



CITY OF DARWIN

NIGHTCLIFF VILLAGE MASTERPLAN

DESIGN REPORT

11 November 2022



LOUW
GROUP

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November 2022

AMENDMENT, DISTRIBUTION & AUTHORISATION RECORD

Amendment Record

Description / Details	Date
Issue 1 – DRAFT	11/11/2022

Distribution

This Request for Construction Proposal Is prepared for distribution to:

Name / Location	Position	Organisation
Nik Kleine	Executive Manager Infrastructure	City of Darwin
Jedda Bennett-Kellam	Senior Project Officer	City of Darwin

Authorisation Record

Prepared by	Leandre Piggott		11/11/2022
	Name	Signature	Date
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	Name	Signature	Date

Project Identification

Project Name	Nightcliff Village Masterplan
Louw Group Project Number	21-014
Project Office Location	Darwin
Project Contact Details	Email: hermanus@louw.com.au , leandre@louw.com.au Mobile: 0448 899 088
Project Description	Nightcliff Village Masterplan

1 Introduction

1.1 Site Description & Details

The Nightcliff Village and Market Space is located across several privately owned land parcels. The project area is bounded by Pavonia Place to the north, Phoenix Street to the west, Progress Drive to the south, and Oleander Street to the east. The project area also includes the western Pavonia Way and eastern Pavonia Way laneways.

Project Areal View



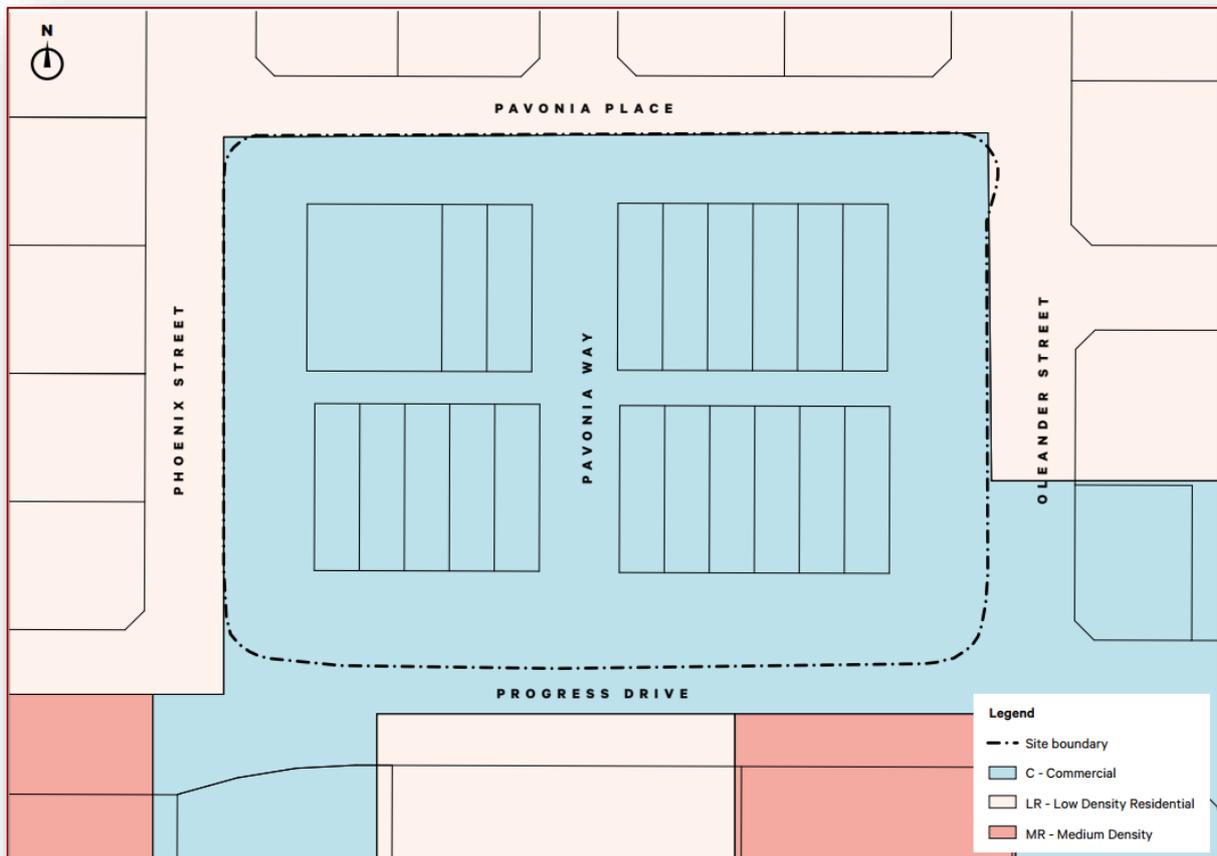
NR Maps Aerial view of Nightcliff Village with road overlay

The project details are as follows:

Project Area	Nightcliff Village and Market Space
Address	Area bounded by Pavonia Place, Phoenix Street, Progress Drive and Oleander Street, Nightcliff
Location Name	Town of Darwin
Parcel Numbers	Lots 1-8, 10, 28A, 30,32, 34, 36, 38, 40A, 42, 44, 46, and 48, plus road reserve and parking areas
Town Planning Zone	C (Commercial)

1.2 Project Background

The project site area includes the whole Nightcliff Village and Market Space (The Village) footprint. The Village is located across several privately owned land parcels. Both Pavonia Way (the north-south central spine) and the service laneways (running east-west connecting Oleander Street and Phoenix Street) are publicly owned by the City of Darwin.



The Nightcliff Placement Plan – Zoning conditions for Nightcliff Village

The existing Village is a mix of retail and commercial services well loved by the local community. This is particularly obvious on Sunday mornings when the Village markets come in to its own with music, local produce and stalls that bring a livelihood and sense of community to the area.

The City of Darwin (CoD) has set aside \$534,000 through the Building Better Regions Funding to undertake the development of a Masterplan for Nightcliff Village, detailing potential overall improvements in phased construction stages.

The intended outcome for the masterplan is to identify works that can occur as an initial stage without compromising future development goals, or resulting in abortive works.

From a planning perspective, the Village sits within the Nightcliff and Coconut Grove Activity Centre and forms part of the Nightcliff and Coconut Grove Concept Plan (per the Northern Territory Planning Scheme, Mid-Suburbs Area Plan, July 2016). It is subject to the provisions of this plan for future built form redevelopment.

Louw Group commenced the project delivery with the Project Owner (City of Darwin), represented by Nik Klein and Jedda Bennett-Kellam 28 February 2022.



The Nightcliff Placement Plan –Area uses for Nightcliff Village

Consequently, a Project Management Plan was prepared that set out the project delivery methodology and detail scope of works associated with Stage 1: Long Term Masterplanning activities and Stage 2: Short Term Initiatives.

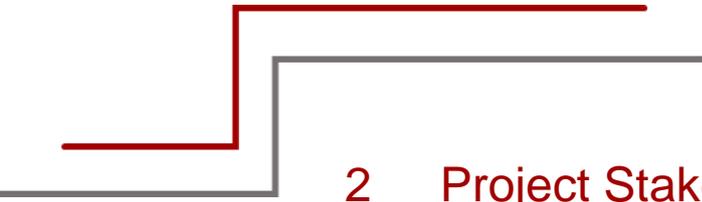
The SOW resulted in the following deliverables:

Stage 1: Long Term Masterplanning

1. Place Plan Development in conjunction with initial Stakeholder Engagement; and
2. Concept Master Plan and 30% design documentation to demonstrate the scope and budget of delivering the **Long-term Concept Plan** in line with actions identified in the Nightcliff Village Placemaking Plan; and

Stage 2: Short Term Initiatives

1. Design and construction documentation to deliver the **Short-term Intervention Actions** in line with actions identified in the Nightcliff Village Placemaking Plan.
2. The components identified for detailed design as early works is the East and West service lanes to the start of the sidewalk paving.
3. Additional consultants were engaged for the detailed design phase:
 - a. For an electrical services Masterplan of the Project area depicting Power and Water (PWC) assets present and indicating conduit positions to seating pods for future electrical provision for lighting;
 - b. For detailed civil design of the East and West service lanes; and
 - c. For structural detail on the arbour light structure footings.



2 Project Stakeholders

The City of Darwin is the Project Owner of the Public spaces surrounding the Nightcliff Village and Market Space. However, it is noted that there are significant Key Stakeholders associated with this project, most notably the Owners and Tenants of the various buildings, the Nightcliff Market management team and stallholders and the Nightcliff Village Traders Association.

2.1 Project Owner

The project owners for the Nightcliff Village Masterplan redevelopment are:

- | City of Darwin

2.2 Project Control Group (PCG)

A Project Control Group (PCG) was established to provide strategic direction and key project decision. The PCG consisted of:

- | Nik Kleine, City of Darwin; and
- | Jedda Bennett-Kellam, City of Darwin.

2.3 Stakeholder Working Group (SWG)

A Stakeholder Working Group (SWG) was also established to provide strategic input and advice to the project team throughout the project life cycle. The SWG consisted of:

- | City of Darwin – Project team;
- | City of Darwin – Elected members;
- | Property owners and tenants;
- | Nightcliff Village and Market Traders Association; and
- | Member for Chan Ward.

