

INFORMATION SHEET

Dundee Progress Association

Dundee Region Community Survey and Background Research

SUMMARY OF OUTCOMES & RECOMMENDATIONS

Plan C have analysed the outcomes of the recently conducted *Dundee Region Community Survey*. The purpose of this information sheet is to share the outcomes and recommended next steps with the community.

A total of 189 surveys were completed. Of these, 75% (126 surveys) were completed by local residents, which is a fantastic result. The remaining 25% of surveys were completed by weekenders, visitors/tourists and seasonal workers, whose perspectives are also important to the future of Dundee.

Who did the survey and what does it tell us about our 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.

A connected and caring community

Connected community: a high proportion of respondents know more than 40 people in the community (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 identified in survey

| Dundee Region’s Strengths | Dundee Region’s Threats |
|--|---|
| Environment | |
| 1. Pristine local environment (i.e. beaches, creeks, rivers) 2. Wildlife (i.e. whales, fish, turtles) 3. Firebreaks and easements that prevent bushfires. Others included the remoteness of the region, environmental diversity, minimal population growth and development. | 1. Visitors on the weekend and increased tourism contribution to environmental pressures 2. Development and population growth 3. Lack of environmental protection and management. Others included quad-bikes, discarded rubbish, crabbing, development, population growth and damage to the foreshore and dunes. |

| Economy | |
|---|--|
| Strengths | Threats |
| 1. Tourism 2. Lifestyle 3. Locally-owned small business 4. Proximity to Darwin | 1. Limited access in the wet 2. Resistance to change and development 3. Small economy 4. Lack of economic diversification Others included access and power failures in wet season, poor telecommunications, professional crabbing. |

The community see the future of the economy in tourism and locally owned business. Essential services, health, hospitality and care services are seen as an

employment and business area that should be developed.

| Strengths | Threats |
|---|--|
| Community and local culture | |
| 1. Our lifestyle 2. Volunteers that provide services 3. Our people 4. Strong sense of community Others included ‘all of the above’. | 1. Lack of facilities and infrastructure 2. Visitors to the Dundee Region 3. Resistance to change 4. Lack of common voice 5. Lack of community diversity Others included leaving things as they are, lack of year round access, lack of education for visitors on behaviours. |

Aged care facilities may be required for community members who wish to stay in the community.

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, 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’



Majority of respondents are:

- Anti more development and increased population
- Anti more regulation or governance,

to occur in Dundee, however, the timeframes for development are affected by a range of factors and exact timeframes cannot be provided.

BUT

- Want greater protection of the environment
- People want improvements to infrastructure and services, primarily all-weather access and improvements to roads, access and bridges, phones and power, medical.

If the improvements are made, more people will be attracted to the region and some impacts to other values can be anticipated.

Plan C’s take on things:

From a planning perspective:

- the region is close to Darwin and offers beach-side freehold land;
- road infrastructure and accessibility continues to improve;
- services (primarily delivered by the private and community sector) are likely to increase over time;
- a large minerals exploration area exists in the region;
- there is a resource boom occurring in the NT and more fly in, fly out workers who have capacity to live at Dundee because of shift work

When will Dundee really start to feel development pressure?

- The Greater Darwin Plan:
 - prioritises more intensive development in the adjoining Cox peninsular within 20 years before the Dundee Region.
 - Until water infrastructure is developed, major intensive scale development is unlikely

Governance

| Responses from survey analysis | Yes | No |
|---|-------|-------|
| Should the Dundee Region become part of an existing local government area in the next ten years? | | 89% |
| Should a new Dundee Shire Council be formed in the region the next ten years? | | 58.7% |
| Should a local group, with local decision making powers, be established for the Dundee Region in the short term? | 52.6% | |
| Should any additional form of government be established? | | 59.9% |
| Should there be an increase in control and regulation by the NT Government over issues of environmental management? | | 52.3% |

The new territory government had not confirmed its position on Shire amalgamation or de-amalgamation at the time of this project. The next steps for governance cannot be considered until this is clearer.

89% of respondents answered ‘no’ to the question ‘should Dundee Region become part of an existing local government area in the next ten years?’ The survey had a confidence level of 95% and a margin of error of +/-8%, Therefore, we can statistically assume 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.

Priority Infrastructure Projects:

The community prioritised the following:

- Road infrastructure and bridges;
- Cyclone shelters;
- Improved community infrastructure;
- First aid station.

Development and Planning:

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*

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.

