

Darwin City Waterfront

Gateway to Darwin and the Australian Outback

Community Consultation Report

Phase 1

30 January 2004



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1. EXECUTIVE SUMMARY

This report summarises detailed discussions with over 100 Territorians, many of whom hold leadership positions in the community.

The masterplan for the redevelopment of the waterfront will be welcomed by the Darwin community if it:

- Creates a special sense of place. Its design and activities must expand on the land/water connection of the waterfront. It should present as the Gateway to Darwin and the outback from the sea and from the top of the escarpment;
- Respects the history of the site and makes that accessible to locals and visitors alike;
- Draws on the tropical savannah climate in the landscaping, the architecture the materials used the plantings selected;
- Gives the people the ownership of the water's edge, and accommodates their desire to walk, amble, cycle and relax along its length;
- Provides for a range of dining and drinking opportunities that maximise the virtues of the site - the sunset, the waterfront, the wharves and picnic areas;
- Deals with or masks the mudflats;
- Locates the bulk of the residential development at either end of the site and maximises the public open space in the middle and along the waterfront;
- Provides for an exhibition and convention centre that looks as good from the top of the escarpment as it does from the wharves;
- Draws people to exhibition and performance spaces that showcase local and international artists and performers and becomes a home for outdoor music, entertainment and exhibitions; and
- Improves the opportunities for all types of boats and yachts to moor safely and easily and provides for temporary stops.

The people of Territory will be disappointed and not be drawn to the site if:

- The view from the top of the escarpment is a building or a roof top rather than the waterfront;
- The view from the bottom masks any views of the escarpment;
- Access from the CBD does not flow easily;
- People from the suburbs cannot easily access the site;
- Car parking for the site is not an integral and non negotiable part of the plan;
- Much of the site is turned over to car parking;
- Pathways are not shaded and at least the key ones are weatherproofed and
- Shaded open space is available for picnics during the day.

2. OBJECTIVES

The Northern Territory Government is committed to providing the community with the opportunity to present aspirations for the redevelopment of the Darwin City Waterfront.

Three consortia have been short-listed to submit detailed proposals, including preparation of a masterplan. The findings of this community consultation report will be provided to each of the consortia to assist them to understand the vision and ideas of the Territory community for the site.

Community workshops were run in January by Socom, the successful tenderer asked to undertake community consultation to build on earlier work undertaken by the Northern Territory Government.

The consultant was required to:

1. Engage the community in having input into the vision put to the consortia for their masterplanning of the site.
2. Emphasise the benefits of the redevelopment as an enhanced asset to the people of Darwin.
3. Encourage ideas from the community throughout the consultation process – in workshops, public meetings, surveys, media coverage and website.
4. Ensure workshop participants understand that while not all ideas can be incorporated in the final outcome, they will be considered in the decision-making process.
5. Manage community concern on the project by providing timely and accurate communications, providing opportunities for face-to-face meetings and regular times for meetings and discussions.

In the medium term, the objectives will be to:

6. Ensure that the community is aware that the Government has conducted wide-spread community, business and stakeholder consultation on the masterplan.
7. Obtain relevant and appropriate positive media coverage on the redevelopment.
8. Ensure residents and businesses are engaged and kept informed of the decision-making process.
9. Establish protocols and processes for the community to share their views and concerns throughout the project.

3. METHODOLOGY

The following section outlines the methodology used to execute the community consultation strategy for input into the development of the masterplan.

3.1 Community Workshops

Seven workshops took place on 19, 20, 21 January 2004.

Five were general community workshops; one was for government officers and one for representatives of major stakeholder organisations (including some members of the Reference Group, which had been established after earlier community consultations in 2003).

The workshops were designed to assist stakeholders to articulate what they thought would make the Waterfront:

- An exciting place for international and national visitors who will use the Convention Centre on the site;
- A place that Territorians would want to go to regularly; and
- To enable the local community to mix with visitors so that the latter group can understand what a wonderful place Darwin is.

As an extension of these workshops, a meeting took place with Art Groups on 29 January 2004. The purpose was to discuss their views on what should be done in relation to public art on the site. The results of these discussions are summarised on pages 15-16.

The workshop timetable is included in Appendix 2.

3.2 Surveys

A simple but comprehensive survey of 41 items was collated from earlier consultations held in 2003. It was completed by workshop attendees after they had participated in a 1.5 hour discussion on their vision and concerns for the site.

The survey asked respondents to select the top eight high priority issues from a list of 41 items.

It then provided unlimited ability to rank the remainder of the features according to medium or low priority.

Members of the community who were unable to attend the workshop were invited to submit their ideas in writing via email, fax or post. The survey was also uploaded onto www.waterfront.nt.gov.au. Responses are still being received as this first report is being completed.

A summary of the top 8 high priority issues is provided on pages 29-37. A full report on all high, medium and low priority issues across all workshop groups is provided in Appendix 3 [refer to attached excel spreadsheet].

A second survey was also completed by all workshop participants at the end of the workshop. Each participant was asked to simply identify the five things they would most want to be able to do when the site was redeveloped. The results appear on pages 20-21.

3.3 Media Program

The media was used to engage and encourage community attendance at the workshops. A media release was prepared for the Chief Minister and issued to the media on 15 January 2004.

A second media release will be issued in mid-February communicating the results of the workshops, based on the findings of this report.

3.4 Formal invitations

A letter was prepared and sent to community groups and representatives inviting participation in the workshops. The letter was signed by the Chief Minister and sent on 16 January 2004.

The letter was sent to a wide-variety of community leaders, including youth representatives, artists, designers, architects, resident groups and Larrakia leaders.

3.5 Advertising

A quarter-page advertisement was placed in the *Northern Territory News* on 13 January 2004 to invite community participation in the workshops.

The advertisement provided an address for responses from those unable to attend the workshops.

4. **R**EPORT ON WORKSHOP DISCUSSIONS

The workshop participants have a high level of interest in what will happen with the redevelopment of the Darwin waterfront. They are excited by the possibilities for the site and have some very clear views about what can happen there. They also have views about what should not happen.

The workshops discussed decisions that the Government has already made, although some of these were debated.

Overall there was general support for these positions.

These are that:

- *Environmentally*
 - The natural features of the site are dominated by the escarpment which should be protected. This means that buildings along the centre of the escarpment should not be higher than the escarpment.
- *Public space*
 - The waterfront edge should be reserved as a public promenade.
 - The waterfront should connect easily to the rest of the CBD of which it is part.
 - The wharves should continue to be working wharves.
- *Economically*
 - The total cost will be around \$600 million, of which the Government will contribute \$100 million.
 - The private investment in the project will need to make a commercial return.
 - The community should expect that residential development will occur as this offers an early return and can finance other parts of the masterplan.

While some issues dominated particular workshops all participants had the opportunity to contribute to the development of all ideas. The issues raised in the workshops have been grouped under eight key headings. These are:

4.1 Sense of place

- a. Quintessentially Darwin
- b. The history of the site
- c. “Authenticity” for tourism
- d. The Larrakia

4.2 Visual perspectives

- a. The land water axis
- b. The built form
- c. The Convention and Exhibition Centre

4.3 The natural environment

- a. The escarpment
- b. Vegetation
- c. The mud flats
- d. Fort Hill

4.4 Land based activities

- a. Walking and cycling
- b. Restaurants and bars
- c. Picnic and BBQ spaces
- d. Children's activity space
- e. Art and music performances
- f. Tourist attractions

4.5 Water based activities

- a. Boats and Yachts
- b. Swimming
- c. Fishing

4.6 Access and Transport

- a. Access
- b. Transport and car parking
- c. Connection to the rest of the CBD

4.7 Residential development

- a. Principals
- b. Location

4.8 Commercial development

- a. Retail / Offices
- b. Hotels / Pubs

4.1 Sense of place

a. Quintessentially Darwin

The community is excited about the opportunity for the waterfront site to say to the rest of the world “*so this is Darwin.*” The site should be presented as the northern gateway to Australia, the gateway to the outback, the arrival point from Asia.

It must afford the opportunity to “*greet people off the cruise ships proudly,*” and draw people to it in the way that the Harbour Bridge does in Sydney.

The waterfront can be a showcase for all the cultures represented in Darwin.

Visually it can and should be a classic demonstration of “*tropo*” both in masterplanning and architecture. A number of participants talked about the need for “*harmony for the whole site.*”

According to the workshop participants, tropical in Darwin means shade, verandas, corrugated iron, big overhangs, decks overlooking the waterfront, spaces between buildings, breezeways, cool colours. Not buildings that are all red and orange.

It must create a sense of expectation and draw people to it. They must want to have the experience of being there, in this special tropical environment.

Some participants talked of the potential for returning the site to a sense of *tranquillity* which was the original state of the natural waterfront, the need for the atmosphere to be relaxing and peaceful.

Others spoke of their desire for it to be a *lively precinct 16-hours-a-day*, as that would be essential to its viability and contribute to its sense of safety and security.

While the tropical savannah climate, with a distinct wet and dry season poses a problem, it also creates a great opportunity. It is essential that there is a sense of space without openness or exposure to the sun, of breezeways, of paths shaded by local trees such as the frangipani and the hibiscus, of walkways to the convention centre offering protection during the wet.

b. The history of the site

The development must respect the *history* of the site, of the *Larrakia* people, of *Goyder*, of the important role that the site played in the Second World War. For some participants it should be central in the masterplan.

c. “Authenticity” for tourism

The authenticity of the site needs to be respected as it offers major tourist attractions. Participants argued that tourists and their visitors wanted to go to authentic places. There are a number of these on the waterfront.

People will be able to visit sites such as the original landing place of European settlers. Darwin is the only Australian capital where this is intact. Others are keen to mark the site of the first bomb to land in Australia during the World War II. The old pump house is another example.

Walking along shaded pathways from one historic site to the next can be a distinctive feature of the waterfront development.

d. The Larrakia

Consultation is taking place with the Larrakia people. A supplementary report will be provided shortly.

4.2 Visual perspectives

a. The land water axis

The masterplan must emphasise the *connection* between the land and the water.