2.4 Project Design Consultants

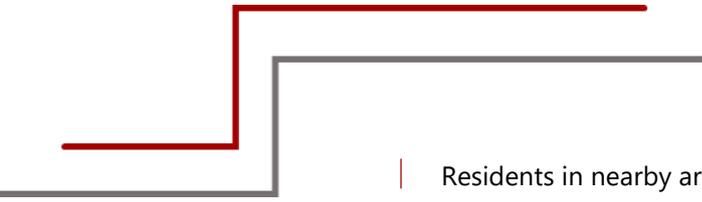
The following consultants were engaged as sub-consultants to Louw Group to deliver the design of both project stages:

- | Principle Project Manager: Louw Group;
- | Architect: Rossi Architects;
- | Civil Engineering: ADG Engineers;
- | Place Making: Element Advisory;
- | Stakeholder Engagement: Tatam Planning Co.;
- | Surveyor: Earl James & Associates; and
- | Landscape Architects: Clouston Associates.

2.5 Secondary Project Stakeholders

The following stakeholders were consulted as part the project delivery:

- | Nightcliff Market Management;
- | Property Owners and Tenants;

- 
- | Residents in nearby areas; and
 - | Broader Darwin Community.

2.6 Project Engagement

As an initial step, Louw Group conducted an inception meeting with the Project Owner on 28 February 2022 to discuss the broader scope and goals of the project that would form the basis for developing the Project Management Plan (PMP) and Scope of Works (SOW) defining the scope of the consultants to be engaged forming the design team for the Project.

The following matters were clarified:

- | The key objectives of the project;
- | The key actions required, and a programme to complete the project scope of works;
- | The specific outcomes / standards of work that are to be achieved throughout the project;
- | The makeup and terms of reference of the Stakeholder Working Group (SWG);
- | Key responsibilities, contact details, and communications protocols for the SWG, and Secondary Stakeholders; and
- | Project sensitivities.

The Masterplan development was performed in two phases, Stage 1 comprised of the development of the Nightcliff Village Place Plan (Place Plan) with associated Stakeholder Engagement and Stage 2 consisting of the development of the Nightcliff Village Masterplan (Masterplan), informed by the Place Plan.

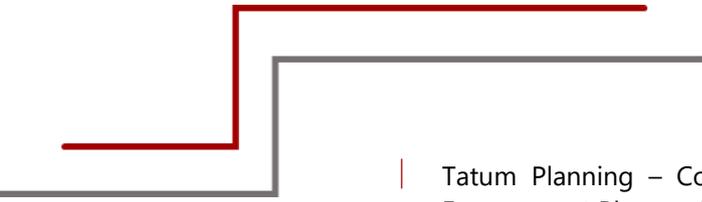
Stage 1: Place Plan and Stakeholder Engagement

The Place Plan has been prepared by element for Louw Group on behalf of the City of Darwin. This project has also been undertaken in conjunction with Tatam Planning, who facilitated the stakeholder meetings and provided an Engagement Outcomes Report summarising the key findings. The Place Plan has been undertaken to define the future direction for the Village at a high level, through a process of desktop review, community and stakeholder engagement, and professional analysis, with the Place Plan report representing a summary of the process, along with the key findings, opportunities, and recommendations for the Masterplan.

The Nightcliff Village and Markets streetscape upgrade (Project) looks to understand the opportunities and gaps that can be built upon at the Nightcliff Village (the Village) and articulate these through a Place Plan, which is effectively a place design brief to inform the next stage of works, the development of a Masterplan. The aim of the Project is to enhance the existing features of the Village beyond its current main attraction of the markets to create a more holistic local centre for the neighbourhood.

Louw Group held an inception meeting with the Stage 1 consultants (element and Tatum Planning) on 1 March 2022. The intent of the meeting was to confirm the consultant scope, key project objectives, timeline constraints and critical drivers for the project. The deliverables identified for this phase was:

- | Element – Desktop review, draft and final Place Plan;



- | Tatum Planning – Community and stakeholder engagement and Stakeholder Engagement Plan; and

- | Low Group – Place audit and intercept surveys.

Tatum Planning did site inspections during normal business hours and Sunday market days. Key stakeholders were confirmed, and invitations sent out to three community meetings:

- | Stakeholder Engagement meeting 1: Sunday 24 April 2022 @ 2:30 pm;

- | Stakeholder Engagement meeting 2: Tuesday 26 April 2022 @ 9:00am; and

- | Stakeholder Engagement meeting 3: Wednesday 27 April 2022 @ 5:00pm.

Low Group performed place audits and intercept surveys prior to and after each stakeholder engagement meeting, and during site visits to photograph various aspects of the Nightcliff Village to inform the Place Plan.

Stage 2: Masterplan

The Masterplan is an amalgamation of the 30% functional layout and concept plans for the proposed landscaping, architectural and civil interventions to address and built upon opportunities and gaps articulated during stakeholder engagements and noted in the Place Plan. (Electrical engineers were engaged during the detailed design phase to deliver an electrical Masterplan depicting all Power and Water assets within the project area as an inclusion to the Nightcliff Masterplan)

To commence, a start-up design meeting was held with the Project Owner and design consultants on 8 June 2022 at the Nightcliff Electorate Office Community Room, with representatives from Rossi architects, Clouston associates, PSA consulting and ADG engineers present. A site inspection followed immediately after to get acquainted with the areas to be included in the Masterplan.

The intent of the design meeting and site inspection was to confirm the key project design objectives and critical drivers for the project, as described in the Place Plan.

Following to the above start-up meeting, a Masterplan Stakeholder Working Group (SWG) meeting was held on 6 July 2022 at the Nightcliff Community Centre. Valuable feedback in relation to the following areas was received:

- | Changes to angled car parking to 90 degrees – incorporate trees in additional space created for cooling;

- | Concern raised of market disruptions – possibility of markets moving to newly developed John Stokes area as an interim measure during construction;

- | Investigate use of Phoenix Street and Pavonia Place corner crossing – possibility to narrow or remove concrete ramp to Phoenix Street to redirect pedestrian accessibility to a safe crossing further removed from the corner; and

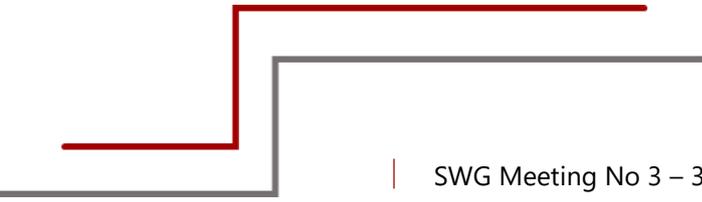
- | Consideration to be given to the existing grease trap and wash down areas in laneway as it needs to be close to market food trucks.

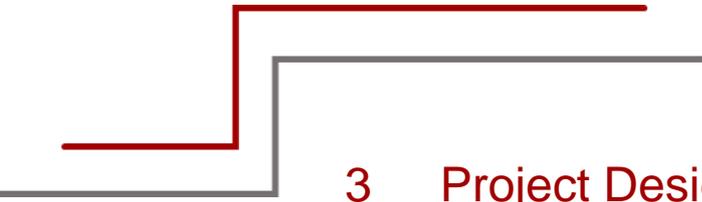
Further stakeholder working group and design meetings were held (resultant actions captured in the Meeting Minutes, issued by Low Group and included in Appendix B) :

- | Design Consultant meeting – 7 July 2022;

- | SWG Meeting No. 2 – 9 August 2022;

- | PCG & Design Consultant Meeting – 18 August 2022;

- 
- | SWG Meeting No 3 – 3 October 2022;
 - | PCG & Project Manager Meeting – 30 August 2022; and
 - | Various individual design consultant meetings resolving design conflicts.



3 Project Design Activities

As set out in the Place Plan, the extent of works covered by this project will involve the investigation of options and the identification of an Early Works package to be delivered before the end of 2022/2023 financial year.

The intention is to identify improvements to the west/east service lanes that fall under the control of City of Darwin and can be readily implemented in accordance with the overall masterplan proposals without limiting future improvements and major interventions.

'Tropical, eclectic and a little quirky, Nightcliff Village and Market space is the perfect place to shop, socialise, and relax; for locals and tourists alike' – the intention of these works is to undertake initial works in the transformation of the Village and address overall shading, cooling, greening and enliven the space. The project included the following design activities in accordance with the PVTA's Parap Village Improvement Plan:

3.1 Stage 1: Long Term Masterplan

Place Plan

The Place Plan was developed to understand the opportunities and gaps that can be built upon at the Nightcliff Village as a precursor to the development of a Masterplan. The Place Plan defines the future direction for the Village at a high level, through a process of:

- | desktop review;
- | community and stakeholder engagement; and
- | professional analysis.

The Place Plan represents a summary of these processes, along with the key findings, opportunities, and recommendations for the Masterplan.

During the **desktop review**, components identified in the place plan was summarised and grouped according to priority and proposed timeframes of execution (quick wins, short-term, medium-term, and long-term). During the desktop review the following components were reviewed:

- | Site analysis and assessment
 - During site analysis elements such as core socialisation areas, pedestrian links, key entry points, movement patterns, highly utilised and underutilised spaces were identified; and
 - It was found that while there is a mix of uses, there are several underutilised spaces, and most of the current uses are unlikely to encourage active interfaces with the street.
- | SWOT analysis
 - The SWOT analysis outlines the strengths and weaknesses of the existing Village, the opportunities to be built upon and the threats to be addressed.
- | Case Studies
 - Case studies were conducted of local village centres and streets across Australia, offering learning opportunities for Nightcliff Village. The strengths of each precedent was analysed to determine relevant design considerations that can be taken through to the Masterplan.



