Darwin supports the requirement that applicants provide adequate documentation to address these matters prior to any Development Permit being issued.

In addition, Council would like to see all rezoning and subdivision proposals adequately address the future needs of the community by providing sufficient and relevant social infrastructure.

Clause 14.1.3 Frances Bay Planning Principles

City of Darwin acknowledges the complexity of the Frances Bay area in managing commercial, industrial, residential and recreational land uses within low profile land and waterways. City of Darwin suggests that the Frances Bay area be considered for additional integration with Darwin City, as per the Darwin City Centre Master Plan. Improved connectivity to Darwin City and uninterrupted public access to the water's edge should remain essential to any future development within the area, pursuant to sub-clause 4.

Clause 14.1.4 Berrimah Farm Planning Principles

Please refer to letter, dated 09 December 2016, requesting that the area, referred to in Clause 14.1.4 Berrimah Farm Area Plan, be incorporated into the City of Darwin municipality.

Clause 14.1.5 Planning Principles for the Lee Point Area Plan City of Darwin considers these clauses to be generally adequate for the provision of planning assessment.

ENCL: ORDINARY COUNCIL MEETING/OPEN AGENDA ITEM: 15.5

SIGNAGE APPLICATION – AFFINITY EDUCATION, LOT 3445 (34) DALY STREET, DARWIN CITY

REPORT No.: 17CF0052 BS:hd COMMON No.: 3689018 DATE: 12/12/2017

Presenter: Manager City Planning, Cindy Robson

Approved: General Manager City Futures, Gerard Rosse

PURPOSE

The purpose of this report is for Council to consider an application for three business advertising signs for Affinity Education at Lot 3445 (34) Daly Street, Darwin City.

LINK TO STRATEGIC PLAN

The issues addressed in this Report are in accordance with the following Goals/Strategies as outlined in the 'Evolving Darwin Towards 2020 Strategic Plan':-

Goal

1. Collaborative, Inclusive and Connected Community

Outcome

1.4 Improved relations with all levels of government and significant stakeholders **Key Strategies**

1.4.2 Play an active role in strategic and statutory planning processes

KEY ISSUES

- Affinity Education has submitted a sign application to display three business advertising signs.
- A total of two advertising signs have been proposed on one frontage of the premises and one sign exceeds the permitted sign size, resulting in a discretionary application under the City of Darwin Outdoor Advertising Signs Code (Signs Code) and requiring Council approval.
- It is recommended that Council approve this application as the advertising signs are in proportion to the size and form of the building.
- The advertising signs are located within private property.

RECOMMENDATIONS

- A. THAT Report Number 17CF0052 BS:hd entitled Signage Application -Affinity Education, Lot 3445 (34) Daly Street, Darwin City be received and noted.
- B. THAT Council approve the application from Affinity Education Outdoor for three non-illuminated advertising signs located within Lot 3445 (34) Daly Street, Darwin City, and that a Sign Permit be issued in accordance with the requirements of the Outdoor Signs Code as the advertising signs for Affinity Education Outdoor Advertising Sign Application complies with the intent and purpose of the Signs Code.

DISCUSSION

Wall

Location of Sign

Business

Applicant	Applicant				Affinity Education		
Type of Adve (inc. temp/per		Permanent/Non-illuminated			~		
Type of Sign						~	
Type of Structure (Free Standing/ Fascia/ Wall/ Wall Projecting etc.)					~		
 Business Sign Details Business advertising is permitted to one sign, and a total advertising area of 4m², without the need to obtain a Council Sign Permit. This proposal is for three advertising signs in the CB Zone. Two of the signs comply with the size of 4m² and one sign exceeds this at 5.76m². The number of advertising signs permitted is exceeded by 1 sign, resulting in Council approval being required. 							
Sign Type	Advertising Type	Width (m)	Height (m)	Area (m ²)	Illuminated		
Wall	Business	2	1.5	3	No	~	
Wall	Business	2.4	2.4	5.76	No	*	

1.2

1.8

Complies - 🗸 Discretionary, requires Council Approval - 🗰

2.16

On private property

No

PAGE: 3 REPORT NUMBER: 17CF0052 BS:hd SUBJECT: SIGNAGE APPLICATION – AFFINITY EDUCATION, LOT 3445 (34) DALY STREET, DARWIN CITY



Image 1 Business Premises



Image 2 Location of Signage

Replace Existing Building Sign (Centre) Facing cnr Cavenagh & Daly Street

2m x 1.50m

(approx. 3 metres from ground) Approximately 20.14m from Road.

