



THE PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

R E P O R T

relating to the proposed provision of

ENGINEERING SERVICES

to the

RAPID CREEK SUB-DIVISION, STAGE THREE

DARWIN, NORTHERN TERRITORY.

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THE PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS,

ENGINEERING SERVICES TO RAPID CREEK SUB-DIVISION
STAGE 3, DARWIN, NORTHERN TERRITORY.

R E P O R T.

By resolution on the 5th December, 1962, the House of Representatives referred to the Parliamentary Standing Committee on Public Works for investigation and report, the proposal to provide engineering services to Stage 3 of the Rapid Creek Sub-division, Darwin, Northern Territory. The Committee have the honour to report as follows:-

GENERAL.

1. This proposal involves the provision of engineering services of recognised standards to an already determined sub-division. When in Darwin some months ago the opportunity was taken to inspect the area to be developed. In view of this and the limited nature of the enquiry we decided a visit to Darwin would not be necessary. Evidence was taken in Sydney from representatives of the Northern Territory Administration and the Department of Works.

THE NEED FOR ENGINEERING SERVICES.

2. Engineering services for Stage 3 of the Rapid Creek Sub-division are needed so that the supply of serviced building blocks for private development and Government housing can keep pace with the demand.

3. The earlier stages of the development of the Rapid Creek Sub-division have yielded 643 serviced building blocks. Current commitments have utilised all those available.

4. Land for private development. At the last land auctions in December, 1962, the fall in premiums for the blocks offered indicates that the demand for private housing sites has been satisfied for the time being.

5. The Northern Territory Administration wishes to avoid a repetition of the situation in which insufficient blocks are available and the consequential effect of competition between speculators and home builders forcing premiums beyond the capacity of the lower income earners to pay.

6. Based on previous experience the demand for private land is expected to continue to be approximately 150 blocks per year.

7. Housing Commission. The current year's programme includes the provision of 75 sites for housing under the control of the Northern Territory Housing Commission.

8. Allowing for wastage the number of families registered and waiting for houses is estimated to be 245. New applications are received at the rate of 5 per week.

9. Because of the steadily rising number of applications for assistance with housing, it is proposed to increase the number of houses to be constructed by the Housing Commission to 125 in 1963/64.

10. Departmental housing. Based on a recent survey to determine all departmental housing required for 1963/64, 360 houses are needed. Funds limit the number that can be constructed and the intention is to build 100 houses for departmental officers in 1963/64.

11. Number of blocks required. From the foregoing it will be seen that 375 building sites will need to be provided in 1963/64. The Committee have concluded that there is a need to provide this additional number of serviced building blocks in Darwin.

AREA TO BE SERVICED.

12. The area comprising the Rapid Creek Sub-division is located to the south-west of Rapid Creek and is the final section to be developed in this area for the time being. There is a further section but this forms part of another sewer catchment and will not be developed until private leases in the area are sub-divided.

13. Stage 3 is south of the Rapid Creek Sub-division already serviced and extends as far as McMillans Road.

PROPOSED ENGINEERING SERVICES.

14. Engineering services to be provided are roads, including curbs, channels, footpaths, surface water drainage, water supply, sewerage, and electricity supply. The services are designed to the appropriate recognised standards applicable to the particular usage.

15. Roads. Roads will be constructed to normal suburban standards incorporating curbs, channels and footpaths. Pavements will be constructed from local gravel and will be sealed with bitumen with the exception of footpaths in shopping areas which will be of 2 inch concrete slab construction.

16. The standard road width will be 24 feet between curbs increasing to 34 feet and 38 feet for major thoroughfares.

17. Surface water drainage. The nearby Rapid Creek is a natural outlet for storm water and under-ground pipes will carry the water to it.

18. Water supply. Water from the Manton supply will be reticulated through the area by cast iron pipes.

19. When referred to the Committee the proposal included the provision of an elevated 500,000 gallon storage tank at an estimated cost of £70,000. Investigations which are being made into the general question of augmenting the Darwin water supply have indicated that the storage tank proposed might not be in the most suitable location.

