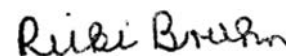


CITY OF PALMERSTON

Notice of Council Meeting

To be held at the Council Chambers, Civic Plaza

On Tuesday, 16 August 2016 at 6.30pm



Ricki Bruhn

Chief Executive Officer

Any member of Council who may have a conflict of interest, or a possible conflict of interest in regard to any item of business to be discussed at a Council meeting or a Committee meeting should declare that conflict of interest to enable Council to manage the conflict and resolve it in accordance with its obligations under the Local Government Act and its policies regarding the same.

Audio Disclaimer

An audio recording of this meeting is being made for minute taking purposes as authorised by City of Palmerston Policy MEE3 Recording of Meetings, available on Council's Website.

1 PRESENT

2 APOLOGIES

Deputy Mayor Shutt – On leave of absence

ACCEPTANCE OF APOLOGIES AND LEAVE OF ABSENCE

THAT the leave of absence received by Deputy Mayor Shutt, be received and granted.

3 CONFIRMATION OF MINUTES

RECOMMENDATION

1. THAT the minutes of the Council Meeting held Tuesday, 2 August 2016 pages 8654 to 8666, be confirmed.
2. THAT the Confidential minutes of the Council Meeting held Tuesday, 2 August 2016 pages 252 to 253, be confirmed.

4 MAYOR'S REPORT

4.1 Mayor's Report

M8-27

5 REPORT OF DELEGATES

6 QUESTIONS (WITHOUT DEBATE) FOR WHICH NOTICE HAS BEEN GIVEN

6.1 Alderman Pascoe-Bell - Library Café Lease

7 QUESTIONS (WITHOUT DEBATE) FOR WHICH NOTICE HAS NOT BEEN GIVEN

8 PETITIONS

9 DEPUTATIONS/PRESENTATIONS

10 CONSIDERATION OF MOTIONS FOR WHICH NOTICE HAS BEEN GIVEN

11 COMMITTEE RECOMMENDATIONS

11.1 Governance and Organisation

THAT the minutes from the Governance and Organisation Committee meeting held on 11 August 2016, be received and noted and that Council adopts the recommendations made by the Committee and accordingly resolves as follows:-

11.1.1 Review FIN02 Financial Management Policy GOC/0303

THAT Council adopt the amended FIN02 Financial Management Policy.

11.1.2 Review EM02 Elected Members Benefits and Support Policy GOC/0304

THAT Council approve the amended EM02 Elected Members Benefits and Support Policy.

11.2 Economic Development and Infrastructure

THAT the minutes from the Economic Development and Infrastructure Committee meeting held on 11 August 2016, be received and noted and that Council adopts the recommendations made by the Committee and accordingly resolves as follows:-

11.2.1 Naming of extensions to roads in Zuccoli Stages 3, 4 and 5 **EDI/0447**

THAT Council supports the extensions to Zuccoli Parade, Kangaroo Street and Windmill Street in Zuccoli Subdivision Stages 3, 4 and 5, for three (3) roads as marked up on the plans (Attachment A) attached to Report Number EDI/225.

11.2.2 Consent for the consolidation of Lots 8561 and 8570 (over which Council's drainage easement is registered) **EDI/0448**

1. THAT Council grants the consent for consolidation of Lots 8561 and 8570 (over which Council's drainage easement is registered) to proceed.
2. THAT Council authorises the Mayor and Chief Executive Officer to sign and seal Form 93 (General Consent) for the consolidation of Lots 8561 and 8570 (over which Council's drainage easement is registered) to proceed.

11.3 Community, Culture and Environment

THAT the minutes from the Community, Culture and Environment Committee meeting held on 3 August 2016, be received and noted and that Council adopts the recommendations made by the Committee and accordingly resolves as follows:-

11.3.1 ABC Emergency Services Expo **CCE/0585**

THAT Council approve \$1,100.00 financial support for the ABC Emergency Expo road closure of Frances Street and road closure advert.

12 INFORMATION AGENDA

12.1 Items for Exclusion

12.2 Receipt of Information Reports

RECOMMENDATION

THAT the information items contained within the information Agenda, be received.

12.3 Officer Reports

12.3.1 Action Report

8/0957

13 DEBATE AGENDA

13.1 Officer Reports

13.1.1 Animal Awareness Day 11 September 2016 8/0958

13.1.2 Concurrent Application (PA2016/0399) to rezone from Zone MD (Multiple Dwelling Residential) to part Zone MR (Medium Density Residential) and part Zone C (Commercial) and develop the site for 24 x 3 bedroom multiple dwellings and a commercial development comprising restaurants, shops and offices on Lot 10288 (3) Tarakan Court, Johnston 8/0959

