

OPEN SECTION

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CITY OF DARWIN

TOWN PLANNING COMMITTEE

TUESDAY, 1 APRIL 2014

MEMBERS: Member G A Lambert, (Chairman); The Right Worshipful, Lord Mayor, Ms Katrina Fong Lim; Member J M Anictomatis; Member R K Elix; Member H I Galton; Member G J Haslett; Member R M Knox; Member G Lambrinidis; Member R Lesley; Member A R Mitchell; Member S J Niblock; Member R Want de Rowe; Member K J Worden.

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

Enquiries and/or Apologies: Arweena Smit
E-mail a.smit@darwin.nt.gov.au - PH: 89300 685

Committee's Responsibilities

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

- * All Development Applications referred from the Development Consent Authority
- * All Town Planning related matters referred from the NT Government
- * Town Planning Strategy, Policies and Procedures
- * Development Application and Town Planning Matters referred to Council from Developers, Community Groups and Individuals
- * Signage Applications, Policies and Procedures
- * Liquor Licence Applications

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Town Planning Committee Meeting – Tuesday, 1 April, 2014

1. MEETING DECLARED OPEN

The Chairman declared the meeting open at _____ p.m.

2. APOLOGIES AND LEAVE OF ABSENCE

2.2 Leave of Absence Granted

()

- A. THAT it be noted The Right Worshipful, Lord Mayor, Ms K Fong Lim is an apology due to a Leave of Absence previously granted on 11 February, 2014, for the period 1 April 2014 to 4 April 2014.
- B. THAT it be noted Member R Want de Rowe is an apology due to a Leave of Absence previously granted on 28 January, 2014, for the period 29 January 2014 to 4 June 2014.
- C. THAT it be noted Member H I Galton is an apology due to a Leave of Absence previously granted on 25 February 2014, for the period 26 March 2014 to 1 June 2014.

DECISION NO.21\() (01/04/14)

3. DECLARATION OF INTEREST OF MEMBERS AND STAFF

4. CONFIDENTIAL ITEMS

Nil

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Town Planning Committee Meeting – Tuesday, 1 April, 2014

5. WITHDRAWAL OF ITEMS FOR DISCUSSION

5.1 Items Withdrawn by Staff

()

COMMITTEE'S DECISION

THAT the Committee resolve under delegated authority that the following items be withdrawn by staff as Items of Significance, be considered:

DECISION NO.21\() (01/04/14)

5.2 Items Withdrawn by Members

()

COMMITTEE'S DECISION

THAT the Committee resolve under delegated authority that the Information Items and Officers Reports to the Town Planning Committee Meeting held Tuesday, 1 April 2014, be received and considered individually.

DECISION NO.21\() (01/04/14)

6. 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, 4 February, 2014, tabled by the Chairman, be received and confirmed as a true and correct record of the proceedings of that meeting.

DECISION NO.21\() (01/04/14)

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

7.1 Business Arising

ENCL: TOWN PLANNING COMMITTEE/OPEN
YES

AGENDA ITEM: 8.1

PLACE NAMES COMMITTEE FOR THE NORTHERN TERRITORY NAMING OF THREE PARKS – MUIRHEAD TOWN OF NIGHTCLIFF

REPORT No.: 14TS0044 BS:dj COMMON No.: 2706217

DATE: 15/04/2014

Presenter: Manager Design, Planning & Projects, Drosso Lelekis

Approved: General Manager Infrastructure, Luccio Cercarelli

PURPOSE

The purpose of this report is to respond to the Place Names Committee for the Northern Territory, which is seeking the City of Darwin's comments on a proposal for the naming of three (3) new parks in Muirhead.

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 Place Names Committee is proposing three (3) new park names for Muirhead.
- The proposed park names include William Forster Park, Ted Rowe Park and Juliet Shields Park.
- It is recommended that Council support the naming of William Forster Park, as this naming fits the criteria of "*names of members of the legal profession whose contribution to the Northern Territory is worthy of note*" of the approved naming theme for Muirhead.
- It is recommended that Council not support the other two (2) park names for Muirhead at this time, as there is insufficient information provided to date to demonstrate that the names Ted Rowe and Juliet Shields are "*names of members of the legal profession whose contribution to the Northern Territory is worthy of note*" criteria of the approved naming theme for Muirhead.
- It has been indicated by the Place Names Committee for the Northern Territory that they are currently examining options (including theming) for the

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 NAMING OF THREE PARKS – MUIRHEAD TOWN OF NIGHTCLIFF

naming of roads for future stages of Muirhead at their next meeting on 6 June 2014.

- It is recommended Council write to the Place Names Committee for the Northern Territory expressing a willingness to engage and work with them on Council's concerns regarding naming, prior to their deliberations at their next meeting on 6 June 2014.

RECOMMENDATIONS

THAT the Committee resolve under delegated authority:-

- A. THAT Report Number 14TS0044 BS:dj entitled Place Names Committee for the Northern Territory, Naming of Three Parks – Muirhead, Town of Nightcliff, be received and noted.
- B. THAT Council support the naming of William Forster Park in Muirhead, as this naming fits the criteria of the approved naming theme for Muirhead, being *"names of members of the legal profession whose contribution to the Northern Territory is worthy of note"*.
- C. THAT Council not support the naming of Ted Rowe Park and Juliet Shields Park at this time, as there is insufficient information provided to date to demonstrate that Ted Rowe and Juliet Shields are *"names of members of the legal profession whose contribution to the Northern Territory is worthy of note"* criteria of the approved naming theme for Muirhead.
- D. THAT Council write to the Place Names Committee for the Northern Territory expressing a willingness to engage and work with them on Council's concerns regarding naming, prior to their deliberations at their next meeting on 6 June 2014.

