

30 May 2011

Ms Janelle Saffin MP
Chair
Parliamentary Standing Committee on Public Works
PO Box 6021
Parliament House
CANBERRA ACT 2600

Supp. Submission No. 1.6



(Muirhead)

Date: 31/05/2011

Dear Ms Saffin

RE: ADDITIONAL INFORMATION FOR PROPOSED DEVELOPMENT OF MUIRHEAD STAGE 2 – 7

DHA appreciates the opportunity to address further queries from the Committee, as requested by the Inquiry Secretary on 23 May 2011.

DHA's responses to the queries are as follows:

Question 1: Are there any relevant social and cultural plans for Darwin City Council?

DHA Response:

Darwin City Council (DCC) provides a wide range of information about living and working in Darwin, and through its website provides references to Community and Cultural Services. There is little detail on specific social and cultural plans which are of direct relevance to the Muirhead project.

Question 2: Have you consulted those plans, and how have they contributed to the development of the Muirhead proposal?

DHA Response:

Over the past 3 to 4 years there have been many discussions and meetings with officers of the DCC regarding requirements for matters within DCC's jurisdiction as part of the development approval process. As highlighted below and attached, DHA has prepared its Development Concept Plan in response to the anticipated demand for facilities. In the Development Consent Authority (DCA) approval for Stage 1, clear references are made to the conditions requiring approval by DCC for a range of relevant physical matters.

Question 3: Have those plans identified any particular social/cultural infrastructure needs for Muirhead?

DHA Response:

Whilst DCC has not identified any specific social/cultural infrastructure needs for Muirhead, significant detailed consideration has been given to those needs which have been included in the planning for the Muirhead site:

- 250 to 400sqm of petrol convenience or a convenience shop
- Neighbourhood level open space

A significant number of local social/cultural facilities are provided adjacent to the site and as highlighted in Attachment 1.

Question 4: Have you developed any specific strategies around particular population cohorts (e.g. children, families, youth, disability etc.)

DHA Response:

Particular reference has been made to the need for limited facilities for young people, as well as a reception and playground strategy as part of the landscape strategies for the site.

In addition, DHA can provide the following responses to the key subjects that have been considered as part of developing the overall Muirhead concept plan.

Access, mobility and walkability

The Muirhead site will provide a network of pedestrian and cycle paths. These have been included as part of Stage 1, and planned for in the remainder of the development. These include paths through public open spaces, as well as footpaths on link roads, and local streets.

Bus routes have been planned, enabling most dwellings to be within 400m walking distance of a bus route. For further details, refer to Attachment 3.

Public environment (legibility, connectivity, amenity, provision of informal spaces for social interaction)

The Muirhead development has been designed to incorporate the linking of open space networks. This feature is further highlighted in Attachments 3 and 4.

Provision of on-site community facilities

Due to the extensive range of community facilities and services located adjacent to the Muirhead site, there is a limited requirement for onsite services. A summary of services located within a two kilometre radius is as follows:

- *Six schools (each of which has capacity for new enrolments in 2012)*
- *Two shopping centres (one is the biggest shopping centre in the Northern Territory)*
- *Royal Darwin Hospital*
- *Lyons Community Centre*
- *Casuarina Coastal Reserve*
- *Development Site available for a child care facility*
- *Tracy Village Social and Sports Club*

A detailed summary of local social/cultural services is provided in Attachment 1.

A map of surrounding Community Facilities is provided as Attachments 2

Options for long term ageing in place (provision of facilities for onsite service delivery)

The site is within two kilometres of the Royal Darwin Hospital and the Casuarina Shopping Centre. Both of these complexes accommodate the vast bulk of community service delivery facilities available to the general community. The Muirhead site offers the highest proximity to these services of any master planned suburb in the greater Darwin region.

Access to local/regional facilities & services (health, community)

As highlighted above, the site is within two kilometres of the Royal Darwin Hospital and the Casuarina Shopping Centre. Both of these complexes accommodate the vast bulk of community service delivery facilities available to the general community. The Muirhead project offers the highest proximity to these services of any master planned suburb in the greater Darwin region.

Access to recreation facilities & services

The site is surrounded by a large number of recreational facilities including Casuarina Coastal Reserve and Tracy Village Social and Sports Club. A detailed summary is at Attachments 1 & 2.

Should the Committee require any further information, please do not hesitate to contact me.

