Dundee Region
Community Plan Preliminary Study
Dundee Progress Association

DRAFT December 2012
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Dundee Progress Association
Document Control

**Version**

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<tr>
<th>Version</th>
<th>Date/Who</th>
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<tr>
<td>1.1</td>
<td>28/09/2012</td>
<td>Developed Version 1.1 for Background Research.</td>
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<td>Daniel Pirie</td>
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<td>Jim Gleeson</td>
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<td>Daniel Pirie</td>
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<td>Jim Gleeson</td>
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<td>04/12/2012</td>
<td>Developed Version 1.7 in response to the client’s comments to the draft.</td>
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<td>Daniel Pirie</td>
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Project Team

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- Bob Bremner (Committee Member);
- Libby Bremner (Committee Member);
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Acknowledgements
The Project Team would like to thank the following key stakeholders and community members for participating in the community consultation and research processes. The information and perceptions that have been provided informed the recommendations for the future of the Dundee Region.

Key Stakeholders:

Department of Lands, Planning and the Environment:
- Gerhard Visser (Principal Strategic Planner); and
- Greg Heron (Manager, Products and Services).

Local Business:
- The Lodge of Dundee
- The Store of Dundee
- Creative Territory
- Sand Palms

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Local Community Members:

Department of Local Government:
- Freya-Rose Bennett (Shire Council’s Sustainability Project)
Executive Summary

Background:
The Dundee Progress Association (the Client) has started the process of creating a Community Plan (Plan) for the Dundee Region in the Northern Territory, which is an unincorporated area not under local government jurisdiction.

The longer term vision for a Plan seeks to facilitate improved service delivery and sustainable development for the Dundee Region, while preserving the lifestyle currently enjoyed by permanent residents, weekenders and tourists.

The Plan is to be informed and developed from sound analysis of community issues in the Dundee Region, which were gathered in this Preliminary Study. This included community and stakeholder analysis, research into governance models and development options, and demographic assessment.

Plan C carried out the assessments and consultation activities in the Dundee region between the months of September and December 2012.

Scope
The preliminary research carried out included:

- Community and stakeholder consultation to understand the needs and aspirations of residents and stakeholders in the Dundee Region; and
- Desktop research and analysis focused on understanding the demographic makeup of the Dundee Region.

The purpose of these activities was to:

- Determine the impact of future development both within and adjoining the region over the next five and ten year periods;
- Understand community attitudes to potential governance models of the region;
- Provide a report to the Dundee Progress Association to inform its decision-making;
- Present the findings of the studies to the broader community and stakeholders; and
- Provide ongoing support (if necessary) for planning and community development activities in the future.
Outcomes:
The Community Survey was available online and hardcopy at a number of consultation events between Monday 24 September and Wednesday 31 October 2012.

At the close of the community survey, there were 189 surveys completed by residents, weekenders, visitors and key stakeholders from the Dundee Region. Of the completed surveys, there were 126 respondents that identified as permanent residents. This comprises 22.8% of the residential population as at the 2011 Census (550 people), which is a highly representative sample.

Statistical Validity
To achieve a confidence level of 95% and a margin of error of +/-8% (meaning you can be 95% sure that the entire population would have answered the same way with a margin of error of +/- 8%) we needed a sample of 118 residents for the survey, which was achieved. For example, 89% of respondents answered ‘no’ to the questions Should Dundee Region become part of an existing local government area in the next ten years? Based on the confidence level and margin of error for the survey sample, it can statistically be assumed that between 81% and 97% (i.e. +/- 8%) of the entire population would also answer no to the question if a census of the entire population were taken.

What did the survey tell us about the community?
- **Age**: a high representation of older respondents (45 years of age and above comprised 84.1% of responses);
- **Gender**: a high representation of male respondents, comprising 63.7% of responses;
- **Length of residency**: an even distribution of participants who have lived in the region between 1-5 years and 20 years plus, providing a balanced set of views between these important groups;
- **Location of residents**: a significant proportion of respondents resided in Dundee Beach (59.6%) followed by Dundee Downs (20.5%) and Dundee Forest (12.6%). A smaller proportion of respondents resided in Milne Inlet (4.0%) and Bynoe Harbour (3.3%).
- **Visitors**: a large proportion of visitors identified themselves as weekenders (50.0%)
- **Regular visits**: other visitors indicated that they visited the Dundee Region on a regular basis, annually (40.5%), monthly (24.3%), fortnightly (13.5%) or weekly (16.2%);
- **Property tenure**: a high representation of respondents that owned (79.8%) or have a mortgage (14.7%) on their property.
- **Retirees**: a high proportion of respondents were retired comprising 46.2% of responses.
- **Connected community**: a high proportion of respondents know more than 40 people in the community (52.1% of responses); and
- **Volunteering in the community**: a quarter of respondents identified as representing a community organisation, which indicates a high degree of volunteerism in the community.
The Community Survey identified the perceptions of respondents to the strengths and threats to triple bottom line issues in the Dundee Region, which included environment, local economy, community and local culture (Table below).

<table>
<thead>
<tr>
<th>Dundee Region’s Strengths</th>
<th>Dundee Region’s Threats</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1. Environment</strong></td>
<td></td>
</tr>
<tr>
<td>▪ Pristine local environment (i.e. beaches, creeks, rivers); and</td>
<td>▪ Visitors on the weekend and increased tourism contribution to environmental pressures;</td>
</tr>
<tr>
<td>▪ Wildlife (i.e. whales, fish, turtles).</td>
<td>▪ Development and population growth; and</td>
</tr>
<tr>
<td></td>
<td>▪ Lack of environmental protection and management.</td>
</tr>
<tr>
<td><strong>Notes:</strong></td>
<td></td>
</tr>
<tr>
<td>Some respondents provided the following comments about threats to the environment:</td>
<td></td>
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<tr>
<td>▪ Visitors, were contributing to environmental degradation by leaving rubbish around, especially on the beach;</td>
<td></td>
</tr>
<tr>
<td>▪ Lack of management, of the dunes and foreshores, weeds and professional fishing and crabbing was impacting the environment; and</td>
<td></td>
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<tr>
<td>▪ Off-road vehicles especially quad bikes were impacting the environment.</td>
<td></td>
</tr>
<tr>
<td><strong>2. Economy</strong></td>
<td></td>
</tr>
<tr>
<td>▪ Tourism; and</td>
<td>▪ Limited access in the wet.</td>
</tr>
<tr>
<td>▪ Lifestyle.</td>
<td></td>
</tr>
<tr>
<td><strong>Notes:</strong></td>
<td></td>
</tr>
<tr>
<td>Some respondents provided the following comments about threats to the environment:</td>
<td></td>
</tr>
<tr>
<td>▪ Lack of infrastructure, is a major threat to the economy, which includes the limited access of roads telecommunication infrastructure.</td>
<td></td>
</tr>
<tr>
<td><strong>3. Community and local culture</strong></td>
<td></td>
</tr>
<tr>
<td>▪ Our lifestyle;</td>
<td>▪ Lack of facilities; and</td>
</tr>
<tr>
<td>▪ Visitors to the Dundee Region.</td>
<td></td>
</tr>
<tr>
<td><strong>Notes:</strong></td>
<td></td>
</tr>
<tr>
<td>Some respondents provided the following comments about threats to the community and local culture:</td>
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</tr>
<tr>
<td>▪ Retaining the current character of the community, by leaving it as it is;</td>
<td></td>
</tr>
<tr>
<td>▪ Education of visitors, to reduce the impact on the community; and</td>
<td></td>
</tr>
<tr>
<td>▪ Increasing access, so that the community is not cut off in the wet season.</td>
<td></td>
</tr>
</tbody>
</table>

Preliminary Study
This indicates that the community see that the pristine environment, wildlife, lifestyle and tourism are the greatest assets. The community identify that the increasing number of visitors on the weekend are impacting these community values. The lack of access to the Dundee Region in the wet season and the lack of facilities are other threats that the community identified to the sustainability of the community.

The Community Survey asked respondents there vision for the Dundee Region in the next ten years.

**The community love it the way it is!**

The community love the Dundee Region how it is: *Peaceful, Quiet, Relaxed, Friendly, Laid-back, Paradise, Pristine, Beautiful, Fishing, Awesome, Freedom, Heaven, Isolated and Wonderful.*

Currently, lifestyle is recognised as the biggest community and local cultural strength, followed by the volunteers and ‘our people’.

‘*I love the place as is now. Hopefully it will stay that way.*’

‘*Progress is great so long as our relaxing lifestyle is not too compromised*’

‘*this is a unique community and needs to be preserved but at the same time it needs to grow and be more sustainable.*’

**But would like improvements to services and infrastructure**

The community would like to see improvements to the infrastructure and services, primarily all-weather access to the Dundee Region with better roads and bridges, phones and power and medical facilities.

However, the improvements to services and facilities in the Dundee Region will stimulate population growth and development in the Dundee Region, and the majority of respondents are opposed to this trend.

From a planning perspective, the region is likely to be subject to development pressures for the following reasons:

- **Close proximity to Darwin**, with opportunities for beach-side freehold land in the Northern Territory;
- **Improvements to road infrastructure**, increasing the accessibility to the Dundee Region;
- **Improving services**, primarily delivered by the private and community sector are likely to increase over time;
- **Mineral extraction**, with areas of in the Dundee Region subject to minerals exploration; and
- **Resource boom** is occurring in the Northern Territory and more fly in, fly out workers who have capacity to live or recreate in the Dundee Region.

The development of the Dundee Region is not likely to feel the immediate pressure of development and population growth for the following reasons:
- **Greater Darwin Plan (2011)**, which prioritises more intensive development in the adjoining Cox Peninsula within 20 years before the Dundee Region; and

- **Finniss Planning Concepts and Land Use Objectives (1990)**, identifies that development is constrained by water availability and the prevalence of insect borne diseases.

The community survey identified there priority infrastructure projects for the Dundee Region in the next ten years, which are summarised in the **table below**.

### Priority Infrastructure projects

#### 1. Road infrastructure

<table>
<thead>
<tr>
<th>Description</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Improvements to the road infrastructure, which would include bridges over creeks.</td>
<td>This would increase the access to the community throughout the year (i.e. dry and wet season).</td>
</tr>
</tbody>
</table>

#### 2. Cyclone shelter

<table>
<thead>
<tr>
<th>Description</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>The construction of a cyclone shelter in the Dundee Region.</td>
<td>Cyclone shelters and other infrastructure (i.e. Stormwater drainage infrastructure) are likely to improve the community’s resilience to cyclones and extreme weather events.</td>
</tr>
</tbody>
</table>

#### 3. Improved community infrastructure

<table>
<thead>
<tr>
<th>Description</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Improving community infrastructure in the Dundee Region, to improve social and recreational activity.</td>
<td>Increasing the connectedness and social networks within the community</td>
</tr>
</tbody>
</table>

#### 4. First aid station and health clinic

<table>
<thead>
<tr>
<th>Description</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>A permanent first aid station in the Dundee Region.</td>
<td>To service the needs of an ageing community.</td>
</tr>
</tbody>
</table>

The respondents to the survey have prioritised a number of infrastructure projects to meet the needs of the community, which included road infrastructure and bridges (one); cyclone shelters (two); improved community infrastructure (three); first aid station (four).

The community survey identified respondents preferred governance models for the Dundee Region in the next ten years (**table below**). The respondents were overwhelmingly were **against regulation or increased governance** in the Dundee Region.
<table>
<thead>
<tr>
<th>Governance Model</th>
<th>Yes</th>
<th>No</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Amalgamation with existing local government</td>
<td></td>
<td>89%</td>
<td>‘to provide some structure to the area, to allow progress, to improve services, for development and environmental management, etc.</td>
</tr>
<tr>
<td>Should Dundee Region become part of an existing local government area in the next ten years?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. New local government area</td>
<td></td>
<td>58.7%</td>
<td>‘so that we can govern and control our own interest and needs’, ‘community can have a say in how the rates are levied and allocated’, ‘help with local infrastructure’, ‘keep it local’, self-governing, independent, ‘local voices on local issues’, etc.</td>
</tr>
<tr>
<td>Should a new Dundee Shire Council be formed in the region the next ten years?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3. Local community group</td>
<td></td>
<td>52.6%</td>
<td>‘we need some form of guidance, planning and input from our growing community, but with local flavour’, locals understand the needs of the community, ‘a formal group to represent the community with ongoing development is managed with the right priorities in place is a must’, ‘somebody must liaise with the people’, ‘already exists – Dundee Progress Association’, etc.</td>
</tr>
<tr>
<td>Should a local group, with local decision making powers, be established for the Dundee Region in the short term?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4. Status quo</td>
<td></td>
<td>59.9%</td>
<td>‘it is running well as it is’, ‘things work well now’, ‘if it isn’t broke don’t fix it’, ‘we are over-governed already’, ‘let’s do it ourselves’, ‘more government means more cost’, etc.</td>
</tr>
<tr>
<td>Should any additional form of government established?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5. Environmental Regulation by NT Government</td>
<td></td>
<td>52.3%</td>
<td>N/A</td>
</tr>
<tr>
<td>Should there be an increase in control and regulation by the NT Government over issues of environmental management?</td>
<td></td>
<td></td>
<td></td>
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</tbody>
</table>
Recommendations:
From the outcomes of the project, a number of priority recommendations for the Dundee Region and the Dundee Progress Association for the next 12 months are identified below. These recommendations can be grouped into broad categories, which include the following:

- Infrastructure projects;
- Programs;
- Information and knowledge sharing; and
- Improved community governance.

**Priority Infrastructure Projects** to improve the service and infrastructure provision in the Dundee Region:

1. **Health clinic** at Dundee Beach, with doctors and nurses to provide health and age care for the community in the Dundee Region developed through government grants and community networks;

2. **Cyclone shelter(s)** at Dundee Beach and potentially Dundee Forest to protect the community against storm damage and inundation, which will be developed through government grants and community networks; and

3. **Better roads and access** in the wet season through improvements in bridges, which will be facilitated by discussions with the Northern Territory Government.

**Priority Programs** to protect and improve the community assets in the Dundee Region:

1. **Environmental protection programs**, which could potentially include boat ramp or beach cleaning days;

2. **Environmental awareness programs**, which could include locally made signage that educates visitors about protected species; and

3. **Visitor impact management**, which could include locally made signage that engenders respect from visitors to the local community and culture.

**Information and knowledge sharing** so that the community and visitors are better informed about the community and potential issues:

1. **Workshops** in local meeting places (i.e. the Lodge of Dundee and Rec and Social Club) to share knowledge about community assets and issues and seek community input on future directions;

2. **Information sheets** that provide visitors and new residents to share knowledge about community assets and issues;

3. **Promote** the Face Book page of the DPA as a source of information about community assets and issues, encourage information and knowledge sharing between residents and visitors.
Improved Community Governance

1. **Engaging with the community**, by providing regular opportunities for members of the community to have their say about the future directions, priorities and projects in the community, which includes community workshops;

2. **Getting things done**, by having clear directions, priorities and actions, which could be presented to the community and stakeholders in an action plan with clear timeframes; and

3. **Measuring results**, by identifying if the directions, priorities and actions are met in the action plan, which could feedback to the community to make the process more transparent.
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1. **Introduction**

1.1. **Project Background**

The Dundee Progress Association (the Client) has started the process of creating a Community Development Plan (Plan) for the Dundee Region in the Northern Territory, which is an unincorporated area not under local government jurisdiction.

The longer term vision for a Plan seeks to facilitate improved service delivery and sustainable development for the Dundee Region, while preserving the rural lifestyle currently enjoyed by permanent residents, weekenders and tourists.

The Plan is informed and developed from sound analysis of community issues in the Dundee Region, which were gathered in this Preliminary Study. This included community and stakeholder analysis, likely governance and development options, and demographic and economic assessments.

Plan C carried out the assessments and consultation activities in the Dundee region between the months of September and December 2012.

1.1.1. **Scope**

The preliminary research carried out included the following activities:

- Community and stakeholder consultation to understand the needs and aspirations of residents and stakeholders in the Dundee Region; and
- Desktop research and analysis focused on understanding the demographic makeup of the Dundee Region.

The purpose of these activities was to:

- Determine the impact of future development both within and adjoining the region over the next five and ten year periods;
- Understand community attitudes to potential governance models of the region;
- Provide a report to the Dundee Progress Association to inform its decision-making;
- Present the findings of the studies to the broader community and stakeholders; and
- Provide ongoing support (if necessary) for planning and community development activities in the future.

