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CABINET DECISION

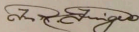
NO. 369

Submission No.: 319

Title: BRINKIN DEVELOPMENT AND RELATED MATTERS
INCLUDING THE PERFORMING ARTS COMPLEX

Cabinet approved in principle -

- (a) the granting of additional land to the Darwin Community College to provide for a single campus and for the proposed location of the Academy and residential components of new Police accommodation at Brinkin to await discussion with the new Police Commissioner;
- (b) a Performing Arts Complex be constructed in the Darwin City area and negotiations commence with the Corporation of the City of Darwin for the centre to be combined with the City Hall; and
- (c) facilities for craft activities to be included in the Museums and Art Galleries complex.



(M.R. FINGER),
Secretary to Cabinet.

3.8.78

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CONFIDENTIALFOR CABINETSUBMISSION NO. 319

Title:	BRINKIN DEVELOPMENT AND RELATED MATTERS INCLUDING THE PERFORMING ARTS COMPLEX
Cabinet Member:	M. PERRON, MINISTER FOR LAND AND HOUSING J. ROBERTSON, MINISTER FOR COMMUNITY DEVELOPMENT
Purpose:	Cabinet decision on a Performing Arts Centre and related activities and consideration of additional land for Darwin Community College.
Relation to existing policy:	Conforms with limited decentralization from Darwin City to the Northern Suburbs.
Timing/ legislative priority:	Urgent
Announcement of decision, tabling, etc.:	If decision on Performing Arts location is made - Press Release; If decision on Architectural Study only is made - Directive to Public Service.
Action required before announcement:	
Staffing implications, numbers and costs, etc.:	Nil.
Total cost:	

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BRINKIN DEVELOPMENT

Comment by
Director of
Finance:


It is noted that the proposal seeks approval in principle only. However discussion has indicated an intent to engage consultants to carry out further detailed design. The extended cost of which is not revealed. There is insufficient information on the five separate major issues addressed in this submission for any meaningful financial analysis to be conducted into the commitment which may flow from approval of it.

If Cabinet endorses the recommendations it is recommended:

- (1) that normal works programming procedures be put in train to ensure the orderly development of the proposal and the involvement of the Department of Transport and Works and the Treasury;
- (2) that as soon as possible after costs have been reasonably assessed, the proposal be referred back to Cabinet, giving an outline of the costs involved ~~together with cash flows~~, so that the budgetary aspects can be assessed and Cabinet advised on suitable funding arrangements.

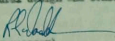
Signed:

Date:


A.B. ASHLEY
Under Treasurer
31 July 1978

Comment by
Public Service
Commissioner:

A confusing submission, however no objection to the recommendations on the basis that there are no staffing implications. Presume that work on design briefs will be met from existing resources. There would appear to be substantial costs associated with architectural design and consultant fees.


(R. B. ROBINSON)
for Public Service Commissioner.

6/7/78

Approved/Not Approved

Signed:

Date:

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1. THE ISSUES

- (a) A Performing Arts complex is a comprehensive project where elements may be centralized in a single Headquarters or scattered across Darwin. It is envisaged as comprising theatres, studios, halls and open spaces for artistic endeavours.
- (b) Various alternative sites for a Performing Arts complex have been investigated and final selection depends on Cabinet resolution of the Northern Suburbs vs Darwin City choice for location of State functions.
- (c) The Museum and Art Gallery complex was resolved to be built at Bullocky Point recently and it may be possible to incorporate facilities for the Crafts Association in the complex.
- (d) The Darwin City Council propose to construct a City Hall and related facilities in the Darwin City area and it is possible that this complex could also incorporate the Performing Arts facilities.
- (e) An extended Darwin Community College campus sharing facilities (library, lecture theatres, retail, catering, etc.) with the academic and residential components of a new Police Academy is proposed to the north of the existing College campus. Architectural studies are being undertaken to allow for an integrated development.
- (f) An environmental study of the foreshore area and the former Brinkin lease held by Hookers and covering the subject area is being prepared prior to a development plan anticipated for public exhibition at the end of this year. This development plan will constitute a proposed amendment to the 1977 Darwin Town Plan.