20. Proposals to augment the water supply at an order of cost of £3,500,000 are expected to be the subject of preliminary design shortly. The size and siting of reservoirs will form part of such a proposal and the storage tank proposed has therefore been deleted from the work under examination. This will reduce the estimated cost of the work by £70,000.

21. We point out however that this aspect of the scheme to augment the Darwin water supply should be settled quickly as the storage, as a reserve against possible breakdown, will become more limited as more people move into the new sub-division.

22. Sewerage. The proximity of the low water line at Nightcliff permits the discharge of macerated sewage directly to the sea.

Tides of up to 25 feet which produce high velocities result in very high dilution and no offensive effects from the method of sewage disposal have been evident so far nor are they expected.

23. A macerated sewage pumping station servos stages 1 and 2 of the Rapid Creek sub-division. Before Stage 3 is fully developed a third pump, allowed for in the design of the station, will be required. Sewage will reach the pumping station by gravity and after maceration will be pumped through a 12 inch rising main to the existing out-fall in the Nightcliff area.

24. Electricity supply. Existing installations will provide sufficient feeder capacity to supply Stage 3 of the Rapid Creek Sub-division with electricity. Local sub-stations and overhead mains will be erected to meet the requirements of the area.

25. A 66,000 volt transmission line to be constructed from the Snell Street sub-station to a point 22 miles along the Stuart Highway is to be constructed during the current financial year. It will pass along Bagot and McMillans Roads and will provide the means to meet any possible electrical development in the Lee Point peninsula.

26. The engineering work proposed will provide services to 334 building blocks. This is less than the 375 blocks estimated to be required but a sub-divided area between Bagot Road and the R.A.A.F. gates has 112 blocks and tenders for the development of the area were to be called in January, 1963. This will provide a reserve over the estimated requirement for 1963/64.

27. Construction of the engineering services, as proposed to the 334 building blocks in the Rapid Creek Sub-division Stage 3 is recommended.

28. Estimates of cost. The estimated cost of the work proposed is £395,000 made up as follows:

	£
Roads and Drainage	253,000
Water reticulation	51,000
Sewerage reticulation	56,000
Electrical reticulation	<u>35,000</u>
	<u>395,000</u>

29. As already mentioned the provision of a 500,000 gallon storage tank has been deleted and this accounts for the reduction of the original estimate which was £465,000.

FUTURE DEVELOPMENT.

30. When Stage 3 of the Rapid Creek Sub-division is completed further development will take place in the Casuarina area to the north-east of Rapid Creek. Contour surveys have been carried out over about 2,500 acres of this area which will yield approximately 10,000 building blocks and will accommodate about 30,000 people.

31. Town planning. The Committee have noted with satisfaction the impending appointment of a town planning officer and the possible employment of a town planning consultant to prepare a town plan.

TELEPHONE CABLES.

32. We have not obtained conclusive evidence whether telephone cables are laid by the Postmaster-General's Department at the same time as other services are being installed. To avoid the unnecessary cost of opening, and later having to repair new work in order to lay telephone cables, we stress the need for sufficient liaison to exist between the authorities concerned.

BEAUTIFICATION.

33. As the reference before the Committee deals with engineering services only no evidence was given about the development of parks and gardens. We believe special attention should be given to this aspect of the sub-divisional development.

SUMMARY OF RECOMMENDATIONS AND CONCLUSIONS.

35. The recommendations and conclusions of the Committee, arrived at after studying the evidence submitted are set out below and alongside each is shown the number of the paragraph to which it refers:-

	Paragraph in Report.
(1) There is a need to provide 375 serviced building blocks in Darwin.	11
(2) The provision of a 500,000 gallon water storage tank has been deleted from the reference, thus reducing the estimated cost by £70,000.	20
(3) The provision of storage tanks in an augmented water supply scheme should be determined quickly.	21.
(4) The Rapid Creek Sub-division will yield 334 serviced blocks.	25 X
(5) Other development will yield 112 serviced blocks.	25
(6) Construction of engineering services to the 334 building blocks in the Rapid Creek Sub-division at an estimated cost of £395,000 is recommended.	27, 28 X
(7) So that telephone cables can be laid at the same time as other services are being installed, there should be sufficient liaison between the authorities concerned.	32



(R.L. DEAN)
Chairman

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