

JB-CS-9

ENCL: YES

DARWIN CITY COUNCIL

DATE:6/11/07

REPORT

TO: COMMUNITY SERVICES/OPEN A

APPROVED: JB

FROM: DIRECTOR COMMUNITY SERVICES

APPROVED: KH

REPORT NO: 07C0139 PL:kl

APPROVED: PL

COMMON NO: 1287963

SUBJECT: STELLA MARIS SITE FUTURE USE

ITEM NO:

SYNOPSIS:

Plan: the Action Planning Network, have written to Council seeking support for the building known as Stella Maris and its site to be retained in public ownership and used for community purposes. The "Plan" letter and a map showing the location of the site are attached. This report is presented to appraise Council of the request and recommends the conduct of a feasibility study to further examine the proposal.

GENERAL:

Plan: the Action Planning Network, have written to Council seeking support for the building known as Stella Maris and its site to be retained in public ownership and used for community purposes. Stella Maris is located on McMinn Street opposite the intersection of Frances Bay Drive. The building and site was declared a heritage place by the Minister of Natural Resources, Environment and Heritage in December 2005. Travellers Walk borders the southern aspect of the site and links The Esplanade to Kitchener Drive. There are two other buildings on the site adjacent to the Stella Maris clubhouse, these are the heritage listed railway house and an accommodation building.

The "Plan" proposal to see the building and site remain in public ownership and used for community purposes is worthy of further exploration, given the location of the site in relationship to the future develop taking place at the Darwin Waterfront. Travellers Walk provides pedestrian access to the site from The Esplanade. This access however is not suitable for use by people with a disability. Vehicular access from Kitchener Drive into the site is limited and would require considerable work to provide easy access.

"Plan" suggest a number for uses for Stella Maris including a youth activities centre, a community centre, or a clubhouse for harbour related sports.

Crown Land Administration have advised that when the lease on Stella Maris is surrendered the tenure of the site will revert to Crown land. The Northern Territory Government have caretakers employed for two years to look after the two buildings and Stella Maris.

Considering this information it would appear that the immediate future of Stella Maris, its site and adjoining buildings will be protected from redevelopment for at least two years. This does provide Council a reasonable period of time to carry out an in depth feasibility study to look at a range of community uses for Stella Maris.

FINANCIAL IMPLICATIONS:

A feasibility study of the site would need to take into account the cost to Council of operating Stella Maris as a community centre along with the costs of providing adequate vehicular and disability access.

ACTION PLAN IMPLICATIONS:

The issues addressed in this Report are in accordance with the following Goals/Strategies of the Action Plan of the Darwin City Council 2004 - 2008:

6 COMMUNITY SERVICES

6.1 Community Groups

Goal: To have strong community groups and service programs that support a vibrant community.

6.2 Community Planning

Goal: To adequately plan for the future social and community development of Darwin.

6.6 Youth Program

Goal: To facilitate the provision of appropriate services.

6.8 Health & Lifestyle

Goal: To encourage a healthy community lifestyle.

LEGAL IMPLICATIONS:

Legal implications requiring further consideration include town planning issues such as the future zoning of the site to allow for community uses, as well as land tenure and lease arrangements with the Northern Territory Government.

RECOMMENDATIONS:

THAT it be recommended to Council:-

- A. THAT report number 07C0139 PL:kl entitled Stella Maris Site Future Use be received and noted;
- B. THAT a further report be prepared to assist in the determination of the appropriateness of the Stella Maris site being used as a Council Community Centre.
- C. THAT "Plan" be advised of Council's decision.

PETER LINDWALL
SOCIAL PLANNER

JOHN BANKS
DIRECTOR COMMUNITY SERVICES

Any queries on this report may be directed to Peter Lindwall on ext 5404.

Incoming LM Request Council Support to Retain Stella Maris Site for Co...