Replace Existing Building Sign (Left Hand Side) Facing cnr Cavenagh & Daly Street

2.40m x 2.40m

(approx. 3 metres from ground) Approximately 13.31m from Road.

New Sign – Right Hand Side wall facing Cavenagh Street

1.80m x 1.20m

(approx. 3 metres from ground) Approximately 17.22m from Road.

PAGE:	4
REPORT NUMBER:	17CF0052 BS:hd
SUBJECT:	SIGNAGE APPLICATION – AFFINITY EDUCATION, LOT 3445 (34) DALY
	STREET, DARWIN CITY

Affinity Education Group is seeking Council's consent to install three advertising signs on their business premises. The premises are located on the corner of Daly and Cavenagh Streets and have dual street frontages. The proposed advertising signage concept is provided at **Attachment A**.

The premises are located within Zone CB (Central Business), with the Signs Code allowing one business advertising sign (two in the instance of dual street frontage) to a maximum size of $4m^2$ within private property, without the requirement to apply to the City of Darwin for a signs permit. As two signs have been proposed for the northern facade of the business premises, with one of these signs exceeding the permitted $4m^2$ at 5.76m², Council is required to consider and make a determination on the submitted sign application.

It is noted that at the time of writing this report, the two signs on the north facing facade have been installed.

Conclusion

It is recommended that Council approve this sign application as the proposed advertising signs are not expected to affect the amenity of the surrounding area.

CONSULTATION PROCESS

In preparing this report, the following City of Darwin parties were consulted:

- Manager City Planning
- Planning Officer

In preparing this report, the following external parties were consulted:

• Affinity Education Group

POLICY IMPLICATIONS

The proposed advertising signs exceed the complying controls detailed within the Signs Code, resulting in the application being discretionary under the City of Darwin Policy No.042 - Outdoor Advertising Signs Code and as such, this sign application requires Council consent.

BUDGET AND RESOURCE IMPLICATIONS

There are no budget and resource implications expected for the City of Darwin resulting from this application.

RISK/LEGAL/LEGISLATIVE IMPLICATIONS

There is no risk, legal, legislative implications expected for the City of Darwin resulting from this application.

ENVIRONMENTAL IMPLICATIONS

There is no environmental implications expected for the City of Darwin resulting from this application.

COUNCIL OFFICER CONFLICT OF INTEREST DECLARATION

We the Author and Approving Officers declare that we do not have a Conflict of Interest in relation to this matter.

CINDY ROBSON MANAGER CITY PLANNING

GERARD ROSSE GENERAL MANAGER <u>CITY FUTURES</u>

For enquiries, please contact Brian Sellers on 8930 0683 or email: b.sellers@darwin.nt.gov.au.

Attachments:

Attachment A: Sign Proposal - Affinity Education, Lot 3445 (34) Daly Street, Darwin City 356



ATTACHMENT A

357 Replace Existing Building Sign (Centre) Facing cnr Cavenagh & Daly Street

2m x 1.50m

(approx. 3 metres from ground) Approximately 20.14m from Road.

Replace Existing Building Sign (Left Hand Side) Facing cnr Cavenagh & Daly Street

2.40m x 2.40m

(approx. 3 metres from ground) Approximately 13.31m from Road.

New Sign – Right Hand Side wall facing Cavenagh Street

1.80m x 1.20m

(approx. 3 metres from ground) Approximately 17.22m from Road.

