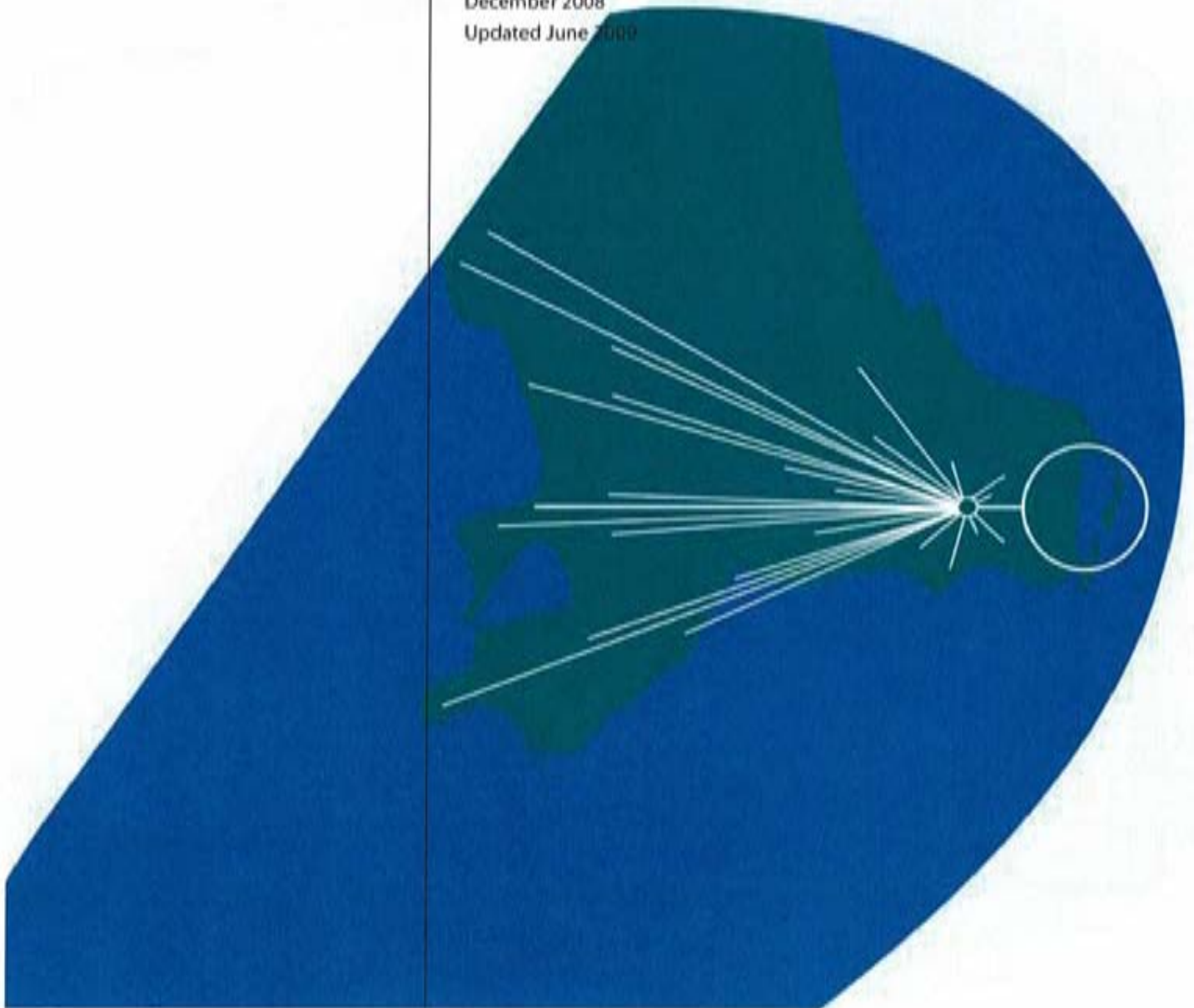


Darwin City Revitalisation 2009

RLCIP application - updated project briefing document

Prepared by Darwin City Council
December 2008
Updated June 2009



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Darwin City Revitalisation Project 2009

BETTER PLACES



MORE SHADE



STRONGER CONNECTIONS



project summary sheet

1. THE PROJECT

DARWIN CITY REVITALISATION PROJECT 2009

Key Areas -

- A. SMITH STREET CONNECTION 2 (SSC2)
- B. KNUCKEY STREET CONNECTION 1 (KSC1)
- C. SMITH STREET CONNECTION 3 (SSC3)
- D. RAINTREE PARK (RTP)

Key components -

- Improving Darwin's Streets - a new streetscape design for the city.
- Greening Darwin's Streets - more shade.
- Building better connections - less clutter more movement.
- Establishing a safe pedestrian environment.
- Creating a framework for private sector investment.