Yours sincerely

DEFENCE HOUSING AUSTRALIA



**PETER HOWMAN
CHIEF OPERATING OFFICER**

Attachments:

1. Overview of Muirhead Project - Responses to Social & Cultural Infrastructure Needs
2. Community Facilities Map
3. Site Connectivity Plan
4. Onsite Community Facility Plan

Attachment 1: Muirhead Social & Cultural Infrastructure

The following table summarises local social and cultural infrastructure adjacent to the Muirhead site:

Within 2km	
Education	<ul style="list-style-type: none">- Nakara Primary School- Dripstone High School- Wanguri Primary School- Lutheran Primary School- Leanyer Primary School- Holy Spirit Catholic College
Centres	<ul style="list-style-type: none">- Casuarina Village Shopping Centre- Hibiscus Centre
Community Facilities	<ul style="list-style-type: none">- Swimming Pool- Tracy Village Social Club and Sporting Facilities- Tiwi Gardens Retirement Village- Royal Darwin Hospital- Lyons Neighbourhood Centre- Lee Point Village Resort- Buffalo Creek Mouth- Leanyer Swamp- Casuarina Coastal Reserve
Within 2 - 4km	
Education	<ul style="list-style-type: none">- Alawa Primary School- Casuarina Secondary College- Jingili Primary School- Moil Primary School- Wagman Primary School- Anula Primary School- Wulagi Primary School- Sanderson High School- SDA School- O'Loughlin Secondary College,- Holy Family Primary School- Malak Primary School- Charles Darwin University- Nungila Theological College
Centres	<ul style="list-style-type: none">- Malak Cres Centre

Community Facilities	<ul style="list-style-type: none"> - Darwin Water Gardens - Hockey Complex - Leanyer Recreation Park - Casuarina Surf Club - Lee Point - Fishing, Crabbing, Walking
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Beyond 4km, but within the Northern Suburbs of Darwin

Education	<ul style="list-style-type: none"> - Nightcliff High School - Nightcliff Primary School - Millner Primary School - Karama Primary School - Manunda Terrace Primary School - Marrara Christian School - Greek Orthodox School - The Essington School - St Pauls Primary
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Centres	<ul style="list-style-type: none"> - Homemaker Village - Nightcliff Centre - Progress Drive Centre - Aralia Street Centre - Rapid Creek Local Centre - Karama Shopping Plaza
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Community Facilities	<ul style="list-style-type: none"> - Nightcliff Sporting Complex - Velodrome - Marrara Sporting Complex - PCYC - Portuguese and Timorese Social Club, Darwin North RSL, Filipino Community centre - Darwin Golf Course - Darwin Airport
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The extent of these lists illustrates the number and range of facilities which are already in the northern suburbs, and so are not required to be accommodated on site.

In addition, the following specific aspects of community and other facilities are considered relevant:

Child Care

There is a 3000m² child care site in Lyons, adjacent the central park, and development approval is being sought for a 63 place facility. DHA understands the Lyons development has been seeking an operator for over two years.

Schools

In addition to the large number of schools located in the Northern Suburbs of Darwin, DHA understands the NT Government Department of Education and Training has set up a precinct planning group to investigate the need for a further school site on the NT Government Land located immediately to the north of the Muirhead site.

Retail and Commercial Facilities

Within two kilometres of the Muirhead site are two important retail facilities, the Casuarina Shopping and Hibiscus Shopping Centres. These centres provide access to a large number of major consumer goods retail outlets

Community Facilities

The Lyons Neighbourhood Centre

Garanmanak Park was completed in mid-2007, and is available for the use and enjoyment of the broader community, including the Muirhead residents. The Centre offers meeting rooms, a kitchen, several adjacent playgrounds, and an air-conditioned hall of some 150sqm.

Tracy Village

The Tracy Village Social and Sports Club is undergoing a rebuilding phase. The new facilities will expand the current facilities of gaming, hospitality, family facilities, and sports events (baseball, basketball, cricket, darts, eight ball, football, netball).

Health Facilities

The Royal Darwin Hospital is located only two kilometres from the Muirhead site.



