

Business Papers

Town Planning Committee Meeting

**Tuesday, 5 April 2016
5:00pm**

Notice of Meeting

To the Lord Mayor and Aldermen

You are invited to attend a Town Planning Committee Meeting to be held in Council Chambers, Level 1, Civic Centre, Harry Chan Avenue, Darwin, on Tuesday, 5 April 2016, commencing at 5.00 pm.



B P DOWD
CHIEF EXECUTIVE OFFICER

Office Use Only

Placed on Public Notice Board: _____

Removed from Public Notice Board: _____

Town Planning Committee Meeting

Tuesday, 5 April 2016

at 5.00 pm

Guests

From 5:15 p.m.

Mr Mark Meldrum, Director, Department of Lands, Planning and the Environment will be in attendance from 5:15 pm to deliver a presentation on Building Setbacks at the Open Section of the Meeting.

OPEN SECTION

TP/1

CITY OF DARWIN

TOWN PLANNING COMMITTEE

TUESDAY, 5 APRIL 2016

MEMBERS: Member S J Niblock, (Chairman); The Right Worshipful, Lord Mayor, Ms K M Fong Lim; Member R K Elix; Member J A Glover; Member G J Haslett; Member R M Knox; Member G A Lambert; Member G Lambrinidis; Member A R Mitchell; Member M Palmer; Member R Want de Rowe; Member K J Worden; Member E L Young.

OFFICERS: Chief Executive Officer, Mr B Dowd; General Manager Infrastructure, Mr L Cercarelli; Executive Manager, Mr M Blackburn; Manager Design, Projects & Planning, Mr D Lelekis; Strategic Town Planner, Ms C Robson; Planning Officer, Mr B Sellers; Town Planner, Ms N Smith; Executive Assistant, Ms A Smit.

Enquiries and/or Apologies: Arweena Smit
E-mail: a.smit@darwin.nt.gov.au - PH: 89300 685
OR Phone Committee Room 1, for Late Apologies - PH: 89300 519

Committee's Responsibilities

- Development Applications referred from the Development Consent Authority
- Town Planning Strategy, Policies and Procedures
- Development and Planning Matters referred to Council from Developers, Community Groups and Individuals
- Signage Applications, Policies and Procedures

THAT effective as of 16 April 2012 Council, pursuant to Section 32 (2)(b) of the Local Government Act 2008, hereby delegates to the Town Planning Committee the power to make recommendations to Council and decisions relating to Town Planning matters within the approved budget.

***** INDEX *****

PAGE

1.	MEETING DECLARED OPEN	3
2.	APOLOGIES AND LEAVE OF ABSENCE	3
3.	ELECTRONIC MEETING ATTENDANCE	3

OPEN SECTION

TP/2

4.	DECLARATION OF INTEREST OF MEMBERS AND STAFF	3
5.	CONFIDENTIAL ITEMS	4
6.	WITHDRAWAL OF ITEMS FOR DISCUSSION	4
7.	CONFIRMATION OF MINUTES PERTAINING TO THE PREVIOUS TOWN PLANNING COMMITTEE MEETING	
	• Tuesday, 2 February 2016	5
8.	BUSINESS ARISING FROM THE MINUTES PERTAINING TO THE PREVIOUS TOWN PLANNING COMMITTEE MEETING	
8.1	Business Arising	5
9.	DEPUTATIONS AND BRIEFINGS	5
10.	OFFICERS REPORTS	
10.1	Universal Design Principles and the Development of an Age Friendly City	6
10.2	Funding for Social Infrastructure and Open Space	31
10.3	Strategic Planning Issues - April 2016	48
11.	INFORMATION ITEMS	51
12.	GENERAL BUSINESS	51
13.	CLOSURE OF MEETING	51

OPEN SECTION

TP/3

Town Planning Committee Meeting – Tuesday, 5 April 2016

1. MEETING DECLARED OPEN

2. APOLOGIES AND LEAVE OF ABSENCE

Common No. 2695036

2.1 Apologies

2.2 Leave of Absence Granted

()

A. THAT it be noted Member M Palmer is an apology due to a Leave of Absence previously granted on 8 March 2016 for the period 1 – 7 April 2016.

B. THAT it be noted Member K J Worden is an apology due to a Leave of Absence previously granted on 9 February 2016, for the period 4 – 11 April 2016.

DECISION NO.21\() (5/04/16)

3. ELECTRONIC MEETING ATTENDANCE

Common No. 2221528

3.1 Electronic Meeting Attendance Granted

Nil

4. DECLARATION OF INTEREST OF MEMBERS AND STAFF

Common No. 2752228

OPEN SECTION

TP/4

Town Planning Committee Meeting – Tuesday, 5 April 2016

5. **CONFIDENTIAL ITEMS**

Common No. 1944604

5.1 **Closure to the Public for Confidential Items**

Common No. 1944604

()

COMMITTEE'S DECISION

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 Items:-

<u>Item</u>	<u>Regulation</u>	<u>Reason</u>
C17.1	8(c)(iv)	information that would, if publicly disclosed, be likely to prejudice the interests of the council or some other person is discussed.

DECISION NO.21\()

(05/04/16)

5.2 **Moving Open Items Into Confidential**

Common No. 1944604

5.3 **Moving Confidential Items Into Open**

Common No. 1944604

6. **WITHDRAWAL OF ITEMS FOR DISCUSSION**

()

COMMITTEE'S DECISION

THAT the Committee resolve under delegated authority that all Information Items and Officers Reports to the Town Planning Committee Meeting held on 5 April 2016 be received and considered individually.

DECISION NO.21\()

(5/04/16)

OPEN SECTION

TP/5

Town Planning Committee Meeting – Tuesday, 5 April 2016

7. CONFIRMATION OF MINUTES PERTAINING TO THE PREVIOUS TOWN PLANNING COMMITTEE MEETING

() COMMITTEE'S DECISION

THAT the Committee resolve that the minutes of the previous Town Planning Committee Meeting held on Tuesday, 2 February 2016, tabled by the Chairman, be received and confirmed as a true and correct record of the proceedings of that meeting.

DECISION NO.21\() (5/04/16)

8. BUSINESS ARISING FROM THE MINUTES PERTAINING TO THE PREVIOUS TOWN PLANNING COMMITTEE MEETING

8.1 Business Arising

9. DEPUTATIONS AND BRIEFINGS

9.1 Building Setbacks Common No. 3241552

Mr Mark Meldrum, Director, Department of Lands, Planning and the Environment will be in attendance from 5:15 pm to deliver a presentation on Building Setbacks.

ENCL: TOWN PLANNING COMMITTEE/OPEN
YES

AGENDA ITEM: 10.1

UNIVERSAL DESIGN PRINCIPLES AND THE DEVELOPMENT OF AN AGE FRIENDLY CITY

REPORT No.: 16TS0024 NS:jg

COMMON No.: 1181168

DATE: 05/04/2016

Presenter: Manager Design Planning & Projects, Drosso Lelekis

Approved: General Manager Infrastructure, Luccio Cercarelli

PURPOSE

The purpose of this report is to provide the Town Planning Committee with information on Universal Design Principles and the Development of an Age Friendly City.

LINK TO STRATEGIC PLAN

The issues addressed in this Report are in accordance with the following Goals/Strategies of the City of Darwin 2012 – 2016 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

- Universal Design Principles encourage equitable, simple and flexible use of products, environments or systems that are adaptable to ensure that they function for a wider range of people through life stages.
- Age Friendly Cities encourage active ageing by optimising opportunities for health, participation and security in order to enhance quality of life as people age.
- Universal Design and Age Friendly City Principles are generally aimed at the ageing population, however these don't exclude any one user. The principles are generic and adaptable enough to cater for all ages and abilities within the community.
- Universal Design and Age Friendly City Principles are about inclusion rather than exclusion within the built and social environments.
- To ensure that the City of Darwin attracts and maintains a diverse community, Council has a responsibility to provide facilities, infrastructure and activities/events that support all ages and abilities by providing equitable access and opportunities.

PAGE: 2
 REPORT NUMBER: 16TS0024 NS:jg
 SUBJECT: UNIVERSAL DESIGN PRINCIPLES AND THE DEVELOPMENT OF AN AGE FRIENDLY CITY

RECOMMENDATIONS

THAT the Committee resolve under delegated authority:

- A. THAT Report Number 16TS0024 NS:jg entitled Universal Design Principles and the Development of an Age Friendly City, be received and noted.
- B. THAT Council write to the Minister for Lands and Planning requesting that the Department strengthen the minimum requirements of the *Northern Territory Planning Scheme* related to the application of Universal Design Principles and the development of an Age Friendly City
- C. THAT Council write to the Minister for Senior Territorians advising that Council supports the application and incorporation of Universal Design Principles and the development of an Age Friendly City and considers that minimum planning requirements need to be strengthened.

BACKGROUND

The Town Planning Committee requested that:

12.3 *Universal Design Principles* *Common No. 1181168*

THAT a report be prepared for Council which outlines the principles and opportunities for incorporating Universal Design Principles in planning and construction of new buildings.

DECISION NO.20\4887 (06/03/12)

Carried

The Town Planning Committee has also discussed age friendly cities in conjunction to Universal Design Principles.

Council has also previously requested that a report be prepared with regard to the Development of an Age Friendly City.

DISCUSSION

What are Universal Design Principles?

Universal Design is an approach to design that increases the potential for developing a better quality of life for a wide range of individuals. It is a design process that enables and empowers a diverse population by improving human performance, health and wellness, and social participation. It creates products, systems, and environments to be as usable as possible by as many people as possible regardless of age, ability or situation.

PAGE: 3
 REPORT NUMBER: 16TS0024 NS:jg
 SUBJECT: UNIVERSAL DESIGN PRINCIPLES AND THE DEVELOPMENT OF AN AGE FRIENDLY CITY

Universal Design Australia and the Centre for Universal Design suggest that there are seven principles of Universal Design, which include:

	Principle	Description
1.	Equitable use	The design does not disadvantage or stigmatise any group of users.
2.	Flexibility in use	The design accommodates a wide range of individual preferences and abilities.
3.	Simple and intuitive use	Use of the design is easy to understand, regardless of the user's experience, knowledge, language skills or current concentration level.
4.	Perceptible information	The design communicates necessary information effectively to the user, regardless of ambient conditions or the user's sensory abilities.
5.	Tolerance for error	The design minimises hazards and the adverse consequences of accidental or unintended action.
6.	Low physical effort	The design can be used efficiently and comfortably, with a minimum of fatigue.
7.	Size and space for approach and use	Appropriate size and space is provided for approach, reach, manipulation, and use, regardless of the user's body size, posture or mobility.

Universal Design Australia (<http://universaldesignaustralia.net.au/>) provides resources/guidelines/practices for applying Universal Design Principles to the:

- Built environment;
- Housing and residential design;
- Industrial design;
- Information and communications technology;
- Travel and Tourism;
- Transportation;
- Learning; and
- Sport and recreation.

Some examples of how these principles could be applied to these streams include:

- Attractive and functional footpath design;
- Fast food restaurants design;
- Good play space guide;
- Housing;
- Signage colours;
- Sport and recreation settings; and
- Product development.

Universal Design Principles can be applied to multiple facets in the built and social environment.

PAGE: 4
 REPORT NUMBER: 16TS0024 NS:jg
 SUBJECT: UNIVERSAL DESIGN PRINCIPLES AND THE DEVELOPMENT OF AN AGE FRIENDLY CITY

What is an Age Friendly City?

The World Health Organization (WHO) has developed *Global Age-friendly Cities: A Guide*, which is summarised at **Attachment A** or available in full at: http://www.who.int/ageing/publications/Global_age_friendly_cities_Guide_English.pdf

Age friendly cities encourage active ageing by optimising opportunities for health, participation and security in order to enhance quality of life as people age. In practical terms, an age-friendly city adapts its structures and services to be accessible to and inclusive of older people with varying needs and capacities; however age friendly cities don't exclude anyone user.

Attachment B provides a copy of the *WHO Checklist of Essential Features of Age-friendly Cities* which is intended to be used by individuals and groups interested in making their city more age friendly.