It was described by one participant as *“the axis should have harbour views and that’s the connection to the place not the building.”*

Others thought that the centrepiece, the convention and exhibition centre, should be just that. However the building should not cut across the visual connection between land and water that is possible from the top of the escarpment.

b. The built form

Participants described Darwin as *“trotto”* with a distinct wet and dry season.

Buildings need to be both *inside and outside*. Some of the public areas should be able to be opened to the outside with wide shaded verandas offering respite from the sun, the rain and the heat at night.

The old *Hotel Darwin* was the most frequently used example of the architecture that people called *“trotto”*.

There is a strong rejection of the Gold Coast and Singapore built form. As one participant described it, *“concrete and glass are totally inappropriate for this special environment.”*

All agreed that while many parts of every building should be air conditioned the sense of the tropics would be captured with verandas that could be shuttered in the wet.

In summary it is described for tourists as *“the ability to escape the heat and enjoy the dry.”*

c. The Convention and Exhibition Centre

The location of the Centre on the site generated significant debate. One summarised the views of many, *“I think it should be central to the CBD, a natural extension of the CBD, with cafes and al-fresco dining.”*

Others disagreed with this proposition arguing that *“if you look at the axis with Smith St, all of a sudden your view, your focal point becomes a big fat building and your whole sense of place, of being on the harbour is gone.”*

Most responded positively to the idea that buildings, at least in the centre, should be kept below the height of the escarpment. One suggested that the design of the Centre might allow for a view through the building to the waterfront, others that if the public had easy access to the top floor or the roof they could get the view from there. Yet another proposed that the roof could become an outdoor venue in the dry.

There was a strong sense that the centre should have sweeping waterfront views. The river façade of the Adelaide Convention Centre was the most often cited example. People talked about it needing to make an *“architectural statement”*, of the need for the roof to be sculptured in form as it would be such a significant part of the view from the top of Smith St and the top of the escarpment.

Overall most favoured a location for the Convention and Exhibition Centre in the centre of the site, with the proviso of access to the waterfront view from most of the escarpment.

4.3 The natural environment

a. The escarpment

The protection of the escarpment is central to the masterplan. Views differ as to the extent of the protection.

From the top

All agree on the importance of the top of the escarpment providing a vista to the waterfront and the sea beyond. This would impact on the siting of the Convention Centre.

Some argue for observation points along the top of the escarpment. Yet others supported the idea of a suspended pathway from the top of the escarpment across to the roof or the rear of the Convention Centre which would then provide an unbroken vista out to sea. It would also separate pedestrian access from other forms of transport and give direct access from Smith St and the CBD.

From the bottom

Participants describe the vegetation of the escarpment as being one of its key features.

Some argue that to build on the waterfront is to mask the escarpment. The general view would be that the pathways and roadways should give unbroken views of the escarpment from the waterfront. It was described as *"we should maintain the view corridors wherever possible through to the Esplanade from the water."*

Some describe the escarpment as *"already half wrecked"*, particularly at the Stokes Hill end. They argued that if we are going to put up more buildings up then we need to think about where, *"because it's another thing that is going to ruin the escarpment."*

b. Vegetation

There are few remnants of natural vegetation on the site. One participant made a plea for the protection of the existing remnant vegetation.

A lively debate occurred over whether palms are an appropriate planting in a *"troppo"* environment. Some rejected them as not local, too water consuming, not providing shade. Others saw them as saying to the world *"so Darwin is tropical."* All wanted to see local colour contrasting tree plantings right across the site. Most would compromise with some palm plantings. The general view is *"there needs to be a mix."*

c. The mud flats

The mud flats are variously described as a problem and an opportunity. Some thought that the mudflats should be reclaimed for community use such as a performance area. They believe this is not inconsistent with the current site which is also reclaimed land.

For others, the mudflats are incompatible with the notion of an entrance way or gateway stating: *"they stink at low tide"* and *"why would you want to sit at a bar or in a restaurant at low tide."* They are also described as incompatible with a marine harbour that would attract the bigger yachts *"who are big spenders."*

Some thought that they should be filled in, some that they should be dredged out, some that they should be cleared for a netted swimming area and beach. Most recognised that any of these options would be part of a long-term plan.

Nobody particularly wanted them to stay.

d. Fort Hill

The flattening and levelling of Fort Hill was regretted by participants but is seen as an opportunity.

It was proposed as an alternative site for the Convention Centre. Another suggested that it should be the site of residential development which should profile the original hill. Others argued that it could be the site of residential development that should mirror the perimeter of the hill.

Another set of views argued for the revegetation of the site as a picnic area and public space.

There was overall acceptance that if the commercial objectives of the investors are to be met then residential development should be located primarily at Stokes Hill, and also on the site of the former Fort Hill, rather than along the centre of the site.

4.4 Land based activities

a. Walking and cycling

The greatest demand for the site is the opportunity to walk, pedal, cycle or roller skate along the foreshore.

There is total unanimity that the foreshore should be protected for public use and that there should be a pathway wide enough to accommodate walkers, pushers, wheelchairs, gentle bicycle riding and other forms of small wheel locomotion.

There is also strong support for public spaces on the landward side for people to rest, BBQ, picnic or use as exercise stops. On the water's edge people want fishing spots.

The pathway should also provide access to berthing facilities for boats. (See the section on water based activities.)

b. Restaurants and bars

Eating and drinking are participants' first choice for activities at the waterfront. Already Stokes Hill wharf offers a very popular and affordable Darwin experience - fish and chips on the wharf.

Participants talked of being able to have a *"drink and dine in view of the sunset"*, a great Darwin experience.

Many spoke of the opportunity that the roof of the Convention Centre would provide for a more upmarket restaurant.

Others hoped for bar facilities where they could go at the end of the week to join friends for a drink and maybe later for a meal.

There are quite strong objections to the notion of commercial fast food outlets with advertising hoardings. As these are already available in the upper part of the CBD it is not seen as necessary to replicate them. It was also proposed that there be no bottle shop sales because of the behaviour this might encourage.

c. Picnic and BBQ spaces

Picnics and BBQs are a favourite activity of many participants who argued that being able to have a picnic looking across the waterfront would be one of the great experiences the site could offer.

One proposal was that picnic site could be developed at 'pocket parks' along the walking track (see below).

d. Children's activity space

Family based activities are high on the priority list of uses for the site. The most frequent request was for some playground activity and fishing spots for the kids.

e. Art and music performance

Workshops

A number of participants believed the redevelopment could offer the opportunity to showcase local artists and become a home for outdoor music, entertainment and exhibition spaces.

Participants proposed that the site should showcase public art / sculpture - providing a performing arts and visual arts precinct with accessibility for local residents. One participant stated that studio space would be great.

Performance spaces should include 20% of open space and include features like bandstands. Art exhibitions were considered an important drawcard with examples given such as Southbank in Melbourne and Brisbane.

Meeting with Arts Groups

At this meeting a number of key items were raised and are summarised below:

- *The need for a public arts policy.* Participants believe a public arts policy is needed and would assist with issues such as working with developers, and successful projects which could set a benchmark for the waterfront redevelopment.
- *Indoor music venue.* The need for an appropriate contemporary music venue was raised with participants suggesting the waterfront redevelopment incorporate it. This is particularly an issue in the wet, where there are few options for outdoor music performances. The aims of such a venue would include:
 - all weather indoor facilities;
 - an emphasis on contemporary music and not on alcohol sales;
 - providing young/emerging musicians with a contemporary music performance space;
 - providing opportunities for audience development for original contemporary music;
 - providing Indigenous audiences with access to contemporary music events; and
 - affordable community hire rates.
- *The need for a genuine commitment to public art.* Participants believe "plonk on" art must be avoided, especially where art is a last minute addition to a building. Public art should be part of an "*integrated planning approach*", where artists have value-adding input into design elements of the project - as opposed to the railway where art was considered at the end of the project. Attendees suggest public art has to include all forms: performing and visual arts, electronic art, and audience involvement.
- *Strategic art adviser.* There was discussion about the best means of providing constructive input to the project and delivering solutions to the short-listed consortia that would help ensure public art was taken seriously.

It was suggested that the government mandate that the short-listed consortia must take note of the proposed public art policy and that they should each hire a strategic art adviser to act as a conduit between designers and artists. An alternative would be arts reference groups to act as a conduit and ensure the capabilities of the local arts community are understood. It would need to be someone who's a good communicator and can look after the needs of all artists.

- *Good art will contribute to the value of the site.* Good public art will make the site more attractive and liveable, enhancing its value and attraction for tourists and locals. But not the sort of art they hang in hotel foyers, which is just like muzak.
- *Consider the needs of locals, not just tourists.* It needs to cover the spectrum of public art and make sure there's community involvement, whatever happens.
- *Consider how areas of the site could be used as an interim measure.* Given that the project will take so long to complete, participants argue there will be many unattractive areas at the site in the interim. If these spaces were converted to temporary facilities for visual and performing artists it would provide low-cost venues and make the area less of an eyesore during development. *"The wharf is an exciting place and this would provide a chance to try things out".*
- *Create an artistic precinct.* The Northern Territory Government has held previous discussions on creating an artistic precinct (at present facilities are spread out, including Frog's Hollow, Brown's Mart and 96A that could be consolidated either at the waterfront or in the area around Brown's Mart).

One participant suggested a cultural precinct could be created around Civic Park, State Square, the Town Hall ruins, Supreme Court, Administrator's residence, old Reserve Bank Building and Brown's Mart. *"It wouldn't be just a place for 24-hour art but have a real spirit of an arts community. When the buses move from Harry Chan Avenue, it could be pedestrianised. This would also work to the benefit of the city traders and it would inject life into the area that commercial galleries wouldn't."*

- *Create studio space.* Provide an area to cater for artists such as woodworkers and potters. People could watch visual artists at work. An example quoted was Canberra where they have artists in residence and visitors come to the artisan's area.
- *Electronic.* Public art should also include electronic art. This could give Indigenous performing artists a chance to work with local audiences, or link to international audiences.
- *Relocation of contemporary art galleries (non-commercial) and other cultural activities.* It was suggested that the Northern Territory Government consider the relocation and provide a subsidy to assist these not-for-profit organisations.
- *Use of space.* One participant suggested "*clever design*" of spaces with appropriate power, sound and multimedia facilities, that are not intrusive to the design, but which can make an unusual or unobtrusive feature of the precinct transforming it into an effective performing arts space. In addition, the precinct should be *"technologically up-to-date to take advantage of opportunities to showcase Indigenous and overseas arts development from around the Territory and not rely solely on live performance."* The example of Federation Square in Melbourne was given as a great place for artists.

f. Tourist attractions

Participants believe the development needs to be "*unique to the Top End*" and should showcase all cultures and "*speak*" about the history of the region.

