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YES

CITY OPERATIONS COMMITTEE/OPEN

AGENDA ITEM:

**LAKESIDE DRIVE PRECINCT MASTER PLAN -  
COMMUNITY CONSULTATION OUTCOMES**

REPORT No.: 17CO0036 DL:jg

COMMON No.: 2952242

DATE: 22/11/2017

**Presenter:** Manager Design, Development & Projects, Drosso Lelekis

**Approved:** General Manager City Operations, Luccio Cercarelli

**PURPOSE**

The purpose of this report is to present to Council the outcomes of the community consultation on the Lakeside Drive Precinct Master Plan, Lakeside Drive Community Garden Master Plan and Northern Ovals Access and Parking Plan and to seek Council's adoption of these plans, with amendments.

**LINK TO STRATEGIC PLAN**

The issues addressed in this Report are in accordance with the following Goals/Strategies 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**

- The Lakeside Drive Precinct Master Plan, Lakeside Drive Community Garden Master Plan and Northern Ovals Access and Parking Plan were produced to provide direction in terms of the future development of the area.
- Council resolved to proceed to community consultation on these plans and this process has been completed.
- This report provides the outcomes of the community consultation process undertaken and recommends Council's adoption of the plans, with amendments, as outlined in this report and provided at **Attachment A**.
- During initial stakeholder consultation prior to the formulation of the draft plans, a number of priorities were identified that could be undertaken to improve services in the area, particularly a new water supply to and fencing around the combined The Patch/Lakeside Drive Community Garden and improved Alawa Oval car park access, within programmed budgets.

- Council initially resolved that these three elements would be constructed by 31 December 2017 and under a new resolution, the deadline for the implementation of these elements has now been extended to 30 April 2018, subject to the community consultation outcomes.
- The feedback received during the community consultation process supports the proposed new water supply to and fencing around a combined The Patch/Lakeside Drive Community Garden and the implementation of one-way flow and shared path re-alignment for the Alawa Oval car park. It is therefore recommended that these elements be implemented by 30 April 2018.
- There is no date set for the relocation of The Patch to the Lakeside Drive site and there are a number of site issues that need to be resolved before this happens.
- The relocation of The Patch will require a Planning Application.

### **RECOMMENDATIONS**

THAT it be a recommendation to Council:-

- A. THAT Report Number 17CO0036 DL:jg entitled Lakeside Drive Precinct Master Plan - Community Consultation Outcomes, be received and noted.
- B. THAT Council note the outcomes of the community consultation process undertaken on the Lakeside Drive Precinct Master Plan, Lakeside Drive Community Garden Master Plan and Northern Ovals Access and Parking Plan as provided at **Attachments B** and **C** and highlighted in Report Number 17CO0036 DL:jg entitled Lakeside Drive Precinct Master Plan - Community Consultation Outcomes.
- C. THAT Council endorse the amended Lakeside Drive Precinct Master Plan, Lakeside Drive Community Garden Master Plan and Northern Ovals Access and Parking Plan at **Attachment A**, and as described in Report Number 17CO0036 DL:jg entitled Lakeside Drive Precinct Master Plan - Community Consultation Outcomes.
- D. THAT Council endorse the alternative option of the expanded community garden car park to the north of the garden with direct access from Lakeside Drive, as shown at **Attachment D** to Report Number 17CO0036 DL:jg entitled Lakeside Drive Precinct Master Plan - Community Consultation Outcomes, should any significant traffic management issues be identified in the design stage in relation to the arrangement that is shown at **Attachment A**.
- E. THAT Council proceed with the installation of the new water supply and perimeter fencing for the combined The Patch/Lakeside Drive Community Garden, and the implementation of one-way flow and shared path re-alignment for the Alawa Oval car park by 30 April 2018.

## **BACKGROUND**

At the 2<sup>nd</sup> Ordinary Council Meeting held 23 May 2017, Council resolved as follows:

### **Lakeside Drive Precinct Master Plan**

*Report No. 17TS0048 DL:lf (23/05/17) Common No. 2952242*

*(Lambert/Young)*

- 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, subject to community consultation outcomes;*
  - a. *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*
  - b. *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.*

*DECISION NO.21\5433 (30/05/17)*

At the City Operations Committee Meeting held on 25 October 2017, the Committee resolved under Delegated Authority as follows:

### **9.1.8 Lakeside Drive Master Plan Update**

*Report No. 17CO0022 (25/10/17) Common No. 2952242*

*(Knox/Lord Mayor)*

**COMMITTEE'S DECISION**

*THAT the Committee resolve under delegated authority:-*

- A. *THAT Report Number 17CO0022 DL:lf entitled Lakeside Drive Master Plan Update, be received and noted.*
- B. *THAT Council amend the completion date of the following works from 31 December 2017 to 30 April 2018, subject to community consultation outcomes;*
  - i. *Install a water supply for the Lakeside Drive Community Gardens/The Patch,*
  - ii. *Install a perimeter fence for the Lakeside Drive Community Gardens/The Patch,*

*iii. Implement one-way flow and shared path re-alignment for Alawa Oval car park.*

DECISION NO.22\0106 (25/10/17)

The community consultation process undertaken on the Lakeside Drive Precinct Master Plan, Lakeside Drive Community Garden Master Plan and Northern Ovals Access and Parking Plan is now complete.

The outcomes of this consultation process are provided in this report.

