

# OPEN SECTION

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TP10\1

## CITY OF DARWIN

### TOWN PLANNING COMMITTEE

#### TUESDAY, 1 OCTOBER 2013

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: Acting Chief Executive Officer, Mr M Blackburn; General Manger Infrastructure, Mr L Cercarelli; Manager Design, Planning & Projects, Mr D Lelekis; Strategic Town Planner, Miss C Robson; Executive Assistant, Miss A Smit.

GUESTS: The Youth Advisory Group (YAG) will be in attendance to deliver a presentation to the Committee on the CBD Master Plan.

***Enquiries and/or Apologies: Arweena Smit***  
***E-mail [a.smit@darwin.nt.gov.au](mailto:a.smit@darwin.nt.gov.au) - PH: 89300 685***

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### ***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 October, 2013

**1. MEETING DECLARED OPEN**

**2. APOLOGIES AND LEAVE OF ABSENCE**

**2.1 Apologies**

**2.2 Leave of Absence Granted**

Nil

**3. DECLARATION OF INTEREST OF MEMBERS AND STAFF**

**4. CONFIDENTIAL ITEMS**

Nil

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Town Planning Committee Meeting – Tuesday, 1 October, 2013**5. 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, 6 August, 2013, tabled by the Chairman, be received and confirmed as a true and correct record of the proceedings of that meeting.

DECISION NO.21\() (1/10/13)

**6. BUSINESS ARISING FROM THE MINUTES PERTAINING TO THE PREVIOUS TOWN PLANNING COMMITTEE MEETING****6.1 Business Arising**

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Town Planning Committee Meeting – Tuesday, 1 October, 2013

**7. DEPUTATIONS AND BRIEFINGS****7.1 Youth Advisory Group (YAG)**

*The Youth Advisory Group (YAG) will be in attendance to deliver a presentation to the Committee on the CBD Master Plan*

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THAT the presentation from the Youth Advisory Group (YAG) regarding the CBD Master Plan be received and noted.

DECISION NO.21\() (1/10/13)

<b>ENCL: YES</b>	<b>TOWN PLANNING COMMITTEE/OPEN</b>	<b>AGENDA ITEM:</b>	<b>8.1</b>
<b>DARWIN CBD STUDY AND PRECINCT BASED MASTER PLAN PROJECT - UPDATE SEPTEMBER 2013</b>			
<b>REPORT No.: 13TS0197 DL:vl</b>	<b>COMMON No.: 2116605</b>	<b>DATE: 01/10/2013</b>	

**Presenter:** Manager Design, Planning And Projects, Drosso Lelekis

**Approved:** Acting Chief Executive Officer, Luccio Cercarelli

### **PURPOSE**

The purpose of this report is to update Council on the Darwin CBD Study and Precinct-based Master Plan Project.

### **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 City of Darwin has been successful in obtaining an Australian Government grant to develop a Darwin CBD Study and Precinct –Based Master Plan.
- The project is being funded by the Australian Government (\$250,000), Northern Territory Government (\$125,000) and City of Darwin (\$125,000). Total project value is \$500,000.
- The project's current completion date is 31 December 2013.
- Mr Steve Thorne of Design Urban Pty Ltd has been appointed Project Manager by Council to help deliver this significant body of work.
- The core study area and zone of influence for the study has been established.
- A number of consultancy briefs are underway.
- The Project Control Group is meeting regularly.
- A series of workshops have been planned as part of the project. The first was held on 21 August 2013 and the second on 17 September 2013.
- Draft background papers were produced by the various project sub-consultants for the first workshop.

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 PROJECT - UPDATE SEPTEMBER 2013

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- A master planning workshop involving the project team took place from 24 to 27 September 2013 and considered all of the information obtained thus far to progress the development of a draft Master Plan.
- A third workshop is planned for 22 October 2013.
- Regular update reports have, and will continue to be presented to Council, including presentations.

## **RECOMMENDATIONS**

THAT the Committee resolve under delegated authority:-

- A. THAT Report Number 13TS0197DL:vl entitled, Darwin CBD Study and Precinct Based master Plan Project – Update September 2013, be received and noted.