2. BACKGROUND

- (a) In 1973, the then Department of the Northern Territory financed an Arts Council sponsored architectural brief for a Performing Arts Complex. Siting was not resolved before the Darwin Reconstruction Commission was abolished. The consultants report recommended the Performin Arts complex incorporate facilities for arts and crafts.

- (b) With the relinquishment of the Hooker Lease over the Brinkin area early this year, it was apparent that the areas above storm surge lines were "ripe" for urban development with surplus capacity services to Ellengowen Drive Nakara and urban pressures from the increasing population base in the northern suburbs. The area is zoned Future Urban and is the subject of a development plan currently being prepared so that rational development can proceed.
- (c) In October 1977, the Darwin Community College made objection to the then exhibited Draft Darwin Town Plan and sought a 42 hectare extension to the existing 20 hectare site as indicated on the plan (ATTACHMENT A), to meet their development proposals (ATTACHMENT B).
- (d) Investigations have been continuing for some time with the Northern Territory Police for a new Police Academy at various alternative sites. The academic and residential components of such an Academy would be well suited to sharing facilities developed by the Darwin Community College : in these terms, a site/adjacent to the Darwin Community College such as that indicated on the plan (ATTACHMENT C) with a rural site for the broad acre functions (driver-training, horse agistment, etc) south of Holmes Jungle, could meet Northern Territory Police requirements.
- (e) In April and May this year representatives from the Northern Territory Police, Darwin Community College, Department of Community Development, the Planning Unit and the Urban Development Section of the Department of the Northern Territory resolved :
- (i) the Darwin Community College and Northern Territory Police together will undertake site investigations and preliminary design over the 20 hectare Darwin Community College extension contiguous with the present site of the College together with some of the other side of the Dripstone Road extensions.

- (ii) some of the land bounded by Dripstone and Trower Roads and Ellengowen and Rocklands Drives could be made available for other Special Purposes-Community Services, say elements of a community Performing Arts complex, with joint use of campus facilities (halls, catering, parking, etc.)
- (iii) Consideration might be given to incorporating the Performing Arts Centre or certain elements in the architectural investigations undertaken by the Community College and the Northern Territory Police jointly.
- (iv) the alignments of the Rocklands Drive and Dripstone Road extensions are not final and may be realigned as a result of these site investigations and the development plan in preparation.

3. CONSIDERATION OF THE ISSUES

- (a) The Craft Association currently have an application for relocation with the Planning Branch. The Association is likely to seek N.T. Government funds to build a complex. The Film Society and other interest groups are seeking permanent venues for their activities. The Government has indicated it is likely to support the City Council's request for finance for a city hall and related facilities, consideration should be given to incorporating certain facilities for the performing arts. All these aspects broaden the scope of options for the structure and location of a Performing Arts complex.
- (b) Arguments for and against the two main alternative locations (Northern Suburbs or Darwin City) for a Performing Arts complex are basically the same as those confronted for the Museum and Art Gallery.

However the Bullocky Point decision need not necessarily serve as precedent in this case as a 'prestigious' site is not paramount for a Performing Arts complex, nor is it as tourist-oriented as the Museum.

the case for greater accessibility to the resident population of Darwin is one major feature in decisions for siting the Performing Arts Centre. The other is a city location which supports the "night out" concept.