THE RLCIP APPLICATION - Kick starting Darwin's revitalization.

- A. Social and cultural infrastructure - enhancing main streets, public squares and event spaces.
- B. Recreational facilities - upgrading community recreation and urban play spaces.
- C. Tourism infrastructure - creating tourist related infrastructure such as bus setdown areas and city gateway points.
- D. Access facilities - Improving disabled access to the CBD.

2. THE TEAM

Public Sector

- Australian Government
- Northern Territory Government
- Darwin City Council

Private Sector

- Rider Levett Bucknall - Cost & Program Planners
- Tract Consultants - Urban Design & Landscape Architecture
- Troppo Architects - Architects
- Connell Wagner - Engineers
- Dot Dash - Environmental & Wayfinding Signage
- Positive Solutions - Public Art Consultants

3. THE COST

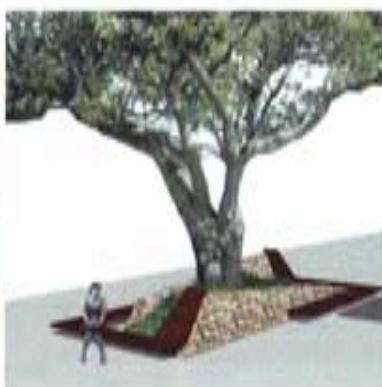
- Project Estimate - \$7 million
- NTG/DCC/PS contributions - \$3.4 million
- The RLCIP application - \$3.6 million
- Flexibility - The project scope can be tailored to meet a budget.

4. THE TIMING

- 'Ready to Proceed'
- Consultant Documentation - 6 months (Design to Tender).
- Construction - 6-8 months (lump sum contract)
- Flexibility - The program can be tailored to meet key milestones.

5. THE RESULT

A NEW DARWIN & A NEW PARTNERSHIP



A

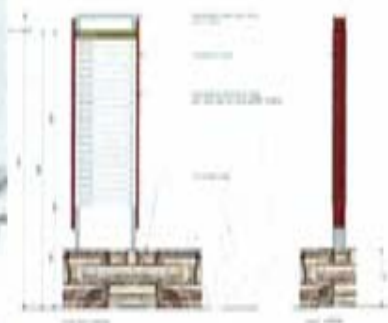
Smith Street Connection 2 (SSC2)

Smith Street Mall Upgrade

The pedestrianised section of Smith Street (The Smith Street Mall) was last upgraded over ten years ago. The key components of the revitalisation project include¹:

- Removing clutter to open the Mall up to increased pedestrian traffic.
- Upgrading existing shade structures to become key 'event' spaces in the CBD.
- Introduction of a central row of large shade trees with new seating nodes.
- Introduction of compact children's play equipment (a 'play trail').

¹ These key recommendations form part of a Darwin City Council (DCC) 'Smith Street Mall - Future Directions' document (2008) that has been endorsed by DCC's Civil Cabinet, the Property Council of Australia (PCA) and is now on public display for community feedback. A copy of this document has been included in the RLCIP application.



B

Knuckey Street Connection 1 (KSC1)

The key retail & tourist intersection

The focal point for the project is the Smith Street & Knuckey Street intersection, a key retail crossroad within the CBD. The key components of the revitalisation project include:

- Introduction of buildouts and large street trees,
- Creating a covered tourist bus set down area (inc. shelters and information panels),
- Promoting alfresco dining opportunities in the CBD
- Improving the aesthetics of the Knuckey and Smith Intersection (promoting pedestrian movement along Smith Street).