## **BACKGROUND**

The submission stated:

*“A Precinct-Based Master Plan for the Darwin CBD will identify how we will accommodate a growing and changing population and how we can build our economy. The Plan will highlight key strategic planning areas within the CBD to enable further development of precinct areas. Darwin City Council (DCC) and the Northern Territory Government (NTG) want future development to follow strategic plans which address challenges and opportunities such as; an ageing population, global warming and climate change, and a global economy.*

*Without a current Master Plan for the Darwin CBD in place it creates a risk of future development failing to address important principles for building a productive, sustainable and liveable city. DCC and NTG are working to develop a hierarchy of strategic planning to shape the future of Darwin and the Greater Darwin Region.”*

Darwin is known for its unique, relaxed tropical lifestyle and diverse culture. The aim is to maintain this tropical lifestyle and deliver a city that is also productive and sustainable. Darwin has major projects planned or underway. Darwin is also a tourism destination. The future is bright for Darwin but the growing economic industries and population requires long term strategic planning to ensure the sustainability and liveability of the area.”

Importantly, this is a joint project between all levels of government. The original application also received the support of the Property Council of Australia (NT) and Northern Territory Chamber of Commerce.

The Australian Government established number of milestones for the project.

A core study area and zone of influence for the Darwin CBD Study and Precinct – Based Master Plan Project was established and endorsed by Council in September 2012.

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## **DISCUSSION**

This project required a joint approach with the Northern Territory Government as the Master Plan ultimately should be incorporated into the Northern Territory Planning Scheme. The project falls under the terms of reference of the Capital City Committee, and as such, is a joint project with the Northern Territory Government (NTG).

The Project Control Group has held regular meetings during the process.

A high level of professional expertise is required to complete this project in an ever contracting timeframe. For this reason a number of sub-contracts have been let to provide professional input and support.

The sub-contracts include the following:

- Consultation and Stakeholder Engagement Consultant: - Michels Warren Munday
- Landscape Consultant: - Clouston Associates
- Urban Retail Consultant: Urbacity Pty Ltd
- Spatial Analysis and Movement Modelling: - Space Syntax Laboratory
- Design Urban Consultant: - Design Urban Pty Ltd

The team completed background research prior to the first stakeholder workshop and final background reports were provided prior to the second workshop. All reports and updates have been posted on Council's webpage and can be viewed at <http://www.darwin.nt.gov.au/cbdmasterplan>.

The consulting team, Council and Government staff have commenced compiling all the information obtained to date and the preparation of materials for the workshop to be held on the 22 October 2013 has commenced.

At this meeting, the City of Darwin Youth Advisory Group will also be making the presentation that they undertook at the first workshop.

### Project Timeline

The project will need to be completed by 31 December.

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 PROJECT - UPDATE SEPTEMBER 2013

Key milestones for the project are as follows:

<b>Task</b>	<b>Date</b>	<b>Status</b>
Stakeholder Workshop 1	21 August 2013	Completed
Stakeholder Workshop 2	17 September 2013	Completed
Internal Master Planning Workshop	24 September 2013 - 27 September 2013	Completed
Stakeholder Workshop 3	22 October 2013	Programmed
Draft Master Plan Project Finalisation	31 December 2013	On Track

Regular update reports will be presented to Council.

### **CONSULTATION PROCESS**

The signing of the Terms of Agreement between the City of Darwin and the Northern Territory Government triggered a restart to the process of holding Scoping Workshops with key stakeholders. During this process Stakeholders were informed about the scope of the project and asked how they would like their members to be engaged through the process of developing a Master Plan.