BACKGROUND

Council supported an application from the Place Names Committee for the Northern Territory in September 2012, for *"Members of the legal profession whose contribution to the Northern Territory is worthy of note"* as a naming theme for the Muirhead subdivision.

DISCUSSION

The Place Names Committee is seeking Council's written support for the submitted park names to be included in the Muirhead subdivision, Town of Nightcliff, **Attachment A**.

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 NAMING OF THREE PARKS – MUIRHEAD TOWN OF NIGHTCLIFF

The Place Names Committee for the Northern Territory proposes naming the three (3) parks as per the theme from Muirhead Stages 2 and 3, being the names of “*members of the legal profession whose contribution to the Northern Territory is worthy of note*” and has recommended the following three (3) park names:

- William Forster Park;
- Ted Rowe Park; and
- Juliet Shields Park.

Attachment A contains information relating to how each of the above names is considered to conform to the Muirhead naming theme as well as the park locations within Muirhead.

It is considered that the name William Forster Park meets the approved naming criteria for Muirhead of “*names of members of the legal profession whose contribution to the Northern Territory is worthy of note*” and hence is it is recommended that Council support the naming of this park.

It is considered that there is insufficient information provided to date to demonstrate that the other two (2) proposed park names, Ted Rowe Park and Juliet Shields Park meet the approved naming criteria for Muirhead of “*names of members of the legal profession whose contribution to the Northern Territory is worthy of note*” and hence is recommended that Council not support the naming of these parks at this time.

Council could reconsider this position, should additional information be provided demonstrating that these park names do indeed meet this above mentioned criteria.

City of Darwin Parks

Unlike road names, there is no statutory or other legislative requirement for City of Darwin parks to be named.

Not all parks located within the Darwin Municipality have gazetted names and the majority of parks are named after the suburb or the road on which they are located. Other City of Darwin park names gazetted in the Darwin Municipality have been named after the following:

- Royalty;
- Ships – boats;
- Northern Territorians who died in wars;
- Early pioneers;
- Council Aldermen;
- Locality; and
- Prominent Territorians.

There are three (3) stages remaining in Muirhead, containing 16 new roads in which are yet to be named.

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 NAMING OF THREE PARKS – MUIRHEAD TOWN OF NIGHTCLIFF

The Place Names Committee will be examining options (including theming) for the naming of roads for future stages of Muirhead at its next scheduled meeting on 6 June 2014 and that the City of Darwin will be contacted as soon as possible after this meeting to consult with on any naming proposals.

CONSULTATION PROCESS

The Place Names Committee for the Northern Territory is responsible for public consultation of proposed place names.

In preparing this report, the following external parties were consulted:

- Secretary, Place Names Committee

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

- Strategic Town Planner
- Planning Officer

POLICY IMPLICATIONS

Council's Land Use Planning – General Policy No: 041 can be viewed at www.darwin.nt.gov.au.

BUDGET AND RESOURCE IMPLICATIONS

No budget or resource implications are expected from this application.

RISK/LEGAL/LEGISLATIVE IMPLICATIONS

There may be a level of discontent from relatives and/or other persons/entities associated with the persons proposed for the naming of the parks within Muirhead at any decision not to support the use of these names.

ENVIRONMENTAL IMPLICATIONS

No environmental implications are expected from this application.

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 NAMING OF THREE PARKS – MUIRHEAD TOWN OF NIGHTCLIFF

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

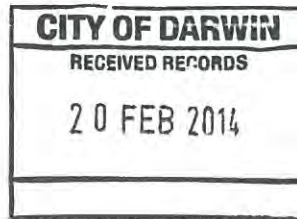
For enquiries, please contact Cindy Robson on 89300528 or email:
 c.robson@darwin.nt.gov.au.

Attachments

Attachment A: Letter of proposal from the Place Names Committee for the Northern Territory.

Place Names Committee for the Northern Territory

Telephone (08) 8995 5333
Facsimile: (08) 8995 5365
E-mail: placenames.dpi@nt.gov.au
Web: www.placenames.nt.gov.au



3rd Floor NAB House
71 Smith Street
GPO Box 1680
Darwin NT 0801

2013-0003

Brendan Dowd
Chief Executive Officer
City of Darwin Council
GPO Box 84
Darwin NT 0810

Dear Mr Dowd

NAMING OF PARKS – MUIRHEAD – TOWN OF NIGHTCLIFF

The Place Names Committee (the Committee) has been asked to consider names for three parks in Muirhead, Town of Nightcliff.

The suburb of Muirhead is named in commemoration of Justice James Muirhead, AC (1925-1999), Royal Commissioner into Aboriginal Deaths in Custody, barrister, Supreme Court Judge and Administrator. In continuing the theme of commemorating deceased members of the legal profession, whose contribution to the Northern Territory is worthy of note, the Committee is recommending the following names for your Council's consideration:

William Forster Park

Sir William Edward Stanley Forster was appointed senior judge of the Supreme Court of the Northern Territory in 1971. In 1977, he was appointed Chief Judge of the Supreme Court. When the Supreme Court of the Northern Territory was established following self-government on 1 October 1979, he was appointed the first Chief Justice of the Supreme Court of the Northern Territory. He held that position until his retirement in 1985. He was also the President of the Northern Territory Red Cross Division (1973-1985), Chairman of the Northern Territory Parole Board (1976-1985), and acted as Administrator for the Northern Territory (1976-1985);

Ted Rowe Park

Ted Rowe was the Executive Officer of the Law Society of the Northern Territory from 1979 to 1991. Ted organised a number of annual events, such as the Law Society cricket match and dinners throughout the year. In his capacity as Executive Officer, Ted also served on the Legal Practitioner's Admission Board. He was a long-term volunteer in the Meals on Wheels program run by the Australian Red Cross; and

Juliet Shields Park

Juliet Shields was the first female legal practitioner in the ACT. She moved to Darwin with her husband in 1961. She worked initially with Ronald Withnall, and was subsequently appointed as a Crown Law Officer. She then commenced with the

conveyancing section of Crown Law in 1974. She quickly became the first female section head in the Crown Solicitor's office. Following self-government in 1978, Juliet transferred to the newly established Northern Territory Department of Law, where she was responsible for the Commercial Division. For many years, she was the senior female public servant in the Northern Territory. She acted from time to time as Registrar General, and was appointed as a member, and subsequent Chair, of the Agents Licensing Board. She was also a highly accomplished amateur thespian, and one of the leading members of the Darwin Theatre Company.

