

LEGISLATIVE ASSEMBLY OF THE NORTHERN TERRITORY

WRITTEN QUESTION

Mrs Lambley to the Minister for Infrastructure, Planning and Logistics:

State Square Underground Carpark, Darwin CBD

1. What data was used to make the decision to build a \$32m underground carpark in State Square, Darwin?

Two sets of data formed part of the decision to remove the at grade car parking in State Square. The Darwin CBD Heat Mitigation study and the assessment of usage of the areas for public events, public access and social / commercial activity. There are currently 300 carparks utilised in the precinct. By removing these at grade carparks and building an underground facility, parking numbers will not be affected and the area can be redeveloped to promote use by the community and visitors.

2. What evidence is there to suggest that an additional 450 car parking spaces is needed in that part of the Darwin CBD, primarily frequented by Public Servants?

Providing safe, secure, and accessible public car parking has been shown in numerous studies to be a key part of revitalising space.

3. What modelling has been done to support the need for a \$32m underground carpark in State Square?

Modelling of current park requirements in State Square has been undertaken. Three hundred car parks are being removed from State Square and replaced underground. An additional 150 car parks is being built to support future City Deals initiatives.

4. Who will use the carpark?

Public servants who currently park within the State Square Precinct, Jurors and the general public. The carpark will be available to facilitate more use of the surrounding businesses and the precinct after hours and will also be a designated Public Cyclone Shelter enhancing the NT Emergency Service strategic network.

5. Based on your modelling, what percentage of users will be NT Public Servants?

The allocation model of car park users will be determined in the future. There are currently 235 public servants parking within the precinct during business hours.

6. Based on your modelling, what percentage of users will be Ministerial staff?

At present, 85 car parks are allocated for staff within parliament house. The final model of car park users is still to be determined.

7. What business model will be used to pay for the construction and ongoing maintenance and operations of the State Square Underground Carpark?

The Territory is funding the cost of construction and expression of interest process will likely be run for operating the facility.

8. What is the breakdown of the estimated \$32m cost of constructing this carpark?

Work	Cost
Preliminaries	\$5 774 410
Excavation	\$4 868 965
Substructure	\$10 945 620
Superstructure	\$806 730
Finishes	\$483 140
Fixtures	\$394 500
Services	\$6 838 000
External Services	\$550 000
Landscaping	\$445 485

9. Why is “heat mitigation” a priority for the NT Government?

Solar heat gain through heat absorbing materials has been scientifically proven to increase temperatures in Darwin CBD. A number of projects are proposed in strategic locations to reduce the impact of these materials and improve the liveability of the city and enhance the experience of those visiting.

10. Territorians live in the hottest parts of Australia, how is a \$32m underground carpark in State Square going to impact on the lives of Territorians?

The new carpark will enable the transformation of the Civic Centre from an expansive heat generating bitumen carpark to a tropical, people friendly space that Territorians can be proud of. The carpark will operate on a 24 hour basis providing a safe and secure environment for the public to park afterhours and for special events in and around the precinct. It also addresses an identified shortage in cyclone shelter spaces.

11. What other “heat mitigation” initiatives is the NT Government embarking on in Alice Springs, Katherine, Tenant Creek and Nhulunbuy?

The current government has committed \$20 million to the Alice Springs CBD and this is likely to include cool meeting places. Katherine and Tennant Creek initiatives are ongoing.

12. Given the site for the car park is approximately 5500 square metres and three stories deep, how long will it take to excavate the soil?

The detailed construction program will be the Design and Construct Contractor’s responsibility. They will assess how to achieve the overall contract time objective. Initially DIPL estimated that the excavation will take approximately six months.

13. Which street will the trucks involved in the excavation of the site, exit the site, Herbert Street or Bennett Street?

This will be determined by the Contractor to best achieve the project objectives. DIPL anticipate that access onto Herbert Street will be utilised. The Contractor will prepare a traffic management plan (TMP) to the satisfaction of DIPL and City of Darwin.

14. Is it intended that the excavation will be done on a 24 hour basis?

The Contractor will determine if extended hours are required to deliver the facility. There is provision within the contract to negotiate work hours which will be discussed with stakeholders to minimise impact.

15. Given the number of trucks that will be required to remove the soil, will this operation be run at night or during day light hours?

The Contractor will determine if extended hours are required to deliver the facility. There is provision within the contract to negotiate work hours which will be discussed with stakeholders to minimise impact.

16. Given the project will take 15 months to complete, how long will it take to re landscape the area?

One month is expected to be sufficient time to complete this work with further work being undertaken as a component of the overall precinct redevelopment. It is anticipated that the scheme will include shade trees and a sculpture garden.

17. Is the landscaping work included in the \$33 million? If not included, how much will the job to landscape take and is that budgeted for and where will the money come from?

The project estimate includes \$445 485 for the carpark landscaping.

18. Given the rear car park is in the Parliamentary precinct, has the speaker approved any use of this area as part of the project?

The Speaker has not given approval to use any of this area. The new carpark does not encroach on the Parliament House carpark.

19. How long will it take to construct this carpark?

A 15 month program is proposed.

20. How many trees will be destroyed in order to build this State Square Underground Carpark?

This will be determined during detailed design phase.

21. Will people be charged to use the State Square Underground Carpark? If so, how much?

This will be determined on existing payment arrangements, discussions with City of Darwin and as part of the Expression of Interest process.

22. How will this \$32m State Square Underground Carpark bring people back to the Darwin CBD?

The carpark is intended to facilitate easy access to the State Square Precinct to re-activate and unlock the potential of an important and historic city zone. It will enable redevelopment of the State Square Precinct as a public asset and provide opportunities for community events and formal functions.

23. What community consultation was done in developing the concept for the State Square Underground Carpark? Please give details of all community consultation undertaken in the planning of this project?

Consultation for the revitalisation of the CBD, including city deals, has been ongoing for the past 12 months and has included presentations, a dedicated store in the mall, 3D fly through, social media and various working groups.

There have been a number of masterplans prepared for the CBD, which have included car parking options. Of particular note is the City of Darwin May 2015 City Centre master plan which includes an underground carpark in the State Square Precinct.