Early Care Darwin City - Milestones Sign Mock up images

https://www.dropbox.com/sh/g3723ez1ybb025c/AADn87REHqD9lcvtV6jUchWla?dl=0



Current sign at centre



358

2)_Early Care Darwin City Early Educational Care Centre- rebranding to Milestones ELC Darwin City SIGNAGE: WALL SIGN-2 (1)x 2000x1000mm (replacing existing logomark star symbol cut out sign on external building oval wall facing streets) 34 Daly Street, Darwin NT 0801 | Ph. 08 8981 7171





3)_Early Care Darwin City Early Educational Care Centre- rebranding to Milestones ELC Darwin City SIGNAGE: BUILDING RIGHT SIDE WALL SIGN-1 (1)x 1800xl200mm

(new proposed external building wall sign facing street) 34 Daty Street, Darwin NT 0801 | Ph. 08 8981 7171



1200mm

1800mm

darwincity.milestones.com.au

BUILDING RIGHT WALL SIDE facing streets



[Other proposed signs at BUILDING FRONT/ENTRANCE SIDE facing streets]





ENCL: ORDINARY COUNCIL MEETING/OPEN AGENDA ITEM: 15.6

SIGNAGE APPLICATION – VIKING SWIMMING POOLS AND SPAS, LOT 6858 (37) BISHOP STREET, WOOLNER

REPORT No.: 17CF0053 BS:hd COMMON No.: 3691912 DATE: 12/12/2017

Presenter: Manager City Planning, Cindy Robson

Approved: General Manager City Futures, Gerard Rosse

PURPOSE

The purpose of this report is for Council to consider an application for a business fence advertising sign for Viking Swimming Pools and Spas at Lot 6858 (37) Bishop Street, Woolner.

LINK TO STRATEGIC PLAN

The issues addressed in this Report are in accordance with the following Goals/Strategies as outlined in the 'Evolving Darwin Towards 2020 Strategic Plan':-

Goal

1. Collaborative, Inclusive and Connected Community

Outcome

1.4 Improved relations with all levels of government and significant stakeholders **Key Strategies**

1.4.2 Play an active role in strategic and statutory planning processes

KEY ISSUES

- Viking Swimming Pools and Spas have submitted an application for one existing fence sign.
- It is recommended that Council approve this application and a sign permit be issued.
- The signage is located approximately 45m from the Stuart Highway which comprises approximately 20m of landscaping. The signage is not expected to affect the amenity of the area, as it provides screening to the storage area on the site. The shade cloth containing the business web address is preferred over the more often used black plastic which attracts graffiti.
- The advertising sign exceeds the permitted size and as such, the application is considered discretionary signs under the City of Darwin Outdoor Advertising Signs Code (Signs Code) and therefore requires Council approval.
- The advertising sign is located within private property.

RECOMMENDATIONS

- A. THAT Report Number 17CF0053 BS:hd entitled Signage Application Viking Swimming Pools and Spas, Lot 6858 (37) Bishop Street, Woolner be received and noted.
- B. THAT Council approve the application from Viking Swimming Pools and Spas for a non-illuminated fence advertising sign located within Lot 6858 (37) Bishop Street, Woolner, and that a Sign Permit be issued in accordance with the requirements of the Outdoor Signs Code as the advertising signs for Viking Swimming Pools and Spas complies with the intent and purpose of the Signs Code.

BACKGROUND

At the Second Ordinary Council Meeting 31 October 2017, Council queried whether the Viking Pool fence adverting signs were compliant. Investigations concluded that the two advertising signs were not compliant with the Outdoor Advertising Signs Code. A search of Council records indicated that no sign permit had been issued for the signage.

Discussions with the business owner resulted in the promotion sign being removed from the fence. The remaining business sign is the subject of this report.

DISCUSSION

Applicant			Viking Pools and Spas			
Type of Advertising (inc. temp/perm/illuminated)			Permanent	Permanent		
<i>Type of Sign</i> (Business/Election/Promotion etc.)			Business	Business		
Type of Structure(Free Standing/ Fascia/ Wall/Projecting etc.)			Fence	Fence		~
Business Sign Details Business advertising is permitted to one sign, and a total advertising area of 6m ² , without the need to obtain a Council Sign Permit. This proposal is for one advertising sign totalling 75m ² , in Zone GI. The application exceeds 6m ² , resulting in Council approval being required.						
Sign Type	Advertising Type	Width (m)	n Height (m)	Area (m²)	Illuminated	
Fence	Business	50	1.5	75	No	*
Location of Sign		On Priva	On Private property		~	

Complies - 🗸 Discretionary, requires Council Approval - 🏶

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Image 1 Location of business premises

Viking Swimming Pools and Spas is seeking Council's consent to display one business advertising sign which is located along the rear fence line of the premises and fronts the Stuart Highway. The sign is made from shade cloth and advertises the business email address. The proposed advertising sign is provided at **Attachment A.**

The premises are located within Zone GI (General Industry), with the Signs Code allowing one business advertising sign to a maximum size of $6m^2$ within private property without the requirement to apply to the City of Darwin for a signs permit. As the proposed sign is $75m^2$, Council is to consider and make a determination on the submitted sign application.