1.2. **Study Area**

The Dundee Region is located in the Northern Territory, and is approximately 60km (in a straight line) from the state capital, Darwin (Figure 1.1.). It is connected to Darwin by the Fog Bay Road, which is prone to flooding in the wet season because of its low lying nature. The region is a 120 km, or a 2 hour drive, from the capital. It is adjacent to areas in the Greater Darwin Region including the Cox Peninsula.

The Dundee Region consists of the coastal settlements of Dundee Beach, Dundee Downs, Dundee Forest and Bynoe Harbour. It is located at the northern end of Fog Bay and is characterised by a number of
geomorphological features, including Bynoe Harbour, Finniss River and Estuary, Milne Inlet, Islands and offshore reefs. In 1991, these features became part of the Beagle Gulf Marine Park.

The Dundee Region was part of the Finniss River Pastoral Lease. In September 1986 parts of the lease were sold at public auction as Crown Leases for the purposes of land development. One of these leases was Dundee, which has been subject to further subdivision.

Land in the Dundee Region was developed as a weekend retreat for residents and fisherman of Darwin, with a number of holiday accommodation and caravan parks developed. In Dundee Beach, the Lodge at Dundee is the main accommodation in the region, which is also a licensed venue.

Administration:
The Dundee Region is located in the former Finniss-Mary Pastoral area, which is a constituent of the Top End Region; the largest unincorporated area in the Northern Territory. These areas are not governed by the Local Government Act (2008), and municipal services are not provided by a local government.

In 2009, initial consultations with the Coomalie Community Government Council to investigate incorporating the Dundee Region into the local government region were reported as inconclusive, but incorporation was assumed to be largely rejected by the community and the Dundee Region remained an unincorporated area. The Northern Territory Government subsequently committed not to proceed with incorporation of the Dundee Region. Currently, the Country Liberal Party holds power in the Northern Territory. Since coming to power in August 2012, the government has not clarified its preferred position on local government amalgamation for unincorporated areas or de-amalgamation of larger shires.

The Dundee Progress Association (DPA) is a community-based group that has been formed to improve the Dundee Region’s facilities, lifestyle and amenities of the area. The DPA has a website and a ‘Facebook’ page to promote community awareness and connection. There is another progress association within the region is based in Dundee Downs, which is affiliated with the DPA.

Activities:
The Dundee Region is an excellent fishing destination, with access to a variety of high quality fishing including estuarine fish (i.e. Barramundi) in Bynoe Harbour, Milne Inlet and Finniss River Mouth; reef fish (i.e. Coral Trout and Red Emperor) in the Peron Islands; and the pelagic fishes (i.e. Tuna) on offshore reefs. These areas can be accessed by boat, with charters available from Dundee Beach. Commercial fishing is prohibited in these waters.

On long weekends, a number of community fishing competitions are held by the Dundee Beach Recreation and Social Club, which include the Dundee Beach Easter Family Fishing Contest.

The Dundee Beach Progress Association contributes to a number of community activities, including the Dundee Beach Market held every Saturday in the dry season.
Figure 1.1. The Dundee Region, Northern Territory.
1.3. Methodology
Plan C developed a number of methods (please refer to Figure 1.2) to collect data from a variety of sources (i.e. primary and secondary) to understand the existing situation of the community and infrastructure provision in the Dundee Region, which included the following:

- **Background Research and document review**; and
- **Stakeholder Consultation**;

Findings from each data source were cross-referenced with other data sources to verify their validity. This method was used to justify the recommendations provided.

Initially, the existing situation for the community in the Dundee Region was determined through **Background Research**, which included a review of previous consultation findings; demographic assessment; and community facility auditing.

The outcomes of the **Background Research** informed the **Stakeholder Consultation** process, which included participation from key stakeholders, residents,weekenders and visitors in the Dundee Region. Initially, the Dundee Progress Association were engaged in a scoping workshop to enable Plan C to better understand local issues, opportunities and constraints, strengths and weaknesses as well as local infrastructure and amenities and settlement pattern. Outcomes from the workshop informed the development of a community survey that was administered online and in hardcopy.

The survey identified constraints and opportunities; existing needs and potential gaps; potential impacts and opportunities of development; and preferences for future governance in the Dundee Region. The outcomes of the online survey were presented to the community on 24 November to inform participants of major findings and seek community input into the next steps required to address a range of issues.

The outcomes of the stakeholder consultation and background research informed the development of priorities and actions for the Dundee Region, which will support the development of the **Community Plan** should this be required.
### Background Research

**Background Information review:** to better understand historical development, planning, governance, environmental and other issues of relevance.

**Review of Findings from previous consultation activities:** to identify existing community issues and needs through review of relevant consultation findings.

**Demographic assessment:** to describe the demand for community facilities based on demographic indicators.

**Community facility audit:** to determine existing facilities in the Dundee Region that services the community.

### Documents Reviewed

- Finniss-Mary Plan, NT Government (n.d.);
- Greater Darwin Plan, NT Government (2012);
- Namarada Building Area Plan, NT Government (1990);
- Greater Darwin Building Area Plan, NT Government (1990);
- Tier 1 and Tier 2 Building Control Areas: Fact Sheet (2012);
- Greater Darwin Plan, Country Liberals Discussion Paper (2011);
- Top End Shire: Draft Business Plan for Community Consultation (2007); and
- Coomalie Community Government (2010), Outcomes of Consultation with the Dundee Region.

### Stakeholder Engagement

**To identify:**

**Constraints and Opportunities, Strengths and Weaknesses**

**Community needs**

**Preferred form of development and infrastructure**

**Preferred forms of Governance**

### Stakeholders

**Community Members:** Residents, Weekenders, Visitors and Business Owners.

**Key Stakeholders:** Dundee Progress Association and Northern Territory Government.

### Consultation Activities

- Workshop with Development Sub Committee
- Online Survey
- Community Workshops/intercept surveys across the region
- Presentation of outcomes and feedback on next steps

### Recommendations and Actions

**Priorities and Actions** for the development of the community, in terms of community and physical infrastructure, development and governance.

**Next Steps** for the development of the community and plan making process.

### Activities

- Action Planning; and
- Review by Subcommittee and community
2. Existing Social Environment
The existing Social Environment of the Dundee Region was scoped through background research, the results of which are summarised in Section 2.1 (Community Snapshot).

The detailed methods and findings of these Background Research activities are summarised in Appendix A, Appendix B and Appendix C.

2.1. Community Snapshot
The following ‘Community Snapshot’ provides excerpts of information about the community and the region to build a context for further investigation and to begin to guide the development of the community plan.

2.1.1. Common Stories:
Common stories of the Dundee Region from local media (i.e. NT News) highlight some of the community issues which are important or of concern to the Dundee region community:

- “The Coomalie Community Government Council is still interested in incorporating the Dundee Region, but residents are interested in keeping their own autonomy”.
- “Commercial fishermen have been caught off Dundee Beach, taking fish from the waters illegally”.
- “The Dundee Region has been cut off by flooding caused by the recent hurricane”.
- “Dundee Beach left with litter after the long weekend”.
- “Records smashed as Fisherman catches large pelagic off Dundee Beach”.

2.1.2. Geography:
The geography of the Dundee Region can be summarised by the following:

- Includes the settlements of Dundee Beach, Dundee Downs, Dundee Forest and Bynoe Harbour;
- Located in the Northern Territory, approximately 60km (in a straight line) from Darwin;
- Connected by the Fog Bay Road (sealed), which is prone to flooding in the wet season; and
- Located on the Northern Tip of Fog Bay, and prominent geomorphological features including Bynoe Harbour, Finniss River and Estuary, Milne Inlet, Islands and offshore reefs.

2.1.3. Development and Planning:

History:
In the 1990 the Pastoral Lease of Finniss Mary was subdivided for rural residential development by the Dundee Development Corporation Ltd Pty, and the Finniss Planning and Land Use Objectives (2002) provides framework for planning control for the Finniss Sub-Region (including the Dundee Region).

The Dundee Development Corporation still have land holdings in the Dundee Region, which include the Air Strip and tracts of land between Point Patterson and the Lodge of Dundee.
Controls:
The planning constraints and controls for the Dundee Region are defined in the following documents:

- The *Finniss Planning and Land Use Objectives* (2002); and
- The *Namarada Area Plan 1990* (Section 2881, Hundred of Glyde, at Dundee Beach).

The constraints and controls for residential development defined in these documents are summarised in the Table 2.1.

The major constraint for development in the Dundee Region is the lack of water supply (i.e. groundwater and surface water). If the water supply to the Dundee Region was improved through water reticulation, development would be less restricted. In the future there is potential for freshwater to be supplied from the Finniss River, the Mt Burnett Dam on the Darwin River or the neighbouring Cox Peninsula.

Constraints to residential development are reflected in the controls and settlement pattern of the Dundee Region, which are summarised in the Table 2.1.

**Table 2.1: Development constraints in the Dundee Region**

<table>
<thead>
<tr>
<th>Location</th>
<th>Lot size</th>
</tr>
</thead>
<tbody>
<tr>
<td>Milne Inlet, Dundee Forest and Dundee Downs</td>
<td>larger lot sizes of 8 ha</td>
</tr>
<tr>
<td>Coastal Fringe of Fog Bay</td>
<td>smaller lot size of 2 ha</td>
</tr>
<tr>
<td>Dundee Beach</td>
<td>smallest lot sizes of between 0.4 ha and 2 ha</td>
</tr>
</tbody>
</table>

**Dundee Beach**

Unlike the rest of the Dundee Region, development in Dundee Beach is controlled by the *Namarada Area Plan (1990)*, which has a number of zones of development summarised in Table 2.2.

**Table 2.2: Development constraints in Dundee Beach**

<table>
<thead>
<tr>
<th>Development zone</th>
<th>Prescribed density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Living 1</td>
<td>Higher density <em>(4,000 m²)</em> residential development in the coastal areas</td>
</tr>
<tr>
<td>Living 2</td>
<td>Medium density <em>(1 ha)</em> residential and agricultural development</td>
</tr>
<tr>
<td>Living 3</td>
<td>Lower density <em>(8 ha)</em> residential and agricultural development</td>
</tr>
</tbody>
</table>

In the *Namarada Area Plan (1990)* there is also designation for the following uses:

- Tourist Commercial;
- Organised Recreation;
- Main Road;
- Community Purpose; and
- Conservation.

As a result, Dundee Beach is the only settlement in the region subject to development controls, and easements for conservation, open space and community services are reserved for residents and visitors.
### Table 2.1: Planning constraints and controls in the Dundee Region

<table>
<thead>
<tr>
<th>Area</th>
<th>Constraints</th>
<th>Control</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1. The Finniss Planning and Land Use Objectives (2002)</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Milne Inlet, Dundee Forest and Dundee Downs Coastal Fringe at Fog Bay Dundee Beach</td>
<td>Water Resources</td>
<td>A minimum lot size of 8 ha is recommended.</td>
</tr>
<tr>
<td></td>
<td>Water resources and coastal flooding</td>
<td>A minimum lot size of 2 ha is recommended</td>
</tr>
<tr>
<td></td>
<td>Groundwater and public health risk from biting insects</td>
<td>A minimum lot size of 2 ha is recommended, but there are lots of 0.4 to 0.8 ha have already been developed.</td>
</tr>
<tr>
<td><strong>2. Namarada Area Plan (1990)</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dundee Beach- Zone (L1) Living 1</td>
<td></td>
<td>Suitable Uses:</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Detached Dwelling.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Restrictions:</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Minimum lot size of 4,000 m²;</td>
</tr>
<tr>
<td></td>
<td></td>
<td>1 dwelling per allotment;</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3 m setback from boundaries;</td>
</tr>
<tr>
<td></td>
<td></td>
<td>8 m height restriction;</td>
</tr>
<tr>
<td></td>
<td></td>
<td>No bore or well can be sunk;</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Land may be subdivided in accordance with minimum lot sizes; and</td>
</tr>
<tr>
<td></td>
<td></td>
<td>50 per cent of native vegetation can be cleared.</td>
</tr>
<tr>
<td>Dundee Beach- Zone (L2) Living 2 (Same as Zone L1, if otherwise stated)</td>
<td></td>
<td>Suitable Uses:</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Agriculture; and</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Nursery.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Restrictions:</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Minimum lot size of 1 hectare.</td>
</tr>
<tr>
<td>Dundee Beach- Zone (L3) Living 3 (Same as Zone L1 and L2, if otherwise stated)</td>
<td></td>
<td>Suitable Uses:</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Flora and Fauna Sanctuary;</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Private Camping; and</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Recreation.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Restrictions:</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Minimum lot sizes of 8 hectares;</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Land may be subdivided in accordance with minimum lot sizes; and</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Without the Ministers Consent, not more than 50 per cent of native vegetation can be cleared.</td>
</tr>
</tbody>
</table>
Figure 2.1 Development Controls in the Dundee Region
Figure 2.2: Development Controls in the Namara Area Plan (1990)
Settlement Patterns:
Review of the building constraints and regulations in the Dundee Region provides an explanation for the current settlement pattern and service delivery.

- **Dundee Beach** has a secure water supply and is subject to the *Namarada Area Plan (1990)* dictating that building works in Dundee Beach need to meet the full certification requirements.

- **Dundee Forest, Dundee Downs, Milne Inlet and Bynoe Harbour**, has less secure water supply and is subject to no building controls.

As a result, development in Dundee Beach is more intensive than the rest of the Dundee Region (i.e. Milne Inlet), with certified developments on lots as small as 0.8ha. In contrast, the other areas of the Dundee Region have a greater proportion of unregulated development (i.e. tents and caravans) on larger lot size (i.e. greater than 8 ha).

In addition, the *Namarada Area Plan (1990)* furnishes the Northern Territory Government with the following service delivery exemptions:

- it is not liable for claims of compensation from purchasers of flood-and storm surge prone land and damages from events;
- it will not provide services such as water supply, electricity supply, sewerage and garbage disposal;
- it will not provide fire management;
- it will not undertake any biting insect or crocodile control methods in the area
- it informs that there are outstanding exploration licence applications affecting the *Namarada Area Plan*.

From consultation with the community, it was identified that electricity supply was provided to the community in 2006 by the Northern Territory Government. There is potential for further development in the Dundee Beach by the Dundee Development Corporation Pty Ltd in land holding north of current development.

Implications for community planning:
The building constraints and regulation made by the Northern Territory Government provide an explanation for current service delivery model and settlement pattern in the region. The lack of building controls also provides an explanation for the large proportion of the population living in other dwellings (i.e. caravans and tents) (35.4%) at June 2011.

The current settlement pattern of the Dundee Region is likely to create more development in Dundee Beach overtime, with its close proximity to the ocean and availability of water. The comparatively more intensive development in Dundee Beach, compared to other settlements is likely to attract more services and infrastructure, as per the central place planning theory.
2.1.4. Demography:
At the 2011 Census, the demography of the Dundee Region is particularly unique (Figure 2.3) and summarised below:

- **Small population** (553) that increases on public holidays and long weekends, which is also a popular destination for fly-in fly out workers and grey nomads;
- **High population growth** (56.6%) in the last six years, but the projections expect that the long term growth rate (2025) will be slow at 0.75% per annum;
- **Ageing population profile**, with a median age of 48 years old;
- **Low cultural diversity**, with low proportions of Language Other than English (LOTE) at home (7.9%) or were overseas born (14.4%);
- **Low income levels** ($604) and **high unemployment levels** (25.5%) in the Dundee Region;
- **High proportion of lone households** (43.7%) in the Dundee Region; and
- **Lower community capacity**, with a high need for assistance (6.1%) and high degrees of socio-economic disadvantage.
- **High degree of community volunteering**, with a high proportion of the population volunteering in community organisation (19.8%).

From consultation with the community, it was identified that there were a number of people that lived off-grid and were likely not to be captured by the Census 2011. There is potential for the population to be greater than recorded.

**Implications for community planning:**
In the Dundee Region there will be increasing demand for social and community services, with a high proportion of high needs groups in the community (i.e. elderly and socially disadvantaged). It is likely that the population of the Dundee Region has not reached the critical mass for the sustainable delivery of certain infrastructure and services.

From the consultation, it was identified that a number of community members have begun to leave the community to access services (i.e. health care). This is potentially having an impact on the structure and cohesion of the community in the Dundee Region.

Facilities and services will need to be developed to meet the needs of the community and allow members to age in place. This could potentially be delivered through community volunteering and existing community networks to meet the demand. There have been instances already in the Dundee Region where facilities (i.e. Social and Recreation Club and First Aid Station) have been developed through community based fund raising.
**Figure 2.3: Demographic Snapshot**

**POPULATION**
In 2011, there was a population of 553, which increases on public holidays and long weekends. It is also a popular destination for fly in-fly out workers and grey nomads.

