

ENCL YES

**DARWIN CITY COUNCIL**

**Date:** 26/11/09

**REPORT**

**TO:** ORDINARY COUNCIL MEETING/OPEN **APPROVED:** FC

**FROM:** GENERAL MANAGER CORPORATE SERVICES **APPROVED:** LC

**REPORT NO:** 09A0216

**COMMON NO:** 990255

**SUBJECT:** OLD LEANYER DEPOT - LOT 6967 TOWN OF SANDERSON

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**ITEM NO: 5.3**

**SYNOPSIS:**

This report provides an update in relation to the Old Leanyer Depot Site, Lot 6967 (24,300 m<sup>2</sup>) Town of Sanderson and the adjacent open space Lot 6968 (8,760 m<sup>2</sup>) Town of Sanderson and seeks direction from Council's in relation to how to progress this matter.

**GENERAL:**

In 2003 Council ceased using the Leanyer Depot and relocated its staff and plant to the Bishop Street Operation Centre. With no further use for the site, Council resolved to dispose of Lot 6967 Town of Sanderson and the adjacent open space Lot 6968 Town of Sanderson which comprises a total area of 33,060m<sup>2</sup>. Please refer to **Attachment A**.

In February 2006, Council undertook an extensive public consultation process distributing 4000 survey forms to local residents receiving 283 responses and resolved to develop a mix of child care, youth space, aged care, residential, community and open space with the site.

At Council's meeting on 17 October 2006, Consulting Town Planner June D'Rozario provided concepts plans for Council to consider based on the direction provided by Council in February.

On 12 December 2006, June D'Rozario gave a further presentation to Council refining the proposal.

On the 10<sup>th</sup> April 2007, June D'Rozario gave another presentation to Council further refining the proposal based on the 12 December 2006 meeting.

The final concept adopted by Council in April 2007 comprised a total of 11 residential lots with the development of a community run childcare centre and community centre.

The Council decision was as follows:

11.2 Leanyer Depot - Future Use – Option 4  
Report No. 07A0069 (03/04/07) Common No. 990255

(Ald Lambert/Elix)

- A. THAT Report Number 07A0069 entitled Leanyer Depot Future Use – Option 4 be received and noted.
- B. THAT Council supports the development of the Leanyer Depot site with a combination of elements from Option 1 and Option 4, outlined in Report Number 06A0243 and listed below:-  
  
Option 1 concept as the basis; a total of 11 residential lots at Lot 6967, as per Option 1; development of the Community Purpose Site at Lot 6968 – Childcare Centre and Community Centre, as per Option 4.
- C. THAT a second phase of community consultation be undertaken advising of Council's decision.
- D. THAT following the community consultation a further report be brought back to Council detailing the outcome of this process and a work plan progressing the matter.

DECISION NO.19\4281 (10/04/07) Carried

Please refer to **Attachment B**.

In May 2007, a second phase of community consultation was undertaken by letter box drop to over 4000 residents advising of Council's decision and the concept master plan for the area, only two written submissions were received as a result which sought further consultation in relation to the community components of the development.

On 17 October 2007, June D'Rozario provided a report to Council which detailed options to undertake the subdivision, civil works and disposal of the 11 residential lots.

On 13 November 2007, Council Officers recommended the site be rezoned and disposed of to a developer. At that meeting Council resolved to establish an Advisory Committee made up of 4 Elected Members, one from each Ward and the Lord Mayor and to consult with the community on the future requirements of community facility.

In May 2008, the Advisory Committee met to discuss the future development of the site and consider the community components. The Lord Mayor put forward the concept of a Youth Space for which there was broad support. A “*multi functional activity youth space*” comprising several structures providing for music, multi media, offices, canteen, meeting spaces, sporting areas and community spaces both in and outdoor.

Council’s last decision on this matter was in June 2008 as follows:

12.4 Leanyer Depot, Future Development  
Report No. 08A0108 (13/06/08) Common No. 990255

(Ald Lambert/Elix)

THAT Report Number 08A0108 entitled Leanyer Depot – Future Development, be received and noted.

THAT the Council approach the Northern Territory Government with a proposal to jointly progress a “*multi functional activity youth space*” with the possible site to be located within Lot 7003, Town of Sanderson. (adjacent to the Water Park on Vanderlin Drive).

THAT a preliminary concept brief is developed for Council to consider and agree upon, detailing the objectives and outcomes of the project to have a “*multi functional activity youth space*”.

DECISION NO.20\0308 (10/06/08) Carried

Since that decision, development of the old Leanyer Depot has been put on hold pending a resolution on the location of a possible youth space.

