

OPEN SECTION

PAGE

E&IC6\1

DARWIN CITY COUNCIL

ENVIRONMENT & INFRASTRUCTURE COMMITTEE

MONDAY 22 JUNE 2009

MEMBERS: Member R K Elix (Chairman); The Right Worshipful, The Lord Mayor, Mr G R Sawyer, Member J L Sangster; Member F P Marrone; Member H D Sjoberg.

OFFICERS: Acting Chief Executive Officer, Mr J Banks; General Manager Infrastructure, Mr L Cercarelli; Manager Climate Change & Environment, Mrs P Robinson; Manager Infrastructure Projects, Mr D Lelekis; Manager Infrastructure Maintenance, Mr K Smith; Assistant Committee Administrator, Mrs A Adams.

GUESTS Mr Peter Nelson, TRACT Consultant will be in attendance from 5.15 p.m. to brief the Council on City Centre Revitalisation – Knuckey Street Darwin.

Mr Dave Cash, Darwin City Council will be in attendance from 5.45 p.m. to brief the Council on Greening Mindil Community Event.

Enquiries and/or Apologies: Amanda Adams
E-mail: a.adams@darwin.nt.gov.au - PH: 89300 685
OR Phone Committee Room 1, for Late Apologies - PH: 89300 519

Committee's Responsibilities

- | | |
|----------------------------|----------------------|
| * Car Parking | * Public Facilities |
| * Council Buildings | * Roads |
| * Drainage | * Street Lighting |
| * Environmental Management | * Traffic Management |
| * Parks and Reserves | * Urban Enhancement |
| * Plant Management | * Waste Management |

***** I N D E X *****

PAGE

1	ELECTION OF CHAIRMAN FOR ENVIRONMENT & INFRASTRUCTURE COMMITTEE FOR THE PERIOD 1 JULY 2009 TO 30 JUNE 2010	4
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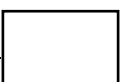


OPEN SECTION

PAGE

E&IC6\2

2	MEETING DECLARED OPEN.....	4
3	APOLOGIES AND LEAVE OF ABSENCE.....	4
4	ELECTED MEMBERS CONFLICT OF INTEREST DECLARATION	4
5	CONFIDENTIAL ITEMS	5
6	WITHDRAWAL OF ITEMS FOR DISCUSSION	6
7	CONFIRMATION OF MINUTES PERTAINING TO THE PREVIOUS ENVIRONMENT & INFRASTRUCTURE COMMITTEE MEETING	6
8	BUSINESS ARISING FROM THE MINUTES PERTAINING TO THE PREVIOUS ENVIRONMENT & INFRASTRUCTURE COMMITTEE MEETING	6
9	INFORMATION ITEMS	
9.1	Proposed Larrakeyah Outfall Closure Project.	7
9.2	Review of the Darwin Harbour Regional Plan of Management	9



OPEN SECTION

PAGE

E&IC6\3

10 OFFICERS REPORTS

10.1	City Centre Revitalisation – Knuckey Street, Darwin.....	13
10.2	Greening Mindil Community Event	20
10.3	Smith Street East Connection – Progress Update.....	24
10.4	Alfresco Dining Deck Over Road Reserve Application Nirvana Restaurant – Lot 2781 (14) Dashwood Crescent, Darwin.	28
10.5	Milkwood Tree Removal from Bi-Centennial Park, the Esplanade	49
10.6	Council Drainage Easement – Lot 5064 Coonawarra Road, Winnellie	54
10.7	Coach Parking Area for Mantra Pandanus	58
10.8	Capital Works Interim Update	65
10.9	Woolner Road Black Spot Project Progress Report – June 2009.	68

11 GENERAL BUSINESS

11.1	Outstanding Items	75
------	-------------------------	----



OPEN SECTION

PAGE

E&IC6\4

Environment & Infrastructure Committee Meeting - Monday, 22 June, 2009

1 Election of Chairman for Environment & Infrastructure Committee for the Period 1 July 2009 to 30 June 2010

Common No. 375173

COMMITTEE'S DECISION

THAT the Committee resolve under delegated authority that Alderman _____ be appointed as Chairman of the Environment & Infrastructure Committee for the period commencing 1 July 2009 to 30 June 2010.

DECISION NO.20\() (22/06/09)

2 MEETING DECLARED OPEN

3 APOLOGIES AND LEAVE OF ABSENCE

3.1 Apologies

3.2 Leave of Absence Granted

A. THAT it be noted that Lord Mayor, Mr Graeme Sawyer is an apology due to a Leave of Absence being previously granted on 16 June 2009 for the period 21 – 24 June 2009.

B. THAT it be noted that Member H D Sjoberg is an apology due to a Leave of Absence being previously granted on 27 April 2009 for the period 23 May – 17 July 2009.

DECISION NO.20\() (22/06/09)

4 ELECTED MEMBERS CONFLICT OF INTEREST DECLARATION



OPEN SECTION

PAGE

E&IC6\5

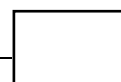
Environment & Infrastructure Committee Meeting - Monday, 22 June, 2009**5 CONFIDENTIAL ITEMS****COMMITTEE'S DECISION**

THAT pursuant to Section 65 (2) of the Local Government Act and Regulation 8 of the Local Government (Administration) Regulations the meeting be closed to the public to consider the following Items:

<u>Item</u>	<u>Regulation</u>	<u>Reason</u>
C15.1	8(c)(i)	Information that would, if publicly disclosed, be likely to cause commercial prejudice to, or confer an unfair commercial advantage on, any person.
C15.1	8(d)	Information subject to an obligation of confidentiality at law, or in equity.
C15.2	8(c)(iv)	Information that would, if publicly disclosed, be likely to prejudice the interests of the council or some other person.
C15.2	8(d)	Information subject to an obligation of confidentiality at law, or in equity.

DECISION NO.20\()

(22/06/09)



OPEN SECTION

PAGE

E&IC6\6

Environment & Infrastructure Committee Meeting - Monday, 22 June, 2009**6 WITHDRAWAL OF ITEMS FOR DISCUSSION****COMMITTEE'S DECISION**

THAT the Committee resolve under delegated authority that all Information Items and Officers Reports to the Environment & Infrastructure Committee Meeting held on Monday, 22 June, 2009, be received and all recommendations contained therein be adopted by general consent with the exception of Item Number

DECISION NO.20\() (22/06/09)

7 CONFIRMATION OF MINUTES PERTAINING TO THE PREVIOUS ENVIRONMENT & INFRASTRUCTURE COMMITTEE MEETING**COMMITTEE'S DECISION**

THAT the Committee resolve that the minutes of the previous Environment & Infrastructure Committee Meeting held on Monday, 18 May, 2009, tabled by the Chairman, be received and confirmed as a true and correct record of the proceedings of that meeting.

DECISION NO.20\() (22/06/09)

8 BUSINESS ARISING FROM THE MINUTES PERTAINING TO THE PREVIOUS ENVIRONMENT & INFRASTRUCTURE MEETING

OPEN SECTION

PAGE

E&IC6\7

Environment & Infrastructure Committee Meeting - Monday, 22 June, 2009

9 INFORMATION ITEMS

9.1 Proposed Larrakeyah Outfall Closure Project.

Document No.1595471 (11/06/09) Common No. 1292292

COMMITTEE'S DECISION

THAT the incoming letter from the Northern Territory Government, Minister for Essential Services, the Hon Rob Knight, dated 11 June 2009 , seeking consideration for the installation of a third pipe during the proposed Larrakeyah Outfall closure project, Document Number 1595471, be received and noted.

DECISION NO.20\() (22/06/09)

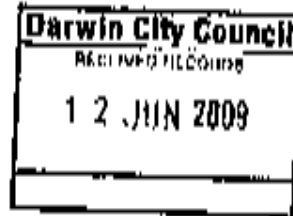




MINISTER FOR ESSENTIAL SERVICES

Parliament House
Sifto Square
Darwin NT 0800

GPO Box 3146
Darwin NT 0801
Telephone: 08 0901 4092
Facsimile: 08 0901 4094



The Right Worshipful
Lord Mayor of Darwin
Mr Graeme Sawyer
GPO Box 84
DARWIN 0801

Dear Lord Mayor, *Graeme*

Thank you for your letter of 12 May 2009, seeking consideration for the installation of a third pipe during the proposed Larrakeyah Outfall closure project.

The provision of recycled water through a third-pipe reticulation system requires highly specialised and highly expensive treatment and pipework systems. Generally these systems are far more expensive per unit of water to install and operate than more conventional water supply systems.

I have been advised by Power and Water that where practical, components of infrastructure will be considered for inclusion in the current project. However, the opportunity to provide third pipe infrastructure is limited as the current sewerage pipe alignment and methods of construction do not generally align with locations that would suit a future reuse network.

I commend your Council for interest in initiatives to advance water efficiency measures and would encourage your technical staff to liaise with Power and Water's Manager Planning and Infrastructure Development, Mr Steve McKenzie, should you wish to discuss these options further.

Yours sincerely,

[Signature]
ROB KNIGHT

11 JUN 2009



OPEN SECTION

PAGE

E&IC6\8

Environment & Infrastructure Committee Meeting - Monday, 22 June, 2009

9 INFORMATION ITEMS

9.2 Review of the Darwin Harbour Regional Plan of Management

Document No.1586591 (27/05/09) Common No. 465791

COMMITTEE'S DECISION

THAT the incoming letter from the Darwin Harbour Advisory Committee, Mr Bill Stuchbery, dated 27 May 2009 , addressing Darwin City Council's request for feedback concerning the Strategic Framework, Document Number 1595471, be received and noted.

DECISION NO.20\() (22/06/09)



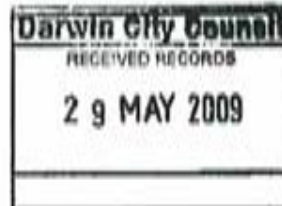


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Darwin Harbour Advisory Committee

Ref: EN2009/0055-0047

Mr Brendan Dowd
Chief Executive Officer
Darwin City Council
GPO Box 84
DARWIN NT 0801



Dear Mr Dowd

In July 2008 DHAC commenced consulting with Government Agencies, local government and the greater public on the *Report on the Review of the Darwin Harbour Regional Plan of Management* and a draft *Darwin Harbour Regional Management Strategic Framework 2009-2013* (the *Strategic Framework*). This process concluded on 15 May 2009.

Thank you for your letter dated 13 May 2009 providing helpful suggestions and expressing the Darwin City Council's intention to support for the *Strategic Framework*; the Committee sincerely appreciates this feedback. I have addressed the Council's suggestions below:

- Concerning your first suggestion, I wholeheartedly agree that the 2003 Plan underpins the *Strategic Framework*; these documents share the same vision and goals. The *Strategic Framework* has been updated to reflect the wording suggested by the Council.
- In regards to the inclusion of the NT Government's Coastal and Marine Diversity Strategy, the Committee looks forward to reviewing the document upon its release and establishing linkages to the *Strategic Framework*. DHAC intends for the *Strategic Framework* to be living document, and as such, the Committee will welcome relevant additions.
- DHAC shares the Council's concerns about climate change, and the *Strategic Framework* devotes a section of its guidelines to this issue (Guidelines 1.13 and 1.14). The Committee also recognizes the important work and proactive stance that Darwin City Council has taken on climate change. I would be interested in discussing how to include Climate Change Adaptation in the *Strategic Framework* with the Council's climate change team.

ENV(DHAC) - DHAC2009-0043

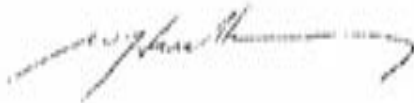
"Darwin Harbour Regional Plan of Management – Guiding the cooperative management of Darwin Harbour and its catchment".

- Finally, as the *Strategic Framework* is currently structured, it provides guidelines for the management of the Darwin Harbour region but does not include specific objectives or indicators. The Committee is currently considering the creation of indicators to be published as a separate, supporting document, and at that stage we would be happy to consider this suggestion. That said, my hope is that the *Strategic Framework*, in and of itself, provides decision making support to for those involved in the planning and development of the Harbour. The *Strategic Framework's* guidelines are designed assist stakeholders to act as responsible stewards of our beautiful harbour.

Following the finalization of the *Strategic Framework*, the Committee aims to release the *Strategic Framework* as a document that has been endorsed by DHAC, as well as widely supported across local, Northern Territory, and Federal government. DHAC ultimately seeks for the *Strategic Framework* to be adopted as NT Government policy.

For further information on DHAC, please visit www.harbourplan@nt.gov.au. Should you have any queries please contact me; I would also be more than happy to meet with you. .

Yours sincerely



BILL STUCHBERY
Chair – Darwin Harbour Advisory Committee
Mobile Phone number: 04 0111 8954

27 May 2009

OPEN SECTION

PAGE

E&IC6\9

Environment & Infrastructure Committee Meeting - Monday, 22 June, 2009

10 OFFICERS REPORTS

10.1 City Centre Revitalisation – Knuckey Street, Darwin

Report No.09TS0100 LC:kb (17/06/09) Common No. 1486204

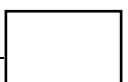
from 5.15 p.m.

Mr Peter Nelson, TRACT Consultant, will be in attendance to brief the Council on the Darwin City Centre Revitalisation – Knuckey Street, Darwin.