During the workshops a number of attractions were proposed, including a maritime museum, old steam pump house (already set aside in the heritage area), heritage walks with interpretative signs, promenade (night walks / nightclubs), sea flights and helipad.

4.5 Water based activities

The workshops identified the two major issues to deal with concerning what water based activities could be included in the masterplan:

1. The impact of the tidal range; and
2. The unsafe conditions of the water for swimming.

The influence of the tidal range at the site is important because it has a significant impact on boating activities. It is a significant issue for the charter boat operators who would benefit from improved and safer berthing facilities.

a. Boats and Yachts

There is an expectation that there will be some form of marina on the site. A 24-hour mooring area was favoured. Some also wanted a ramp for up to four boats. This latter proposal was not widely favoured. It was argued that this was not appropriate for the waterfront as it would require the owners to drive their boats through the CBD. If improvements are needed these should occur at the existing single boat ramp at Dinah Beach.

For some participants the redevelopment provides the possibility to *“take better care of bigger yachts”* and to use *“Darwin as a mid-way point”* to the rest of Australia. This would attract the big spenders and was seen as adding significant economic value.

Owners of smaller boats preferred separating bigger yachts and keeping them to one side of the marina with access for smaller boats on the other. The charter boat operators are concerned about safety issues caused by the tidal range and suggested that this should be factored into any marina design.

Ideally some of the spots would be for temporary public berthing for locals to tie up their boats and come onshore to dine or for a performance. Others suggested the need for berths for water taxis or a ferry from other sites around the Darwin foreshore.

b. Swimming

Participants talked of a marina that incorporates fountains and a swimming area. An example was cited of lagoon beaches such as in Cairns and Airlie Beach.

While many agreed that they would use swimming facilities if they were available, others argued that there were facilities close by at Parap. The fear of being stung, the cost of maintaining nets against the tides and vandals were all cited as reasons to swim elsewhere.

The example of the lake at Cairns built to overcome the problems of the mudflats and the stingers was frequently cited as a beneficial addition to the site.

c. Fishing

Fishing is already a popular pastime on the site. There is a high level of expectation that this will continue to be accommodated in the redevelopment.

4.6 Access and transport

a. Access

The nature of the escarpment makes access to the site difficult. There are a range of views held on access. Some participants favoured maintaining the existing infrastructure and the creation of pathways, adjacent to the existing roadway, which are shaded and tree lined for pedestrians, cyclists and roller skaters.

Others argued that it would be impossible to push prams, strollers and wheelchairs up such a pathway. The needs of the elderly, disabled and young parents with pushers need to be factored in.

Public access should be “*unhindered*” and “*weather proofed*” at least to the Convention Centre.

Locals want to ensure that multiple access is provided and shared between locals and tourists on the site. Visitors to the convention centre have direct access to hotels in the rest of the CBD. This means that for pedestrians it is important that there is easy access from the top to the bottom of the Esplanade and that a park and resting place is available at the top.

b. Transport and Car Parking

Car access was a contentious item in some workshops. The starting position for many is as follows:

- Territorians are wedded to their cars because of insufficient public transport and the fact that most live in the suburbs.
- If Territorians can't drive there they won't go.
- Territorians hate paying for parking.
- Territorians expect to be able to park outside their destination. Now they grudgingly accept that they may have to park down the street.
- We will lose a huge opportunity if we use too much of the site for parking.

Some brave souls suggested that the waterfront might provide the first real opportunity to reduce the dominance of the car and encourage people to use public transport.

Some car parking is seen as essential for both visitors to the precinct and importantly integrated in apartment buildings (underground) for residents.

One participant with professional experience in developing and running car parks argued that the solution lay in providing car parking in both the upper CBD and waterfront locations with an integrated plan to maximise the use of the spaces.

A number of options were raised for a car park with a garden or restaurant on top to capitalise on the “*great view*”. Others believe that innovative “*alternatives for parking should be encouraged*” in the masterplanning. Some considered underground paid parking but the geology of the site could preclude that.

It was considered important that those who “*must arrive car*”, that priority access is provided to persons accessing the Convention Centre, etc.

Participants discussed requiring two car spaces per unit/flat for residential developments. They argued that the failure to require this at Cullen Bay now made the precinct inaccessible particularly on the weekend.

It was agreed that 18-hour a day public transport would be useful to the site – in the absence of public transport most people will need a car to visit the site.

c. Connection to the rest of the CBD

Participants felt that connecting the redevelopment to the CBD at the outset was essential.

This could be through the existing World War II tunnels. This could become the tourist route with interpretative sites along the way. Others suggested that a shuttle service would add value to the project, increase the visiting population and enhance economic viability for the site and its attractions.

A physical connection to the CBD was very important to many participants. This connection could be achieved through pedestrian access, escalators, travelator, covered walkways (to replace some existing routes), a short cableway to the bottom of the escarpment / the beach, or connection down the escarpment.

4.7 Residential development

a. Principles

Each workshop discussed some key principles in relation to residential development on the site. Some clear principles were established by those who contributed to the discussion.

These are:

- If the choice is between keeping residential buildings low and expanding the footprint or minimising the footprint for residential and making those buildings higher than the latter is the unambiguous choice.
- If there is a choice on location then the primary site should be Stokes Hill. The reasons are various ie: *"we have already wrecked that part of the site", "we have already allowed high rise development there and we should concentrate at that location,"* and *"high rise there minimises the need to get the residents' cars onto the waterfront"*.
- Residential development must respect the need to have a pleasing perspective from all directions and the style must be consistent with the *"troppo"* theme.

b. Location

Residential development on Fort Hill is less universally accepted but is preferred to *"residential development in the centre of the site at the expense of other uses"*.

There is wide concern that the location of residential developments on the centre of the site must not mask the escarpment. *"The escarpment will not be protected if we stack five storey buildings along the front of the escarpment. It might as well not be there."*

4.8 Commercial Development

a. Retail / Offices

There is very little support for retail or office development on the site. It is argued that there is already a significant oversupply of offices in the rest of the CBD. It is also argued that CBD businesses are already struggling and there is no need to encourage unnecessary competition.

Only the younger (20 years) representatives at the workshops argued for the retail experience. However, most assumed there would be some shops on the waterfront.

b. Hotels / Pubs

Local hoteliers expressed concern about a five star hotel on the site. However most understand that the likelihood of such a development will not be economically viable before at least 2010 and that in the interim, the Convention Centre will improve occupancy in existing CBD hotels particularly if it attracts visitations in the wet.

The expectation is that the first commercial developments will be restaurants and bars.

5. MOST POPULAR IDEAS FOR THE SITE

5.1 Summary of results

At the conclusion of each workshop, participants were asked to consider all the ideas that had been discussed and imagine themselves at the redeveloped waterfront in ten years time. They were asked to identify the **top five features** that they would most wish to be able to see or do at that time.

Of the 106 people who attended the workshops 92 participants completed the task [please note that some listed only 2 features while others exceeded the limit of five].

In summary, in ten years time the participants want to be able to come to the waterfront for the following:

- 66 want to be able to eat, drink and enjoy the setting
- 52 want to be entertained at cinemas, concerts, outdoor performances and exhibitions, community events
- 44 want to be able to go for a walk along the promenade and shaded paths
- 30 want to be able to admire the Convention and Exhibition Centre
- 35 want to be able to enjoy the waterfront vista and the views
- 30 want a range of recreational activities, to be able to have a picnic, BBQ, use the fun space for kids, play beach volleyball
- 20 want to be able to appreciate the history and culture of the site
- 18 want to be able to bring visitors or welcome visitors to a waterfront facility of which they will be so proud
- 20 want to be able to enjoy the natural features of the site, the escarpment and revegetation, and the gardens and water features incorporated into the site
- 13 want to be able to fish
- 12 want to swim
- 10 want to be able to ride their bikes, some with their children
- 6 want to be able to live or conduct business there

The following section outlines the responses and compares the community view to government and major stakeholder group's position. The information is presented in the same order as discussed during the actual workshops.

	Community	Government	Major Stakeholders	Total
Convention Centre	16	6	8	30
Attraction	0	0	1	1
Eat & Drink	47	13	6	66
Entertainment	41	6	5	52
History	7	7	6	20
Visitors	14	4	0	18
Open Space	11	0	0	11
Markets / Shopping	6	2	3	11
Art	5	2	1	8
Walking	33	7	4	44
Recreation	17	10	3	30
Cycling	9	1	0	10
Boat moorings	2	0	0	2
Boating	1	0	1	2
Dragon boat races	4	0	0	4
Swimming facilities	11	0	1	12
Fishing	12	1	0	13
Departure point	5	0	1	6
Water theme park	2	0	0	2
Views / Activities	20	7	8	35
Marina	3	0	1	4
Escarpment	2	0	4	6
Shade	3	10	0	13
Gardens / Parks	4	0	0	4
Cars	5	0	0	5
Car parking	0	1	0	1
Link to CBD	2	0	8	10
Public Transport	11	0	0	11
Accommodation	5	0	1	6
Personal amenity	2	0	0	2
Materials	1	0	0	1
Access to foreshore	0	2	0	2

WORKSHOPS 1-5: THE COMMUNITY VIEW

The following table summarises the descriptions provided by community participants.