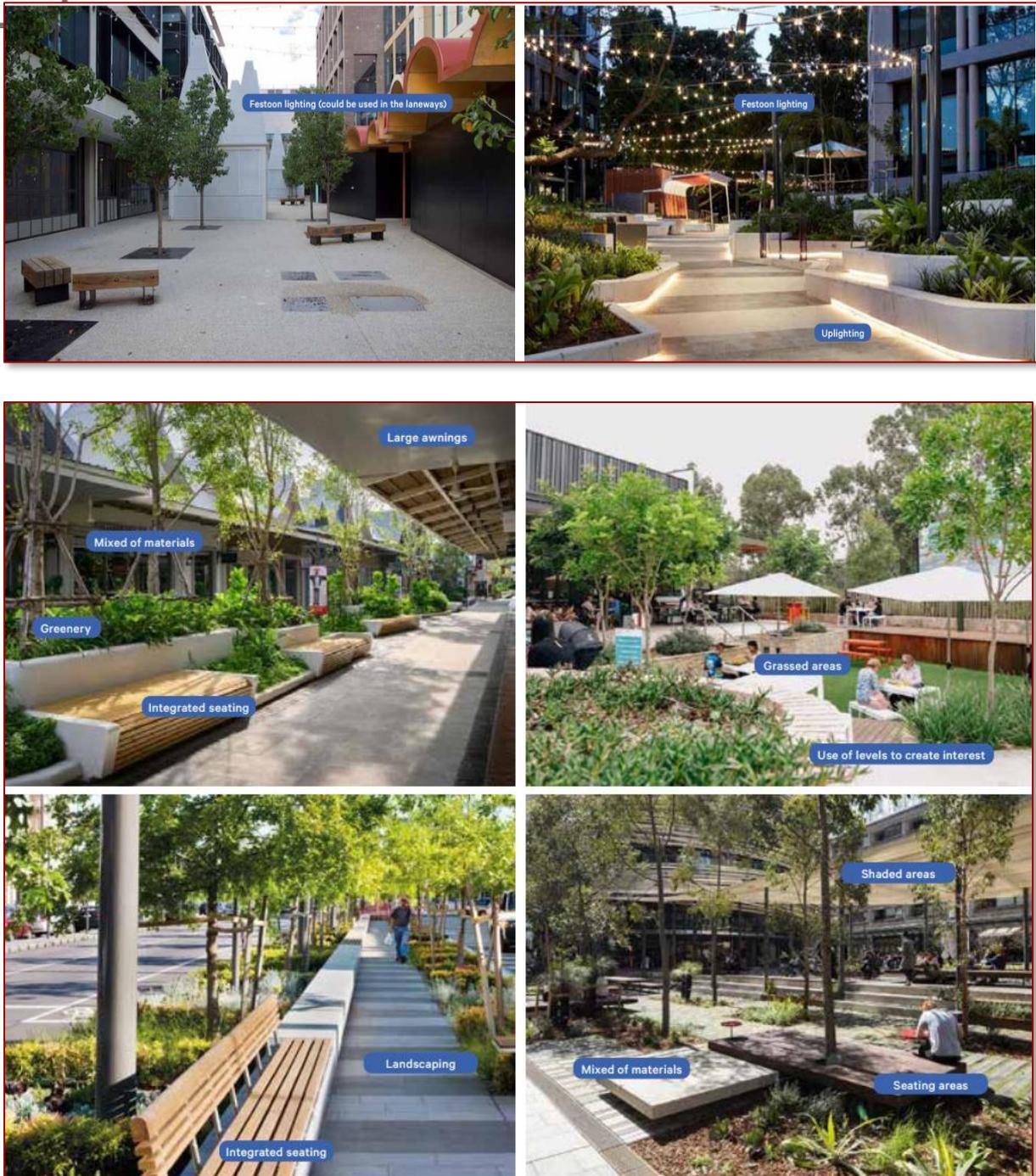
Community and stakeholder engagements were undertaken to assist in clarifying the scope and extent of the upgrades to the streetscape and landscaping around the Nightcliff Shopping Centre and Market Space, identifying priority desires, and main concerns from key stakeholders.

The stakeholder engagement seeks to build the project capacity to:

- | Better serve the Nightcliff Village owners and operators by understanding and valuing their needs, aspirations and local knowledge;
- | Build trust and positive relationships with the community and key stakeholders; and
- | Deliver efficient and effective outcomes for the community through a better, more informed Place Plan and subsequent Masterplan proposal for the Nightcliff Village

Stakeholder meetings:

- | Three stakeholder engagement meetings were held over a week in April 2022;
- | All meetings were facilitated by Catriona Tatam (Tatam Planning Co) and Leandre Piggott (Louw Group);
- | At each meeting, the attendees were taken through a presentation showing initial site observations and the SWOT analysis to provide background and understanding;
- | **Activity 1 – Are there any gaps?**
 - o At each of the meetings, the stakeholders were asked to identify any key elements on a map that were not mentioned in the site observations and SWOT analysis section of the presentation.
- | **Activity 2 – Sense of place.**
 - o Stakeholders were asked four key questions in relation to ‘Sense of Place’ with informal discussions around the following questions:
 1. What do you value and consider special about the Village?
 2. What can be improved?
 3. How would you currently describe Nightcliff to a friend?
 4. How would you like to describe Nightcliff to a friend?
- | **Activity 3 – Places that resonate**
 - o Stakeholders were asked to review a series of photographs of various public spaces, to ascertain what they resonated with, what elements they considered feasible/appropriate, and how they envisaged the public spaces of Nightcliff Village being utilised.



The Nightcliff Placement Plan – Example of top-rated images selected by participants.

Intercept survey

Intercept surveys were conducted at Nightcliff Village on Wednesday 27 April 2022 between 8.00am – 9.00am and 11.00am – 12.30pm. The surveys were conducted throughout the Village and in front of key retail tenancies with the purpose to intercept users and understand their use and perception of the space.

- Question 1. What brought you to Nightcliff Village today?
- Question 2. How often do you come here?

- Question 3. Do you visit the Nightcliff Markets?
- Question 4. How would you describe Nightcliff to a friend?
- Question 5. What do you think could be improved?
- Question 6. What would you like to see at Nightcliff Village

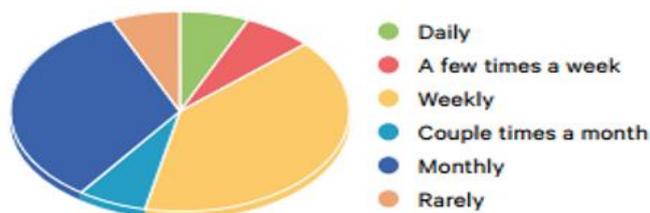


Figure 6. Frequency that survey respondents visit Nightcliff Village

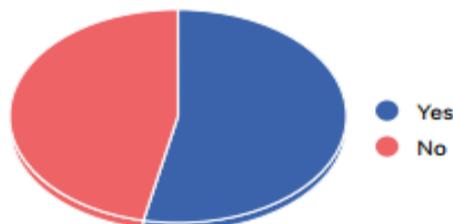


Figure 7. Percentage of respondents who visit the Nightcliff Markets

Masterplan

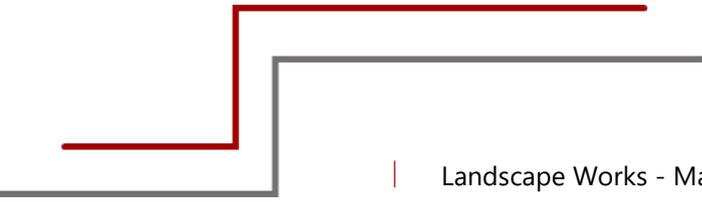
Low Group developed a project brief and individual works packages' briefs for landscaping, architectural and civil perspectives.

Key project risks, budget constraints and objectives been explored. The outcome has been to develop and document clear and comprehensive design briefs for the individual works packages and identify project risks so that project planning can be advanced to a point where:

- | A cost indication can be established; and
- | The scope of work and expected outcomes are clearly understood by all directly involved in the project.

Low Group engaged sub-consultants (to Low Group) to undertake the development of 30% Design Drawings and Functional Layout Designs as identified in the scope and developed a Masterplan resulting in the following deliverables:

- | Nightcliff Village Place Plan (informing design direction);
- | Stakeholder Engagement Summary Report;
- | Architectural Proposed Masterplan drawings;
- | Architectural Central shade structure drawings;
- | Architectural Playground shade structure drawings;
- | Architectural Existing shade structure drawings;
- | Architectural Stage shade structure drawings;
- | Architectural Fairy Light Arbour Structures;
- | Architectural Toilet Block drawings
- | Architectural Signage plan;
- | Demolition plan;
- | Architectural Design Report;
- | 4 x Rendered Architectural Images;
- | 60 Second Flythrough video;

- 
- | Landscape Works - Masterplan
 - | Landscape Works - Service Lanes
 - | Landscape Works - South-East Corner
 - | Landscape Works - South-West Corner
 - | Landscape Works - North-East Corner
 - | Landscape Works - North-West Corner
 - | Landscape Works - Pocket Seating
 - | Landscape Works - Central Zone
 - | Landscape Works - Carparks Pavonia Place
 - | Landscape Works - Planting Trees
 - | Civil - Stormwater Design existing features layout plans;
 - | Civil - Stormwater Design & Civil Works;
 - | Civil design Report;
 - | Preliminary stormwater catchment plan;
 - | Topographic survey;
 - | Traffic and Transport Assessment Report; and
 - | Project Cost Estimates.