"These key components form part of DCC's 'Central Darwin Streetscape Strategy' (2006) and 'The Darwin CBD Landscape Manual' (2006), the Darwin CBD Urban Planning Forum (a joint initiative of the NT government and DCC) and the NT Government (Department of Planning and Infrastructure) 'Ribbons of Green Strategy' (2007).



C

Smith Street Connection 3 (SSC3)

Smith Street to the China Town Carpark

Smith Street can be considered the traditional main street of the city. Smith Street is the centre of town, a place to meet and throughout Darwin's European history it was the 'everyday' street for locals. The key components of the revitalisation project include*:

- Removing landscape elements (raised planters and shrubbery) to create a safe and inclusive pedestrian environment.
- Creating an enhanced wet season covered link from DCC's new multi-level carpark to the city heart.
- Promoting a diverse and active retail edge.
- Introducing large shade and street trees.

*These key components form part of Darwin City Council's (DCC) 'Evolving Darwin' strategic directions document (2008) and the NT Government (Department of Planning and Infrastructure) 'Ribbons of Green Strategy' (2007).



D

Rain Tree Park (RTP)

Darwin's green square

Raintree Park is a key pocket park centrally located in the CBD. The key components of the revitalisation project include^{*}:

- Creating a vibrant 'city square'.
- Incorporating covered alfresco dining opportunities.
- Improving the overall park structure to handle community events.
- Promoting disabled compliant and stronger cross-city pedestrian connections.

^{*} These key recommendations form part of a Darwin City Council (DCC) 'Smith Street Mall - Future Directions' document (2008) that has been endorsed by DCC's Civic Cabinet, the Property Council of Australia (PCA) and is now on public display for community feedback. A copy of this document has been included in the RLCIP application.



Australian Government



Northern
Territory
Government



This project would be a high profile example of a whole of government approach in delivering community infrastructure.

To date the project has sparked widespread private sector interest. This has led to a monetary commitment to the project in addition to Federal, State and Local government contributions.

DCC has also assembled a team that is rich in technical expertise and management and highly experienced in delivering award winning urban and community infrastructure projects. To ensure the success of the project DCC has engaged with nationally recognised practices, leaders in their field who also have a strong local presence in Darwin. This private sector team is 'ready to proceed' and has already contributed to the formulation of the core project brief, budget and program.

The project team comprises:

- Tract Consultants - Urban Design & Landscape Architecture
- Rider Levett Bucknall - Cost & Program Planners
- Troppo Architects - Architects
- Connell Wagner - Engineers
- Dot Dash - Environmental & Wayfinding Signage
- Positive Solutions - Public Art Consultants



dotdash

Connell Wagner

RLB | Rider Levett Bucknall



Tract



CONSTRUCTION ESTIMATES* (EXCL. GST)**A SMITH STREET CONNECTION 2 (SSC2)**

TOTAL SSC2	\$3,000,000
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B KNUCKEY STREET CONNECTION (KSC1)

TOTAL KSC1	\$1,500,000
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C SMITH STREET CONNECTION 3 (SSC3)

TOTAL SSC3	\$1,200,000
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D RAIN TREE PARK (RTP)

TOTAL SSC3	\$1,000,000
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TOTAL (A+B+C+D)	\$6,700,000
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*including survey costs and consultant fees