ITEM	SCORE	DESCRIPTION PROVIDED
Visual perspectives		
Convention Centre	16	Attend conferences and exhibitions. A Centre that blends well with the residential community. Up to 1,500 people capacity, no higher than the escarpment, view art at the centre, lots of open outdoor areas, easy access to below, tropical building architecture. A world class conference facility. Static and changing exhibitions, meetings and celebration point, place for open space performances.
The natural environment		
Escarpment	2	Enjoy the escarpment and the marine environment. Integrate water – green escarpment – CBD.
Shade	3	Lots of shade. Admire large native trees and stay cool. Lines of sight and open landscape spaces.
Land based activities		
Eat and drink	47	A unique waterfront dining experience, meet clients for a coffee at a café that caters for business needs, eat under the stars, taverns and restaurants with promenade dining looking over boats in the marina. Restaurants and cafes, coffee shops, coffee overlooking the harbour, alfresco dining on the water. Casual eating, food and wine fairs, all levels of dining. Bars/cold beer with a view, indoor/outdoor, picnic to 5 star, breakfast, lunch or dinner.
Entertainment	41	See a film, family friendly. Take the kids and family to be entertained. Amphitheatre, live shows. Enjoy performance space and public art, NT Expo, see a band, roving street performers, deckchair cinema, films, watch performances, major public events, all weather venue, all price ranges/styles of dining. Enjoy facilities/functions not currently available in Darwin, Darwin uniqueness – still including Larrakia. Cinema, concerts and performances, open air performances for up to 1,000 capacity as well as intimate spaces for 500, jazz on Sundays, arts and exhibitions by locals. Darwin Symphony with fireworks, carols by candlelight at Christmas, sound shell/outdoor stage for music/concerts, entertainment at the convention centre, family based activities, music events, Darwin festival activities, street theatre, busking, multicultural events, keep the Deckchair theatre, Water play, jazz at sunset, New Years eve parties, Territory Day.
History	7	Protect/incorporate/enhance heritage and history. Visit a world famous cultural and heritage precinct; be informed of local history, flora and fauna, Larrakia history.

Visitors	14	Look out across an international port facility; greet a cruise ship passenger at a facility to be proud of. Place to bring visitors and to remember - unique. Be able to take/send tourists to learn more about Darwin and Northern Territory.
Open Space	11	Peaceful recreation areas, open air art exhibitions in the dry season, picnics, barbecues, playground, impromptu sport (cricket, kick a footy etc), family outings. Not crowded out by yuppie high rise and casino like businesses. Be able to see and enjoy the ocean and nature.
Markets/Shopping	6	Lively shopping and market precinct with access for locals. Outdoor markets that support local businesses.
Art	5	Exhibitions. Outdoor sculpture park integrated into design of outdoor space, galleries, public art.
Walking	33	Walk in the shade, along a path/the promenade, out to the wharf. Easy walking and cycling paths back to rest of the CBD - be able to wander around interesting sites eg history and other interests and feel safe. Take kids, use the board walk and walk along the water. Promenade walks at sunrise and sunset and hiking.
Recreation	17	A place of community gathering, public activities area, fun space for kids. Barbecues, family picnics, kick a ball, socialise with friends in public spaces. Beach volleyball (participate and watch – beach courts) and basketball for kids, artificial surf, ferry terminal, skate boarding, rock climbing, fishing areas. 30% of site used for green landscaping to screen buildings and shade pathways.
Gardens / Parks	4	Gardens and parkland with a spectacular fountain, sculpture and water features. Sit in an open planned NT native plants area; enjoy the escarpment view, places to relax. Enjoy the open space and architectural excellence of the area.
Cycling	9	Paths throughout the site that all can use. Take kids (child friendly) to ride to the area. Bike riding and exercise points. International/National sporting events.

Water based activities

Boat moorings	2	Moor boat for casual access to the area.
Boating	1	Run charter boats from the area.
Dragon Boat races	4	Races.
Swimming facilities	11	A safe swimming area. Be able to get wet – but not necessarily swim. In a lagoon, non specific, fresh pool with beach, artificial surf, pool. International standard aquatic complex attracting international events. Safe year round swimming in ocean water with surf life savers on patrol.
Fishing	12	Walk with the children to a place to fish. Sit on the waters edge and fish.

Departure point	5	Travel in a boat. Take a water taxi to Cullen Bay, ferry across to waterfront.
Water theme park	2	For families to visit especially during wet season. Sea and land tours. Be able to sail from there. Overseas ship arrivals.
Views / activities	20	Open sight lines to the waterfront, good views. Deep water facility not mudflat. Access cruise ships. Live there with a harbour vista. Enjoy the views, the ocean and nature. Access to the waterfront via various visually appealing avenues, from the top of Smith St look down on the waterfront, not loads of roads and concrete and buildings, enjoy the shops.
Marina	3	Ability to access area from the sea. Local and visiting yachts to moor and then dine.

Access and transport

Cars	5	Limit the car centred activities, confine to a small space. Be able to get out adequately. Drive around the precinct. No or limited parking.
Link to CBD	2	Easy access to the rest of the CBD. Better access to historical and actual site. Walk from CBD to waters edge (no travelator or escalator!).
Public transport	11	Ride/walk from Doctors Gully to Indo Pacific Marina along waters edge, be able to park close to destinations but for big events have park/ride options, easy access in and out, adequate concealed car parking to lifestyle areas (eg. Restaurants and deckchair theatre), public transport, no cost public transport, small cost parking, park and ride transport.

Residential Development

Accommodation	5	Residential development includes office space, restaurants and fast food outlets. If a resident, not be kept awake after 10 pm. Tropical design in architecture, transport and landscape, enjoy as part of CBD. What about the backpackers?
Personal amenity	2	Easy parking. Arrive and leave without having to get hot tired or wet. Feel safe, no itinerants, and no sale of take away liquor.
Materials	1	Use pebbles rather than concrete for walkways.

WORKSHOP 6: THE GOVERNMENT VIEW

The following table summarises the descriptions provided by government participants.

ITEM	SCORE	DESCRIPTION
Visual Perspective		
Convention centre	6	An example of energy efficient design, exhibitions, show case Darwin, provide employment, icon building, restaurants.
The natural environment		
Shade	10	Shady areas, 'pocket' open spaces, relax, views of the escarpment, openness to Stokes Hill and Fort Hill, connect escarpment to waterfront, connect esplanade to water front area, view skyline.
Land based activities		
Eat and drink	13	No chain food outlets, fish and chips, family dining outdoor, fine dining with views, cheap food outdoors (maintain current wharf eatery character), alfresco eating, comfortable environment, unhurried eating/drinking.
Entertainment	6	Performances, outdoor musicals, variety of activities.
History	7	Experience/learn about Darwin's history (educate kids), museums, heritage trails, maritime museum, retain some resemblance of the original site and it's historical significance.
Visitors	4	Development to be proud of, take visitors, show off the area and the Northern Territory.
Shops/Markets	2	Outdoor markets (to draw people in).
Art	2	Sculptures, mosaics, maritime theme (inc. street furniture). Water features. Public art
Walking	7	Walk along the foreshore/promenade, enjoy waterfront, quality foreshore recreational experience.
Recreation	10	Meet other families for picnics, lots of family activities, children's play area, sense of community, safer 24 hours a day, social interaction, activities 7 days a week, feel safe.
Cycling	1	
Access and transport		
Foreshore	2	Access to foreshore, not having to walk a mile to get there.

Water based activities

Fishing	1	
Views	7	View the waterfront and it's activities, view maritime related industrial activities, open views to the harbour and wharves, connect land to wharves, part of a maritime environment, enjoy water aspect (currently limited),

Amenity

Car park	1	On site car park.
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WORKSHOP 7: MAJOR STAKEHOLDER VIEW

The following table summarises the descriptions provided by major stakeholders.

ITEM	SCORE	DESCRIPTION
Visual perspective		
Convention Centre	8	World recognised, up to 2000 delegates, unique, five-star hotel/resort, bringing new business to Darwin and Top End, underwritten with Govt subsidy, major hotel on prime site adjacent, generate new tourism, year round activities (ie during wet season).
Attraction	1	Aesthetic attraction the value of the Opera House.
The natural environment		
	8	Enjoy the view, lots of open space, no development on the escarpment face itself, shaded gardens, water fountains. Cruise ships, live in an apartment on the waterfront or with harbour views.
Escarpment	4	Highlight the Darwin lifestyle, tall structure to look down from over the city and waterfront, preserve escarpment, substantial residential population adding to the life of the city peninsula.
Land based activities		
Eat and drink	6	Coffee shops, ice creams, tropical alfresco dining, Doyles type restaurant, thriving precinct that does not affect existing CBD businesses, reasonably priced.
Entertainment	5	Le son et lumiere (sound and light show), concerts, lots of people, cultural experience, open air amphitheatre.
History	6	Substantial heritage interpretation of this special precinct, major site to tell the bombing of Darwin, Cyclone Tracy story, celebrate Darwin's unique heritage/historical events, interpretive.
Shops/Markets	3	Quality retail shops, fish and fruit/vege market, Mindil Beach markets everyday.
Art	1	Galleries.
Walking	4	Sunday stroll with family, shaded walkways, public access.
Recreation	3	Family areas, community space.
Water based activities		
Boating	1	Day and evening cruises.
Swimming facilities	1	Beach or lake.
Departure point	1	Ferry transport.

Marina	1	Aquatic marina.
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Access and transport

Links to CBD	8	Links with CBD – covered walkways, minimal obtrusive parking facilities, novel solutions to the access/transport issues, direct access from Smith St, access all parks/services/facilities through planned walkways, seating etc, iconic 'green walk/green bridge' from Mall through civic precinct to water, front, cover from sun/rain, travelator, plan movement of people, coping with the year round climate, easy access for vehicles and pedestrians.
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Residential development

Accommodation	1	Strong residential mix, mainly 2-3 star and backpackers.
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6. HIGH PRIORITY ISSUES: WRITTEN SURVEY

In addition to the workshops, a written/online survey was conducted to obtain further feedback. The survey asked respondents to select the top eight high priority issues from a list of 41 items.