4 Masterplan Design Activities

4.1 Context Study

'Tropical, eclectic and a little quirky, Nightcliff Village and market space is the perfect place to shop, socialise, play and relax - for locals and tourists alike'.

The project site area includes the whole Nightcliff Village footprint. The Village and Market Space is located across several privately owned land parcels.

The existing Village is a mix of local retail and services well loved by the local community. This is particularly obvious on Sunday mornings when the Village markets spring into action with music, local produce and stalls that bring a livelihood and sense of community to the area.

Broader Context



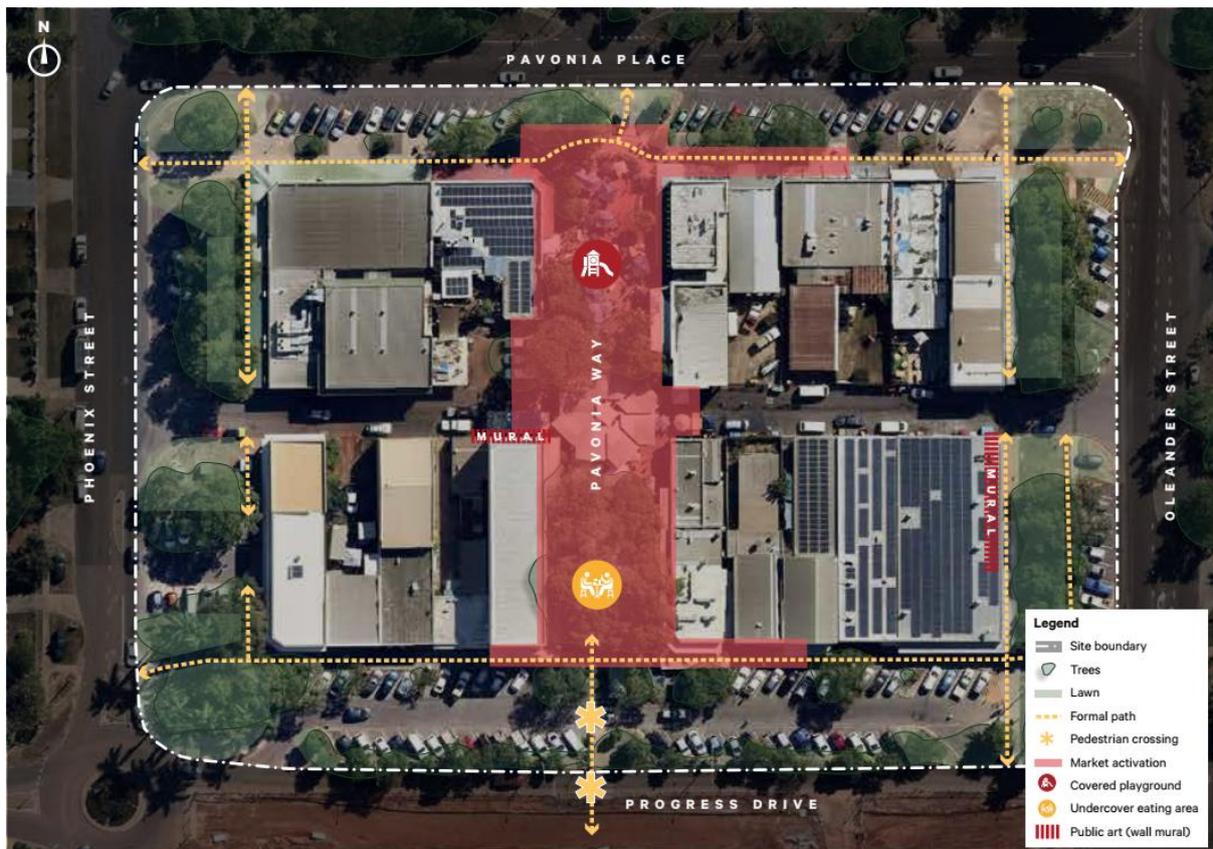
The Nightcliff Placement Plan – Local content plan Nightcliff Village

The Site

The project area includes the whole Nightcliff Village footprint. The Village and Market Space is located across several privately owned land parcels.

Both Pavonia Way (the north-south central spine) and the service laneway (running east-west) are publicly owned by the City of Darwin. The project area is bounded by Pavonia Place to the north, Phoenix Street to the west, Progress Drive to the south, and Oleander Street to the east.

The project area also includes the internal pedestrian space Pavonia Way as well as the service laneways that run east to west connecting to Oleander Street and Phoenix Street.



The Nightcliff Placement Plan – Public realm conditions and assets

Weaknesses identified on the project site include:

- | Lack of pedestrian accessibility;
- | No activation of the centre at night-time;
- | Clear separation between vehicles and pedestrians does not exist;
- | A lack of opportunities for visitors to sit, meet and socialise;
- | Several underutilised spaces for possible seating areas;
- | Insufficient drainage and poor irrigation throughout the site;
- | Several footpaths are broken and changing levels in the central lane is unlikely to be DDA compliant;
- | Some of the structures and buildings are dilapidated and vandalised, with unwelcoming security shutters throughout the Village;

- | Ablution block to be positioned on the corner of Progress drive and Oleander Street, all other positions investigated resulted in poor passive surveillance;
- | Extensive areas of hard paving and lack of shading on Pavonia Place increases the heat and generally make the place less welcoming and comfortable to stay in;
- | The street edges adjacent to Phoenix Street and Oleander Street have continuous tree cover, but lack landscaped areas and seating to provide amenities for pedestrians at all times of the day;
- | There is poor lighting generally in the public realm; and
- | The east west laneways forming part of the project area lacks organised, separated movement networks for different modes of travel. It seems to only prioritise cars and delivery trucks while safe pedestrian movement to access the village from both east and west have been ignored.

Traffic and Pedestrian Assessment

Pedestrian Access: Apart from the sole pedestrian zebra crossing connecting Nightcliff Village's to the new John Stokes development and Police Station, the majority of the active transport facilities at the development site are remaining unchanged as part of the proposed plans. The exception is the removal of the un-paired kerb ramp on the northwest corner of the site (corner of Phoenix Street and Pavonia Place), which has been proposed due to existing safety concerns and lack of pedestrian demand in this location.

Bicycle Access: Despite several cyclists observed in the area and the availability of bike parking, there are limited unmarked bike racks, with cyclists preferring to secure their bikes to handrails adjacent to the buildings facing Progress Drive.

Public Transport: Nightcliff Village has public transport services with 6 bus stops in the vicinity.

- | Bus Route 4: Casuarina to Darwin;
- | Bus Route 11: Casuarina to Casuarina;
- | Bus Route 19: Mindil Beach Market to Casuarina;
- | Bus Route OL1: Casuarina, Palmerston and Darwin Orbital (Express bus) – Clockwise; and
- | Bus Route OL2: Casuarina, Darwin and Palmerston Orbital (Express bus) – Anticlockwise.

The Masterplan indicates that the existing provisions for the taxi spaces are to be removed. These spaces may be allocated at a later stage, depending on the future demand, however the intent is for the taxi space to move adjacent the newly constructed Police Station.

Car Access: There are in total, 108 public parking spaces available on all four sides of the Nightcliff Village, with a further 9 provide for specific users (such as taxis).

Anecdotally, on market days informal parking occurs on verges throughout the market area. Therefore, there is demonstrated demand for additional parking at the precinct.

Private car parking spaces are also provided for existing stores and businesses which are accessed via the east west Pavonia service lanes.