To date, the project team has held approximately 90 stakeholder meetings and workshops, with a wide range of stakeholders. In many cases, more than one workshop has been held to engage with members of organisations. Meetings have been held with the following stakeholders:

- Institute of Architects;
- NT Government Architect;
- Property Council of Australia;
- Chamber of Commerce;
- Tourism NT;
- Department of Arts and Museums;
- Department of Transport;
- Department of Lands, Planning and the Environment;
- Department of Education;
- NT Business Council;
- CPA NT;
- Urban Development Institute of Australia;
- Real Estate Institute of the NT;
- Council of the Ageing (COTA);
- Planning Commission;
- Development Consent Authority;
- Planning Action Network (PLan);
- City of Darwin (CoD);
- CoD Parking Advisory Committee;
- Department of Housing;

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- Planning Institute of Australia;
- Australian Institute of Landscape Architects;
- Department of Defence;
- Larrakia Nation;
- City of Darwin Youth Advisory Group;
- Individual Landowners;
- Heritage Advisory Council;
- Department of Treasury;
- Department of Business;
- Environment Centre of the NT;
- National Trust;
- NT Historical Society;
- Several traders;
- NT Waterfront Corporation; and
- Several Ministers and Members of Parliament.

On 5 July 2013, the Lord Mayor announced the appointment of consultants and held a media conference to introduce the retail consultant to the media, as this is an issue of particular importance in the Darwin CBD. The Capital City Committee was provided with an update briefing on 31 July 2013. Consultation with stakeholders will continue throughout the project and be reported on.

Given the significance of this project a comprehensive consultation and stakeholder engagement plan has been developed. Consultation with the stakeholders and the broader community is an important element in ensuring the success of the project.

Three (3) Stakeholder Workshops and one (1) technical Master Planning Workshop (involving the project team) are key components of the project. The first Workshop, held on 21 August 2013, focussed on information and evidence sharing, whilst the second used a “world café” format to define key issues and to obtain ideas on what needed to be incorporated into a master plan. An outline of and summary of the issues raised at the first workshop is provided at **Attachment A**.

During the first workshop, various speakers presented on topics such as heritage, planning, architecture, a youth perspective and spatial modelling. The project Consultants outlined initial results associated with the retail, consultation, landscaping, spatial modelling, urban design and general master planning studies and a Panel were asked questions relating to topics such as:

- the amount of space taken up by services along building frontages;
- various issues associated with tree planting in the CBD;
- the future of shopping in the CBD;
- importance of public space;
- spaces for youth;
- strong pedestrian movement;
- connectivity of the CBD to the harbour;

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- how to capture the atmosphere of the Darwin Festival for longer; and
- sustainability.

The following papers on technical studies and community engagement have been posted on the project website:

- Community Feedback (Engagement) report;
- Landscape Background report;
- Trees in the CBD Background Report;
- Spatial Analysis Background Report;
- Urban Design Background Report; and
- Retail and Commercial Analysis Background Report.

During the second Stakeholder Workshop held on 17 September 2013, the approximately 80 participants (in 12 groups) were asked to list what they liked and disliked about the Darwin CBD and how the negatives could be fixed.

Participants liked the city's parks, its "nooks and crannies", the proximity to the ocean and the diverse cultural background of Darwin.

Some of their dislikes included the lack of way-finding signage, lack of shade and shelter from the elements and the city's growing "car dependency".

Some of the "fixes for the negative elements" included providing more trees and shelter, "park 'n' ride" and moving all-day parking to the periphery of the city, with "loop" bus routes to reduce traffic in the CBD.

The second part of Stakeholder Workshop 2 sought the participants' views on the themes of:

- precincts and places;
- movement and access;
- retail, commerce and parking; and
- landscape and recreation.

A series of marked-up maps were produced with themes and ideas that were analysed and considered in the Master Planning Workshop.

A summary document outlining Workshop 2 will be provided in a later progress report to Council.

A Workshop was held with Council's Elected Members on 17 September 2013, to provide an overview of the project to date and seek Elected Member input.

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## **CONSULTATION PROCESS**

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

- Senior Strategic Planner

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

- Design Urban Pty Ltd; and
- Michels Warren Munday

## **POLICY IMPLICATIONS**

No Policy implications at this stage of the project but these will be identified as the project progresses.

City of Darwin Policy Number 025 – Community Consultation.

## **BUDGET AND RESOURCE IMPLICATIONS**

The total value of the project is \$500,000.

The funding for the project is as follows:

- |                                 |           |
|---------------------------------|-----------|
| • Australian Government         | \$250,000 |
| • Northern Territory Government | \$125,000 |
| • City of Darwin City Council   | \$125,000 |

## **RISK/LEGAL/LEGISLATIVE IMPLICATIONS**

To be identified as the project progresses.