The signage is approximately 45m from the inbound lane of the Stuart Highway and there is approximately 20m of landscaping between the Stuart Highway and the bike path.

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Image 2 Google Earth view

The area directly behind the signage is the business storage area and the shade cloth screens this area from public view. The signage has been in this location for a period of time, reducing graffiti, increasing the amenity for the general public travelling past the site. The reduced graffiti is observed through the businesses in the immediate vicinity, with similar signage, having limited graffiti. However, businesses placing black shade cloth on the fence have a large proportion of their fence covered in graffiti.

The use of shade cloth on fence lines has increased over the past few years. The majority of use is by building sites, covering the perimeter fencing with shade cloth containing either the business name or logo of the builder.

Conclusion

It is recommended that Council approve this sign application. The signage is located approximately 45m from the Stuart Highway and comprises of approximately 20m of landscaping.

The signage is not expected to affect the amenity of the area, as it provides screening to the storage area on the site. The shade cloth containing the business web address is preferred over the more often used black plastic which attracts graffiti.

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CONSULTATION PROCESS

In preparing this report, the following City of Darwin parties were consulted:

• Planning Officer

In preparing this report, the following external parties were consulted:

• Viking Swimming Pools and Spas

POLICY IMPLICATIONS

The proposed advertising signs exceed the complying controls detailed within the Signs Code, resulting in the application being discretionary under the City of Darwin Policy No.042 - Outdoor Advertising Signs Code and as such, this sign application requires Council consent.

BUDGET AND RESOURCE IMPLICATIONS

There are no budget and resource implications expected for the City of Darwin resulting from this application.

RISK/LEGAL/LEGISLATIVE IMPLICATIONS

There are no risk, legal, legislative implications are expected for the City of Darwin resulting from this application.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications expected for the City of Darwin resulting from this application.

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COUNCIL OFFICER CONFLICT OF INTEREST DECLARATION

We the Author and Approving Officers declare that we do not have a Conflict of Interest in relation to this matter.

CINDY ROBSON MANAGER CITY PLANNING

GERARD ROSSE GENERAL MANAGER CITY FUTURES

For enquiries, please contact Brian Sellers on 89300683 or email: b.sellers@darwin.nt.gov.au.

Attachments:

Attachment A: Sign Application - Viking Swimming Pools and Spas, Lot 6858 (37) Bishop Street, Woolner

ATTACHMENT A



Reports, recommendations and supporting documentation can be accessed via the City of Darwin Council Website at <u>www.darwin.nt.gov.au</u>, at Council Public Libraries or contact the Committee Administrator on (08) 8930 0670.

SEVENTH ORDINARY COUNCIL MEETING – OPEN SECTION TUESDAY, 12 DECEMBER 2017

ORD12/15

16. INFORMATION ITEMS AND CORRESPONDENCE RECEIVED

17. REPORTS OF REPRESENTATIVES

18. QUESTIONS BY MEMBERS

19. GENERAL BUSINESS

21. DATE, TIME AND PLACE OF NEXT ORDINARY COUNCIL MEETING Common No. 2695130

THAT the next Ordinary Meeting of Council be held on Tuesday, 30 January 2018, at 5:30pm (Open Section followed by the Confidential Section), Council Chambers, 1st Floor, Civic Centre, Harry Chan Avenue, Darwin.

22. CLOSURE OF MEETING TO THE PUBLIC

Common No. 2695131

THAT pursuant to Section 65 (2) of the Local Government Act and Regulation 8 of the Local Government (Administration) Regulations the meeting be closed to the public to consider the Confidential Items of the Agenda.

23. ADJOURNMENT OF MEETING AND MEDIA LIAISON