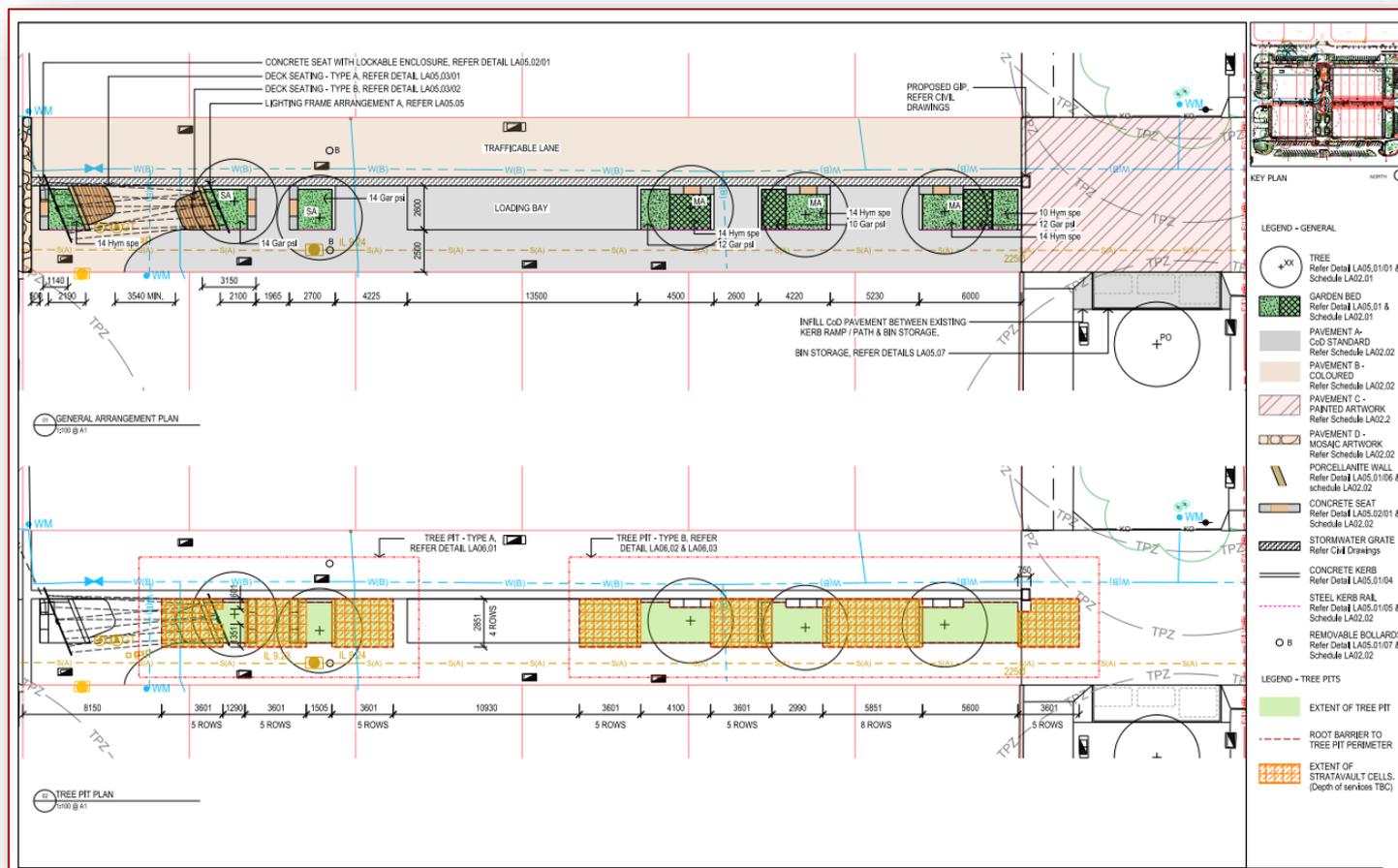
Substantial changes to the design of the parking areas on Pavonia Place, Oleander Street and Phoenix Street are proposed as part of the masterplan implementation.

These changes include modifying the existing 45-degree angled parking spaces to 90 degrees perpendicular to the kerb. This is a more efficient parking layout and allows for more parking spaces (3 spaces in total) to be provided in the same area, or in the case of the masterplan development, additional landscaping, and planting.

The loading zone on Pavonia Place is proposed to be replaced by a 1P parking space, with two new loading zones on either side of Pavonia Way.

4.2 Stage 1: Short Term Initiatives

Eastern Service Laneway



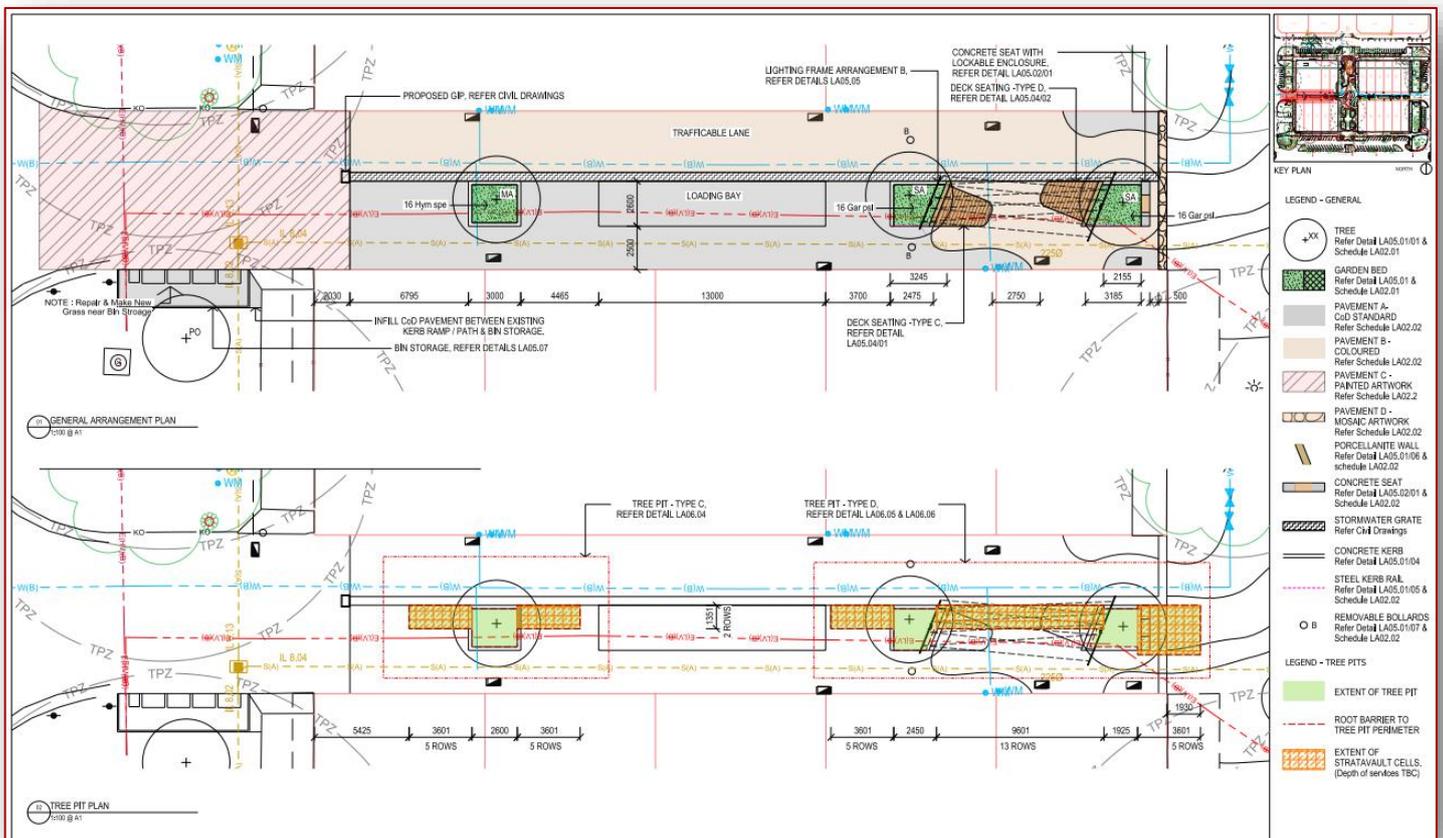
The project considers the design, demolition and installation of new concrete pavements and associated stormwater mitigation for the complete east service lane as a separate deliverable;

The new pavement will consist of two different colour choice, one being a standard concrete colour;

The pavement connecting the laneways to Oleander Street is proposed as artwork, making a statement at entry to the service lane;

Six garden beds, each consisting of a singular tree in addition to hardy shrubs and groundcovers to be installed above a layer of stratavault with a roottrain absorber deep watering aeration system to ensure direct water provision to the roots of plants and minimised evaporation; and

Low deck seating will be constructed to abut the three garden beds closest to central pedestrian lane;

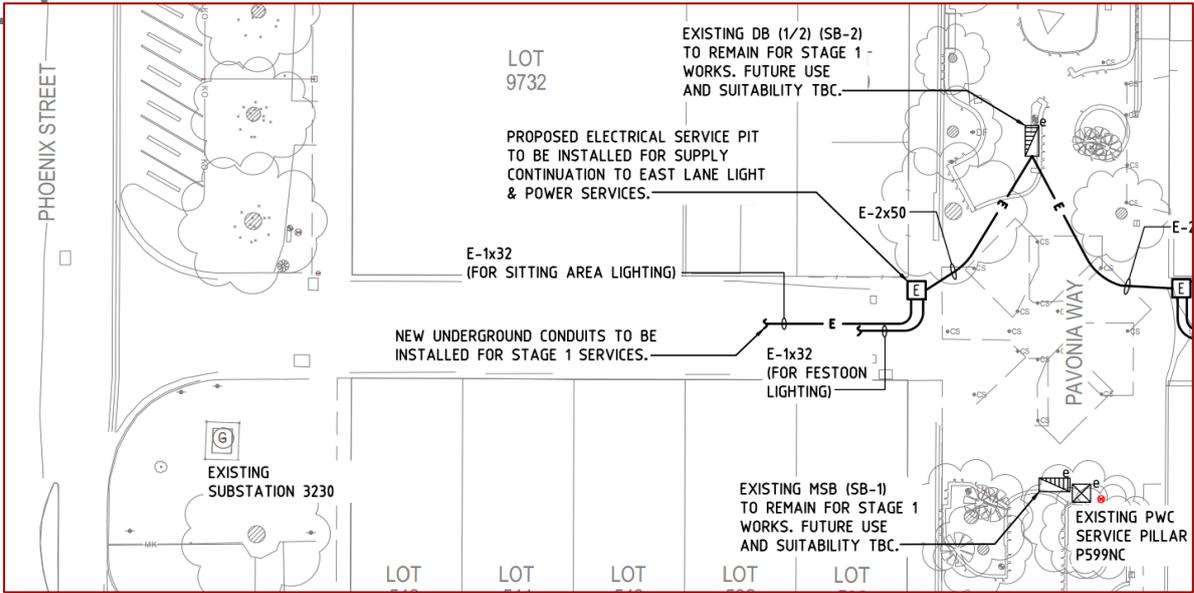


Western Service Laneway

- | The project considers the design, demolition and installation of new concrete pavements and associated stormwater mitigation for the complete west service lane as a separate deliverable;
- | The new pavements will consist of two different colour choice, one being a standard concrete colour;
- | The pavement connecting the laneway to Phoenix Street is proposed as artwork, making a statement at entry to the service lanes;
- | Three garden beds, each consisting of a singular tree in addition to hardy shrubs and groundcovers too be installed above a layer of stratavault with a rootrain aborvent deep watering aeration system to ensure direct water provision to the roots of plants and minimised evaporation; and
- | Low deck seating will be constructed to abut the two garden beds closest to central pedestrian lane;