- (c) Liaison between parties involved so far (Darwin Community College, Northern Territory Police, Community Development, Planning Branch) has been voluntary and largely an exercise to share costs and overcome duplication of developments. There is no commitment except that the Community College have an existing site at Brinkin.
- (d) The subject area is confined to the landward side of Rocklands Drive (ATTACHMENT A). The environmental study in progress has cleared this land as suitable for broad-acre institutional uses.
- (e) Although the Arts Council sponsored brief for a Performing Arts complex recommended that the complex should incorporate facilities for the arts and crafts it is considered that these facilities can be more effectively housed in the Museums and Art Galleries complex. This proposal will maximise the use of the facilities of the Museum and Art Gallery, particularly the display exhibition and workshop areas.

4. OPTIONS

- (a) Elements of the Performing Arts should be located in Darwin City, say adjacent to the Museum and Art Gallery ; or
- (b) Facilities for arts and crafts be provided in the Museums and Art Galleries complex ; or
- (c) The performing arts centre could be linked with the Darwin City Council complex ; or
- (d) Elements of the Performing Arts should be located at Brinkin and an architecturally co-ordinated development in conjunction with the Community College and the Police Academy on separate leases should be designed. (This assumes extensions to the Darwin Community College and the location of the Police Academy at Brinkin) ; or
- (e) Defer a decision on the location of elements of the Performing Arts but incorporate it in the Brinkin architectural brief.

5. THE PUBLIC IMPACT OF THE RECOMMENDATIONS

- (a) As for the Museum proposal and the announcement of government offices at Casuarina, public reaction should be gauged in the light of the Cabinet's decision to commit development in the Northern Suburbs and/or the Darwin City and the nature of that development.

6. FINANCIAL CONSIDERATIONS

- (a) Costs subject to architectural design, but a saving is guaranteed over alternative separate developments of the Community College, Police Academy and Performing Arts.
- (b) Elements of the Performing Arts should be rationalized in spending the Territory dollar.
- (c) Staging of development is subject to availability of funds.

7. EMPLOYMENT CONSIDERATIONS

- (a) The continued expansion of the Darwin Community College will be the major employer at Brinkin, but collectively the 3 developments on the campus would generate sufficient employment opportunities to provide for Casuarina - emphasis scenarios of urban development in Darwin.

8. COMMONWEALTH AND LOCAL GOVERNMENT RELATIONS

- (a) As the Darwin Community College is federally financed, it intends to employ architects from the Department of Construction in Darwin.
- (b) There is representation of the Darwin City Corporation in the planning team determining the development plan and the Corporation is intending to build a town hall in Darwin City, a suitable venue for some elements of the Performing Arts.

9. CO-ORDINATION

- (a) Prior to this submission, the Chief Minister, through the Northern Territory Police, and the Minister for Community Development, through his Department and the Minister for Lands and Housing through his Planning Branch have been informed.

- (b) Co-ordination on siting is with the Planning Branch.
- (c) This is a joint submission by the Minister for Lands and Housing and the Minister for Community Development.

10. LEGISLATION

- (a) None envisaged as a result of this submission.

11. PUBLICITY

- (a) If a decision on the Performing Arts complex location is made a press release would be necessary.

12. TIMING

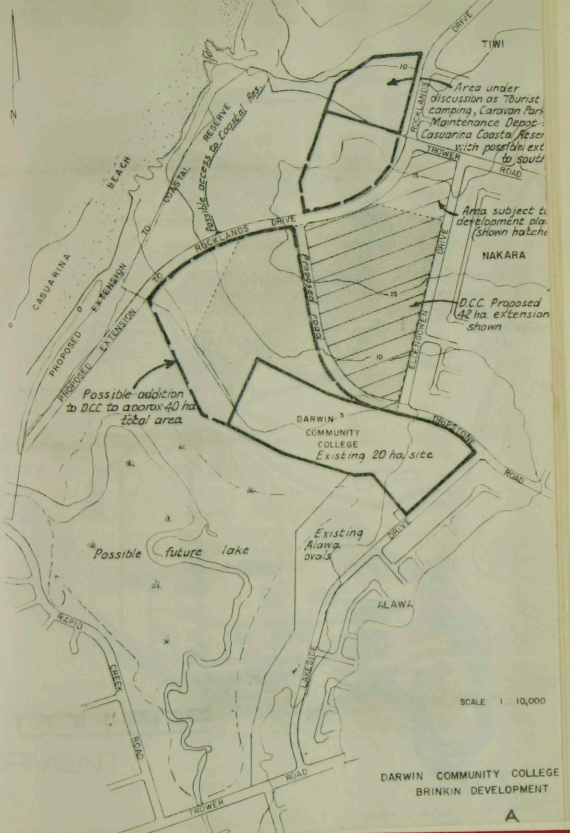
- (a) A decision on the architectural brief is urgent as the Darwin Community College is undertaking preliminary design.