Education

- 1 Nightcliff High School
- 2 Nightcliff Primary School
- 3 Millner Primary School
- 4 Alawa Primary School
- 5 Casuarina Secondary College
- 6 Jingili Primary School
- 7 Moil Primary School
- 8 Nakara Primary School
- 9 Dripstone High School
- 10 Wanguri Primary School
- 11 Wagman Primary School
- 12 Anula Primary School
- 13 Wulagi Primary School
- 14 Sanderson High School
- 15 SDA School

- 16 Malak Primary School
- 17 O'loughlan Secondary College, Holy Family Primary School
- 18 Karama Primary School
- 19 Manunda Terrace Primary School
- 20 Lutheran Primary School
- 21 Leanyer Primary School
- 22 Marrara Christian School
- 23 Greek Orthodox School
- 24 The Essington School
- 25 St Pauls Primary
- 26 Charles Darwin University
- 27 Nungila Theological College
- 28 Holy Spirit Catholic College

Centres

- 1 Centre - Aralia street
- 2 Progress Drv - Centre

- 3 Nightcliff Centre
- 4 Homemaker Village
- 5 Rapid Creek Local Centre
- 6 Casuarina Village Shopping Centre
- 7 Hibiscus Centre
- 8 Malak Cres Centre
- 9 Karama Shopping Plaza

Community Facilities/Open Space

- 1 Nighcliff Sporting Complex
- 2 Velodrome
- 3 Darwin Water Gardens
- 4 Hockey Complex
- 5 Marrara Sporting Complex
- 6 Casuarina Coastal Reserve
- 7
- 8 Tracy Village Social Club and Sporting Facilities

- 9 Tiwi Gardens Retirement Village
- 10 Royal Darwin Hospital
- 11 Leanyer Recreation Park
- 12 Darwin Golf Course
- 13 Portuguese and Timorese Social Club, Darwin North RSL, Filipino Community centre
- 14 PCYC
- 15 Darwin Airport
- 16 Casuarina Surf Club
- 17 Lyons Neighbourhood Centre
- 18 Lee Point Village Resort
- 19 Lee Point - Fishing, Crabbing, Walking
- 20 Buffalo Creek Mouth
- 21 Leanyer Swamp West birdwatching

Muirhead Context - Community Facilities





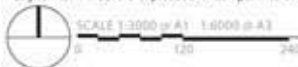
THIS SITE IS NOT INCLUDED IN THE DEVELOPMENT APPLICATION. IT IS CURRENTLY UNZONED LAND UNDER THE CONTROL OF DEFENCE HOUSING AUSTRALIA

LEGEND:

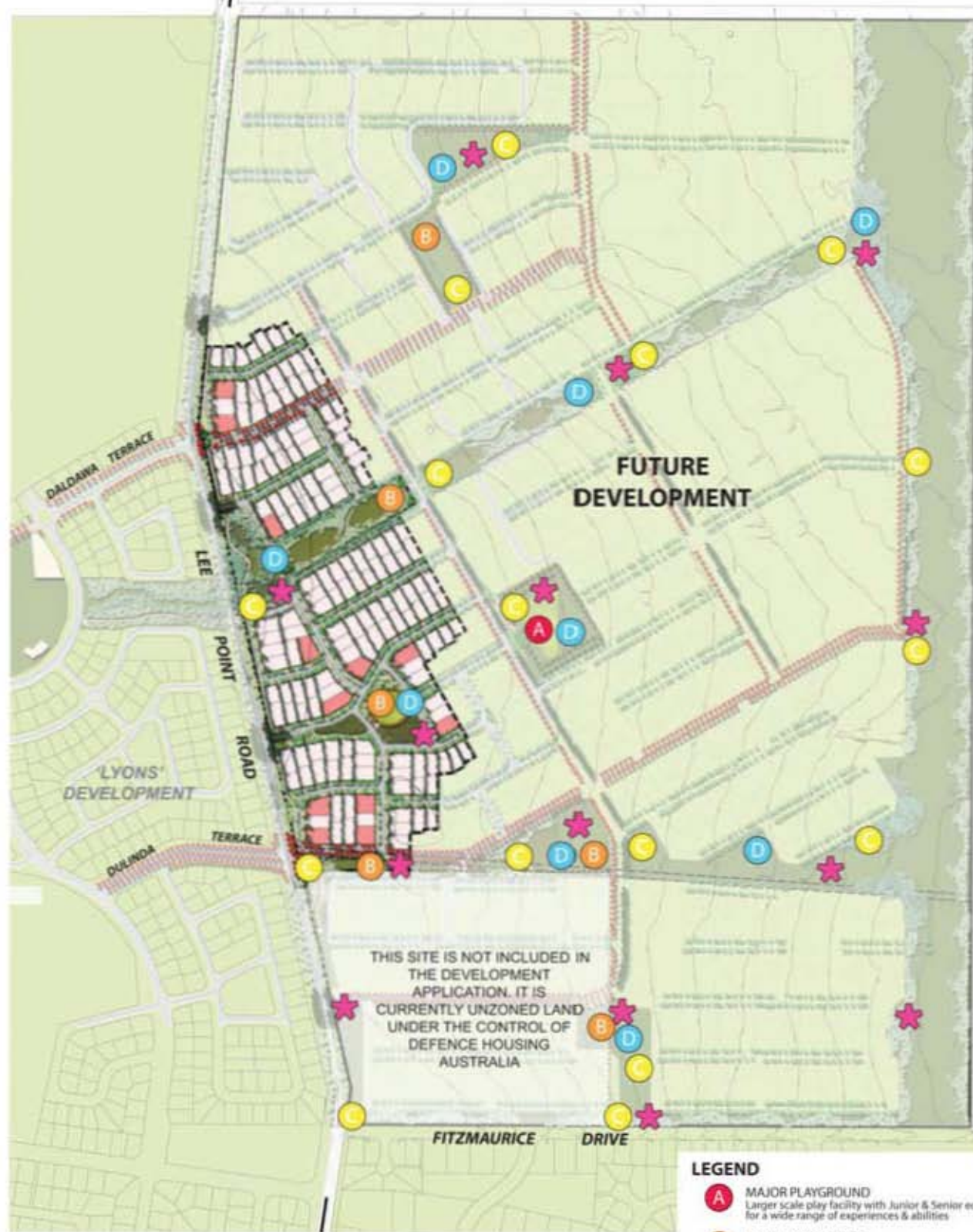
- LEE POINT ROAD LINK
- INTERNAL LINK
- SHARED PATH NETWORK
- INDICATIVE ULTIMATE BUS ROUTE
- INDICATIVE BUS STOP LOCATION
- INDICATIVE ENTRY POINT - Threshold Treatment

