

ENCL: NO

DARWIN CITY COUNCIL

DATE: 24/05/06

REPORT

TO: 2nd ORDINARY COUNCIL MEETING **APPROVED:** FC
FROM: DIRECTOR CORPORATE SERVICES **APPROVED:** LC
REPORT NO: 06A0102 **APPROVED:**
COMMON NO: 990255
SUBJECT: LEANYER DEPOT - FUTURE USE

ITEM NO

SYNOPSIS:

This report provides the key finding from a public consultation process undertaken in February 2006 in relation to the future use of the Leanyer depot site.

This report recommends the preparation of a number of proposals of community-preferred, but commercially viable, development options, together with a preliminary report on their feasibility. The options will also include consideration of a large-lot subdivision.

GENERAL:

Council distributed over 4000 survey forms to local residents in the immediate Vicinity of Leanyer depot, receiving a total of 283 responses with the following results;

Strong Agreement For community purpose and open space use of the site

Agreement For organised recreational and low density residential use

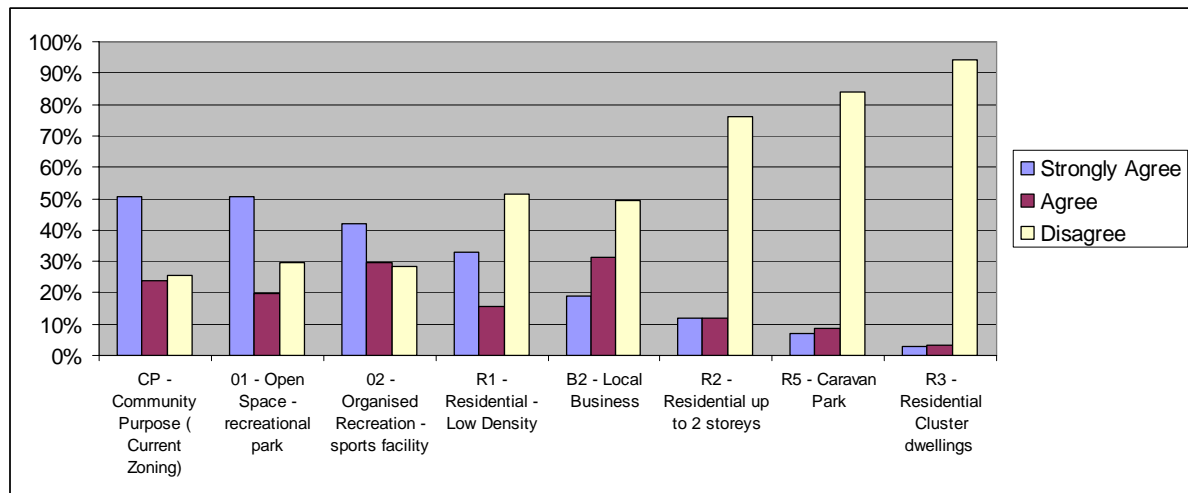
Strong Disagreement For two story residential , R3 and R5 type developments

78% of the respondents agree the adjacent open space on the corner of Vanderlin and Leanyer Drive should be incorporated into any development of the Leanyer depot site.

63% of all respondents would prefer to see any proceeds generated from the site reinvested in environmental and parkland type development.



The results of the 283 respondents appear in graphical form as follows;



The results in tabular form

Zone	Strongly Agree	Agree	Disagree
CP - Community Purpose (Current Zoning)	50%	24%	26%
01 - Open Space - recreational park	50%	20%	30%
02 - Organised Recreation - sports facility	42%	30%	28%
R1 - Residential - Low Density	33%	16%	51%
B2 - Local Business	19%	31%	50%
R2 - Residential up to 2 storeys	12%	12%	76%
R5 - Caravan Park	7%	9%	83%
R3 - Residential Cluster dwellings	3%	3%	94%

Preliminary consultation has taken place with town planning consultant June D'Rozario in whose opinion, there is a strong demand for sites for child care centres, and a developing demand for residential aged care facilities. The current zoning of CP will support both these uses, and it would not be necessary to rezone the site, either under the current Darwin Town Plan or under the proposed NT Planning Scheme, in order to make it available for these purposes.

Although just under half the respondents to the community consultation survey (49%) favoured development of the site for Residential 1 allotments, Ms D'Rozario is of the opinion that some type of residential subdivision is worthy of consideration.

Child care centre operators typically look for a site of 3,000 m² to 3,600 m² for a 75-place facility. Depending upon the type of facility, a residential aged care facility may require 4,000 m² to 12,000 m². It is likely that more than one use can be combined on the land in an acceptable manner.