A marked up plan showing the location of the parks is attached for your information.

The Committee now seeks written support from Council for the proposed naming of William Forster Park, Ted Rowe Park and Juliet Shields Park in Muirhead, Town of Nightcliff.

Please note that place names are not finalised until an Instrument has been signed by the Minister for Lands, Planning and the Environment and the name added to the Place Names Register at <http://www.ntlis.nt.gov.au/placenames>.

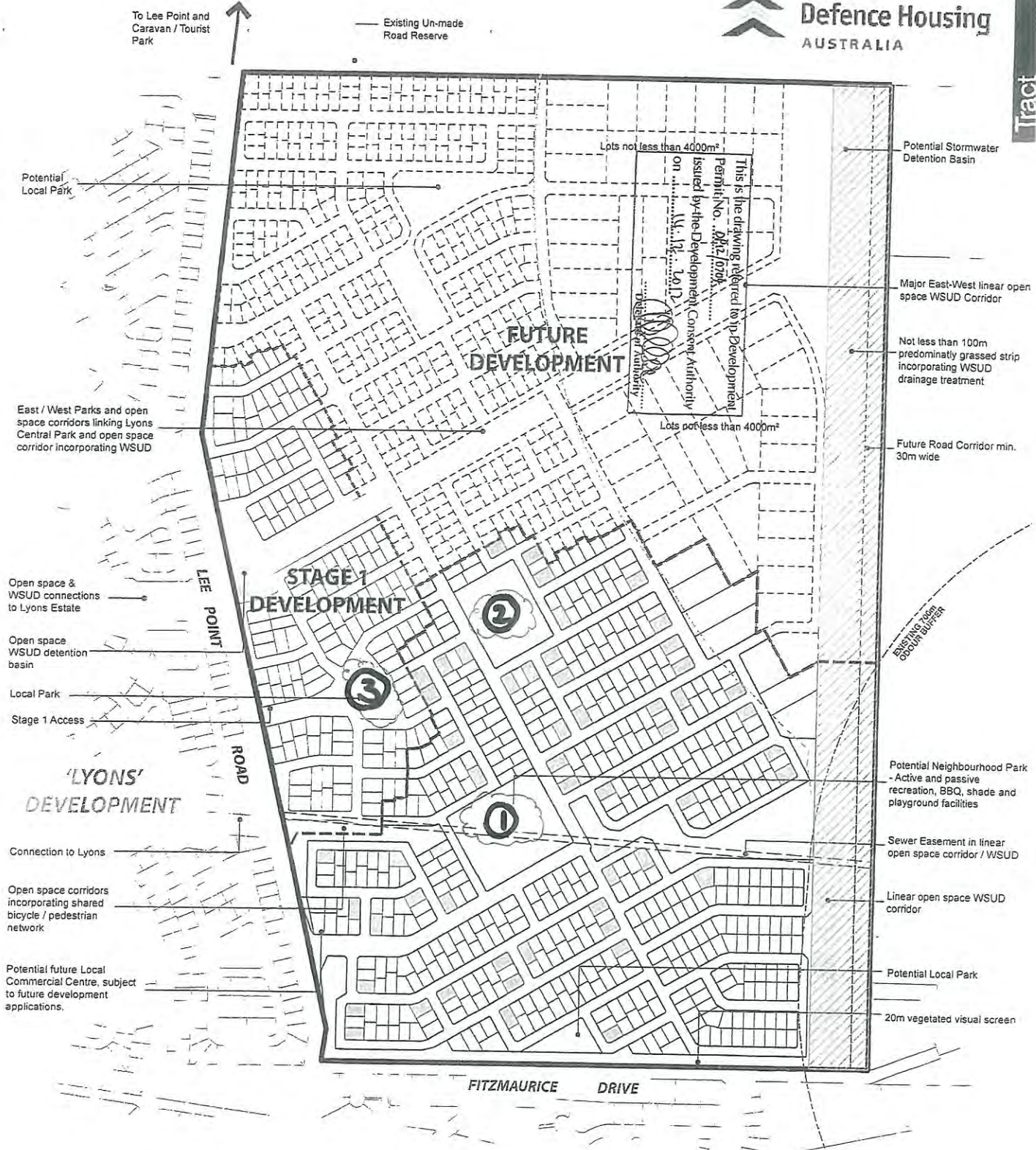
Yours sincerely



Cassandra Arnott
Secretary Place Names Committee

18 February 2014

att.