Amendments to the plans is in response to feedback received during the consultation process are supported, and it is recommended that Council endorse these Plans, with amendments as outlined in this report and as shown at **Attachment A**.

## **DISCUSSION**

In response to Council's decision to proceed to community consultation on the Lakeside Drive Precinct Master Plan, Lakeside Drive Community Garden Master Plan and Northern Ovals Access and Parking Plan, a consultation plan was developed and implemented.

The six-week community consultation period commenced on 11 September 2017 and concluded on 22 October 2017.

The community consultation process undertaken, including the feedback received, is described in detail in the Community Consultation Report provided at **Attachment B** to this report (including the draft Plans that went to consultation).

### **Summary of Feedback Received**

A consultation summary table containing the respondents to the consultation process, their feedback, a Council Officer response to the particular issue raised and the nature of action in response to the feedback, including any proposed amendments to the Plans, is provided at **Attachment C** to this report.

### **Supported Amendments to the Plans in Response to Consultation**

After the feedback received in response to the community consultation was assessed, a number of amendments to the Plans are proposed. These amendments are as follows (refer also to **Attachment C**):

#### **Amendments to Lakeside Drive Community Garden Master Plan.**

- Retained location of Lakeside Drive Community Garden/The Patch upgraded car park, but modified access to be directly from Lakeside Drive.
- Included a service vehicle turn-around at the northern end of the expanded garden to facilitate service vehicle access through the facility to the shed.

- Provided a shared path through the garden from the upgraded car park to the turn-around area, with sufficient width to allow a service vehicle. Access to this path will be controlled and at the discretion of the occupant of the facility.
- Changed wording on plan from “pedestrian connectivity to dog park” to “pedestrian connectivity to open space/ possible dog park”.

#### Amendments to Lakeside Drive Precinct Master Plan.

- Mirror the amendments above from the Lakeside Drive Community Garden Master Plan.
- Amend shared paths to integrate with those on Charles Darwin University (CDU) preliminary bike plan.

#### Amendments to Study Area Plan Lakeside Drive Precinct Master Plan

- Change wording on plan for southern most path from “existing shared path” to “existing informal track”.

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, with the amendments as described above and shown at **Attachment A**.

All of the elements within the plans are concept only and the plans are high level documents, without specific detail. Consequently, should the design stage reveal any significant traffic management issues associated with the amended access location for the upgraded car park for the Lakeside Drive Community Garden/The Patch as shown in **Attachment A**, an alternative option could be implemented. This alternative option relocates the car park and its access to the north of the garden (**Attachment D**). Should this alternative option be endorsed following the detailed design, then all the plans would be amended to reflect this change.

Members of the Lakeside Drive Community Garden and The Patch have been informed that amendments to the plans which would provide direct access from Lakeside Drive to the car park are being considered. Initial feedback indicates there is general support for this from Lakeside Drive Community Garden and The Patch.

#### **Short-Term Actions**

The overall feedback received during the community consultation process supports the proposed new water supply to, and fencing around, a combined The Patch/Lakeside Drive Community Garden and the implementation of one way flow and shared path re-alignment for the Alawa Oval car park. It is therefore recommended that these elements be implemented by 30 April 2018.

## **Future Consideration**

A variety of feedback was received that is relevant to any future development of various components of the plan.

While the Master Plan does not include the level of detail required to address many of the comments received, the feedback has been noted, to be taken into consideration as future components of the plan are developed.

## **Planning Application**

Should Council endorse the plans, with amendments as outlined, a future Planning Application for the combined Lakeside Drive Community Garden/The Patch can proceed. 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.

## **CONSULTATION PROCESS**

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

- Communication and Engagement Officer
- Manager Technical Services

The community consultation process implemented and detailed feedback received is outlined in the consultation report at **Attachment B**. A summary of the respondents, their feedback, a Council Officer response to the particular issue raised and the proposed action in response to the feedback, including any proposed amendments to the Plans, is provided at **Attachment C**.

## **POLICY IMPLICATIONS**

The community consultation was undertaken at the level of “consult” in accordance with *City of Darwin Policy No. 025 – Community Engagement*.

## **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 and path realignment to the northern ovals car parking area will be accommodated within Council’s programmed 2017/2018 budget.

There is currently no funding within Council’s budget for the implementation of any further elements of the Plans.

The implementation of additional elements would be subject to Council’s future budget deliberations.

### **RISK/LEGAL/LEGISLATIVE IMPLICATIONS**

The implementation of all works shown on the Plans 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. CDU has written to Council advising that "*CDU as leaseholder is happy for the proposed development to be undertaken by Darwin City Council.*" (refer to **Attachment B**).

### **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.

Council is developing an environmental management plan for the southern section of Lakeside Drive, the area on the corner of Lakeside Drive and Trower Road known as Bike Fun Park. Any comments received in regard to environmental issues within this area will be referred to the development of this plan.

### **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,**  
**DEVELOPMENT & PROJECTS**

**LUCCIO CERCARELLI**  
**GENERAL MANAGER**  
**CITY OPERATIONS**

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**Attachments:**

- Attachment A:** Amended Lakeside Drive Precinct Master Plan, Lakeside Drive Community Garden Master Plan and Northern Ovals Access and Parking Plan
- Attachment B:** Community Consultation Report
- Attachment C:** Community Consultation Summary Table
- Attachment D:** Alternative Car Park and Access to the North of Community Garden