

Attachment C: Summary reports of information displays

Casuarina Shopping Centre information display report

Staff: Del Batton, Rick Burgess, Dr Brian Reid and Penny Baxter

A total of 115 people visited the information display at Casuarina Shopping Centre between 9 am and 5 pm on Saturday 9 August as part of the Northern Territory Planning Commission's consultation for the Draft Darwin Regional Land Use Plan 2014.

Many of the people who stopped to talk to staff attending the display, take copies of the plan and look over the maps, said they were generally interested in the plan.

The display was highly visible as it was set up at a high traffic point near the main eatery and between the major retail shops of Coles and Big W.

The display included three panels featuring the draft map and other significant maps from the draft plan that explained the regional context, constraints on development, an example of an area plan and explanations of urban and peri-urban and rural activity centres. A video presentation of the draft map was played on loop on a television screen, which caught people's attention.

Copies of the draft plan were available on USB as well as hard copies, along with copies of the summary of submissions, fact sheets, an explanation of the Lake Elizabeth concept and registration forms directing people to the website and enabling them to indicate if they wanted to be kept informed.

Visitors

Of the people who visited the information display and gave identifying information:

- about 15 said they were long-time Territorians
- a number of people said they lived in the rural area including Howard Springs, Humpty Doo and Virginia, or had family living in the rural area, including Holtze
- others identified themselves as living in the northern suburbs, in particular Muirhead
- several people were visitors and Darwin residents who were interested in Darwin's growth and potential for investment.

Feed back

The following is a general idea of the feedback, comments and sentiment of the people who visited the information display:

Issues:

- concerns about industrial area close to residential areas and the city centre
- would like longer to provide a comment/submission
- not enough areas for recreational water use – should be able to access dams set aside for water resources for recreational purposes like Tinaroo Dam – bad thing about Darwin is that you can't swim in the ocean but you are also limited with fresh water recreational opportunities
- not enough recreational camping areas near water ways – i.e. corroboree says no overnight camping
- concern about money spent at Hardy's boat ramp but no proper access by road (near Corroboree?)
- not enough areas set aside to allow hunting
- rural activity centres
- water logged soils and interested about what is happening with Kulaluk
- housing prices in Darwin
- Darwin needs a 500 space caravan park as there is a major shortfall

- concerned about the location of the current airport and think it needs to be moved
- concerned about the 'Arafura Harbour' concept
- concerned about water resources for Hughes and Cox Peninsula
- concerned the Territory is exporting all of our gas out of the Territory

General queries/comments:

- is Weddell still being considered
- what is the sequence of residential development
- how has the plan changed since 2010
- when is Holtze going to be developed
- where are the dams going to be located
- how long before we run out of water at Darwin River Dam
- what development is planned for Lee Point Muirhead – residential plus opportunities for shops and a school
- interested in a holiday home in Dundee
- when will we be developing more residential land
- why isn't Darwin developing like Cairns in Queensland
- support the idea of Glyde Point
- is there any infrastructure out at Glyde Point
- what is happening with Hughes and Noonamah
- when is Marrakai going to be developed
- what was happening with the redevelopment of Sports House
- concerned about any high rise in areas that are meant to be 'green' or public open space
- public transport and future rail links
- support for urban activity centres
- when is the next residential land going to be released
- why are you talking to the public about this

Comments:

Support for the plan and elements of it:

- "Reading it now I see they are thinking about the future, it's all in here." (Darwin resident who took away a copy of the plan and came back to get one for her friend after she read part of it)
- "I support this plan because we need to future proof us."
- "I agree we've got to see to the future not just look at the next three years." (Humpty Doo resident)
- "I think it (the plan) is a great idea." (long term Territorian)
- "It is an interesting plan – a good idea." (Darwin resident)
- "We would like to see the rest of Muirhead developed at Lee Point and to see shops and a school." (Muirhead resident)
- "I think the rural activity centres are a good idea. Not everyone can continue to manage five acres, there needs to be more options for locals." (Virginia resident)

Consultation:

- "Thank you for coming out to talk to us." (Humpty Doo resident)
- "Thank you for giving us a copy of the plan."

Land use issues:

- “We’ve been hunting in the same place for 20 years and now it is a big hassle to get the permits. The TOs support it but can’t get the paperwork in time.” (Humpty Doo resident)
- “I’m concerned about what is happening in the rural area, but recognise the need for diversity around the hubs.” (Humpty Doo resident)
- “I don’t understand why we don’t do more development in Darwin and why we are looking at the rural area so much.”
- “I went to the Weddell design conference and I was wondering what happened to it?”
- “I live in the rural area and I am worried they want to cut up my block.” (Virginia resident)

Interest in investment:

- “I have family in Queensland that are interested in knowing what is happening up here. We are land owners up here and are interested in Mandorah.”