**POPULATION GROWTH**
In the last six years there has been high population growth, increasing by 56.6%.

**AGE PROFILE**
The community has an ageing population, with the median age being 48 years old.
A significant proportion of the population were aged 65 years and above, comprising 13.9% of the population.

**CULTURAL DIVERSITY**
There is low cultural diversity in the Region with low proportions of Language Other Than English (LOTE) spoken at home (7.9%) and overseas born (14.4%).

There was a high proportion of people that identified as Indigenous in the community (18.6%), in comparison to the Darwin Statistical Division (9.2%).

**INCOME AND EMPLOYMENT**
On average in the Dundee Region, there was lower median household income ($604) and high unemployment levels (25.5%).

**HOUSEHOLD COMPOSITION**
There were high proportions of lone households (43.7%). In comparison, the Northern Territory as a whole had a smaller proportion of the population living in a lone household (21.1%).

**DWELLING TYPES**
The majority of people live in separate houses, with 53.8% residing in this dwelling type.

There was also a significant proportion of the population living in other dwellings (i.e. caravans and tents), with 35.4% identifying living in these dwellings.

**TENURE**
There were higher proportions of the population living in a dwelling that they fully own.

**COMMUNITY CAPACITY**
There was a high need for assistance (6.1%), in comparison to rate in the Northern Territory (2.7%).
2.1.5. Community Development

As per the Namarada Area Plan (1990), there were no services available to community members when it was originally subdivided in the late 1980s and early 1990s, which meant that development only intended to be rural residential or holiday homes.

The original purchasers of the subdivided land in the Dundee Region were reflective of the lack of service delivery. The original purchases comprised pioneer residents and weekenders which were particularly self-sufficient and resilient to the challenges of limited access and services.

Over time, services and access have improved to the Dundee region, and subsequently the population has begun to increase. This has comprised the original weekenders retiring to the Dundee Region, and newcomers to the community.

From the consultation, it was identified that the lack of facilities have reduced the diversity in the community, with only certain groups of people can reside full time in the community. The region is becoming popular with fly in fly out workers, business owners, retirees and couples without children or primary school aged children.

The Dundee Region remains a popular place for residents of Darwin to visit, and the community still comprises visitors and weekenders, especially on long weekenders.

Implications for community planning:

The historic community development of the Dundee Region created three distinct groups of community members with sometime differing values and perceptions on service provision and community development including:

- Residents (i.e. pioneers and newer residents);
- Weekenders; and
- Visitors.

In the future, planning should consider and accommodate all members of the community, reducing conflict and erosion of social cohesion in the Dundee Region.
2.1.6. Community Infrastructure

An audit of existing community infrastructure highlights that there is a low provision of infrastructure for the community (Figure 2.4) which include the following:

- A number of Public Boat Ramps, providing access to the marine and riverine environments (i.e. inlets, islands and harbour);
- A couple of licensed taverns in the main settlements of Milne Inlet (i.e. Sand Palms Tavern) and Dundee Beach (i.e. The Lodge of Dundee);
- A Primary School that has approximately 14 children enrolled;
- A Social and Recreation Club, which has a building currently being constructed;
- A First Aid Stations, which have been recently constructed next to the Social and Recreation Club building and the Dundee Downs Fire Station;
- A couple of Rural Fire Brigade Stations (i.e. Dundee Downs and Milne Inlet), that are supported by volunteer staff members; and
- Sealed roads that provide access to public boat ramps and the wider region.

In the Dundee Region, community facilities and infrastructure (i.e. Social and Recreation Club and First Aid Station) have been developed through community groups, donations and government grants, which are in keeping with the self-sufficient culture in the Dundee Region.

There are high representations of high needs groups (i.e. elderly and socially disadvantaged), which require social infrastructure (i.e. health). The current infrastructure in the Dundee Region does not meet the needs of the community, and residents access facilities in Darwin, or rely on outreach services (i.e. ambulance).

The Primary School provides education services for children between the ages of 6 and 11 years of age. When children finish primary school they are most likely to attend High School (between 12 and 17 years of age) via correspondence (i.e. School of the Air).

At the 2011 Census, in the Dundee Region there were 38 people the age cohort that would attend high school, which was an increase of 100.00% from the previous Census in 2006. If the annual increase rate of 16.7% continues, it can be calculated that in 10 years’ time there will be 178 high school students in the Dundee Region.

Implications for community planning:

Planning and infrastructure development should consider the current and future needs of the community, with consideration for the current land use pattern and settlements (i.e. Dundee Beach, Milne Inlet etc.)

Considering the current governance and administration, the planning and development of social infrastructure should be developed collaboratively between the community and government. Partnerships between these groups should be nurtured and developed achieve social infrastructure delivery.
Figure 2.4: Community Infrastructure Assessment

COMMUNITY INFRASTRUCTURE

KEY:
- ROAD

MAJOR SETTLEMENT

PUBLIC BOAT RAMP

TAVERN
1. The Lodge of Dundee
2. Sand Palms Tavern

COMMUNITY INFRASTRUCTURE
1. Air Strip
2. Primary School
3. ANZAC Memorial
4. Dundee Beach Volunteer First Aid Station
5. Dundee Social and Recreation Club
6. Dump
7. Dundee Store
8. Dundee Downs Volunteer First Aid Station
9. Dundee Downs Rural Bush Fire Brigade Station
10. Milne Inlet Rural Bush Fire Brigade Station
2.1.7. Environment

Assets:
There are number of high value environmental assets in the region, including the following:

- **Habitats and breeding grounds** for endangered and threatened species (i.e. Flatback Turtle);
- **Diverse range of ecosystems**, which include coastal mangroves, offshore reefs and islands, tropical rainforest, coastal scrub; and
- **A wide variety of fisheries** including *estuarine* (i.e. Barramundi) in Bynoe Harbour, Milne Inlet and Finniss River Mouth; *reef* (i.e. Coral Trout and Red Emperor) in nearby islands; and the *pelagic* (i.e. Tuna) on offshore reefs.

Protection:
The waters of Bynoe Harbour and Fog Bay are protected under the Beagle Gulf Marine Park, which is administered by the Northern Territories, Department of Natural Resources, Environment, the Arts and Sport under the *Territory Parks and Wildlife Conservation Act (NT) (2000)*.

The endangered and threatened species in the Dundee Region and the Beagle Gulf Marine Park are protected under the *Environment Protection and Biodiversity Conservation Act (Commonwealth) (1999)*, which is administered by the Federal Government, Department of Sustainability, Environment, Water, Population and Communities.

It was also observed that the community undertook a number of environmental protection activities in the Dundee Region. For example community members had undertaken clean up days at their local boat ramps and developed signage to encourage behavioural change from visitors.

Commercial Fishing:
In the *Finniss Planning Concepts and Land Use Objectives (1990)* a number of commercial fishing and crabbing activities were identified in the Dundee Region, which has subsequently been forbidden by the Territory Government through legislative changes.

In the *Finniss Planning Concepts and Land Use Objectives (1990)* also identified that there were several aquaculture (pealing) leases in Bynoe Harbour adjacent to Indian Island, which have subsequently left the Dundee Region.

From consultation with the community, it was identified that there were concerns that commercial fishing and crabbing in the area still occurring, despite changes to the regulation. Members of the community identified that there was little enforcement of these regulations and commercial operations were impacting the population of species in the Dundee Region; particularly species of Crab.
Mining:
The Finniss Sub Region that includes the Dundee Region has the potential for the following resources to be extracted:

- Gold;
- Tin tantalum;
- Tin, lead, zinc and silver; and
- Sand, soil, gravel, clay and stone for the construction industry.

In the Dundee Region, there are a number of exploration licenses, with mining proposals assessed under the Mining Act (NT) (1980) and the Environmental Assessment Act (NT) (1982).

In the Dundee Region there are a number of resource extraction companies that have large land holdings, under a lease agreement with Crown Land (Figure 2.1 marked in red). In particular, Australia New Zealand Resources Corporation has land holdings in the following locations:

- 2882 of the Hundred of Glyde; and
- 11, 20, 2859, 2584, and 3193 of the Hundred of Milne.

Resource extraction is an extremely water intensive activity, and the current water shortages in the Dundee Region preclude this activity. Depending on the estimated value of the minerals source a private entity may invest in reticulated water, which could potentially stimulate further development in the Dundee Region.

Implications for community planning:

In the Dundee Region, planning in the community should consider initiatives that protect the environmental integrity of the area, which include the following:

- Developing partnerships with regulators of the environment (i.e. Department of Natural Resources, Environment, the Arts and Sport) and develop ongoing dialogues to understand protection and management activities in the area; and

- Developing a coordinated approach to voluntary environmental management and protection activities in the community to improve the efficacy of community member’s efforts.

Planning in the community should continue to consider the possibility of mining taking place in the Dundee Region, and consideration of the impacts of this economic activity. As part of the planning in the community, the following initiative should be considered:

- Developing partnerships with resource developers and regulators of the environment (i.e. Department of Resources) to support local infrastructure and develop ongoing dialogue to understand potential developments in the area.
2.1.8. Responsibilities

The unincorporated nature of the Dundee Region means that a number of issues (i.e. community infrastructure and services) are managed by the community itself (Figure 2.5). However, there are a number of responsibilities (i.e. environment) that are administered by the State and Federal Governments.

Figure 2.5: Management responsibilities for community issues in the Dundee Region.

<table>
<thead>
<tr>
<th>Community Issue</th>
<th>Local Community</th>
<th>Government</th>
</tr>
</thead>
<tbody>
<tr>
<td>Environment</td>
<td></td>
<td>- Fisheries and Aquaculture (State);</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Endangered and threatened (Federal);</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Mining (State).</td>
</tr>
<tr>
<td>Community Safety</td>
<td>- Fire Management; and</td>
<td>- Policing</td>
</tr>
<tr>
<td></td>
<td>- First Aid.</td>
<td></td>
</tr>
<tr>
<td>Business</td>
<td></td>
<td>- Roads (State);</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Power (State);</td>
</tr>
<tr>
<td>Physical Infrastructure</td>
<td>- Water; and</td>
<td>- Waste Disposal</td>
</tr>
<tr>
<td></td>
<td>- Sewerage.</td>
<td></td>
</tr>
<tr>
<td>Community Infrastructure</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Social and Recreation</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Facilities</td>
<td></td>
</tr>
</tbody>
</table>

Implications for community planning:

In the Dundee Region, resources and issues within the Dundee Region are either managed by the local community (i.e. DPA or other groups) or government (State or Local). This situation means that a dialogue between the different parties is developed and maintained to facilitate effective management of resources and issues in the Dundee Region.
3. Background Research

3.1. Development Scenarios

In the *Darwin Master Plan (2011)*, it is stipulated that the Dundee Region is unlikely to be developed in the 20 year planning horizon (i.e. 2031), with more intensive development planned for the neighbouring Cox Peninsula and the township of Mandorah.

In the future the Dundee Region will be subject to development pressures for the following reasons:

- **Close proximity to Darwin**, with opportunities for beach-side freehold land in the Northern Territory;
- **Lifestyle, environment and fishing** will attract development to the Dundee Region in years to come;
- **Improvements to road infrastructure**, increasing the accessibility to the Dundee Region;
- **Improving services**, primarily delivered by the private and community sector are likely to increase over time;
- **Mineral extraction**, with areas of in the Dundee Region subject to minerals exploration; and
- **Resource boom** is occurring in the Northern Territory and more fly in, fly out workers who have capacity to live or recreate in the Dundee Region.

To understand the development pressures that the community will be subjected to in the future a number of land use scenarios have been developed for the next ten years. These are broad based projections of the likely development patterns that have been formulated from the background research and community engagement in the Dundee Region. These development scenarios

In making these development scenarios it was difficult to make detailed models of development in the Dundee Region due to the unregulated nature and amount of information available. These are broad based conceptual models to help members of the community and decision makers the impacts of development.

3.1.1. Rationale

The development scenarios are based on a number of rationales developed from the background research and community engagement in the Dundee Region.

**Development and settlement pattern:**

This has been identified through the background research into planning and development in the Dundee Region, which includes the following:

- **Dundee Beach**; has high density and coded development in this area; and
- **Dundee Forrest, Dundee Downs, Milne Inlet and Bynoe Harbour**, have low density and unregulated development.

**Development constraints and controls:**

A number of these have been identified in the *Darwin Master Plan (2011), Finniss Planning and Land Use Objectives (2002)* and the *Namarada Area Plan (1990)*, which includes the following:
- **Water supply**, which will enable more intensive development in the Dundee Region;
- **Insect control**, which will remove the threat of vector borne diseases, and enable more intensive development in impacted areas; and
- **Flood Inundation**, which will preclude the development of intensive development in the Dundee Region.

**Community infrastructure development:**
The current pattern of infrastructure development has been identified through auditing, which includes the following:

- **Dundee Beach**, which currently includes the Social and Recreation Club, Primary School, the Permanent First Aid Station in areas situated above predicted flood inundation levels;
- **Dundee Downs**, which includes the Rural Fire Brigade Station and the Permanent First Aid Station; and
- **Milne Inlet**, which includes the Sand Palms and the Rural Fire Brigade Station.

**Resource and residential development:**
There are a number of resource and residential development opportunities in the Dundee Region and have been identified, which include the following:

- **Resource developments**, which potentially could occur in Dundee Downs and Milne Inlet;
- **Residential developments**, which could potentially occur in the Dundee Beach and other areas through the subdivision of land.

### 3.1.2. Scenarios
The development scenarios that could potentially occur in the Dundee Region include the following:

**Scenario 1** predicts low growth in the Dundee Region that is prevented by water restrictions, flood inundation and vector borne diseases;

**Scenario 2** predicts high growth in the Dundee Region that is stimulated by water reticulation, flood vector management; and

**Scenario 3** predicts that there will be resource development that is stimulates the provision of services (i.e. water reticulation) and subsequent development.

The likely land use development and potential changes in the community are summarised in Table 3.1.
### Table 3.1: Development scenarios in the Dundee Region and potential changes in the community.

<table>
<thead>
<tr>
<th>Description</th>
<th>Areas of Development</th>
<th>Changes in the community</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Scenario 1 – Low Growth</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| Low intensity development of residential dwellings and community infrastructure in relatively higher density areas and potential service centres. | **Infrastructure delivery:**  
- Gradual improvements to the roads and access to the region; and  
- No reticulated water or flood management provided for the region.  
**Residential development:**  
- Higher density in Dundee Beach on 0.8 ha lots; and  
- Lower density in other areas on 8 ha lots, with potential for subdivision.  
**Community infrastructure:**  
- Health, education and social services developed and maintained in Dundee Beach; and  
- Health and fire services developed and maintained in the other areas.  
**Commercial development:**  
- Small businesses in the area continue to grow to service slow population growth; and  
- Continued development of the tourism businesses (i.e. the Lodge of Dundee) in the region.  
**Resource development:**  
- No resource development occurs in the region, which is precluded by the lack of reticulated water. | **Population growth:**  
- Gradual population growth that potentially could have moderate changes in the community.  
**Service provision:**  
- Limited provision of services to meet the needs of the community, in particular health and age care; and  
- Differentiation in service provision within the Dundee Region, within greater provision in Dundee Beach than other areas.  
**Business development:**  
Development of business in the community is limited by access in the wet season. |
| **Scenario 2 – High Growth** | | |
| Higher intensity development of residential dwellings and community infrastructure in the relatively higher density areas and potential service centres (i.e. | **Infrastructure delivery:**  
- Significant improvements to the roads and access to the region.  
- Reticulated water or flood management provided to the region. | **Population growth:**  
- Relatively high population growth will occur in the region, due to higher levels of service delivery, and potential for impacts on social |
<table>
<thead>
<tr>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dundee Region – Community Plan December 2012</td>
</tr>
</tbody>
</table>

### Areas of Development

#### Residential development:
- Higher density in Dundee Beach on 0.8 ha lots;
- Further development of land north of the Lodge of Dundee by the Dundee Land Development Corporation Ltd Pty in areas zoned Rural and Tourist Commercial; and
- High rates of subdivision in other areas, on lots less than 8 ha.

#### Community infrastructure:
- A community hub will develop on the land designated as Community Purpose;
- Health, education and social services developed and maintained in Dundee Beach on land zoned as Community Purpose; and
- Health and fire services developed and maintained in the other areas.

#### Commercial development:
- Growth of businesses in the area to service greater demands from more rapid population growth;
- Potential for a store to be developed in the community hub in Dundee Beach; and
- Potential for more services (i.e. petrol station) at the exit and entry point of Dundee Beach.

