

ENCL: ENVIRONMENT & INFRASTRUCTURE
YES COMMITTEE/OPEN

AGENDA ITEM: 10.1.2

LAKESIDE DRIVE PRECINCT MASTER PLAN

REPORT No.: 17TS0048 DL:lf

COMMON No.: 2952242

DATE: 23/05/2017

Presenter: Manager Design, Planning & Projects, Drosso Lelekis

Approved: General Manager Infrastructure, Luccio Cercarelli

PURPOSE

The purpose of this report is to present the Lakeside Drive Precinct Master Plan, Lakeside Drive Community Garden Master Plan and Northern Ovals Access and Parking Plan for Council's endorsement to proceed to community consultation.

LINK TO STRATEGIC PLAN

The issues addressed in this Report are in accordance with the following Goals/Strategies of the City of Darwin 2012 – 2016 as outlined in the 'Evolving Darwin Towards 2020 Strategic Plan':-

Goal

1. Collaborative, Inclusive and Connected Community

Outcome

1.2 Desirable places and open spaces for people

Key Strategies

1.2.4 Provide for diversity of uses and experiences in public places and open spaces

KEY ISSUES

- Council has resolved to support the relocation of The Patch from the old Leanyer Depot to the site of the Lakeside Drive Community Garden.
- The development of the Lakeside Drive Master Plan/Precinct Plan was a project identified to provide direction in terms of the future development of the area.
- The Lakeside Drive Precinct Master Plan, Lakeside Drive Community Garden Master Plan and Northern Ovals Access and Parking Plan have been produced and it is recommended that these plans be endorsed for the purposes of community consultation.
- It is recommended that a further report be presented to Council on the outcomes of the community consultation process.
- During initial stakeholder consultation, a number of priorities were identified that could be undertaken in the short term to improve services in the area, particularly a new water supply, fencing and improved access within programmed budgets.
- The relocation of The Patch will require a Planning Application.

RECOMMENDATIONS

THAT it be a recommendation to Council:-

- A. THAT Report Number 17TS0048 DL:lf entitled Lakeside Drive Precinct Master Plan, be received and noted.
- B. THAT the Lakeside Drive Precinct Master Plan, Lakeside Drive Community Garden Master Plan and Northern Ovals Access and Parking Plan provided at **Attachments B, C and D** respectively to Report Number 17TS0048 DL:lf entitled Lakeside Drive Precinct Master Plan, be endorsed for the purposes of community consultation.
- C. THAT a further report be presented to Council on the outcomes of the community consultation process on the Lakeside Drive Precinct Master Plan, Lakeside Drive Community Garden Master Plan and Northern Ovals Access and Parking Plan.
- D. THAT Council undertake the following works by 31 December 2017;
 - (i) install a water supply and fencing for the community gardens as indicated on **Attachment C** to Report Number 17TS0048 DL:lf entitled Lakeside Drive Precinct Master Plan, and
 - (ii) implement one way flow and shared path re-alignment for Alawa Oval as indicated in **Attachment D** to Report Number 17TS0048 DL:lf entitled Lakeside Drive Precinct Master Plan.

BACKGROUND

Following a Council resolution to support the relocation of The Patch to the Lakeside Drive Community Garden, a master plan for the future development of the area was developed.

The key driver for this new initiative was as follows:

“The Patch will be moving to Lakeside Drive next to the Community Garden. Both projects are at the development stage with the intention of creating a space that allows the community to interact and provide programs that promote engagement. There are also many other users of the facilities, the three council owned ovals, as well as the community hall. The main issue of concern here is the access from Lakeside Drive which has not been planned for the current growth. It does not meet the current needs of the users and has resulted in using dangerous manoeuvres to access the area. Additionally, adequate parking and toilet facilities will need to be considered for current and future user groups.”

The Lakeside Drive Precinct Master Plan, Lakeside Drive Community Garden Master Plan and Northern Ovals Access and Parking Plan study area (showing existing land use only) is provided at **Attachment A**.

DISCUSSION

In response to Council's decision to support the relocation of The Patch from the old Leanyer Depot site to the Lakeside Drive Community Garden site, in addition to concerns raised regarding access from Lakeside Drive, Northern Planning Consultants were engaged to develop a Lakeside Drive Precinct Master Plan (**Attachment B**).