Water resources

- “It is a good idea to put in another dam – we need to catch the water rather than spend thousands of dollars on bores. That is good planning.” (Dundee resident)

Cynicism about the plan and consulting with the public:

- “What’s the point of having a say, it will change with the next government anyway.”
- “I have no control over this, so what is the point.”

Conclusion

There was some cynicism expressed about the plan itself and consultation process, but overall the reaction to the information display and draft plan was positive, with most people generally interested in how the government was planning for the future.

Palmerston Shopping Centre information display report

Staff: Gary Nairn, Rick Burgess and Penny Baxter

An estimated 50 people visited the information display at the Palmerston Shopping Centre on Friday 15 August 2014. The display was in front of Coles between 3 pm and 6 pm, although people came up to the display from 2.30 pm when we were starting to set up.

Out of the 50 people, a large number (approximately 21) identified themselves as being from the rural area, of which three were residents of Wallaby Holtze Road in Holtze. Other areas included Darwin River, McMinns Lagoon, Virginia, Berry Springs and Lambells Lagoon. Nine people identified themselves as being residents from Palmerston.

Once again there was a lot of general interest in the plan but there was also some cynicism.

Some of the main issues included:

- Holtze development – concerned about access to reticulated town water on a property in Wallaby Holtze Road
- Holtze development – what kind of residential development would be allowed around the regional hospital

- One Wallaby Holtze Road resident was initially concerned about the residential development near her property but after Gary explained reasons behind the development, she agreed her land might improve in value as a result
- One Palmerston resident said there was not enough consideration given to creating larger buffers for arterial transport routes to prevent impacts to surrounding residential development – eg Roystonea Drive and the amount of noise from increased traffic. He said more space was needed between roads and the residential areas
- An older Palmerton lady who is an advocate for elderly people said she wanted to see more community and senior citizen centres created
- A Lambells Lagoon resident said she wanted to know what was happening in the area – Gary explained that it would remain horticultural, which she was happy with that
- A Humpty Doo resident asked about what was happening in that rural activity centre – Gary explained it was not just for residential but for community services etc – She said they didn't want smaller blocks because that was the reason they moved out to 5 acres in the rural area
- A lady asked if the Weddell power station was going in and when were they looking at developing Weddell

Some of the general comments were about people's specific properties and what investment opportunities or impacts the DDRLUP could have on them, including:

- Man who had a 20 acre property in Darwin River that he used as a farm and wanted to know about the rural activity centre in Berry Springs and how that might impact on him
- A man who was looking at buying 300 acres in Berry Springs and wanted to know if they would be able to subdivide down more than 20 acres to five acres
- A man from Humpty Doo was interested in the potential impact of the plan on his property on the corner of Kennedy Road and the idea of the rural activity centres
- One man had an issue with a neighbour who had a horticultural operation next to him and was concerned – Rick followed this up
- A lady who lives and works in Humpty Doo expressed concerns about what was happening in the Humpty Doo rural activity centre and what size blocks were going to be allowed – once Gary spoke to her she agreed that more smaller blocks were needed for older people who wanted to stay in the rural area and that the rural activity centres could increase the services and infrastructure for people in the area
- One lady asked about Elizabeth River Lake and said it would be good to know if it is going to go ahead – she supported smaller blocks in rural activity centres as a lot of women do often need to move to smaller blocks as they get older or if people lose partners and want to stay in the rural area

General interest included:

- the site of a new port and Glyde Point and the new airport site
- new water sources on the map
- information about Lake Elizabeth
- the area plan for Berrimah Farm got quite a bit of attention

Supportive comments:

- "It's good, very good."

- One Wallaby Holtze Road resident said they thought the airport was in a good location and liked the plan as a framework for growth
- Several people supported the need for long term planning and that the regional land use plan was a good idea
- a Darwin River resident was interested in Lake Elizabeth and had neutral opinions on it but thought it was excellent that a second airport was nominated because it would be good to get the military out of Darwin Airport

There were also some general queries not related to the Draft Darwin Regional Land Use Plan including how to find a suitable site for a church, whether Darwin was going to get an oil refinery, need for sustainable energy.

Coolalinga Markets information display report

Report on Coolalinga markets: 8 am to 1.15 pm

Staff: Jane Munday, Gary Nairn, Del Batton and Penny Baxter

There was a steady stream of people attending the display and I wasn't able to capture full details.