The intent is that the adopted Master Plan will be incorporated into the Northern Territory Planning Scheme.

## **ENVIRONMENTAL IMPLICATIONS**

To be identified as the project progresses.

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### **COUNCIL OFFICER CONFLICT OF INTEREST DECLARATION**

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

**DROSSO LELEKIS**  
**MANAGER DESIGN, PLANNING**  
**AND PROJECTS**

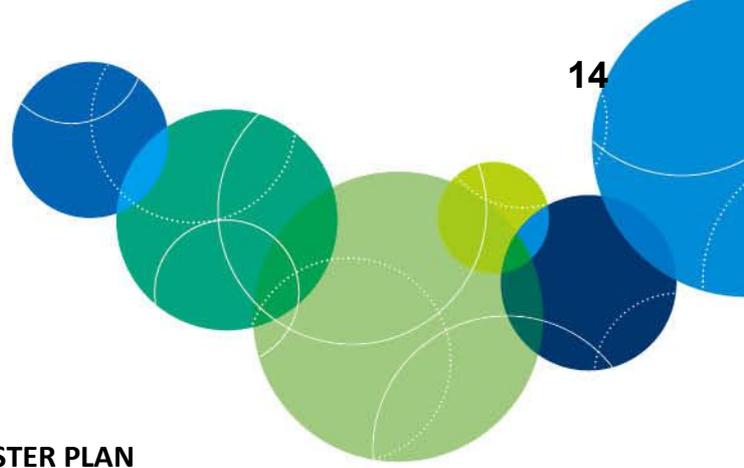
**LUCCIO CERCARELLI**  
**ACTING CHIEF EXECUTIVE**  
**OFFICER**

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

#### **Attachments:**

**Attachment A:** Summary of Issued Raised at Workshop 1.

# DARWIN CBD MASTER PLAN PROJECT



## DARWIN CBD MASTER PLAN SUMMARY OF ISSUES RAISED AT WORKSHOP #1 21 AUGUST 2013

**Larrakia** Welcome to Country by Dorrie-Anne Raymond who outlined the importance of the city to the eight Larrakia families. Thousands of generations of Larrakia people have walked this land. They are the 'Salt Water' people who have welcomed other cultures. Dorrie-Anne's family, the Batchos, are part descended from the Macassans and took on Macassan foods, such as blachang (prawn paste). Then the Chinese came and brought speciality foods such as salty plums. Darwin continues to change, with profound impacts on the Larrakia people. They worry about how development will impact on their land and sea and the fish stocks. The former Kahlin compound is now a luxury housing area, a special site at Larrakeyah Barracks has been acknowledged but can't be used, there are springs and parks below the escarpment.

Aboriginal culture is the most interesting part of Darwin, visitors come to access ancient Aboriginal culture and there are opportunities for cross-cultural tours. But many people have gone from living off the land to welfare and are just trying to get by. The Larrakia people are still negotiating with the Government to build a cultural centre at Bullocky Point. Finalising the agreement would be the right thing to do, after all that the Larrakia people have suffered.

**Lord Mayor** The Lord Mayor, Katrina Fong Lim, comes from five generations of Australian-born Chinese. She recalled growing up in Darwin where, for a while, her family ran the Vic Hotel. Her grandmother lived in the city, her father used to take her shopping and she remembers the first escalator in Darwin (in the Woolworths building). Everything in the city was replaced after Cyclone Tracy so the city's infrastructure is now 40 years old. The heritage process needs to keep Darwin's heritage alive and preserve our connections to the past.

There is the idea of a park at One Mile Dam, where you can still see the pick marks of the old North Australian Railway and a spring came out of the escarpment. Darwin is at a crossroads. Many activities have moved out of the city, apartments are appearing, the master plan will let us look 20 years ahead and think about the sort of city we want Darwin to become.