#### Resource development:
- Potential for resource development occurs in the region, which is precluded by the lack of reticulated water.

### Changes in the community
- Cohesion.

#### Planning:
- Development in Dundee Beach and other potential service centres will create changes in the built form with higher densities.

#### Service provision:
- Dundee Beach will become a community hub with a number of different services, with better service provision in other areas.

#### Business development:
Development of businesses in the community will be stimulated by increased access to the community in the wet season.

### Scenario 3 – Resource Development

<table>
<thead>
<tr>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Resource developments in either of the resource exploration areas in proximity of Dundee Downs or Milne Inlet, which is likely to stimulate higher density residential</td>
</tr>
</tbody>
</table>

#### Infrastructure delivery:
- Significant improvements to the roads and access to the region; and
- Reticulated water will be brought to the through resource development.

#### Population growth:
- Growth in resident and non-resident workforces at different stages of the resource extraction process potentially changes the
<table>
<thead>
<tr>
<th>Description</th>
<th>Areas of Development</th>
<th>Changes in the community</th>
</tr>
</thead>
</table>
| development in existing areas and potential service centres. | - Higher density in Dundee Beach on 0.8 ha lots;  
- Further development of land north of the Lodge of Dundee by the Dundee Land Development Corporation Ltd Pty on land zoned as Rural and Tourist Commercial; and  
- High rates of subdivision in other areas, on lots less than 8 ha. | community composition. |
| Community infrastructure: | - A community hub will develop on the land designated as community purpose;  
- Health, education and social services developed and maintained in Dundee Beach; and  
- Health and fire services developed and maintained in the other areas. | Community Impacts:  
- In areas adjacent to potential resource developments community values (i.e. environment) by associated industrial activities. |
| Commercial development: | - Growth of bigger businesses in the area to service the demands of resource development activities in the region;  
- Potential for a store to be developed in the community hub in Dundee Beach; and  
- Potential for more services (i.e. petrol station) at the exit and entry point of Dundee Beach. | Planning:  
- Development in Dundee Beach and other potential service centres will create changes in the built form with higher densities. |
| Resource development: | Resource development occurs in the region in either of the resource exploration areas in proximity of Dundee Downs or Milne Inlet. | Service provision:  
- Dundee Beach will become a community hub with a number of different services, with better service provision in other areas. |
| Business development: | - Development of bigger business in the community to meet the demand created by resource development in the region. | Business development:  
- Development of bigger business in the community to meet the demand created by resource development in the region. |
3.2. Community Governance Models
The current Northern Territory Government was elected in August 29 2012, and has not currently stated their position on amalgamation or de-amalgamation of local government areas. In this Project it is therefore difficult to provide detailed recommendations on the appropriate governance models for the political climate in the Northern Territory.

Research has been developed into best practice principles for community based governance to inform the Client to encourage the implementation in the Dundee Region. These principles are relevant to the current governance situation in the Dundee Region, which community members want to retain in the future. This situation is characterised by an unincorporated area with local community groups (i.e. the Client) that provide guidance on development and management in the community.

3.2.1. Effective Community Governance
Community governance refers to the process for making all the decisions and plans that affect life in the Dundee Region. For community governance to effective it must be more than process, and be about making a difference in the community.

Several principles of good governance provide community organisations guidance on achieving this goal, which include the following:

- **Getting things done** in the community that makes a difference;
- **Measuring results** of the projects and actions of the community organisation; and
- **Engaging with citizens** to understand their perceptions and to provide guidance on the appropriate action.

There is a relationship between these three principles, which is represented graphically in Figure 3.1

**Figure 3.1**: Relationship between the three principles of effective governance
Therefore a relevant and good community organisation that provides effective community governance provides the following:

1. **Engaging with citizens**, by providing regular opportunities for members of the community to have their say about the future directions, priorities and project in the community, which includes community workshops;

2. **Getting things done**, by having clear directions, priorities and actions, which could be presented to the community and stakeholders in an action plan with clear timeframes; and

3. **Measuring results**, by identifying if the directions, priorities and actions are met in the action plan, which could feedback to the community to make the process more transparent.
4. Stakeholder Engagement

4.1. Purpose
Previously the Dundee Region has been proposed for incorporation with other local government areas (i.e. Coomalie Community Council) by the Northern Territory Government, which was rejected by the community. Since the proposed incorporation there has been a change of government, and the preferred government model is presently unknown.

The purpose of the stakeholder engagement was to consult with residents, weekenders, visitors and key stakeholders about the future vision and preferred governance of the Dundee Region over the next ten years. The stakeholder engagement will document the perceptions, needs and requirements of the members of the community, identifying appropriate governance and development models.

To understand the community members priorities for the next ten years, there were a number of lines of enquiry that were investigated throughout the engagement process, which included the following:

- What do we want our local economy, environment, community, infrastructure and service to be like in the future;
- As our area becomes more popular and accessible, how do we maintain or enhance our lifestyle;
- How do we best protect our local environment from future impacts; and
- There is no current plan for the Dundee Region to become incorporated, join or become a Shire, but what type of governance model (if any) will be best to achieve our vision.

4.1.1. Engagement Process
The Consultant undertook a number of community engagement activities for the preliminary study for the Community Plan in the Dundee Region, which included the following:

- Workshop 1, with members of the DPA to scope issues in the community;
- Interviews, with Key Stakeholders;
- Survey, with members of the community;
- Workshop 2, with members of the DPA to report on the survey outcomes; and
- Workshop 3, drop in style with the broader community to report on the survey outcomes.

The Consultants undertook these activities as part of two engagement residencies in the Dundee Region, which took place between the following dates:

- Between Friday 11 and Sunday 14 October 2012; and
- Between Friday 23 and Sunday 25 November 2012.

The outcomes of the community engagement activities are summarised in the Table 4.1.
### Table 4.1: Summary of Community Engagement Activities undertaken as part of the Project.

<table>
<thead>
<tr>
<th>Activity</th>
<th>Description</th>
<th>Date</th>
<th>Participants</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Workshop 1: Scoping of community issues.</strong></td>
<td>As part of an inception meeting,, the consultants undertook a workshop identifying the following:</td>
<td>Monday 10 September 2012</td>
<td>DPA: 10 members</td>
</tr>
<tr>
<td></td>
<td>- Strengths and weaknesses of community assets (i.e. environment, economy, local culture and community, and infrastructure);</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>- Vision of the community in ten years’ time;</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>- Next steps and priority actions;</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Knowledge of the local community.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>The outcomes from these workshop exercises informed lines of enquiry and the development of the survey.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Interviews:</strong> Stakeholders</td>
<td>The Consultant undertook a number of initial interviews with key stakeholders from the Northern Territory, which include the following:</td>
<td>Between Monday 10 September and Tuesday 31 October 2012</td>
<td>Government Officers: 10 people</td>
</tr>
<tr>
<td></td>
<td>- Inform the stakeholders of the Project and how to be involved;</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>- Identify some of the needs of the community, potential gaps and future needs; and</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Identify issues, constraints and opportunities for community development in the Dundee Region; and</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Identify documentation relevant to the Dundee Region.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Survey:</strong> Member of the Community</td>
<td>An survey was developed by the consultant, which developed an understanding of the community members perceptions of the following:</td>
<td>Between Friday September 21 and Wednesday 31 October 2012</td>
<td>Total: 189 people</td>
</tr>
<tr>
<td></td>
<td>- Identify the existing needs of the community, potential gaps and</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Activity</td>
<td>Description</td>
<td>Date</td>
<td>Participants</td>
</tr>
<tr>
<td>----------</td>
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<td>--------------</td>
</tr>
<tr>
<td>Future vision across a range of areas – community, economy, culture, environment, recreation and lifestyle;</td>
<td>Friday 23 November 2012</td>
<td>Total: 10 people</td>
<td></td>
</tr>
<tr>
<td>▪ Identify issues, constraints and opportunities to the development of community governance; and</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>▪ Identify preferences for community governance models.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Workshop 2:</strong> Consultation Outcomes</td>
<td>The outcomes of the Survey were presented to members of the DPA by the Consultant, which included the following perceptions:</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>▪ Community issues and governance models; and</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>▪ Priority actions and infrastructure for the community.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>As part of the workshop, consensus was developed about the next steps and priorities from the outcomes of the Survey presented by the Consultant.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Workshop 3:</strong> Drop in style workshop with the community</td>
<td>The outcomes of the Survey were presented to members of the community in a drop in style workshop by the Consultant and members of the DPA. The following were presented to the community which included the following perceptions:</td>
<td>Saturday 24 November 2012</td>
<td>Total: 15 people</td>
</tr>
<tr>
<td></td>
<td>▪ Community issues and governance models; and</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### Activity

- Priority actions and infrastructure for the community.

As part of the workshop, consensus was developed about the next steps and priorities from the outcomes of the Survey.

<table>
<thead>
<tr>
<th>Activity</th>
<th>Description</th>
<th>Date</th>
<th>Participants</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>
4.2. Key Findings

4.2.1. Community Survey

Participation rates:
- There were 189 surveys completed by residents, visitors and key stakeholders from the Dundee Region.
- Comprises approximately 33.4% of the residential population at the 2011 Census, which is a highly representative sample.

Participant’s characteristics:
- **Gender**: a high representation of male respondents, comprising 63.7% of responses;
- **Age**: a high representation of middle aged and elderly respondents (i.e. 45 years of age and above), comprising 84.1% of responses;
- **Residents**: a high representation of residents of the Dundee Region, comprising 68.1% of responses;
- **Length of residency**: an even distribution of the number of years residents have lived in the Region, between 1-5 years to 20 years plus;
- **Location of residents**: a significant proportion of respondents resided in Dundee Beach (59.6%);
- **Visitors**: a large proportion of visitors identified themselves as weekenders (50.0%), visiting the Dundee Region on the weekend;
- **Regular visits**: other visitors identified that they visited the Dundee Region on a regular basis, annually (40.5%), a monthly (24.3%), fortnightly (13.5%) or a weekly (16.2%);
- **Property tenure**: a high representation of respondents that owned (79.8%) or have a mortgage (14.7%) on their property.
- **Retirees**: a high proportion of respondents were retired comprising 46.2% of responses.

Community Characteristics:
- **Connected community**: a high proportion of respondents to the survey identified as knowing more the 40 people in the community, comprising 52.1% of responses.
- **Volunteering in the community**: a quarter of respondents identified as representing a community organisation, which indicates a high degree of volunteerism in the community.

Strengths and threats to community assets:
The strengths and threats to community values identified by respondents are summarised in the Table 4.2.
**Table 4.2:** Strengths and weaknesses of community values in the Dundee Region identified by respondents to the survey.

<table>
<thead>
<tr>
<th>Dundee Region’s <strong>Strengths</strong></th>
<th>Dundee Region’s <strong>Threats</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>4. Environment</td>
<td></td>
</tr>
<tr>
<td>- Pristine local environment (i.e. beaches, creeks, rivers); and</td>
<td>- Visitors on the weekend and increased tourism contribution to environmental pressures;</td>
</tr>
<tr>
<td>- Wildlife (i.e. whales, fish, turtles).</td>
<td>- Development and population growth; and</td>
</tr>
<tr>
<td></td>
<td>- Lack of environmental protection and management.</td>
</tr>
<tr>
<td>Notes:</td>
<td></td>
</tr>
<tr>
<td>Some respondents provided the following comments about threats to the environment:</td>
<td></td>
</tr>
<tr>
<td>- Visitors, were contributing to environmental degradation by leaving rubbish around, especially on the beach;</td>
<td></td>
</tr>
<tr>
<td>- Lack of management, of the dunes and foreshores, weeds and professional fishing and crabbing was impacting the environment; and</td>
<td></td>
</tr>
<tr>
<td>- Off-road vehicles especially quad bikes were impacting the environment.</td>
<td></td>
</tr>
<tr>
<td>5. Economy</td>
<td></td>
</tr>
<tr>
<td>- Tourism; and</td>
<td>- Limited access in the wet.</td>
</tr>
<tr>
<td>- Lifestyle.</td>
<td></td>
</tr>
<tr>
<td>Notes:</td>
<td></td>
</tr>
<tr>
<td>Some respondents provided the following comments about threats to the environment:</td>
<td></td>
</tr>
<tr>
<td>- Lack of infrastructure, is a major threat to the economy, which includes the limited access of roads telecommunication infrastructure.</td>
<td></td>
</tr>
<tr>
<td>6. Community and local culture</td>
<td></td>
</tr>
<tr>
<td>- Our lifestyle;</td>
<td>- Lack of facilities; and</td>
</tr>
<tr>
<td></td>
<td>- Visitors to the Dundee Region.</td>
</tr>
<tr>
<td>Notes:</td>
<td></td>
</tr>
<tr>
<td>Some respondents provided the following comments about threats to the community and local culture:</td>
<td></td>
</tr>
<tr>
<td>- Retaining the current character of the community, by leaving it as it is;</td>
<td></td>
</tr>
<tr>
<td>- Education of visitors, to reduce the impact on the community; and</td>
<td></td>
</tr>
<tr>
<td>- Increasing access, so that the community is not cut off in the wet season.</td>
<td></td>
</tr>
</tbody>
</table>
**Priority Infrastructure Project:**
The priority infrastructure projects for the Dundee Region that respondents to the survey are summarised in Table 4.3.

**Table 4.3:** Priority infrastructure project in the Dundee Region identified by respondents to the survey.

<table>
<thead>
<tr>
<th>Priority Infrastructure projects</th>
<th>Description</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Road infrastructure</td>
<td>Improvements to the road infrastructure, which would include bridges over creeks.</td>
<td>This would increase the access to the community throughout the year (i.e. dry and wet season).</td>
</tr>
<tr>
<td>2. Cyclone shelter</td>
<td>The construction of a cyclone shelter in the Dundee Region.</td>
<td>Cyclone shelters and other infrastructure (i.e. Stormwater drainage infrastructure) are likely to improve the community’s resilience to cyclones and extreme weather events.</td>
</tr>
<tr>
<td>3. Improved community infrastructure</td>
<td>Improving community infrastructure in the Dundee Region, to improve social and recreational activity.</td>
<td>Increasing the connectedness and social networks within the community</td>
</tr>
<tr>
<td>4. First aid station</td>
<td>A permanent first aid station in the Dundee Region.</td>
<td>To service the needs of an ageing community.</td>
</tr>
</tbody>
</table>

**Governance Models:**
The preferred governance models that the respondents to the survey identified are summarised in Table 4.4.
Table 4.4: Preferred governance models of the respondents to the survey.

<table>
<thead>
<tr>
<th>Governance Model</th>
<th>Yes</th>
<th>No</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>6. Amalgamation with existing local government</strong></td>
<td></td>
<td></td>
<td>‘to provide some structure to the area, to allow progress, to improve services, for development and environmental management, etc.</td>
</tr>
<tr>
<td>Should Dundee Region become part of an existing local government are in the next ten years?</td>
<td>89%</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>7. New local government area</strong></td>
<td></td>
<td></td>
<td>‘so that we can govern and control our own interest and needs’, ‘community can have a say in how the rates are levied and allocated’, ‘help with local infrastructure’, ‘keep it local’, self-governing, independent, ‘local voices on local issues’, etc.</td>
</tr>
<tr>
<td>Should a new Dundee Shire Council be formed in the region the next ten years?</td>
<td>58.7%</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>8. Local community group</strong></td>
<td></td>
<td></td>
<td>‘we need some form of guidance, planning and input from our growing community, but with local flavour’, locals understand the needs of the community, ‘a formal group to represent the community with ongoing development is managed with the right priorities in place is a must’, ‘somebody must liaise with the people’, ‘already exists – Dundee Progress Association’, etc.</td>
</tr>
<tr>
<td>Should a local group, with local decision making powers, be established for the Dundee Region in the short term?</td>
<td>52.6%</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>9. Status quo</strong></td>
<td></td>
<td></td>
<td>‘it is running well as it is’, ‘things work well now’, ‘if it ain’t broke don’t fix it’, ‘we are over-governed already’, ‘let’s do it ourselves’, ‘more government means more cost’, etc.</td>
</tr>
<tr>
<td>Should any additional form of government established?</td>
<td>59.9%</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>10. Environmental Regulation by NT Government</strong></td>
<td></td>
<td></td>
<td>N/A</td>
</tr>
<tr>
<td>Should there be an increase in control and regulation by the NT Government over issues of environmental management?</td>
<td>52.3%</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Pioneers versus newer residents
A cross tabulation of the governance data was undertaken to identify whether there were statistical differences in the opinion between pioneer and newer residents about community governance. A comparison between residents that identified as having been a permanent resident in the Dundee Region for greater and less than 10 years.