13. RECOMMENDATIONS

- (a) That the Cabinet endorse the continuing study of broad-acre institutional uses by the Planning Unit at Brinkin as land is cleared as environmentally capable of supporting such land use.
- (b) That the Cabinet approve in principle the extension of the Darwin Community College and the location of academic and residential components of a new Police Academy at Brinkin.
- (c) That Cabinet approve in principle that action be taken to draft plans for a Performing Arts complex to be constructed in the Darwin City Area and negotiations commence with the Corporation of the City of Darwin for the Centre to be incorporated in the Corporation's complex.
- (d) Facilities for Craft activities be included in the Museums and Art galleries complex.

MARSHALL PERRON

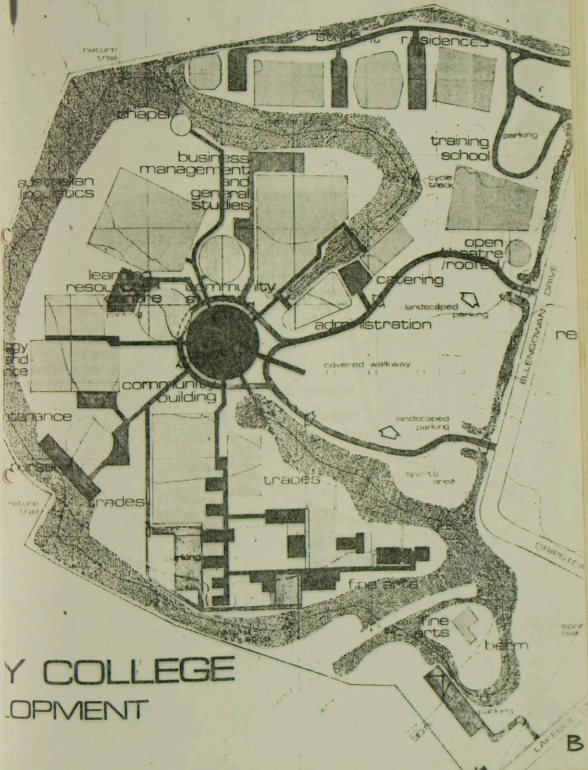
JIM ROBERTSON



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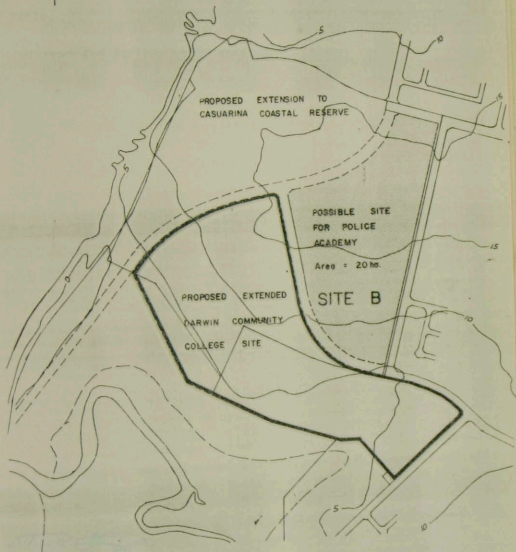
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