What does Council currently do:

Council already supports the incorporation of Universal Design Principles and the development of an Age Friendly City. To provide some indication as to what Council already does, below is a brief summary of some examples;

- The *City of Darwin Access Plan 2012 – 2017* (Access Plan). The purpose of the Access Plan is to “facilitate access and inclusion for all members of our community. The Plan will be instrumental in facilitating equitable and dignified access to Council services, communications and employment systems, and will enhance access in the broader community”. The plan achieves this by providing a number of actions for implementation.
- Through the planning and design processes of the Parap Pool Redevelopment, the proposal has considered the needs of access for all to the facility.
- Council has 36m² of accessible flooring available for free to not-for-profit organisations, charities or community groups to use for events. The accessible flooring assists in providing access for people with mobility issues where a flat surface is needed.
- New toilet facilities that Council constructs are to provide access for all, including for example door widths to cater for prams and baby change tables for parents.

Darwin City Centre Master Plan:

The Darwin City Centre Master Plan (Master Plan) has a focus on ensuring that the City Centre is about; people, affordability, appropriate housing and is accessible in terms of employment, mobility, comfort and provides adequate services.

PAGE: 5
 REPORT NUMBER: 16TS0024 NS:jg
 SUBJECT: UNIVERSAL DESIGN PRINCIPLES AND THE DEVELOPMENT OF AN AGE FRIENDLY CITY

The Master Plan is focused on meeting the community's values and issues for youth and the elderly, and identifies that to achieve a quality public realm it must be connected, diverse, animated, express time and space, authentic, allow equality, align with people's intentions and facilitate interaction and exchange. According to the Master Plan, these qualities define a community.

To improve the quality of the public realm, the Master Plan proposes 72 project orientated concepts which are aimed at achieving the eight Design Rationales that informed the Master Plan. The Master Plan supports the principles of Universal Design and developing an Age Friendly City; some of which include, new connections and links, resource-efficient walkable city, cool the city, integration and a smart and cultural city.

Council on the Ageing NT:

The Council on the Ageing (COTA) NT presented at the 1st Ordinary Council Meeting on the 13 October 2015 on *Now you see us: Policy and Economic Impacts from Rapid Growth in the Number of Senior Territorians* (refer to **Attachment B**).

COTA are now developing an Age-friendly Training Package, which they intend to present to Council in the future for endorsement.

Northern Territory Government:

The Northern Territory Government (as part of its *Framing the Future* work) has developed the following documents which are relevant to the subject matter:

- *A Strong Seniors: Seniors Participation Framework 2016-19, Discussion Paper* (https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/f7e030b69aced2a7289b4744e9476d45e97ef2ad/documents/attachment_s/000/030/339/original/Strong_Seniors_Discussion_paper-online.pdf?1449805357).

The purpose of the Framework is to align it with the Northern Territory Governments (NTG) vision for a more socially inclusive society, which all Territorians have a role in creating.

- *Our Plan for Social Participation* (<file:///C:/Users/nsmith/Downloads/Social-Framework-ExecSummary.pdf>).

The Framework identifies priority areas for action, being; community, diversity, children and families, housing, economic security, education and health.

Statutory requirements:

The City of Darwin is not the consent authority for planning and building approvals for new private developments.

PAGE: 6
 REPORT NUMBER: 16TS0024 NS:jg
 SUBJECT: UNIVERSAL DESIGN PRINCIPLES AND THE DEVELOPMENT OF AN AGE FRIENDLY CITY

The *Northern Territory Planning Scheme* neither encourages or inhibits the incorporation of Universal Design Principles into development. Development proposals are however influenced by private developers to meet current market demands. It is considered that the *Northern Territory Planning Scheme* could be strengthened to encourage universal design principles being incorporated into developments.

The National Construction Code provides quantified standards that influence how class 2 - 10 buildings (refer to **Attachment D** for the classification summary of building and structures) are to incorporate disabled access.

Class 1a and Class 10 appurtenant to Class 1a buildings do not provide quantified standards for disabled access, however the *Building Code Australia* does not inhibit the incorporation of Universal Design principles into development. Ensuring compliance with standards is the responsibility of Private Building Certifiers.

The functioning of the *Disability Discrimination Act (DDA)* is supplemented by a series of Disability Standards and guidelines which provide more detail on rights and responsibilities about equitable access and opportunity for people with a disability. Standards are legally binding regulations set by the Attorney-General under the DDA, whilst guidelines are not legally binding.

Standards and Guidelines can be made in the areas of employment, education, public transport services, access to premises, accommodation and the administration of Commonwealth laws and programs.

Summary:

In summary, Universal Design and Age Friendly City Principles are generally aimed at the ageing population, however they don't exclude any one user. The principles are generic and adaptable, to cater for all ages and abilities within the community. The principles also go beyond the realm of the built environment and look at social elements of inclusion. Universal Design and Age Friendly City Principles are voluntary (beyond what are required statutorily).

It is recommended that Council continue to:

- Actively engage with community groups so that Council understands local issues from all perspectives to ensure that Council continues to develop an equitable, adaptable, accessible and connected community; and
- Incorporate Universal Design Principles and work toward developing an Age Friendly City through the development of (including but not limited to); new infrastructure, planning and conducting community events, employment and volunteering programs and communication/consultation.

PAGE: 7
 REPORT NUMBER: 16TS0024 NS:jg
 SUBJECT: UNIVERSAL DESIGN PRINCIPLES AND THE DEVELOPMENT OF AN AGE FRIENDLY CITY

It is also recommended that Council write to the:

- Minister for Lands and Planning requesting that the Department strengthen the minimum requirements of the *Northern Territory Planning Scheme* related to the application of Universal Design Principles and the development of an Age Friendly City; so to ensure that the Northern Territory supports and encourages a diverse, connected, inclusive, equitable, accessible and diverse population through the application of such principles; and
- Minister for Senior Territorians advising that Council:
 - Supports the application and incorporation of Universal Design Principles and the development of an Age Friendly City, and
 - Considers that the minimum planning requirements need to be strengthened and requests that the Minister also request that the Minister for Lands and Planning strengthen the requirements of the *Northern Territory Planning Scheme*.

CONSULTATION PROCESS

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

- General Manager Community and Cultural Services
- Family Children Services
- Community Development Officer
- Recreation and Healthy Lifestyles Coordinator
- Team Coordinator Building Services
- Team Leader Capital Works
- Strategic Town Planner

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

- Chief Executive Officer of COTA NT
- Deputy Chief Executive Officer of COTA NT
- Senior Policy Officer – Senior Territorians
- Urban Planner – Development Assessment Services
- Technical Officer - Building Advisory Services

PAGE: 8
 REPORT NUMBER: 16TS0024 NS:jg
 SUBJECT: UNIVERSAL DESIGN PRINCIPLES AND THE DEVELOPMENT OF AN AGE FRIENDLY CITY

POLICY IMPLICATIONS

The *City of Darwin Access Plan 2012 – 2017* provides a framework that supports accessible design, community events, Council communications and staff training.

The incorporation of Universal Design and Age Friendly City Principles to Council infrastructure is consistent with the following City of Darwin policies:

- City of Darwin Policy No. 008 – Community Participation, Access and Inclusion
- City of Darwin Policy No. 009 – Council Property – General
- City of Darwin Policy No. 046 – Recreation and Healthy Lifestyle
- City of Darwin Policy No. 048 – Footpaths
- City of Darwin Policy No. 056 – Walkways Policy

BUDGET AND RESOURCE IMPLICATIONS

As part of developing budget programs, financial and resource implications relative to *Disability Discrimination Act 1992*, *Australian/New Zealand Standards* and the *National Construction Code* are accounted for.

The inclusion of Universal Design and Age Friendly City Principles (beyond the minimum statutory requirements), may incur additional financial and resource implications for the City of Darwin.

RISK/LEGAL/LEGISLATIVE IMPLICATIONS

Designing for access and mobility are to comply with the *Disability Discrimination Act 1992*, *Australian/New Zealand Standards* and the *National Construction Code*.

ENVIRONMENTAL IMPLICATIONS

The City of Darwin has a responsibility to provide public facilities and infrastructure that supports all ages and mobility by providing equitable access and opportunities.

PAGE: 9
 REPORT NUMBER: 16TS0024 NS:jg
 SUBJECT: UNIVERSAL DESIGN PRINCIPLES AND THE DEVELOPMENT OF AN
 AGE FRIENDLY CITY

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
MANAGER DESIGN PLANNING &
PROJECTS

LUCCIO CERCARELLI
GENERAL MANAGER
INFRASTRUCTURE

For enquiries, please contact Cindy Robson on 8930 0528 or email:
c.robson@darwin.nt.gov.au.

Attachments:

- Attachment A:** A summary of the World Health Organization (WHO) *Global Age-friendly Cities: A Guide*
- Attachment B:** World Health Organization (WHO) – *Checklist of Essential Features of Age-friendly Cities*
- Attachment C:** Council of the Ageing (COTA) NT – *Now you see us* presentation of 13 October 2015
- Attachment D:** National Construction Code - building classes

	Checklist	Description
1.	Outdoor spaces and buildings	<p>The public realm affects the quality of life, access and safety for the older population and how they manipulate around city environments affecting ultimately their independence. Suggested improvements include:</p> <ol style="list-style-type: none"> 1. Pleasant and clean environment 2. Importance of green spaces 3. Somewhere to rest 4. Age-friendly pavements 5. Safe pedestrian crossings 6. Accessibility 7. A secure environment 8. Walkways and cycle paths 9. Age-friendly buildings 10. Adequate public toilets 11. Older customers
2.	Transportation	<p>Transportation, including accessible and affordable public transport, is a key factor influencing active ageing. Being able to move about the city determines social and civic participation and access to community and health services. Suggested improvements include:</p> <ol style="list-style-type: none"> 1. Availability 2. Affordability 3. Reliability and frequency 4. Travel destinations 5. Age-friendly vehicles 6. Specialised services for older people 7. Priority seating and passenger courtesy 8. Transport drivers 9. Safety and comfort 10. Transport stops and stations 11. Taxis 12. Community transport 13. Information 14. Driving conditions 15. Courtesy towards older drivers 16. Parking
3.	Housing	<p>There is a link between appropriate housing and access to community and social services in influencing the independence and quality of life of older people. It is clear that housing and support that allow older people to age comfortably and safely within the community to which they belong are universally valued. Suggested improvements include:</p> <ol style="list-style-type: none"> 1. Affordability 2. Essential services 3. Design 4. Modifications 5. Maintenance 6. Access to services 7. Community and family connections 8. Housing options 9. Living environment

4.	Social participation	<p>Social participation and social support are strongly connected to good health and well-being throughout life. It was identified that the capacity to participate in formal and informal social life depends not only on the offer of activities, but also on having adequate access to transportation and facilities and getting information about activities. Suggested improvements include:</p> <ol style="list-style-type: none"> 1. Accessible opportunities 2. Affordable activities 3. Range of opportunities 4. Awareness of activities and events 5. Encouraging participation and addressing isolation 6. Integrating generations, cultures and communities
5.	Respect and social inclusion	<p>Older people report experiencing conflicting types of behaviour and attitudes towards them. The extent to which older people participate in the social, civic and economic life of the city is also closely linked to their experience of inclusion. Suggested improvements include:</p> <ol style="list-style-type: none"> 1. Respectful and disrespectful behaviour 2. Ageism and ignorance 3. Intergenerational interactions and public education 4. Place within the community 5. Helpfulness of the community 6. Place in the family 7. Economic exclusion
6.	Civic participation and employment	<p>Older people do not stop contributing to their communities on retirement. An age-friendly community provides options for older people to continue to contribute to their communities, through paid employment or voluntary work if they so choose, and to be engaged in the political process. Suggested improvements include:</p> <ol style="list-style-type: none"> 1. Volunteering options for older people 2. Better employment options and more opportunities 3. Flexibility to accommodate older workers and volunteers 4. Encouraging civic participation 5. Training 6. Entrepreneurial opportunities 7. Valuing older peoples' contributions
7.	Communication and information	<p>Focus group participants strongly agree that staying connected with events and people getting timely, practical information to manage life and meet personal needs is vital for active ageing. Suggested improvements include:</p> <ol style="list-style-type: none"> 1. Widespread distribution 2. The right information at the right time 3. Will someone speak to me? 4. Age-friendly formats and designs 5. Information technology: boon and bane 6. A personal and collective responsibility
8.	Community support and health services	<p>Health and support services are vital to maintaining health and independence in the community. Suggested improvements include:</p> <ol style="list-style-type: none"> 1. Accessible care 2. A wider range of health services 3. Ageing well services 4. Home care 5. Residential facilities for people unable to live at home 6. A network of community services 7. Volunteers wanted



ATTACHMENT B

Checklist of Essential Features of Age-friendly Cities

This checklist of essential age-friendly city features is based on the results of the WHO Global Age-Friendly Cities project consultation in 33 cities in 22 countries. The checklist is a tool for a city's self-assessment and a map for charting progress. More detailed checklists of age-friendly city features are to be found in the WHO Global Age-Friendly Cities Guide.