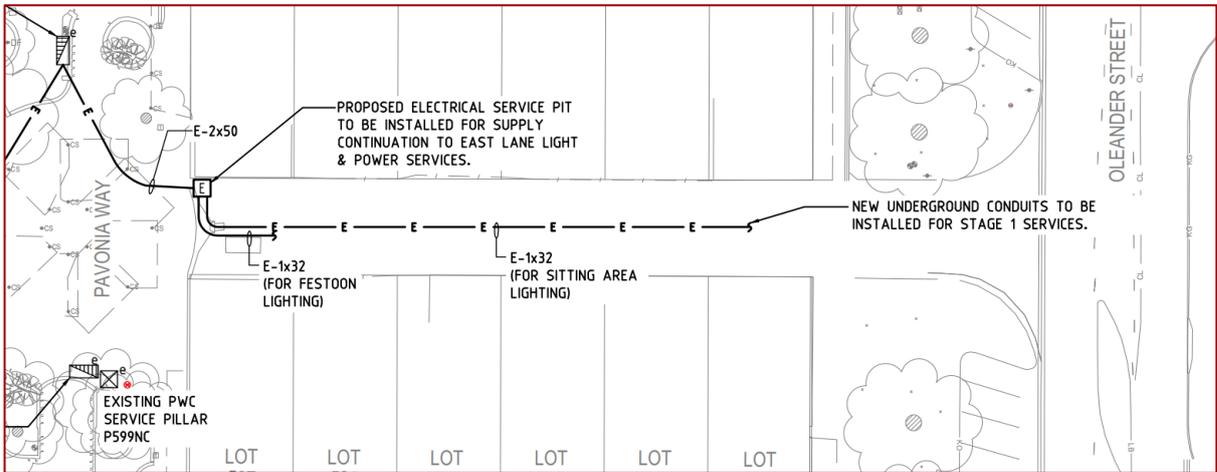
Electrical Services – East Lane

- | A new electrical pit to be installed to ensure electrical services supply continuation for the East service lane; and
- | Underground conduits installed to service festoon lighting and under-bench lighting at the two seating areas adjacent to the central lane.

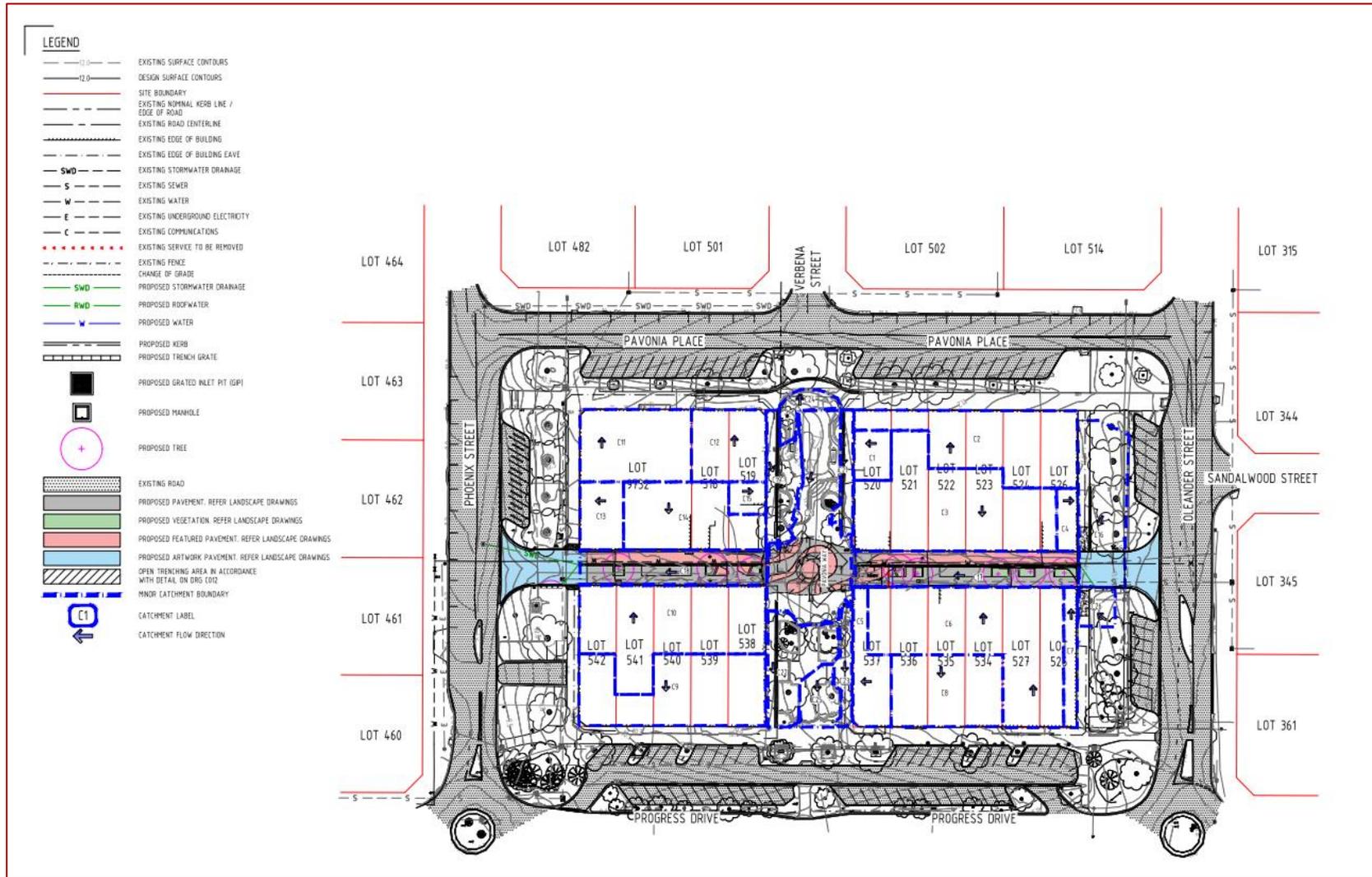


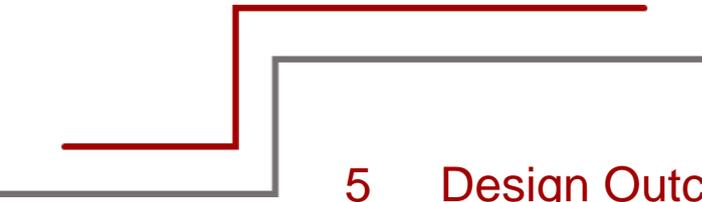
Electrical Services – West Lane

- | A new electrical pit proposed to ensure electrical services supply continuation for the West service lane; and
- | Underground conduits installed to service festoon lighting and under-bench lighting at the first seating area adjacent to the central lane.



Civil and Stormwater service

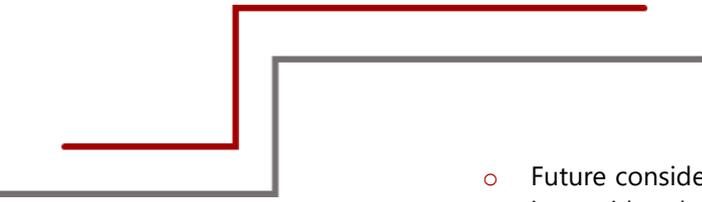




5 Design Outcomes

The design team determined the key design elements and opportunities through a review of the City of Darwin and Council members' aspirations, community and stakeholder consultation outcomes, and a review of the site constraints and context. Below are common themes of aspirations and goals for the village:

- | **Human comfort** - ensure patrons will visit the village for longer by providing comfortable and readily available seating areas within a shaded and cool environment;
- | **Increased shading, trees & low vegetation** – ensure a cool and protected environment by introducing shade structures throughout the central pedestrian lane and increasing shade trees and vegetation throughout:
 - rationalising car parking spaces to reorientate angled parking bays to 90deg parking bays;
 - this increases the number of parking bays, and provides an opportunity for some parking bays to be converted to garden beds with shade trees and in doing so increase vegetation and shading;
 - address existing garden beds to upgrade deep planting zones and provide tree root zones; and
 - facilitate the growth of large shade canopy trees while introduction of varied styled shade structures will help alleviate heat loading on the pavements and provide greater amenity to the users.
- | **Safe pedestrian access** - provide clear wayfinding and circulation into and through the village to strengthen the connection to the surrounding suburb. This includes:
 - internal circulation (i.e. intended for market spaces) are free to obstacles and at one grade across the site;
- | **Modify vehicular access into the East and West service lanes – create space and amenity to both businesses and pedestrians across the village through:**
 - realigning and demarcating individual areas of both service lanes for exclusive vehicle and pedestrian use;
 - provide bays for delivery trucks to prevent congestion;
 - provide bin storage areas with easy access from Phoenix and Oleander Street, alleviating the need for collection trucks to enter the service lanes;
- | **New ablution amenities** – the new amenities will be located in an area with suitable passive surveillance, on the corner of Progress Drive and Oleander Street. Design elements such as timber screening will be incorporated to soften the façade, allow for ventilation, provide privacy and material warmth. The screening will also wrap around the existing substation. The blank sides of the toilet block will provide an opportunity for art murals;
- | **Consolidation of electrical / hydraulic services** – upgrades to electrical and hydraulic services within the service and central lanes will only be considered if necessary to reduce disruption of services to the village.
 - Existing electrical services has been confirmed through an electrical masterplan;

- 
- Future consideration of electric vehicle charging points within the Village is considered on Oleander Street;

| **Street Art / Urban Art Strategy** - opportunities for street art and urban art is proposed to be integrated within the precinct, such as invigorating back of house and large blank walls with commissioned artwork and sculptural elements throughout the plaza spaces.