COMMITTEE'S RECOMMENDATION

THAT it be a recommendation to Council:-

- C. THAT Report Number 09TS0100LC:KB entitled Darwin City Revitalisation - Update June 2009 (Knuckey Street), be received and noted.
- D. THAT Council adopt The Knuckey Street Key Moves Ribbons Of Green 2009, document contained in **Attachment B** to Report Number 09TS0100LC:KB and that public consultation relating to the document be undertaken as outlined in Report Number 09TS0100LC:KB.
- E. THAT the presentation by Mr Peter Nelson, TRACT Consultant regarding the Darwin City Centre Revitalisation – Knuckey Street, Darwin, be received and noted.



ENCL: YES

DARWIN CITY COUNCIL**DATE:** 17/06/09**REPORT****TO:** ENVIRONMENT & INFRASTRUCTURE
COMMITTEE/OPENA**APPROVED:** LC**FROM:** GENERAL MANAGER INFRASTRUCTURE**REPORT NO:** 09TS0100LC:KB**COMMON NO:** 1486204**SUBJECT:** DARWIN CITY REVITALISATION - UPDATE JUNE 2009 (KNUCKEY STREET)**ITEM NO: 10.1****SYNOPSIS:**

Darwin City Council has been successful in securing funding from the Australian Government, Northern Territory Government and a Paspalis Property Trust to add to its financial commitment to undertake the Darwin City Revitalisation Project (2009), estimated at \$7million.

The key areas include work in:

- Smith Street (West)
- Knuckey Street
- The Mall
- Raintree Park

This report provides Council with an update on progress as well as recommends endorsement of the Knuckey Street document for public consultation and development. A presentation on the Knuckey Street works will be made at the Environment & Infrastructure Committee Meeting.

GENERAL:

Council has received confirmation that the Australian Government will provide \$3.6million towards this project. The project elements, timing and costs are described in **Attachment A** and summarised below:

The key components are:

- Improving Darwin's Streets – a new streetscape design for the city.
- Greening Darwin's Streets – more shade.
- Building better connections – less clutter more movement.

PAGE: 2
 REPORT NUMBER: 09TS0100LC:KB
 SUBJECT: DARWIN CITY REVITALISATION - UPDATE JUNE 2009 (KNUCKEY STREET)

- Establishing a safe pedestrian environment.
- Creating a framework for private sector investment.

The costs are:

- | | |
|----------------------------|--------------|
| • Project Estimate | \$7million |
| • NTG/DCC/PS Contributions | \$3.4million |
| • The RLCIP Grant | \$3.6million |

The timing is:

- Weather and supply chain issues permitting, works will be completed by 31 August 2010 with Stage 1 of Knuckey Street to be the first component to be implemented commencing the September/October 2009.

Progress to Date

- Council has commissioned the consulting team.
- Survey of all areas underway.
- Sourcing of trees has commenced with stock already secured for the Knuckey Street component. (Syzygium Armstrongii)
- Public consultation document completed for Knuckey Street.
- Overall consultation strategy being developed.
- Work commenced on concept sketch designs for all areas.
- Funding agreement with Australian Government, Northern Territory Government and Paspalis Property Trust being finalised.
- Marketing and communication strategy being developed (note: a number of activities have and are already occurring i.e. media releases)

As Council is aware, there are very tight timelines required in the delivery of this project. Council will receive regular updates on the progress of the project and will be required to approve various issues at key milestones.

Knuckey Street

This element of the project is expected to commence construction in September/October 2009. A concept document has been developed for the purpose of public consultation which requires endorsement by Council. (**Attachment B**)

This document proposes approximately forty-five (45) street trees, a build-out every four to five car spaces (24-30) metres) and a build-out length of 5.4m. The proposed tree pit is an enhanced variation to Darwin City Council's current standard tree build-out details.

Stage one involves the building of approximately twenty (20) build-outs. Due to civil engineering and survey input the final location of these twenty pits may differ slightly from those shown on the plans attached to this document.

PAGE: 3
 REPORT NUMBER: 09TS0100LC:KB
 SUBJECT: DARWIN CITY REVITALISATION - UPDATE JUNE 2009 (KNUCKEY STREET)

Tree build-outs will bring about a net reduction in on-street carparking numbers. Approximately fifteen (15) cars will be lost as part of stage one works and a total of thirty (30) associated with the entire Knuckey Street project.

The proposed species of street tree are 100L bay stock *Syzygium Armstrongii* (Small White Bush Apple), a pre-existing Darwin CBD Primary Street Tree native to the top-end. Groundcover planting will be colourful, drought resistant and robust.

A presentation detailing the proposal will be made at the meeting. It will be recommended that **Attachment B** be adopted and that public consultation be undertaken.

FINANCIAL IMPLICATIONS:

Funding has been approved by the Australian Government, Northern Territory Government, Darwin City Council and Paspalis Property Trust.

Project costs as detailed in **Attachment A**.

Expenditure to occur over 2008/2009 and 2009/2010 financial years.

STRATEGIC PLAN IMPLICATIONS:

The issues addressed in this Report are in accordance with the following Goals/Strategies of the Darwin City Council 2008 – 2012 as outlined in the 'Evolving Darwin Strategic Directions: Towards 2020 and Beyond':-

Goal

1 Achieve Effective Partnerships and Engage in Collaborative Relationships

Outcome

1.1 Improve relations with all levels of Government

Key Strategies

1.1.1 Effectively engage with Territory and Australian Government officials, particularly in the Darwin region

Key Strategies

1.1.3 Develop partnerships and joint projects with other levels of government

Key Strategies

1.1.5 Influence Government and developers to develop sustainable projects which reflect Darwin's lifestyle

Goal

2 Enhance Darwin's Active, Positive and Flexible Lifestyle

Outcome

2.1 Improve urban enhancement around Darwin

PAGE: 4
 REPORT NUMBER: 09TS0100LC:KB
 SUBJECT: DARWIN CITY REVITALISATION - UPDATE JUNE 2009 (KNUCKEY STREET)

Key Strategies

2.1.2 Continue to implement the CBD Streetscape Strategy

Key Strategies

2.1.3 Support the NT Government's Ribbons of Green and CBD entry node upgrade initiatives

Key Strategies

2.1.4 Provide a clean and liveable municipality

Goal

7 Demonstrate Effective, Open and Responsible Governance

Outcome

7.2 Display strong and effective leadership, within Council and across Government

Key Strategies

7.2.2 Display Council's leadership across all levels of Government

LEGAL IMPLICATIONS:

Nil

ENVIRONMENTAL IMPLICATIONS:

Positive implementation as project results in improved greenhouse gas emissions (i.e. more efficient lighting) and additional soft landscaping.

PUBLIC RELATIONS IMPLICATIONS:

A beautified and enhanced CBD with improved amenities and streetscapes will deliver a more tropical and relaxed city form in keeping with Darwin's lifestyle.

There may be some negative reactions due to loss of on-street parking and inconvenience caused during the construction period.

COMMUNITY SAFETY IMPLICATIONS:

Nil

DELEGATION:

Nil

CONSULTATION:

Chief Executive Officer
 Manager Infrastructure Maintenance

PAGE: 5
 REPORT NUMBER: 09TS0100LC:KB
 SUBJECT: DARWIN CITY REVITALISATION - UPDATE JUNE 2009 (KNUCKEY STREET)

Manager Communications and Marketing
 TRACT Consultants
 Northern Territory Government

PROPOSED PUBLIC CONSULTATION PROCESS:

A communication, marketing and consultation strategy for the entire project including design, construction and launch is currently being developed and will be the subject of future update reports.

In relation to Knuckey Street the timing is such that consultation is required at an early stage to the balance of the project. This can occur as it is a discreet element and the following will be undertaken as soon as practically.

The consultation period will occur over a four (4) week period and include:

- (i) Display at Darwin City Council, Civic Centre and Libraries
- (ii) Radio
- (iii) Northern Territory News – media releases and advertisements
- (iv) Key Stakeholder meetings
- (v) Council Webpage.

The consultation process and material will be designed to engage the community, Northern Territory Government, Property Council of Australia NT, Knuckey Street Property Owners, Retailers and Residents within Knuckey Street and all other interested parties.

Direct consultation/meetings will occur with:

- Northern Territory Government
- Property Council of Australia NT
- Knuckey Street Property Owners (within stage 1 only)

A report to Council will be prepared detailing the outcomes of the consultation.

APPROPRIATE SIGNAGE

No signage is required at this point of the project.

PAGE: 6
 REPORT NUMBER: 09TS0100LC:KB
 SUBJECT: DARWIN CITY REVITALISATION - UPDATE JUNE 2009 (KNUCKEY STREET)

RECOMMENDATIONS:

THAT it be a recommendation to Council:-

- A. THAT Report Number 09TS0100LC:KB entitled Darwin City Revitalisation - Update June 2009 (Knuckey Street), be received and noted.
- B. THAT Council adopt The Knuckey Street Key Moves Ribbons Of Green 2009, document contained in **Attachment B** to Report Number 09TS0100LC:KB and that public consultation relating to the document be undertaken as outlined in Report Number 09TS0100LC:KB.

LUCCIO CERCARELLI
GENERAL MANAGER
INFRASTRUCTURE

Any queries on this report may be directed to Luccio Cercarelli on 89300581.

OPEN SECTION

PAGE

E&IC6\10

Environment & Infrastructure Committee Meeting - Monday, 22 June, 2009

10 OFFICERS REPORTS

10.2 Greening Mindil Community Event

Report No. 09TS0091 DC :dl (01/06/09) Common No. 1499790

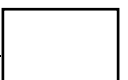
from 5.45 p.m.

Darwin City Council, Project Designer Mr Dave Cash, will be in attendance to brief the Council on the Greening Mindil Community Event.

COMMITTEE'S RECOMMENDATION

THAT it be a recommendation to Council:-

- A. THAT Report Number 09TS0091 entitled, Greening Mindil Community Event, be received and noted.
- B. THAT the presentation by Project Designer, Mr Dave Cash, on the Greening Mindil Community Event be received and noted.



ENCL: YES

DARWIN CITY COUNCIL**DATE:** 01/06/09**REPORT****TO:** ENVIRONMENT & INFRASTRUCTURE
COMMITTEE/OPEN A**APPROVED:** DC**FROM:** GENERAL MANAGER INFRASTRUCTURE**APPROVED:** DL**REPORT NO:** 09TS0091 DC**APPROVED:** LC**COMMON NO:** 1499790**SUBJECT:** GREENING MINDIL COMMUNITY EVENT**ITEM NO: 10.2****SYNOPSIS:**

Darwin City Council was successful in its application for a 'Caring For our Country' Community Coastcare grant from the Federal Government for rehabilitation works on the Mindil Beach dune area. The grant had 3 components:

1. Upgrade fencing,
2. Upgrade of access ways, and
3. Coordinate a community event.

The application was formulated around existing budget allocations for works at the site and so did not require any further monetary allocation by Council.

This report provides an overview of the Community event held in May 2009. In addition to this report a presentation will be made to the committee.

GENERAL:

On 30 May 2009, Council in partnership with Larrakia Nation, hosted a community planting day "Greening Mindil" at Mindil Beach. Over 120 people attended, planting over 3,000 plugs and runners in bare areas of the dunes.

The Greening Mindil Community planting event attracted a diverse range of people including tourists, local. Residents, families, Larrakia etc. With money secured from the Coastcare grant, Council and Larrakia Nation were able to supply to participants food, coffee and entertainment free of charge. The Rotary Club of North Darwin supplied sausage and steak sandwiches. Demmob, an indigenous catering company, supplied vegetarian curry and a kangaroo stew with rice, both food stalls supplied soft drinks and water. **Attachment A** shows several photos of the day.

PAGE: 2
 REPORT NUMBER: 09TS0091 DC
 SUBJECT: GREENING MINDIL COMMUNITY EVENT

The Darwin City Council Fun Bus was also there with face painters and children's activities.

Larrakia Women Rangers conducted 2 guided bush tucker walks for interested community members, which was extremely well received.

Over 20 Council staff (paid and volunteer) were in attendance with more than 15 Larrakia Rangers assisting participants in the planting. The event was staged between 8am and 11am. With the Lord Mayor's speech at the end of the day and a welcome speech by Annie Risk (Traditional Owner).

Mindil Beach has been used historically by the Larrakia as a burial ground.

Understandably, continued use and alterations of the site has the potential to cause significant distress to the Larrakia community. The event was supported by the Larrakia Rangers (men and women) and a number of Traditional Elders.

Council have received outstandingly positive feedback from the Larrakia and this reinforces the significant success of the project.

Advertising for the day consisted of Radio interviews, newspaper advertisements, flyers emailed and placed at strategic locations, strategic networking and mail out to more than 2000 local residents.

Overall the day was considered a great success and has resulted in the protection of dunes in a significant area.

The General Manager Infrastructure would like to take this opportunity to publicly thank all staff and volunteers who made this a wonderful event with particular recognition and thanks to staff Dave Cash and Lisa Peters who co-ordinated and delivered the project and community event.

This project has delivered significant outcomes to the preservation of the dunes and will be supplemented in future years by Council continuing it's infrastructure, landscaping and ongoing maintenance programs for the area.

FINANCIAL IMPLICATIONS:

Grant to be acquitted.