This checklist is intended to be used by individuals and groups interested in making their city more age-friendly. For the checklist to be effective, older people must be involved as full partners. In assessing a city's strengths and deficiencies, older people will describe how the checklist of features matches their own experience of the city's positive characteristics and barriers. They should play a role in suggesting changes and in implementing and monitoring improvements.

Outdoor spaces and buildings

- ☐ Public areas are clean and pleasant.
- ☐ Green spaces and outdoor seating are sufficient in number, well-maintained and safe.
- ☐ Pavements are well-maintained, free of obstructions and reserved for pedestrians.
- ☐ Pavements are non-slip, are wide enough for wheelchairs and have dropped curbs to road level.
- ☐ Pedestrian crossings are sufficient in number and safe for people with different levels and types of disability, with non-slip markings, visual and audio cues and adequate crossing times.
- ☐ Drivers give way to pedestrians at intersections and pedestrian crossings.
- ☐ Cycle paths are separate from pavements and other pedestrian walkways.
- ☐ Outdoor safety is promoted by good street lighting, police patrols and community education.

- ☐ Services are situated together and are accessible.
- ☐ Special customer service arrangements are provided, such as separate queues or service counters for older people.
- ☐ Buildings are well-signed outside and inside, with sufficient seating and toilets, accessible elevators, ramps, railings and stairs, and non-slip floors.
- ☐ Public toilets outdoors and indoors are sufficient in number, clean, well-maintained and accessible.

Transportation

- ☐ Public transportation costs are consistent, clearly displayed and affordable.
- ☐ Public transportation is reliable and frequent, including at night and on weekends and holidays.
- ☐ All city areas and services are accessible by public transport, with good connections and well-marked routes and vehicles.

- ☐ Vehicles are clean, well-maintained, accessible, not overcrowded and have priority seating that is respected.
- ☐ Specialized transportation is available for disabled people.
- ☐ Drivers stop at designated stops and beside the curb to facilitate boarding and wait for passengers to be seated before driving off.
- ☐ Transport stops and stations are conveniently located, accessible, safe, clean, well-lit and well-marked, with adequate seating and shelter.
- ☐ Complete and accessible information is provided to users about routes, schedules and special needs facilities.
- ☐ A voluntary transport service is available where public transportation is too limited.
- ☐ Taxis are accessible and affordable, and drivers are courteous and helpful.
- ☐ Roads are well-maintained, with covered drains and good lighting.
- ☐ Traffic flow is well-regulated.
- ☐ Roadways are free of obstructions that block drivers' vision.
- ☐ Traffic signs and intersections are visible and well-placed.
- ☐ Driver education and refresher courses are promoted for all drivers.
- ☐ Parking and drop-off areas are safe, sufficient in number and conveniently located.
- ☐ Priority parking and drop-off spots for people with special needs are available and respected.

Housing

- ☐ Sufficient, affordable housing is available in areas that are safe and close to services and the rest of the community.
- ☐ Sufficient and affordable home maintenance and support services are available.
- ☐ Housing is well-constructed and provides safe and comfortable shelter from the weather.
- ☐ Interior spaces and level surfaces allow freedom of movement in all rooms and passageways.
- ☐ Home modification options and supplies are available and affordable, and providers understand the needs of older people.
- ☐ Public and commercial rental housing is clean, well-maintained and safe.
- ☐ Sufficient and affordable housing for frail and disabled older people, with appropriate services, is provided locally.

Social participation

- ☐ Venues for events and activities are conveniently located, accessible, well-lit and easily reached by public transport.
- ☐ Events are held at times convenient for older people.
- ☐ Activities and events can be attended alone or with a companion.
- ☐ Activities and attractions are affordable, with no hidden or additional participation costs.

- ☐ Good information about activities and events is provided, including details about accessibility of facilities and transportation options for older people.
- ☐ A wide variety of activities is offered to appeal to a diverse population of older people.
- ☐ Gatherings including older people are held in various local community spots, such as recreation centres, schools, libraries, community centres and parks.
- ☐ There is consistent outreach to include people at risk of social isolation.

Respect and social inclusion

- ☐ Older people are regularly consulted by public, voluntary and commercial services on how to serve them better.
- ☐ Services and products to suit varying needs and preferences are provided by public and commercial services.
- ☐ Service staff are courteous and helpful.
- ☐ Older people are visible in the media, and are depicted positively and without stereotyping.
- ☐ Community-wide settings, activities and events attract all generations by accommodating age-specific needs and preferences.
- ☐ Older people are specifically included in community activities for “families”.
- ☐ Schools provide opportunities to learn about ageing and older people, and involve older people in school activities.

- ☐ Older people are recognized by the community for their past as well as their present contributions.
- ☐ Older people who are less well-off have good access to public, voluntary and private services.

Civic participation and employment

- ☐ A range of flexible options for older volunteers is available, with training, recognition, guidance and compensation for personal costs.
- ☐ The qualities of older employees are well-promoted.
- ☐ A range of flexible and appropriately paid opportunities for older people to work is promoted.
- ☐ Discrimination on the basis of age alone is forbidden in the hiring, retention, promotion and training of employees.
- ☐ Workplaces are adapted to meet the needs of disabled people.
- ☐ Self-employment options for older people are promoted and supported.
- ☐ Training in post-retirement options is provided for older workers.
- ☐ Decision-making bodies in public, private and voluntary sectors encourage and facilitate membership of older people.

Communication and information

- ☐ A basic, effective communication system reaches community residents of all ages.
- ☐ Regular and widespread distribution of information is assured and a coordinated, centralized access is provided.

- ☐ Regular information and broadcasts of interest to older people are offered.
- ☐ Oral communication accessible to older people is promoted.
- ☐ People at risk of social isolation get one-to-one information from trusted individuals.
- ☐ Public and commercial services provide friendly, person-to-person service on request.
- ☐ Printed information – including official forms, television captions and text on visual displays – has large lettering and the main ideas are shown by clear headings and bold-face type.
- ☐ Print and spoken communication uses simple, familiar words in short, straightforward sentences.
- ☐ Telephone answering services give instructions slowly and clearly and tell callers how to repeat the message at any time.
- ☐ Electronic equipment, such as mobile telephones, radios, televisions, and bank and ticket machines, has large buttons and big lettering.
- ☐ There is wide public access to computers and the Internet, at no or minimal charge, in public places such as government offices, community centres and libraries.

Community and health services

- ☐ An adequate range of health and community support services is offered for promoting, maintaining and restoring health.
- ☐ Home care services include health and personal care and housekeeping.
- ☐ Health and social services are conveniently located and accessible by all means of transport.
- ☐ Residential care facilities and designated older people's housing are located close to services and the rest of the community.
- ☐ Health and community service facilities are safely constructed and fully accessible.
- ☐ Clear and accessible information is provided about health and social services for older people.
- ☐ Delivery of services is coordinated and administratively simple.
- ☐ All staff are respectful, helpful and trained to serve older people.
- ☐ Economic barriers impeding access to health and community support services are minimized.
- ☐ Voluntary services by people of all ages are encouraged and supported.
- ☐ There are sufficient and accessible burial sites.
- ☐ Community emergency planning takes into account the vulnerabilities and capacities of older people.

ATTACHMENT C



**CHARLES
DARWIN
UNIVERSITY**

**Northern
Institute**



COTA
 For older Australians
 Council on the Ageing
 (Northern Territory) Inc.



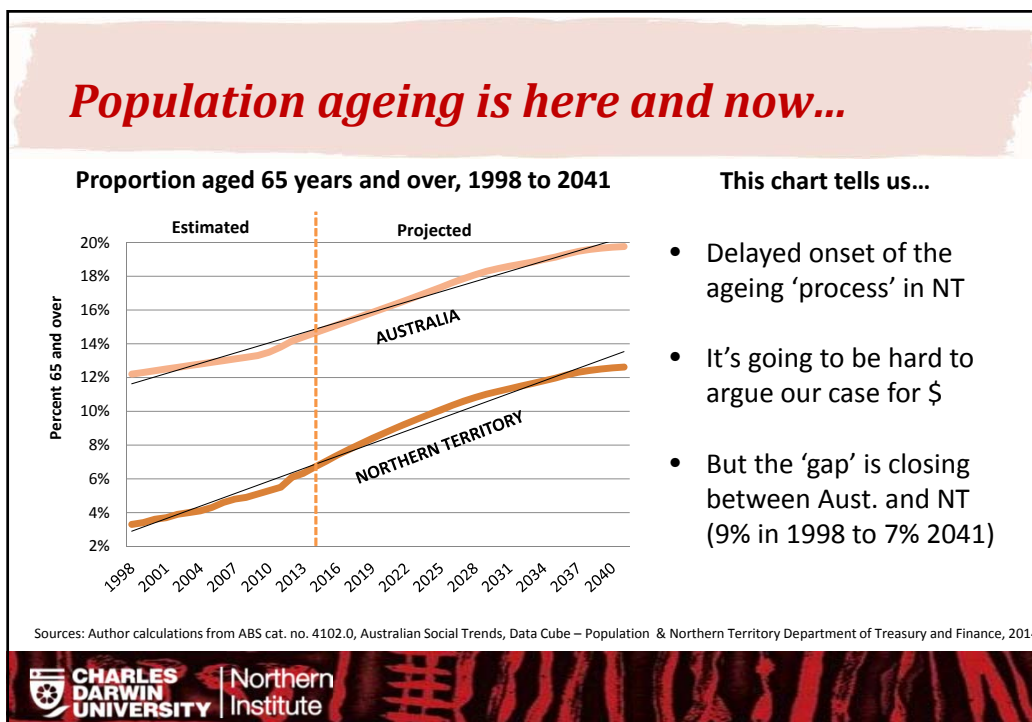
Now you see us!

Policy and Economic Impacts from Rapid Growth in the Number of Senior Territorians

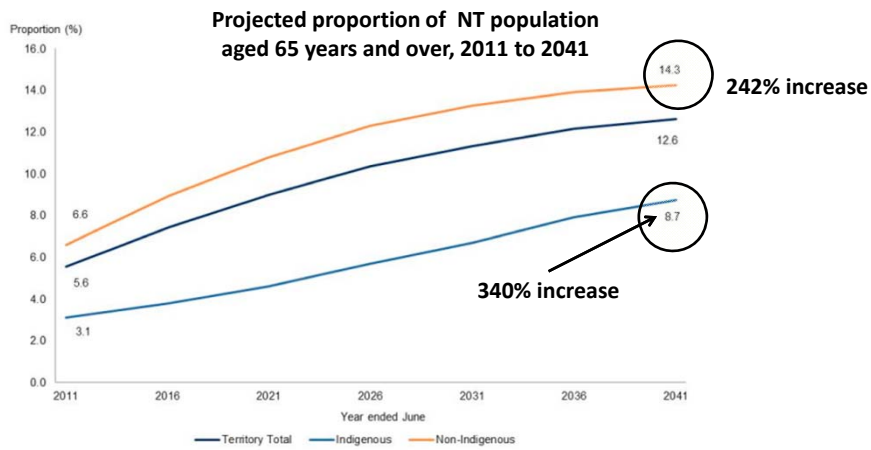
Andrew Taylor, Huw Brokensha & Benxiang Zeng

andrew.taylor@cdu.edu.au



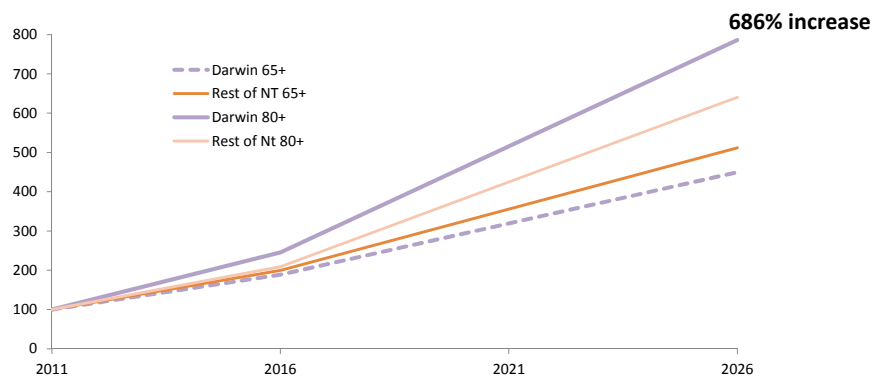


Our unique ageing circumstance(s)



Regional variations...