In response to amalgamation with an existing local government area, there were a high proportion of respondents that disagreed from residents greater (11.7%) and less (36.2%) that 10 years residence in the Dundee Region.

There was a greater level of interest in forming a local council from residents that had resided in the Dundee Region, with 48.5% of respondents. There were a smaller proportion of residents that had resided in the area for less than 10 years, with 36.2% identifying there interest.

The newer resident group was more interested in forming a local group to guide the development of the Dundee Region, with 56.9% identifying an interest in this type of community governance. There was less interest from residents that had lived in the area for less than 10 years (45.5%).

The majority of respondents identified that they wanted to retain the current community governance model (i.e. unincorporated), with Pioneers and Newer residents agreeing with this option for 64.7% and 58.7% respectively.

From the results the greater amount of time permanently residing in the Dundee Region the more environmental regulation is wanted. Of the residents that identified as living in the Dundee Region for 10 years or more 51.5% wanted the greater environmental regulation. There were a smaller proportion of residents that had resided in the area for less than 10 years who wanted greater regulation of the environment by the government, with 41.9% of agreeing with this statement in the survey.

4.2.2. Workshop Two
In Workshop Two, members of the DPA, Development Sub-Committee were asked to summarise their perspective on the outcomes of the community survey, and the priority projects for the Dundee Region in the next 10 years.

The members of the DPA, Development Sub-Committee perspective on the outcomes of the community survey can be summarised as the following:

- **Community values and opinion** are represented in the outcomes of the community survey and background research, particularly in regards to potential governance models;
- **High participation rate** indicates that members of the community would like to be engaged in the future of the community, but not necessarily in a formal way;
- **Local residents** are very knowledgeable about the Dundee Region and should have more opportunity to share this with visitors and newcomers;
- **Lifestyle, environment and unincorporated nature**, were identified in the survey as attractors for residents to the community, which should be retained for the sustainability reasons;
Facilities (i.e. age care) identified in the survey need to be developed to meet the resident’s needs, and can be developed through community networks and grants; and

Increasing accessibility is impacting the community with more visitors accessing the area.

The members of the DPA, Development Sub-Committee priority projects for the future of the Dundee Region, which can be summarised as follows:

- **Health clinic**, which will be developed from the existing first aid post in Dundee Beach;
- **Cyclone shelter** that can be used as a community hall or meeting room, potentially at the Dundee Social and Recreation Club;
- **Improve roads and access** to the Dundee Region in the wet and dry season;
- **Sharing local knowledge** with new comers and visitors through engagement and communications activities;
- **Increasing participation rates** of the community in the Dundee Progress Association by changing the business model and the encourage greater engagement;
- **Improved environmental management** with better education of visitors, signage and environmental programs;
- **Increased visitor impact management** to protect the existing environment, especially at peak times (i.e. bank holidays); and
- **Better understanding** if there is a need for a high school in the Dundee Region.
5. Recommendations

From the outcomes of the background research and community engagement process of the Project a number of recommendations for the Dundee Region have been developed to reach the community’s vision for the next ten years. These recommendations can be grouped into broad categories, which include the following:

**Infrastructure Projects** to improve the service and infrastructure provision in the Dundee Region:

- **Health clinic** at Dundee Beach, with doctors and nurses to provide health and age care for the community in the Dundee Region developed through government grants and community networks;
- **Cyclone shelter(s)** at Dundee Beach and potentially Dundee Forest to protect the community against storm damage and inundation, which will be developed through government grants and community networks; and
- **Better roads and access** in the wet season through improvements in bridges, which will be facilitated by discussions with the Northern Territory Government.

**Programs** to protect and improve the community assets in the Dundee Region:

- **Environmental protection programs**, which could potentially include boat ramp or beach cleaning days;
- **Environmental awareness programs**, which could include locally made signage that educates visitors about protected species; and
- **Visitor impact management**, which could include locally made signage that engenders respect from visitors to the local community and culture.

**Information and knowledge sharing** so that the community and visitors are better informed about the community and potential issues:

- **Workshops** in local meeting places (i.e. the Lodge of Dundee) to share knowledge about community assets and issues;
- **Information sheets** that provide visitors and new residents to share knowledge about community assets and issues;
- **Promote** the Face Book page of the DPA as a source of information about community assets and issues, encourage information and knowledge sharing between residents and visitors.
Appendices
Appendix A: Review of Documents and Consultation Findings
Review:
A number of community and social planning documents relevant to the community development in the Dundee Region, were reviewed as part of the background document review. These included the following:

1. Background Documents:
   - Finniss-Mary Plan, NT Government (n.d.);
   - Greater Darwin Plan, NT Government (2012);
   - Namarada Building Area Plan, NT Government (1990);
   - Greater Darwin Building Area Plan, NT Government (1990);
   - Tier 1 and Tier 2 Building Control Areas: Fact Sheet (2012);
   - Greater Darwin Plan, Country Liberals Discussion Paper (2011); and

2. Consultation Findings:
   - Coomalie Community Government (2010), Outcomes of Consultation with the Dundee Region.

3. Common Stories in the Community:
   - Local Newspapers (i.e. NT News);
   - Internet articles and pages; and
   - Dundee Progress Associations, Face Book page.

Table A.1 Findings from the background document review

<table>
<thead>
<tr>
<th>Element</th>
<th>Description</th>
<th>Implications</th>
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</thead>
<tbody>
<tr>
<td>1. Finniss Planning Concepts and Land Use Objectives</td>
<td>The Finniss Planning and Land Use Objectives provides a framework for planning control for this Finniss Sub-Region (including the Dundee Region), which is based on the Finniss Land Use Structure Plan 1990. In the Finniss Area Sub-Region there are a number of control plans that are administered as part of Schedule 1 of the Northern Territory Planning Scheme, which include the following: - Namarada Area Plan 1990, developed for the subdivision of Section 2881, Hundred of Glyde, at Dundee Beach for rural living purposes; and - Crab Claw Island Control Plan 1998, which provides controls for tourist development on Crab Claw Island, Sections 178, 179, 180 and 181, Hundred of Milne on Bynoe</td>
<td>Planning and development is controlled by the Finniss Planning Concepts and Land Use Objectives, which does not support the urban expansion in the Finniss Sub-Region, due to the following reasons: - Need for major changes to the mangrove coast of Bynoe Harbour and along the Finniss River floodplain to control mosquito and biting midge breeding; - Remote location and associated transportation problems; and - Land and water resource constraints, particularly flooding, waterlogging and limited potable groundwater.</td>
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<tr>
<td>Element</td>
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<tr>
<td>1.2 Land Use</td>
<td>Settlement: ▪ In the Finniss Area, the major population concentrations are associated with rural residential subdivisions at Dundee Beach, Dundee Downs and Bynoe Haven, which consist of the following: - Permanent residents; and - Substantial ‘weekender’ populations.</td>
<td>▪ In the Dundee Region there is no central place, but there are concentrations of low density areas (i.e. Dundee Beach).</td>
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<tr>
<td></td>
<td>Tenure: ▪ The Finniss Sub-Region is mostly a combination of freehold land and Crown Lease areas.</td>
<td>▪ In the Dundee Region, the majority of properties are owned by the private land holders. ▪ In the wider Finniss Area tenure of land is mostly a combination of freehold land and Crown Lease areas. A couple of these are resource exploration licenses owned by Australia New Zealand Resources Corporation.</td>
</tr>
<tr>
<td></td>
<td>Uses: <strong>Marine Parks:</strong> ▪ Bynoe Harbour is part of the Beagle Gulf Marine Park, which is administered by the Territory Parks and Wildlife Conservation Act 1978.</td>
<td>▪ Bynoe Harbour is protected from as part of the Beagle Gulf Marine Park by the relevant authority.</td>
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<td></td>
<td><strong>Commercial fishing and aquaculture:</strong> ▪ Some Barramundi fishing occurs between the mouth and defined closure lines under the Barramundi Fishery Management Plan prepared under the Fisheries Act; ▪ Aquarium fishing for live fish and aquatic life occurs, particularly in the upper reaches of the Finniss River, and associated streams and billabongs; and ▪ A number of aquaculture (pearling) leases exist within the Bynoe Harbour, to the north of the Finniss Sub-Region.</td>
<td>▪ At the time of writing the Finniss Planning Concepts and Land Use Objectives, there was some commercial fishing activity, which could potentially conflict with recreational fishing activities. Through the consultation process it was identified that these activities in the Dundee Region have been deemed illegal. However these activities still occur in the area and have a significant impact on the natural environment and community.</td>
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</table>

Since the time of writing of the Finniss Planning Concepts and Land Use Objectives commercial fishing activities have been banned by the NT Government. A number of pearling
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<tr>
<td>leases have also moved from the Dundee Region.</td>
<td>Native Title Claims:</td>
<td>The rocks, alluvial and soil within the area have high potential for extractive minerals for the construction industry.</td>
</tr>
</tbody>
</table>

**1.3 Mineral resources**

- The Finniss Sub-Region is generally considered to have medium potential to have medium to high mineral potential and it is expected that further mines will be developed in the future.

**1.4 Urban Services**

*Ground Water Resources:*

- Groundwater resources in large parts of the Finniss Sub-Region pose a significant constraint to development, with the following distribution pattern:
  - Coastal and eastern areas contain groundwater systems that can be expected to provide groundwater for indoor and limited outdoor use for low density rural living; and
  - The rest of the Finniss Sub-Region has limited groundwater potential, and it may be difficult to locate a water supply that can sustain even an indoor domestic supply for low density rural living.

*Water Resources:*

- Mount Bennett on the Finniss River was identified in the Darwin Regional Water Supply and Land Management Strategy (1988) as a future dam site.

*Transport and Access:*

- The Fog Bay Road provides access to the Dundee Region for the Cox Peninsula Road. This has been sealed all the way to Dundee Beach, except for a 4 km section. There are low-lying sections, which is

*Groundwater supply in the Finniss Area determines the density and distribution of development, which includes the following:*

  - The Central and Western Parts (i.e. Milne Inlet and Dundee Downs) have limited groundwater supply, and therefore a minimum lot size of 8 ha is recommended;
  - The Coastal Fringe of Fog Bay (south of Dundee Beach), has enough groundwater for indoor and limited outdoor domestic water supply for smaller lot rural residential development (i.e. less than 2 ha); and
  - Dundee Beach is suitable for residential development, with living densities ranging from 0.4 ha to 8 ha.

- Developments must generate their own water from local bores and storage tanks.

*If water supplies to the Finniss Sub-Region are improved higher densities lots (i.e. less than 2 hectares) will be recommended throughout the area.

*In the wet season, access is limited because of flooding of sections of the Fog Bay Road.*
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<td><strong>Element</strong></td>
<td><strong>Description</strong></td>
<td><strong>Implications</strong></td>
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</table>
| **1.5 Flooding** | The Finniss Area there are coastal fringes and flood plains, which are subject to flooding and storm surges respectively. | Development is constrained in areas subject to flooding and storm surge, with the principles of the Darwin Regional Land Use Structure Plan 1990, which include the following:  
- Open space, recreation, non-residential public facilities and short stay accommodation permitted below the 1.0% Annual Exceedence Probability (AEP) inundation level;  
- Industrial and commercial land uses permitted below the 1.0% AEP level; and  
- Residential, noxious and hazardous industry, strategic community services and transport links are discouraged in areas below the 1.0% AEP level. |
| **1.6 Public Health** |  
- The mangrove coastal fringes, inland floodplains and lagoons and billabongs are breeding habitats for species of mosquito and biting midges (commonly known as “sandflies”).  
- In the Northern Territory, Mosquitos can transmit diseases, such as Ross River virus, Barmah Forest virus, Murray River Valley encephalitis virus and Kunjin virus. Malaria and Dengue Fever are the most important potential mosquito borne diseases that could be reintroduced to the Northern Territory.  
- Biting midges are not known to be vectors of diseases suffered by humans, but their blood sucking habits can make them a serious pest problem and can produce secondary infections. | The Territory Government recommends no residential development in close proximity to areas of mosquito and midge biting and midge breeding, should be as follows:  
- Lots less than 2 ha should not be developed within 1.6 km of the sources; and  
- Lot sizes of 2 ha or larger are not considered to require a buffer from biting insect sources. |

**2. Greater Darwin Plan: 2012**

**2.1 Overview**  
The Greater Darwin Plan provides a framework to achieve a vision that were proposed in the...
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<th>Implications</th>
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| **Territory 2030 Strategic Plan** for Darwin to become the following: | - Recognised as a university city and a hub for international education;  
- A key centre for oil and gas operations, maintenance and workforce;  
- An international hub for exports, education and health services, tourism, operations and maintenance; and  
- One of Australia’s most affordable cities.                                                                 | which includes areas adjoining the Dundee Region (i.e. Cox Peninsula). This framework will guide infrastructure and urban development in the Darwin Region, which potentially could impact development in the Dundee. |
| **2.2 Regional Overview** | **Population:**  
- At June 2010 the population of the Greater Darwin Region was 127,532, making up 55 per cent of the Northern Territory population.  
- By 2025 it is expected that the Greater Darwin Region will grow by 62,000 persons to 188,951.                                                                 | - The continued population growth in the neighbouring Greater Darwin Region potentially could have impacts on the Dundee Region. |
|                         | **Economy:**  
- The Greater Darwin Region’s economic base has grown in recent years, and is likely to continue to expand over the next decade, fuelled by the oil and gas industries, and mining and defence sectors.  
- The Minerals and Energy sector contributed to $2.8 billion or 17.4% of the Northern Territories Gross State Product.                                                                 | - The continued economic growth of the neighbouring Greater Darwin Region is likely to impact the Dundee Region, with an increase in disposable incomes spent on recreational activities in outlying areas.  
- In particular, employees in the Minerals and Energy Sector are likely to recreate in the Dundee Region, due to highly disposable incomes and ‘free-time’ due to rostering. |
|                         | **Development:**  
- By 2025, it is anticipated that the following will land uses will need to be developed to meet the demands of population growth:  
  - **Dwellings:** an additional 24,500 homes;  
  - **Core Retail Space:** an additional 125,000 m²;  
  - **Commercial Office Space:** an additional 90,000 m²; and                                                                 | - The predicted development in the neighbouring Greater Darwin Region, could potentially impact the Dundee Region, with a likely increase in residential development in neighbouring areas. |
2.3 Cox Peninsula

The Cox Peninsula is adjacent to the Dundee Region, depending on infrastructure (i.e. Cox Peninsula Road) for connections to the area. The Cox Peninsula has been identified as an area for greenfield development.

Pending the settlement of the Kenbi land claim, the Cox Peninsula could be opened for private development for up to 10,000 people by 2025.

The development of the Cox Peninsula over the lifetime of the Greater Darwin Plan potentially could bring greater infrastructure investment to the Dundee Region.

Infrastructure investment in the Cox Peninsula is likely to have an impact on development in the Dundee Region.

3. Namarada Area Plan 1990

3.1 Overview

The Namarada Area Plan 1990 was developed for the subdivision of Section 2881, Hundred of Glyde, at Dundee Beach for rural living purposes.

This planning instrument does not include other areas of the Dundee Region, which include Dundee Downs, Dundee Forest, Milne Inlet and Bynoe Harbour.

There is development control on land in Dundee Beach, but there are no relevant controls for other parts of the region (i.e. Dundee Downs, Dundee Forest, Milne Inlet and Bynoe Haven).

There is potential for the uneven distribution of services or development in the Dundee Region.

3.2 Exclusions

There are a number of exclusions are made in Schedule 2 by the Northern Territory Government made in the Namarada Area Plan 1990, which include the following:

**Flooding:**

- The Government is not be liable for claims of compensation from purchasers of flood-prone land; and
- The Government will not be liable for claims for damages of any storm surge event.

**Services:**

- The Government will not provide services such as water supply, electricity supply, sewerage and garbage disposal.

**Pest Control:**

- The Government will not undertake any biting insect or crocodile control methods in the area.

**Mineral Exploration:**

- There are outstanding exploration licence

Land owners in the Dundee Beach bear the responsibilities for costs associated with damage and drainage associated with flood hazard; and

Land owners in the Dundee Beach bear the responsibility for costs associated with damage from storm surge events.

Land owners in the Dundee Beach area have to provide services such as water supply, and sewerage disposal. The others are already provided by the territory.

