



PLAN Planning Action Network <planningactionnetwork@gmail.com>

PLAN Bulletin, no 1, 15 October, 2007

3 messages

PLAN <plan@envirohub.org>
To: planningactionnetwork@gmail.com

Sun, Oct 14, 2007 at 4:51 PM

PLAN

BULLETIN, 15 OCTOBER, 2007

Dear PLAN Members,

CURRENT INFORMATION

Environment Hub

This Bulletin comes to you from the Environment Hub set up as shopfront by the NT Government for groups to provide face-to face contact with the public. Our co-tenants are the No Waste Alliance, the Top End Aboriginal Conservation Alliance (TEACA) and a representative of the NT Environment Centre.

I hope you will excuse one or two false starts on this new computer.

This is Shop 9 at the Rapid Creek Shopping Centre, in Trower Road, Rapid Creek.

The email address is plan@envirohub.org My home phone is 89271999.

Palmerston CBD

Comments close on Friday 19 October, 2007 at 4pm for the proposed plans for the Palberston CBD. (Google NT planning notices) For the first time we can remember, there have been calls for community input to what Palmerston needs in its future planning. Unlike Litchfield, Palmerston did not have systematic planning through the land use objectives process.

The existing CBD was very poorly planned. It is disjointed, and was not pedestrian friendly. Until recently it lacked community facilities, and there is a need for more in Palmerston, but in consultation with the residents. A clinic is, of course a vital need. Long term planning for transport is also a key priority for Palmerston and the rural area.

THE MORE PEOPLE WHO RESPOND TO THE PALMERSTON CBD CALL FOR SUBMISSIONS THE BETTER. THE BACKGROUND DOCUMENTATION IS AVAILABLE AT THE PALMERSTON PUBLIC LIBRARY. ASK AT THE DESK AND PHOTOCOPY IF NECESSARY. SPEAK TO YOUR LOCAL MEMBER TOO. THERE ARE GOOD MEMBERS THERE AND REPRESENTING THE PEOPLE IS WHAT THEY ARE THERE TO DO.

PLan WILL MAKE A SUBMISSION SO WOULD LIKE TO HEAR FROM YOU TOO, BY THURSDAY 5PM. HOWEVER, REMEMBER, THE MORE THE BETTER.

Stella Maris Site

The Stella Maris Site is near the Civic Centre in Harry Chan Avenue. It is at a level between Bridgeport and McMinn Street. It is a hidden green oasis of calm with gardens and trees. There is a heritage listed Railway House, a well equipped community building and a small accommodation block. It was used as a home away from home for seamen. However because of the move to the new port, the board of Stella maris has handed back the lease to the NT Government which owns the land.

MINISTER LAWRIE AND THE PLANNING DEPARTMENT HAVE ASSURED US THAT THERE ARE NO IMMEDIATE PLANS FOR THIS LAND.

WE WANT TO SEE THAT IT STAYS GREEN OPEN PUBLIC SPACE, WITH CONTINUED USE FOR COMMUNITY PURPOSES.

TRAVELLERS WALK FROM THE PORT TO THE CITY RUNS ALONG THE SIDE OF THE SITE., SO IT IS A GOOD REST SPOT.

PLEASE SEND US YOUR IDEAS FOR FUTURE USES, AND ALSO WRITE TO THE NT NEWS, CHIEF MINISTER, AND YOUR LOCAL MEMBER. IT CAN BE A PART OF THE RIBBONS OF GREEN PROJECT ANNOUNCED IN CREATING DARWIN'S FUTURE. JOIN US AT OUR NEXT MEETING TOO.

Little Mindil

Last year a very large group of people fought for months to keep the Little Mindil lot in public ownership. This had been promised by the CLP government who recognised that Little Mindil was part of natural basin including the Golf Links, the Botanic Gardens and Mindil Beach which was long ago recognised as the Mindil Beach Reserve. Even when the casino was built in the 1970's there was a promise made that the Casino would not block public access to Mindil Beach.