Index of projected population aged 65+, 2011 to 2041



But - extended 'healthy years' too

- Years living without a disability is increasing too
- Australia has the 4th highest 'healthy life expectancy' (after Spain, South Korea and Switzerland)
- Growth has outstripped life expectancy improvements during 1998 to 2012
- An important point in the discourse on the negative economic burden of seniors (e.g. the Intergenerational Report)
- Retirement ages increasing in line with this

Hence the need for research and policy...

- Despite being a global megatrend, ageing is occurring unevenly across nations and between jurisdictions within these
- A set of demographic pre-cursors are in place for the Territory signalling the onset of rapid growth in numbers and proportions of seniors in our communities
- This is **NEW TERRITORY** (pardon the pun)!
- So it's vital we understand seniors' contributions and needs (from their perspectives) in order to plan ahead

Survey background and methods...

- Conducted in 2013/2014
- Co-developed survey instrument administered by COTA NT
 - Online, paper based and interviews
- Target group: non-Indigenous aged 50+, Indigenous Territorians aged 45+
- 1,864 valid responses
 - Non-indigenous CI 95%, Margin of error 2.2 (est. population = 44,707)
 - Indigenous responses disappointing and not representative (n=43)
- Analysis using SPSS, Excel and NVivo

Get the full report.....



Council on the Ageing (NT) has the full report of the results which can be downloaded from their website at:

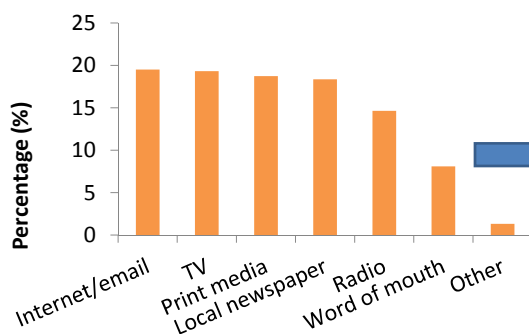
<http://www.cotant.org.au>

OR

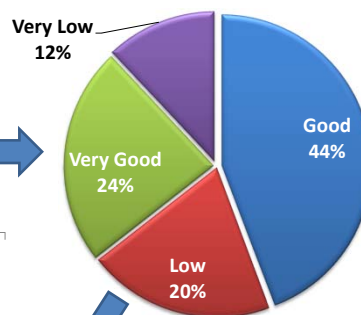
From the Northern Institute website by Googling 'NI research brief'

Tech savvy seniors!

Preferred ways to receive everyday information



Level of competence in using computers

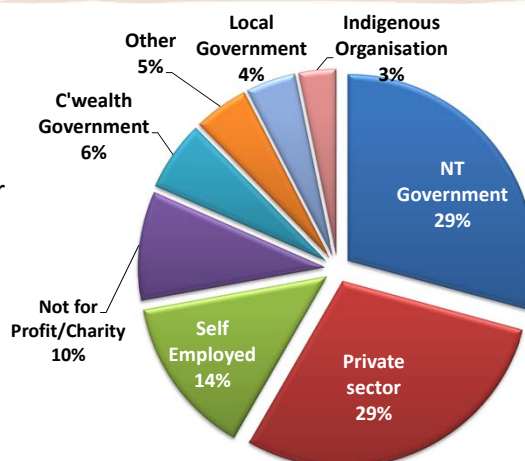


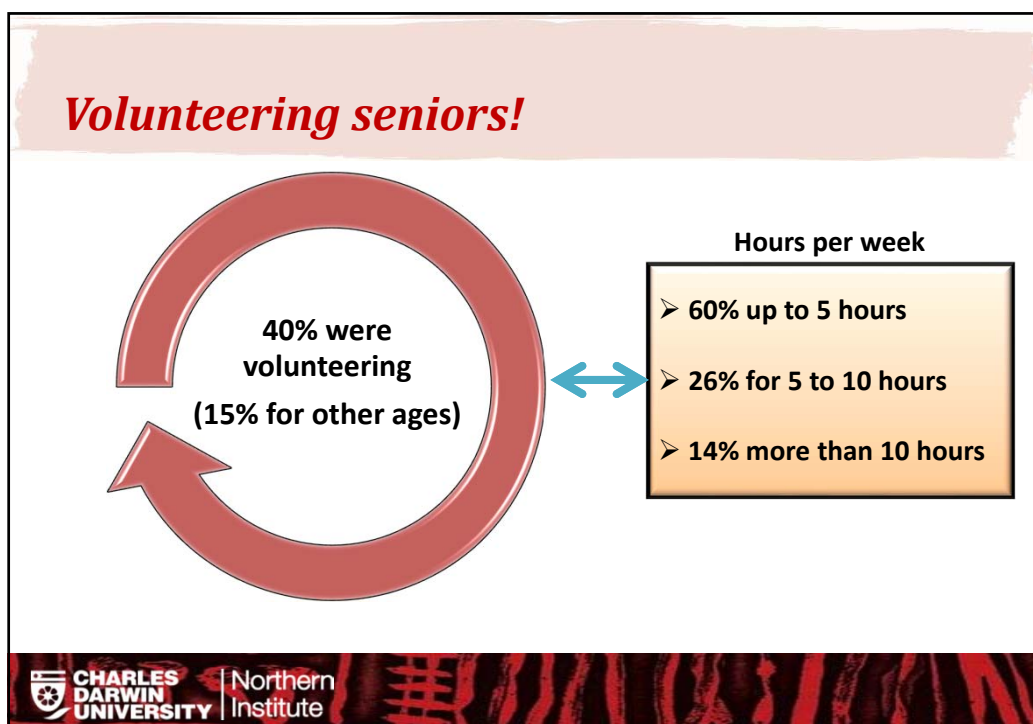
40% would like training in software applications, systems, and the internet and across a range of hardware devices

Working seniors!

43% were employed

- 28% full-time
- 15% part-time
- 6% of all looking for employment





Concerns over costs and housing...

- 54% own their home, 23% are paying it off (compared to 16% and 31% overall)
- But 1/3 might not have finances to support current living arrangements in five years time
- 72% worry about everyday expenses (60% of these about housing)
- Cost of living (31%) main reason for leaving the Territory

CHARLES DARWIN UNIVERSITY | Northern Institute

Safety and services...

- A third (34%) had concerns about public transport (infrequent services, distances between stops, and passengers' bad behavior)
- 20% feel unsafe or not very safe in their community.
2% feel threatened
- Suggestions for improvements for services:
 - Two thirds said 'NT concessions for seniors'
 - 'Improvements in aged care for those living at home' (47%)
 - Improvements in seniors' health (43%) and dental services (39%)
 - Safety and security improvements (39%)
- Quality of housing a high priority with improvements to aged care homes (34%) and affordable housing for seniors (31%) prominent



In summary

Don't panic! Seniors are good to have around because:

- Many work and many volunteer
- They care for family and friends
- They don't commit crimes!
- They balance out our population
- Some own homes, have money and like spending it!
- They are embracing 'young-uns' technologies
- They have tacit and technical knowledge (social capital) and experience
- Most think they will stay in the Territory

But definitely some challenges...

- Many want to and will leave (capital outflows). (Won't stop the process)
- Three quarters are concerned about their expenses
- Cost of living features as a key theme, with housing the main problem
- One in ten don't feel safe in their communities
- It's difficult to attract 'new' seniors to the Territory
- Funding funding funding – how and who?
- Need to shift perceptions of a 'young Territory'
- Who owns population ageing?

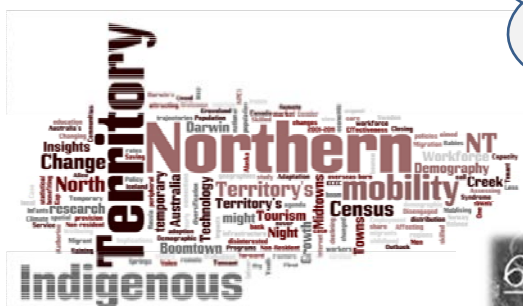
Recommendations – Research

- Repeat and enhance the survey every 3-5 years and increase responses from Indigenous Territorians (needs funding)
- More in-depth research documenting seniors' experiences and identifying factors for retaining them in the Territory
- Produce a bi-annual report "Ageing in the Territory" which updates the community, including seniors, on the latest statistics and trends from the NT and elsewhere
- Work with the Northern Territory Department of Treasury and Finance to develop household and other projections associated with the growing seniors group (already lots done in this area)

Recommendations - Policy

- Enact processes towards developing Territory age-friendly NT communities:
 - Steal ideas from elsewhere and develop a checklist
 - Fund councils and others to run assessments (somehow!)
 - Fund councils and others for initiatives (somehow)
- Find innovative ways to celebrate Seniors' contributions to help dispel myths and build community awareness, as well as service provider networks
- Subsidise seniors' living costs more (somehow)

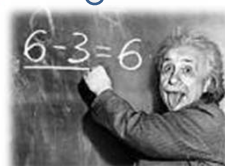
Stay up to date with our research



I should search engine:

"research briefs NI",

just to be cool



"If we knew what it was we were doing, it would not be called research, would it?"
(Albert Einstein)

ATTACHMENT D

Classification summary of buildings and structures

This list provides the definitions of Building Classes as set out in the Building Code of Australia.

Classes of Building		
Class 1	Class 1a	A single dwelling being a detached house, or one or more attached dwellings, each being a building, separated by a fire-resisting wall, including a row house, terrace house, town house or villa unit.
	Class 1b	A boarding house, guest house, hostel or the like with a total area of all floors not exceeding 300m ² , and where not more than 12 reside, and is not located above or below another dwelling or another Class of building other than a private garage.
Class 2	A building containing 2 or more sole-occupancy units each being a separate dwelling.	
Class 3	A residential building, other than a Class 1 or 2 building, which is a common place of long term or transient living for a number of unrelated persons. Example: boarding-house, hostel, backpackers accommodation or residential part of a hotel, motel, school or detention centre.	
Class 4	A dwelling in a building that is Class 5, 6, 7, 8 or 9 if it is the only dwelling in the building.	
Class 5	An office building used for professional or commercial purposes, excluding buildings of Class 6, 7, 8 or 9.	
Class 6	A shop or other building for the sale of goods by retail or the supply of services direct to the public. Example: café, restaurant, kiosk, hairdressers, showroom or service station.	
Class 7	Class 7a	A building which is a car park.
	Class 7b	A building which is for storage or display of goods or produce for sale by wholesale.
Class 8	A laboratory, or a building in which a handicraft or process for the production, assembling, altering, repairing, packing, finishing, or cleaning of goods or produce is carried on for trade, sale or gain.	
Class 9	A building of a public nature.	
	Class 9a	A health care building, including those parts of the building set aside as a laboratory.
	Class 9b	An assembly building, including a trade workshop, laboratory or the like, in a primary or secondary school, but excluding any other parts of the building that are of another class.
	Class 9c	An aged care building.
Class 10	A non-habitable building or structure.	
	Class 10a	A private garage, carport, shed or the like.
	Class 10b	A structure being a fence, mast, antenna, retaining or free standing wall, swimming pool or the like.
	Class 10c	A private bushfire shelter.

Types of Construction		
Rise in storeys	Class of building 2, 3, 9	Class of building 5, 6, 7, 8
4 or more	A	A
3	A	B
2	B	C
1	C	C

Note: The classification of buildings and the type of construction can vary from the standard model depicted in the tables. Concessions can be provided that change the type of construction. The concessions can relate to the design of the building, its size, and the number of escapes.

Need more information? Visit www.qbcc.qld.gov.au or call QBCC on 139 333.

ENCL:
YES

TOWN PLANNING COMMITTEE / OPEN

AGENDA ITEM: 10.2

FUNDING FOR SOCIAL INFRASTRUCTURE AND OPEN SPACE

REPORT No.: 16TS0064 CR:dj

COMMON No.: 2795247

DATE: 05/04/2016

Presenter: Manager Design, Planning & Projects, Drosso Lelekis

Approved: General Manager Infrastructure, Luccio Cercarelli

PURPOSE

The purpose of this report is to present to Council options for the funding of social infrastructure and open space.