DEVELOPMENT SUMMARY:

Lot Distribution	Stage 1		Stage 2		Stage 3		Stage 4		Bal. of SD23		Total	
	Lots	%	Lots	%	Lots	%	Lots	%	Lots	%	Lots	%
450-499	19	11.4%	30	18.1%	12	6.3%	29	17.3%	50	11.7%	140	12.6%
500-599	25	15.1%	44	26.5%	112	59.3%	35	21.0%	126	29.6%	342	30.7%
600-699	63	38.0%	72	43.4%	49	25.9%	64	38.3%	149	35.0%	397	35.7%
700-799	48	27.7%	19	11.4%	11	5.8%	30	18.0%	38	8.5%	142	12.7%
800-899	13	7.8%	1	0.6%	3	1.6%	4	2.4%	4	0.9%	25	2.2%
900-999	0	0.0%	0	0.0%	2	1.1%	5	3.0%	61	14.3%	68	6.1%
4000+	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
TOTAL	166	100%	166	100%	189	100%	167	100%	426	100%	1114	100%
Single Dwelling Sites	154		149		178		142		379		1002	
Multiple Dwelling Sites	12		17		11		25		47		112	
Total Potential Dwelling Units	178		166		201		192		473		1227	

Land Budget	Area (ha)	Area (ha)	Area (ha)	Area (ha)	Area (ha)	Area (ha)	%
Local Park	2.03	2.32	0.40	1.62	0.87	7.24	4.3%
WSUD (Drainage)	0.51	1.85	10.82	0.00	17.16	30.17	18.0%
Residential	10.93	9.94	11.64	12.26	47.88	92.66	55.3%
ROAD - Development	5.42	5.57	5.74	5.08	15.69	37.50	22.4%
TOTAL	18.89	19.71	28.40	18.96	81.61	167.57	100%

OUTLINE DEVELOPMENT PLAN - STAGES 2 - 4

DWL No. 2012/0832/0412

- ① WILLIAM FORSTER PARK
- ② TED ROWE PARK
- ③ JULIET SHIELDS PARK



**ENCL: TOWN PLANNING COMMITTEE
NO MEETING/OPEN**

AGENDA ITEM: 8.2

CARAVAN PARKS AND VARIOUS AFFORDABLE HOUSING OPTIONS

REPORT No.: 14TS0042 BS:dj

COMMON No.: 2700168

DATE: 01/04/2014

Presenter: Manager Design, Planning & Projects, Drosso Lelekis

Approved: General Manager Infrastructure, Luccio Cercarelli

PURPOSE

The purpose of this report is to present to Council information on caravan parks and various other housing options being used as accommodation, for the purpose of discussion.

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

- There is a perception that there is a shortage of short term accommodation in Darwin.
- It is perceived that caravan parks and city hotels are currently being used for short term accommodation.
- Council requested a report be prepared on the matter.
- Information is provided on the various accommodation options available, including the type and costs.

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 SUBJECT: CARAVAN PARKS AND VARIOUS AFFORDABLE HOUSING OPTIONS

RECOMMENDATIONS

THAT the Committee resolve under delegated authority:-

- A. THAT Report Number 14TS0042BS:dj entitled Caravan Parks and Various Affordable Housing Options, be received and noted, for the purpose of discussion.
- B. THAT Council write to the Chief Minister and the Minister for Lands, Planning and the Environment requesting information on how the Northern Territory Government will address, or is addressing the following issues:
 - short-term and tourist accommodation being occupied by fly-in-fly-out workers; and
 - the long-term use of worker village accommodation currently being constructed after it is no longer needed.

BACKGROUND

At the 1st Ordinary Meeting on the 10 September 2013, Council resolved as follows:

Town Planning – Accommodation Blocks

THAT the matter of caravan parks and various affordable housing options being used as accommodation blocks be listed for discussion at a future Strategic Town Planning meeting.

DISCUSSION

A Caravan Park is defined in the Northern Territory Planning Scheme as:

“caravan park” means land used for the parking of caravans or the erection or placement and use of tents or cabins for the purpose of providing accommodation;

Under the Northern Territory of Australia Caravan Parks Act 2012

- 1) *A caravan is either of the following:*
 - a) *a trailer designed to be:*
 - i) *attached to and towed by a self-propelled vehicle; and*
 - ii) *used for residential purposes;*
 - b) *A self-propelled vehicle designed to be used both as a vehicle and for residential purposes.*

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3) *For this Act, a reference to a caravan (other than in the definition caravan park in section 4) includes either of the following when situated in a caravan park:*

- a) an immovable dwelling;*
- b) a mobile home.*

There are no references in either the Northern Territory Building Act or Northern Territory Building Regulations relating to caravan parks in the Northern Territory.

Investigations into other jurisdictions indicated that “Caravan Parks” are generally intended for the use of short-term tourist and camping-type accommodation. In general, short-term refers to less than three (3) months and long-term refers to an accommodation stay of longer than three (3) months.

A second use referred to as “Mobile Home Parks” is generally applied to long-term permanent type accommodation. There is also scope for sections of a Caravan Park to be defined as a Mobile Home Park. Buildings used for longer-term accommodation in a Mobile Home Park generally require a more permanent structure. However, with conditions and modifications, a caravan may be used as permanent accommodation in a Mobile Home Park.

Discussions with the Northern Territory Development Assessment Services have indicated that there is no restriction on how long an individual may occupy a caravan site or cabin in a caravan park in the Northern Territory. This is unlike other states and territories, which restrict the use of the majority of caravan parks for short-term tourist accommodation uses.

Caravan Parks located within the Darwin Municipality

The following caravan parks are located within the Darwin Municipality:

- Lee Point Caravan Park – Lee Point Road, Lee Point;
- KOA Caravan Park & Malak Caravan Parks – McMillans Road, Marrara;
- Discovery Holiday Parks - Farrell Crescent, Winnellie; and
- Hidden Valley Tourist Park - Hidden Valley Rd.

Caravan Parks located in the Greater Darwin Area

The following caravan parks are located outside of the Darwin Municipality but within the Greater Darwin Region:

- Darwin Free Spirit Resort - Stuart Hwy, Holtze;
- BIG4 Howard Springs - Whitewood Rd, Howard Springs;
- Darwin Boomerang Motel Caravan Park - Virginia Rd, Virginia;
- Oasis Tourist Park - Morgan Rd, Virginia;
- Coolalinga Caravan Park - Stuart Hwy, Coolalinga; and
- Noonamah Tourist Park - Stuart Hwy, Noonamah.