The objective of the consultancy was to investigate the user demands of the study area, along with the opportunities and constraints, servicing requirements, access and car parking and to prepare a precinct master plan to facilitate user demands and future development.

The plan shows the relocated Patch adjacent to the existing Lakeside Drive Community Garden, a new shelter and toilet for the shared use of the two facilities, formalised car parking area and turnaround, shared vehicle/pedestrian path and front boundary fence and pedestrian access point facing Lakeside Drive. A proposed new access off Lakeside Drive for the Patch and the Lakeside Drive Community Garden is also included on the plan. More detail on this area is provided in the Lakeside Drive Community Garden Master Plan provided at **Attachment C** to this report.

The plan also includes access, car park and driveway upgrades that are shown in detail on the Northern Ovals Access and Parking Plan provided at **Attachment D** to this report. It is proposed that the existing southern entry/exit to the car parking area for the ovals be converted to entry only and that the northern access be exit only. These changes are considered to provide a safer solution from a traffic engineering point of view. It is also required that the section of existing shared path between the two existing accesses be re-aligned in order to ensure vehicles have sufficient sight distance when exiting the car parking area onto Lakeside Drive (vehicles entering and exiting this car parking area must give way to users of the shared path).

Reconfiguration and rationalisation of the existing oval parking areas and the removal and replacement of the existing playground in the area are also proposed (refer **Attachment D**).

An area of open space is also provided and this could become the site of a possible future dog park. It should be noted however that there has been no decision in regard to the location of a City of Darwin dog park and what is shown on the plan is only one of a number of locations that may be considered for a future dog park.

The Lakeside Drive Precinct Master Plan was developed with the following considerations:

- A review of user demand and servicing of existing sporting and recreational facilities, particularly within Lot 8640, and identification of opportunities for improvement to or greater provision of facilities, including the possible relocation of the Patch from Leanyer to Lakeside Drive, Alawa;

- The views of key stakeholders including The Patch, Lakeside Drive Community Garden, Charles Darwin University and Department of Education;
- The suitability and safety of the existing vehicle access arrangement to community facilities, particularly the sports field and halls from Lakeside Drive (refer **Attachment D**);
- The adequacy of the existing car parking facilities in the area;
- Existing land tenure, leasing and occupation arrangements within the study area;
- The identification of open space and community development opportunities within the study area, with particular emphasis on community access to public open space, access to Lakeside Drive and access to reticulated services;
- Any limitations as part of the master plan (refer below) presented by the proximity to Rapid Creek and the adjoining mangroves; and
- The preparation of a master plan for the Lakeside Drive Community Garden, including opportunities to improve existing facilities, identification of opportunities for additional land, provision of public amenities and associated servicing requirements (refer **Attachment C**).

A summary report outlining the study area, scope and methodology, consultation undertaken and the considerations in the production of the plan (including development opportunities, car parking, access, servicing and site drainage), planning approval requirements, and cost estimates, was also produced. The key aspects of this document are as follows.

Primary Components include:

- Expansion of the Lakeside Drive Community Garden and incorporation of The Patch;
- Provision of service connections for the Lakeside Drive Community Garden (including new water supply point);
- Installation of a perimeter fence around the combined Lakeside Drive Community Garden/The Patch (envisage chain mesh on three sides with more character facing Lakeside Drive);
- Development of access, driveway and car parking for the Lakeside Drive Community Garden/The Patch;
- Removal and replacement of existing playground;
- A connected shared path network in the area;
- Identification of a location for a possible future dog park;
- Access, driveway and car parking upgrades for the sporting fields; and
- Formalisation of existing key pedestrian pathways and connections, and provision of new connections to facilities as recommended.

Components for future consideration include:

- Revegetation, irrigation, and pathway upgrades for the southern area;
- Consideration of the southern field for a possible dog park;
- Additional car parking areas for Alawa sporting fields; and
- Car parking for the Alawa Scout Hall.