5.1 New Design Elements Proposed

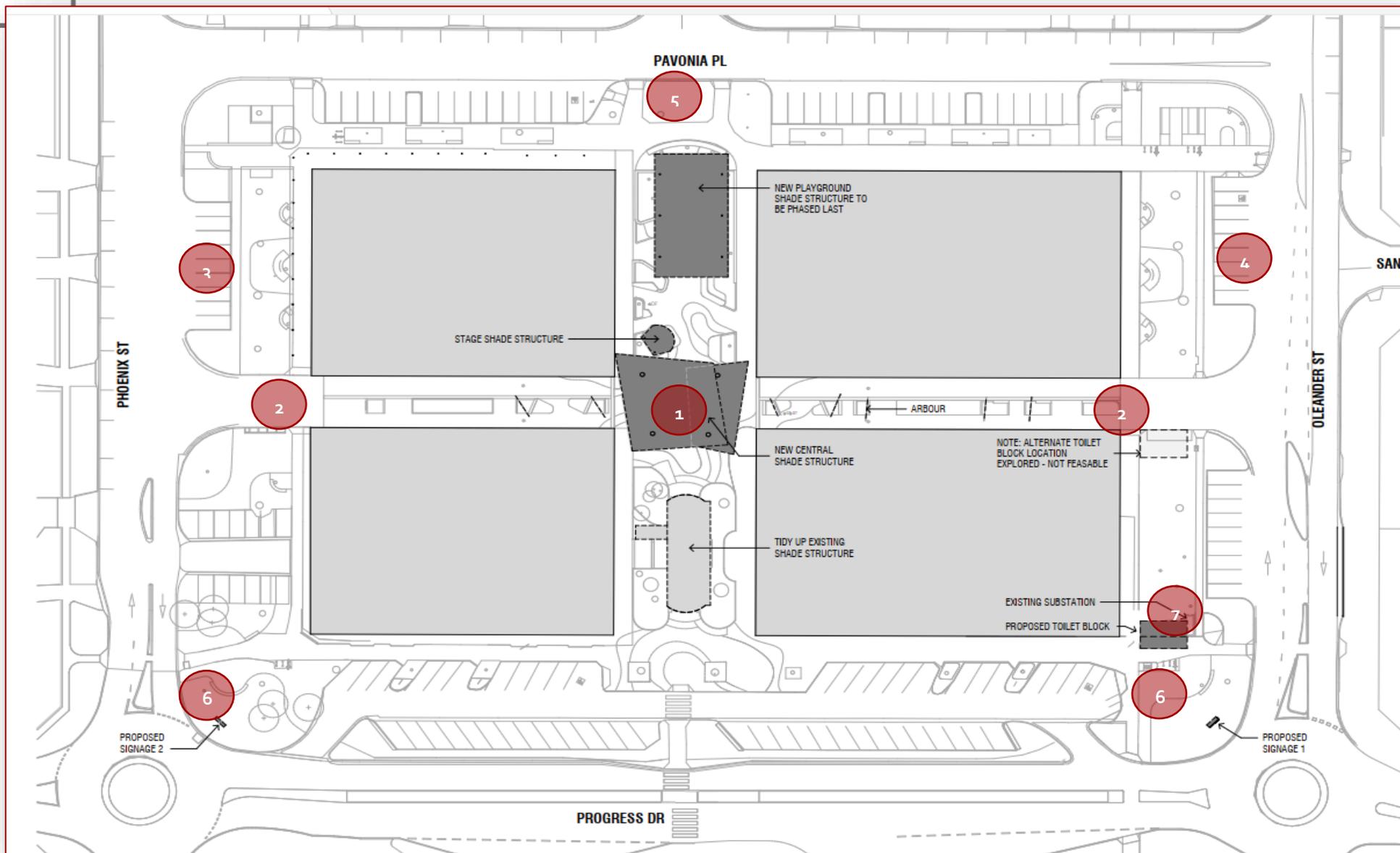
The Nightcliff Village Masterplan has identified various key design elements that is intended to create new seating and break out areas, to focus activities of patrons throughout the week and formalise areas where market patrons will naturally gravitate to for seating and dining.

These design elements are intended to create new activity nodes and provide various seating areas across the village that will promote more attractive al fresco and leisure options.

The design elements identified are:

- Element 1:** Central Pavonia Lane and Market Space;
- Element 2:** East / West service lanes;
- Element 3:** Phoenix Street Verge and Parking;
- Element 4:** Oleander Street Verge and Parking;
- Element 5:** Pavonia Road Verge and Parking with corner seating nodes;
- Element 6:** Progress Drive signage and vegetation upgrades; and
- Element 7:** New ablution block.

Nightcliff Village Masterplan – Key Design Elements



Landscaping Masterplan – Services & Furniture



6 Construction Cost Estimate

A construction estimate has been prepared based on the following documentation:

- | Rossi Architects 30% design stage master plan Architectural drawing set titled "Nightcliff Village Master Plan, Nightcliff, Northern Territory", Issued for Review;
- | Clouston Associates 30% design stage master plan Landscaping drawing set titled "Nightcliff Village Master Plan, Landscape Works Drawing Set", issue E;
- | ADG 30% design stage Civil drawing set titled "Nightcliff Shopping Centre, Pavonia Place, Nightcliff, NT, 0810, Civil Works; and
- | PSA report titled "Nightcliff Village Master plan, Traffic and Transport Assessment.

Item	Element	Cost
1	Construction Costs	
1.1	East Service Lane	\$ 710,000.00
1.2	West Service Lane	\$ 541,000.00
1.3	Southeast Corner	\$ 353,000.00
1.4	Southwest Corner	\$ 178,000.00
1.5	Northwest Corner	\$ 401,087.00
1.6	Northeast Corner	\$ 428,000.00
1.7	Phoenix Street	\$ 244,000.00
1.8	Oleander Street	\$ 230,654.00
1.9	Central Zone	\$ 2,940,000.00
1.10	PAvonia Place	\$ 286,000.00
	TOTAL CONSTRUCTION COST	\$ 6,311,740.00
2.1	Consultant and Authority Fees	\$ 504,939.00
2.2	Project Contingency	\$ 681,668.00
2.3	NT Build Levy	\$ 8,248.00
	TOTAL PROJECT COST (excluding GST)	\$ 7,506,596.00

Notes:

All figures above exclude GST

7 Final Design Deliverables

The following documentation was issued as part of the Masterplan concept design and Early works detailed design submission:

Document Register / Transmittal					
Document Number	Discipline	Document Name	Issue Date	Revision Number	Description / Status
SK01	Architecture	Cover Page	8/11/2022	J	100% Concept Design for Masterplan
SK02	Architecture	Locality Plan / Drawing List	8/11/2022	J	100% Concept Design for Masterplan
SK10	Architecture	Existing Site Plan	8/11/2022	J	100% Concept Design for Masterplan
SK11	Architecture	Proposed Masterplan Plan	8/11/2022	J	100% Concept Design for Masterplan
SK20	Architecture	Central shade structure drawing	8/11/2022	J	100% Concept Design for Masterplan
SK21	Architecture	Central shade structure inspiration	8/11/2022	J	100% Concept Design for Masterplan
SK22	Architecture	Playground shade structure drawings	8/11/2022	J	100% Concept Design for Masterplan
SK23	Architecture	Playground shade structure inspiration	8/11/2022	J	100% Concept Design for Masterplan
SK24	Architecture	Existing shade structure drawings	8/11/2022	J	100% Concept Design for Masterplan
SK25	Architecture	Stage shade structure drawings	8/11/2022	J	100% Concept Design for Masterplan
SK26	Architecture	Fairy Light Arbour Structures	8/11/2022	J	100% Concept Design for Masterplan
SK27	Architecture	Arbour Inspirations	8/11/2022	J	100% Concept Design for Masterplan
SK30	Architecture	Toilet Block Drawings	8/11/2022	J	100% Concept Design for Masterplan
SK40	Architecture	Signage	8/11/2022	J	100% Concept Design for Masterplan
SK41	Architecture	Signage Exemplars	8/11/2022	J	100% Concept Design for Masterplan
RA22-126	Architecture	Perspective Sheet 1	7/9/2022	1	100% Concept Design for Masterplan
RA22-126	Architecture	Perspective Sheet 2	7/9/2022	1	100% Concept Design for Masterplan
RA22-126	Architecture	Perspective Sheet 3	7/9/2022	1	100% Concept Design for Masterplan
RA22-126	Architecture	Perspective Sheet 4	7/9/2022	1	100% Concept Design for Masterplan
RA22-126	Architecture	Perspective Sheet 5	7/9/2022	1	100% Concept Design for Masterplan
RA22-126	Architecture	Perspective Sheet 6	7/9/2022	1	100% Concept Design for Masterplan
RA22-126	Architecture	RA22-126-Nightcliff master plan (Fly Through)	7/9/2022	-	100% Concept Design for Masterplan