Numerous comments were received which have been broken down as follows

Recreation	20
Aged Care	17
Youth Centre	9
Clinic	8
Child Care	8
Don't Sell	8
Playground	6
Mosquitoes bad	6
Community Hall	5
Petrol Station	4
Shops	3
Homeless	3
Church	3
Driver Training	2
Caravan Park	1

A total of ten formal letters of correspondence were received which can be found attached to this report.

Public Meeting

A public meeting was held on site on Thursday 23rd of February 2006, the Lord Mayor, Peter Adamson led the consultation, which approximately 35 people attended. The Lord Mayor advised that the meeting was to seek comments, to give people an opportunity to express their views, and for questions to be answered.

Public comments were:

- No high rise
- No industrial, no high density
- No rehabilitation, no emergency or short term accommodation, encourages more problems
- How many house blocks – 22 to 27
- Catholic Church want to build Aged Care accommodation
- Aged Care inappropriate, mosquitoes, proximity to shops, busy road
- Aged Care suitable, close to facilities, families, Palmerston
- Keen to see another Aged Care facility in Darwin, many down south are on main roads and work well
- Traffic noise from Vanderlin extremely loud, residential not suitable
- Vanderlin Drive and Leanyer Road volume of traffic increasing, dangerous
- Are there plans to deal with Vanderlin traffic – government road
- Paul Wyatt Neighbourhood Watch interested in site for Community Youth Development project
- Does Council plan to consult with Sanderson High School – Peter to speak to Denise
- Neighbourhood Watch want to be involved in the process
- Is site in surge zone

- Has anyone shown an interest in the site for sporting grounds – a few groups have expressed interest, Minister informed
- Will the public be consulted again before final decision – yes
- East Timor Sunrise Assn & Darwin Junior Street Stocks asked about timeframe – at least one year
- What would happen to the DJSS program – Council would look at relocating them
- Does Council intend to consult with NTG – Peter advised there will be discussions with NTG (already consulted, NTG not interested)
- Does Council want detailed submissions by 3 March – Peter said no, just brief details at this stage, don't worry if response a few days late
- Minbani Child Care Centre – going into receivership in Brisbane.

Other Comments

Other comments received from those who completed the survey forms were as follows:

No.	Name	Survey Comment
1	Matt Jones	sporting facility, velodrome
2	Cassie Brown	indoor pool for watersports, spa/sauna, gym
8	R. Boys	low income retirement units, medical centre, childcare, parkland surrounds. allocate units by ballot, funds upgrade library facilities
10	No name supplied	community hall, church, multifunctions, hire rooms
12	B. Woosnam	mosquito problem
18	Jenny Scott	community hall with good acoustics, not sporting stadium
23	No name supplied	survey excellent initiative, retain as open space, recreational
33	No name supplied	recreation or business purpose to benefit northern suburbs
34	Dave & Karin Thorp	concerned about increased traffic, fun bus, freeps
37	F. Kooymans	aged accommodation, beautification & care for the aged facilities
43	Rev. Cesar A	multicultural christian fellowship request urgently - letter from Rev. Cesar A
44	Terry (the Tiger) Baxter	establish Asia only village with service station, reduce rates in Karama & Malak by 50%
54	F. Nichols	this person wants to be involved in development of the area
56	Peter Canham	build crescent shaped road with low-med density housing outside & parkland in middle - subdivision design attached
57	Eve Robinson	community/ social needs eg. recreational, medical, cultural, educational
59	No name supplied	low density housing estate to include open space and park
61	No name supplied	retirement and nursing home facility/ doctor's surgery
65	Kevin Thiele & Sue Rose	retain greenbelt
68	L. Simmonds	mental health facility govt funded
72	C. Clarke	youth 12 - 24 yrs, need more or form gangs, replace lights with roundabouts
80	Ian McNaughton	parklands, bbq etc., if sold people can't enjoy
85	Lee Thornton	put money back into suburbs - footpaths, speed control
89	Kylie Harvey	use whole area for greater range of options. buffer and landscaping would be nice
93	No name supplied	providing area regularly maintained. keep open like water gardens to keep long grassers out
96	No name supplied	church for youth
97	Jan Moore & Alan Powell	little open parkland in Leanyer