LINK TO STRATEGIC PLAN

The issues addressed in this Report are in accordance with the following Goals/Strategies of the City of Darwin 2012 – 2016 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

- This report presents to Council information on options for funding social infrastructure and open space.
- The *Darwin Regional Land Use Plan* identifies the need to plan for an increasing population, which includes increased densities throughout the City of Darwin
- Densities are likely to increase through both urban infill and the development of "greenfield" sites. Services and facilities should be provided in line with any population increase.
- Area Plans are currently being developed for the Darwin Inner and Middle suburbs by the Northern Territory Government.
- Neither the proposed nor the existing planning controls within the *Northern Territory Planning Scheme* adequately cover the provision or funding of social infrastructure and open space.
- A range of mechanisms can be used to fund infrastructure. Traditionally, developer contribution plans have been used. However, there are limits to what can be funded through contribution plans and these contribution plans also require studies/strategies to identify and deliver the infrastructure, coupled with

PAGE: 2
 REPORT NUMBER: 16TS0064 CR:dj
 SUBJECT: FUNDING FOR SOCIAL INFRASTRUCTURE AND OPEN SPACE

a clear identification of the area that contributes to the need or stands to benefit from the infrastructure.

- Further investigation is required to determine the best method of raising contributions from development for the funding of social infrastructure and open space.

RECOMMENDATIONS

THAT the Committee resolve under delegated authority:

- A. THAT Report Number 16TS0064 CR:dj entitled Funding for Social Infrastructure and Open Space be received and noted.
- B. THAT a further report be prepared to identify the specific process, studies required, and associated costs to develop a social infrastructure model for the Municipality of Darwin.

BACKGROUND

The *Darwin Regional Land Use Plan 2015* has now been adopted into the *Northern Territory Planning Scheme* (Planning Scheme). Population projections for the region indicate an almost doubling of the population or an additional 120,000 people in the next 40 to 50 years. To cater for this additional population, 2,370 new dwellings will be required in the Darwin municipality by 2025 and 12,300 by 2065.

Approximately 680 additional dwellings will be required in “greenfield” development by 2025 and the remaining dwellings will be accommodated through urban infill development in existing suburbs. A portion of the urban infill will occur through larger redevelopment sites and the remainder will occur incrementally on smaller sites, through rezoning applications. Without adequate forethought and planning, neither type of development is likely to provide sufficient social infrastructure or open space for the growing population.

DISCUSSION

What is social and community infrastructure?

Social and community infrastructure includes a wide range of built facilities, services and networks of organisations, intended to provide a service or facility for the community. This report adopts the term ‘Social Infrastructure’ to mean both social and community infrastructure. Social infrastructure assets include schools, universities, hospitals, prisons, local government facilities (i.e. libraries, ovals, playgrounds, parks, community centres etc.), sporting facilities, art galleries and community housing. Social Infrastructure can also be “hard” or “soft” infrastructure. Hard infrastructure generally refers to the buildings and structures, while soft infrastructure generally refers to services or activities. Figure 1. Below, provides a breakdown of the types of social infrastructure.

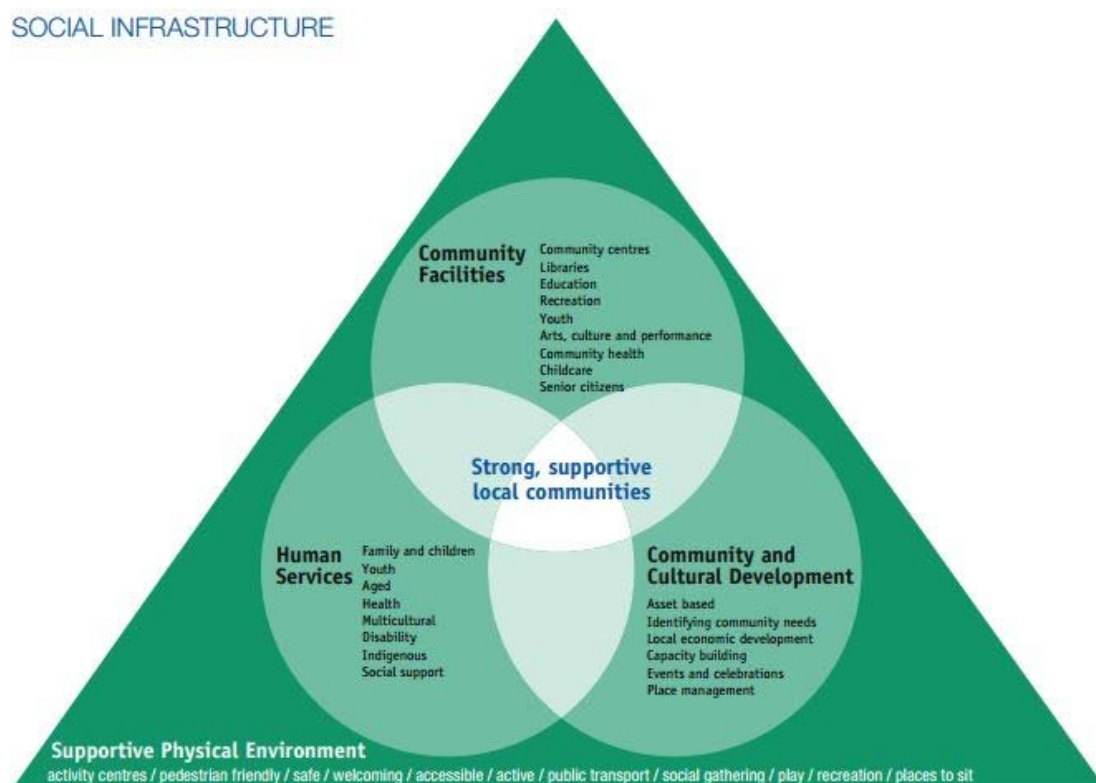


Figure 1: Social Infrastructure. (Local Government Association of South Australia 2012).

In Darwin, social infrastructure is generally located within the CP (Community Purpose), PS (Public Open Space) and OR (Organised Recreation) Zones. As an example, the following community purpose uses are identified within the Inner Suburbs Area Plan study area:

- Educational facilities
- Childcare facilities
- Aged care facilities
- Health service facilities
- Community facilities such as family centres
- Cultural buildings such as art galleries, museums
- Emergency accommodation/refuge
- Clubs
- Charity shops
- Churches and religious organisation offices
- Broadcasting/communications equipment and buildings
- Cemeteries
- Administrative offices for non-profit organisations such as Australian Red Cross
- Government Department / Agency offices such as motor vehicle registry, Training and Employment Boards, Power and Water, NT Fire and Rescue Services etc.
- Utilities

PAGE: 4
 REPORT NUMBER: 16TS0064 CR:dj
 SUBJECT: FUNDING FOR SOCIAL INFRASTRUCTURE AND OPEN SPACE

Why would the City of Darwin consider funding social infrastructure?

The need to cater for the predicted population increase has led to the development of additional guiding strategic documents such as the *Compact Urban Growth Policy* (June 2015) and ongoing development of detailed Area Plans. These additional guiding documents identify particular areas that require additional infrastructure to cater for population forecasts, but fail to provide any discussion of funding or implementation program for the new infrastructure provision.

The City of Darwin maintains the majority of local infrastructure that is created through development and is also the provider of many social services. Under the *Northern Territory Planning Act* (Planning Act), local government is considered a “service authority”, suggesting that local governments should focus on physical and engineering infrastructure. However, under the *Local Government Act*, there are far more civic responsibilities that the City of Darwin must administer. The preamble of the *Local Government Act* states that:

1. *“Local government is a distinct and essential sphere of government.*
2. *The system of local government:*
 - a) *Needs to be flexible and adaptable to the diverse interests and needs of the many communities within the Territory; and*
 - b) *Needs to be comprehensive, democratic, responsive to community needs and accountable both to local communities and the general public.”*

The Local Government Act also outlines the roles, functions and objectives of Local Government, including the following relevant to the provision of social and community infrastructure:

“Part 2.3 Role, functions and objectives of councils

11 Principal role of council

The role of a council is:

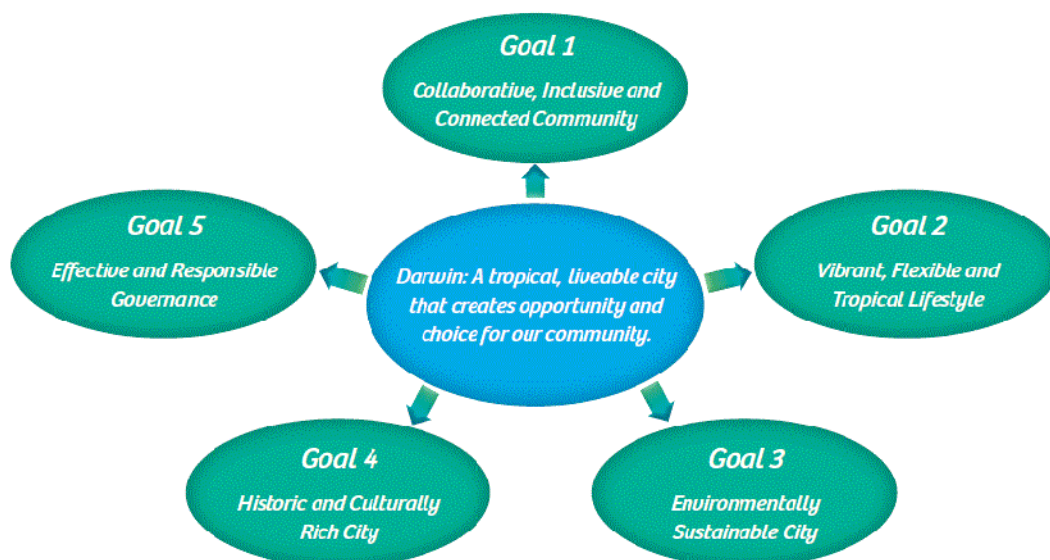
- (a) *to act as a representative, informed and responsible decision-maker in the interests of its constituency; and*
- (b) *to develop a strong and cohesive social life for its residents and allocate resources in a fair, socially inclusive, and sustainable way; and*
- (c) *to provide and coordinate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

12 **Functions of a council**

- (1) *The functions of a council include the following:*
- (a) *to plan for the future requirements of its area for local government services;*
 - (b) *to provide services and facilities for the benefit of its area, its residents and visitors;*
 - (c) *to provide for the interests and well-being of individuals and groups within the council area;*
 - (e) *to manage and develop council facilities and services in its area in a sustainable way;*
 - (f) *to manage and develop for the benefit of its area all the resources available to the council;*
- (2) *The functions of a council may (if the council chooses to perform them) include the following:*
- (b) *to establish or support organisations or programs that benefit the council area.*

Evolving Darwin Towards 2020 – Strategic Plan

The City of Darwin's Strategic Plan provides five strategic goals to guide the actions of Council in achieving its vision of "a tropical, liveable city that creates opportunity and choice for the community".



PAGE: 6
 REPORT NUMBER: 16TS0064 CR:dj
 SUBJECT: FUNDING FOR SOCIAL INFRASTRUCTURE AND OPEN SPACE

Northern Territory Government Strategic Documents

In addition to a range of guiding strategic documents including *Framing the Future*, the *Darwin Regional Land Use Plan 2015* and the Darwin Inner and Mid Suburbs Areas Plans, the Northern Territory Government (NTG) has also recently released the following relevant documents; *Strong Society, Confident Culture Strategy* and *A Sport and Active Recreation Master Plan for the Northern Territory*, which promote the additional provision of social infrastructure.

Strong Society, Confident Culture Strategy

This document outlines the NTG's plan for social participation and represents two of the four strategic goals outlined in *Framing the Future Strategic Plan*. The Strategy outlines a number of objectives and strategies to achieve a strong and cohesive community, including through investment in community infrastructure that promotes connection and allows for diverse activities. This would include investment in health, education, housing and economic security, as well as recreational infrastructure.

A Sport and Active Recreation Master Plan for the Northern Territory

This Master Plan has been prepared by the Department of Sport and Recreation to support its vision that "Territorians have a lifelong involvement in sport and active recreation". The Plan outlines an approach to managing sport and active recreation across the Northern Territory, to maximise the Territory Government's investment in this area.