- INDICATIVE ACTIVE OPEN SPACE - Major & Local Parks
- INDICATIVE PASSIVE OPEN SPACE - Includes Buffers and Linear
- INDICATIVE DETENTION BASINS

NB. Final dimensions and bearings will be determined by a registered surveyor
 Disclaimer: These plans have been prepared at the request of the Defence Housing Australia. These attend to the requisite and relevant aspects of the proposed Muirhead development insofar as the Northern Territory Planning Act and the Northern Territory Planning Scheme are concerned.
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To Lee Point and Caravan / Tourist Park



PLAY & RECREATION EXPERIENCE

The Muirhead open space network will include opportunities & features for all age groups & abilities. All proposed facilities will be designed & developed in conjunction with Council during the documentation phase. Emphasis will be given to providing play experiences with innovation & built in elements that integrate with existing vegetation & proposed landscape treatments & art installations, rather than reliance on fixed equipment.

SENSE OF COMMUNITY

Landscape & community facilities are integrated as part of the planning & design of Muirhead. The treatment and aesthetic approach will provide a site responsive cohesive & unique landscape of high quality amenity of appropriate materials & colours that sits comfortably with the northern suburbs & Lee Point Peninsula of Darwin.

CONNECTIVITY

The planning & design provides strong physical & visual links & equitable access throughout. The network of shared paths promotes a logical cohesive hierarchy of pedestrian activity & excellent connectivity between Community Recreation Facilities.

SAFETY & SURVEILLANCE

The design provides for a high level of visual access throughout open spaces in the interface with streetscapes. Linear linkages & connections, & play facilities will all have lighting to the levels & requirements of Council.

STANDARDS

All playground & recreational facilities, including softfall surfaces, fencing, shade structures and ancillary installations will meet Australian Standards & the DCC Playground Strategy Requirements.

LEGEND

- A** MAJOR PLAYGROUND
Larger scale play facility with Junior & Senior equipment & apparatus, providing for a wide range of experiences & abilities
 - B** LOCAL PLAYGROUND
Small scale play facility with minor installations of generally junior equipment
 - C** LANDSCAPE & ENVIRONMENT
Interpretive Nodes
Signage & integrated artworks to highlight local culture, history, flora & fauna
 - D** PICNIC & BBQ FACILITIES
Including shade & shelter structures
 - ★** EXERCISE STATION NETWORK / FITNESS TRAIL STATION
Including detailed instructions for use of apparatus
- NOTE**
Items keyed above will be connected via the Shared Path Network, including network / wayfinding signage.

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