13.1.3 On and Off-Street Car Parking Charges in the City Centre 8/0960

13.1.4 Financial Report for the Month of July 2016 8/0961

13.1.5 City of Palmerston Arts Strategy 8/0962

13.1.6 Exemption from Rates 8/0964

14 CORRESPONDENCE

14.1 Proposed Planning Scheme Amendment – Palmerston City Centre 2030 Master Plan

14.2 NT Thai Association Land Request for Buddhist Temple

15 RESPONSE TO PREVIOUS QUESTIONS TAKEN ON NOTICE

16 PUBLIC QUESTION TIME

At the invitation of the Chair

17 OTHER BUSINESS – ALDERMAN REPORTS

By-law 14(8) provides that the Chairman must not accept a motion without notice if the effect of the motion would, if carried, be to incur expenditure in excess of \$1,000 unless

- a) the motion relates to the subject matter of a committee's or sub committee's recommendations (as the case may be, or an officer's report that is listed for consideration on the business paper; or*
- b) the matter is urgent*

18 CONFIDENTIAL REPORTS

18.1 Financial Hardship Application Assessment 106258

8/0963

RECOMMENDATION

1. THAT pursuant to Section 65 of the Local Government Act, Council orders that the public be excluded from the meeting with the exception of the Chief Executive Officer, Director of Corporate and Community Services, Director of Technical Services and Minute Secretary on the basis that Council considers it necessary and appropriate to act in a manner closed to the public in order to receive, discuss and consider the report and associated documents in relation to confidential agenda item 18.1 Financial Hardship Application Assessment 106258 and that Council is satisfied that the meeting should be conducted in a place open to the public is outweighed in relation to the matter because receiving, considering and discussing the report and associated documentation involves:

(b) information about the personal circumstances of a resident or ratepayer;

This item is considered confidential pursuant to Regulation 8 (b) of the Local Government (Administration) Regulations.

2. THAT Council orders that the minutes from the Confidential Council meeting held on 16 August 2016, in relation to confidential item number 18.1 Financial Hardship Application Assessment 106258, the report and associated documents remain confidential and not available for public inspection for a period of 12 months from the date of this meeting or a lesser period as determined by the Chief Executive Officer.

18.2 Question on Notice – Alderman Pascoe-Bell – Sale of Land

RECOMMENDATION

1. THAT pursuant to Section 65 of the Local Government Act, Council orders that the public be excluded from the meeting with the exception of the Chief Executive Officer, Director of Corporate and Community Services, Director of Technical Services and Minute Secretary on the basis that Council considers it necessary and appropriate to act in a manner closed to the public in order to receive, discuss and consider the Question in relation to confidential agenda item 18.2 Sale of Land and that Council is satisfied that the meeting should be conducted in a place open to the public is outweighed in relation to the matter because receiving, considering and discussing the Question involves:

- (b) information about the personal circumstances of a resident or ratepayer;

This item is considered confidential pursuant to Regulation 8 (b) of the Local Government (Administration) Regulations.

2. THAT Council orders that the minutes from the Confidential Council meeting held on 16 August 2016, in relation to confidential item number 18.2 Sale of Land, and Question not be available for public inspection for a period of 12 months from the date of this meeting or a lesser period as determined by the Chief Executive Officer.

18.3 Question on Notice – Alderman Pascoe-Bell - Northern Territory Government Health Headquarters

1. THAT pursuant to Section 65 of the Local Government Act, Council orders that the public be excluded from the meeting with the exception of the Chief Executive Officer, Director of Corporate and Community Services, Director of Technical Services and Minute Secretary on the basis that Council considers it necessary and appropriate to act in a manner closed to the public in order to receive, discuss and consider the Question in relation to confidential agenda item 18.3 Northern Territory Government Health Headquarters and that Council is satisfied that the meeting should be conducted in a place open to the public is outweighed in relation to the matter because receiving, considering and discussing the Question involves:

- (b) information about the personal circumstances of a resident or ratepayer;

This item is considered confidential pursuant to Regulation 8 (b) of the Local Government (Administration) Regulations.

2. THAT Council orders that the minutes from the Confidential Council meeting held on 16 August 2016, in relation to confidential item number 18.3 Northern Territory Government Health Headquarters and Question not be available for public inspection for a period of 12 months from the date of this meeting or a lesser period as determined by the Chief Executive Officer.

ITEM NUMBER: 4.1 **Mayor's Report**
FROM: Ian Abbott
REPORT NUMBER: M8-27
MEETING DATE: 16 August 2016

Summary:

My report provides Council with an update on recent meetings or events of interest to Elected Members.

RECOMMENDATION

1. THAT Council receives Report Number M8-27.
2. THAT Council note that Mayor Abbott will be on Leave of Absence Wednesday, 7 September to Sunday, 18 September 2016 and that Deputy Mayor Shutt will be Acting Mayor during this period.