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

| Location | Lot size |
|---|--|
| Milne Inlet, Dundee Forest and Dundee Downs | larger lot sizes of 8 ha |
| Coastal Fringe of Fog Bay | smaller lot size of 2 ha |
| Dundee Beach | smallest lot sizes of between 0.4 ha and 2 ha |

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 below.

| Development zone | Prescribed density |
|------------------|--|
| Living 1 | Higher density (4,000 m ²) residential development in the coastal areas |
| Living 2 | Medium density (1 ha) residential and agricultural development |
| Living 3 | Lower density (8 ha) residential and agricultural development |

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

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

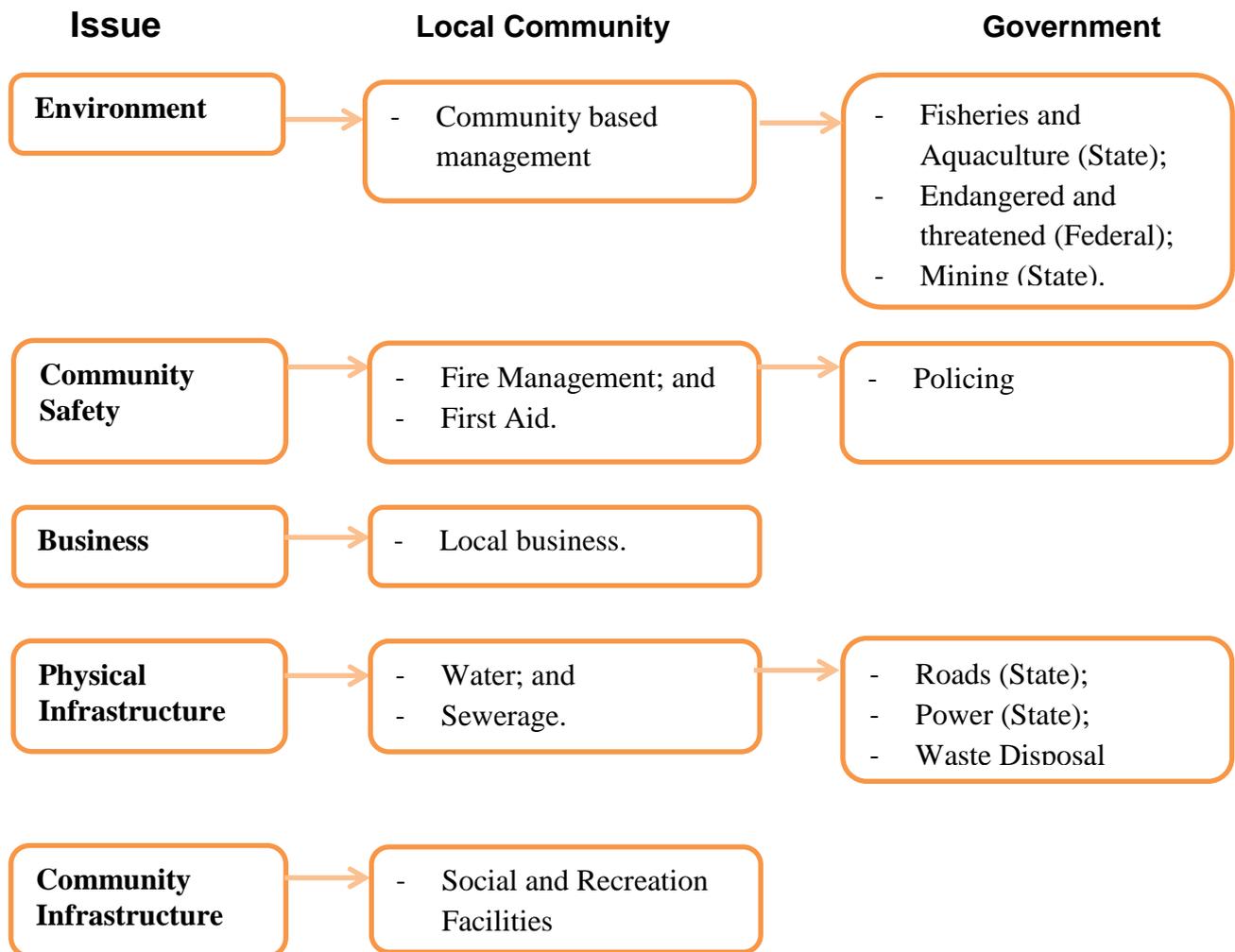
As a result, Dundee Beach is the only settlement in the region subject to development controls, and easements for conservation, open space and community services are reserved for residents and visitors.

Responsibilities

Because the Dundee Region is unincorporated and without a local government, it means that some community infrastructure and services are managed by the community itself. However, there are a number of responsibilities including environment that are administered by the State and Federal Governments.

Management responsibilities for community issues in the Dundee Region are outlined in the diagram on the next page:

Management responsibilities for community issues in the Dundee Region



Mining:

The Finnis 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 a number of resource extraction companies have land holdings, under a lease agreement with Crown Land.

Environment

Assets:

- **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:

There are limited commercial fishing activities within the Dundee region including:

- **Bynoe Harbour**
- **Fog Bay**

Some of the commercial fishing in Bynoe Harbour occurs between the mouth and defined closure lines of the river systems under the Barramundi Fishery Management Plan, which is prepared under the *Fisheries Act (NT) (1988)*, and administered by the Department of Primary Industry and Fishing.

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.

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.