PAGE: 3
 REPORT NUMBER: 09TS0091 DC
 SUBJECT: GREENING MINDIL COMMUNITY EVENT

STRATEGIC PLAN IMPLICATIONS:

The issues addressed in this Report are in accordance with the following Goals/Strategies of the Darwin City Council 2008 – 2012 as outlined in the 'Evolving Darwin Strategic Directions: Towards 2020 and Beyond':-

Goal

- 1 Achieve Effective Partnerships and Engage in Collaborative Relationships

Outcome

- 1.2 Effectively engage with community

Key Strategies

- 1.2.3 Engage, communicate and consult with the community including schools

Goal

- 4 Create and Maintain an Environmentally Sustainable City

Outcome

- 4.1 Be a leader with climate change policies

Key Strategies

- 4.1.2 Develop and implement a coastal erosion management plan

Outcome

- 4.4 Enhance, preserve and protect the Darwin environment

Key Strategies

- 4.4.1 Preserve the Darwin Harbour

Outcome

- 4.4 Enhance, preserve and protect the Darwin environment

Key Strategies

- 4.4.2 Enhance water quality, ecological systems and biodiversity in Darwin

LEGAL IMPLICATIONS:

Nil

ENVIRONMENTAL IMPLICATIONS:

Revegetation of the fore dune at Mindil Beach and ongoing protection of the site.

PAGE: 4
 REPORT NUMBER: 09TS0091 DC
 SUBJECT: GREENING MINDIL COMMUNITY EVENT

PUBLIC RELATIONS IMPLICATIONS:

Positive. Community involvement and interaction with Council staff and Larrakia on the day. Demonstrates Council and the Communities commitment to persevering such environment.

Council will publish a thank you note be published in the NT news acknowledging and thanking the events participants, including all volunteers, Council staff and the Larrakia Nation.

COMMUNITY SAFETY IMPLICATIONS:

Potential injury from broken glass etc. None reported at the event. 1st aid officer on site during event.

DELEGATION:

NIL

CONSULTATION:

Manager Strategy and Outcomes
 Manager Infrastructure Projects
 General manager Infrastructure

PROPOSED PUBLIC CONSULTATION PROCESS:

NIL

APPROPRIATE SIGNAGE

Positive signage to be established on the dunes to prevent further trampling of vegetation.

RECOMMENDATIONS:

THAT it be a recommendation to Council:-

THAT Report Number 09TS0091 DC entitled Greening Mindil Community Event, be received and noted.

DROSSO LELLEKIS
MANAGER INFRASTRUCTURE
PROJECTS

LUCCIO CERCARELLI
GENERAL MANAGER
INFRASTRUCTURE

Any queries on this report may be directed to Drosso Lelekis on 89300414.

ENCL: YES

DARWIN CITY COUNCIL**DATE:** 04/06/09**REPORT****TO:** ENVIRONMENT & INFRASTRUCTURE
COMMITTEE/OPEN A**APPROVED:** DC**FROM:** GENERAL MANAGER INFRASTRUCTURE**APPROVED:** DL**REPORT NO:** 09TS0090 DC**APPROVED:** LC**COMMON NO:** 316857**SUBJECT:** SMITH STREET EAST CONNECTION - PROGRESS UPDATE.**ITEM NO: 10.3****SYNOPSIS:**

The Northern Territory Government are undertaking an upgrade of the pedestrian walkway from Bennett Street of the suspended walkway over Hughes Avenue in order to provide a connection between the CBD and the Waterfront development.

Council has previously approved concept plans and has been engaged in consultations with the Northern Territory Government and principal contractor (Macmahon Constructions) as a primary stakeholder and have endeavoured to accommodate the relatively narrow construction timeframes available. Construction is scheduled for completion in November 2009.

This report provides Council with an update on progress of the project.

GENERAL:**Construction**

Construction of stage 1 of the project began on Monday 27 April 2009 **Attachment A** shows elements of Stage 1. Council has had significant input on and resolved a number of issues including:

- Design;
- Standard pavement treatment;
- Traffic management;
- Disability access – Clarification that ALL works including cross-overs and pavements to be compliant with Disability code and be certified;
- Spare conduit for future services;

PAGE: 2
 REPORT NUMBER: 09TS0090 DC
 SUBJECT: SMITH STREET EAST CONNECTION - PROGRESS UPDATE.

- Colour palette – received 1 June 2009. See **Attachment B**. A reference booklet produced by the Northern Territory Government will be circulated at the meeting.

Outstanding issues for Council input:

- Street tree pit design – 3 options were proposed subject to further discussion. Location (total of approximately 10 – 15 trees) to be finalised subject to parking bay details;
- Interpretive pavement treatment or 'Rents' –to be finalised in conjunction with the Public Art element;
- Public art – to be progressed by the Art working group for this project and will be subject of future updates;
- Lighting – A lighting engineer has assessed the balance of lighting from the proposed LED up lighting and the P2 public lighting. Elements have been approved;
- Finalisation of parking detail – currently being finalised.

Council staff will continue to liaise with the Northern Territory Government and Macmahon to ensure appropriate design inclusions and approvals are implemented as construction proceeds.

Development Agreement

Council has been progressing the finalisation of an agreement with the Northern Territory Government relating to this project as specified in previous Report Number 09TS0024. The agreement has a number of outstanding issues relating to ongoing costs.

The Chief Executive Officer of Department Planning Infrastructure Mr Richard Hancock has written to Council with a proposal regarding the maintenance arrangements for the Waterfront/Smith Street East Connection. (**Attachment C**)

Council officers have requested that independent analysis of whole of life costs be undertaken. This work is proceeding at present in partnership with the Northern Territory Government.

It will be recommended that Council not agree to any maintenance proposals until it receives and considers the whole of life cost analysis currently being undertaken. Furthermore that the Northern Territory Government be advised that they will be responsible for all maintenance and other works associated with the project until an agreement is reached with Council.

FINANCIAL IMPLICATIONS:

Nil for construction. Costs can be accommodated within 2009/2010 when gifted to Council.

PAGE: 3
 REPORT NUMBER: 09TS0090 DC
 SUBJECT: SMITH STREET EAST CONNECTION - PROGRESS UPDATE.

STRATEGIC PLAN IMPLICATIONS:

The issues addressed in this Report are in accordance with the following Goals/Strategies of the Darwin City Council 2008 – 2012 as outlined in the 'Evolving Darwin Strategic Directions: Towards 2020 and Beyond':-

Goal

- 1 Achieve Effective Partnerships and Engage in Collaborative Relationships

Outcome

- 1.1 Improve relations with all levels of Government

Key Strategies

- 1.1.4 Play a strategic role in the planning and developmental processes that impact Darwin

LEGAL IMPLICATIONS:

NIL

ENVIRONMENTAL IMPLICATIONS:

NIL

PUBLIC RELATIONS IMPLICATIONS:

Significant as the site is highly visible and will represent primary pedestrian thoroughfare from the CBD to the Waterfront and Wharf.

COMMUNITY SAFETY IMPLICATIONS:

NIL

DELEGATION:

NIL

CONSULTATION:

Chief Executive Officer
 Senior Technical Officer – Parks and Reserves
 Manager Infrastructure Projects
 General Manager Projects
 Capital Works (Landscaping) Co-ordinator

PAGE: 4
 REPORT NUMBER: 09TS0090 DC
 SUBJECT: SMITH STREET EAST CONNECTION - PROGRESS UPDATE.

PROPOSED PUBLIC CONSULTATION PROCESS:

Currently being managed by the Northern Territory Government through their Project Manager.

APPROPRIATE SIGNAGE

Currently being managed by the Northern Territory Government through their Project Manager.

RECOMMENDATIONS:

THAT it be a recommendation to Council:-

- A. THAT Report Number 09TS0090 DC entitled Smith Street East Connection - Progress Update, be received and noted.
- B. THAT Council write to the Northern Territory Government advising that until it receives and fully considers the independent analysis being undertaken on the whole of life costs for the Smith Street East Connection, it will not consider the Governments proposal outlined in correspondence dated 7 May 2009, **Attachment C** to Report Number 09TS0090 DC and that all maintenance and operating activities will remain the Government's responsibility until an agreement to Council's satisfaction is reached.

DROSSO LELLEKIS
MANAGER INFRASTRUCTURE
PROJECTS

LUCIO CERCARELLI
GENERAL MANAGER
INFRASTRUCTURE

Any queries on this report may be directed to Drosso Lelekis on 89300414

ENCL: YES

DARWIN CITY COUNCIL
REPORT

DATE: 05/06/09

TO:	ENVIRONMENT & INFRASTRUCTURE COMMITTEE/OPEN A	APPROVED: BS
FROM:	GENERAL MANAGER INFRASTRUCTURE	APPROVED: PL
REPORT NO:	09TS0083 BS:cb	APPROVED: LC
COMMON NO:	1524027	
SUBJECT:	ALFRESCO DINING DECK OVER ROAD RESERVE APPLICATION NIRVANA RESTAURANT LOT 2781 (14) DASHWOOD CRESCENT, DARWIN	

ITEM NO: 10.4**SYNOPSIS**

Approval is sought from the Nirvana Restaurant to construct a deck over Council's road reserve adjacent to Lot 2781 (14) Dashwood Crescent. The proposed deck will be built from the property boundary out towards Dashwood Cres, and will over look the Gardens Golf Links (refer **Attachment A**).

This report examines the proposal and recommends that Council approves the application subject to conditions, and provides permission to the applicant to apply to the Development Consent Authority (DCA) for approval through the planning process.

GENERAL

The restaurant is located in the Smith Street Shopping Centre and backs onto Dashwood Crescent. Dashwood Crescent has a 1.5m pedestrian footway directly adjacent to the kerb line.

The proposal is for a 3.3m wide by 13.55m long alfresco dining deck having a total area of 44.71m², all of which will be built over Council road reserve. The deck will be built out level from the existing premises and will be approximately 0.6m above existing ground level adjacent to the footway.

At either end of the deck the applicant has proposed planter boxes. There is a 1.9m wide section (6.27m²) adjacent to lot 5577 (140) Smith Street, and a 0.725m section (2.4m²) at the opposite end of the deck (Daly St).

There is a total of 53.4m² of road reserve in this application. Access to the deck will be only through the restaurant itself and not off Dashwood Crescent.

Development Application

A Development Permit will be required for this dining area. Therefore this report includes a recommendation for Council as owner of the Road reserve, to authorise the applicant to submit a Development Application based on this proposal.

Issues

In an effort to facilitate the process moving in a forward and positive direction the recommendations of this report are structured to give approval in principle provided outstanding issues are resolved and obtaining relevant approvals and granting approval as the land owner for a Development Application being submitted to the Development Consent Authority so the planning process can begin.

2 Metre Pedestrian Access

The plans demonstrate that the proposed decked area is 3.3m over Council land and allows the required 2m pedestrian access along Dashwood Crescent. A site visit confirmed a curve in the roadway adjacent to the proposed deck reducing the pedestrian access adjacent to Lot 5577 to 1.7m.

Discussions with the applicant has resulted in a reduction of the size of the deck to maintain the 2m pedestrian access along Dashwood Crescent as required by Council policy. These plans will be forwarded to Council during the planning approval process.

Noise

Located adjacent to these premises, on Lot 5577 (140) Smith Street is a high density residential apartment block (refer **Attachment B**). During initial discussions the concern of the noise generated from the external alfresco area was raised. The applicant has proposed to place large mature and dense vegetation in the planter boxes to ensure privacy.

The applicant has also stated that both the Council and Liquor Licensing Commission require zero noise complaints and will, if necessary or able to, erect a solid structure to ensure this condition is met.

Further discussions on the noise aspect of this application will be dealt with by Council and the Development Consent Authority during the planning and alfresco dining permit process. The planning process will provide the residents in the adjoining apartment block an opportunity to comment on the proposal and issue such as noise.

CORPORATE PLANNING IMPLICATIONS:

The applicant will need to enter into an agreement with Council to use Council's road reserve for the purpose of alfresco dining. This agreement will require a yearly fee which is a cost per square metre of the total area situated on Council's road reserve. This report seeks a delegation from Council to the Chief Executive Officer to determine a suitable lease rate and conditions for this alfresco dining area.

FINANCIAL IMPLICATIONS:

All costs resulting from this application would be borne by the applicant.

STRATEGIC PLAN IMPLICATIONS:

The issues addressed in this report are in accordance with the following goals/strategies of the Darwin City Council 2008 – 2012 as outlined in the 'Evolving Darwin Strategic Directions: Towards 2020 and Beyond':-

Goal

- 1 Achieve Effective Partnerships and Engage in Collaborative Relationships

Outcome

- 1.1 Improve relations with all levels of Government

Key Strategies

- 1.1.1 Effectively engage with Territory and Australian Government officials, particularly in the Darwin region.
- 1.1.4 Play a strategic role in the planning and developmental processes that impact Darwin.
- 1.1.5 Influence Government and developers to develop sustainable projects which reflect Darwin's lifestyle.

LEGAL IMPLICATIONS:

This issue is not considered confidential.

ENVIRONMENTAL IMPLICATIONS:

Not assessed.

PUBLIC RELATIONS IMPLICATIONS:

Not assessed.

COMMUNITY SAFETY IMPLICATIONS:

The proposed alfresco dining area is not expected to create an unsafe pedestrian or dining environment. The alfresco area will need to be managed in accordance with the Liquor Licence conditions and in accordance with the alfresco area agreement.

The design of the alfresco area appears to ensure adequate sight lines, physical separation from the road and unimpeded pedestrian access.

DELEGATION:

To the Chief Executive Officer.

CONSULTATION:

Manager Business Services
Team Leader Development
Strategic Town Planner

PROPOSED PUBLIC CONSULTATION PROCESS:

Public consultation will be undertaken by the Development Consent Authority during the planning process.

APPROPRIATE SIGNAGE

Not applicable.