### For more information contact:

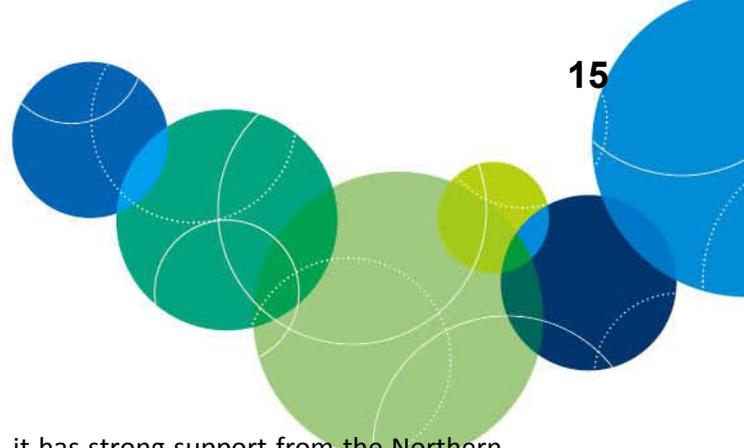
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[www.darwin.nt.gov.au/cbdmasterplan](http://www.darwin.nt.gov.au/cbdmasterplan)

# DARWIN CBD MASTER PLAN PROJECT



While the City of Darwin is leading this project, it has strong support from the Northern Territory and Australian Governments, all of which have funded the Darwin CBD Master Plan project. There was also strong support for the council's funding application to the Australian Government's Liveable Cities Program from the Property Council of Australia, whose members have made strong emotional and financial investments in the CBD over the years and who will make commercial decisions based on many of the studies that are part of the project. The project is also supported by the Chamber of Commerce, whose members include many of the retailers whose profitability depends on foot traffic and a strong collective vision for Darwin as a destination.

**Heritage** The Chair of the Heritage Council and President of the Historical Society of the NT Dr Brian Reid took us through the history of European settlement in city based on key themes of contact. This included the port, which was the original focus of the town, supporting the shipping and pearling fleets. The Stella Maris Seafarers' Centre and remnants of the Overland Telegraph Line are among the remnants of early contact. There was the early contact with Aboriginal people, many of whom gathered at Lamaroo Beach then Kahlin Compound. The railway brought many Chinese to Darwin and includes stories of One Mile Dam. Then in 2011, there was the Commonwealth takeover of the Northern Territory.

**Planning** Graham Bailey from the Planning Commission and a former government strategic planner represented the Planning Commissioner Gary Nairn. He outlined work that the Commission is doing on the Greater Darwin Land Use Plan 2014, which will be defined by catchments. It is intended to be a long-term strategic document. He said community consultation will be important as, at the end of the day, the community owned the plans. A Darwin regional development strategy assumes a population of 250,000 and will define the issues likely to arise as that threshold is reached.

**Architecture** The NT Government Architect, Professor Lawrence Nield outlined his views about the need for intensification of cities, as opposed to 'densification'. Cities are about linking people and jobs, which also requires good public transport. Most economic activity happens in cities, so need to be 'productive cities'. Darwin is very spread out and needs to become more compact, which doesn't necessarily mean tall buildings. Most people want to live near the city and there are many opportunities for in fill sites, which could be linked by a rapid transit corridor that travels from Palmerston to Darwin, with a line out to the airport, Casuarina and Charles Darwin University. Professor Nield said the first act of planning was to determine the nature of streets and their matrix, then to ensure footpaths encouraged walking through more shelter and shade. How can we make Darwin productive, convivial and hospitable?

## For more information contact:

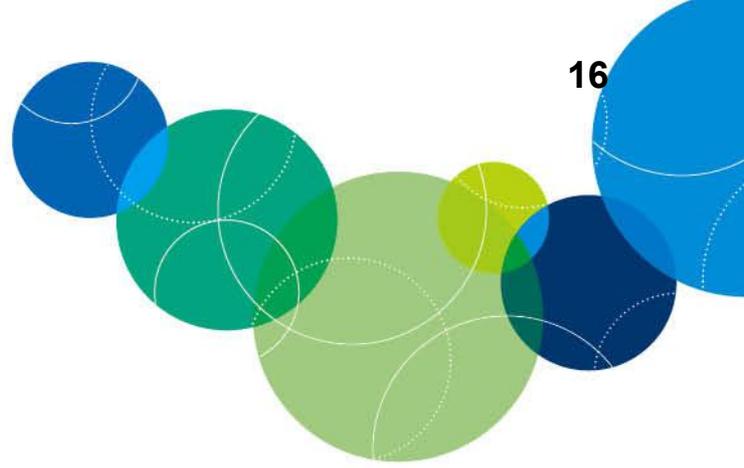
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# DARWIN CBD MASTER PLAN PROJECT