Benefits of providing social infrastructure

The provision of social infrastructure has both social and economic benefits. Many studies have been undertaken to determine the economic benefits related to providing social infrastructure.

Sporting and recreational infrastructure is often associated with the physical health outcomes it can provide. However, social infrastructure can also provide meaningful opportunities for social interaction and the development of social capital.

Ways of funding infrastructure

Social infrastructure can be funded through a range of mechanisms, including:

- Developer contribution plans
- General Rates
- Special rates levies
- Public/private partnerships
- Grant funding
- As specific Planning Scheme provisions

Developer Contribution Plans

The City of Darwin is able to prepare contribution plans for the provision of infrastructure or public car parking under *Part 6 of the Planning Act - Developer Contributions*.

Under Part 6 of the Planning Act:

Definitions:

Infrastructure means prescribed capital works but does not include:

- (a) the repair or maintenance of capital works;*
- (b) works required as a condition of a development permit to be carried out on the land to which the permit relates; or*
- (c) the provision of public car parking.*

68 Service authority may make contribution plans

- (1) A service authority may prepare a proposed contribution plan.*

69 Content of contribution plan

- (1) A contribution plan may specify that the owner of land on which a development of a type specified in the plan occurs will be required to contribute towards the provision of infrastructure or public car parking, as the case may be, in accordance with the plan.*
- (2) A contribution plan that is made by a service authority that is a local authority applies only to land within the local authority's council area.*
- (3) A contribution plan relates to the policy area specified in the plan, being land that can appropriately be treated as a discrete area for the provision of infrastructure or public car parking of the type specified in the plan because of:*
 - (a) the location of the land;*
 - (b) land uses in the area of land or other common identifiable characteristics;*
 - (c) the anticipated future development of the area of land; and*
 - (d) the infrastructure or public car parking that is or will be required on the area of land.*

Capital works are building and engineering works that create an asset, as well as constructing or installing facilities and fixtures associated with, and forming an integral part of those works. This definition focuses on capital projects where construction activity is required in order to create an asset. Capital works projects would typically include constructing either buildings, roads and bridges, structures or mechanical installations, upgrading or extending existing buildings, and major road works including the upgrade of existing roads (Shoalhaven Council).

This means that Council can effectively create contribution plans for capital works or public car parking. However, contribution plans cannot be created for the provision of

PAGE: 8
 REPORT NUMBER: 16TS0064 CR:dj
 SUBJECT: FUNDING FOR SOCIAL INFRASTRUCTURE AND OPEN SPACE

land, services and any ongoing maintenance or management of the capital works assets.

Council currently has developer contribution plans for the upgrade and provision of stormwater drainage and road works infrastructure and public car parking.

General rates and special rates levies

Both soft and hard social infrastructure could be funded through the Council's general rates. A new initiative could be established in the budget to fund the construction of new infrastructure, upgrading works or community services.

Alternatively, if there is insufficient funding in the budget, or if a facility was seen to be only useful for a very specific area, a special "once off" levy could be applied through the rates system. This has been previously used in other Northern Territory Councils such as Litchfield Shire Council, where a levy was applied to upgrade the Howard Springs waste transfer station. An ongoing rate levy could also be applied to fund a scheduled range of projects developed under a Social Infrastructure Plan. The viability and community acceptance of using this method of funding ongoing social infrastructure would need to be further investigated.

Public-private partnerships

A Public-Private Partnership (PPP) is a long-term contract between the public sector (a Public Sector Client) and a private company or consortium of companies (a Private Entity) covering the design, construction, maintenance, and financing of an infrastructure asset. PPP's can take many different forms, but typically can include the financing, construction, operation and maintenance of an asset for a set period of time.

Grant funding and partnering with the NTG

Federal and NTG funding is often sought for the construction of new infrastructure and provides an important supplement to Council's general rates. The availability and type of Grant funding is often variable between economic cycles and government parties.

The NTG is also a key provider of social and community infrastructure. Generally the NTG provides regional and territory wide services and facilities, however, there are many areas where they fund or partner with Local Government in providing local and regional facilities. The NTG has released a number of key strategic plans and strategies relating to social and recreational facilities and services. Opportunities to partner with the NTG in these areas should be further investigated.

Specific Planning Scheme provisions

In addition to the Planning Act which enables developer contribution plans to be prepared, the Planning Scheme could specifically require either developer contributions for a particular type of infrastructure or the provision of that

infrastructure or land, for example, public open space, affordable housing, public art and community facilities.

What Council may consider funding

The expected growth in population throughout the municipality will create a need to increase access to all social infrastructure, not only to provide for new residents but also to maintain the level of service and access provided to existing residents.

City of Darwin officers have provided some input into the preparation of the Area Plans for Darwin's Inner and Mid Suburbs. Progressively, it is understood that area plans will be prepared for all growth areas within the Darwin Municipality. Background studies for the area plans will identify existing infrastructure and the likely demand for new infrastructure. Although the area plans are unlikely in themselves to provide the necessary infrastructure, it is important that they are accompanied by background studies and implementation plans (including funding mechanisms)

Whilst some new infrastructure will be provided through development and other means such as grant funding and capital works projects, it is considered that a proactive approach to understanding the future needs of the municipality's growing population should be taken.

Undertaking detailed studies of existing infrastructure and examining any likely current or future needs, is the basis for developing Social Infrastructure Plans.

Other Australian Jurisdictions

In most Australian jurisdictions, local government is the development consent authority. Generally there are state level controls for contributions or funding mechanisms for infrastructure. In "greenfield" development, infrastructure is generally required as part of the subdivision stage, while infill development contributions may be required at development stage, (i.e. construction of a new dwelling).

Logan City Council – Queensland

Logan City Council maintains a Priority Infrastructure Plan (PIP) to ensure that land use planning is integrated with the planning and provision of trunk infrastructure. Trunk infrastructure is significant infrastructure that supports large areas or catchments, such as major stormwater pipes for an entire neighbourhood, and is classified into networks for:

- Water supply,
- Sewerage,
- Stormwater (drainage),
- Movement (transport - road, cycle), and
- Parks and land for community facilities.

PAGE: 10
 REPORT NUMBER: 16TS0064 CR:dj
 SUBJECT: FUNDING FOR SOCIAL INFRASTRUCTURE AND OPEN SPACE

The PIP considers assumptions and projections of the type, scale, location and timing of development, in the context of the corresponding demand that will be generated for each trunk infrastructure network. When development occurs which will increase demand, Council collects contributions from those developers toward the provision of the necessary infrastructure.

Logan City Council also collects Infrastructure levies through the rates system. An example of a Logan City Council Rates notice is included at **Attachment A**.

Western Australia

State Planning Policy 3.6 Development Contributions for infrastructure sets out the principles and considerations that apply to development contributions for the provision of infrastructure in new and established urban areas. The policy can be found at:

http://www.planning.wa.gov.au/dop_pub_pdf/sps3.6_dev_contributons.pdf

The state planning provisions require contributions towards open space and primary schools as well as engineering infrastructure. Council's then prepare developer contribution plans in accordance with the State Planning Policy.

New South Wales

The NSW state government placed a per lot or per dwelling rate on developer contributions in 2010 to limit the amount any Council could charge in total for developer contributions, to improve housing supply and affordability, which included:

- A cap of \$30,000 per dwelling or residential lot in a "greenfield" area;
- A cap of \$20,000 per dwelling or per residential lot in brownfield developments.

Contribution plans are widely used in NSW, and are enabled under Section 94 of the *Environmental Planning and Assessment Act*, with each Council establishing them on a needs basis. Leichhardt Council, an inner Sydney Council, applies developer contribution plans for:

- Open Space and Recreation
- Community Facilities and Services
- Transport and Access

The contribution plans can be found at:

<http://www.leichhardt.nsw.gov.au/Planning---Development/Planning-Controls--DCPs--LEPs--VPAs-/Contribution-Levies/Contribution-Levies>

PAGE: 11
 REPORT NUMBER: 16TS0064 CR:dj
 SUBJECT: FUNDING FOR SOCIAL INFRASTRUCTURE AND OPEN SPACE

As an example of contributions payable, the *Leichhardt Developer Contributions Plan No.2 – Community Facilities and Services* includes the following table for calculating contributions for new dwellings not involving subdivision:

Dwelling Size (Gross floor area as defined within this plan)	Monetary Contribution (Based on a rate of \$1,535 per person)	Assumed Occupancy Rate
53m ² or less	\$2,042	1.33
> 53m ² – 106m ²	\$2,947	1.92
> 106m ² -160m ²	\$3,945	2.57
> 160m ² -215m ²	\$5,066	3.30
> 215m ²	\$6,109	3.98

Table A – Monetary Contribution rates for Residential development – Not involving Subdivision

Any contribution under this plan is likely to be in conjunction with other contributions towards road and open space upgrades.

Summary

City of Darwin officers have provided input on the preparation of the NTG's Area Plans for Darwin's Inner and Mid Suburbs. Progressively, it is understood that area plans will be prepared for all growth areas within the Darwin Municipality. Background studies for the area plans will identify existing infrastructure and the likely demand for new infrastructure. The area plans are unlikely in themselves to provide the necessary infrastructure. Notwithstanding this, Council has expressed its concern to the NTG that funding and implementation for necessary infrastructure to support the Area Plans needs to be undertaken in a timely manner in conjunction with the area planning.

The Town Planning Committee can either decide to:

- Not fund further investigations into the provision of social infrastructure or public open space now or into the future and only receive and note the subject report; or
- Undertake further investigations to determine the best method of raising contributions from development for the funding of social infrastructure and open space.

Whilst some new infrastructure will be provided through development and other means such as grant funding and capital works projects, it is considered that a proactive approach to understanding the future needs of the municipalities growing population should be taken.

A proactive approach would involve understanding the future infrastructure needs of the community, investigating means of funding infrastructure and introducing appropriate mechanisms to secure ongoing reliable funding streams.

PAGE: 12
 REPORT NUMBER: 16TS0064 CR:dj
 SUBJECT: FUNDING FOR SOCIAL INFRASTRUCTURE AND OPEN SPACE

While this report provides a basic overview of ways in which social infrastructure may be funded, further work is required to best determine the best option or options for the City of Darwin.

It is recommended that a further report be prepared for Council's consideration to identify the specific process, studies required and associated costs to develop a social infrastructure model for the Municipality of Darwin.

CONSULTATION PROCESS

This report was considered by the Executive Leadership Team on 21 March 2016 and now referred to Council for consideration.

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

- Team Leader Development
- Team Leader Revenue

In preparing this report the following online resources were used:

Bourdieu P, Wacquant LJD. 1992. *An Invitation to Reflexive Sociology*. University of Chicago Press, Chicago.

Establishing Standards for Social Infrastructure August 2005, University of Queensland.

Local Government Association of South Australia. 2012. *Implementation Guide: Planning for Social Infrastructure and Community Services for Urban Growth Areas* [https://www.lga.sa.gov.au/webdata/resources/files/2010_10 - Project Output - Implementation Guide \(February 2012\) - Development of Social Infrastructure in Growth Corridors.pdf](https://www.lga.sa.gov.au/webdata/resources/files/2010_10_-_Project_Output_-_Implementation_Guide_(February_2012)_-_Development_of_Social_Infrastructure_in_Growth_Corridors.pdf)

<http://www.nzsif.co.nz/Social-Infrastructure/What-are-Public-Private-Partnerships/>

Marmot, M & Wilkinson, R.G (2001). "Psychosocial and material pathways in the relation between income and health: a response to Lynch et al". British Medical Journal 322, 1233-1236.

Poortinga, Wouter. 2012. "Community resilience and health: The role of bonding, bridging, and linking aspects of social capital" Health & Place 18 (2): 286-295. DOI: 10.1016/j.healthplace.2011.09.017

POLICY IMPLICATIONS

Council policy implications would need to be considered in the development of any funding mechanisms.

PAGE: 13
 REPORT NUMBER: 16TS0064 CR:dj
 SUBJECT: FUNDING FOR SOCIAL INFRASTRUCTURE AND OPEN SPACE

BUDGET AND RESOURCE IMPLICATIONS

The preparation of studies relating to social infrastructure need and the preparation of any mechanisms to fund social infrastructure will require appropriate resources and budgeting. An estimate of the associated costs of establishing funding mechanisms can be provided when the actual mechanism is determined.

