

## LEGISLATIVE ASSEMBLY OF THE NORTHERN TERRITORY

### WRITTEN QUESTION

Mrs. Finocchiaro to the Minister for Infrastructure, Planning & Logistics

#### Darwin Cities Deal

- 1. Please provide a copy of the cost benefit analysis for the underground car park?**

The University of New South Wales (UNSW) heat study identified that the car parks located at the Supreme Court and around State Square contribute significantly to the urban heat island effect in Darwin CBD.

A detailed mitigation scenario was developed by the report authors for the zone around State Square which involved the removal of the Chan building, the replacement of all car parks in State Square by urban greenery and replacement of existing asphalt and concrete pavements in State Square green area by cool pavements.

This finding was supported by the Darwin City Centre Masterplan released by the City of Darwin in May 2015, which reflects on the need for the replacement of surface grade car parking in the State Square precinct.

The masterplan states: *“Parliament House is one of the most important buildings in the Northern Territory. So too is the Supreme Court, yet both of these buildings have a surface parking lot as their forecourt. This is an undignified condition given the importance of these buildings. It is suggested that parking be provided in a secure basement garage, and that the ground level be returned as a formal lawn and tropical garden to reflect the tropical context of these buildings. The result would be a*

*dignified setting for Parliament House and the Supreme Court in a garden setting, which is more appropriate than a number of parking lots.”*

In April 2017, the Chief Minister announced \$100 million funding towards revitalising the Darwin CBD, creating local jobs and transforming our city centre into a world-class tourist and cultural destination. Completion of the State Square precinct was announced as one of the major projects for this funding, which included freeing up space and reducing a major heat generation source by undergrounding existing, at grade parking for the precinct.

This decision to construct the State Square was made based on research and evidence about heat generation and how it carries through the CBD.

**2. Please provide a copy of the studies undertaken to support the government’s decision to build the underground car park?**

A copy of the report which includes heat mapping images for the Darwin CBD, can be found at: [www.darwincitydeal.nt.gov.au](http://www.darwincitydeal.nt.gov.au)

**3. Given there are 235 public servants currently parking within the state square precinct can you please advise whether this number of public servants will be given free parking in this proposed car park?**

It is intended that the car park will be a mixed use of private and public parking, noting that the underground car park is replacing a number of existing allocated car parks including the jurors’ car park at the Supreme Court and the Parliament House staff car park. Once an operating model is established, agencies will be consulted with regard to the ongoing allocation of carparks to public servants.

- 4. Given 85 car parks are allocated for staff within Parliament House currently will they be given free parking?**

Refer to answer provided for Question 3.

- 5. Please provide the final model of car park users and the financial model to support this?**

As advised in response to Written Question 265, discussions are ongoing with the City of Darwin to determine the most appropriate operating model for the carpark.

- 6. Why didn't the government accept the lower tender of \$18.5 million from Sunbuild for this project particularly given its expertise in building underground car parks?**

The Northern Territory Government's Procurement Policy requires Value for Territory to be assessed based on a number of factors including whole-of-life costs, support capabilities, past performance, commercial risk and local factors. NT Government's assessment of the local content criteria - and indeed all criteria - occurs with the overarching goal of achieving best value for Territory, and therefore decisions are not made on price alone.

The project was advertised through Quotations and Tenders Online as a public tender. Standard Northern Territory Government Conditions of Contract and tender documentation was used, including published weightings for assessment criteria. Local Content was weighted at 30 per cent and the Industry Participation Plan requirements were included.

The five member assessment panel included representation from the Department of Legislative Assembly and the Department of the Chief Minister, structural engineers, design experts and civil representatives. The Procurement Operations team provided facilitation and oversight of the process.

Five offers were assessed, all from well-known very experienced Territory construction companies.

Assessment panel members score each offer separately against each criterion. Tomazos Group have constructed a number of underground carparks to the depth specified or greater.

As part of the assessment process a number of previous underground carpark projects were inspected.

The highest ranked offer was accepted by the delegate and represents best value for the Territory.

**7. What due diligence was undertaken for the successful tenderer, the Tomazos Group, for the underground car park?**

Tomazos Group were confirmed as having the appropriate level and category of accreditation with CAL, and provided a number of examples of past projects similar to the tendered works. A number of these past projects were inspected for sustainability of constructed carparks.

A number of clarifications were also issued to the tenderers as part of the assessment process to clarify information provided in their responses.

**8. The Treasurer in announcing the awarding of the contract for the underground car park stated there would be 60 direct jobs and 165 jobs during construction. What specifically are the 60 direct jobs?**

The successful tenderer identified a large number of job opportunities throughout the construction of this project. This includes direct employment of contractors, apprentices and suppliers in construction related trades such as earthworks, steel works, concrete, machinery and other.

The tender response schedules also require Indigenous Employees and Indigenous Apprentices be specifically identified.

The Department monitors compliance with these claims during construction.