Of those recorded, about 55 were from the rural area, about 10 were tourists (most staying with relatives in the rural area), one person from Palmerston, one person living in Casuarina (but with a block in Acacia she is planning to build on) and two from Larrakeyah (also with investment blocks in the area).

I would estimate another 20-30 people engaged in conversations and another 30 or so looked at the display without engaging.

Most people were interested enough to take away usb sticks, summary documents and feedback forms. They were encouraged to fill in the survey.

Key issues raised:

- A large number of people had been at the DCA hearing the day before regarding the proposed Lowther Road sub-division and expressed strong concern at the changing nature of the rural area, lack of certainty, lack of trust in the planning system, concerns about the potential for additional flooding and whether the proposed sub-division was in line with the DRLUP. GN said he didn't think it was in line with the DRLUP. Del responded to some of the specific questions (eg outlined retention pond to prevent flooding, Lowther Road might be in line with area plan).
- Several people had queries about the proposed Elizabeth River Dam but had a range of views, mostly supportive or cautiously supportive. Three groups had property nearby and were worried about whether the dam would increase flooding at their properties. GN and DB said it should decrease flooding risk but studies needed to be done before this proposal went ahead and it was on the plan as a concept at the moment to increase land that was suited to development.
- There was concern at threats to the rural lifestyle from 'cutting up land' into smaller blocks, that people come to the rural area to 'get away' then find development next to their rural blocks, but most people seemed to agree with the concept of rural activity centres to accommodate increased population and commercial activity. Many agreed that some smaller blocks were needed for people wanting to live on smaller blocks in the rural area. One person said this would only encourage 'the townies' to move into

the rural area. Some said they loved the rural lifestyle but 'development had to happen' and the land use plan was a good way to control how this happened.

- There were concerns about provision of infrastructure such as power and water (eg a resident in Whitewood Road in Howard Springs not being connected to reticulated water, while lots of other people had 'spaghetti connections'), a person cited high developer contributions being requested by Power for a sub-division and queries about who would pay.
- There were also concerns expressed about the need for community infrastructure such as schools and shops in both the rural area and Palmerston suburbs.
- Several were interested in business opportunities and had smaller investment properties they wanted to develop or thought development would increase the value of their land. One woman has a tourism development near Elizabeth Valley Road and said she would consult with her business partners and provide a submission.
- People want certainty, were concerned about land banking, commented that increased land release hadn't improved housing affordability and were suspicious about the intentions of many local land owners.
- There were comments from two stakeholders (who appeared to work in the logistics industry/railway) that the port is inefficient, the port needs expansion and the layout of the railway is inefficient and adds to costs.
- There were comments about the Government's lack of consultation on a range of issues, particularly the hospital site. Two people thought the hospital should be moved to Berrimah and there would be transport and access issues at Holtze.
- General comments about ugly buildings in the city, lack of planning controls, need for more sustainable styles of housing, concerns about impact of INPEX and lack of jobs.
- Comment about rezoning of 59 blocks on Fred's Pass Road.
- A few people asked questions about Glyde Point but no negative comments on this or strategic land marked on the map.
- A couple of people heated on issues that weren't relevant to the GDLUP.

Howard Springs Shopping Centre information display report

Staff: Gary Nairn, Del Batton and Penny Baxter

An estimated 52 people visited the information display on the Draft Darwin Regional Land Use Plan 2014 at the Howard Springs Shopping Centre on Friday 22 August 2014. The display was inside the centre between 10 am and 1 pm, although people came up to the display from 9am when we were starting to set up.

Out of the 52 people who engaged with staff at the display, the majority were from the Howard Springs area, including two people who lived on Gunn Point Road. People also identified themselves as residents of Palmerston, Girraween, Bees Creek, Berry Springs, Humpty Doo, Darwin and Virginia. Several tourists also showed interest and asked about the draft plan.

The majority of people we talked to at the display were older people who had lived in Darwin for a long time.

Once again there was a lot of general interest in the plan but also some cynicism about the process.

Some of the main issues included:

- Whether the development at Holtze would affect existing rates
- Lack of light industrial land meant people were operating light industrial businesses from their rural properties – one man said he knew of at least six light industrial businesses operating from rural blocks in the area
- Need for bigger roads in the greater Darwin area
- Need for reticulated sewerage network
- Concern about sizes of blocks in Palmerston being too small
- Concern about development in Berrimah North
- Buffer between new smaller lots and existing rural blocks in Holtze
- Concerned about the impact of a port at Glyde Point on the residents along Gunn Point Road as it may de-value their land
- Concern about smaller blocks in the rural area
- Concern about water supply in Howards Springs as their bore sometimes dries up

Some of the general comments included:

- Support smaller blocks for older people in the rural area
- Support regional expansion in the rural area, including expansion of the Rural Activity Centres

Supportive comments:

“I’ve seen it and I am quite happy with it.” Rural area resident

“We need to spread out somehow because Darwin is locked in.” Howard Springs resident

“I live in Howards Springs on a five acre lot and it would be good if we were on a reticulated sewerage network.” Howard Springs resident

“I agree we need to have some smaller blocks for older people in the rural area.” Palmerston resident

“It looks good. Hurry up and build Humpty Doo and Coolalinga Rural Activity Centres and the value of my land will go up.” Humpty Doo resident

“We have to see a good buffer between the higher density lots and existing rural area in Holtze.” Howard Springs man

“It is difficult because you can’t afford to give your block to the kids but they can’t afford to buy it.” Howard Springs resident

“We have to get more infrastructure for water. I lived on five acre block for 30 years and I had to put in a granny flat so I can keep staying there.” Howard Springs resident

“I think Rural Activity Centres are a great idea if they are providing choice for older people.” Howard Springs resident

“It is getting that way that I can’t look after my block. I think the Rural Activity Centres are a good idea because I don’t want to move to Palmerston. I am interested in building a second dwelling on my block.” Girraween resident

“As long as you have public transport included, I think it looks great.” Virginia resident

Humpty Doo Shopping Centre information display report

Staff: Dr Bill Freeland, Louise Taylor, Rick Burgess and Penny Baxter

An estimated 110 people visited the information display on the Draft Darwin Regional Land Use Plan 2014 at the Humpty Doo Shopping Centre on Saturday 23 August 2014. The display was inside the courtyard, out the front of Woolworths between 10 am and 1 pm, although people came up to the display from 9am when we were starting to set up.

Out of the 103 people who engaged with staff at the display, the majority were from the Humpty Doo area. People also identified themselves as residents of Noonamah, Marrakai, Bees Creek, Berry Springs, Livingstone, Palmerston, Lambells Lagoon, Elizabeth River, Acacia, Herbert and Virginia.

There was a lot of general interest in the plan but also some cynicism about the process.

Some of the main issues included:

- Don’t support a new port at Glyde Point
- Concerned there is only one exit from Darwin down the Stuart Highway
- Arterial road going through Coolalinga as a Rural Activity Centre and whether the speed limit on the highway will be affected
- Marrakai not included in the plan for development
- Oppose Lake Elizabeth (5 people)
- Oppose peri-urban and urban area at Noonamah, Noonamah Ridge and Hughes
- Query about whether there was industrial land or an airport near Southport
- Need to protect the Howards Springs Sand plains

Some of the general comments included:

- Support for smaller blocks if they are confined to the Rural Activity Centres (3 people)
- Support expanded Rural Activity Centres as it will attract in more services and infrastructure (6 people)
- Recognise the need for smaller blocks
- Support a new regional hospital because it is too far to travel to Royal Darwin Hospital
- Support for the information display and consulting with the community
- Support for Lake Elizabeth

Supportive comments:

“We live across from a large block near Humpty Doo that wants to subdivide. We think it is an appropriate block and a good idea.” Humpty Doo residents

“There is no more area on the Darwin peninsula, so it has to move out. I agree to having some smaller blocks and this programs it to happen. Infrastructure needs to keep up and we need to have a say in it. We should be planning for the future, I am glad they are talking about it now because we need to have the discussion.” Herbert resident

“That’s really good it’s happening.” Rural area resident

“It is good if the small blocks are confined to Rural Activity Centres.” Humpty Doo resident

“The additional services here [Humpty Doo] are because we have growth.” Humpty Doo resident

“Good to see there is some forward planning happening because it is long overdue and we don’t want to repeat past mistakes.” Girraween resident

“It is good that you do this [consultation] because you are putting yourself out there and offering contact. People get upset if they don’t feel listened to.” Humpty Doo resident

“It is good to see you going around and doing things like this [consultation] because I know things always change and hopefully this will be long term.” Humpty Doo resident

“I don’t want 50 million people living near me.” Noonamah resident

Critical comments:

“Having 20 acre lots up against smaller lots at Hughes or Noonamah is not good. We got a brochure about it and I am concerned about small blocks at Hughes.” Noonamah resident

“I don’t support Glyde Point because we are never going to need it.” Humpty Doo resident

“I don’t want to see Lake Elizabeth happen and that at the end of the road a dam at Elizabeth River is not supported.” Bees Creek resident

“I do not support Noonamah Ridge or Hughes.” Hughes resident

Other comments not relating directly to the draft plan:

- Too expensive to live in Darwin, moving to Tasmania
- Support a second dwelling on rural properties