RECOMMENDATIONS:

THAT it be a recommendation to Council:-

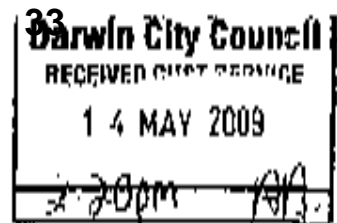
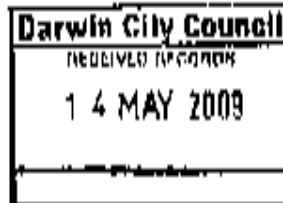
- A. THAT Report Number 09TS0083 entitled Alfresco Dining Deck Over Road Reserve Application - Nirvana Restaurant, Lot 2781 (14) Dashwood Crescent, Darwin, be received and noted.
- B. THAT Council approves the construction of the alfresco dining deck adjacent the Nirvana Restaurant along Dashwood Crescent, subject to;
 - (i) the applicant supplying all relevant plans, and engineering details and approvals to the satisfaction of the General Manager Infrastructure;
 - (ii) The applicant providing Council with a Development Permit for the alfresco dining area.
- C. THAT Council, provide authorisation to the applicant allowing for the lodgement of a development application to the development consent Authority for the construction of an alfresco dining deck within Council's Road Reserve, namely Dashwood Crescent, Darwin.

- D. THAT Darwin City Council pursuant to Section 32 (2) of the Local Government Act 2008 hereby delegates to the Chief Executive Officer for the time being the power to determine the terms and conditions of the proposed alfresco dining deck lease, which will be in line with all current alfresco dining permits in the CB Zone.

PETER LINDWALL
STRATEGIC TOWN PLANNER

LUCCIO CERCARELLI
GENERAL MANAGER INFRASTRUCTURE

Any queries on this report may be directed to Brian Sellers on 89300683.



Nirvana Restaurant
6 DASHWOOD CRESC
DARWIN

2 April, 2009

To Whom It May Concern,

I am writing to apply to extend the licensed boundary of Nirvana Restaurant situated at 6 Dashwood Crescent, Darwin to include an alfresco dining area as laid out in the attached drawings. This alfresco area would incorporate the pathway and a portion of the verge belonging to Darwin City Council. As you can see in the designs the alfresco area is to be constructed as a raised deck with entrance from the restaurant itself and not off Dashwood Crescent. It is constructed and designed with improving not only the facility of the restaurant but with overall aesthetics in mind. In the dry season the Northern Territory's weather is amongst the world's best with scenic sunsets and cool breezes. Many venues' service and overall perception have been greatly improved by the introduction of alfresco dining and although we are not situated on a main street the views over the Gardens Park Golf course is very pleasant in the evenings.

Furniture for the proposed alfresco area

It is our intention not to fix any tables and chairs to the alfresco area rather have them able to be moved to incorporate different seating arrangements. All furniture would be packed and secured at the end of each night's trade. Below indicates the type of furniture to be utilized. The table bases would be folding for ease of storage with poly-resin hard tops in a wood grain finish to match the décor of the existing restaurant style.

UDDERBAND

Code
Type
Material/Finish
Price
Quantity/Requirement
Notes
Quantity of Furniture
Warranty



SILVERN BRIGADE

Code
Type
Material/Finish
Price
Quantity/Requirement
Notes
Quantity of Furniture
Warranty



Dimensions of area

As indicated on the attached drawings, the dimensions of the area are 330 x 1355 with an additional 2625mm allocated for planter boxes. The square footage of patron use would be 4471. The height of the proposed deck would be a minimum of 600mm to accommodate access from the existing building. There would be a 2 meter pedestrian access from the edge of the deck to the road in the form of the existing footpath. The deck would be surrounded on the edge by a hardwood hand rail and access to the deck including disabled access would be through the existing restaurant whose entrance is on Smith St. The material used and the method of fixing is included in the design drawings complying with NT Building regulations and the building code of Australia. Attached is also a letter of approval from Margaret On, the land owner of the existing restaurant giving consent to our proposed idea.

Enclosures

There will be no additional enclosure over the proposed area except for the shop front awning that exists on the Nashwood Crescent side.

Planter Boxes

On each side of the deck would be painted black planter boxes with potted plants to enhance the physical look of the area. On the right side as you look at the deck the planter box would be wider (1900) to assist in controlling privacy in relation to the high density residential premises next door. Large mature and dense plants will be planted to block all views and possible noise from that side of the deck. We are also open to the suggestion of erecting a solid structure if the council deemed it necessary.

Toilets and Car parks

The toilets to service the proposed deck area would be the existing toilets of the restaurant which have recently been upgraded to accommodate the new area. It is our intention to stop meals serving in our courtyard which is on the Smith St side of the venue and readjust the seating to use this new proposed area. Effectively we are not really increasing our seating capacity rather just offering a new and improved service to our diners in the form of outdoor al fresco dining with a view and more breeze, an idea that has been well received when discussed.

Noise Management

Although ambient music will be played to the diners of the al fresco area it will be managed as to not draw noise complaints from any of the surrounding neighbours. Understandably it is a restaurant dining area with certain expectations from our clientele such as background music as expected in a restaurant and not a pub or nightclub. The side of the area adjacent to the apartment blocks will have be blocked from view with foliage to ensure privacy from both sides and to stop any noise pollution. It is our aim to enhance the area and the service we provide to our neighbours and not to hinder it. Failing our unlikely ability to do this NT Licensing would require that action be taken to ensure zero noise complaints.

Insurance

Our current public liability policy for the restaurant of \$20m would be extended to include the new area listing Darwin City Council as an interested party.

Hours of operation

Currently Nirvana trades Monday to Saturday from 6pm till late with most diners leaving their tables by 11pm. We intend to continue our trading hours as is with the possible addition of Sundays as the dry season approaches.

Maintenance of proposed al fresco area

The new area will be maintained and cleaning as per the existing restaurant with all rubbish being removed as per our waste disposal agreement with contractors. No disposable cutlery or crockery will be used in the area.

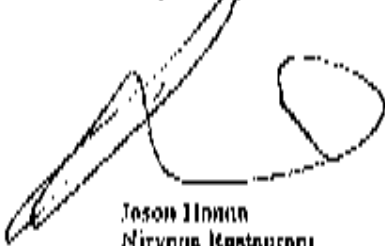
Liquor license for al fresco dining area

We intend with your permission to extend the boundary of our liquor license to include the new al fresco dining area operating under current restaurant liquor laws pertaining to council owned dining areas.

Summary

Nirvana Restaurant has been operating for the past 14yr and has been awarded many accolades including multiple Gold Plate Winner NT for Best Asian Restaurant, Jack Daniel Music Award for NT Best Live Venue, NT Hotels Association for Best Restaurant. The building itself was once the Bronghai, one of Darwin's first restaurants and a piece of Darwin's history. Its old world charm makes it the only venue of its kind in the Darwin CBD, away from the busy bustle of the trendy social scene of Mitchell St. The introduction of al fresco dining on the newly refurbished Deckwood Crescent would allow us to give a new dimension in service that people come to Darwin to experience, the outdoor tropical lifestyle. I look forward to this new addition and to the next 14 yrs. I can be contacted on 0414 869 297 to discuss this application.

Respectfully Yours



Jason Hinnen
Nirvana Restaurant
Proprietor

Planning Act

Application for Development Permit - section 46

1. LAND INFORMATION**LOCATION OF PROPOSED DEVELOPMENT**Town/t hundred/locality: **DARWIN**Parcel Number(s) and/or Unit number: **LOT 2781**

LTO Plan:

Number and Street Name: **14, IRISWOOD PLACE**Zone: **CB****LAND OWNER INFORMATION**

Is the applicant the land owner?

YES ☒ NO ☐Owner's name(s): **MARGARET ON**Postal address: **GPO BOX 311****DARWIN NT 0801**

Attach owner's authorisation if applicant is not the land owner

SEE ATTACHMENT GUIDE FOR FURTHER INFORMATION

ATTACHMENT A
ONE (1) COPY**2. APPLICANT INFORMATION****APPLICANT**

ILIS Customer no. (if known):

Company name (if applicable): **THE SCREW DRIVE PARTY CLUB P/L**ABN or ACN (if applicable): **TRADING AS NIKKAW RESTAURANT**Title: ☒ Mr ☐ Mrs ☐ Miss ☐ Ms ☐ Dr ☐ Other:Family name(s): **HANNA**Given name(s): **JASON MARK**

Preferred name(s):

Postal address: **66 ROSS SMITH AVE
PARAP.**Telephone no. (business hours): **0414 869 297**Facsimile no.: **0941 1413**

E-mail address:

CONTACT PERSON FOR FURTHER INFORMATION (OR WRITE 'AS ABOVE')

ILIS Customer no. (if known):

Company name (if applicable): **AS ABOVE**

ABN or ACN (if applicable):

Title: ☐ Mr ☐ Mrs ☐ Miss ☐ Ms ☐ Dr ☐ Other:

Family name(s):

Given name(s):

Preferred name(s):

Postal address:

Telephone no. (business hours):

Mobile no.:

Facsimile no.:


E-mail address:

NOTE:**ALL CORRESPONDENCE
WILL GO TO THE PERSON
AND ADDRESS INDICATED
HERE.**


3. DEVELOPMENT / PROPOSAL

EXISTING LAND USE
<u>RESTAURANT</u>
BRIEF DESCRIPTION OF DEVELOPMENT/PROPOSAL
<u>ADDITION OF A DECK FOR THE PURPOSE OF AN ALFRESCO DINNING AREA.</u>
Value of works (excluding land): <u>\$ 80,000</u>
VARIATIONS SOUGHT


4. STATEMENT OF EFFECT OF USE OR DEVELOPMENT PROPOSAL

SEE ATTACHMENT GUIDE FOR FURTHER INFORMATION	ATTACHMENT B TEN (10) COPIES 
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5. DIMENSIONED PLANS

SEE ATTACHMENT GUIDE FOR FURTHER INFORMATION	ATTACHMENT C TEN (10) COPIES 
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6. SUBDIVISION / CONSOLIDATION

Site area (m ²):		
Number of existing lots:		
Number of lots to be created:		
Existing buildings on site:	YES/NO	
If YES, attach statement of compliance of existing building(s) with the Building Act following subdivision/consolidation.		
SEE ATTACHMENT GUIDE FOR DETAILED INFORMATION		ATTACHMENT D ONE (1) COPY 

7. APPLICANT TO SIGN AND/OR AFFIX SEAL

The application is complete and all required documentation is attached.	
Signature(s)	Date
	

10/5/2008

Department of Planning & Infrastructure
 Development Consent Authority NT
 G.P.O Box 1680
 Darwin, NT 0801

Dear Sir / Madam,

Please find attached statement relating to the development consent to add an alfresco dining area to the existing Nirvana Restaurant at Lot 2781 Dashwood Place, Town of Darwin. Which is zoned CB Central Business in accordance with Section 46 of the Planning Act.

In relation to Section 46(3) a: An assessment demonstrating how the proposed development will comply with any planning scheme that applies to the land:

6.3 General Height control

The proposal is single storey and does not exceed the maximum height control of the CBD.

6.5.1 Site Car Parking for Land Zone CB

Existing Restaurant	384.25 m ²	3 for every 100 m ²
Existing Courtyard	104.98 m ²	3 of every 100 m ²
New Alfresco dining area	47.44 m ²	3 of every 100 m ²
	536.67 m ²	17 parks required

Total existing parks on site is 34

As the Restaurant only operates in the evenings, the parking spaces are adequate to suit the needs of the site.

6.6 Loading Bay

The site has 2 x Unloading / Loading bays, which is adequate for the site.

8.2 Commercial Developments in Zones CB

The proposed alfresco dining area will add variety and interest to the existing streetscape, which will offer the patron's views over the Botanical Gardens. The concept is consistent with other developments in the Darwin CBD.

Development Application section 46 Planning Act

In relation to 46(3) (b): An assessment demonstrating how the proposed development will comply with an interim development control order, if any applying to the land:

Not applicable.

In relation to 46(3) (c): If a public environmental report or an environment impact statement has been prepared or is required under the Environmental Assessment act in relation to the proposed development a copy of the report or statement and the results of any assessment of the report or statement under that act by the minister administering that act.

Not applicable.

In relation to 46(3) (d): An assessment demonstrating the merits of the proposed development:

As the proposal will increase the net floor area, consent is required under the planning scheme however;

- The site is zoned CB Central Business, and has an existing Restaurant operating on site. Existing car parking space is sufficient, refer to 46(3) (a) and the site plan.
- The proposed alfresco dining area will add variety and interest to the existing streetscape, which will offer the patron's views over the Botanical Gardens, the concept is consistent with other developments in the Darwin CBD
- The property owner and the lease operator of the Restaurant will enter into an agreement with the Darwin City Council to construct the deck over the Council land up to the existing pathway. (Refer to said agreement attached).

In relation to 46(3) a: A description of the physical characteristics of the land and a detailed assessment demonstrating the land's suitability for the purposes of the proposed development and the effect of the development on the land and other land.

The site and adjoining sites are zoned for the purpose of CB Central Business. The land is level from the main entrance (south side) and has a slight taper of approx 400mm towards the rear of the property on the Northern end. Most of the site has been sealed with bitumen and has good drainage and landscaping, no imported fill appears to be on site. The rear of the property (proposed location of the deck) lacks landscaping and street appeal. These issues have been addressed in the proposal.

In relation to 46(3) f: A statement specifying the public facilities or open public space available in the area in which the land is situated, whether land for public facilities or open public space is to be provided by the developer and whether it is proposed that facilities or open space be developed by the developer;

Not applicable, as the immediate area is mainly set aside for CB zoned lots.