Land owners
<table>
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<tr>
<th>Element</th>
<th>Description</th>
<th>Implications</th>
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<tbody>
<tr>
<td>3.3 Zoning</td>
<td>The <em>Namadarra Area Plan 1990</em> stipulates zones of development in the subdivision, allowing particular developments that are in character the discrete area:</td>
<td>• There are a number of zones that control development in Dundee Beach.</td>
</tr>
</tbody>
</table>

**Zone L1 (Living 1):**
- **Suitable Uses:**
  - Detached Dwelling;
- **Restrictions:**
  - Minimum lot size of 4,000m$^2$;
  - 1 dwelling per allotment;
  - 3 m setback from boundaries;
  - 8 m height restriction;
  - No bore or well can be sunk;
  - Land may be subdivided in accordance with minimum lot sizes; and
  - 50 per cent of native vegetation can be cleared.
- Land Owners in Zone L1 will have the following planning controls for building.

**Zone L2 (Living 2):**
- **Suitable Uses:**
  - Agriculture;
  - Detached Dwelling; and
  - Nursery.
- **Restrictions:**
  - Minimum lot size of 1 hectare;
  - 1 dwelling per allotment;
  - 3 m setback from boundaries;
  - 8 m height restriction;
  - No bore or well can be sunk;
  - Land may be subdivided in accordance with minimum lot sizes; and
  - Not more than 50 per cent of native vegetation can be cleared.
- Land Owners in Zone L2 will have the following planning controls for building.

**Zone L3 (Living 3):**
- **Suitable Uses:**
  - Agriculture;
  - Detached Dwelling;
  - Flora and Fauna Sanctuary;
  - Nursery;
  - Private Camping; and
  - Recreation.
- **Restrictions:**
- Land Owners in Zone L3 will have the following planning controls for building.
<table>
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<th>Element</th>
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<tr>
<td></td>
<td>▪ Minimum lot sizes of 8 hectares;</td>
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<tr>
<td></td>
<td>▪ 1 dwelling per allotment;</td>
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<td></td>
<td>▪ 3 m setback from boundaries;</td>
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<td></td>
<td>▪ 8 m height restriction;</td>
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<td></td>
<td>▪ Land may be subdivided in accordance with minimum lot sizes; and</td>
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<td></td>
<td>▪ Without the Ministers Consent, not more than 50 per cent of native</td>
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<td></td>
<td>vegetation can be cleared.</td>
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<td></td>
<td>▪ Without the Ministers Consent, not more than 50 per cent of native</td>
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<td></td>
<td>zone vegetation can be cleared.</td>
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<tr>
<td>Zone CP (Community Purposes):</td>
<td>▪ Suitable Uses:</td>
<td>▪ In Dundee Beach there are parcels of land which are reserved for Community Purposes, which have a number of uses defined in the Greater Darwin Building Area Plan.</td>
</tr>
<tr>
<td></td>
<td>▪ Child Care Centre;</td>
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<td></td>
<td>▪ Community Centre;</td>
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<td></td>
<td>▪ Educational Establishment;</td>
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<td></td>
<td>▪ Flora and Fauna Sanctuary;</td>
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<td></td>
<td>▪ Indoor Recreation Establishment;</td>
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<td></td>
<td>▪ Nursery;</td>
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<td></td>
<td>▪ Outdoor Entertainment;</td>
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<td></td>
<td>▪ Place of Worship;</td>
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<td></td>
<td>▪ Restaurant;</td>
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<td></td>
<td>▪ Service Station;</td>
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<td></td>
<td>▪ Shop Special Purposes.</td>
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<tr>
<td>Zone O (Open Space):</td>
<td>▪ Suitable Uses:</td>
<td>▪ In Dundee Beach there are parcels of land which are reserved for Open Space, which have a number of uses defined in the Greater Darwin Building Area Plan.</td>
</tr>
<tr>
<td></td>
<td>▪ Flora and Fauna Sanctuary;</td>
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<td></td>
<td>▪ Outdoor Entertainment;</td>
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<td></td>
<td>▪ Restaurant;</td>
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<td></td>
<td>▪ Without the consent of the Minister, no native vegetation shall be cleared from land within this Zone.</td>
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<tr>
<td>Zone C (Conservation):</td>
<td>▪ Suitable Uses:</td>
<td>▪ In Dundee Beach there are parcels of land which are reserved for Conservation, which have a number of uses defined in the Greater Darwin Building Area Plan.</td>
</tr>
<tr>
<td></td>
<td>▪ Flora and Fauna Sanctuary;</td>
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<td></td>
<td>▪ Recreation;</td>
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<td></td>
<td>▪ Native vegetation shall not be cleared from land within this zone.</td>
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<tr>
<td>Zone TA (Tourist Accommodation):</td>
<td>▪ Suitable Uses:</td>
<td>▪ In Dundee Beach there are parcels of land which are reserved for Tourist Accommodation, which have a number of uses defined in the Greater Darwin Building Area Plan.</td>
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<tr>
<td></td>
<td>▪ Caravan Park;</td>
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<td></td>
<td>▪ Flora and Fauna Sanctuary;</td>
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<tr>
<td>Element</td>
<td>Description</td>
<td>Implications</td>
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<tr>
<td>Hotel;</td>
<td>Hotel; Indoor Recreation Establishment; Motel; Outdoor Entertainment; Recreation; Restaurant; Service Station; and Shop. <strong>Restrictions:</strong> Without the consent of the Minister, no native vegetation shall be cleared from land within this Zone.</td>
<td>Area Plan.</td>
</tr>
<tr>
<td>Reviewing the mapping provided by the Northern Territory Government for the Namadgra Area Plan (1990) there is conflict with the zoning for residential development. But looking at the lot sizes it is assumed that the following zones correspond: <strong>SN1 is Living 1; and</strong> <strong>Rural Living is Living 1 and 2.</strong> Other zones that are represented in the Namadgra Area Plan (1990) include the following: <strong>Tourist Commercial;</strong> <strong>Organised Recreation;</strong> <strong>Main Road;</strong> <strong>Community Purpose; and</strong> <strong>Conservation</strong></td>
<td><strong>In Dundee Beach there is no land reserved for Open Space, but there is reservation for Community Purposes.</strong></td>
<td></td>
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<tr>
<td>3.4 Building Control</td>
<td>Under the Building Control Act (NT) (1993), the areas of the Namadgra Area Plan (1990) become a Tier 2 Building Control Area, which means the following: <strong>Full certification requirements apply for all buildings other than those identified below.</strong> <strong>Part Certification for Prescribed Residential Building Works</strong> except for: <strong>Class 1a(ii) attached dwellings (e.g. townhouses, duplexes; and</strong> <strong>Class 2 attached units (e.g. flats).</strong> <strong>Part Certification involves:</strong> Building permit; and Builder’s Declaration. No Mandatory Inspections and No</td>
<td><strong>In Dundee Beach there needs to be Full Certification of Residential Building Works, which is built by a registered builder to the Building Code of Australia (BCA).</strong> <strong>In the Dundee Region, building in areas outside of the Namadgra Area Plan (1990) do not need full certification or be compliant with the BCA.</strong></td>
</tr>
</tbody>
</table>
### Element | Description | Implications
--- | --- | ---
Occupancy Permit. | - Prescribed Residential Building Works must be built by a registered Building Contractor or an approved Owner-Builder.  
- Building Code of Australia (BCA) and technical regulations apply in full.  
- Home Building Certification Fund (HBCF) is required for all Class 1, Class 2 and Class 10 buildings. |

### 4. Top End Shire: Draft Business Plan

#### 4.1 Overview
In 2007, the Department of Local Government and Housing and Sport has developed a Draft Business Plan (3 year) for the Top End Shire, which proposed to include the Dundee Region.

- A business plan has been developed for the Top End Shire, which proposes to incorporate the Dundee Region, which has been rejected by the community.
- There is potential for the Dundee Region to be incorporated into an existing local government area in the Northern Territory.

The Draft Business Plan was based on the premise of a low rate and low standard of service, which is based on the feedback from initial consultation with stakeholders and community members. It provides an outline for the following:

- Priority works and services;
- Funding the services including a proposed rating structure;
- Governance structures;
- Organisational structure; and
- Anticipated outcomes.

#### 4.2 Top End Shire
- The Top End Shire includes the following:  
  - Existing Litchfield Shire Council;  
  - Existing Coomalie Community Council; and  
  - Current unincorporated areas (e.g. Douglas-Daly, and Marrakai).

In the draft Business Plan there is potential for the Cox Peninsula to be accommodated in the Top End Shire at a later date.

- The Business Plan for the Top End Shire proposes that the Dundee Region is incorporated into existing shire with jurisdictional areas neighbouring the Study Area.
- If the Dundee Region incorporated with the Top End Shire it is likely that the immediate area (Cox Peninsula) would become part in time.

The Top End Shire covers approximately 23,895 km² with a total population of

- The Business Plan proposes that the Dundee Region become part of a shire, which has a
### Preliminary Study

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<th>Description</th>
<th>Implications</th>
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| **4.3 Priority works and services** | The Business Plan identifies a number of priority works and services for the Dundee Region, which include the following:  
- Undertake a road audit to identify current conditions, and future demand and costs;  
- Maintenance of existing road network;  
- Undertake a community needs assessment;  
- Investigate options for waste management collection and disposal, including waste transfer station;  
- Facilitate control over public lands for the community use and benefit;  
- Support the Dundee Progress Association through a Local Board;  
- Investigate the provision of sport and recreation facilities and activities; and  
- Implementation of Animal Control Bylaws. | If the Dundee Region was incorporated with the Top End Shire the following priority works and services would be undertaken. |

- **4.4 Funding the services** | In the Business Plan, it is estimated that the total revenue for the Top End Shire would be approximately $11 Million in 2007/2008, including the following line items:  
- Rates ($5 Million);  
- Grants ($5 Million);  
- Ratepayer/ Developer Contributions ($0.6 Million);  
- Interest ($0.5 Million);  
- Fees and charges ($0.07 Million); and  
- Other Incomes ($0.07 Million). | The Business Plan proposes a funding model that raises revenues ($5 Million) from the rate base, which will include residents of the Dundee Region; and  
- However, this revenue is matched by grant funding from the State and Commonwealth Government. |

- **4.5 Governance** | The financial modelling is based on the following rates:  
- Litchfield Shire Council (minimum of $690 per annum);  
- Coomalie Community Council (minimum of $685 per annum); and  
- Unincorporated Area (including Dundee Region) (minimum of $300 per annum).  
This financial modelling is based on a house or land price of up to $500,000. | The proposed funding model charges residents of the Dundee Region $300 per annum for rates, which will be indexed by CPI of 3%. |

- In the three options proposed there is little direct representation of the Dundee Region. |
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<th>Description</th>
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<tbody>
<tr>
<td></td>
<td>the following:</td>
<td>Only in Option 1 is there representation for the Coomalie Rural Finniss area.</td>
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<td></td>
<td>▪ <strong>Option 1</strong>: 12 members (4 wards, 3 members per ward);</td>
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<td></td>
<td>▪ <strong>Option 2</strong>: 12 members (4 wards, 3 members per ward); and</td>
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<td></td>
<td>▪ <strong>Option 3</strong>: 12 members (5 wards, 2 or 3 members per ward).</td>
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<tr>
<td>4.6 Operational Model</td>
<td>▪ The Business Plan proposes that the Top End Shire includes the following:</td>
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<td>▪ <strong>Chief Executive Officer</strong>, with functions including Community Engagement in Local Government;</td>
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<td></td>
<td>▪ <strong>Director, Corporate and Community Services</strong>, with functions including Family and Community Services, and Sport and Recreation programs; and</td>
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<td></td>
<td>▪ <strong>Director, Infrastructure</strong>, with functions that service the infrastructure needs of the community.</td>
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<td></td>
<td>▪ The operational model would include service delivery centres in appropriate locations and a centralized administration office, with communities with higher asset management needs would clearly have a higher need for local staff.</td>
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<tr>
<td></td>
<td>▪ It is likely that the Dundee Region would receive less local staff, with a lower asset management needs.</td>
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Appendix B: Demographic Assessment
Methods:
The locality of Dundee Region is located within the Dundee Beach State Suburb (SSC). Dundee Beach locality is which is located approximately 55 km (in a straight line) east of Darwin Statistical Division (SD), which is the capital city of the Northern Territories (State).

To understand the community characteristics of the Dundee Region demographic assessment was undertaken, comparing the characteristics of the following:

- Dundee Beach SSC;
- Darwin SD; and
- Northern Territories (State).

The assessment used the following data sources:

- *Census of Population and Housing, 2011*, Australian Bureau of Statistics (ABS);
- *Census of Population and Housing, 2006*, Australian Bureau of Statistics (ABS); and
- *Census of Population and Housing, 2006: Socio-Economic Indexes for Areas (SEIFA): 2033.055.001. Demographic Profile*; and

Population:
*The community does not have a high population, but has had a high growth rate in the recent past.*

Dundee Beach SSC has a population of 553 people living in this locality at June 2011. This represented 0.2% of the state’s population in Northern Territories.

Dundee Beach SSC recorded a high population growth between the Census 2006 and 2011, increasing by 56.6%. In comparison there were lower growth rates in Darwin (12.1%) and the Northern Territory (9.9%).

The Dundee Region is a constituent of the Rest of Darwin (i.e. Finniss, Bathurst-Melville and Alligator) in the NT Government’s *Population Projections: 2010-40*. In June 2012, the estimated total population for the Rest of Darwin was 12,438 people. It is projected that the population will grow at an annual average of 0.75% to 14,014 people, which is not reflective of the current demographic trends.

Age Profile:
*The community has an ageing population, which are likely to be retirees.*

The State Suburb of Dundee Beach has a significantly high median age (48). In comparison Darwin SD and the Northern Territory as a whole had lower median ages, with 33 and 31 respectively.

Dundee Beach SSC has a high proportion of old people (aged 65 years and above) and, with 13.9% of the population from this age cohort at the Census 2011. Darwin SD and Northern Territory had lower proportions of the population in this age cohort, with 6.3% and 5.7% respectively.

There was also a lower proportion of young people (aged 14 years and below) in Dundee SSC, comprising 13.0% of the population at June 2011. In comparison the Darwin SD (21.0%) and North Territory (23.2%) had higher proportions of young people.
Cultural Diversity:
A high proportion of the community identifies as Indigenous, but there is low cultural diversity.

In 2011, there were a relatively high proportion of people that identified as Indigenous, with 18.6% identifying as ancestry from this cultural group. In the regional context, Darwin SD had a lower proportion of people from Indigenous Groups, with 9.2% identifying ancestry from this cultural group. In the Territory (26.8%) there were high proportions of people identifying as having Indigenous ancestry.

In Dundee Beach SSC there were low proportions of the population that spoke a Language Other than English (LOTE) at home (7.9%) or were overseas born (14.4%). Darwin SD had significantly higher proportions of LOTE and overseas born, with 15.8% and 16.9% of the population belonging to these respective groups.

Income and Employment:
The community had low income levels and high unemployment levels.

At the Census 2011, Dundee Beach SSC had significantly low median income levels, with households earning of average $604. There were higher median income levels in Darwin SD ($1,806) and Northern Territory ($1,674).

A high proportion of the population are unemployed in Dundee Beach, with 25.5% of the population identified being in this labour force category at June 2011. In comparison there lower proportions of the population identified as being unemployed in Darwin SD (3.5%) and Northern Territory (4.3%).

Education:
In the community there were low levels of education.

In Dundee Beach SSC there were low levels of Year 12 or equivalent completion, with only 24.8% of the population completing school in 2011. Darwin SD and Northern Territory as a whole had higher rates of school completion, with respective rates of 46.0% and 39.9%.

Household Composition:
In the community there were high levels of people living by themselves.

In 2011, Dundee Beach had a high proportion of lone households with 43.7% of the population being in this household group. In Darwin SD and the Northern Territory lone person households represented a smaller proportion of the population, with 21.3% and 21.9% respectively.

Dwelling Types:
In the community, the majority of people either live in separate houses, with high proportions the population living in other dwellings (i.e. caravans and tents).

In 2011, the majority of the population lived in separate houses in Dundee Beach SSC, with 53.8% residing in this dwelling type. There were also low proportions of the population living in the semi-detached (0.0%) and flats or units (0.0%) in Dundee Beach SSC.
There was a significant proportion in Dundee Beach SSC of the population living in other dwellings (i.e. caravans and tents), with 35.4% identifying living in these dwelling structures in 2011. Of the population living in other dwellings 8.1% and 10.0% lived in caravans and tents respectively.

In comparison, Darwin SD (2.1%) and Northern Territory (2.7%) had lower proportions of the population that lived in other dwellings.

**Tenure:**

In the community there was a high proportion of population living in a dwelling that they fully owned.