Document Number	Discipline	Document Name	Issue Date	Revision Number	Description / Status
RA22-127	Architecture	RA22-126-Nightcliff Masterplan Design Report	8/9/2022	A	100% Concept Design for Masterplan
Sk 01	Landscaping	Landscape Works - Cover Page	7/10/2022	E	100% Concept Design for Masterplan
Sk 02	Landscaping	Landscape Works - Masterplan	7/10/2022	E	100% Concept Design for Masterplan
Sk 03	Landscaping	Landscape Works - Service Lanes	7/10/2022	E	100% Concept Design for Masterplan
Sk 04	Landscaping	Landscape Works - South-East Corner	7/10/2022	E	100% Concept Design for Masterplan
Sk 05	Landscaping	Landscape Works - South-West Corner	7/10/2022	E	100% Concept Design for Masterplan
Sk 06	Landscaping	Landscape Works - North-East Corner	7/10/2022	E	100% Concept Design for Masterplan
Sk 07	Landscaping	Landscape Works - North-West Corner	7/10/2022	E	100% Concept Design for Masterplan
Sk 08	Landscaping	Landscape Works - Pocket Seating	7/10/2022	E	100% Concept Design for Masterplan
Sk 09	Landscaping	Landscape Works - Central Zone	7/10/2022	E	100% Concept Design for Masterplan
Sk 10	Landscaping	Landscape Works - Carparks Pavonia Place	7/10/2022	E	100% Concept Design for Masterplan
Sk 11	Landscaping	Landscape Works - Planting Trees	7/10/2022	E	100% Concept Design for Masterplan
25891	Civil - Stormwater Design	Drawing Register	8/9/2022	A	100% Concept Design for Masterplan
C001	Civil - Stormwater Design	Drawing Schedule, Notes and Locality Plan	8/9/2022	A	100% Concept Design for Masterplan
C002	Civil - Stormwater Design	Existing Features Layout Plan Sheet 1 of 2	8/9/2022	A	100% Concept Design for Masterplan
C003	Civil - Stormwater Design	Existing Features Layout Plan Sheet 2 of 2	8/9/2022	A	100% Concept Design for Masterplan
C010	Civil - Stormwater Design	Civil Works sheet 1 of 2	1/10/2022	B	100% Concept Design for Masterplan
C011	Civil - Stormwater Design	Civil Works sheet 2 of 2	1/10/2022	B	100% Concept Design for Masterplan
C012	Civil - Stormwater Design	Civil Works notes and details	1/10/2022	B	100% Concept Design for Masterplan
22/12147/1A	Surveyor	Topographic survey A1	14/4/2022	A	Final Issue
22/12147/1B	Surveyor	Topographic survey B1	14/4/2022	A	Final Issue
12147	Surveyor	Ground Photography	14/4/2022	A	Final Issue

Document Number	Discipline	Document Name	Issue Date	Revision Number	Description / Status
1406	Traffic	Traffic and Transport Assessment Report	30/9/2022	3	Final Issue
-	Town Planning	Nightcliff VillagePlace Plan Report	17/8/2022	2	Final Report
RA21-121	Architecture & Landscaping	Nightcliff Village Masterplan Design Report	3/10/2022	D	Final Report
25891	Engineering	Nightcliff Village Masterplanning Design Report	6/9/2022	0	Final Report
-	Quantity Surveyor	Masterplan Construction Estimate	7/9/2022	0	Final Report
12147	Surveyor	Survey Report	14/4/2022	A	Final Report
-	Stakeholder Engagement	Nightcliff Village Stakeholder Engagment Summary Report (Final)	4/11/2022	3	Final Report
D21-0081-LA01.01	Landscaping	Landscape Works - Cover Page	10/11/2022	C	Landscape Works drawing set - Stage 1 Works
D21-0081-LA02.01	Landscaping	Schedules Planting	10/11/2022	C	Landscape Works drawing set - Stage 1 Works
D21-0081-LA02.02	Landscaping	Schedules Material and FF&E	10/11/2022	C	Landscape Works drawing set - Stage 1 Works
D21-0081-LA03.01	Landscaping	Overall Siteplan	10/11/2022	C	Landscape Works drawing set - Stage 1 Works
D21-0081-LA04.01	Landscaping	East Service Lane - General and Tree pit plan	10/11/2022	C	Landscape Works drawing set - Stage 1 Works
D21-0081-LA04.02	Landscaping	West Service Lane - General and Tree pit plan	10/11/2022	C	Landscape Works drawing set - Stage 1 Works
D21-0081-LA05.01	Landscaping	Details - General	10/11/2022	C	Landscape Works drawing set - Stage 1 Works
D21-0081-LA05.02	Landscaping	Details - Concrete seat	10/11/2022	C	Landscape Works drawing set - Stage 1 Works
D21-0081-LA05.03	Landscaping	Details - Deck Seating Type A&B	10/11/2022	C	Landscape Works drawing set - Stage 1 Works
D21-0081-LA05.04	Landscaping	Details - Deck Seating Type C&D	10/11/2022	C	Landscape Works drawing set - Stage 1 Works
D21-0081-LA05.05	Landscaping	Details - Lighting Frame - Plans	10/11/2022	C	Landscape Works drawing set - Stage 1 Works

Document Number	Discipline	Document Name	Issue Date	Revision Number	Description / Status
D21-0081-LA05.06	Landscaping	Details - Lighting Frame Type A&B	10/11/2022	C	Landscape Works drawing set - Stage 1 Works
D21-0081-LA05.07	Landscaping	Details - Bin Storage	10/11/2022	C	Landscape Works drawing set - Stage 1 Works
D21-0081-LA05.08	Landscaping	Stratavault Details - Tree pit Type A	10/11/2022	C	Landscape Works drawing set - Stage 1 Works
D21-0081-LA05.09	Landscaping	Stratavault Details - Tree pit Type B (1 of 2)	10/11/2022	C	Landscape Works drawing set - Stage 1 Works
D21-0081-LA05.10	Landscaping	Stratavault Details - Tree pit Type B (2 of 2)	10/11/2022	C	Landscape Works drawing set - Stage 1 Works
D21-0081-LA05.11	Landscaping	Stratavault Details - Tree pit Type C	10/11/2022	C	Landscape Works drawing set - Stage 1 Works
D21-0081-LA05.12	Landscaping	Stratavault Details - Tree pit Type D (1 of 2)	10/11/2022	C	Landscape Works drawing set - Stage 1 Works
D21-0081-LA05.13	Landscaping	Stratavault Details - Tree pit Type D (2 of 2)	10/11/2022	C	Landscape Works drawing set - Stage 1 Works
C001	Civil - Stormwater Design	Drawing Register	10/11/2022	B	Civil Stage 1 Works
C002	Civil - Stormwater Design	Existing Features Layout Plan (1 of 2)	10/11/2022	B	Civil Stage 1 Works
C003	Civil - Stormwater Design	Existing Features Layout Plan (2of 2)	10/11/2022	B	Civil Stage 1 Works
C010	Civil - Stormwater Design	Civil Works (1 of 2)	10/11/2022	C	Civil Stage 1 Works
C011	Civil - Stormwater Design	Civil Works (2 of 2)	10/11/2022	C	Civil Stage 1 Works
C012	Civil - Stormwater Design	Civil Site Inspection	10/11/2022	A	Civil Stage 1 Works
C013	Civil - Stormwater Design	Pavement Joints Layout Plan (1 OF 2)	10/11/2022	A	Civil Stage 1 Works
C014	Civil - Stormwater Design	Pavement Joints Layout Plan (2 OF 2)	10/11/2022	A	Civil Stage 1 Works
C015	Civil - Stormwater Design	Pavement Joints and Civil Works Notes and Details	10/11/2022	A	Civil Stage 1 Works

Document Number	Discipline	Document Name	Issue Date	Revision Number	Description / Status
C070	Civil - Stormwater Design	Stormwater Catchment	10/11/2022	A	Civil Stage 1 Works
C100	Civil - Stormwater Design	Site Setout Plan (1 of 2)	10/11/2022	A	Civil Stage 1 Works
C101	Civil - Stormwater Design	Site Setout Plan (2 of 2)	10/11/2022	A	Civil Stage 1 Works
DG	Civil - Stormwater Design	Safety in Design Register - Civil	10/11/2022	2	Civil Stage 1 Works
E00	Electrical - Master planning	Location Plan and Drawing List	10/11/2022	A	Electrical Services Masterplanning
E01	Electrical - Master planning	Legend	10/11/2022	A	Electrical Services Masterplanning
E10	Electrical - Master planning	Existing PWC Infrastructure Layout	10/11/2022	A	Electrical Services Masterplanning
E11	Electrical - Master planning	Existing Electrical Services Layout	10/11/2022	A	Electrical Services Masterplanning
E20	Electrical - Master planning	Demolition & Proposed PWC Infrastructure Layout	10/11/2022	A	Electrical Services Masterplanning
E21	Electrical - Master planning	Proposed Electrical Services Layout - Stage 1	10/11/2022	A	Electrical Services Stage 1
E30	Electrical - Master planning	Schematic Diagram Stage 1	10/11/2022	A	Electrical Services Stage 2