104	J.H. Young- Smith JP	retirement village - currently long waiting lists
108	The Baron of Wulagi	Council development called "Mosquito Grove"
115	Karen Wileman	do not sell or provide multi purpose facility for youth & pensioners
116	Colin Baxter	Council should develop land
117	K. Que Noy	better Leanyer, hope majority rules
119	E. Braham	environmental park with safe paths
125	Bronwyn Wilkins	get rid of cane toads
130	No name supplied	extend Leanyer water park to accommodate older kids
134	Andrew Hoffman	leave open space, parklands, sporting facilities
137	Beth & Rob Rayner	community centre, indoor childrens activities, coffee shop
138	No name supplied	move footpath away from Vanderlin drive
139	Gail Snell	recreational, community hall, continue greening of Vanderlin drive
140	Stephen Hutchison	don't let turn into slum & poverty trap, improve amenity of immediate area
145	No name supplied	Lions park
147	No name supplied	use proceeds for better kids equipment at local parks
152	Rob Crothers	golf course
154	Graeme Tierney	aged accommodation for over 50's, doctors, hairdressers
158	Lindy Fox	childcare centre, aircon for no heat, rain or mozzies
161	Keith Schulz	development will only increase traffic, council to maintain, bollards to prevent donuts on grass
164	Garry Scapin	sell Woodleigh Childcare Centre and build increased capacity centre here. add footpaths, bike paths
169	Sigmund Wilhelmsen	homeless accommodation, commission homes (Fannie Bay resident)
185	Tamara Randall	recreational fun park
187	A.R. Guest	health & education
197	Amanda Cameron	homeless accommodation (Parap resident)
207	Peter McGarry	tidy up public housing in surrounding suburbs
211	Fiona Hughes	update northern suburbs shaded playgrounds/ parks, childcare centre, youth music

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		hall
212	T. Rudge	give some to Litchfield to fix Girraween Road (Humpty Doo resident)
219	Pauline Howard	childcare, driver training facility/ shops -Hibiscus crowded, parking problem, current childcare location inappropriate
224	Olivia MacDonald	Children's botanical garden/ playground
229	No name supplied	mozzie health risk/ no residential or childcare
238	James & Susanna Fraser	low density dwellings for aged
240	L.S. & M.S. Fennell	continue greenbelt to water park
241	No name supplied	playground
249	No name supplied	open space, Sunday markets, open air theatre
252	No name supplied	tennis court with lights & shade
259	Rosemary Miller	feels very strongly about area, retirement homes
260	No name supplied	fun park extending to Leanyer lake
261	P.W. Bate	keep existing open space, residential, aged care, low density, use as depot was ok
263	No name supplied	no tourist venue in area, ideal for caravan / holiday park
265	No name supplied	mozzie control
267	No name supplied	elderly persons home
269	Karen Doel	8 x 1 acre house blocks, keep native vegetation
270	Adrian Doel	1 acre house blocks, restore adjacent swamp
271	Mark & Trish Crossin	childcare centre needed but soon to be 3 in area, do not detract from Hibiscus
274	Daniel O'Brien	recreation parkland like water gardens
279	Dean Upton	youth centre, venue for bands, night shelter for homeless youth, council consultation should target youth, develop their community spirit
280	Sean & Jo Byrne	senior citizen accommodation, keep them in Territory (from 77 and 85 year olds)
283	No name supplied	recreational parkland, walking tracks, playground

FINANCIAL IMPLICATIONS:

The financial implications for Council will depend on the approach adopted.

The greater the level of open space provided will result in a greater level of ongoing financial commitment to Council for the general maintenance and upkeep of the facility.

The greater level of development allowed will result in a greater level of financial recovery to Council as a result of any disposal of the property and the ongoing recovery of rate revenue.

ACTION PLAN IMPLICATIONS:

ECONOMIC DEVELOPMENT

Strategies/Actions:

Promote and encourage potential partnerships with other parties.

LEGAL IMPLICATIONS:

Nil

ENVIRONMENTAL IMPLICATIONS:

Will depend on the approach adopted

PUBLIC RELATIONS IMPLICATIONS:

Medium to high

COMMUNITY SAFETY IMPLICATIONS:

Nil

DELEGATION:

Nil

CONSULTATION:

Direct correspondence was forwarded to all key government agencies and community groups. Over 4000 residents in Leanyer, Woodleigh Gardens, Wulagi and Malak were letter box dropped, and several advertisement were placed in the NT News seeking public comments.

PROPOSED PUBLIC CONSULTATION PROCESS:

A further letter box drop to the 4000 residents in the immediate area will be conducted advising of Council's draft concept / recommendation for the property seeking final comments.

All key government agencies and key stakeholders will be advised of Council's draft recommendation.