Ultimately the Sky City Casino was the winner the Expression of Interest. It showed the public a model designating a plan for very little impact on Little Mindil in terms of building. It argued that if it used Little Mindil for outside annual events, it could build a resort on an existing open space beside its hotel on the Mindil Beach site.

PPlan talked to senior Sky City Casino staff from Adelaide and Darwin. We found a willingness to hear about public concerns about the creek, the escarpment and the foreshore. Months later We wrote to the Planning Department to ask for a copy of the plans and were told that the lots had not been surveyed yet.

The terms of a crown lease term are that the land only passes into Casino ownership when conditions have been complied with and completed.

Application has been made by the Casino to extend carparking onto the Gilruth Neck end of the Little Mindil.

FOUR MATTERS CAUSE ALARM

1. WHY ARE DARWIN CITY COUNCIL AND THE GOVERNMENT NOW TALKING ABOUT A RESORT AT LITTLE MINDIL RATHER THAN MINDIL BEACH ?
2. A BUSINESS BID TO PURCHASE SKY CITY CASINO INTERESTS. WHAT WOULD HAPPEN TO THESE LOW KEY DEVELOPMENT PLEDGES, WHICH WERE AN ESSENTIAL PART OF THE PREFERRED 'TENDER', IF THE CASINO CHANGES HANDS ?? THE CROWN LEASE TERM SHOULD PROTECT US, BUT HAS THE \$6 MILLION ALREADY CHANGED HANDS ?
3. WHAT WILL THE BOUNDARIES BE IN RELATION TO THE FORESHORE, ESCARPMENT AND CREEK ? EXPERT ADVICE IS THAT IT IS UNWISE TO BUILD A WALK/CYCLEWAY ALONG THE FORESHORE, OR ALONG THE BACK OF THE BEACH BECAUSE THE LAND IS UNSTABLE.
4. EVEN IF THE CASINO DOES NOT CHANGE HANDS, HOW CAN WE BE SURE THE FORWARD PART OF LITTLE MINDIL WILL NOT BE BUILT ON.

Berrimah Farm

The proposal to develop Berrimah Farm for residential and light industrial purposes has come out of the blue. Opinions are divided. However, we wonder why we need more ribbon light industrial when parts of Bishop Street, Nylander Street and Coconut Grove are almost moribund.

With Palmerston a satellite city of Darwin, what happened to the idea of bands of green between the suburbs. Also, what happened to the compulsory land acquisition that was so essential in years past.

Isn't the Berrimah Farm good horticultural land ? We hear that they may be some Aboriginal graves close to the site.

Whatever happens, let's make sure the lots for family houses are 800sm or more, that the buildings are designed for tropical living, that there are public open spaces, facilities and shops, and that there is a good bus service. A little bit of public information would help.

Housing Affordability

Planning Minister Lawrie is rightfully aware of problems of housing affordability. If we are to achieve a stable population, people must be able to be buying their own homes. At Lyons, house lots are advertised at over \$200,000. We understand that the whole subdivision was crown land bought for about \$13 million. Instead of reading about a real estate bonanza, there are many who would like to see a breakdown of actual detailed costings for land and building. How much money is spent on public relations hype by firms?

TAKE A LOOK AT LYONS AND SEE HOW THE DEVELOPER'S CLAIM TO SPECIAL CONDITIONS FROM THE NT GOVERNMENT HAS RESULTED IN SMALL LOTS, AND HOUSES NOT DESIGNED FOR THE TROPICS. THESE HOUSES NEED ARTIFICIAL COOLING, AND LOCK OUT THE COMMUNITY.

The Tank Farm

The development of the land between Duke Street, Stuart Park and McMinn Street will be very important in determining how future Darwin looks and functions. It needs to be carefully planned, having regard to land limitations, and the needs of the community.

Individual developer proposals using privileged SU (Specific Use) agreements from the NT overnment should be avoided. Such SU's leave us short on facilities and green open space, as there is no real zoning.

Of special concern is One Mile Dam tucked away in this area, and used by Aboroginal people. What do these leasehold tenants want to do? What are the options ?

Infrastructure

It is essential that priority be given to public infrastructure rather than individual developers calling the tune. Already we have lost part of the railway corridor in the tank farm due to residential towers.