At this point in time, Council may wish to also consider what other outcomes it may be seeking from the site eg. affordable housing.

A separate report has been prepared by the General Manager Community and Cultural Services on the “*multi functional activity youth space*” will be tabled at the Special Council Meeting on 30 November 2009.

### Occupation Licences

The following occupation licences are currently in existence at the depot:

- Darwin Junior Street Stocks, commenced January 2004
- The Patch, commenced December 2007
- Frogwatch, commenced March 2009

All licences have provision to be terminated by providing two (2) weeks notice.

### **FINANCIAL IMPLICATIONS:**

A detailed financial analysis will be undertaken based on Council final decision on this matter. A Valuation conducted by the Australian Valuation Office in June 2008 valued the property in excess of \$2.0 million.

The financial return on the sale of Leanyer Depot will vary depending on whether Council decides to complete the remediation and civil works or dispose of the site to a property developer to complete the civil works.

### **DEVELOPMENT / USE OPTIONS**

Various options exist for the future use, development and or disposal of Lot 6967 and Lot 6968. These options include:

#### Option 1

Proceed in accordance with Decision No 19\4281 (10 April 2007) being 11 residential lots on Lot 6967 and a community purpose site on Lot 6968 including a Childcare Centre and Community Centre.

#### Option 2

Specify the 'non negotiable outcomes' that Council wants from the sites and then place it on the open market through an Expression of Interest / Tender process. This would allow developers the capacity to maximise site usage in accordance with market forces whilst at the same time delivering the outcomes that Councils wants for the site.

### **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

2.2 Increase recreational, cultural and heritage experiences

#### Key Strategies

2.2.3 Provide facilities to encourage safe cycling and walking

#### Goal

2 Enhance Darwin's Active, Positive and Flexible Lifestyle

## Outcome

2.1 Improve urban enhancement around Darwin

## Key Strategies

2.1.5 Participate and partner in activities that contribute to a safer Darwin

### **LEGAL IMPLICATIONS:**

Various – compliance with a range of legislation will be required.

### **ENVIRONMENTAL IMPLICATIONS:**

The site will require remediation in relation to the underground fuel tank, fuel bowsers.

#### *Site investigation and decontamination*

As Lot 6967 Town of Sanderson has involved vehicle storage and washdown, a workshop and storage of poisons, it will be necessary to undertake site investigation and remediation to render it fit for house sites.

A site contamination assessment was conducted by GHD in 2005. This study identified the underground fuel tank, fuel bowsers, garden shed and wash bay as potentially contaminated areas.

The report recommended full remediation of the underground tank and bowser locations, and sampling at the garden shed and wash bay to determine the extent of contamination. The costs associated with this process are unknown.

### **PUBLIC RELATIONS IMPLICATIONS:**

This matter will attract a significant level of media as it has done in the past.

### **COMMUNITY SAFETY IMPLICATIONS:**

N/A

### **DELEGATION:**

N/A

### **CONSULTATION:**

Chief Officers Group  
Consulting Town Planner June D'Rozario

**RECOMMENDATIONS:**

That it be recommended to Council:-

- A. THAT Report Number 09A0216 entitled Old Leanyer Depot Site Lot 9697 Town of Sanderson, be received and noted.
- B. THAT Council engage a suitably qualified and experienced land development project manager to assist in determining the 'non negotiable outcomes' that Council is seeking from the sites and to place land on the open market through an Expression of Interest / Tender process.
- C. THAT the sale proceeds from disposal of the old Leanyer Depot be quarantined and set aside for the development of the "*multi functional activity youth space*" facility.

