

8 December 2015

Please quote: 3242438 DL:jw

Mr David McHugh  
Chief Executive  
DEPARTMENT OF INFRASTRUCTURE  
PO BOX 61  
PALMERSTON NT 0831

Dear Mr McHugh

### **Richardson Park Refurbishment Proposal**

Although Council welcomes the opportunity to comment on the Richardson Park redevelopment proposal, insufficient time has been provided for Council to undertake a thorough review of the documentation provided by your Department and only initial high level comments can be provided at this stage as follows:

Based on the information to date, I advise that Council will be strongly objecting to the Richardson Park redevelopment Planning Application for the reasons outlined in this letter.

### **Appropriateness of Location**

Council considers that a more appropriate location for the sporting activities intended for the Richardson Park site could be the Marrara sporting precinct, given better transport links and that these activities which would not have the same detrimental impacts on any residents in the area.

### **Modal Split**

The modal share splits assumed within the Traffic Assessment Report are considered optimistic and questionable, given that they were developed using anecdotal observations of events at TIO Stadium, Marrara, which is considered more accessible than the Richardson Park site.

It is considered that public transport would only be attractive as an alternative mode if direct bus services are provided from key centres-otherwise the facility is a lengthy walk from existing bus stops.

The modal share assumed in the Traffic Assessment Report should be revisited in order to be more reflective of the site and its location in order to better estimate the parking requirements of the facility, particularly during major events and the impacts of parking along the existing road network.

.../2

### **Shared Paths**

It is proposed that a shared path be provided from the facility to Bagot Road as a link to bus services along Bagot Road. The Traffic Assessment Reports notes however, that many users of this path may chose not to use the existing pedestrian overpass (which would prohibit cyclists), so safe crossing of Bagot Road becomes an issue. Pedestrian and cyclist access is proposed through new shared path links to the existing path network in the area. In order for active transport to be attractive as an alternative to the motor vehicle, not only do improved linkages for cyclists and pedestrians need to be provided, but safe crossing facilities also need to be provided, particularly in the negotiation of Bagot Road and Dick Ward Drive for all expected path users.

### **Overflow Parking/Parking Proposals**

Although the Traffic Assessment Report shows potential areas for overflow parking, it is not clear how patrons will be expected to safely travel between these overflow parking areas and the facility (shared paths, shuttle buses, etc.).

There does not appear to be any provision for specific parking for players, officials, venue employees, etc and this should be considered in the redevelopment proposal.

### **Impact of Traffic on Surrounding Road Network**

The Traffic Assessment Report notes that many spectators may choose to park along the existing road network in the area throughout Ludmilla and utilise the improved path network in the area to access the facility and that this will benefit the local area. This statement is hard to understand as local residents will not likely be supportive of additional parked traffic in this residential area. This would have a detrimental impact on the amenity of the surrounding community, rather than any benefit.

There is no detailed assessment of the impact of the redevelopment on all of the surrounding road network, most of which is under the care and control of the City of Darwin. This includes all roads and intersections. It is consequently considered that the traffic report presented is not adequate in this regard and that a more comprehensive traffic study is required, including consideration of all road users. The current study seems to focus primarily on the issue of car parking. The more comprehensive traffic assessment should also identify any upgrading measures required along the surrounding road network. The City of Darwin will not be responsible for the implementation of any such measures.

For example, part of Douglas Street and the whole of Richardson Drive consist of rural cross-sections (unkerbed roads, with no underground stormwater drainage) and upgrading of these roads to cater for the additional traffic expected as the result of the redevelopment may be required. Comment on this should be provided in an updated traffic study. Furthermore, the study does not take into account that Wells Street is one-way and how this would operate under the increased traffic and any redirection of additional traffic to other roads in the area as the result of this.

The Traffic Assessment Report implies that specific traffic management measures will be put in place along the existing road network as and when required, as opposed to providing permanent roadworks upgrading to accommodate these events. This approach is not acceptable to Council and it is expected that any comprehensive traffic management plan will include the provision of permanent roadworks to cater for all events at the facility.

Council does not consider that the existing road and path network in the area can support the proposed sporting activities.

### **Summary and Position of Council**

Insufficient time has been provided for Council to thoroughly assess the redevelopment proposal and so only initial comments can be made at this stage. Further comments will be provided in response to the Development Application for the proposed redevelopment.

Notwithstanding this, Council strongly objects to the Richardson Park redevelopment proposal for the reasons outlined above, primarily on the basis of traffic and its potential impacts on the surrounding community.

Furthermore, it is considered that there has been inadequate community consultation on this redevelopment proposal.

If you have any further queries please contact Luccio Cercarelli on (08) 8930 0580 or [l.cercarelli@darwin.nt.gov.au](mailto:l.cercarelli@darwin.nt.gov.au).

Yours sincerely

**BRENDAN DOWD**  
**CHIEF EXECUTIVE OFFICER**