

ATTACHMENT B – SITE INFORMATION

1. The Site

Richardson Park is located within Lot 8434, Town of Darwin in the suburb of Ludmilla. The Site itself has a total area of 5.97 hectares and is located 5 kilometres from the Darwin CBD. Adjacent landholdings surrounding the Site are:

- Crown land zoned Conservation and reserved for stormwater outfall to the north;
- single dwelling residential housing to the south;
- Ludmilla Primary School to the east; and
- approximately two hectares of Public Open Space to the west.

The Site is currently accessed via Richardson Drive.

Richardson Park Stadium Facilities

Grandstand

The current grandstand was built in 1979 with expansion and upgrades in 1994 to its present condition. The key features of this building include: team rooms and changing rooms, administration, media and medical offices as well as a function room and corporate viewing room. The grandstand currently seats 800 spectators.

Please Note: Architectural, structural and hydraulic drawings of the grandstand dated 1994 are available on the Richardson Park - Request for Proposals website.

Club rooms

Two team club rooms are located on the eastern side of the rugby field, consisting of changing rooms and toilets within the one building. The floor area of this amenity is approximately 180 square metres.

Gate house

A formal entrance to the Richardson Park Stadium includes a secure gate house where admission fees were once collected from spectators entering the grounds.

Carpark

The existing carpark is located on the north-western side of the facility and can accommodate approximately 270 vehicles. Most of the area comprises gravel pavement and some kerb delineation exists through the centre.

Ancillary buildings

Canteen and caretaker's residence.

Site Inspection

Interested Proponents wishing to access the Site are invited to attend a Site Tour / Briefing on Wednesday 30 March 2016 by registering via email at: RichardsonPark.DLPE@nt.gov.au

2. Servicing

A Preliminary Survey of Services Plan is available on the Richardson Park - Request for Proposals website.

Service authorities should be consulted in relation to the servicing requirements for any future use of the Site. Please refer to contacts for all relevant services authorities under Section 3.2 (Existing Services) in the RFP documentation.

Current services to the Site include:

Power

- The Site is provided with a 500kVA package substation 2306 servicing the Richardson Park stadium, associated buildings, the existing clubhouse and an Optus Mobile telecommunications site at the northern corner of the Site. This substation is located at the south east corner of the lot opposite the corner of Ludmilla Terrace and Watts Street.
- Any upgrade to substation 2306 will require a larger electricity easement for a new Mark II package substation or suitable indoor substation building where applicable.
- Substation 2306 is connected to high voltage 11kV overhead infrastructure from a pole located inside the Site boundary. The 11kV high voltage overhead power line runs along Ludmilla Terrace within an electricity easement on the Site to the eastern boundary then north within an electricity easement on Lot 5979 (Ludmilla Preschool/Primary School) along the eastern boundary to an existing sewer easement and then via an existing easement on Lot 5979 to Nemarluk Drive. Undergrounding the existing overhead power line will be considered at the Proponent's full cost provided that Power and Water's required security of supply and planning criteria are met.
- A main switchboard/meter panel for the Optus Mobile site is located near substation 2306. From this switchboard, low voltage cables are run to the Optus Mobile site.

Water

- The Site is fed through a DN100 water main in Ludmilla Terrace. The water supply in the area is made up of networked DN100 main in Ludmilla Terrace and DN 200 main in Wells Street. There is no nearby trunk main.
- A DN100 combination water meter is located inside the southern boundary of the Site.
- Current external firefighting capabilities are limited

Sewer

- A DN300 reinforced concrete trunk sewer runs along the western boundary of the Site and diagonally across the south west corner within a 10 m wide sewerage easement.
- The grandstand building sewer system connects to this trunk sewer via a DN150 PVC drain.
- At the northern end of the Site is an existing DN900 trunk sewer to which the DN300 trunk sewer connects. This sewer is located within a 15 m wide sewerage easement and crosses the Site in an east west direction.
- There is an existing DN150 sewer located within a 3m easement on the southern end of the Site.
- There is an existing DN100 property drain which runs from the ablution block on the eastern side of the field to the DN900 trunk sewer. The property drain connects to the trunk sewer at the central chamber. The Site is currently allocated with 120EP.

Telecommunications

- The Site is provided with telecommunications service via an underground 30 pair cable in a 50mm conduit from a pit opposite the corner of Ludmilla Terrace and Watts Street which is terminated at a main distribution frame located in a cupboard next to the lift on the ground level.
- A 10 pair cable in a 35mm conduit also runs from the same pit to the change rooms east of the playing field.

