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Dear Friends and Onlookers,

Some of this update may interest you.

Introduction

Once again it is a very busy time for us in planning with many ongoing issues.

1. Densification and Development

The previous NT Government's new densification policy to provide more housing by infill in existing suburbs and edges, on top of CBD high rise, and new outer suburbs is worrying to many residents. Random developments may happen near you.

Most threatening is the CLPs proposal for legislation making unit titles uncertain if existing units are 'ripe for demolition', to make way for a denser building. Parts of Litchfield are being subdivided apace, new suburbs built with no community facilities, the Mitchell Creek Catchment has lost its zoning protection, with Zuccoli and Durack offer some tiny lots. Keep alert for applications (pink signs) and rezonings and subdivisions near you (yellow signs). You need to then act quickly.

2. Proposed Restaurant on the Nightcliff Foreshore

The PLan Committee is united in strongly opposing a restaurant on the public foreshore. Here, Council is a custodian in trust, and should stick to its core roles. Rates have been increased.

At the Council meeting assessing its own consultation, there was much discussion, before many observers, including PLan. Ultimately Council resolved to press on, seeming more concerned about presumed obligations to the two proposed options than strong absolute public opposition, and/or conditional support in the survey. There were some detailed calls for cafe food, rather than a large restaurant. 'No new building', a small cafe', and continued mobile services, were favoured by many. This pointed to a modest cafe', rather than a large restaurant anywhere near the cliff.

The original survey was angled towards a choice between the two options, rather than a restaurant -Yes or No. Council advertised for 'expressions of interest' before the public was even asked about building any restaurant per se.

Within the survey, the option of the two, receiving more votes, is actually much larger than the minimum 250sm. which is big to start with, especially

on a cliff top site threatened by erosion. Incidentally, Council's expression of interest documents appear to provide no obligation to bidders.

There is merit in the approach, with map, of the Friends of Nightcliff (FoN) to upgrade the area based on public discussion. Their ideas, massive petition, and polite approach, are being ignored so far by Council.

Here is a very useful summary, kindly provided to us by the Friends of Nightcliff:-

'You may have read in the press recently that Council is proceeding with the Nightcliff Foreshore Café/Restaurant Proposal (the motion is set out at the end of this e-mail) and claiming significant public support based on Council's self-serving survey.

The results of the survey were:

748 Council surveys were submitted (80% online, 325 of which were anonymous and you may recall it was not possible to vote for 'other' on the online survey).

85 votes for Option 1

326 votes for Option 2 (building cantilevered over cliff)

337 votes for "No" change.

893 supported Friends of Nightcliff (FoN) petition (766 in print and 127 online)

47 written submissions (the majority opposing) were received, including one from FoN for a comprehensive master plan.

The majority – almost 75% - of those who responded to the Council, in the survey and through the FoN petition, were opposed to the Council proposals. In the circumstances, the decision to proceed and spend \$1.5 million of ratepayer's money on a 250m² cliff top restaurant subject to erosion is scandalous.

FoN believe that the supporters of the petition (you) have been ignored. Council has also ignored its own Coastal Erosion Management Plan which recommends a prudent 25m buffer to the edge of the cliff.

What can we do?

Only with massive public support can we force the Council to take into account the overwhelming community opposition and to reconsider its position.

If you are one of the majority, contact your local alderman or the Mayor and let them know that you are opposed to the Council's plans or, if you supported the FoN petition, that you are not anti-restaurant but want a smaller cafe, set back from the cliff, better public space, safety for pedestrians and a long term plan for the site.

Ask why the community opposition and support for FoN has been ignored and raise any other concerns you may have and demand a credible answer.

The full report of the community consultation outcomes & survey on which the Council based its decision is available online and we encourage you to read it and form your own opinion.

<http://www.darwin.nt.gov.au/sites/default/files/2013-06-25%2013TS0137%20Report.pdf>

If you want to keep up to date with FoN, like us on our facebook page: www.facebook.com/friendsofnightcliff and spread the word to your friends.

Gmail - Fw: Fwd: PPlan Update August, 2013

[https://mail.google.com/mail/ca/u/0/?](https://mail.google.com/mail/ca/u/0/?ui=2&ik=f46affc955&view=pt&search=inbox&th=140587aa4003c29e&siml=140587aa4003c29e4/14)

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The Motion passed by Council was to “proceed with further work on the commercial considerations of a Café/Restaurant based on the community feedback generated by the two shortlisted options (1 and 2) and establishes the process for appointing a commercial operator.

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** Alderman that voted against proceeding.

Postal letters can be sent to the Alderman, c/o City of Darwin, GPO Box 84, Darwin NT 0801.'

A concept map for upgrading ideas is on the Friends of Nightcliff Website.

There should be no restaurant or large cafe, on the Nightcliff foreshore, so please stay alert, talk to your alderman, and local member, and have your say whenever you can.

3. 'Health and Wellness Centre', Freshwater Road

At 47 Freshwater Road, the Development Consent Authority(DCA) has approved a medical centre business featuring alternative approaches. The lot is within the special use zone SD11, with rural living size lots to be no less than one hectare. This zone is a summary of the previous Rapid Creek Concepts and Land Use Objectives. made when the Northern Territory Planning Scheme (NTPS) was introduced in 2007. The NTPS is set out on the internet.