At the 2011 Census, the majority of the people lived in dwellings that they fully owned, with 53.8% owning their home outright.

**Community Capacity:**

The community had a low capacity, with a high need for assistance and high degrees of socio-economic disadvantage.

In Dundee Beach SSC, there was a high proportion of the population that was in need for assistance (6.1%). In Darwin SD and the Northern Territory there were comparatively higher capacities within the community, with need for assistance of 3.6% and 2.7% respectively. Consultation in the Dundee Region identified that there were highly developed and active community networks that enabled high needs individual to be cared for in the community.

The Index of Relative Socio-Economic Advantage/Disadvantage is a continuum of advantage to disadvantage, considering indicators relating to income, education, occupation, and wealth and living conditions. This indicates Dundee Beach SSC

Dundee Beach SSC has low advantage/disadvantage scores, ranking in the 1st percentile of the Northern Territory. This indicates that Dundee Beach SSC has low proportions of qualified and professional people, and people on high incomes, relative to Queensland.
Appendix C: Workshop One
Background
On Monday 10 September 2012, Jim Gleeson from Plan C facilitated an Inception Meeting with the Dundee Progress Association, at Tracy and JJ’s at Dundee Beach, Northern Territory.

Agenda

- **Introduction:**
  - **Plan C:** Introduction of the company, work and personnel (Jim Gleeson, Managing Director).
  - **Dundee Progress Association:** Once round of the Subcommittee, identifying the main interest in the Project.

- **Activity 1:** Strengths and Weakness Analysis.
Participants identified the strengths and weaknesses within the Dundee Region, in the following categories:
  - Local economy;
  - Community needs and local culture;
  - Environment; and
  - Infrastructure and service delivery.

- **Activity 2:** Community Visioning – ‘In 10 years’ time I would like my community to be.’
Participants started to identify an emerging vision for the community which requires further investigation with the community.

- **Activity 3:** Steps to get there.
Participants identified some initial steps and actions to achieve the emerging vision.

- **Activity 4:** Local knowledge.
Participants provided information on the Dundee Region to inform engagement and research activities for the Project, which included the following:
  - Contacts.
  - Communication – ‘Best way to talk to people.’
  - Community Area Representatives.
  - Stakeholder Database – ‘encouraging high participation in the Project.’

- **Activity 5:** Community mapping – ‘What are the important sites and places in the community.’
Where do you live?
Workshop Outcomes

Participants
- Kevan McRae;
- Paul Brown;
- John Jones;
- Bob Bremner;
- Tracy Jones;
- Gary Higgins (Country Liberal Party);
- Noel Whyte;
- Leanne Dix;
- Sharon Griffis; and
- Scotty Simpson (Manager of the Lodge of Dundee).

Summary of main project interests (all participants)

Governance:

- In 2010, the incorporation process by the Territory Government was clandestine, and the community and residents only option was to reject the proposal to join an adjoining Shire. Residents want autonomy and the incorporation process for the Dundee Region the Coomalie Community Council was forced on the community.
- Do not want a Council, despite it being likely. The community in the Dundee Region is self-sufficient and autonomous.
- Members of the community fear that government will value their properties and charge commensurate rates. If the Dundee Region becomes an incorporated area, community members should pay flat rates.
- The Elected Member for the Dundee Region is interested in listening to participants and understand the community’s direction on development of the area. The Country Liberal Party does not have an agenda to incorporate the area, and want to listen to what the people want. The party is interested in keeping places like the Dundee Region unique.
- Members of the community in the Dundee Region want to have something in common, and the participation indicated that this should be a constitution. Residents bought in the Dundee Region without roads and other infrastructure, and there are now expectations that the government will pay for it.
- Moved to the Dundee Region approximately five years ago and is interested in finding out if they want a Council. There are other communities that do not get much for their rates. The addition of rates in the Dundee Region will impact young family’s budget.
- The Dundee Region will develop, but the community will determine the future. It is a very unique place.

Community Engagement:
The Project should promote participation with community members, creating unity in the Dundee Region.

Community Engagement process in the Project should enable community members to have a voice and come together. Currently, the Territory Government makes decisions without tapping into the local voice. The Project should ensure that the original residents (Pioneers) and new residents have a voice.

It is important that the Project should help community members to have their say and provide them with what they want.

The Project and the community engagement processes should bring the community together in the areas of Bynoe Harbour, Dundee Beach, Dundee Forest and Dundee Downs.

**Pioneers versus Newcomers:**

- At the beginning of the development of the Dundee Region, blocks of land were built without services and owners made their own arrangements. The majority of residents purchased under this arrangement.
- People move to the Dundee Region to retire, and older people resist change. They do not want change imposed on them.
- Areas of agreement and disagreement between pioneers and newcomers

**Planning:**

- A plan needs to be created that advises the government on the community’s perceptions of governance and opportunities to achieve them.
- Progress in the Dundee Region cannot be stopped, and increased infrastructure provision (i.e. road and electricity) will cause population increases.
- There will be problems in the community with hoons and guns, as it develops.

**Lodge**

- The Lodge of Dundee is currently remaining the same, and the next 12 months is about research. The owner is mindful of the history of this community facility, and plans have been developed by surveyors and submitted. These will be presented to the Dundee Progress Association and then the community in time.
- The Lodge of Dundee will continue supporting fishing and family oriented activities, but there will be no more rodeos.
- The big picture is the Lodge of Dundee will be part of Tourism Top End. The Dundee Region is an important part of Tourism Top End, which will be good for local people and tourism.

**Strengths and Weakness Analysis Outcomes**

Outcomes of this activity are listed below (Table 1.1). The strengths and weaknesses identified by participants in the workshop activity are highlighted in green and red respectively, with a tally provided to illustrate number of responses. This is a first cut scoping exercise and these categories will be amended as we proceed. The purpose of this activity was to inform survey design.
### Table 1.1: Outcomes of the Workshop Activity

<table>
<thead>
<tr>
<th>Activity</th>
<th>Issue</th>
<th>Participants responses</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1. Environment</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>State of Environment</strong></td>
<td>Pristine local environment (i.e. beaches, creeks, rivers, reef, fish and birdlife).</td>
<td>6</td>
</tr>
<tr>
<td></td>
<td>Turtles, Whales and Fish are an environmental asset.</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>Fire breaks are an environmental asset.</td>
<td>1</td>
</tr>
<tr>
<td><strong>Environmental Protection</strong></td>
<td>Off-Road vehicles destroying pristine environment.</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>Lack of environmental protection and resources (i.e. officers) for the foreshore and protected areas.</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td>Lack of planning to protect and manage the Pristine Environment (i.e. fisheries), while progressing the future.</td>
<td>4</td>
</tr>
<tr>
<td></td>
<td>Weekend pressures impacting the pristine environment</td>
<td>1</td>
</tr>
<tr>
<td><strong>Land Development</strong></td>
<td>Uncontrolled development will cause population growth.</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>Population growth is impacting the State of Environment.</td>
<td>1</td>
</tr>
<tr>
<td><strong>Connectivity</strong></td>
<td>No connections along the foreshore.</td>
<td>2</td>
</tr>
<tr>
<td><strong>2. Economy</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Tourism</strong></td>
<td>Tourism is an asset, with potential for growth and future business opportunities.</td>
<td>4</td>
</tr>
<tr>
<td></td>
<td>Proximity to Darwin provides opportunities for tourism in the Dundee Region.</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>Unique lifestyle is a potential attractor for tourism.</td>
<td>1</td>
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<tr>
<td></td>
<td>Community projects and events (i.e. fishing competitions) contributing to tourism and business.</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>Fishing and crabbing have a positive impact on the economy.</td>
<td>1</td>
</tr>
<tr>
<td><strong>Business</strong></td>
<td>Continued development of businesses in the Dundee Region, with new business starting all the time.</td>
<td>3</td>
</tr>
<tr>
<td>Activity</td>
<td>Issue</td>
<td>Participants responses</td>
</tr>
<tr>
<td>--------------------------</td>
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<td>------------------------</td>
</tr>
<tr>
<td>Development</td>
<td>Potential for business development to benefit the local community.</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>Existing small businesses contributing to the local economy that are owned by residents</td>
<td>4</td>
</tr>
<tr>
<td></td>
<td>Fishing and crabbing have a positive impact on the economy.</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>Residents are able to find employment.</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>Potential for continued development of businesses in the Dundee Region.</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>Business provides opportunity to give the Dundee Region identity, and create understanding between visitors and residents</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>Small economy with a small number of businesses in the Dundee Region.</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>Business opportunities are limited by seasonality and access issues.</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>No regulation of business development, responsibility rests with the individual owner.</td>
<td>1</td>
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<tr>
<td></td>
<td>Low diversity in economic activity and development.</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>No regulation of business development, responsibility rests with the individual owner.</td>
<td>1</td>
</tr>
<tr>
<td>Land Development</td>
<td>High freehold land availability and prices.</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>High ownership of land.</td>
<td>1</td>
</tr>
<tr>
<td>Physical Infrastructure</td>
<td>Limited access in the Wet Season limits economic development.</td>
<td>1</td>
</tr>
<tr>
<td>Community Projects and Events</td>
<td>Dundee Progress Association is already developing community projects (i.e. Dry Season Markets).</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td>Fishing competitions in the Dundee Region have a positive</td>
<td>1</td>
</tr>
<tr>
<td>Activity</td>
<td>Issue</td>
<td>Participants responses</td>
</tr>
<tr>
<td>--------------------------------</td>
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<td>------------------------</td>
</tr>
<tr>
<td>Impact on business and tourism.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Community perceptions and attitudes</td>
<td>Strong local ownership culture</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>Resistance to change and development.</td>
<td>2</td>
</tr>
<tr>
<td>3. Community needs and local culture</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Community Facility Provision</td>
<td>Undertake needs analysis into community needs for the future, and ensure adequate provision for the future to maintain quality of life for residents.</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td>Lack of medical facilities to meet the needs of the ageing population in the Dundee Region.</td>
<td>5</td>
</tr>
<tr>
<td></td>
<td>Lack of civic facilities (i.e. Police) to meet the needs of the community in the Dundee Region.</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>Lack of Cyclone Shelter in the Dundee Region to protect the community.</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>Lack of High School to meet the needs of younger families in the community.</td>
<td>1</td>
</tr>
<tr>
<td>Involvement and Engagement</td>
<td>High levels of engagement and involvement in the community.</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td>Lack of common voice and vision of the future of the Dundee Region.</td>
<td>3</td>
</tr>
<tr>
<td>Community perceptions and attitudes</td>
<td>High levels of engagement and involvement in the community.</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>Strong sense of community and commitment to the Dundee Region.</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td>Resistance to change and visitors in the Dundee Region.</td>
<td>2</td>
</tr>
<tr>
<td>Governance</td>
<td>Lack of registration to vote.</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>Approximately 10 years before Council is needed in the Dundee Region.</td>
<td>1</td>
</tr>
</tbody>
</table>
## Activity

<table>
<thead>
<tr>
<th>Issue</th>
<th>Participants responses</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Physical Infrastructure</strong></td>
<td></td>
</tr>
<tr>
<td>Road Infrastructure available in the Dundee Region, which provides access to Darwin.</td>
<td>1</td>
</tr>
<tr>
<td>Power Infrastructure available in the Dundee Region.</td>
<td>1</td>
</tr>
<tr>
<td>Low provision of physical infrastructure (i.e. sealed roads, bridges, reticulated water).</td>
<td>4</td>
</tr>
<tr>
<td>Poor management of physical infrastructure in the Dundee Region.</td>
<td>1</td>
</tr>
<tr>
<td><strong>Community Infrastructure</strong></td>
<td></td>
</tr>
<tr>
<td>Existing community infrastructure (i.e. memorial, the Lodge of Dundee, Sand Palms Tavern, School and Store) provide for the needs of the community.</td>
<td>1</td>
</tr>
<tr>
<td>Plans in place for Police and First Aid being made.</td>
<td>1</td>
</tr>
<tr>
<td>Lack of health facilities to meet the needs of the community.</td>
<td>2</td>
</tr>
<tr>
<td>Lack of care facilities in the Dundee Region</td>
<td>1</td>
</tr>
<tr>
<td>Lack of administration and management (i.e. policing) of issues within the community facilities and assets, with hooning and off-roading creating an impact.</td>
<td>2</td>
</tr>
<tr>
<td>Lack of management of the public area outside lodge, costs the lodge $47k per year.</td>
<td>1</td>
</tr>
<tr>
<td><strong>Volunteers</strong></td>
<td></td>
</tr>
<tr>
<td>Volunteers at two strategically placed stations provide support for emergencies.</td>
<td>1</td>
</tr>
<tr>
<td>Volunteers improving the fire and health services in the Dundee Region</td>
<td>1</td>
</tr>
<tr>
<td>A small group of volunteers that provide first aid.</td>
<td>1</td>
</tr>
<tr>
<td><strong>Community Characteristics</strong></td>
<td></td>
</tr>
<tr>
<td>Only select groups can live in the Dundee Region (i.e. FIFO, Retirees, Business Owners, Telecommuters, Business Owners and Young Families), which reduces the diversity.</td>
<td>1</td>
</tr>
<tr>
<td><strong>Community</strong></td>
<td></td>
</tr>
<tr>
<td>Resistant to improvements in infrastructure provision, as it will</td>
<td>1</td>
</tr>
</tbody>
</table>
**Activity | Issue | Participants responses**
--- | --- | ---
*Perceptions and attitudes* | create change in the community. | 

**Emerging Vision**

The following is some emerging elements for a future vision for Dundee, further work with the community is needed through the consultation process to develop and agree on a future vision.

**Outcomes**

1. **Environment:**
   - ‘Protect what environment is here in the Dundee Region.’
   - ‘Develop an awareness of future pressures (i.e. development and population) on the environment’.
   - Develop a structure to manage all aspects that recognizes links between environment, community and economy.

2. **Economy:**
   - Balance development so that lifestyle is not impacted.
   - The identity of the place is very important to protecting the place.
   - Branding very important ‘if you know more you can do more’.
   - improve economic diversification.
   - Businesses provides important environmental and community services.

3. **Community needs and local culture:**
   - Community members want the lifestyle maintained.
   - Community members care about the environment.
   - Represent the needs between pioneers and new residents (shared and divergent values).

4. **Infrastructure and services delivery:**
   - ‘What is critical to regulate now and the future’.
   - Develop governance model following this

**Steps:**
The Project should get people interested through a number of *key approaches*, which include the following:
- Advertise the Project so people get involved;
- Have your say about the future of the Dundee Region; and
- Please leave your contact details so we can involve you in the process.

Volunteers from the Dundee Progress Association will represent each area of the Dundee Region, and start collecting contact details with the sign in sheet, including:

- Dundee Downs (Sharon, Leanne and Paul);
- Bynoe Harbour (Sharon); and
- Dundee Beach (Emma for the Fishing Charter, Margaret collecting contacts, other volunteers to be determined).

Community consultation activities will be held in each of the communities to make it easy for people to participate. A community event will also be held at the boat ramp, which is a great environment for people to meet.

Plan C team to be billeted within each community during consultation phase

Scotty Simpson will develop a banner that he will hang above the roads in the Dundee Region to promote the Project.

Participants have provided mapped information – Plan C to combine and build baseline map.
Other Information

Land Development:
A large amount of public land is still owned by the developer. The Project needs to investigate how this is managed. Territory Government will not accept responsibility for public lands. There is more freehold land to be subdivided and existing potential to subdivide existing lots.

The Finniss River Development Plan is a strategic plan for the Dundee Region and provides guidance on future development, which can be obtained by contacting Ernie Wanka in the Northern Territory Government. Before the GFC the developers wanted to develop a Marina, residential and hotel. It was scrapped when the financial crisis hit. It would have impacted an important turtle hatchery.

Only some development needs approval – housing at Dundee Beach to prevent damage to nearby properties during cyclones. Housing varies from tents to dongers to sheds, and more recently to suburban houses. All the houses in the Dundee Region have septic and have power, with power coming in seven years ago. For power people paid $5,000 or leans put on the block of land.

Bynoe Harbour is an older community, with larger lots and a local phone book is available.

Infrastructure:
Fog Bay Road is being updated, with a number of bridges and culverts to improve the access in the dry season. The community can be cut off for 10 days at a time at one of five river crossings.

There is an air strip for anglers in Dundee Beach, which is a 10 minute flight from Darwin. Care flight does do medical retrieval services from the air strip.

Issues with illegal fencing of access easements and lack of maintenance potentially cause fire hazards. There are some public bores holes for water; however windmills were destroyed in cyclones and not replaced. Some members of the community are allowed to put down a bore hole.