**OR**

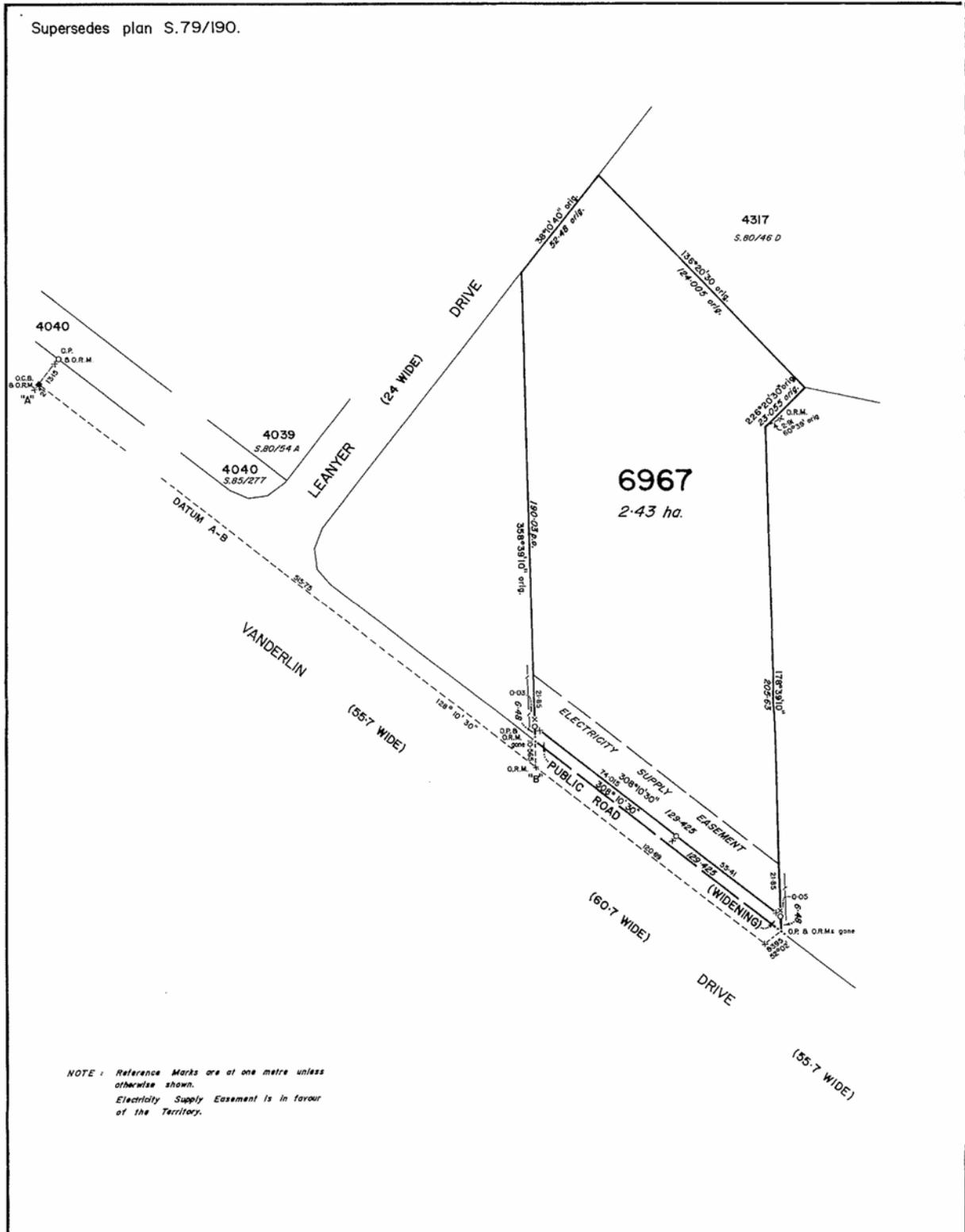
- B. THAT Council endorse the master plan developed and adopted as per Council Decision 19\4281 on the 10 April 2007 which supports the development of a combination of elements including:
  - 11 residential lots on Lot 6967
  - Development of a Community Purpose Site on Lot 6968 including a Childcare Centre and Community Centre
- C. THAT a further report be brought back to Council providing a financial analysis.
- D. THAT Council undertake a community needs assessment for the development of the community component of the site.
- E. THAT the sale proceeds from disposal of the old Leanyer Depot be quarantined and set aside for the development of the "*multi functional activity youth space*" facility.

**LIAM CARROLL**  
**MANAGER BUSINESS SERVICES**

**FRANK CRAWLEY**  
**GENERAL MANAGER CORPORATE**  
**SERVICES**

Any queries on this report may be directed to Liam Carroll on 8930 0559 or [l.carroll@darwin.nt.gov.au](mailto:l.carroll@darwin.nt.gov.au)