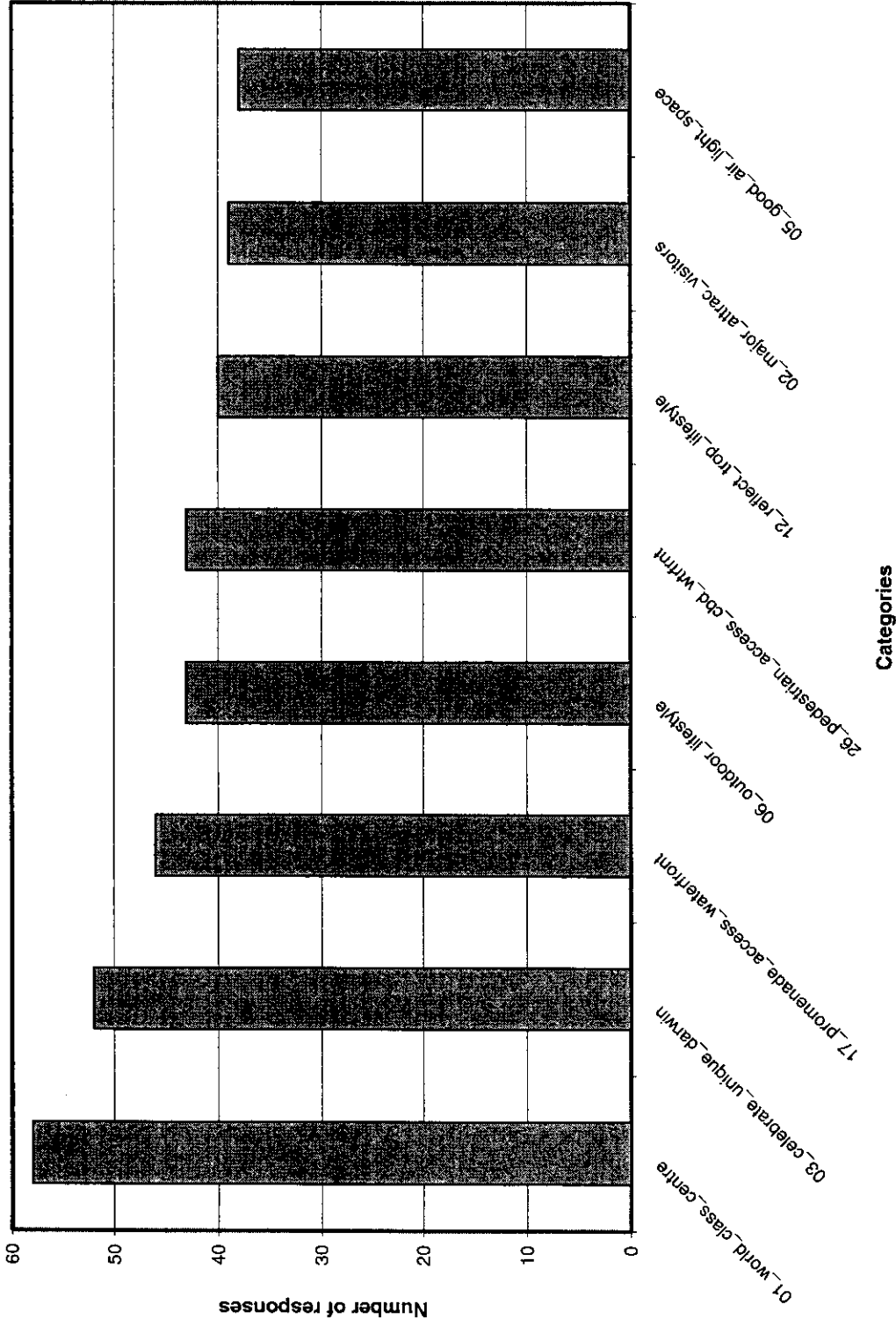
A total of 93 completed surveys have been received to date (30/1/04).

The table below contrasts the community, government and major stakeholder organisations view of which there is a consensus (colour-coded) on many key aspects:

Top 8 Community	Top 8 Government	Top 8 Major Stakeholders
Provide a development that celebrates what is uniquely Darwin	World class Convention and Exhibition Centre	Promenade providing access to the waterfront for families, joggers, cyclist, etc
World class Convention and Exhibition Centre	Draw's on Darwin's outdoor lifestyle, such as alfresco dining	Provide a development that celebrates what is uniquely Darwin
Promenade providing access to the waterfront for families, joggers, cyclist, etc.	Harbour views	World-class Convention and Exhibition Centre
Draw's on Darwin's outdoor lifestyle, such as alfresco dining	Promenade providing access to the waterfront for families, joggers, cyclist, etc.	Draw's on Darwin's outdoor lifestyle, such as alfresco dining
Easy access for pedestrians between the CBD and waterfront	Effective links with the rest of the CBD	Harbour views
Development that reflects a tropical lifestyle through buildings and landscaping	Development that reflects a tropical lifestyle through buildings and landscaping	Easy access for pedestrians between the CBD and waterfront
Provide a major attraction for national and international visitors	Visual lines that preserve views of the escarpment and sunsets	Economically sustainable
Good use of air, light and open spaces	Public and delegate access to Convention Centre	Provide a major attraction for national and international visitors

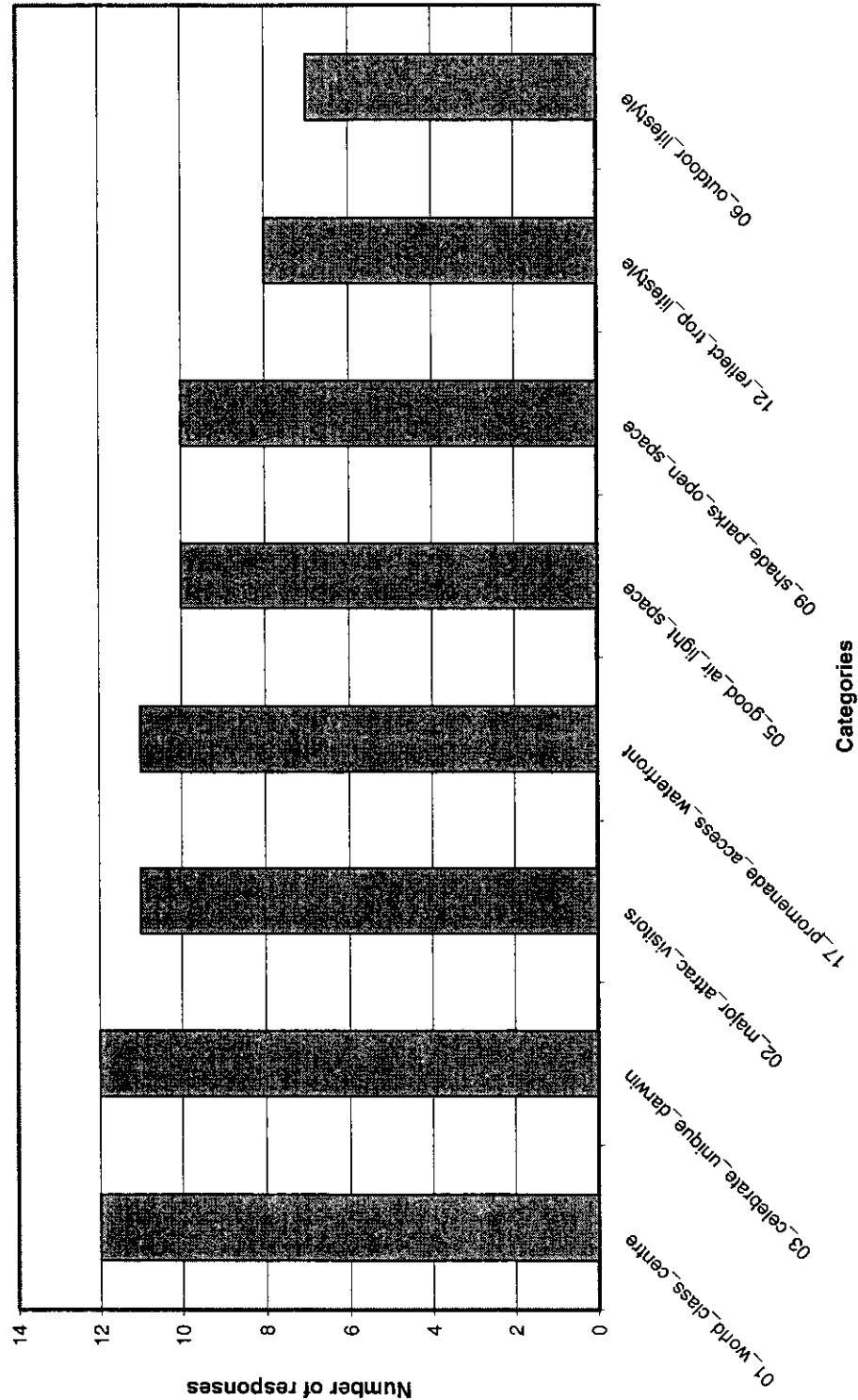
The graph below illustrates the top 8 issues for the community, government and major stakeholders combined.