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TYPES OF ACCOMMODATION AND COSTS

Accommodation Type	Cost per Night	Cost per Week	Notes
Caravan Park (with own caravan)	\$42 - \$55	\$294 - \$385	Comparison of Caravan Parks located within the Greater Darwin area. <i>Extra charges apply for power and on average \$50 per child per week.</i>
Short-Term Stay	\$195 \$100 \$275 \$400 \$800	\$450 \$1846 \$2800 \$2800	Nakara House * Rapid Creek – Per room House * Waterfront Unit ** Fannie Bay House - Sun-Thurs *** Fannie Bay House – Fri-Sat ***
Share Accommodation Single Room		\$160 up to \$340	House in Karama * Unit in the CBD *
House		\$520 \$2500	Karama – 3 bedrooms Cullen Bay - 4 bedrooms ****
Unit Suburbs		\$270 \$370 \$490	Nightcliff - 1 bedroom Nightcliff - 2 bedrooms Anula - 3 bedrooms ****
Unit CBD		\$320 \$1100 \$1500	Cavenagh Street – 1 bedroom (Metro) Waterfront – 2 bedrooms Woods Street - 3 bedrooms ****
Workers Camp (Stayover in Darwin, Marrara)	\$185 + GST \$145 + GST		Maximum, cheaper for additional workers, includes all meals. Does not include meals
CBD Hotel Friday 28 Feb 2014	\$205 \$165 \$250		Sky City Quest Marrakai
Friday June 13 2014	\$309 \$259 \$450		Sky City Quest Marrakai *****
Backpackers	\$27 - \$33	\$130 (wet season) \$231 (Dry Season) Average only	Per bed, for a shared air-conditioned room which contains numerous bunk beds

Details as of the 14 February 2014

* www.Gumtree.com.au

** www.sublet.com

*** www.stayz.com.au

**** www.realestate.com.au

***** www.wotif.com

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As expected, the above summary of accommodation costs in the Darwin Region indicate that accommodation uses that may be defined as short-term or tourist accommodation are generally more expensive to rent/lease than accommodation designed for long-term habitation. Whilst caravan parks and some backpacker accommodation may be a reasonable short-term accommodation solution for either tourists or residents transitioning between accommodation, in most instances, it would be more cost effective in the longer term to rent a small unit or enter into a share accommodation arrangement.

Workers accommodation

The construction phases of a number of significant infrastructure and oil and gas projects in the Greater Darwin region have created a high demand for temporary worker accommodation. A portion of the demand for worker accommodation will be met through the construction of purpose built worker accommodation villages. The remainder of these workers, for various reasons, will find accommodation in the open rental market. Some may also receive subsidies to rent in the open market.

There have been a number of proposals for workers accommodation in the Greater Darwin Region, including:

Manigurr-ma Village located on Howard Springs Road, Howard Springs	3,500 beds	Partially Constructed. Available to workers at the Inpex project.
Stayover in Darwin, located on Batten Road, Marrara	555 beds	Partially Constructed. Available for general public
Bee's Creek Road Workers Camp	816 beds	Currently on exhibition
Darwin River Road Caravan Park	598 rooms	Currently on exhibition as a caravan park, previously advertised as a 1112 bed workers camp and refused.
Stow Road, workers camp, Howard Springs	248 bed	Refused
Blaydin Village workers camp	516 beds	Operating

None of the above listed approved workers camps have been fully completed to date, however some have been partially occupied. These projects generally attract waves of various types of workers to the region. The initial wave of workers will be involved in the construction of the accommodation villages (1 to 2 year timeframe), followed by construction workers on the main project sites (2-5 year timeframe), and followed by more permanent workers operating these sites, who may be fly-in-fly-out workers (ongoing). A number of these approvals have been issued on a temporary time-limited basis of up to 15 years.

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 SUBJECT: CARAVAN PARKS AND VARIOUS AFFORDABLE HOUSING OPTIONS

It would be expected that the peak demand for this type of accommodation would be during the construction phase of major projects. This raises the question of what happens to these sites after the demand has diminished? It also raises the question on how the government would deal with a large number of either abandoned sites or sites that are seeking alternative uses such as a caravan park or detention centre. Either of these uses may be expected to have a greater impact on surrounding amenity.

Summary

The cost and availability of short-term, tourist and rental accommodation is susceptible to shortfalls in supply. Rental and tourist accommodation in Darwin has been amongst the most expensive for any capital city in Australia. This has placed pressure on both affordability and availability.

Some of the current shortfall in accommodation will be met by the numerous worker accommodation villages currently under construction.

The demand for long workers accommodation may decrease in the future, this raises the question of what happens to these sites after the demand has diminished? It also raises the question on how the government would deal with a large number of either abandoned sites or sites that are seeking alternative.

CONSULTATION PROCESS

In preparing this report, the following external parties were consulted:

- Development Assessment Services

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

- Planning Officer
- Strategic Town Planner

POLICY IMPLICATIONS

Not Assessed

RISK/LEGAL/LEGISLATIVE IMPLICATIONS

Not Assessed

ENVIRONMENTAL IMPLICATIONS

Not Assessed

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SUBJECT: CARAVAN PARKS AND VARIOUS AFFORDABLE HOUSING OPTIONS

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

I

For enquiries, please contact Cindy Robson on 89300528 or email:
c.robson@darwin.nt.gov.au.