MARGIN & ADJUSTMENTS

PUBLIC ART (ALLOWANCE) 4.0%	\$ 268,000
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END OF PROJECT AUDIT	\$ 26,000
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TOTAL PROJECT BUDGET	\$6,994,000
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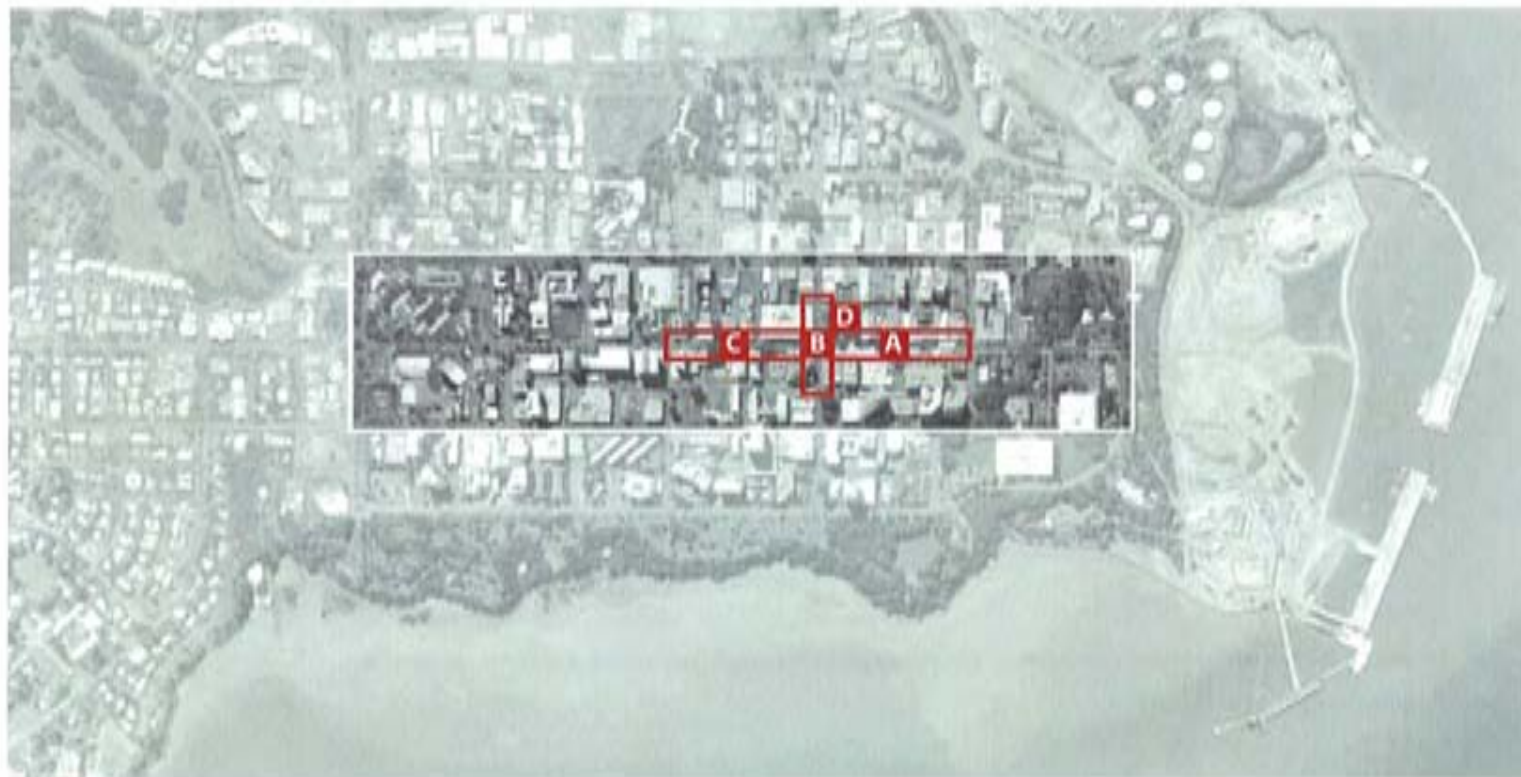
(rounded up)	\$7,000,000
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RLCIP contribution	\$3,600,000
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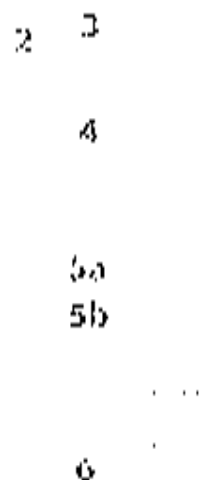
NTG contribution	\$1,750,000
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DCC contribution	\$1,150,000
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Private Sector contribution	\$ 500,000
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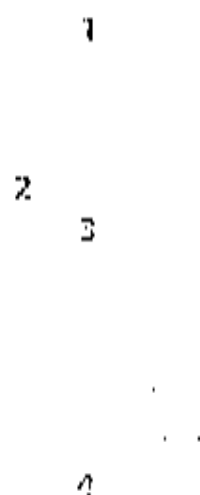


