

LEGISLATIVE ASSEMBLY OF THE NORTHERN TERRITORY

WRITTEN QUESTION

Ms Purick to Minister for Lands and Planning

City of Weddell

For the proposed City of Weddell:

1. How many hectares will be utilised for the City of Weddell?

Weddell was first identified as the site of a new town in the Darwin Region Land Use Structure Plan 1984. The site was confirmed in the Darwin Regional Land Use Structure Plan 1990 and the Litchfield Planning Concepts and Land Use Objectives 2002. The definitive boundary of Weddell will not be finalised until investigative studies are completed.

2. How many hectares will be cleared to enable the city to be built?

Weddell is to be developed as a green city with significant areas of open space. Until the investigative studies are completed, the area of land to be cleared is not known. Once a land use plan is completed, an outline development plan will indicate what amount of land will need to be cleared and which portions of the developable land will form the open space and conservation corridors associated with a sustainable city.

3. How much land will be allocated for public places and parklands?

See response to question 2.

4. How much land will be allocated for commercial land?

The amount of land set aside for commercial development will be identified at concept design through investigations to be undertaken in 2010-11.

5. How much land will be allocated recreational places?

As stated above, detailed studies will inform the location and amount of open space areas, parklands and recreational places within Weddell.

6. Will the Government undertake environmental assessment in regard to required massive land clearing and if not why not?

Any clearing of native vegetation for Weddell will be undertaken in accordance with the relevant Northern Territory and Commonwealth legislation.

7. Has the Government undertaken any surveying work in regard to the City of Weddell and if not, why not? If work has been undertaken, what was the expenditure of this surveying work?

Once investigative studies are completed and the area of Weddell defined, the land will be surveyed and titles created for administrative purposes.

8. Has the Government undertaken any investigations, research and site inspections to ascertain if there are any sacred sites, archeological sites, and heritage sites, endangered species of flora and fauna and sites of environmental significance? If so, what discipline areas have been investigated and at what cost and what outcomes? If not why not?

A gap analysis study is currently out to tender. The gap analysis will identify all known information and data about the Weddell area and determine any further studies and information needed to close the gaps.

9. Has the Government undertaken any preliminary planning as to what model the City of Weddell will be based on?

A range of investigative studies are underway to inform the future development of the City of Weddell. We are committed to having land available in Weddell in 2014.

10. Has the Government commissioned any consultants to develop concept plans and if so what company and at what costs? If not why not and when does Government intend to do so?

The NT Government has not commissioned consultants at this stage to develop concept plans and this is anticipated to commence in the 2010-11 financial year.

11. How many dwellings are planned for the City of Weddell?

It is estimated that 10 000 blocks of land catering for a population of approximately 40 000 people would make up the new City of Weddell.

12. How many suburbs are planned for Weddell?

The land use plan for Weddell will determine the amount of land for various uses and identify suburbs.

13. What planning has been undertaken as to the mix of style of land ownership, that is, what mix of land size that will be available for sale? If not planning has been undertaken, why not?

Detailed planning into the size of land and mix of uses will commence at the conclusion of studies into the constraints and opportunities of the site.

14. What planning has the Government undertaken for the provision of major preliminary infrastructure for the City of Weddell including provision of water, electricity and sewerage?

In 2009, a study was completed to determine the cost of the major infrastructure and services for the City of Weddell. This study only examined broad costs and detailed planning for infrastructure will commence this financial year.

15. What cost analysis has been undertaken as to the preliminary infrastructure requirements for the City of Weddell and what are the estimated costs to provide preliminary infrastructure of water, power and sewerage for the City of Weddell?

A cost analysis for the preliminary infrastructure requirements for Weddell will be confirmed through studies during the design stage.

16. How many primary schools are planned and at what cost for each school?

The number and type of schools will be determined in consultation with the community and Government agencies once a draft land use concept plan has been developed.

17. How many health centres are planned and at what cost for each health centre?

The location and type of health services will be identified through the development of the land use concept plan.

18. Has there been any planning for an ambulance station in the City of Weddell and if so, what discussion has taken place with St. John Ambulance Australia NT and what is the likely cost of such an ambulance centre?

The NT Government will undertake extensive consultation with Government agencies and community organisations to establish the essential service needs for Weddell.

19. Has there been any planning for a fire station in the City of Weddell and if so, what would be the cost of a new fire station?

The NT Government will undertake extensive consultation with Government agencies and community organisations to establish the essential service needs for Weddell.

20. What discussions have taken place with Telstra as to the communication requirements of the new City of Weddell and if not, why not?

Telstra and other service providers are awaiting the outcome of the studies that will determine the design of the city. Telstra is particularly awaiting for the major road and service corridors to be determined.

21. Detail the discussions with Telstra if discussion has taken place?

Telstra have been informed of the project to enable early planning and budgeting. Discussions have informed that Telstra already have optic-fibre penetration to south of the Elizabeth River Bridge on Channel Island Road.

- 22. Has any planning been done on the amount of waste material generated from the residential and commercial dwellings of the City of Weddell and has the Government done any planning on how this waste will be managed and of so what will it cost to manage and dispose of the waste?**

When the detailed design stage has been reached (after the constrained land has been identified), the detailed layout will be undertaken with all relevant agencies and stakeholders, to determine the need and position of services. Weddell will be a sustainable city and recycling and other sustainable practices will be incorporated into the city design.