APPROPRIATE SIGNAGE

Nil

RECOMMENDATIONS:

THAT it be a recommendation to Council:-

- A. THAT report no 06A0102 Leaner Depot Future Use be received and noted.
- B. THAT Council support the preparation of number of proposals of the community-preferred, but commercially viable, development options, together with a preliminary report on their feasibility.
- C. THAT Council support the development of options which will include a mix of child care, aged care, residential and open space use.
- D. THAT Council support the consolidation of Lot 6967 (Depot) and Lot 6969 (adjacent open space) totalling 33,000m², in considering the overall development of the site.
- E. THAT a further report be brought back to Council on the possible development options and their feasibility.

LIAM CARROLL
MANAGER BUSINESS SERVICES

FRANK CRAWLEY
DIRECTOR CORPORATE SERVICES

Wednesday, 30 May 2007

Liam Carroll
Manager Business Services
Darwin City Council
GPO Box 84
DARWIN NT 0801

email : l.carroll@darwin.nt.gov.au

Dear Liam

DEVELOPMENT OPTIONS FOR LOT 6967 TOWN OF SANDERSON : LEANYER DEPOT SITE

Thank you for requesting my service in this matter.

I understand from our meeting on 4 May 2006 that Council wishes to examine feasible development scenarios for the Leanyer Depot site, and has conducted community consultation with residents of the northern suburbs to guide its decisions.

Although many of the responses from the community consultation expressed a desire for the land to be used as open space, there are also numerous references, in the documents provided to me, to the use of the proceeds from the disposal or lease of the site. This implies a recognition that Council may dispose of, or lease, the site for some financial consideration.

Among the potential uses most favoured by the community (ie more than 70% strongly agree or agree), are community facilities, including child care and aged care, and recreation and sporting facilities, especially for young people.

In my opinion, there is a strong demand for sites for child care centres, and a developing demand for residential aged care facilities. The current zoning of CP will support both these uses, and it would not be necessary to rezone the site, either under the current Darwin Town Plan or under the proposed NT Planning Scheme, in order to make it available for these purposes.

Although just under half the respondents to the community consultation survey (49%) favoured development of the site for Residential 1 allotments, I am of the opinion that some type of residential subdivision is worthy of consideration. A large-lot subdivision, based on a lot size of 1,500 m², may be a feasible option.

The site has an area of about 24,300 m². Child care centre operators typically look for a site of 3,000 m² to 3,600 m² for a 75-place facility. Depending upon the type of facility, a residential aged care facility may require 4,000 m² to 12,000 m². So, it is more than likely that more than one use can be combined on the land in an acceptable manner.

Most of the respondents to the community consultation indicated a desire for the retention of the adjoining Lot 6968 as a park. I would suggest that, for flexibility, Lots 6967 and 6968 should be considered together, and that an area equivalent to that of Lot 6968 should be retained as a park within any future development.

I consider that the following steps should be taken -

1. Prepare outlines of two or three proposals of the community-preferred, but commercially viable, development options, together with a preliminary report on their feasibility. The options will also include consideration of a large-lot subdivision. The report will identify potential proponents from whom expressions of interest may later be sought.
2. Council should then be asked to consider the proposals and the report and decide its preferred option.
3. Consideration should be given to what actions, if any, need to be taken to render the land fit for the preferred purpose, and whether these actions are to be undertaken by Council or the person(s) to whom the land is to be made available.

These actions may include rezoning, site consolidation, preparation of an outline plan or master plan, and site preparation and decontamination.

This information will be particularly relevant in the case of a proposal that is likely to engage more than one proponent, and will also be relevant to the price and terms under which the site is made available.

4. Simultaneously with 3, consideration should be given to the method by which the land is to be made available. The consideration should include, at least, outright sale and long term lease, together with the advantages to Council of each method. It may also include development lease with title conversion contingent on completion of development. This information will be relevant to consideration of community obligations, as well as being very important to prospective proponents.

5. When Council has decided how it wishes to make the land available, documents inviting expressions of interest from qualified proponents should be prepared, and expressions of interest should be solicited.

At this stage, it is possible to conduct the actions outlined in 1, and to prepare a report on those matters outlined in 3 and 4 that do not require a decision by Council. To complete the other actions described above, it will be necessary to know how Council envisages the land being developed, and how it wishes to dispose of the land.

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You asked for a fee estimate. On the basis of recent similar work, the fee for professional services to undertake the work described in the preceding paragraph is unlikely to exceed \$11,630. This fee includes GST and will also cover reprographics, and other expenses necessarily incurred in conducting the work.

I hope I have given you the information you requested. Please contact me if you would like clarification of anything in this letter.

Yours sincerely

JUNE D'ROZARIO