KS1



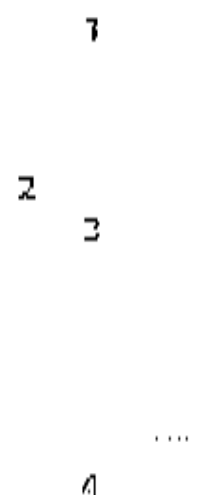
Concept Design / Tender Issue / Project

SSC2& RTP



Concept Design / Tender Issue / Project

SSC3



Concept Design / Tender Issue / Project

1. CONCEPT DESIGN 2. COMMUNITY CONSULTATION 3. DEVELOPED DESIGN 4. TENDER DOCUMENTATION 5a. TENDER ISSUE 5b. TENDER ASSESSMENT & IMPLEMENTATION
6. CONSTRUCTION 7. REPEAT

A NEW DARWIN & A NEW PARTNERSHIP

It is intended that this project will kick start the revitaliation of Darwin's CBD.

The core components of the project are :

- *The sustainable city* - recognising and valuing the role of street and park planting in defining the unique tropical character of the city and to promote Darwin as a walkable city.
- *The event city* - creating streets and public spaces capable of staging important cultural and civic events.
- *The retail city* - building better, less cluttered connections whilst establishing a framework for private sector investment in street level retail.
- *The 24 hour city* - promoting a safe and covered pedestrian environment.

It is anticipated that the improved quality of the urban environment will:

- Improve the CBD infrastructure for the greater Darwin community.
- Encourage a greater use of the city centre.
- Create a stronger identity for the Territory's capital city.
- Attract more interstate and international visitors.
- Stimulate the local economy through public and private sector investment.
- Strengthen government partnerships at a local, state and federal level.

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GPO Box 84 Darwin NT
phone: 08 - 8930 0300 (main switch)
fax: 08 - 8930 0311

Darwin has the opportunity to position itself as one of the great tropical and sustainable cities of the world. Central to this vision is a revitalised city heart and the creation of a dynamic and unique 'brand'.





Knuckey Street key Moves

ribbons of green 2009



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3	Proposed Streetscape	6
4	Proposed Streetscape - tree species	7
5	Proposed Streetscape - buildouts	8
6	Where to from here?	9

Introduction



This is not a detailed study but a broad examination of the key moves and issues that affect Knuckey Street. This document is the next step in the Northern Territory Government's 'Ribbons of Green Strategy' (2007) and Darwin City Council's 'Central Darwin Streetscape Strategy' (2006). It examines an individual street within the CBD and identifies 'key moves' that should be embraced in any future staged upgrades.

This document underpins a core aim of the 'Central Darwin Streetscape Strategy' – to 'recognise and value the role of street and park planting in defining the unique tropical character of Darwin'. It also addresses a key recommendation of 'The Darwin CBD Landscape Manual' – to 'adopt a coherent street tree masterplan that establishes and reinforces a welcoming, shaded, tropical character for the CBD with a high level of amenity for all road users.'

In summary this document attempts to balance the positive urban outcomes associated with street trees with the commercial imperatives of carparking.



1 Knuckey Street Overview

Knuckey Street is the key pedestrian orientated cross street in the CBD. It provides a strong retail and pedestrian spine which links the three main CBD streets, Mitchell Street, Smith Street and Cavenagh Street. Significantly Knuckey Street provides the opportunity to move from a point of prospect, the cliff top environment of Esplanade Park to a place of refuge; the coastal environment of Francis Bay. The Smith and Knuckey Street intersection (A) is the key retail crossroad within the CBD and a major tourist nodal point.