ATTACHMENT A

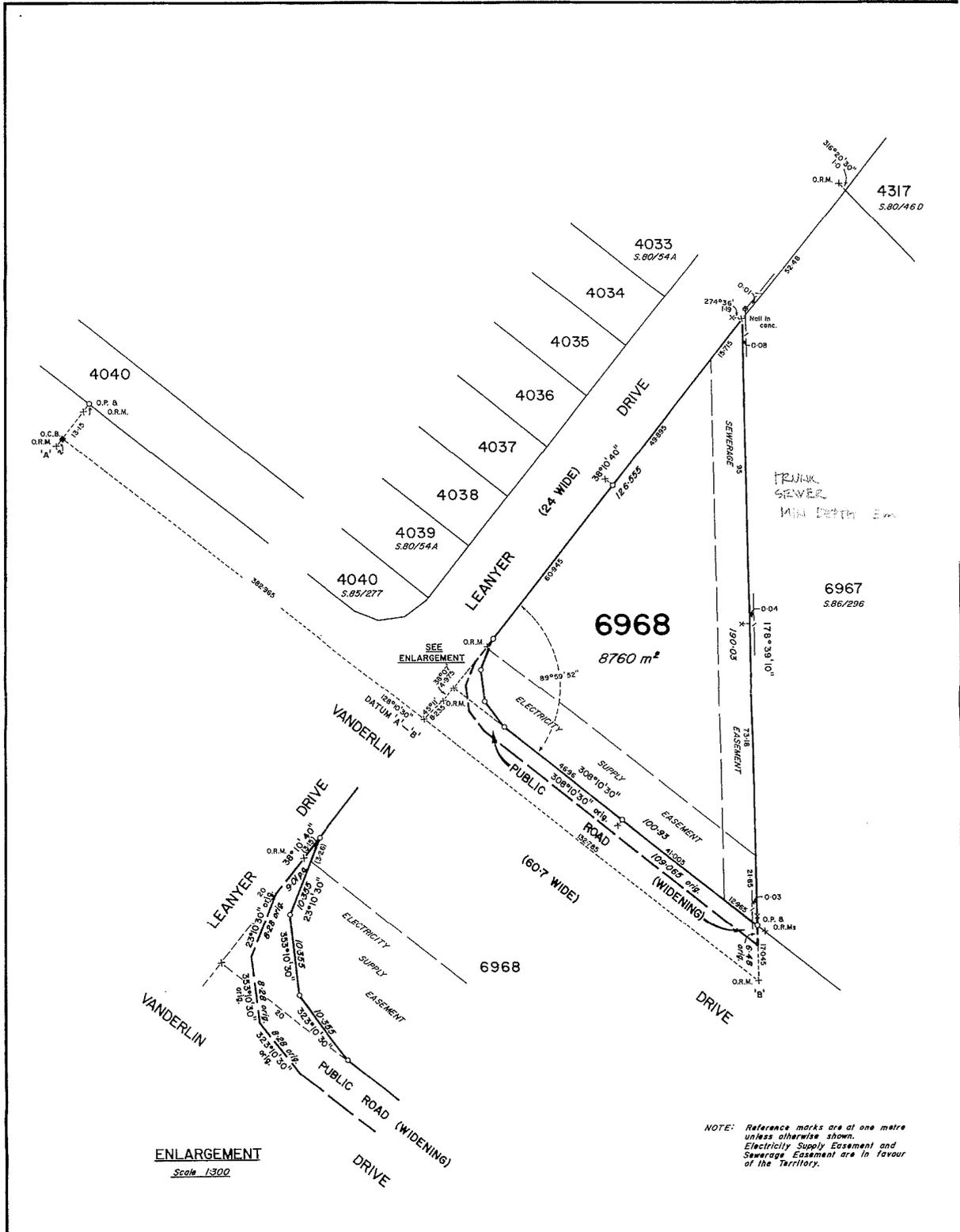


	I, <b>DAVID JAMES JEFFERY</b> Surveyor Date: <b>9-9-86</b>	Field Book <b>S.86/296</b> Drawn <b>C. Hamilton 04/09/86</b> Examined <b>V. J. 10.09.1986</b>	 Grid Bearings	<b>LOT 6967</b> TOWN OF SANDERSON
	Survey Approved  Date: <b>12-9-1986</b>	Map Reference <b>DARWIN 2500 Sh. 32-27</b>	AZIMUTH Assumed from <b>S.79/190</b> Observed at	SCALE 1:1000 

WARNING - Damaged or creased plan will be rejected.