TOP 8 PRIORITY ISSUES - ALL WORKSHOPS

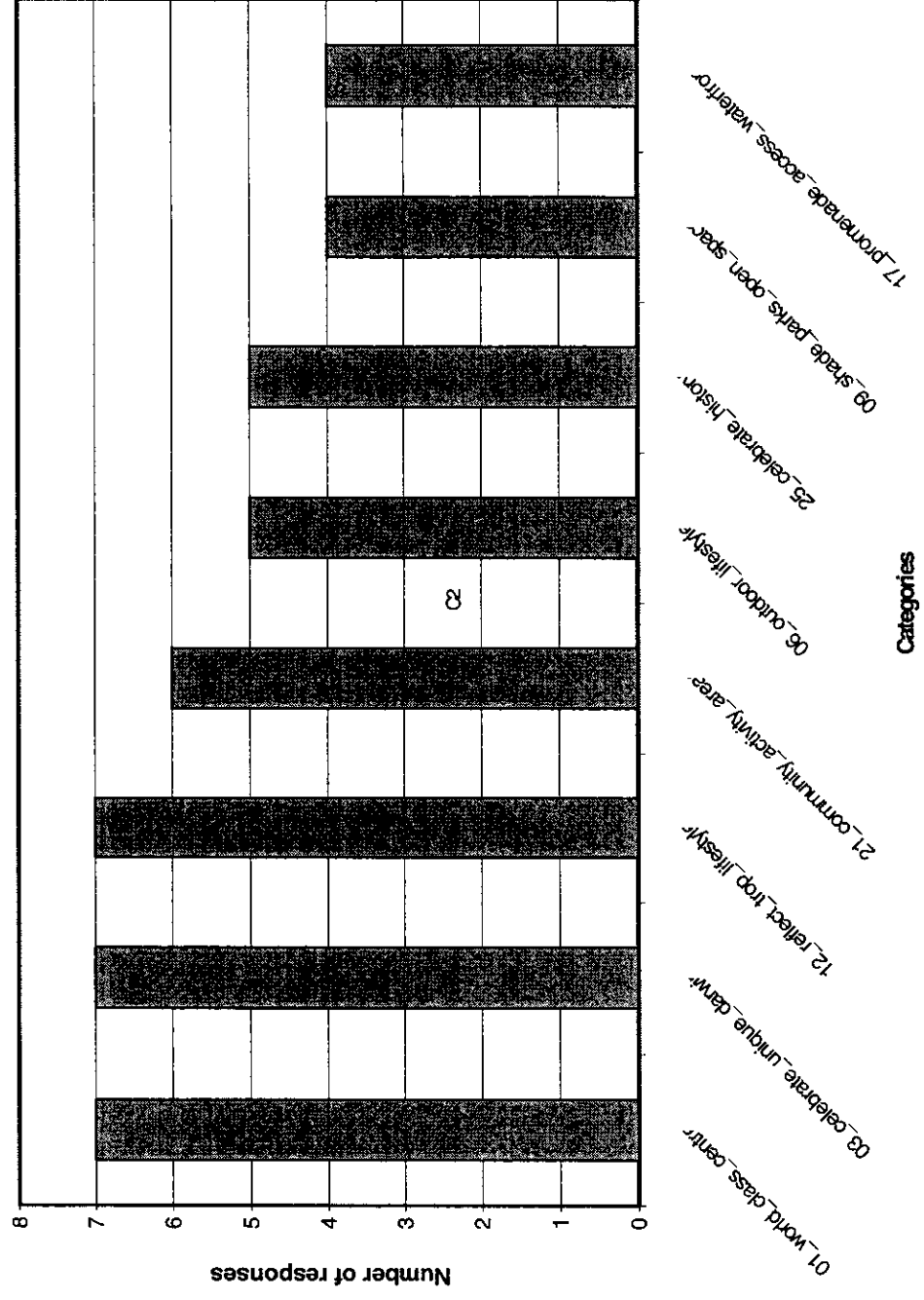


The graphs on the following pages illustrate the top 8 issues per workshop group.