These investigations would include an assessment of the need for funding and timing of social infrastructure and open space provisions. This information would be provided through a further a report to Council.

RISK/LEGAL/LEGISLATIVE IMPLICATIONS

Any funding mechanisms would need to be developed in accordance with the relevant legislation and be appropriately adopted otherwise they may be subject to challenge by developers, resulting in delays and increased costs to both the City of Darwin and developers.

ENVIRONMENTAL IMPLICATIONS

Contribution plans should consider the environmental outcomes of undertaking the proposed infrastructure.

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
MANAGER DESIGN, PLANNING &
PROJECTS

LUCCIO CERCARELLI
GENERAL MANAGER
INFRASTRUCTURE

For enquiries, please contact Cindy Robson on 8930 0528 or email:
c.robson@darwin.nt.gov.au.

Attachments:

Attachment A: Logan City Council Rates notice.

January to March 2016

In accordance with the Local Government Act, Council is required to provide the following information to ratepayers.

Discount for prompt payment

Pay your rates, including any arrears, by the due date and you'll receive a 5% discount on your current rates and charges (excluding the state government emergency levy, water and wastewater charges and water consumption). **Any objection or dispute in relation to rates and charges does not affect the levy, payment, and/or recovery of rates, which must be paid in full on or before the due date to receive the discount.**

Proposed rates schedule

April to June quarter 2016
Issue date: 13 April 2016
Due by: 13 May 2016

The proposed rates schedule is provided as a general guide only and is subject to change.

Differential general rates

General rates are calculated using the valuation provided by the Department of Natural Resources and Mines (DNRM) and to mitigate the impact of any substantial change in the valuation, Council has resolved that the rateable value of property in Logan is calculated by averaging the valuation over three years. Council has also resolved to use provisions within the Local Government Act to rate using differential general rates. Rateable properties in Logan are categorised into differential rate categories using land use codes supplied by DNRM along with other specified criteria contained within the Differential General Rate Categories.

Those properties with rateable valuations up to and including the Minimum Rateable Valuation will be charged the Minimum General Rate applicable to the Differential General Rate Category.

General rates are calculated by multiplying the 'rateable value' with the 'cents in \$ per annum' applicable to your parcel of land as set out in the Differential General Rate Categories schedules on following pages.

The following example shows how a General Rate is calculated based on a rateable value of \$250,000:

Example only:

$(0.3478\text{c in } \$) \times 0.003478 \times \$250,000 \div 4 = \$217.38 \text{ per quarter}$

*Objection against categorisation:

If you are sure that the Differential General Rate Category you have been assigned is incorrect, then please contact Council within 30 days from the issue date on your rates notice (before the due date). The official objection form is available at Council's Customer Service counter at the Administration Centre, 150 Wembley Rd, **Logan Central** and Council's Customer Service Centres at 18-22 Honora Street, **Jimboomba**, and 58-60 Manila St, **Beenleigh**. Alternatively, you can download the official objection form from www.logan.qld.gov.au/rates.

***The lodgement of any objection will not affect the levy and recovery of rates which must still be paid as issued. Where the objection is upheld, an adjustment of rates will be made accordingly.**

Full details of Differential General Rates Categories, as required by the Local Government Act, are shown on the following pages.

The easy ways to pay your rates

Via the internet

www.logan.qld.gov.au
credit card

(Payments made by credit card incur a 0.5% merchant service fee).

BPAY®

savings or cheque account

BPAY VIEW®

log in to your online banking account to swap from paper rate notice to electronic notice.

By telephone

1300 730 528

credit card

(Payments made by credit card incur a 0.5% merchant service fee).

BPAY®

savings or cheque account

By mail

Post to Council

direct debit request
cheque
money order
credit card details

(Payments made by credit card incur a 0.5% merchant service fee).

In person

Australia Post

cash; cheque; debit card; credit card

(Payments made at the Post Office will incur a transaction fee of \$2.15 and credit card payments will incur a merchant service fee of 0.5% .)

Logan City Council Admin Centre or Customer Service Centres

cash; cheque; money order; debit card; credit card
(Payments made by credit card incur a 0.5% merchant service fee).

*Registered to BPAY Pty Ltd ABN 69 079 137 518.

Council contact details

Logan City Council Administration Centre
150 Wembley Rd, Logan Central

Open: 8am - 5pm Monday to Friday (AEST)

General 1300 156 426
1300 1LOGAN*

After hours 07 3412 3412

Fax (07) 3412 3444

Email: council@logan.qld.gov.au

Website: www.logan.qld.gov.au

*Council's 1300 number is only for use by customers within Logan City from a landline. When contacting Council from a mobile or outside of Logan City please phone (07) 3412 3412.

Beenleigh Customer Service

58 - 60 Manila St, Beenleigh

Open: 8am - 4.45pm Monday to Friday (AEST)

Jimboomba Customer Service

18 - 22 Honora St, Jimboomba

Open: 8am - 4.45pm Monday to Friday (AEST)

Council offices are closed on public holidays.

Separate charges

ENVIRONMENTAL CHARGE

\$17.40 per quarter

This helps fund Council's environmental program which includes:

- community partnership projects such as Land For Wildlife and Voluntary Conservation Agreements
- ENVIRO Grants and World Environment Day events
- waterway rehabilitation, water quality monitoring and waterway management
- acquisition of environmentally significant land
- greenhouse and energy projects
- vegetation management, bushcare and bushland maintenance

COMMUNITY INFRASTRUCTURE CHARGE

\$85.55 per quarter

This charge funds key infrastructure works across the whole of the city and contributes to maintaining the city's more than 920 parks, 2,178 kilometres of roads, nine libraries and 55 community and neighbourhood centres in 63 suburbs, including the Logan Art Gallery, inSports, the Logan Entertainment Centre, six aquatic centres and other community facilities. It also helps fund social services such as community events and festivals, support services for community groups, youth and physical activity programs, graffiti management, cultural diversity initiatives and programs for a safer city.

ARE THERE ANY REBATES OR CONCESSIONS AVAILABLE ON SEPARATE CHARGES?

- Council offers a full environmental charge rebate on those properties covered by a Category One Vegetation Management Area or equivalent level of protection. This recognises that these properties provide significant environmental benefits in protecting the city's biodiversity and green spaces. To find out if your property is in Category One, please contact Council for more information.
- Farming land over multiple lots within Logan City may be eligible for a reduction in the number of environmental charges and community infrastructure charges. This means a single charge may be applied for rated-together property rather than per parcel/lot of farming land. This is to encourage economic development of the whole of Logan City. Criteria applies for this concession. Please contact Council for more information.

Special charge

RURAL FIRE SPECIAL CHARGE

In certain parts of the city, Council collects **\$10.00 per quarter** as a Rural Fire Special Charge and distributes the funds to participating rural fire brigades to assist them in providing a rural fire service.

Utility charges

GARBAGE CHARGES

DOMESTIC SERVICES	Charge per quarter
Standard weekly 140 litre waste and fortnightly 140 litre or 240 litre recycle	\$64.75
Standard weekly 240 litre waste and fortnightly 140 litre or 240 litre recycle	\$68.00

Further information on other available domestic and/or commercial garbage services/charges can be obtained by phoning Council on 3412 3412.

WATER SERVICE CHARGE

The utility charge for water supply comprises a two-part tariff that consists of a base charge and a volumetric charge. The base charge reflects the fixed costs of supply including infrastructure provision. The volumetric charge reflects the cost of the water supplied.

Base Charge - \$73.55 per quarter

The base charge for water supply in Council's water service area is:

- for a metered service connection, the amount specified above multiplied by the capacity factor for the service connection
- for a service connection which is not metered, the amount specified above
- where service is not connected in the water supply area, the amount specified above

Service Diameter (mm)	Capacity Factor
20 or less	1
25	1.5625
32	2.56
40	4
50	6.25
65	12.0193
80	16
100	25
150	56.25
200	100
225	126.5625
250	156.25
300	225

WATER CONSUMPTION CHARGE

The volumetric charge for water consumption across all of Logan City is **\$3.6863 per kilolitre**.

The charge consists of two (2) separate components:

Logan City Council charge (kL)..... \$1.0053

State Govt Bulk Water Charge (kL).... \$2.6810

For further information regarding water contact (07) 3412 3412.

WASTEWATER (SEWERAGE) CHARGE

Premises	1 unit = \$8.68 per quarter	Charge per quarter
Vacant land (per parcel)	15 Units	\$130.20
Residential Single self contained dwelling ie, house, home unit, flat, townhouse. C.E.D. Connection.	20 units each 16 units each	\$173.60 \$138.88
Residential - Other Multiple residential accommodation not included above ie hostel, guesthouse. First pedestal/urinal. Second and subsequent pedestals/urinals. C.E.D. Connection. First pedestal/urinal. Second and subsequent pedestals/urinals.	20 units 15 units 16 units 14 units	\$173.60 \$130.20 \$138.88 \$121.52
Non-Residential First pedestal/urinal. Second and subsequent pedestals/urinals. C.E.D. Connection. First pedestal/urinal. Second and subsequent pedestals/urinals.	20 units 15 units 16 units 14 units	\$173.60 \$130.20 \$138.88 \$121.52
Aged Care/Nursing Home/Retirement Complex/Student Accommodation Residential - Single living unit ie house, home unit, townhouse, villa, hospital room/hostel room/student accommodation room etc Each single living unit Non Residential - Office, staff areas, shops, maintenance workshops and all other facilities/areas not contained in the residential and recreational facilities categories: Each pedestal/urinal Recreational Facilities - Facilities operated and dedicated purely for the residents' communal use.	10 units 15 units Nil	\$86.80 \$130.20 Nil
Caravan/Mobile Home Parks For each individual site where sewerage infrastructure has been constructed and accepted by Council. Where services are provided exclusively within ablutions facilities the charge shall be for each pedestal (and equivalent urinal). Where there is a combination of service provision, an assessment shall be made by Logan Water to determine an equitable equivalent unit base related to an equivalent number of pedestals which shall be charged at the standard unit rate. A rate of 5 units per site will apply in the case of tent sites.	10 units 20 units	\$86.80 \$173.60

Category - Residential 1 Rate cents in \$ 0.3478

Minimum Rateable Valuation \$214,491.00

Minimum General Rate per quarter \$186.50

Objective - The dominant purpose for which that land is used or intended for use is a residential use or any other purpose.

Criteria - Other This land is used by a household* which includes the owner of the land.

*Household means an individual or group of two or more related or unrelated people who reside in the dwelling (see Queensland Planning Provisions).

- 02 Single dwelling
- 05 Single dwelling - large site
- 08-09 Community title lot (residential)

Category - Residential 2 Rate cents in \$ 0.4627

Minimum Rateable Valuation \$200,130.00

Minimum General Rate per quarter \$231.50

Objective - The dominant purpose for which that land is used or intended for use is a residential use or any other purpose.

Criteria - Other This land is not used by a household* which includes the owner of the land.

*Household means an individual or group of two or more related or unrelated people who reside in the dwelling (see Queensland Planning Provisions).

- 02 Single dwelling
- 05 Single dwelling - large site
- 08-09 Community title lot (residential)

Category - Miscellaneous

Rate cents in \$ 0.3478

Minimum Rateable Valuation \$214,491.00

Minimum General Rate per quarter \$186.50

Objective - Land used for miscellaneous purposes or not included in any other rating category.

Criteria - Land Use Other

- 00 Unspecified
- 01 Vacant urban land
- 04 Vacant land - large site
- 06 Outbuilding
- 32 Wharves
- 50 Other clubs (non-business)
- 51 Religious
- 52 Cemetery
- 55 Library
- 56 Showground/Racecourse/Airfield
- 57 Parks and gardens
- 92 Defence force establishments
- 94 Vacant rural land
- 97 Welfare home/institution
- 99 Community protection centre

Category - Subdivision - Not allocated land Rate cents in \$ 0.3478

No Minimum Rateable Valuation

Objective - The land is not allocated.

Criteria - Land Use category

- 72 Not allocated land (Section 50 of the Land Valuation Act 2010)

Category - Multiple Residential Dwelling/s Rate cents in \$ 0.5170

Minimum Rateable Valuation \$228,433.00

Minimum General Rate per quarter \$295.25

Objective - The dominant purpose for which that land is used or intended for use as multi-residential use.