Development Application section 46 Planning Act

In relation to 46 (3) g: A statement specifying the public utilities or infrastructure provided in the area in which the land is situated, the requirement for public facilities and services to be connected to the land and whether public utilities or infrastructure are to be provided by the developer or land is to be provided by the developer for the provision of public utilities or infrastructure.

Existing infrastructure is in-place to service the Restaurant; no new infrastructure will be required for the proposed development.

46(3) h: An assessment on the potential impact on the existing and future amenity of the area in which the land is situated:

The land is situated amongst other similarly zoned lots; no adverse impact is envisaged as the proposal is on a designed that is common within the surrounding area.

46(3) j: An assessment on the benefit or detriment to the public interest of the development:

We believe that the proposal displays merit as a functional addition to the existing development, and that it will compliment the existing Restaurant and add street appeal. As the development is of a single storey construction, no adverse impact will be imposed on the streetscape or impose overlooking of adjoining properties.

Yours Faithfully,

Jason Hanna

13/5/05

GUIDE TO ATTACHMENTS

DEVELOPMENT APPLICATION

The following information is provided to assist with the preparation of a development application and contains information on the content and the required number of copies of each attachment.

NOTE: TEN (10) COPIES OF THE APPLICATION FORM MUST BE PROVIDED IN ADDITION TO THE ATTACHMENTS LISTED BELOW.

ATTACHMENT A - OWNER'S AUTHORIZATION

ONE (1) COPY REQUIRED

If the land is owned by more than one person or company, written authorisation must be obtained from each person or company named on the title.

If the land is owned by a company or body corporate, written authorisation must be obtained from the company director/s (under company seal) or from the body corporate.

ATTACHMENT B - STATEMENT OF EFFECT OF USE OR DEVELOPMENT PROPOSAL

TEN (10) COPIES REQUIRED

Development applications made under section 46 of the *Planning Act* require the applicant to provide a statement describing the effect of a proposed use or development proposal. The statement should be detailed and should address, but need not be limited to, those matters raised in section 46 of the *Planning Act*.

Applicants are advised that a consent authority to which an application has been made under section 46(1) may reject an application without further consideration if it does not address the matters specified in 46(3).

Brief summaries of these requirements are listed here for guidance. Note that 'development' below is used in the wider context of its definition in terms of the Act.

SECTION OF THE PLANNING ACT	MATTER TO BE ADDRESSED IN APPLICATION
46(3)(a)	an assessment demonstrating how the proposed development will comply with any planning scheme that applies to the land;
46(3)(b)	an assessment demonstrating how the proposed development will comply with an interim development control order, if any, applying to the land;
46(3)(c)	if a public environmental report or an environmental impact statement has been prepared or is required under the <i>Environmental Assessment Act</i> in relation to the proposed development - a copy of the report or statement and the results of any assessment of the report or statement under that Act by the Minister administering that Act;
46(3)(d)	an assessment demonstrating the merits of the proposed development;
46(3)(e)	a description of the physical characteristics of the land and a detailed assessment demonstrating the land's suitability for the purposes of the proposed development and the effect of development on that land and other land;
46(3)(f)	a statement specifying the public facilities or public open space available in the area in which the land is situated, whether land for public facilities or public open space is to be provided by the developer and whether it is proposed that facilities or open space be developed by the developer;
46(3)(g)	a statement specifying the public utilities or infrastructure provided in the area in which the land is situated, the requirement for public facilities and services to be connected to the land and whether public utilities or infrastructure are to be provided by the developer or land is to be provided by the developer for the provision of public utilities or infrastructure;
46(3)(h)	an assessment of the potential impact on the existing and future amenity of the area in which the land is situated;
46(3)(i)	an assessment of the benefit or detriment to the public interest of the development.

Application Form 5.16 - Development Application

Updated September 2017

ATTACHMENT C - DIMENSIONED PLANS

TEN (10) COPIES REQUIRED AT NO GREATER THAN A3 SIZE

NOTE: Where original plans have been prepared at a size larger than A3, two (2) additional sets of plans at the original size are required.

Dimensioned plans are required as part of this application. Depending upon the complexity of the development application, or if you are having difficulty understanding these requirements, it may be in your best interests to engage a design professional to assist you in the preparation of your application or to prepare it on your behalf.

If you consider some of the following information is unnecessary due to the nature or location of the particular development, the information may be omitted from your application. Department of Planning and Infrastructure staff will then decide whether the information is required in order to assess the application.

PLANS SHOWING THE INFORMATION INDICATED BELOW ARE REQUIRED:

DEVELOPMENT / BUILDING WORKS PROPOSALS	
A site plan at a legible scale, not less than 1:500, showing the following information:	
1	The north point, area of the existing parcel and boundary dimensions.
2	Existing and proposed buildings and their distance from lot boundaries.
3	Any existing and proposed easements, subdivisions and services.
4	Vehicle access points.
5	Proposed surfacing of parking areas, driveways, vehicle turning areas and loading areas (locations and dimensions).
6	Landscape and open space areas including types of planting, details of screening and/or fencing (locations and descriptions).
7	The proximity of adjoining buildings and their uses.
8	The location of any bores on the subject property and adjoining land.
9	The location of any proposed and/or existing effluent disposal systems on the site.
Floor layout plans at a scale not less than 1:200, showing:	
1	Dimensioned floor plans of existing and proposed buildings showing layout, partitioning, room sizes, uses.
2	A schedule stating the total area of each component use in the building, the total floor area and percentage of site cover.
Elevations and sections at a scale not less than 1:200, showing:	
1	All elevations of buildings, indicating finished floor levels, existing and finished ground levels and external finishes.
2	Sufficient cross-sections and longitudinal sections to show the relationship between structures and their respective heights.

PROPOSALS TO SURDIVIDE OR CONSOLIDATE	
Plans should be at a legible scale, typically between 1:500 and 1:10 000 and show the following information:	
1	The north point, area of the existing parcel and boundary dimensions.
2	Approximate area of each of the proposal parcels.
3	Existing buildings, bores and other improvements on site and on adjoining properties, in relation to lot boundaries.
4	Contours at not greater than 2 metre intervals, flood lines, tidal surge lines, swampy lines and other natural features.
5	Land uses.
6	Consolidated land (ie, subject to waterlogging), with slope exceeding 5%, rock outcrops or pavement.
7	Areas or sites of conservation, cultural or heritage significance.
8	Existing subdivisions, services, easements and reserves.
9	Proposed subdivisions, services, easements and reserves.
10	Dimensions and bearings of proposed lot boundaries and marks.

**NORTHERN TERRITORY OF AUSTRALIA
BUILDING ACT 1993
SECTION 40 CERTIFICATE OF COMPLIANCE**

Certificate no: 00361-2007-8-1.

Name: JAYA KOIRALA

Building Practitioners Registration Number: 14510ES.

Category of Practitioner: Structural engineer (Cyclonic and Non-cyclonic)

Lot Number: 278)

Street: SMITH STREET

Location: DARWIN

Town: DARWIN NT

DESIGN - CONSTRUCTION (delete as appropriate)

Description of Works:

STRUCTURAL:

PROPOSED DECK TO AL FRESCO DINING AREA.

*Documents Attached: (to include Schedule of inspections):

DRAWINGS # 636: SHEETS 1 OF 4 UP TO 4 OF 4 - 4 SHEETS

*Class of Building: A

*Type of Construction: N/A

*Regional Basic Design Wind Velocity: V_r 77 m/s. ultimate
 T_r 1/2000

*Terrain Category: 2.5

*Internal Pressure Co-efficient: C_{pi} = +0.7, -0.65

*Safe Foundation Bearing Capacity: 150 KPa (assumed)

*Complete or attach if appropriate)

Comments/Exclusions

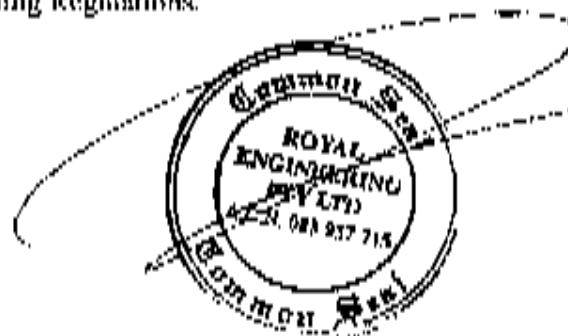
Exclusions to this Certificate must be clearly identified.

- Inspections to be carried out: footings, floor frames, connections, hold-downs and final;
- This certificate to be read in conjunction with Section 40 Builder's declaration certificate;
- Other existing structures excluded

CERTIFICATION

We certify that reasonable care has been taken to ensure the structural engineering aspects of the works described have been **designed** in accordance with the requirements of the Building Code of Australia and the Northern Territory Building Regulations.

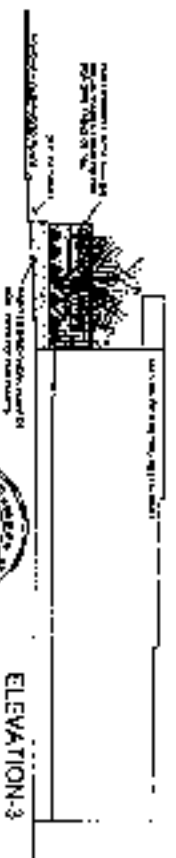
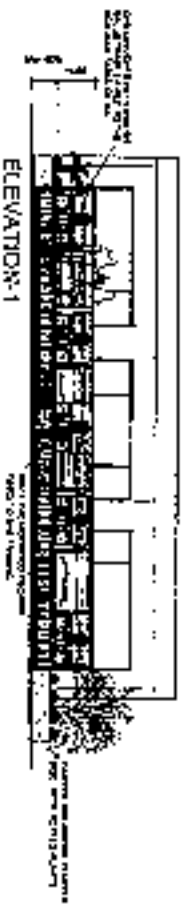
Signature



Date: 9/05/2008.

Certificate no: 00361-2007-8-1.

ORIGINAL



Royce E. Jennings P.E. Ltd.
 Consulting Engineers
 10101 W. Highway 101
 Suite 101
 Raleigh, NC 27617

Subject to Building Approval
 Date: 08/08/2018
 License No. 271132
 State of North Carolina
 Professional Engineer

DEVELOPMENT SUBMISSION
 AT LOT 2761 DASHWOOD PL DARWIN

1:17 24/08/2018
 Date: 24/08/2018
 17/08/2018

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Concluding Remarks

7461071
E341471

OT 2781 DASIMWOOD PL DARWIN

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ENCL: YES

DARWIN CITY COUNCIL

DATE: 07/05/09

REPORTTO: ENVIRONMENT & INFRASTRUCTURE
COMMITTEE/OPENA

APPROVED: LC

FROM: GENERAL MANAGER INFRASTRUCTURE

APPROVED: KS

REPORT NO: 09TS0069KS:nh

COMMON NO: 1559767

SUBJECT: MILKWOOD TREE REMOVAL FROM BI-CENTENNIAL PARK,
THE ESPLANADE**ITEM NO: 10.5****SYNOPSIS:**

A significant *Alstonia Actinophylla* (Northern Milkwood) located in Bi-Centennial Park, The Esplanade (**Attachment A**) has been identified to be in decline. The tree is displaying noticeable signs of decay in the basal collar is a concern to staff. The tree has substantial deterioration at the root crown basal flare which means the tree is not securely anchored to the ground through a root structure. What used to be a root structure has decayed and separated from the trunk of the tree.

The tree is considered a public risk issue given the location adjacent to a major public thoroughfare and removal is recommended.

GENERAL:

During routine maintenance of tree assets within Bi-Centennial Park substantial deterioration of the root crown basal flare of a large Milkwood tree was noticed. Further testing and arboricultural analysis was undertaken to ascertain the extent of deterioration and to manage the risk of the tree failing.

The tree a Northern Territory Milkwood, is significant in size and age. Similar species exist in Bi-Centennial Park of similar size and age. The tree is not on a significant tree or Heritage register.

Council arboricultural staff along with a contractor performed a bore test to gain a more accurate assessment of the extent of the decay in the root collar. Boring into the dead section of root crown/basal flare at two separate locations to a depth of 400mm was undertaken. No living tissue was found in any part of the extracted samples. These samples contained no moisture or photosynthate (food source in the form of liquid cellulose), and appeared decayed and corky, which indicates that it is dead timber.

PAGE: 2
 REPORT NUMBER: 09TS0069KS:nh
 SUBJECT: MILKWOOD TREE REMOVAL FROM BI-CENTENNIAL PARK,
 THE ESPLANADE

The first drill also indicated the presence of a cavity, approximately 120mm in from the outside edge of the trunk. This was confirmed by the Arborists physically putting their hands in underneath the decayed root crown/collar, and could feel a void in the timber.

A third sample bore was conducted through the area of active cambium growth (living plant tissue), to ascertain the depth of living tissue over the decayed tissue. The area of living tissue was less than 100mm thick, which after this depth the core samples again showed evidence of decaying dead timber. These core samples indicate that an approximate of 85% of the Root Crown/Basal Flare is dead timber, with only approximately 15% remaining functional for translocation of water, minerals and nutrients throughout the tree. This amount of decay located in an area of high structural importance is the single most significant factor to consider regarding the trees health and viability. The trees ability to anchor itself securely into the ground is severely reduced due to this decay.

Council has undertaken all reasonable care and action in an attempt to save the tree and minimise public risk. This has included severe pruning. When compared to similar trees in the area the amount of pruning and canopy reduction is clear (refer **Attachment B**).

Although it is impossible to predict how long the tree may continue to stand, there is significant risk and high likelihood the tree will fall.