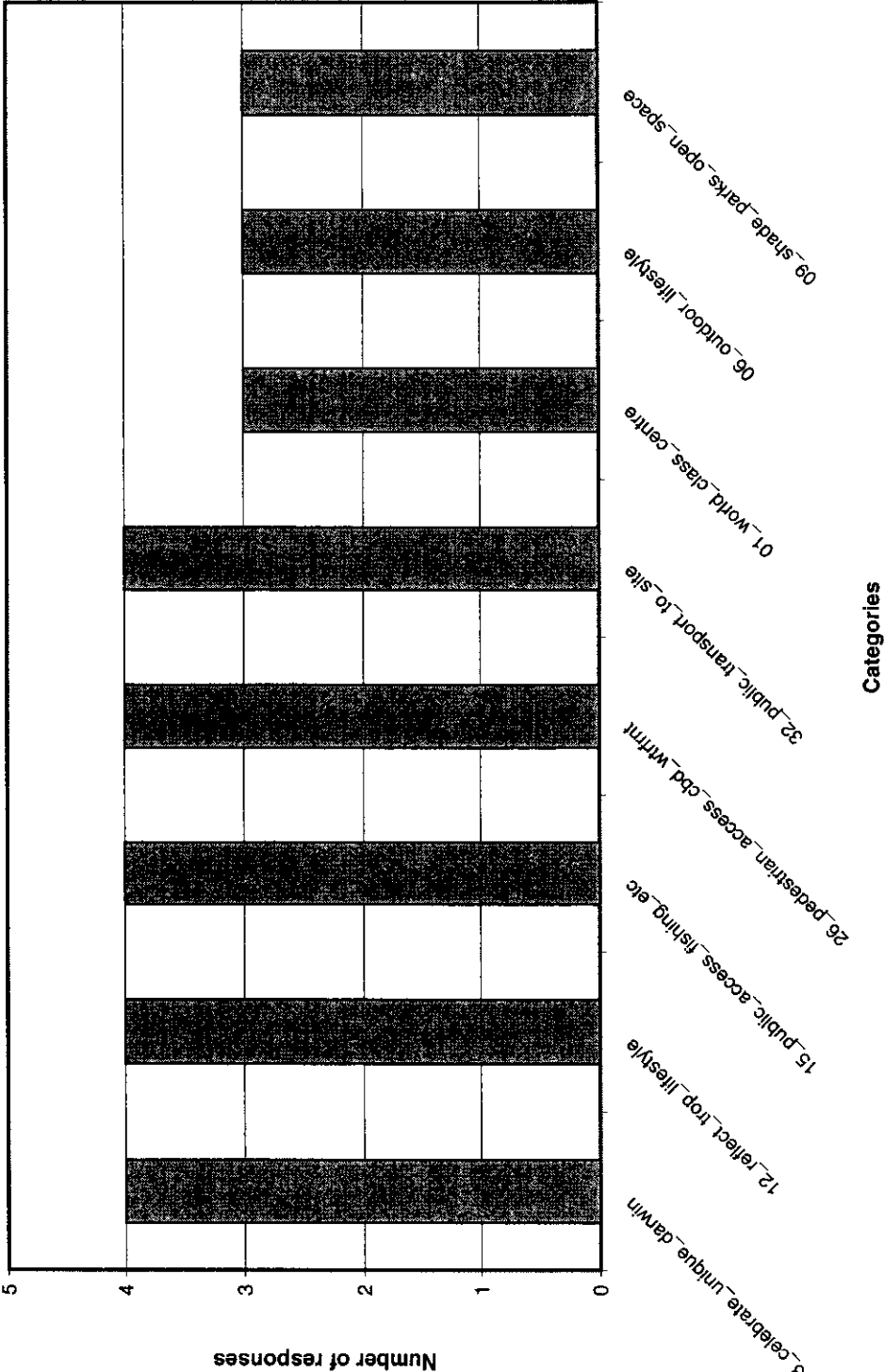
TOP 8 PRIORITY ISSUES - WORKSHOP 1



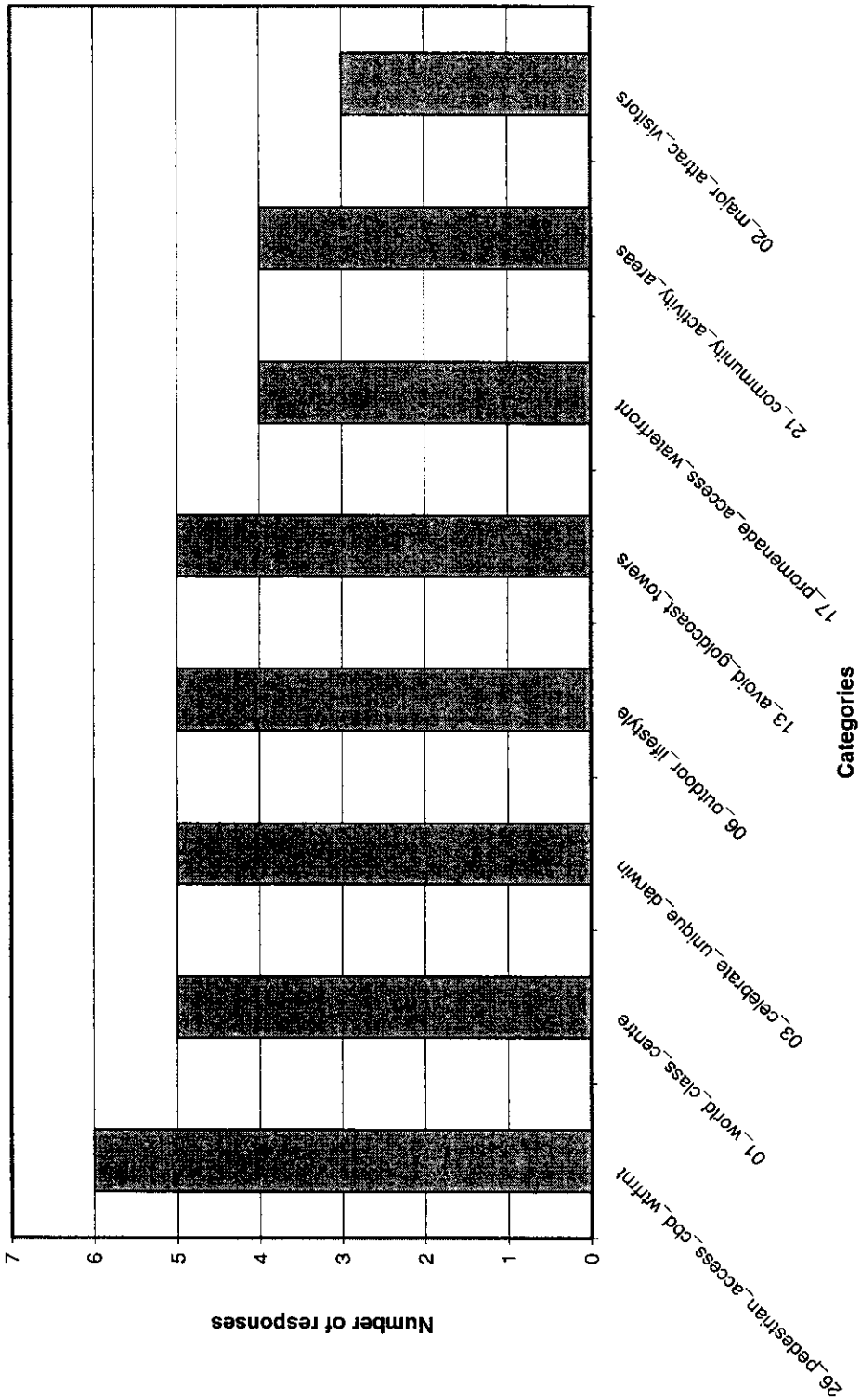
TOP 8 PRIORITY ISSUES - WORKSHOP 2



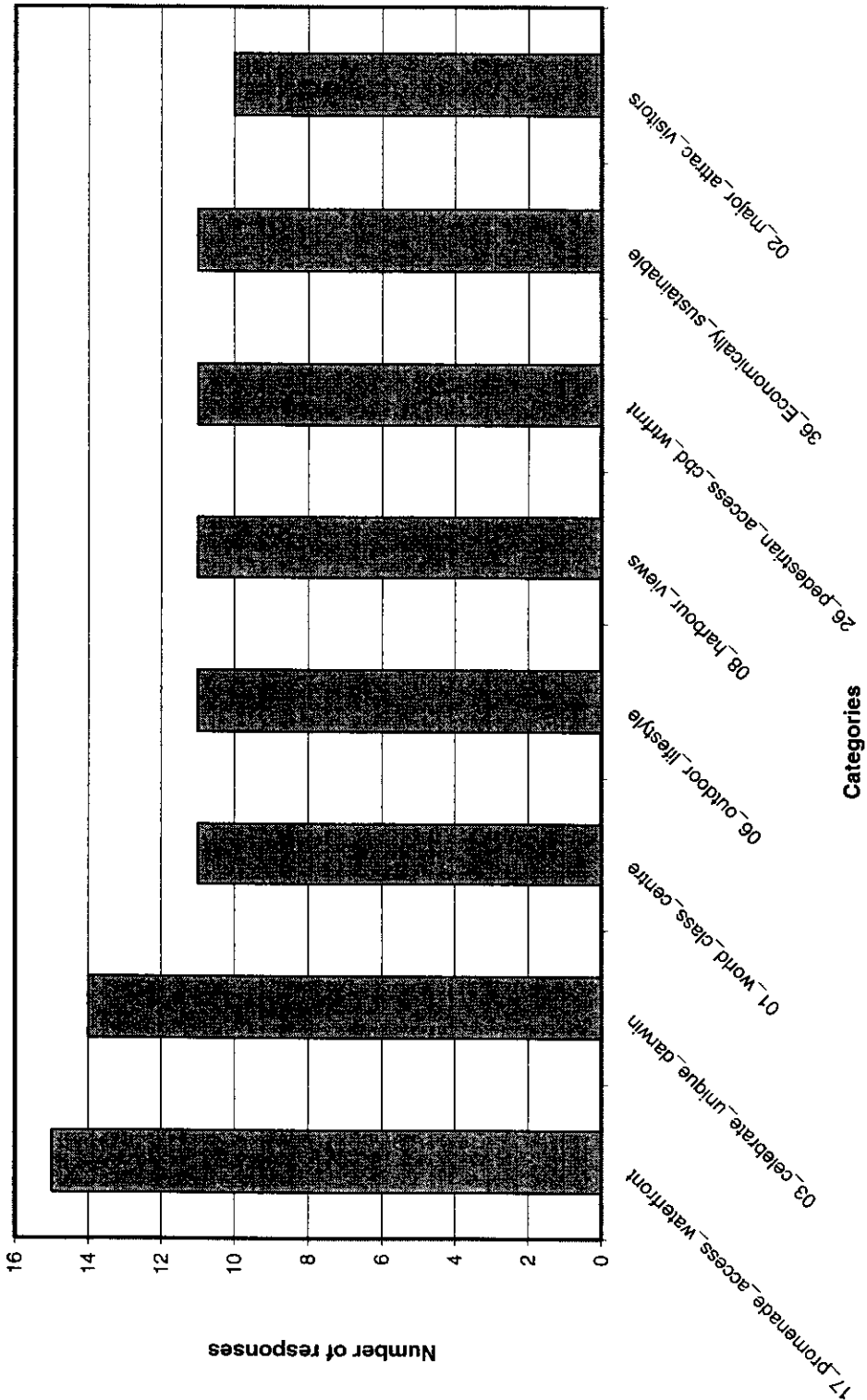
TOP 8 PRIORITY ISSUES - WORKSHOP 3



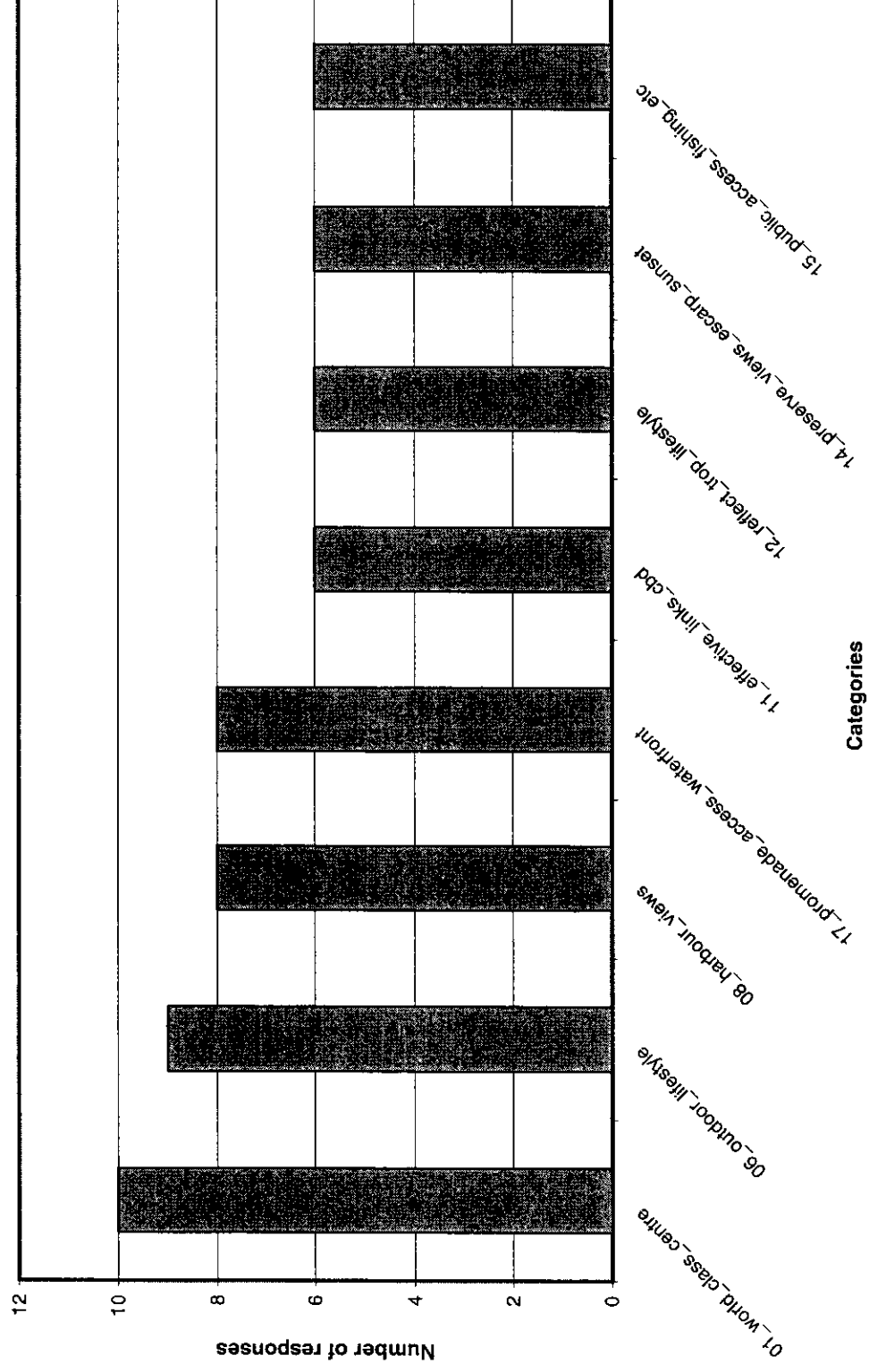
TOP 8 PRIORITY ISSUES - WORKSHOP 4



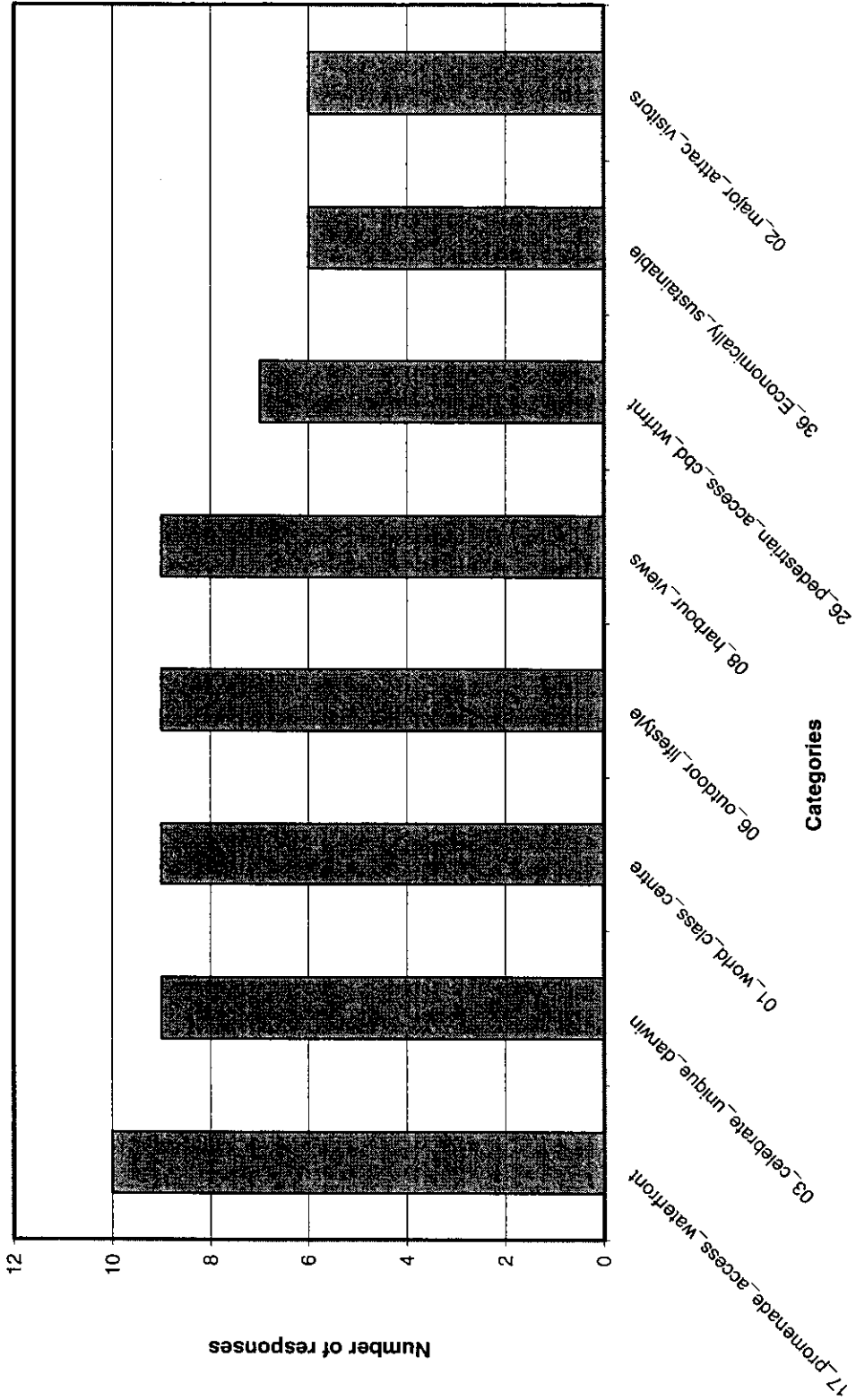
TOP 8 PRIORITY ISSUES - WORKSHOP 5



TOP 8 PRIORITY ISSUES - WORKSHOP 6



TOP 8 PRIORITY ISSUES - WORKSHOP 7



7. APPENDICES

7.1 WORKSHOP PARTICIPANTS

A total of 106 people attended the community, government and major stakeholder organisation workshops. The following list of names and organisations was compiled by the Department of the Chief Minister.

WORKSHOP 1: 19 participants

Name	Organisation
Sonni Butler	
Heather Sjöberg	Bayview Community Association, Exec Officer, NT Area Consultative Committee
Daniel Bree	
Evey Temple-Bree	Chamber of Commerce (Trade, Commerce and Int)
Ken Kirkman	
Mike Butler	DIPE, Heritage trails
John Brears	Former Multiplex, Spotless, Rotary, Stuart Park Residents Association
Jim Mitchell	Greening Australia
Sharyn Innes	Redco
Chen Hui	
Tom Kontis	
Michael Walsh	
Charlie Carter	Bridgeport Body Corporate
Margaret Carter	
Daniel Jones	
Barbara Ross	
Greg McNamara	
Ian Calley	Spowers Architects (part of consortia)

WORKSHOP 2: 13 participants

Name	Organisation
Paul Dale	Surf Lifesaving
Linda Deans	General Manager AANT/Chamber of Commerce (Top End)
Scott Cann	Youth Round Table
Maria Scaturchio	Youth Round Table
Martin Jarvis	Darwin Symphony Orchestra
Bronwyn Russell	ED, Engineers Australia
Adele Pedder	Environment Centre/Australian Maritime Conservation
Stephen Reynolds	
Peter Herden	Yachtie, journo at DEET
Denise Officer	Artback NT Arts Touring
Stephanie Hawkins	Arnhemland & N Kimber Aboriginal Arts Association
Paul Miller	Artist
Justine Firth	Dept of the Chief Minister

WORKSHOP 3: 7 participants

Name	Organisation
Sue Carter	Member of Parliament
Colin Fitzgerald	
Peter Donovan	Territory Construction Assn
Kelly Dickins	Marketing, Tourism Top End
Peter Ayre	Manager, Tourist Visitor Centre, Darwin
Duncan Dean	Save the Harbour, Plan
Hamish MacDonald	Darwin Entertainment Centre

WORKSHOP 4: 9 participants

Name	Organisation
Huy Nguyen	
Serena Wilson	Youth Round Table
Peter Morgan	Bridgeport
Holly Morgan	
Janie Mason	Trades & Labour Council
Prof David Carment	Charles Darwin Uni, Historical Society
Wendy Christie	
Paul Coltery	
Emma Townsend	

WORKSHOP 5: 24 participants

Name	Organisation
Vicki Schultz	Office of Youth Affairs
Toni Buckley	Office of Youth Affairs
Melissa Kavangh	Deckchair Cinema
Clalia Mar	Chamber of Commerce (Top End)
Geoff Totham	
Robert Wilson	Henry Walker Eltin
Betty Oram	Trades and Labour Council
Penni Tastula	Northern Gateway, NTTC Board
Rob O'Brien	Pearl Aviation, NTTC Board
Alison Blacker	
Leslee Hills	Charterboard operator, DIPE
Brock Simon	Nortruss Building Supplies
Duncan Dean	Save the Harbour, Palmerston Planning Action Network (Plan)
Rob Wesley Smith	Community activist, Guardians of the Escarpment
Deborah Kneebone	Darwin Central Hotel
Glenn Bott	NT Gas
Steven Huntingford	President, Architects Association
Rick Murray	