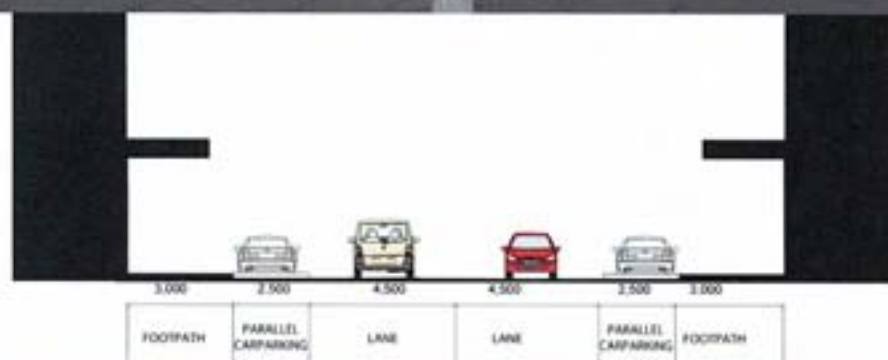




2 Existing Streetscape

Currently the road reserve to Knuckey Street is a car dominated domain. Shopfront awnings provide a degree of wet weather protection however the lack of shade trees does not -

- a. Promote an active retail edge.
- b. Encourage pedestrians to linger and 'window shop'.
- c. Soften the impact of adjoining high density development.



1. The Esplanade 2. Mitchell Street 3. West Lane 4. Smith Street 5. Austin Lane 6. Cavenagh Street 7. Litchfield Street 8. Woods Street 9. McMin Street

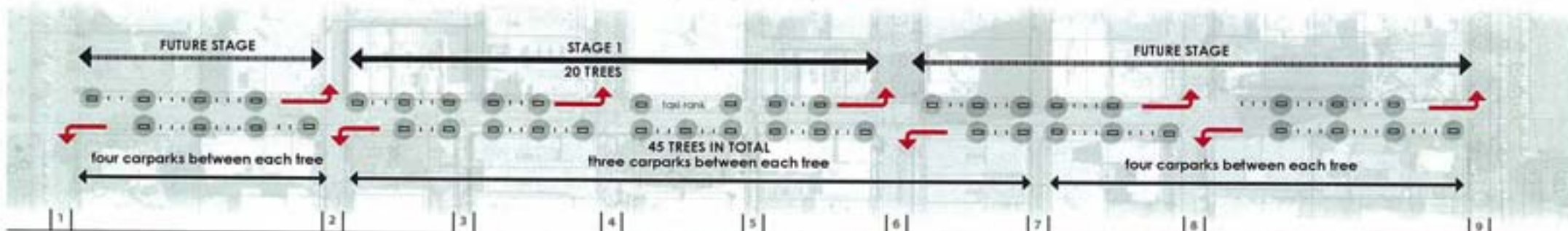
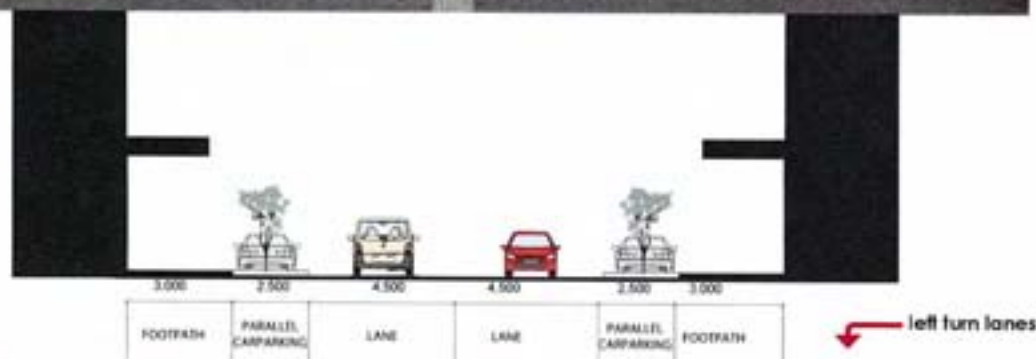


3 Proposed Streetscape

This document proposes approximately forty-five (45) street trees, a build-out every four to five car spaces (24-30metres) and a build-out length of 5.4m. This length allows for an adequate deep soil zone and significant groundcover planting. It also enables the build-out to be slotted easily into the revised carparking layout and is a more relaxed, less urban approach in keeping with Darwin's locality.

Stage one involves the building of approximately twenty (20) build-outs between Mitchell and Cavenagh Street. The final layout of stage one works will require detailed survey information and civil engineering input and may differ slightly from the indicative plans shown in this document. As indicated all existing or potential left turning lanes in Knuckey Street are to be retained.

It must be noted that 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.