There are also other factors as noted in the Tree Hazard Identification which include:

- A live crown ratio of approximately 50% due to substantial crown reduction pruning and crown raising, and Mistletoe removal pruning.
- Poor wound wood development in some areas.
- Significant target areas including pedestrian, recreation, landscape, hard scape and small features.
- The location of the tree is a frequently used site by the general public.
- Has signs of root rot and severe root crown decay.
- Buttress/Basal Flare seems to have been wounded from events possibly including, continued cambial damage from careless whipper snipping, and anecdotal evidence that many years ago the tree was used for social events where a chain was wrapped around the tree as an anchor for children's pony rides. The ponies would walk around the tree with the chain being dragged around the base.
- High potential of root failure.
- High Hazard Rating.

A number of photos (**Attachment C**) were taken to highlight the signs and symptoms used in the assessment of the tree by the Arborists, and the core samples have been kept.

PAGE: 3
 REPORT NUMBER: 09TS0069KS:nh
 SUBJECT: MILKWOOD TREE REMOVAL FROM BI-CENTENNIAL PARK,
 THE ESPLANADE

In consultation with the Senior Arborist and other Council staff, it is recommended this tree be removed and replaced. Given the size of the tree and location to infrastructure i.e. pathway, the erection of a barrier fence to manage the risk to the public is not considered viable as the tree is in decline and will require removal. A bench seat has already been removed to dissuade people from sitting or gathering beneath the tree. A fence or barrier may be too unsightly for the location.

FINANCIAL IMPLICATIONS:

Removal including stump grind and replacement tree: \$15,000.

Install barrier fence, divert pathway, remove existing tree and install replacement tree at a later date: \$55,000.

STRATEGIC PLAN IMPLICATIONS:

The issues addressed in this Report are in accordance with the following Goals/Strategies of the Darwin City Council 2008 – 2012 as outlined in the 'Evolving Darwin Strategic Directions: Towards 2020 and Beyond':-

Goal

2 Enhance Darwin's Active, Positive and Flexible Lifestyle

Outcome

2.1 Improve urban enhancement around Darwin

Key Strategies

2.1.1 Manage and maintain the municipal landscaping and infrastructure to a standard that meets community needs

LEGAL IMPLICATIONS:

Nil.

ENVIRONMENTAL IMPLICATIONS:

Replacement tree will replace the loss of biodiversity in time.

PUBLIC RELATIONS IMPLICATIONS:

There is no doubt the potential exists for significant debate around the removal of the tree, however the major consideration remains to be the risk to the community and the potential for serious injury or death.

PAGE: 4
 REPORT NUMBER: 09TS0069KS:nh
 SUBJECT: MILKWOOD TREE REMOVAL FROM BI-CENTENNIAL PARK,
 THE ESPLANADE

COMMUNITY SAFETY IMPLICATIONS:

Community safety can only be assured through removing the tree or removing people from the fall zone around the tree.

DELEGATION:

Nil.

CONSULTATION:

Urban Forest Management team
 Parks and reserves staff
 Infrastructure Management staff

PROPOSED PUBLIC CONSULTATION PROCESS:

Recommended consultation process would be to advise residents of the Esplanade between Knuckey and Peel Streets, by letter drop and publishing advice in the press.

APPROPRIATE SIGNAGE

Signage would be required if a fence or barrier was installed.

RECOMMENDATIONS:

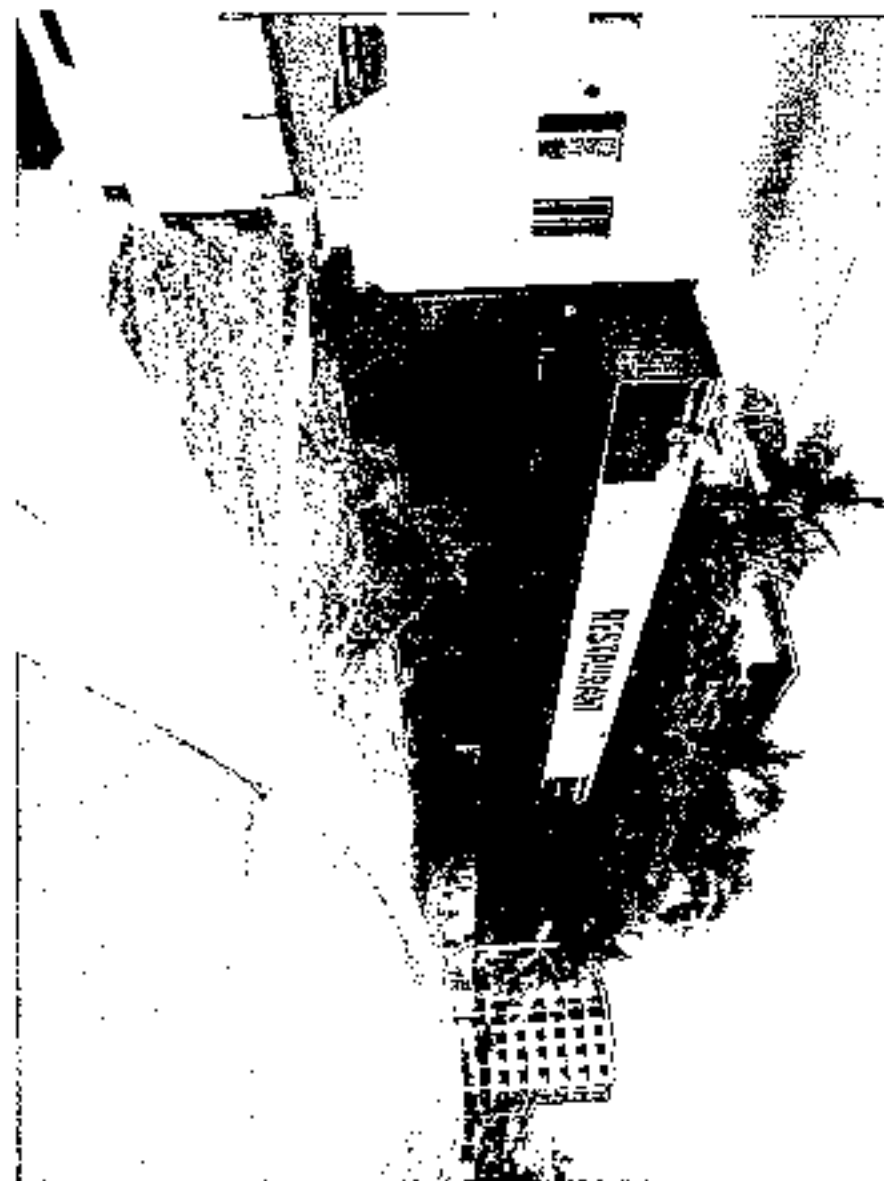
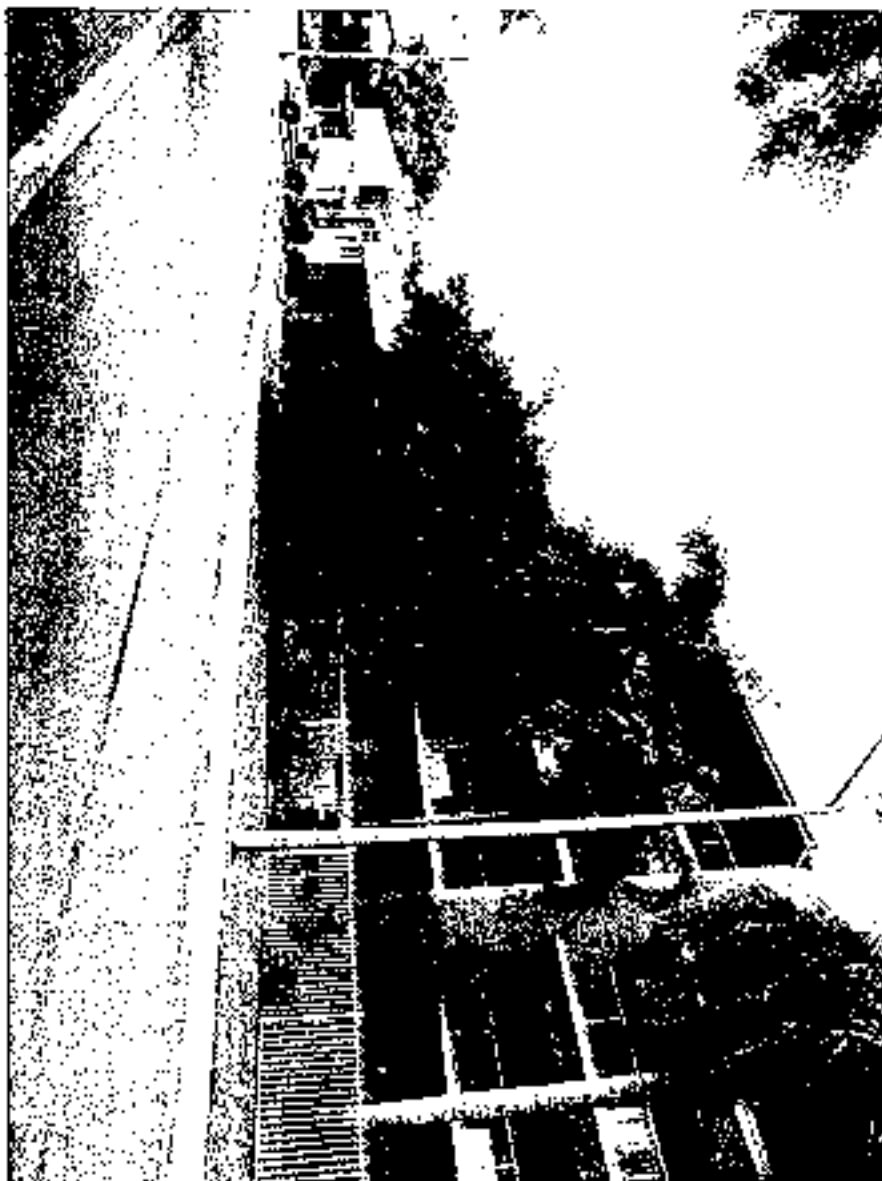
THAT it be a recommendation to Council:-

- A. THAT Report Number 09TS0069 entitled Milkwood Tree Removal from Bi-Centennial Park, The Esplanade, be received and noted.
- B. THAT the Northern Milkwood (*Alstonia actinophylla*) within Bi-Centennial Park, The Esplanade, identified in Report Number 09TS0069KS:nh be removed and a replacement tree of the same species be planted.

KERRY SMITH
MANAGER INFRASTRUCTURE
MAINTENANCE

LUCCIO CERCARELLI
GENERAL MANAGER
INFRASTRUCTURE

Any queries on this report may be directed to Kerry Smith on 8930 0655



ENCL: NO

DARWIN CITY COUNCIL**DATE:** 11/06/09**REPORT****TO:** ENVIRONMENT & INFRASTRUCTURE
COMMITTEE/OPEN A**APPROVED:** JW**FROM:** GENERAL MANAGER INFRASTRUCTURE**APPROVED:** LC**REPORT NO:** 09TS0089 JW:cb**COMMON NO:** 1218280**SUBJECT:** COUNCIL DRAINAGE EASEMENT – LOT 5064 COONAWARRA ROAD,
WINNELLIE**ITEM NO: 10.6****SYNOPSIS:**

In 2007 the owner of Lot 5064 Coonawarra Rd, Winnellie, Mr David requested a contribution from Council and NT Government to assist in the construction of a stormwater pipe through the drainage easement at the rear of his property.

His request was investigated and after two previous reports to Council and some discussion, Council resolved at its Ordinary Meeting held 15 August 2008, as follows:

Council Drainage Easement Lot 5064 Coonawarra Road, Winnellie
Report No. 08TS0172 MS:cb (15/08/08) Common No.1218280

- A. THAT Report Number 08TS0172 MS:cb entitled Council Drainage Easement - Lot 5064 Coonawarra Road, Winnellie, be received and noted.
- B. An amount of \$49,000 be used from Minor Capital Works as Council's contribution to the construction of the drain on Lot 5064 Coonawarra Road, Winnellie.
- C. THAT Council advise the applicant that it is prepared to contribute \$85,000 to the undergrounding of the drain on Lot 5064 Coonawarra Road, Winnellie subject to:-
 - i) A design brief being developed to the satisfaction of the Director Technical Services prior to the commencement of design.
 - ii) construction commencing by 1 April 2009 and being significantly completed by 30 April 2009; and

- iii) the design and construction being to the satisfaction of the Director Technical Services.

DECISION NO.20\0652 (26/08/08)

Carried

A stormwater design has been received and approved by this department. At the time of this report construction had commenced.

The amount of \$20,000 has been received from NT Government and the adjacent lot titled to Council.

GENERAL:

Council has received further correspondence in April this year from Mr David, requesting the following, which are discussed accordingly:

- 1) *An extension to the timeframe for completion of the works. Originally scheduled for completion this financial year.*
 - On inspection some works have commenced whilst the bulk of the works have been delayed due to the weather and delivery of materials. An extension to the timeframe to 30 September 2009 is considered reasonable and acceptable and will be recommended.
- 2) *A further payment from NT Government or Council to cover the increase in costs of the project due to the increase in costs associated with the works.*
 - In discussing the issue with the NT Government Lands Department they consider the issue closed. The agreed value of \$20,000 has already been paid and the adjacent Lot 1395 handed over to Council.
 - Council has no further funds available for this project within the current Budget.
- 3) *A solution from Council in relation to the surrounding lot drainage issues.*
 - A meeting on site with Mr David was undertaken which has resolved the matter. The surrounding lots have access to divert their runoff into the Council drainage easement and any issues arising between properties relating to this are a matter between the owners.
- 4) *The payment of the allocated \$15,000 from Council being made up front to cover the cost of materials.*
 - As the value of the works exceeds the nominated \$85,000, a progress payment up to the value of \$15,000 can be paid to Mr David prior to the end of the financial year, following an inspection of the site to determine the extent of works.
 - The remainder of the money to be paid on completion and acceptance by Council of the works.