ENCL: TOWN PLANNING COMMITTEE/OPEN
NO

AGENDA ITEM: 8.3

REVERSE SENSITIVITY

REPORT No.: 14TS0032 MM:dj COMMON No.: 2750792

DATE: 01/04/2014

Presenter: Manager Design, Planning And Projects, Drosso Lelekis

Approved: General Manager Infrastructure, Luccio Cercarelli

PURPOSE

The purpose of this report is to present to Council information on the topic of reverse sensitivity and the measures other cities in Australia and New Zealand are utilising to reduce conflicts between existing and new land uses.

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

2 Vibrant, Flexible and Tropical Lifestyle

Outcome

2.2 A sense of place and community

Key Strategies

2.2.1 Develop a vibrant and active central business district

KEY ISSUES

- Increased urbanisation and higher residential densities are likely to result in higher incidences of land use conflict.
- With the changing nature of the Darwin City Centre to a mix of residential and commercial purposes, it is considered timely to investigate the potential for conflict and measures to reduce the impacts.
- A number of measures can be taken to reduce potential land use conflicts between existing and newer uses.
- Reverse Sensitivity raises the concept that new uses should bear some of the responsibility of reducing potential land use conflict with existing uses.
- Capital works and infrastructure projects may be affected by Reverse Sensitivity.

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 REPORT NUMBER: 14TS0032
 SUBJECT: REVERSE SENSITIVITY

RECOMMENDATIONS

THAT the Committee resolve under delegated authority:-

- A. THAT Report Number 14TS0032 MM:dj entitled, Reverse Sensitivity, be received and noted.
- B. THAT Council prepare a submission to the Northern Australia Capital City Committee identifying the issue of Reverse Sensitivity within the Darwin City Centre and seeking co-operation from the Northern Territory Government on further exploring methods for addressing the issue of Reverse Sensitivity.

BACKGROUND

The term Reverse Sensitivity originated from the New Zealand Planning System. It is used to describe the impacts of newer sensitive land uses on existing activities in close proximity. An example of this is the potential conflicts between new residential developments and the existing Darwin International Airport.

Reverse Sensitivity proposes the idea that the liability of providing amenity within areas with potential land use conflicts should be a shared cost. This can be dealt with by a number of different measures, including acoustic attenuation, planning mechanisms, buffers, minimum lot sizes and covenants.

With the changing nature of the Darwin City Centre to a mix of residential and commercial purposes, it is considered timely to investigate the potential for complaints to arise as a result of conflict between existing and new land uses and the measures which may be utilised to reduce this conflict.

DISCUSSION

The term Reverse Sensitivity is used to describe the impacts of newer sensitive land uses on existing activities, in adjoining locations, mixed use zones or areas which have undergone gentrification (gentrification refers to the restoration of run-down urban areas, often by the middle or upper classes (resulting in the displacement of low-income residents). In the instance where there are a mixture of land uses, there is the potential for new activities or uses to limit the ability of established land uses to continue operating or expanding operations.

It is considered timely to examine Reverse Sensitivity, given that the Darwin City Centre is seeing an increase of residential development in areas which were previously dominated by commercial uses, including entertainment venues with live music. Additional Reverse Sensitivity issues for Darwin's city centre include the potential for necessary capital works and infrastructure projects, such as the recently commenced Knuckey Street upgrade, to cause conflict for different users of the city centre. Businesses would prefer that works which may affect patron access to their premises occur outside of work hours, whilst residential properties would prefer that works occur during work hours to limit disruption to their home life. In the instance of

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the Knuckey Street upgrade project, the works have had to be rescheduled to suit the interests of businesses and residents in close proximity.

Additionally, there is potential for City of Darwin scheduled and unscheduled, operational and maintenance works to conflict with the interests of a variety of Darwin City Centre users. It is important that the City of Darwin investigates options of addressing the Reverse Sensitivity issues arising from the reintroduction of residential development in the City Centre.

The privatisation of waste collection services in the City of Melbourne resulted in conflicts between residential uses in the city centre and the collection of waste. Given that the majority of waste collection occurs out of work hours to reduce the conflicts with traffic, the waste collection was being carried out during the early hours of the morning. In addition, the privatisation resulted in the potential for each building to have a different contractor and accordingly, waste collections were occurring several times a night. This caused frequent noise disruptions to the residents of nearby apartments who were being subjected to reversing trucks and emptying bin noise each hour of the night. With Darwin's potential for growth in the future, it is possible that similar issues may arise.

Whilst Reverse Sensitivity has long been established in New Zealand, it is a relatively new concept in Australia and as such, there is very little information available on how different Councils manage cases. Despite this, the City of Sydney provides information on their website for those who are contemplating inner city living, with regards to the 24 hour city centre lifestyle and the potential for noise issues. Education and informing future residents may be an appropriate measure for an evolving city such as Darwin.

In New Zealand, case law has established that in relation to Reverse Sensitivity, applicants must demonstrate that they have internally suppressed the effects of their activities as far as is reasonably practicable. Only when any further internal suppression of effects cannot be achieved and protection of the use is necessary, should Reverse Sensitivity measures be considered.

There are a variety of different measures to reduce the effects or instances of Reverse Sensitivity which include:

- The provision of environmental buffers;
- Supporting non-sensitive land use buffers, such as commercial uses to insulate residential activities from major transport corridors;
- Implementing setback and separation distances between potentially conflicting land uses;
- Enforcing Australian Standards for design and construction to ensure acceptable levels of sound, odour, light or vibration;
- Obtaining funding from developers to go towards agreed environmental mitigation;
- Educating landowners and developers;
- Implementing a No-Complaints Covenant, which prevents the new use from making complaints relating to the existing use;

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 SUBJECT: REVERSE SENSITIVITY

- Ensuring minimum lot sizes in new residential subdivisions so that proper setbacks can be achieved; and
- Providing design guidelines and building footprints.

Whilst not all of the above measures are suitable for use within the Darwin City Centre, it is considered that some may be utilised effectively without resulting in extenuating costs or land becoming unusable.