4 Proposed Streetscape - tree species

The proposed species of street tree are 100% *Syzygium armstrongii* (Small white Bush Apple).

The *Syzygium armstrongii* -

1. Is a pre-existing Darwin CBD Primary Street Tree native to the top-end.
2. Has dense attractive foliage.
3. Has a more vertical / conical form.
4. This form reduces the potential conflict between motor vehicles and low hanging branches.
5. Flowers during the wet season (nice display of colour).
6. Is a relatively tough and proven species.
7. Is fast growing.

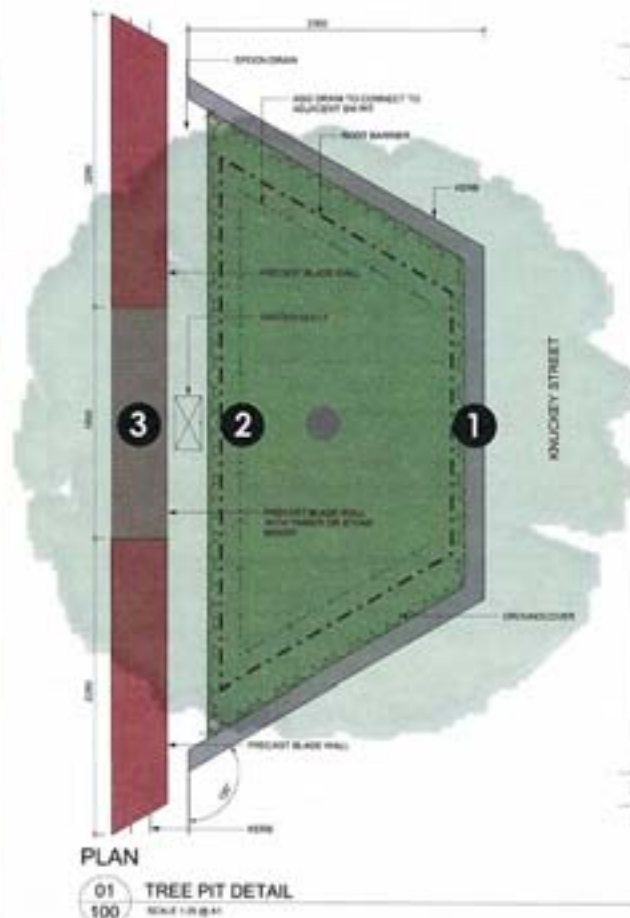
Groundcover planting will be colourful, drought resistant and robust.



FOOTPATH	TREE & PARALLEL CARPARKING	LANE	LANE	TREE & PARALLEL CARPARKING	FOOTPATH
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1. The Esplanade 2. Mitchell Street 3. West Lane 4. Smith Street 5. Austin Lane 6. Cavenagh Street 7. Utchfield Street 8. Woods Street 9. McMin Street



5 Proposed Streetscape - build-outs

The proposed tree pit is a slight variation to DCC's current standard tree build-out detail (as constructed as part of the Pandanus Development in Knuckey Street).

Key changes include -

1. an altered kerb shape.
2. enhanced water sensitive urban design (WSUD) capability.
3. a low height wall to deter pedestrian rat running across the soft planting bed.

All buildouts are free-standing and are detached from the existing kerb line. Trees in build-outs (within the road pavement) have number of advantages over trees in footpaths, they:

- a. enable a continuous awning within the road reserve that does not come into conflict with street trees.
- b. enhance street tree coverage and the tropical feel of the CBD.
- c. provide a consolidated canopy cover that promotes cross street pedestrian movement which increases retail activity.
- d. eliminates the need for tree grates or stabilised Terrabond in favour of loose mulch and soft planting.
- e. provides a larger area for air and water penetration to the root system.
- f. reduces the problems of root and tree growth lifting pedestrian footpaths and creating trip hazards.
- g. Plantings in a build-out will also reduce the potential for unbalanced tree growth due to phototropism (growing towards the light) which can affect trees in areas where buildings or awnings impede natural growth and crown form.



1. The Esplanade 2. Mitchell Street 3. West Lane 4. Smith Street 5. Austin Lane 6. Cavenagh Street 7. Litchfield Street 8. Woods Street 9. McMin Street