A recreation and social club is currently being built by the community. The primary school has 14 enrolments. There is a refuse transfer station so that community members can dump rubbish. There is a proposal to eventually develop a police station. Community developed an Anzac Day Memorial at the old boat ramp.

There are benchmarks and triggers for social and infrastructure provision, which have been suggested by Noel Whyte, further planning work needed. The community is currently 350 people and 1,000 people are suggested as a threshold for a wider range of services and infrastructure to be sustainably delivered.

Business:
The Lodge of Dundee is the largest business in the Dundee Region, containing accommodation, boat ramp and launching services, post office, shop and public bar. The Lodge of Dundee is owned by Mick and John Kalkidis, and managed by Scotty Simpson and his partner. There are pizza and trivia nights.
A number of other services available (hairdresser and auto electrician etc.) in the Dundee Region. A small supermarket is proposed in the community within the next 2 years.

There are a number of Mango farms in the Dundee Region. A quad safari business is currently being developed.

**Environment:**
Need to investigate conservation and environmental management by the territory government.

There are tides up to 7 metres. The Dundee Region is an internationally recognized fishing spot.

**Planning Area:**
Include the Islands in the Project and planning, which include the following:

- **Dynimirie Island:** Former FIFO fishing, but now is a Weather station.
- **Crad Claw Island:** Former meeting place for Territory Government.

**Other:**
There was a rodeo 2 years ago and someone got stabbed.
Appendix D: Community Survey
Outcomes

The community survey was developed by Plan C and hosted on the website, ‘Survey Monkey’ from the period between Monday 24 September and Wednesday 31 October 2012. Community members of the Dundee Region had the chance to fill-in a hard copy version of the community survey at the following consultation events:

- **Sand Palms**: Thursday 11 October 2012;
- **The Lodge of Dundee**: Friday 12 October 2012;
- **Dundee Social and Recreation Club**: Friday 12 October 2012;
- **Boat Ramp at Dundee Beach**: Saturday 13 October 2012; and
- **The Lodge of Dundee**: Saturday 13 October 2012.

At the close of the community survey on Wednesday 31 October 2012, there were 189 surveys completed by residents, visitors, and key stakeholders from the Dundee Region. This comprises approximately 33.4% of the residential population at the 2011 Census, which is a highly representative sample considering the results of other consultation activities.

The Community Survey asked participants a number of questions on the future and development of the community in the Dundee Region, which included the following:

- Participant’s details (i.e. age, gender, residence, etc.);
- Participant’s contact details (i.e. phone and email);
- Issues in the community (i.e. environmental, economic, etc.);
- Community vision and projects needed; and
- Governance appropriate for the community.

**Participant’s details:**

**Gender:**

The gender of the survey respondents is summarised in Figure D.1.

At the 2011 Census, the proportion of population identifying as males in the Dundee Region was 58.0%.

A high proportion of respondents to the survey identified as being male, comprising 63.7%. In comparison, there were only 36.3% of survey respondents that identified as being female. The representation of the male gender in the sample population (i.e. survey) was higher than actual population.
**Age:**
The age profile of the survey respondents is represented in **Figure D.2**.

**Figure D.2:** The age profile of the respondents to the survey.

In the survey results, there is a high representation of the age cohorts 45 – 54 years (25.7%), 55 – 64 years (37.7%) and 65 – 74 years (21.3%). The high representation of people above the age of 45 years is reflective of the ageing population profile in the Dundee Region, with a median age of 48 years old.
Residency:
There was a high representation of permanent residents in the Dundee Region (Figure D3), comprising 68.1% of the sample population of the survey. Of the respondents that identified as permanent residents, there was an even distribution across the length of residency categories of 1-5 years (31.4%), 5-10 years (33.1%) and 10-20 years (28.1%). A small percentage (4.1%) of permanent residents has lived in the area for over 20 years.

This is reflective of the nature of the community, with a mixture of the following:

- **Pioneers**, having settled in the Dundee Region between 10 and 20 years; and
- **Newcomers**, having settled in the Dundee Region between 5 and 10 years since services has improved in the area.

Figure D3: Residency of respondents to the survey.

![Residency Pie Chart](image)

The majority of permanent residents live in Dundee Beach (58.8%), followed by Dundee Downs (20.3%) and Dundee Forest (12.4%) (Figure D.4). A smaller proportion of respondents that identified as residents resided in Milne Inlet (3.9%) and Bynoe Harbour (3.3%). This indicates that people in Dundee Beach are more engaged with this consultation process, but may also reflect the greater population concentration of Dundee Beach due to smaller block sizes.
There were 62 respondents of the survey that identified as visitors to the Dundee Region, which is 32.8% of the survey population. This indicates that the Dundee Region receives a large number of visitors to the region.

Of the respondents that identified as visitors, a large proportion identified as visiting the region on the weekend, comprising 50.0% of this type of community member. Other visitors and tourists indicated that they visit the region either on an annual (40.5%), a monthly (24.3%), fortnightly (13.5%) or a weekly (16.2%) basis. This reflects that the community comprises of visitors and weekenders that access the Dundee Region on a regular basis.

**Property Tenure:**
Of the respondents that identified as residents of the Dundee Region in the survey, there were high proportions that owned (79.8%) or have a mortgage (14.7%) on their property (Figure D.5).

**Figure D.4:** Location of respondents to the survey, within the Dundee Region.

**Figure D.5:** Property tenure of respondents that identified as residents of the Dundee Region.
Community Connectedness:
The connectedness of the community in the Dundee Region was measured by the number of people respondents they were acquainted with (Figure D.6).

Figure D.6: Connectedness of the community in the Dundee Region, measured by the number of people respondents are acquainted with.

Respondents were highly connected to other members of the community, with the majority indicating that they personally knew more than 40 people in the Dundee Region. This indicates that the Dundee Region is a highly connected community, with highly developed social networks.

There were 37 respondents (25.2%) that identified that they represented a community organisation, which included the following:

- Dundee Social and Recreation Club;
- Dundee Progress Association (including relevant Sum-Committees);
- Volunteer First-Aid Service (i.e. Dundee Beach and Dundee Downs); and
- Rural Bush Fire Brigades (i.e. Dundee Downs and Milner Inlet Rural).

This indicates that there is a high degree of volunteering in the community in the Dundee Region.
Employment and Business:
The survey asked respondents to identify their employment status, and the results are presented in Figure D.7.

A large proportion of respondents to the identified as being retired, comprising 46.2% of responses to this question. This indicates that a large proportion of the community are retired, and this is reflective of the ageing population in the Dundee Region. The employment structure of the Dundee Region means that there is a large proportion of the population that is not working and can be involved in community life and volunteering, and is reflective of social development and networks.

A large proportion of respondents also identified their occupation as self-employed, which comprised 22.0% of the sample population. There were also a small proportion of respondents identified as employees (12.8%) of businesses. This indicates that one third of respondents are engaged in the operation of a business in or from the Dundee Region, which is reflective of the small economy in the community.

Figure D.7: Occupation of respondents to the survey.
Community Issues:
In the survey respondents were requested to identify the greatest strengths and threats to the quadruple bottom line issues in the Dundee Region, which included the following:

- Environment;
- Economy;
- Community and local culture; and
- Infrastructure.

Respondents to these questions were able to provide brief explanations and descriptions about their choices for the greatest strength and threat.

Environment:
A large proportion of respondents identified the pristine local environment (i.e. beaches, creeks and rivers) as the greatest environmental strength in the Dundee Region, with 96 responses (65.3%) (Figure D.8).

The greatest environmental strength identified by participants of the survey was the pristine local environment (i.e. beaches, creeks and rivers), with 96 respondents (65.3%) identifying this quality. Respondents also identified that the wildlife in the Dundee Region was an environmental strength, with 27 responses (27.7%) to the question.

Figure D.8: Environmental strengths that were identified by respondents to the survey.
The greatest threat to the environment that participants to the survey identified was visitors to the Dundee Region, with 56 responses (37.6%) (Figure D.9).

Respondents also identified that development and population growth (19.5%); lack of environmental protection and management (16.8%); and Off-road vehicles (i.e. (11.4%) as a threat to the environment.

Some respondents provided the following comments about threats to the environment:

- **Visitors**, were contributing to environmental degradation by leaving rubbish around, especially on the beach;
- **Lack of management**, of the dunes and foreshores, weeds and professional fishing and crabbing was impacting the environment;
- **Off-road vehicles** especially quad bikes were impacting the environment.

**Figure D.9:** Environmental threats that were identified by respondents to the survey.

**Economy:**
A majority of respondents identified tourism as the greatest strength in the local economy in the Dundee Region, with 53 responses (35.3%) to the question (Figure D.10). This is reflective of the business activity and the presence of visitors and tourists in the Dundee Region.

Respondents also identified that lifestyle was a strength in the local economy, with 39 responses (26.0%) to the question. This is reflective that the lifestyle in the Dundee Region is an attractor for visitors and investment into the community.
A large proportion of respondents identified that the limited access to the Dundee Region in the wet season was the greatest threat to the economy. In the survey there were 64 respondents (43.2%) that identified the limited access in the wet season was the greatest economic threat.

Other threats to the local economy that respondents identified included the resistance to change and development (11.5%), Small economy (10.8%), Lack of economic diversification (8.8%), no regulation of business development, high price of land (3.4%)

Some respondents provided the following comments about threats to the environment:

- **Lack of infrastructure**, is a major threat to the economy, which includes the limited access of roads telecommunication infrastructure.
**Figure D.11:** Threats to the economy that were identified by respondents to the survey.

**Community and local culture:**

In the survey it was identified that the greatest strength in the community and local culture in the Dundee Region was their lifestyle, with 63 responses (42.6%) to this question.

Other strengths in the community and local culture identified by respondents included volunteers that provide services (19.6%), the people (10.8%), and the strong sense of community (10.8%).

The lack of facilities and infrastructure was identified by respondents as the greatest threat to the local community and local culture, with 34 responses (27.0%).

Other threats to the community and local culture that respondents to the survey identified included visitors to the Dundee Region (26.2%), resistance to change (17.5%), lack of common voice (15.1%), and lack of community diversity (14.3%).
Figure D.12: Strengths in the community and local culture identified by participants in the survey.

Some respondents provided the following comments about threats to the community and local culture:

- **Retaining** the current character of the community, by leaving it as it is;
- **Education of visitors**, to reduce the impact on the community; and
- **Increasing access**, so that the community is not cut off in the wet season.

**Community Vision:**

**Current community:**

In the survey, respondents were asked to use three words to describe their perception of life in the current community in three words, which included the following:

- Peaceful, quiet and isolated;
- Relaxed, friendly and laidback;
- Pristine, beautiful and heaven; and
- Good place for fishing.

Respondents also identified activities that they like to participate in the Dundee Region, which included the following:

- Fishing and crabbing;
Boating; Walking; and Community events, socializing and drinking.

Infrastructure:
In the survey respondents were asked to identify infrastructure projects that would progress the community development and vision (Figure D.13).

Figure D.13: Threats to the community and local culture in the Dundee Region that were identified by respondents to the survey.

Improvements to road infrastructure were identified a priority infrastructure project for the community, with 57 responses (35.4%) to the question. Other infrastructure items that respondents identified for the future development of the community included a Cyclone Shelter (14.3%), improved community infrastructure (11.2%), permanent First Aid Station (10.6%).

Some respondents provided the following comments about priority infrastructure in the community, which included the following:

- Improvements to the roads and bridges, would increase the access to the community throughout the year (i.e. dry and wet season);
- **Communications and power** upgrades would improve services to the community in the Dundee Region;
- **Storm water drainage infrastructure and cyclone shelters** is likely to improve the community’s resilience to cyclones and extreme weather events; and
- **Health and aged care**, would service the needs of the existing community.

**Governance:**

In the survey respondents were asked to provide their preferences for different governance models in the Dundee Region, which included the following:

- Becoming part of an existing local government area in the next ten years;
- Forming a new Dundee Shire Council in the region in the next ten years;
- A local group that has local decision making powers in the short term; and
- No additional forms of government established.

The results of the preferences of respondents are presented in **Figure D.14**.

**Figure D.14:** Respondents preferences to the suggested governance models.
A large proportion of the population disagreed with either being governed by an existing or a new shire (89.2%) or creating a Dundee Shire Council (58.7%).

However there was support for a local group to provide governance in the short term, with 72 respondents (52.6%) agreeing with this governance model. Some of respondents commented that there need to be some form of governance to guide the planning and development, and this should be done by local people that understand the needs of the community. It was also identified that the Dundee Progress Association already exists and would be capable of undertaking this role.

Respondents to the survey were also in favour of no additional forms of government being established in the Dundee Region, with 82 responses (59.9%) to this governance model. Some of the respondents commented that the current situation was working well and changes to the current system would increase the costs for residents in the area.

There was also disagreement with increased regulation of the environment by the NT Government, with 52.3% of respondents saying no to this type of governance.

**Pioneers versus newer residents**

A cross tabulation of the governance data was undertaken to identify whether there were statistical differences in the opinion between pioneer and newer residents about community governance. A comparison between residents that identified as having been a permanent resident in the Dundee Region for greater and less than 10 years.

In response to amalgamation with an existing local government area, there were a high proportion of respondents that disagreed from residents greater (11.7%) and less (36.2%) that 10 years residence in the Dundee Region.

There was a greater level of interest in forming a local council from residents that had resided in the Dundee Region, with 48.5% of respondents. There were a smaller proportion of residents that had resided in the area for less than 10 years, with 36.2% identifying there interest.

The newer resident group was more interested in forming a local group to guide the development of the Dundee Region, with 56.9% identifying an interest in this type of community governance. There was less interest from residents that had lived in the area for less than 10 years (45.5%).

The majority of respondents identified that they wanted to retain the current community governance model (i.e. unincorporated), with Pioneers and Newer residents agreeing with this option for 64.7% and 58.7% respectively.

From the results the greater amount of time permanently residing in the Dundee Region the more environmental regulation is wanted. Of the residents that identified as living in the Dundee Region for 10 years or more 51.5% wanted the greater environmental regulation. There were a smaller proportion of residents that had resided in the area for less than 10 years who wanted greater regulation of the environment by the government, with 41.9% of agreeing with this statement in the survey.
Appendix E: Workshop Two
Outcomes

Introduction:
Workshop Two with the DPA, Development Sub-Committee was held at the Presidents house in the Dundee Region on Friday 23 November 2012. It was scheduled to discuss the outcomes of the survey and develop a number of priorities and actions for the Dundee Region in the next ten years.

Materials:
A number of materials were developed for Workshop Two, which included the following:

- Information Sheet, which summarised the outcomes of the community survey; and
- Draft Preliminary Study report, which summarised the outcomes of the whole Project.

Participants:
Kevin McRae;
Bob Bremner;
Tracy Jones;
Paul Brown;
Leanne Dix;
Jenny Whyte; and
Dawn

Activity:
In Workshop Two, members of the DPA, Development Sub-Committee were asked to summarise their perspective on the outcomes of the community survey, and the priority projects for the Dundee Region in the next 10 years.

The members of the DPA, Development Sub-Committee perspective on the outcomes of the community survey can be summarised as the following:

- Community values and opinion are represented in the outcomes of the community survey and background research, particularly in regards to potential governance models;
- High participation rate indicates that members of the community would like to be engaged in the future of the community, but not necessarily in a formal way;
- Local residents are very knowledgeable about the Dundee Region and should have more opportunity to share this with visitors and newcomers;
- Lifestyle, environment and unincorporated nature, were identified in the survey as attractors for residents to the community, which should be retained for the sustainability reasons;
- Facilities (i.e. age care) identified in the survey need to be developed to meet the resident’s needs, and can be developed through community networks and grants; and
- Increasing accessibility is impacting the community with more visitors accessing the area;
The members of the DPA, Development Sub-Committee priority projects for the future of the Dundee Region, which can be summarised as follows:

- **Health clinic**, which will be developed from the existing first aid post in Dundee Beach;
- **Cyclone shelter** that can be used as a community hall or meeting room, potentially at the Dundee Social and Recreation Club;
- **Improve roads and access** to the Dundee Region in the wet and dry season;
- **Sharing local knowledge** with new comers and visitors through engagement and communications activities;
- **Increasing participation rates** of the community in the Dundee Progress Association by changing the business model and the encourage greater engagement;
- **Improved environmental management** with better education of visitors, signage and environmental programs;
- **Increased visitor impact management** to protect the existing environment, especially at peak times (i.e. bank holidays); and
- **Better understanding** if there is a need for a high school in the Dundee Region.