The proponents were attracted to this site because of its green environment, which in turn is possible because of the special zoning protecting the rapid Creek Catchment from overdevelopment. With a stipulation of 36 parking spaces, clearly this proposed use is incompatible with lots in this zone.

There were over twenty objections, and a good attendance at the hearing, but all community argument was ignored. Opposition from the local community is justifiably strong, given their positive role in the past history of this special urban catchment. The SD11 Zoning is designed to protect Rapid Creek which flows from the Mararra Swamp to the sea, as it passes between the the built suburbs of Jingili and Millner.

Following a local public meeting, PAn has lodged a third party Appeal against this DCA decision. There is a compulsory mediation commencing on 12 August, 2013, which we expect to be followed by proceedings in the Lands, Planning and Mining Tribunal. This is the first Appeal we have ever handled.

Generally speaking, there is wide concern about the content and number of applications and amendments being approved by the DCA, and the Minister.

4. The Knuckey and Ironstone Lagoon localities proposed Area Plan.

Below is a attachment of the discussion paper by the NT Planning Commission(NTPC) towards an Area Plan. More information there.

The Discussion Paper can also be downloaded from www.planningcommission.nt.gov.au . Comments and feedback should be emailed to ntpc@nt.gov.au by Friday 9 August 2013.

A quick way to approach this document is to look first at the maps, and consider the three optional maps towards the end.

Considerations include plant and animal conservation, impact on the lagoons and aquifer, other physical constraints such as inundation, community purposes, provision for Aboriginal needs, protecting existing uses, flightpath and noise, current residential aspirations, nurseries, public facilities, local shops, transport feasibilities, light industrial ribbon development as against industrial, minimum lot sizes, and infrastructure Power and Water provision vs local septics, piped water and reticulated power.

The minimum residential lot size suggested is one hectare, and more in areas which the small size is not sustainable in the environment. A similar document for Katherine is on the (NTPC) website.

5. Darwin CBD MasterPlan project update.

This project initiated by the City of Darwin, but also involving the NTG and the Commonwealth Government as a capital city is led by architect Steve Thorne and co-orditaed by Jane Munday of local consultancy firm michel/warren/munday.

This is a very broad, all encompassing project about the CBD and related areas. So far, we have had one 'community session' but very few attended. Steve Thorne has very wide experience, and is a broad thinker. So if you have ideas about better ways the CBD could develop, in a tropical environment with changing technologies, please send them in to Steve via 'jane@michelswarrenmunday.com.au'.

e MundayJane Munday

Tel: 08 8981 6445 jane@michelswarrenmunday.com.au

The attachment has a map of the area being covered. The one community meeting held so far was very poorly attended. Another is planned for this month, with the whole project being pulled together by December. Please join in and have your say, by email to Steve, as we need to be able to balance developers interests with those of people living here.

Major considerations for PPlan are that the CBD is as big as the ones of Sydney or Melbourne. We need to retain civic areas, such as in upper Smith Street, and the Esplanade, as special presentation places, and venues for public gatherings.

Buildings should be set back from the pavement, not with blank walls, but with active frontages. There should be small and large public parks to match the growth of residential towers, and there should be more public community centres like Spillett House. Much of the CBD, especially the Mall, has very old small lots which require amalgamating for large lots. Heritage should not be confronted, but respected, and better identified with stories. We need shade and shelter in the streets too.

There should be no building in Centennial Park, or on any public vantage points blocking views. A Goyders Park, with outlook to the sea at the west and south, should be developed, at the bottom of Hughes Avenue, covering the area of the Goyders Camp and associated buildings. Parking for all- day workers is a major problem, requiring another well placed multi storey carpark.

Transit buses could be used for park and ride from centres away from the CBD itself.

The approach to Darwin CBD along Stuart Highway should be cleaned and brightened up. Zoning there could be more presentable and welcoming.

The Darwin CBD should seriously review its purpose vis a vis Casuarina Square, and develop more tourist services.

6. COTA Survey of Seniors Needs in the NT

August is Seniors Week, and '<http://www.cotant.org.au/2013/06/cota-nt-seniors-survey-2013/>' will take you to a survey for Northern Territory Seniors which includes references to housing. You can fill in online, or get a hard copy sent to you.

7. Mitchell Creek Catchment

The NTG is rushing ahead with housing in Palmerston East (Zuccoli). Some house lots are tiny. A buffer zone to Radford Road has been downgraded, and the Conservation Zone promised for Mitchell Creek Catchment

withdrawn.

There is more to this story.

8. Kulaluk Land.

Yet another piece of land has been applied for Light industrial use in the Coconut Grove area. This time it looks as if it will be rejected. However, there has been no news on the Exceptional Development Permit application for the Kulaluk Stockpiles.

Similarly there is no news on the masterplan for the Jape light industrial areas behind Karu Park and behind the site of Macdonalds.

9. Environmental Protection Authority Guidelines

Comments on a large number of draft guidelines have recently closed with the EPA.

10. Bayview Extension

Some weeks ago, Bayview residents were shown plans for the extension of the Bayview Estate to Sadgroves Creek. This would mean the destruction of a large area of mangroves. So much for a percentage of mangroves in the harbour already being protected by the NTG.

Margaret Clinch
Convener.