**Youth people** A group of young people from the Youth Advisory Council provided a fresh perspective. Amy Hetherington, Stephen Enciso, Bronson Ingham, Brie Dancak and Abbey Bradhurst said they wanted a city that was tropical, inclusive and engaging. In a presentation that included videotaped interviews with other young people, the group said their dream for 2033 was to live in a vibrant, lush, green environment with safe public transport. Cars would be parked around the city's edge with only pedestrians in the city. It would be an energy-efficient city, with a cultural centre, lots of activities for young people, more events, random arts projects and festivals. But young people want to keep Darwin's small town charm that makes us so unique. They want to feel safe and secure and to be able to explore the city on accessible public transport.

They want to see a sense of community, retention of the city's cultural values and to live in a city that reflects their values. "We challenge you, as the youth of Darwin, to keep our vision alive in the master plan," they said.

**Spatial models** Professor Tim Stonor outlined the Space Syntax spatial modelling of cities based on human movement patterns. Many cities are facing the challenges of sprawl, decay and pollution. Cities exist to bring people together to transact, creating a 'movement economy'. Movement is a city's life-blood and can be lost by over-separation of cars and pedestrians and poor design.

Generally, 80% of shops are on 20% of spatially connected streets. The spatial modelling will be combined with some of the urban design audit work to show the most cost-effective routes in the Darwin CBD for cover, to encourage movement.

**Retail** (see background paper)

**Master Plan** (see background paper)

**Consultation** (see background paper)

**Landscaping** (see background paper)

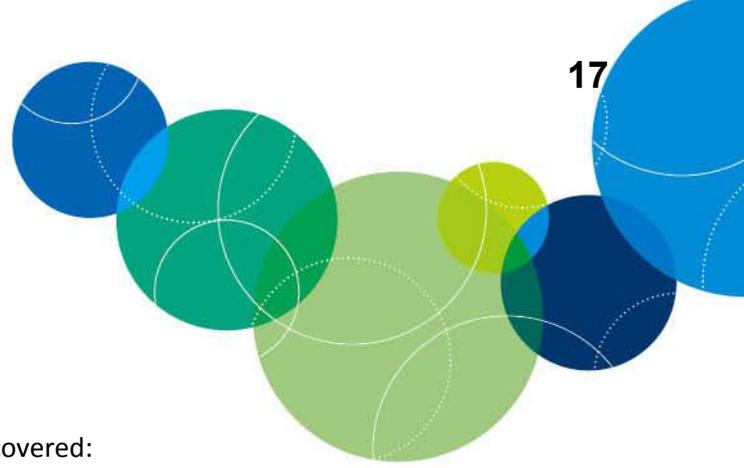
## For more information contact:

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



## Panel

Some of the questions asked of the panel covered:

The amount of space taken up by services at the front of new buildings: Steve – this was an issue that the Urban Design Advisory Panel addressed and this has been reduced.

Discussion about issues associated with providing good canopy cover such as what species are best-suited to city plantings, the need to consider impacts on services, whether trees can withstand cyclones, the impact of trees dropping their leaves, challenges with narrow footpaths, impacts on shop canopies and public transport and the importance of plantings based on good horticultural knowledge. Most of the trees in the city are old, with 25% expected to be lost in the next 10 years.

What was the future of shopping in the city? Is it threatened by e-commerce and the growth of suburban shopping centres? Amy said young people still engaged in shopping, as much for the cultural activity of going out together and being in the space, but they need an incentive. Cities needed to be engaging with a dynamic experience to make it interesting to visit.