FINANCIAL IMPLICATIONS:

The extension of the timeframe will effect the payment of Council's contribution from this financial year's budget. The allocation will need to be carried forward to the 2009/2010 budget.

STRATEGIC PLAN IMPLICATIONS:

The issues addressed in this report are in accordance with the following goals/strategies of the Darwin City Council 2008 – 2012 as outlined in the 'Evolving Darwin Strategic Directions: Towards 2020 and Beyond':-

Goal

1 Achieve Effective Partnerships and Engage in Collaborative Relationships

Outcome

1.2 Effectively engage with community

Key Strategies

1.2.1 Increase involvement of the Business Community for developing solutions to local issues.

Goal

2 Enhance Darwin's Active, Positive and Flexible Lifestyle

Outcome

2.1 Improve urban enhancement around Darwin

Key Strategies

2.1.1 Manage and maintain the municipal landscaping and infrastructure to a standard that meets community needs.

Goal

4 Create and Maintain an Environmentally Sustainable City

Outcome

4.2 Improve water conservation

Key Strategies

4.2.2 Manage and maintain Council's storm water management system

LEGAL IMPLICATIONS:

This issue is not considered confidential.

ENVIRONMENTAL IMPLICATIONS:

Nil.

PUBLIC RELATIONS IMPLICATIONS:

Nil.

COMMUNITY SAFETY IMPLICATIONS:

Nil.

DELEGATION:

Nil.

CONSULTATION:

Nil.

PROPOSED PUBLIC CONSULTATION PROCESS:

Nil.

APPROPRIATE SIGNAGE

Nil.

RECOMMENDATIONS:

THAT it be a recommendation to Council:-

- A. THAT Report Number 09TS0089 JW:cb entitled Council Drainage Easement - Lot 5064 Coonawarra Road, Winnellie, be received and noted.
- B. THAT Council grant an extension to the timeframe to 30 September 2009 for construction of drainage within Council's easement through Lot 5064 Coonawarra Road, Winnellie.
- C. THAT Council advise Mr David that in relation to the drainage upgrade within Council's easement through Lot 5064 Coonawarra Road, Winnellie:
 - i). Council will make no additional financial contribution other than that previously agreed to.
 - ii). The NT Government have advised Council it considers the matter closed.
- D. THAT a progress payment of up to \$15,000 be made to Mr David for drainage easement upgrade works within Lot 5064 Coonawarra Road, Winnellie subject to works and the value of payment being to the satisfaction of the Darwin City Council General Manager Infrastructure.
- E. THAT the remaining budget allocation as at 30 June 2009 be referred for consideration to be carried over to the 2009/2010 budget.

JOY WELSHMAN
DEVELOPMENT TEAM LEADER

LUCCIO CERCARELLI
GENERAL MANAGER INFRASTRUCTURE

Any queries on this report may be directed to Joy Welshman on 8930 0413.

ENCL: YES

DARWIN CITY COUNCIL

DATE: 11/06/09

REPORT**TO:** ENVIRONMENT & INFRASTRUCTURE
COMMITTEE/OPEN A**APPROVED:** PC**FROM:** GENERAL MANAGER INFRASTRUCTURE**APPROVED:** LC**REPORT NO:** 09TS0057 PC:cb**COMMON NO:** 921798**SUBJECT:** COACH PARKING AREA FOR MANTRA PANDANUS**ITEM NO: 10.7****SYNOPSIS:**

At its meeting held on 16 December 2008, Council resolved:

Mantra Pandanas - Traffic Study Lot 7671 (43) Knuckey Street, Darwin
Report No.08TS0223 TV:cb (21/11/08) Common No.921798

THAT upgraded line marking, limousine drop off in Litchfield Street and upgraded signage, be undertaken.

THAT works be carried out at Mantra Pandanas to the satisfaction of the General Manager Infrastructure and in accordance with the details depicted in Attachment B to Report Number 08TS0223.

THAT Report Number 08TS0223 and Attachments be forwarded to the Development Consent Authority.

DECISION NO.20\1097 (16/12/08)

Carried

Further to the above decision that "the works be carried out to the satisfaction of the General Manager Infrastructure" the existing facility has been reassessed and two options for an improved coach drop-off and pick-up facility for the Mantra Pandanus Development are presented.

GENERAL:

Council is well aware of the situation at Mantra Pandanus Development on the corner of Knuckey Street and Litchfield Street with continual parking and traffic issues being experienced in and around the area due to the lack of a formal coach parking area.

The existing dedicated parallel coach parking bay on Knuckey Street and the three (3) short term car parking bays adjacent the Pandanus foyer entrance, were constructed as a temporary measure, based on the recommendations of the GHD Consultants report (December 2008)

In accordance with Council's previous decision NO.20\1097, further investigations into a suitable location for a coach parking facility to service the Apartments has been undertaken.

In accessing these options discussions have been held with the various stakeholders including the Mantra Pandanus Developers, the Apartment Operators and several of the coach companies who currently pick-up and drop-off from this development. The recommendations of the GHD Consultants report have also been re-considered.

In addition to this consultation, a trial run utilising a 13.5m long coach was also conducted to ensure the proposed options under consideration are practical.

Following these investigations, two (2) options are presented for consideration. It is important to note however, that the successful operation of an on-street coach parking area at either of the proposed locations is highly dependent on routine enforcement, and Councils Regulatory Services staff will need to be involved in developing and implementing an enforcement strategy.

Possible Solutions

Option 1 Construction of a Coach Parking Area in Knuckey Street directly in front of the Mantra Pandanus Building (**Attachment A**)

The construction of this dedicated parallel parking bay would require:

- Moving the existing on-street bus bay in Knuckey Street (currently located at the Woods Street end) to a location directly in front of the Mantra Pandanus's Foyer;
- The removal of the two (2) existing planter beds in Knuckey Street to accommodate the new bus bay and reconstruction of the road pavement in these areas;
- Re-linemarking and new signage to the relocated bus parking area to accommodate 3 short term car parking bays or for taxis and/or private hire car parking; and
- Delineation of the new Bus Parking area via linemarking and signage.

Further minor adjustments to the existing on-street parking in Litchfield Street may also be necessary to provide some additional short term parking bays for use by the general public and service vehicles. These modifications could be made after the new coach facility is established and a parking pattern has developed along Litchfield and Knuckey Streets.

Option 1 is favoured by the Developer Gwelo, the operators of the Mantra Pandanus and is also supported by the majority of the Coach Companies interviewed.

The report recommends the implementation of this option.

Option 2 Construct an indented Coach Parking Area in Litchfield Street (Attachment B)

Construction of an indented coach parking bay in Litchfield Street at the western end of the Pandanus Building would require:

- Removal of a section of the existing kerb, widening of the road pavement and the reconstruction of a section of footpath in Litchfield Street. These modifications are essential to accommodate both the bus parking bay and suitable pedestrian facilities;
- Removal of six (6) existing Zone A on-street car parking bays in Litchfield Street (one of which is outside the Post Office). This is required to ensure sufficient maneuvering area, to allow a coach unrestricted access through Litchfield street;
- Removal of the existing parking meter, no longer required due to the parking bays being removed;
- Parking restrictions (via yellow line marking and signage) along the section of road formally designated as on-street parking. This is required to facilitate coach maneuvering through Litchfield Street; and
- A Possible awning extension to the Mantra Pandanus building to provide shelter for bus patrons. This extension is optional and if not constructed will not impact on the functionality of a bus bay at this location. Costs associated with an awning extension would need to be negotiated with the developer.

Option 2 is not favoured by the Mantra Pandanus stakeholders, however there are some benefits of a coach facility at this location. These include improved traffic and pedestrian flows, with less congestion along Knuckey Street and the provision of a dedicated coach passenger facility separate from the pedestrian traffic along the Knuckey Street road reserve.

FINANCIAL IMPLICATIONS:

Option 1 The cost to modify the existing parking in Knuckey Street (Attachment A) is in the order of \$20,000. There is no loss of on-street parking as a result of this Option and therefore no subsequent loss of revenue.

Option 2 The cost to construct an indented Coach parking facility in Litchfield Street (Attachment B) is in the order of \$30,000 (excluding a possible awning extension). In addition to this capital cost Council could also expect to lose income to the amount of \$16,850 per annum as a result of the removal of the 6 existing Zone A parking bays.

Further to discussions with the Developer's General Manager, there is an opportunity for a cost sharing agreement to be entered into. The manager has indicated a willingness to contribute some funding towards a suitable solution, based on a 50/50 contribution. Any agreement however, will be dependant on the adopted solution and the actual cost, further negotiations will be required prior to any agreement being reached.

There is no project specific funding available for this project within the 2009/2010 budget and it will be recommended that the project be funded via existing program works.

STRATEGIC PLAN IMPLICATIONS:

The issues addressed in this report are in accordance with the following goals/strategies of the Darwin City Council 2008 – 2012 as outlined in the Evolving Darwin Strategic Directions: Towards 2020 and beyond”:

Goal

- 1 Achieve Effective Partnerships and Engage in Collaborative Relationships

Outcome

- 1.2 Effectively engage with the community

Key Strategies

- 1.2.1 Increase involvement of the Business Community for developing solutions to local issues.

Goal

- 3 Assist Individuals and the Community Stay Connected with the Darwin Region

Outcome

- 3.2 Enhance transport systems

Key Strategies

- 3.2.1 Review transport and parking needs.

LEGAL IMPLICATIONS:

This issue is not considered confidential.

ENVIRONMENTAL IMPLICATIONS:

Nil.

PUBLIC RELATIONS IMPLICATIONS:

A solution to the current situation is essential and improvements will have positive public relations implications.

COMMUNITY SAFETY IMPLICATIONS:

Road users are at risk due to the current situation and the Community would support road safety improvements.

DELEGATION:

In accordance with Section 32(2) of the Local Government Act, Council delegates to the CEO, the power to negotiate a financial contribution from the Developers of

Mantra Pandanus, for the provision of Coach and associated parking facilities as per Option 1 of Report Number 09TS0057.

CONSULTATION:

Consultation has been undertaken with the various stakeholders including most importantly the Developers, the Apartment Operators and several of the coach companies who currently service this development.

Following initial discussions with these organisations a meeting was held with the developers of the Mantra Pandanus in April 2009 and their comments are listed below:

- Gwelo and Mantra prefer the bus drop-off to be directly in front of the building in Knuckey Street.
- The manager of the Mantra Pandanus advised they have currently at least 3 large buses and coasters per day.
- The Gourmet Deli owner requested 15 minute parking outside his shop in Knuckey Street or in Woods Street and the possible multi-use of the bus facility by taxi and coach operators.
- The “Pack and Send” owner has requested 10minute parking for parcel drop-off or that the 2 hours parking bays across the road be converted to 15 minute time slots.

Comments from coach companies currently servicing the Mantra Pandanus are as follows:

Coach Company	Comments - Option1	Comments - Option 2
AAT Kings	Preferred, Close to entrance Better luggage security	less desirable
Grand Touring	Preferred, better for customers	less desirable
Travel North	Preferred, driver leaves vehicle to assist customers. Security	less desirable
APT	Preferred	concerned about lane becoming blocked due to illegal parking

In addition to the above consultation, a successful “trial run” through Litchfield Street using a 13.5m long coach supplied by AAT Kings was undertaken to ensure Option 2 (Coach parking facility in Litchfield Street) is viable.

Further consultation with these organisations will be carried out should either proposal go ahead.

The following stakeholders/personal have also been consulted:

General Manager Infrastructure
Manager Infrastructure Projects
Regulator Services Manager
GHD Consultants

PROPOSED PUBLIC CONSULTATION PROCESS:

Further consultation with the coach companies, the developers (Gwello Investments), Mantra Pandanus owners/operators, property owners and businesses will occur. This consultation will provide detailed information essential to developing a final workable design.

APPROPRIATE SIGNAGE

Nil.

RECOMMENDATIONS:

THAT it be a recommendation to Council:-

- A. THAT Report Number 09TS0057 PC:cb entitled Coach Parking for Mantra Pandanus, be received and noted.
- B. THAT Council endorses Option 1, of Report Number 09TS0057, for the construction of a coach parking facility in Knuckey Street as detailed in Attachment A.
- C. THAT Council's financial component for the implementation of Coach and associated parking facilities as per Option 1 of Report Number 09TS0057 be funded from the 2009/2010 Roads, Minor Capital Works program.
- D. THAT Darwin City Council pursuant to Section 32(2) of the Local Government Act hereby delegates to the CEO, the power to negotiate a financial contribution from the Developers of Mantra Pandanus, for the provision of Coach and associated parking facilities as per Option 1 of Report Number 09TS0057.

PETER COPLEY
DESIGN TEAM LEADER

LUCCIO CERCARELLI
GENERAL MANAGER INFRASTRUCTURE

Any queries on this report may be directed to Peter Copley, Design Team Leader on extension 5589.