What about Administrator Egan's proposal for a light rail ? Many have suggested light rail from Palmerston to Casuarina and Darwin. Schools, shopping facilities, and public open space are also a part of infrastructure.

In the past we had an Administrative Directory book with zonings available for purchase. Now we have a large map where the detail is too small to be sure where the lots are.

Public Consultation

The local government situation with the take it or leave it attitude towards the public in major decision making which affects local communities is a reminder of what has been going on in planning for the last eight years.

Bureaucrats with PowerPoint presentations who are unable or unwilling to answer questions from the floor is not good enough in either local government or planning, and the people are angry.

Individual copies of the new Planning Scheme at over \$100 is not good enough in a system which is designed to consider public comment. Zone amendment fees of over \$2000 are not good enough for participatory planning.

Industrialisation and Wickham Point/Middle Arm.

Before the ConocoPhillips LNG Plant and jetty was built at Wickham point a petition of 6500 residents signatures was presented to the new ALP government. The petition was not against development, but asked for an independent and evidence based assessment of where the plant could go without destruction of important environments and risking the health and safety of those who live here.

Now the Chief Minister is promoting a tropical harbour city through Creating Darwin's Future. Simultaneously there is desire to attract Dow Chemicals to Darwin onto Middle Arm behind Wickham Point. Perhaps the NT Government should consider why southern Australian capitals are reported to have rejected this firm's industry in their midst. What would Dow be manufacturing here on our harbourside ?

Recently Planning Minister Lawrie rejected Glyde Point as an industrial estate because of its pristine 'nature'. But this does not mean that we can risk pollution in Darwin Harbour which is regarded as 'pristine' as well. What about the effect of air pollution on our children's lungs ? What about storm surge, and what about atmospheric inversion ?

A real EPA (Environmental Protection Authority) was promised by Kon Vatskalis years ago. Without one, there is no independence and impartiality, just the same pressure we have had on the EIS system.

We are also still waiting for a Darwin Harbour Management Board with authority to direct. We have been waiting since about 1982. Our harbour is too much of an asset to tourism and a joy to ourselves to allow it to become polluted. There is a current proposal for a shipbreakers yard here too.

We need a proper assessment of other sites such as Point Margaret, behind the former Shoal Bay Prison farm, and other Gunn Peninsular land, or in Bynoe Harbour, or near Wadeye. After all the gas is being piped from elsewhere. Another firm intends to bring unrefined ore huge distances by rail for treatment on Middle Arm.

Member participation in PPlan activities

Now that we have the shopfront, it is easier to meet and talk with you.

Many have listed their skills. and how they would like to achieve better planning.

IN THE INTERESTS OF KEEPING THE HUB DESK MANNED FOR MORE HOURS, AND OF BETTER EQUIPPING MEMBERS WITH HOW TO IMPROVE PLANNING, WE ENCOURAGE YOU TO VISIT US HERE. IT IS PRESENTLY JUST WEDNESDAY AT 2-4 and SUNDAY 9.30-2pm.

WE NEED A LONGER SHARED ROSTER. IT IS VERY INTERESTING AND NOT ONEROUS. YOU MEET NICE PEOPLE. WE HAVE COMPUTER AND TELEPHONE AND DISPLAYS.

PLEASE CONTACT US IF YOU WISH TO HELP. WE CAN PROVIDE INFORMATION AND SIMPLE TRAINING SESSION. TO SUIT YOUR TIME AND NEEDS.

Summary

There is so much work to do, we would appreciate some of you getting more active. The more the better and there is plenty of work to choose from.

Regards,

Margaret Clinch
Convener

Industrial Land

PLAN <plan@envirohub.org>
To: margaret.clinch@bigpond.com

Wed, Oct 17, 2007 at 4:31 PM

17.10.2007

Here you are kid

[Quoted text hidden]

PLAN <plan@envirohub.org>

To: margaret clinch <margaret.clinch@bigpond.com>

Sun, Oct 21, 2007 at 1:43 PM

----- Forwarded message -----

From: **PLAN** <plan@envirohub.org>

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