George Lasette	Sadgroves Quay
Duncan Beggs	Engineer, formerly with council, KBR & ADrail
Helen Cook	DCM/formerly Festival of Darwin
Tony Cox	landscape architect
Caroline Farmer	24hour Art, Director
Doug Gamble	Redco

WORKSHOP 6: 17 government participants

Name	Organisation
Peter Caldwell	Treasury
Linda Mackenzie	Treasury
Paul Lloyd	URS
Terry O'Neill	KBR, project team
Robin Gregory	Heritage, DIPE
John Pudney	Power & Water
Ann Stephens	DIPE, Planning
John Gronow	DIPE
Chris Bigg	DIPE
Bob Karaszewych	DIPE
Chris Pemberton	Power & Water
Barry Berwick	Darwin Port Corp
Ernie Wanka	DIPE, Transport
Garry Scanlan	Darwin Port Corp
Juanita Croft	DIPE, Environment
Jane Munday	Dept of the Chief Minister
Kim Leslie	Darwin City Council (A/g Design and Development Manager)

WORKSHOP 7: 17 major stakeholder organisation participants

Name	Organisation
Ben Gill	Lend Lease/Chamber of Commerce, Top End Regional Executive Committee
Linda Deans	General Manager AANT/Chamber of Commerce (Top End)
Meg Cotter	Palms City Resort/Darwin City Promotions
Clalia Mar	Chamber of Commerce (Top End)
Christine Bond	NTTC/National Trust (Larrakeyah Branch)
Tony Clementson	Darwin City Promotions, Chamber of Commerce (Top End)
Pompea Sweet	NTTC - Destination Development/ Infrastructure
Craig Saunders	Sinclair Knight Merz (Structural Manager)/Property Council
Harley Paroulakis	Chrissie Paspalis Investments/Property Council
Adam Gordon	Catalyst Consulting/Chamber of Commerce
Alan McGill	General Manager, Darwin City Council
Judy Richardson	
Trevor Horman	Power and Water/Engineers Australia
Robyn Leslie	Darwin City Promotions, Darwin City Council
Sylvia Wolf	President, Tourism Top End
Lutz Frankenfeld	Tourism Top End
Paul Styles	Tourism Council

- NB: An additional 16 people RSVP-ed but did not attend.

MEETING WITH ARTS GROUPS: 21 participants

Name	Organisation
Britta Decker	Music NT
Caroline Farmer	24Hr Art
Catherine Curry Chartes(?)	Training Advisory Council
Christine Colton	Arts NT
Christine Silvester	Arts NT
Damon Lewis	Arts NT
Felicity Green	Lecturer, Arts, Batchelor Institute
Fiona Carter	Artsmark, Darwin Joint Arts Marketing
Graham Kirby	Woodworker/designer
Hania Radvan	Arts NT
Jackie Halsey	Arts NT
Janice McEwen	Ausdance NT/Darwin Visual Arts Association
Jenny Scott	Darwin Chorale
Ken Conway	Brown's Mart
Liz Gammon	Cavenagh Theatre
Paula Johnson	Brown's Mart Community Arts
Shaun Paustie	Visual artist
Sonny Kent	Indigenous Arts Marketing
Tim Newth	Tracks NT
Toni Vine Bromley	Darwin City Council
Val Hrstova	Darwin Chorale

7.2 WORKSHOP PROGRAM

The table below outlines the date, time and location of the workshops:

Monday, 19 January	Tuesday, 20 January	Wednesday, 21 January
	Workshop 2 9.30-11.00am Community Peninsula Room, Holiday Inn Darwin	Workshop 5 9.30-11.00am Community Peninsula Room, Holiday Inn Darwin
	Workshop 3 3.30-5.00pm Community Peninsula Room, Holiday Inn Darwin	Workshop 6 12.30-2.00pm Government attendees only Peninsula Room, Holiday Inn Darwin
Workshop 1 7.00-8.30pm Community Peninsula Room, Holiday Inn Darwin	Workshop 4 7.00-8.30pm Community Peninsula Room, Holiday Inn Darwin	Workshop 7 7.00-8.30pm Major stakeholder organisations Peninsula Room, Holiday Inn Darwin