For instance, amendments to the Northern Territory Planning Scheme and other legislation may be appropriate. The City of Sydney Planning controls include additional acoustic privacy measures to increase amenity for residential buildings and serviced apartments in the Central Business District, including acoustic glazing and acoustic control of noise between units. This would reduce the impacts of excessive noise in the CBD on residences, provided windows and doors were closed. At the very least it would provide respite from external noise. This type of measure may be acceptable for larger residential buildings designed to be air-conditioned, typical within city centre areas. However, the practicality of applying noise attenuation measures to lighter weight buildings designed specifically for the tropics has not been investigated.

Noise and activity curfews also exist in other jurisdictions around Australia. These may be enforced through various legislative measures. For instance, in NSW the *Protection of the Environment (Noise Control) Regulation 2008* covers neighbourhood noise laws. There are time restrictions on when noise from residential premises should not be heard inside a neighbour's residence. An offence occurs if the noise continues after a warning has been given by a council or police officer and penalties apply. The following is an example of the types of noise sources that may not be acceptable after certain times.

<u>Noise source</u>	<u>Time restrictions</u>
Power tools	8 pm to 8 am on Sundays and public holidays 8 pm to 7 am on weekdays and Saturdays
Swimming pool and spa pumps	8 pm to 8 am on Sundays and public holidays 8 pm to 7 am on weekdays and Saturdays
Music	Midnight to 8 am on Friday, Saturday or any day preceding a public holiday 10 pm to 8 am on any other day
Air conditioner or water heater	10 pm to 8 am on weekends and public holidays 10 pm to 7 am on weekdays
Motor vehicles (except when entering or leaving residential premises)	8 pm to 8 am on weekends and public holidays 8 pm to 7 am on weekdays

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 SUBJECT: REVERSE SENSITIVITY

<u>Noise source</u>	<u>Time restrictions</u>
Refrigeration unit fitted to motor vehicles	8 pm to 8 am on weekends and public holidays 8 pm to 7 am on weekdays

During these times, noise should not be heard in a habitable room in a neighbour's residence.

These types of measures may be suitable for residential precincts within the City Centre and suburban areas.

It is noted that some controls do exist for noise related issues. For instance noise guidelines for development sites in the Northern Territory are already in existence.

Legislation in other jurisdictions also controls the maximum noise levels of entertainment venues, particularly in proximity to residences. In addition to controlling existing uses, other measures including informing new uses of potential noise issues could be implemented. This may involve identifying entertainment precincts and recommending covenants on property titles within these precincts. Covenants would inform property owners that they are within an entertainment precinct and noise levels may exceed those that would reasonably be expected in other areas, such as a purely commercial or purely residential area.

Summary

Reverse Sensitivity is an issue which has the potential to emerge within the Darwin City Centre, given the rapid increase in new residential developments to an area which has until recently been predominantly commercial and entertainment based.

As such, it is timely to investigate the methods which can be utilised to reduce the effects or instances of Reverse Sensitivity and how they might be implemented within Darwin.

For the Darwin City Centre this may mean the implementation of increased noise attenuation measures on new buildings, noise and activity curfews in residential precincts and awareness programs for potential new residents. In areas where noise and activities are more likely to conflict with uses such as residential, covenants could be placed on titles warning residents that they are buying into an entertainment precinct or other specific area with likely conflicts.

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 SUBJECT: REVERSE SENSITIVITY

CONSULTATION PROCESS

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

- Graduate Town Planner
- Strategic Town Planner

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

- Steve Thorne – Design Urban
- Rob Moore - City of Melbourne

POLICY IMPLICATIONS

Not assessed.

BUDGET AND RESOURCE IMPLICATIONS

Not assessed.

RISK/LEGAL/LEGISLATIVE IMPLICATIONS

Not assessed.

ENVIRONMENTAL IMPLICATIONS

Not assessed.

COUNCIL OFFICER CONFLICT OF INTEREST DECLARATION

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

DROSSO LELEKIS
MANAGER DESIGN, PLANNING
AND PROJECTS

LUCCIO CERCARELLI
GENERAL MANAGER
INFRASTRUCTURE

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

ENCL: TOWN PLANNING COMMITTEE/OPEN
NO

AGENDA ITEM: 8.4

STRATEGIC PLANNING ISSUES

REPORT No.: 14TS0078 CR:dj

COMMON No.: 2481144

DATE: 01/04/2014

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 known strategic town planning matters for referral to future bi-monthly 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

- Under the Town Planning Committee format, meetings will be utilised to consider strategic town planning matters, reflecting a greater focus on strategic planning issues by Council.
- This report presents an updated schedule of previously identified and known strategic town planning matters and the timeframes for reporting on these matters. The schedule is of 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 to the Committee every six (6) months.

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 REPORT NUMBER: 14TS0078 CR:dj
 SUBJECT: STRATEGIC PLANNING ISSUES

RECOMMENDATIONS

THAT the Committee resolve under delegated authority:-

THAT Report Number 14TS0078 CR:dj entitled Strategic Planning Issues, be received and noted.

BACKGROUND

At the Town Planning Committee Meeting held on 2 July 2013, Council resolved as follows:

Town Planning Committee Review 2013

Report No. 13TS0108 (02/17/13) Common No. 2481144

- A. *THAT Report Number 13TS0108LC:mm entitled Town Planning Committee Review, 2013, be received and noted.*
- B. *THAT in order to provide a primary focus on strategic Town Planning, Council endorses the Alternative Process as set out in Report Number 13TS0108 LC:mm, Town Planning Committee Review 2013.*

DECISION NO.21\1233 (02/07/13)

Carried

Council has resolved that Town Planning Committee Meetings would be held once every two (2) months, with a focus on strategic town planning matters.