3/10/86

ATTACHMENT A



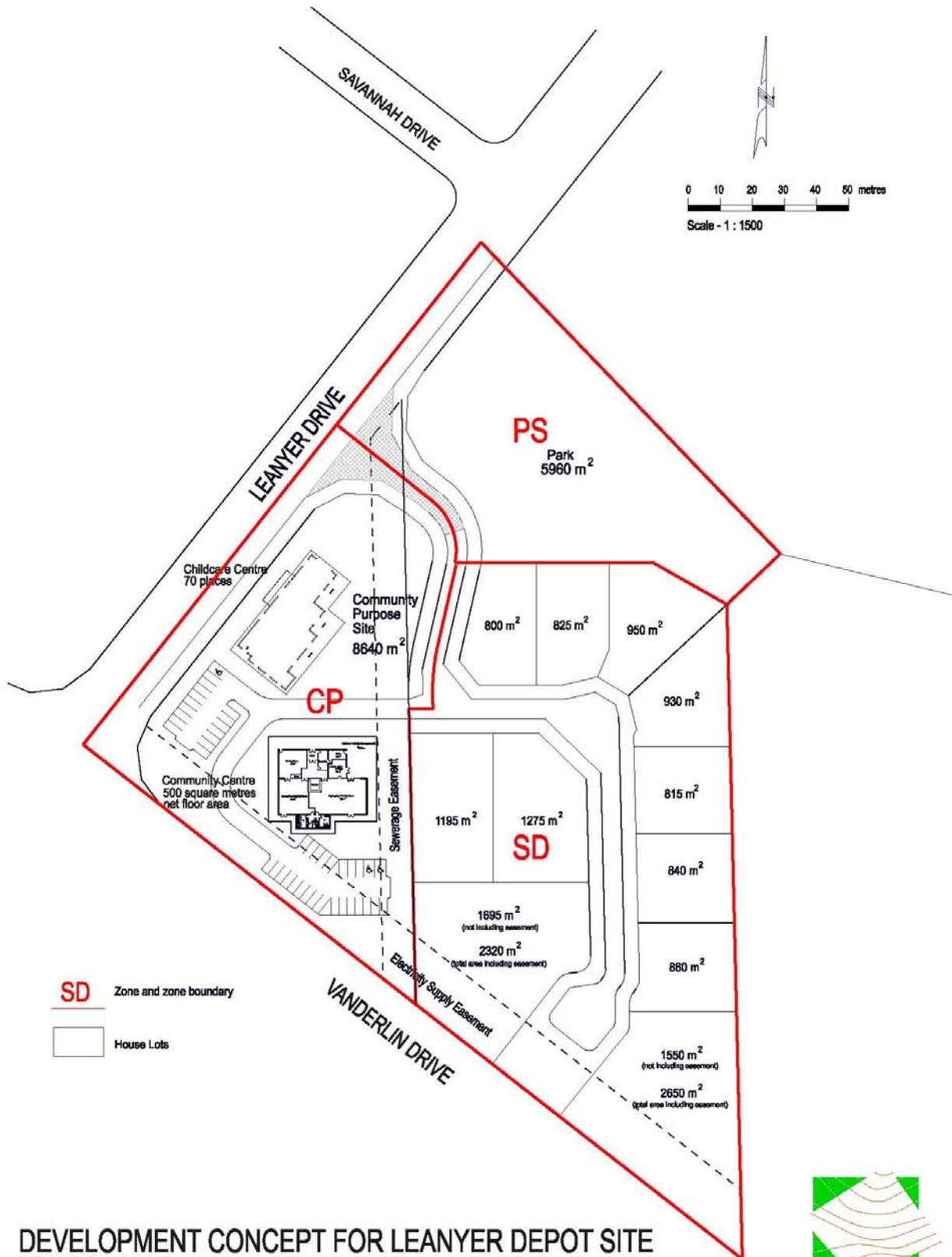
ENLARGEMENT  
Scale 1:300

	DAVID JOHN McLENNAN I hereby certify that the survey represented on this plan was carried out by me or under my immediate supervision and was completed on 18-11-86 and that this survey has been executed in accordance with the Licensed Surveyors Act and the Directions thereunder. David McLeenan Licensed Surveyor	Field Book S. 86/383 Drawn C. HAMILTON 12/11/86 Examined [Signature] 13-12-86 Map Reference		LEGEND Concrete Post ..... □ Concrete Block ..... ■ Peg or Wooden Post ..... ○ Reference Mark ..... × Locks ..... * Fence Post ..... ⊗	<b>LOT 6968</b> TOWN OF SANDERSON
	SURVEY APPROVED  Surveyor-General	18-11-86 Date	DARWIN 2500 Sh. 32-27	AZIMUTH Assumed from ... S. 86/296 Observed at .....	SCALE 1:750 

WARNING - Damaged or creased plan will be rejected.

13.4.87

ATTACHMENT B



**SD** Zone and zone boundary  
 □ House Lots

DEVELOPMENT CONCEPT FOR LEANYER DEPOT SITE  
 OPTION 1A