Other issues included the importance of public spaces, spaces that can be used by 12-17 year olds, strong pedestrian movement, connections to the water to capitalise on being a harbour city, places for young people to 'hang out', free wifi, how to capture the atmosphere of Darwin Festival for more of the Dry and sustainability. Rob Law said the Environment Centre of the NT was working on the Environmental Buildings Code, commenting at the "disconnect between embracing the tropical lifestyle with a defensive attitude towards the climate".

## For more information contact:

Jane Munday

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

<b>ENCL: YES</b>	<b>TOWN PLANNING COMMITTEE /OPEN</b>	<b>AGENDA ITEM:</b>	<b>8.2</b>
<b>STRATEGIC PLANNING ISSUES</b>			
<b>REPORT No.: 13TS0161CR:mm</b>		<b>COMMON No.: 2481144</b>	<b>DATE: 01/10/2013</b>

**Presenter: Manager Design, Planning and Projects, Drosso Lelekis**

**Approved: Acting Chief Executive Officer, Luccio Cercarelli**

### **PURPOSE**

The purpose of this report is to provide a 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 new 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 a 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 months.

### **RECOMMENDATIONS**

THAT the Committee resolve under delegated authority:-

- A. THAT Report Number 13TS0161CR:mm entitled, Strategic Planning Issues, be received and noted.

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 REPORT NUMBER: 13TS0161CR:mm  
 SUBJECT: STRATEGIC PLANNING ISSUES

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## **BACKGROUND**

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

- 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 a 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.

Council has also been successful in obtaining funding and support from the Australian, and Northern Territory Governments to develop a CBD Master Plan for Darwin. This is an important development given that no plan currently exists, and that previously, this type of strategic town planning matter would be undertaken by the Northern Territory Government.

Furthermore, the recent establishment of the Northern Territory Planning Commission and appointment of a Northern Territory Government Architect are likely to lead to significant strategic planning discussions and considerations.

Given the aforementioned matters, 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 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 month

Issue	Issue Source	Date	Comment
Greater Darwin Regional Land Use Plan – Briefing Note.	Northern Territory Planning Commission	27 August 2013	The Northern Territory Government has recommenced the process of preparing a Regional Land Use Plan for the Greater Darwin Region.  Comment was provided to the Planning Commission by 9 September 2013. Currently awaiting next stage of consultation.
Urban infill and densification.	Northern Territory Government	Awaiting outcome of Greater Darwin Regional Land Use Plan – Briefing Note	To be considered as a part of the revived Greater Darwin Regional Plan process, recently advertised by the NT government.
Darwin CBD Parking Strategy – Implementation Plan	City of Darwin	31 October 2013	An Implementation Plan is currently being developed for Council endorsement.
Review of Council's Alfresco Dining Policy.	City of Darwin	October 2013	Review of Outdoor Dining Policy will be presented to Council Meeting.
Darwin CBD Study and Precinct-based Master Plan Project	<ul style="list-style-type: none"> <li>• City of Darwin</li> <li>• Northern Territory Government</li> <li>• Australian Government</li> </ul>	Draft Master Plan completion 31 December 2013	Progress reports to Town Planning Committee Meetings.  Two (2) stakeholder workshops have now been held, with the third and final workshop to be held on 22 October 2013.
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
			resulting in limited available tourist accommodation.
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	To be considered in light of the outcomes of the Darwin CBD Master Plan project.  Develop a position on porte cocheres, pedestrian access, end of trip cycle facilities for Darwin CBD developments. Covered in traffic studies generally requested.
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	City of Darwin	August 2014	To be considered in light of the Darwin CBD Parking Strategy Review, CBD

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Issue	Issue Source	Date	Comment
transport arrangements.			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	October 2014	To be considered in light of the outcomes of the Darwin CBD Master Plan project and Greater Darwin Regional Land Use Plan.

### **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**  
**ACTING CHIEF EXECUTIVE**  
**OFFICER**

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**OPEN SECTION**

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Town Planning Committee Meeting – Tuesday, 1 October, 2013**9. INFORMATION ITEMS**

Nil

**10. GENERAL BUSINESS**

Nil