Summary and Recommendations

It is recommended that Council endorse the Lakeside Drive Precinct Master Plan, Lakeside Drive Community Garden Master Plan and Northern Ovals Access and Parking Plan provided at **Attachments B, C and D** respectively to this report, for the purposes of community consultation and that a further report be presented to Council on the outcomes of the community consultation prior to any adoption of these documents.

A future Planning Application for the combined Lakeside Drive Community Garden/The Patch would be subject to the outcomes of the community consultation process. The planning application would include future access from Lakeside Drive to and around the facilities and interconnections with the other land uses in the area.

It is also recommended that a water supply and a perimeter fence for the future combined Lakeside Drive Community Garden/The Patch site be installed and the one-way flow to the northern ovals car parking area as described in this report (including shared path re-alignment), be implemented by 31 December 2017 and is funded from Council's programmed budgets.

CONSULTATION PROCESS

In preparing this report, the following City of Darwin officers were consulted:

- General Manager Community and Cultural Services
- Manager Recreation, Events and Customer Services
- Business and Economics Manager
- Senior Community Engagement Officer

In preparing this report, the following External Parties were consulted:

- Northern Planning Consultants
- The Patch
- Lakeside Drive Community Garden
- Charles Darwin University
- Department of Education

Meetings were held with the key stakeholders in the process of development of the plan to obtain their views.

In addition, the General Manager Infrastructure met with representatives of the Lakeside Drive Community Garden and The Patch during the initial stakeholder consultation process and issues such as a new water supply, fencing around a joint facility and connectivity were discussed for inclusion in the master planning process.

It is recommended that a broader Level 2-Consult community consultation process be undertaken in respect to the Lakeside Drive Precinct Master Plan, Lakeside Drive Community Garden Master Plan and Northern Ovals Access and Parking Plan.

Consultation with stakeholders informing them of the works recommended to occur by December 2017, being the water supply, fencing, and one-way access/shared path.

The broader community consultation process will include meetings with other key stakeholders such as Cricket NT and AFL NT as Alawa Oval is utilised by these entities and issues such as access to this facility, the oval playing surface and the possible future expansion of amenities would be of interest to these parties.

Furthermore, it is considered that engagement with a disability access design consultant be undertaken should the works shown on the master plan progress, to advise, as part of any ongoing Project Team.

The community consultation process undertaken would include residents living opposite the site and would include absent landlords.

POLICY IMPLICATIONS

The expanded community consultation undertaken would be at Level 2 and in accordance with *City of Darwin Policy No. 025 – Community Consultation*.

BUDGET AND RESOURCE IMPLICATIONS

The costs of water supply and a perimeter fence for the future combined Lakeside Drive Community Garden/The Patch site and the one-way flow access to the northern ovals car parking area would be accommodated within Council's programmed budgets.

RISK/LEGAL/LEGISLATIVE IMPLICATIONS

The implementation of all works shown on the Plan must be in accordance with the relevant standards or guidelines.

The development of The Patch at Lakeside Drive will require a Planning Application.

Charles Darwin University (CDU) entered into a 30 year lease with Council on 1 January 1993 over Lots 8640 and 8712, Town of Nightcliff. The lease was at the University's request and is at peppercorn rental. There is a further 20 year option from 1 January 2023.

Any redevelopment of the lease area would need to be conducted in conjunction with Charles Darwin University.

ENVIRONMENTAL IMPLICATIONS

Consideration was given to any limitations or conservation obligations presented by the proximity to Rapid Creek and the adjoining mangroves in the development of the Plan.

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COUNCIL OFFICER CONFLICT OF INTEREST DECLARATION

We the Author and Approving Officers declare that we do not have a Conflict of Interest in relation to this matter.

DROSSO LELEKIS
MANAGER DESIGN, PLANNING
& PROJECTS

LUCCIO CERCARELLI
GENERAL MANAGER
INFRASTRUCTURE

For enquiries, please contact Drosso Lelekis on 8930 0414 or email:
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Attachments:

- Attachment A:** Plan showing Study Area
- Attachment B:** Lakeside Drive Precinct Master Plan
- Attachment C:** Lakeside Drive Community Garden Master Plan
- Attachment D:** Northern Ovals Access and Parking Plan