Easements/encumbrances

The following easements/encumbrances affect the Site:

- a) Sewerage and electricity easements in favour of Power and Water Corporation;
- b) Drainage easements in favour of the Northern Territory of Australia;
- c) Optus Mobile telecommunications site licence.

3. Drainage and Stormwater

The Site falls generally north towards the mangrove area with localised grading around existing buildings and features. The Site is bound on the southern side by Ludmilla Terrace. Drainage within Ludmilla Terrace flows to both ends. An informal carpark with capacity for approximately 270 vehicles is situated on the north western part of the Site.

At the intersection of Ludmilla Terrace and Watts Street stormwater enters a 6 bay side entry pit into a DN600 pipe which conveys stormwater through the Site to the northern end. This pipe system is currently being extended past the northern boundary of the Site as part of drainage improvements in the area.

At the intersection of Ludmilla Terrace and Porter Street stormwater enters 3 side entry pits. The exact location of the underground pipe system is not known, however exits at the south west corner of the Site into an open drain that runs along the western boundary of the Site. This drain crosses under Richardson Drive through a 3/750 culvert. The drain then continues to the mangrove zone.

The playing field has fall to the north and a crowned centre. Stormwater that runs off the field is collected within grassed swales on both sides of the field. On the eastern side, the swales fall to grated inlet pits. On the western side, the swale falls to openings in the retaining wall. The openings in the retaining wall on the western side allow stormwater to flow to grated pits under the concourse grates.

The grated inlet pits along the eastern side of the playing field are connected by an underground pipe system (DN375 and DN450 size) which runs in a northerly direction and outfalls into the mangrove zone.

On the southern side of the playing field stormwater is collected along a kerb and gutter which falls to a 3 bay side entry pit. An underground drainage system collects stormwater from this pit and crosses the south west corner of the playing field to the grandstand area where it changes to head in a northerly direction and discharges in the northern part of the Site into the mangrove zone.

The south east corner of the playing field contains a subsoil drainage system (12 m x 12 m) which connects to the eastern pipe drainage system and a larger system on the south west side of the playing field which connects to the western pipe drainage system.

Drainage at the southern end and rear of the grandstand building on the south west side is poor with stormwater flowing across the surface and channelled along a depression within the paving.

4. Roads and Access

Any future redevelopment of Richardson Park will require a Traffic Impact Assessment to be undertaken to ensure that existing localised road intersections with Bagot Road are of a sufficient standard and capacity to meet any increase in traffic which may result from the development.

Please Note: No additional accesses or local road connections to Bagot Road will be permitted.

Current access to the Site is via Dick Ward Drive, Douglas Drive and Richardson Drive. These roads and other local roads in the nearby vicinity are owned and managed by the City of Darwin.

5. Site Considerations

Storm surge and flooding

Both primary and secondary storm surge extents affect the Site.

Land Capabilities

Department of Land Resource Management (**DLRM**) mapping indicates that a significant portion of the Site is constrained by land with severe seasonal soil water logging. The constrained land is associated with the tidal zone, and wetland area surrounding Ludmilla Creek. The prevalence of acid sulphate soils is also high in the land affected by the seasonal waterlogging zone.

A portion of Lot 8434 is below the highest astronomical tide mark, and therefore guidance within the Northern Territory Planning Scheme with regard to coastal landfill applies (refer clauses 6.15 & 6.16).

Remnant vegetation

Pockets of remnant vegetation exist within and adjacent to the Site. DLRM mapping indicates that these local vegetation communities predominately comprise mangrove species.

The provision of buffers to these communities in the order of 100 to 200 metres may be required under NT Land Clearing Guidelines. Further information on this issue should be sought from DLRM.

Biting insects

Draft mapping by DLRM has indicated that the area surrounding Ludmilla Creek is subject to biting insects. Whilst coverage is extensive and stretches into existing urban areas, it is considered that the Site is subject to a high degree of impact from biting insects due to its proximity to breeding areas within Ludmilla Creek.

Ludmilla Sewerage Treatment Plant

Development around the Ludmilla Sewerage Treatment Plant is subject to a 700m buffer for the impacts of odour from the sewerage plant. Intense development is not advocated within this buffer zone, with amenity issues presenting a significant risk. This buffer extends proximate to the Site, but not into the Site.

6. Planning Framework

Organised Recreation (**OR**) zoning applies to the Site. The primary purpose of zone OR is to provide areas for organised recreational activities. Details of the OR zone are contained within the [Northern Territory Planning Scheme](http://lands.nt.gov.au/planning/planning-scheme) (<http://lands.nt.gov.au/planning/planning-scheme>).

The draft Darwin Inner Suburbs Area Plan and Planning Principles are available for viewing on the Planning Commission website at: <http://www.planningcommission.nt.gov.au>