Criteria - Land Use category

- 03 Multiple dwelling/s (flats)
- 08-09 Community title lot (flats)

Category - Residential Institutions (up to 50 sites)

Rate cents in \$ 0.6554

Minimum Rateable Valuation \$1,666,616.00

Minimum General Rate per quarter \$2,730.75

Objective - The dominant purpose for which that land is used or intended for use as residential institution use.

Criteria - Land Use category

- 21 Residential Institution
- Criteria other:** with up to and including 50 sites

Category - Residential Institutions (51 to 100 sites)

Rate cents in \$ 1.2780

Minimum Rateable Valuation \$2,136,776.00

Minimum General Rate per quarter \$6,827.00

Objective - The dominant purpose for which that land is used or intended for use as residential institution use.

Criteria - Land Use category

- 21 Residential Institution
- Criteria other:** with 51 to 100 sites

Category - Residential Institutions (101 to 210 sites)

Rate cents in \$ 1.2889

Minimum Rateable Valuation \$3,135,697.00

Minimum General Rate per quarter \$10,104.00

Objective - The dominant purpose for which that land is used or intended for use as residential institution use.

Criteria - Land Use category

- 21 Residential Institution
- Criteria other:** with 101 to 210 sites

Category - Residential Institutions (211 to 275 sites)

Rate cents in \$ 2.4905

Minimum Rateable Valuation \$3,245,613.00

Minimum General Rate per quarter \$20,208.00

Objective - The dominant purpose for which that land is used or intended for use as residential institution use.

Criteria - Land Use category

- 21 Residential Institution
- Criteria other:** with 211 to 275 sites

Category - Residential Institutions (greater than 275 sites)

Rate cents in \$ 3.7248

Minimum Rateable Valuation \$3,079,199.00

Minimum General Rate per quarter \$28,673.50

Objective - The dominant purpose for which that land is used or intended for use as residential institution use.

Criteria - Land Use category

- 21 Residential Institution
- Criteria other:** with greater than 275 sites

Category - Farming

Rate cents in \$ 0.3471

Minimum Rateable Valuation \$259,579.00

Minimum General Rate per quarter \$225.25

Objective - The dominant purpose for which that land is used, or intended for use, is a farming use and the use:

(a) has a significant and substantial commercial purpose; and (b) is for the purpose of profit on a continuous or repetitive basis.

The property must have been certified by DERM in accordance with section 17 of the Valuation of Land Act 1944.

This category does not include land used for major commercial mushroom production with more than 40 employees / contractors.

Criteria - Land Use category

- 64-66 Cattle breeding and fattening
- 68 Dairy cattle - milk quota
- 69 Dairy cattle - no milk quota
- 74 Turf farm
- 75 Sugar cane
- 79 Orchards
- 80 Tropical fruits
- 82 Vineyards
- 83* Small crops and fodder (irrigated).
- 84* Small crops and fodder (non-irrigated).
- 85 Rural use - pigs
- 86 Rural use - horses
- 88 Forestry & logs
- 89 Rural use - animals (special)

Category - Poultry (less than 100,000 birds) Rate cents in \$ 0.6883

Minimum Rateable Valuation \$669,911.00

Minimum General Rate per quarter \$1,152.75

Objective - Land used for poultry.

Criteria - Land Use category

- 87 Rural use - poultry
- Criteria other:** land used for poultry farming with approval for less than 100,000 birds

Category - Poultry (100,000 birds or more) Rate cents in \$ 2.3951

Minimum Rateable Valuation \$384,994.00

Minimum General Rate per quarter \$2,305.25

Objective - Land used for poultry.

Criteria - Land Use category

- 87 Rural use - poultry
- Criteria other:** land used for poultry farming with approval for 100,000 or more birds

Category - Commercial mushroom farming Rate cents in \$ 6.9066

Minimum Rateable Valuation \$445,009.00

Minimum General Rate per quarter \$7,683.75

Objective - Land used for major commercial mushroom production with more than 40 employees / contractors.

Criteria - Land Use category

- 83 Small crops and fodder (irrigated)
Criteria other: only land used for major commercial mushroom production with more than 40 employees/contractors.
- 84 Small crops and fodder (non-irrigated)

Criteria other: only land used for major commercial mushroom production with more than 40 employees/contractors.

Category - Industrial

Rate cents in \$ 1.4170

Minimum Rateable Valuation \$114,891.00

Minimum General Rate per quarter \$407.00

Objective - The dominant purpose for which the land is used is an industrial use, other than land uses more specifically defined.

Criteria - Land Use category

- 08-09 Community title lot (Industrial)
- 28 Warehouse and bulk stores
- 29 Transport terminals
- 33 Builder's yard, contractors
- 34 Cold stores - ice works
- 35 General industry
- 36 Light industry
- 40 Extractive industry
- 95 Reservoir/Dam/Bores

Category - Oil depots and offensive industries

Rate cents in \$ 1.5496

Minimum Rateable Valuation \$105,059.00

Minimum General Rate per quarter \$407.00

Objective - Land used for oil depots or offensive industries.

Criteria - Land Use category

- 08-09 Community title lot (Industrial)
- 31 Oil depot
- 37 Noxious/Offensive industry

Category - Commercial

Rate cents in \$1.4831

Minimum Rateable Valuation \$109,770.00

Minimum General Rate per quarter \$407.00

Objective - Land used for commercial purposes other than those more specifically defined.

Criteria - Land Use category

- 07 Guest house/Private hotel
- 08-09 Community title lot (commercial)
- 10 Combined multi dwelling and shops
- 11 Shop (single)
- 12 Shops - group (more than 6 shops)
- 13 Shopping group (2 to 6 shops)
- 14 Shops - main retail
- 15 Shops - secondary retail
- 17 Restaurant
- 18 Special tourist attraction

- 26 Funeral parlour
- 27 Hospital or Convalescent home
- 38 Advertising hoarding
- 41 Child care
- 43 Motel
- 44 Nurseries
- 48 Sports clubs/facilities
- 49 Caravan parks
- 58 Educational

Category - Offices

Rate cents in \$ 1.8951

Minimum Rateable Valuation \$85,906.00

Minimum General Rate per quarter \$407.00

Objective - Land used for offices.

Criteria - Land Use category

- 08-09 Community title lot (offices)
- 25 Offices

Category - Drive-in shopping centres and car parks

Rate cents in \$ 2.0649

Minimum Rateable Valuation \$78,842.00

Minimum General Rate per quarter \$407.00

Objective - Land used for a drive-in shopping centre or car park.

Criteria - Land Use category

- 08-09 Community title lot (drive-in shops, car park)
- 16 Drive-in shopping centre
- 22 Car park

Category - Service stations

Rate cents in \$ 2.0898

Minimum Rateable Valuation \$77,902.00

Minimum General Rate per quarter \$407.00

Objective - Land used for a service station.

Criteria - Land Use category

- 08-09 Community title lot (service station)
- 30 Service stations

Category - Hotels & Licensed clubs

Rate cents in \$ 1.7334

Minimum Rateable Valuation \$93,919.00

Minimum General Rate per quarter \$407.00

Objective - Land used for a hotel or licensed club.

Criteria - Land Use category

- 08-09 Community title lot (hotel/club etc)
- 42 Hotel/Tavern
- 47 Licensed Club

Category - Retail warehouses

Rate cents in \$ 1.6268

Minimum Rateable Valuation \$100,074.00

Minimum General Rate per quarter \$407.00

Objective - Land used for a retail warehouse.

Criteria - Land Use category

- 08-09 Community title lot (warehouse)
- 23 Retail warehouse

Category - Outdoor sales areas

Rate cents in \$ 1.5843

Minimum Rateable Valuation \$102,758.00

Minimum General Rate per quarter \$407.00

Objective - Land used for an outdoor sales area.

Criteria - Land Use category

- 08-09 Community title lot (outdoor sales)
- 24 Outdoor sales areas

Category - Transformers

Rate cents in \$ 0.9674

Minimum Rateable Valuation \$168,286.00

Minimum General Rate per quarter \$407.00

Objective - Land used for transformers.

Criteria - Land Use category

- 08-09 Community title lot (transformer)
- 91 Transformers

COUNCIL

General Rate - Miscellaneous (Rateable Value 138,600)	186.50	
Supplementary General Rate	60.52	
Environmental Charge	17.40	
Supplementary Environmental Charge	14.56	
Community Infrastructure Charge	85.55	
Supplementary Comm Infrastructure Charge	71.60	
Rural Fire Special Charge	10.00	446.13

STATE GOVERNMENT

State Emergency Levy 1-E (No Discount applies)	6.05	6.05
--	------	------

Total Amount**452.18****Less Discount for prompt payment****22.32 CR**

ENCL: TOWN PLANNING COMMITTEE/OPEN
NO

AGENDA ITEM: 10.3

STRATEGIC PLANNING ISSUES - APRIL 2016

REPORT No.: 16TS0061 BS:hd COMMON No.: 2481144

DATE: 05/04/2016

Presenter: Manager Design, Planning & Projects, Drosso Lelekis

Approved: General Manager Infrastructure, Luccio Cercarelli

PURPOSE

The purpose of this report is to provide an updated schedule of identified Strategic Town Planning matters for referral to Town Planning Committee meetings.

LINK TO STRATEGIC PLAN

The issues addressed in this Report are in accordance with the following Goals/Strategies of the City of Darwin 2012 – 2016 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 Town Planning Committee focuses on strategic town planning issues.
- This report presents an updated schedule of previously identified and known strategic matters.
- The schedule includes known current issues and will be influenced by unforeseen strategic matters requiring consideration either directly raised by Council or via external parties such as the Northern Territory Planning Commission.
- Progress and updating of the schedule will be reported on at Town Planning Committee meetings.

RECOMMENDATIONS

THAT the Committee resolve under delegated authority:

THAT Report Number 16TS0061 BS:hd entitled Strategic Planning Issues – April 2016, be received and noted.

PAGE: 2
 REPORT NUMBER: 16TS0061 BS:hd
 SUBJECT: STRATEGIC PLANNING ISSUES – FEBRUARY 2016

BACKGROUND

Council resolved that the Town Planning Committee Meeting will be held once every two months, with a focus on strategic town planning matters.

This report provides an updated schedule of identified strategic town planning matters and expected time frames for addressing these matters.

DISCUSSION

The following table provides the status of strategic planning issues identified that are yet to be considered by the Town Planning Committee:

Issue	Council Decision No.	Expected Report Date
Building elements over the City of Darwin road reserve	Decision No.21\3739	June 2016
Assessment criteria and definition for Serviced Apartments in the Northern Territory Planning Scheme	Decision No.21\3135	June 2016
Car parking on the podium level		June 2016
Tree Planting in car park areas with a view to increasing the amount of shaded land area and improving public amenity and air purification taking into account the requirements of the Planning Scheme in relation to shading parking areas.	Decision No.21\3387	June 2016

In addition to the above, the City of Darwin are actively progressing issues as they arise, some of which are in conjunction with the Northern Territory Planning Commission, Department of Lands, Planning and the Environment and the Department of Transport. Issues include, but are not limited to; review of the Outdoor Advertising Signs Code, Darwin Inner and Mid Suburbs Area Plans along with rezoning applications and planning scheme amendments as they arise.

CONSULTATION PROCESS

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

- Strategic Town Planner
- Town Planner

PAGE: 3
REPORT NUMBER: 16TS0061 BS:hd
SUBJECT: STRATEGIC PLANNING ISSUES – FEBRUARY 2016

POLICY IMPLICATIONS

There are considered to be no policy implications for this report.

BUDGET AND RESOURCE IMPLICATIONS

Resources are in accordance with approved Council budgets.

RISK/LEGAL/LEGISLATIVE IMPLICATIONS

There are considered to be no risk/legal/legislative implications for this report.

ENVIRONMENTAL IMPLICATIONS

There are considered to be no environmental implications for this report.

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
MANAGER DESIGN, PLANNING
& PROJECTS

LUCCIO CERCARELLI
GENERAL MANAGER
INFRASTRUCTURE

For enquiries, please contact Cindy Robson on 8930 0528 or email:
c.robson@darwin.nt.gov.au .

OPEN SECTION

TP/6

Town Planning Committee Meeting – Tuesday, 5 April 2016

11. INFORMATION ITEMS

Nil

12. GENERAL BUSINESS

13. CLOSURE OF MEETING