ENCL: NO

DARWIN CITY COUNCIL
REPORT

DATE: 05/06/09

TO: ENVIRONMENT & INFRASTRUCTURE
COMMITTEE/OPENA

APPROVED: SMcD

FROM: GENERAL MANAGER INFRASTRUCTURE

APPROVED: LC

REPORT NO: 09TS0094 SMcD

COMMON NO: 1541601

SUBJECT: CAPITAL WORKS INTERIM UPDATE

ITEM NO: 10.8**SYNOPSIS:**

This report provides an update on the current status of Capital Works Projects within the 2008/2009 budget, as of 9 June 2009.

GENERAL:

Council's 2008/2009 Capital Works budget comprises the following:

Adopted 2008/2009 Capital Budget:	\$10,390,286
Carry-forwards from 2007/2008	\$8,728,768
Quarterly Adjustments (1 st to 4 th Qtr)	<u>\$2,076,167</u>
Total:	<u>\$21,195,221</u>

As of 9 June 2009, Council has committed or completed projects to the value of \$13,120,766 which represents 61.90% of the total capital budget compared with 52.5% at the end of February 2009. However, of the total Capital Works budget \$4,143,406 are projects on hold pending resolution of extra ordinary issues or projects expected to be completed over two (2) financial years. Excluding these projects total committed or completed projects to date of this report is \$12,752,953 which represents 74.70%

Below is the status of significant projects which have impacted the percentage of works completed for 2008/2009.

- City Centre Revitalisation – 2008/2009 Budget \$640,344

Council received confirmation in May 2009 of being successful for its grant from the Australian Government.

PAGE: 2
 REPORT NUMBER: 09TS0094 SMcD
 SUBJECT: CAPITAL WORKS INTERIM UPDATE

Work has commenced on survey and concept design for consultation, it is anticipated that works will commence in September 2009 with all works completed by 31 August 2010. The total value of this project over this period is estimated at over \$7million. Works could not proceed until resolution of the grant application.

- Woolner Road, Black Spot Project – 2008/2009 Budget \$2,299,934

Project was on hold pending securing additional funding. Funding was secured and a contract was awarded in June 2009. Works will commence by end of June 2009.

- Darwin Entertainment Centre – 2008/2009 Budget \$313,000

This project is funded by Australian Government as part of its stimulus package. Funding approval received in the 3rd quarter of 2008/2009. Contracts have been awarded, works will be completed in 2009/2010.

- Bagot Park Upgrade – 2008/2009 Budget \$469,020

Tenders were called in March 2009. There is a funding shortfall of \$190,000 of which the Football Federation of Northern Territory is seeking to source. Project is pending resolution of funding shortfall.

- Reseal Program – 2008/2009 Budget \$1,200,740

Works commenced early in 2009 and are on track to be completed by 30 June 2009.

FINANCIAL IMPLICATIONS:

There will need to be consideration of carry forwards from the 2008/2009 budget to 2009/2010 budget to allow completion of projects.

STRATEGIC PLAN IMPLICATIONS:

The issues addressed in this Report are in accordance with the following Goals/Strategies of the Darwin City Council 2008 – 2012 as outlined in the 'Evolving Darwin Strategic Directions: Towards 2020 and Beyond':-

Goal

- 7 Demonstrate Effective, Open and Responsible Governance

Outcome

- 7.1 Effective governance

PAGE: 3
 REPORT NUMBER: 09TS0094 SMcD
 SUBJECT: CAPITAL WORKS INTERIM UPDATE

Key Strategies

7.1.3 Manage Council's affairs based on a sustainable financial strategy

LEGAL IMPLICATIONS:

Nil

ENVIRONMENTAL IMPLICATIONS:

Nil

PUBLIC RELATIONS IMPLICATIONS:

Nil

COMMUNITY SAFETY IMPLICATIONS:

Nil

DELEGATION:

Nil

CONSULTATION:

Business Support Officer – Infrastructure
 Financial Accountant

PROPOSED PUBLIC CONSULTATION PROCESS:

Nil

APPROPRIATE SIGNAGE

Nil

RECOMMENDATIONS:

THAT it be a recommendation to Council:-

THAT Report Number 09TS0094 SMcD entitled Capital Works Interim Update, be received and noted.

LUCCIO CERCARELLI
GENERAL MANAGER
INFRASTRUCTURE

Any queries on this report may be directed to Luccio Cercarelli on 89300581.

ENCL: YES

DARWIN CITY COUNCIL
REPORT

DATE: 12/06/09

TO: ENVIRONMENT & INFRASTRUCTURE
COMMITTEE/OPEN

APPROVED: DL

FROM: GENERAL MANAGER INFRASTRUCTURE

APPROVED: LC

REPORT NO: 09TS0092 DL

COMMON NO: 497836

SUBJECT: WOOLNER ROAD BLACK SPOT PROJECT PROGRESS REPORT -
JUNE 2009

ITEM NO: 10.9

SYNOPSIS:

Council has approved the construction of a roundabout in Woolner Road as part of its 2008/09 Black Spot Program. Additional Australian Government and Council funding has been approved and allow the project to proceed.

Additional funding will also be provided by the Northern Territory Government for the inclusion of works at the Stuart Highway/Woolner Road Street intersection and along Illiffe Street, as described below.

The scope of this project now includes:

- **Part A** – Woolner Road upgrade- Bishop Street to Brewery Place, including road re-alignment of Illiffe Street, a new car park for the NT Fire and Rescue Services, a new roundabout at Brewery Place, landscaping and irrigation and other works;
- **Part B** – Stuart Highway/Woolner Road intersection upgrading works; and
- **Part C** - Illiffe Street stormwater drainage works.

The total scope of works is depicted in **Attachment A**.

This report provides Council with an update on project progress and project finances and is the first of a series of monthly progress reports on this project.

PAGE: 2
REPORT NUMBER: 09TS0092:DL
SUBJECT: WOOLNER ROAD BLACK SPOT PROJECT PROGRESS REPORT - JUNE 2009

GENERAL:

The Woolner Road/Bishop Street intersection was nominated by Council as a Black Spot project and submitted to the Northern Territory Black Spot Consultative Panel for consideration in December 2007. The Council endorsed solution was a roundabout positioned at the intersection of Woolner Road and Brewery Place. This is Part A of the Woolner Road Upgrade Project – Stuart Highway to Brewery Place (or Woolner Road Black Spot project).

As a result of Council's work on Woolner Road, the Northern Territory Government has decided to bring forward works at the intersection of the Stuart Highway and Woolner Road and upgrading of stormwater drainage system in the area. The expanded project now includes the Northern Territory Government funded Stuart Highway/Woolner Road intersection works and the Illiffe Street stormwater drainage works (Parts B and C of the project respectively).

All costs associated with the planning, design and construction of Parts B and C will be borne by Northern Territory Government.

Progress in regard to the main aspects of the Woolner Road Upgrade –Stuart Highway to Brewery Place project is summarised below:

Tendering and Contract Award

Three tenders were received for the combined project, with Downer EDI Works, Wolpers Grahl and Ciarla Constructions making submissions. On the basis of best value for money, a contract has been awarded to Downer EDI Works' for the project;

Construction Commencement Date

It is expected that construction will commence on-site on Monday 29 June 2009;

PAGE: 3
REPORT NUMBER: 09TS0092:DL
SUBJECT: WOOLNER ROAD BLACK SPOT PROJECT PROGRESS REPORT - JUNE 2009

Public Relations, Information and Media Event

A media event occurred on-site on Friday 12 June 2009, with Darwin City Council, Northern Territory Government and Australian Government representatives amongst those present.

Letters have been mailed out and/or letter-dropped to residents/owners/occupiers/entities of properties along Bishop Street, Illiffe Street, Brewery Place, Jolly Street and City Valley, informing of the works planned and the timing of same.

Variable message boards have been strategically placed to inform road users of the planned works and possible traffic disruption during the works.

Future media campaign (including print, radio and possibly television) will be undertaken over the construction life of the project to ensure the community is well informed.

Contract Period

The contract period for this project is 16 weeks. The works are expected to be completed by the end of October 2009;

Aboriginal Areas Protection Authority Certificate (AAPA)

An AAPA Certificate covering the area of works was applied for in April 2009 and has been issued;

Land tenure issues

Portions of Crown land will be converted into road reserve as the result of the works. Darwin City Council staff are liaising with Northern Territory Government Officers to progress and finalise these arrangements. This land tenure process will not delay the project.

PAGE: 4
 REPORT NUMBER: 09TS0092:DL
 SUBJECT: WOOLNER ROAD BLACK SPOT PROJECT PROGRESS REPORT - JUNE 2009

FINANCIAL IMPLICATIONS:

The estimated cost of the project (Excluding Northern Territory Government's components) prepared by quantity surveyors prior to going to tender was \$2.88million. This includes all civil works, landscaping, marketing' communication and contingencies.

Council has secured funding from the Australian Government Black Spot Program totalling \$1,672,000. The difference is being funded by Council in the 2008/2009 and 2009/2010 financial years.

The Northern Territory Government Components will be fully funded by Government with Council undertaking project management on their behalf.

A schedule of Rates Contract has been awarded to Downer EDI Works Pty Ltd for an estimate value of \$2,056,826 (GST exclusive). In addition to this component Council will be undertaking a number of associated activities directly e.g. service relocation.

Estimated Income

<u>Source</u>	<u>Budget</u>	
Australian Government	\$1,672,000	Payments as per grant conditions
Northern Territory Government	\$407,400	Payments as per agreed conditions
Darwin City Council	\$1,208,000	Funding over 2008/2009 & 2009/2010
Total	\$3,287,400	

Estimated Expenditure

<u>Project Component</u>	<u>Budget</u>	<u>Actual To Date</u>
Part A (Blackspot)	\$1,978,885	\$196,575
Part B (NTG)	\$215,326	\$28,578
Part C (NTG)	\$192,074	\$5,250
Contingencies	\$300,000	Nil
Total	\$2,686,285	\$230,403

(note: all figures are GST exclusive)

STRATEGIC PLAN IMPLICATIONS:

The issues addressed in this Report are in accordance with the following Goals/Strategies of the Darwin City Council 2008 – 2012 as outlined in the 'Evolving Darwin Strategic Directions: Towards 2020 and Beyond':-

PAGE: 5
 REPORT NUMBER: 09TS0092:DL
 SUBJECT: WOOLNER ROAD BLACK SPOT PROJECT PROGRESS REPORT - JUNE 2009

Goal

1 Achieve Effective Partnerships and Engage in Collaborative Relationships

Outcome

1.1 Improve relations with all levels of Government

Key Strategies

1.1.1 Effectively engage with Territory and Australian Government officials, particularly in the Darwin region

Key Strategies

1.1.3 Develop partnerships and joint projects with other levels of government

Key Strategies

1.1.4 Play a strategic role in the planning and developmental processes that impact Darwin

Goal

3 Assist Individuals and the Community Stay Connected with the Darwin Region

Outcome

3.2 Enhance transport systems

Key Strategies

3.2.2 Continue to manage and maintain the municipal road network and infrastructure to a standard that meets the needs of the community

LEGAL IMPLICATIONS:

Nil.

PAGE: 6
 REPORT NUMBER: 09TS0092:DL
 SUBJECT: WOOLNER ROAD BLACK SPOT PROJECT PROGRESS REPORT - JUNE 2009

ENVIRONMENTAL IMPLICATIONS:

Nil.

PUBLIC RELATIONS IMPLICATIONS:

The Infrastructure Department will work closely with the Marketing and Communications Manager to implement the public relations and communications strategy for this project to ensure that the general public, funding bodies and other stakeholders, are well informed.

Council will make use of paper, radio and television media to promote this key project.

COMMUNITY SAFETY IMPLICATIONS:

Positive. The Woolner Road Project meets the criteria for Black Spot funding and as such, has a history of accidents. Delaying the project would have negative implications for community safety.

DELEGATION:

Nil.

CONSULTATION:

Team Leader Design
 Manager Communication & Marketing
 General Manager Infrastructure
 Business Support Officer Infrastructure
 Various DPI Officers

PROPOSED PUBLIC CONSULTATION PROCESS:

Extensive public and stakeholder consultation has been undertaken during the planning and design phases and will continue as required prior to and during construction.

Ongoing as per the adopted public relations and communications strategy.

APPROPRIATE SIGNAGE

Signage delineating a Black Spot, Northern Territory Government and Council funded project has been erected prior to construction commencing and will be in place for the duration of the project.

PAGE: 7
REPORT NUMBER: 09TS0092:DL
SUBJECT: WOOLNER ROAD BLACK SPOT PROJECT PROGRESS REPORT - JUNE 2009

RECOMMENDATIONS:

THAT it be a recommendation to Council:-

THAT Report Number 09TS0092:DL entitled Woolner Road Black Spot Project Progress Report - June 2009, be received and noted.

DROSSO LELEKIS
MANAGER INFRASTRUCTURE
PROJECTS

LUCCIO CERCARELLI
GENERAL MANAGER
INFRASTRUCTURE

Any queries on this report may be directed to Drosso Lelekis on 89300 414.

OPEN SECTION

PAGE

E&IC6\11

Environment & Infrastructure Committee Meeting - Monday, 22 June, 2009**11 GENERAL BUSINESS****11.1 Outstanding Items**

ITEM NO.	MEETING REQUESTED	MEETING REQUIRED	SUBJECT MATTER	REASON FOR NON-SUBMISSION REMARKS
9.3	Environment & Infrastructure Committee 23/03/09 20\1385	Not Specified	Developers Contribution to Public Art Options for Developers contribution towards public art.	Report to be submitted to a future E & I Committee meeting

COMMITTEE'S DECISION

THAT the Committee resolve under delegated authority that information contained in Item 11.1, be received and noted.

DECISION NO.20\() (22/06/09)