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

DISCUSSION

Over time, a number of strategic town planning matters have been identified as requiring the consideration of Council.

The following table provides a list of strategic matters that have been addressed or completed since the previous update report was presented on strategic planning matters.

Issue	Issue Source	Date	Comment
Darwin CBD Parking Strategy – Implementation Plan	City of Darwin	Endorsed by Council on 10 December 2013	An Implementation Plan has been developed and been endorsed by Council.

The following table provides a list of currently known strategic town planning matters that could be considered by Council and suggested timeframes for reporting to the

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 SUBJECT: STRATEGIC PLANNING ISSUES

Town Planning Committee to assist Council with dealing with these strategic matters in a programmed manner. Periodic updates of issues and the expected timeframes will be presented to Town Planning meetings every six (6) months.

Issue	Issue Source	Date	Comment
Greater Darwin Regional Land Use Plan – Briefing Note.	Northern Territory Planning Commission	On going	The Northern Territory Government has recommenced the process of preparing a Regional Land Use Plan for the Greater Darwin Region. Comment was provided on the Document Titled “Towards a Darwin Regional Land Use Plan 2014” on 10 March 2014.
Urban infill and densification.	Northern Territory Government	Raised as issue for Greater Darwin Regional Land Use Plan	To be considered as a part of the revived Greater Darwin Regional Plan process, recently advertised by the NT government.
Review of Council's Alfresco Dining Policy.	City of Darwin	Council Workshop set for 15 April 2014	Review of Outdoor Dining Policy will be presented to Council Workshop.
Darwin CBD Study and Precinct-based Master Plan Project	<ul style="list-style-type: none"> City of Darwin Northern Territory Government Australian Government 	Draft Master Plan completed 31 December 2013 Public comment closes on 17 April 2014	Draft Master Plan is completed and has been submitted to the Federal Government. Currently out for public comment.
Caravan Parks being used for longer term accommodation.	City of Darwin	April 2014	The current shortage in accommodation due to large infrastructure and construction projects in the region is resulting in short-term accommodation options being utilised for medium to longer term accommodation. This is

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Issue	Issue Source	Date	Comment
			<p>resulting in limited available tourist accommodation.</p> <p>Report to be submitted for discussion at April 2014 Strategic Town Planning Committee Meeting.</p>
Reverse Sensitivity	City of Darwin	April 2014	Issues paper on topic of Reverse Sensitivity and measures Australian and New Zealand cities are using to reduce conflict between the existing and new land uses.
Contribution Plan for community facilities and open space	City of Darwin	June 2014	Issues paper on a Contribution Plan for community facilities and open space for the municipality of Darwin – Infill and up zoning.
Review of Council's Awnings, Balconies and Verandah's on Council Land Policy.	City of Darwin	June 2014	A review of the Policy may occur as a result of recommendations from the CBD Master Planning Process.
Public and private vehicular and pedestrian access into new developments in the Darwin CBD	City of Darwin	June 2014	<p>To be considered in light of the outcomes of the Darwin CBD Master Plan project.</p> <p>Develop a position on porte cocheres, pedestrian access, end of trip cycle facilities for Darwin CBD developments. Covered in traffic studies generally requested.</p>

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Issue	Issue Source	Date	Comment
Service and waste vehicular access into new developments	City of Darwin	June 2014	To be considered in light of the outcomes of the Darwin CBD Master Plan project
Review of Outdoor Advertising Signs Code	City of Darwin	August 2014	A review of the content and controls within the Signs Code, taking into account new technologies and other updates to the Code.
Car parking, Public Transport and alternative transport arrangements.	City of Darwin	TBC subject to outcome of CBD Master Plan	To be considered in light of the Darwin CBD Parking Strategy Review, CBD Traffic Study and Darwin CBD Master Plan both during these projects and after their completion.
The height, bulk and over development of land in the Darwin CB Zone	City of Darwin	TBC subject to outcome of CBD Master Plan	To be considered in light of the outcomes of the Darwin CBD Master Plan project and Greater Darwin Regional Land Use Plan.

The following table provides a list of new strategic matters that have been raised by Elected Members since the previous update report was presented on strategic planning matters.

Issue	Issue Source	Date	Comment
Shading of air-conditioning units on buildings.	City of Darwin	August 2014	Investigate options to enforce the shading of air-conditioning units for more efficient operation. <i>Decision No.21\1475</i>
Sky Hooks	City of Darwin Request from Elected Member	August 2014	Investigate options for the installation of sky hooks on buildings to improve cleaning and maintenance operations. <i>Requested by an Elected Member</i>

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Issue	Issue Source	Date	Comment
Section J of the BCA	City of Darwin	October 2014	Investigate options to incorporate energy efficiency requirements in the BCA for the NT. <i>Decision No.21\1475</i>

CONSULTATION PROCESS

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

- Strategic Town Planner
- Graduate Town Planner

POLICY IMPLICATIONS

Not assessed.

BUDGET AND RESOURCE IMPLICATIONS

Not assessed.

RISK/LEGAL/LEGISLATIVE IMPLICATIONS

Not assessed.

ENVIRONMENTAL IMPLICATIONS

Not assessed.

COUNCIL OFFICER CONFLICT OF INTEREST DECLARATION

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

DROSSO LELEKIS
MANAGER DESIGN, PLANNING
& PROJECTS

LUCCIO CERCARELLI
GENERAL MANAGER
INFRASTRUCTURE

For enquiries, please contact Drosso Lelekis on 8930 0414 or email:
d.lelekis@darwin.nt.gov.au.

OPEN SECTION

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Town Planning Committee Meeting – Tuesday, 1 April, 2014

9. INFORMATION ITEMS

Nil

10. GENERAL BUSINESS