General:

Tuesday, 26 July 2016

- Chaired the Special Council Meeting

Wednesday, 27 July 2016

- Grassroots Radio Interview
- Radio Interview with Radio Larrikia
- Radio Interview with Mix 104.9
- Attended Christmas in July with Rotary Club Litchfield/Palmerston

Thursday, 28 July 2016

- Attended the Ichthys Project Bladin Point Site Tour
- Chaired the Palmerston Animal Management Reference Group Meeting
- Held the City of Palmerston Citizenship Ceremony

Friday, 29 July 2016

- Attended the VIP Breakfast – Transforming Palmerston into a Smart City through Digital Presentation
- Attended the 2016 Carlton Mid Darwin Cup Reception
- Attended a Service Christ church Cathedral, Darwin

Saturday, 30 July 2016

- Attended the City of Palmerston Grease Themed Flicnics

Tuesday, 2 August 2016

- Chaired the Ordinary Council Meeting

Wednesday, 3 August 2016

- Attended the Community, Culture and Environment Committee Meeting
- Opened the Celebration of Breast Feeding Awareness Week at Goyder Square for the Palmerston Library Nursery Time

Thursday, 4 August 2016

- Radio Interview with Territory FM
- Attended the Northern Population Matters Demography Symposium
- Attended the Darwin Festival Santos Opening Concert

Friday, 5 August 2016

- Attended the MacKillop College Feast Day Mass

Sunday, 7 August 2016

- Attended Brekkie in the Park
- Opened Seniors Fortnight at the Opening Ceremony

Forwarding Schedule:

I will be on leave from Wednesday 7 September to Sunday 18 September 2016 both days inclusive. During my absence Deputy Mayor Shutt will be Acting Mayor.

Recommending Officer: Ian Abbott, Mayor

Any queries on this report may be directed to Ian Abbott, Mayor on telephone (08) 8935 9902 or email ian.abbott@palmerston.nt.gov.au.

Schedule of Attachments:

Nil

COUNCIL MEETING DATE: 16 August 2016

QUESTION DIRECTED TO: CEO

BACKGROUND:

Council has recently leased the library café space to a new Leasee. I have been asked questions from members of the public as to how the new lease was secured and I'm unable to provide them with an accurate response.

OBJECTIVE:

Transparent governance.

QUESTION ON:

Please provide the Council with details on the process used to identify the new leasee and secured the tenancy agreement.



Signature

Athina Pascoe-Bell

Print Name

10/8/16

Date

NOTE: QUESTIONS ON NOTICE MUST BE RECEIVED BY THE CHIEF EXECUTIVE OFFICER BY 5.00PM ON THE WEDNESDAY PRIOR TO THE MEETING AT WHICH THE QUESTION IS TO BE ASKED.

For office use only

Date Received

Agenda meeting to be included



ITEM NUMBER: 12.3.1

Action Report

FROM:

Chief Executive Officer

REPORT NUMBER:

8/0957

MEETING DATE:

16 August 2016

Municipal Plan:

4. Governance & Organisation

4.3 People

We value our people, and the culture of our organisation. We are committed to continuous improvement and innovation whilst seeking to reduce the costs of Council services through increased efficiency

Summary:

This report outlines individual action items outstanding from previous Council Meetings. Council is asked to receive this report.

RECOMENDATION

THAT the Council receives Report Number 8/0957.

Dec #	Task Date	Owner	Matter	Action	Update
8/0949	18/2/2014	DTS	Car Parking Contribution Plan Update	Matter on the table	Workshop on Car Parking to be held on 21 April 2016.
8/1126	17/6/2014	DTS	Reconstruct Radford Road	Council to enter into a memorandum of understanding regarding the use of any contractor security held by LDC.	Scope of works is now complete. Final handover inspection to be undertaken in the next two weeks
8/1354	9/12/2014	DTS	Draft Palmerston City Centre Master Plan 2014 and associated documents	<ul style="list-style-type: none"> - Draft Palmerston City Centre Parking Strategy to be presented to and considered by the City of Palmerston's Car Parking Committee. - Final documents and application submission to amend the NT Planning Scheme be submitted to Council for endorsement at the Council meeting scheduled 17 February 2015. - Mayor to forward a letter to the Minister for Lands and Planning to inform the NT 	The Minister has declined to advertise the changes requested. See Correspondence received in this agenda.

				Government of the public consultation process for the Draft City Centre Master Plan “package”, prior to lodgement of the formal rezoning application with the Minister in 2015.	
8/1666		DTS	The Heights Durack Eastern Collector Road	Mayor and CEO to be delegated the ability to apply Council's seal and to sign all documents for the establishment of a road access easement on Lot 11504, 80 University Avenue, Durack.	Awaiting construction and transfer documents from developer. No further action expected until mid to late 2016.
8/1714	20/10/2015	CEO	Joy Anderson Centre	CEO to write to the Dept. of Housing, to seek consideration for the freehold title of the Joy Anderson Centre, to be transferred to the City of Palmerston as a community asset.	Response received 30 December 2015 from Dept. of Housing advising that a review of the NT Government Housing Program was underway and that future engagement will be made to ensure the views of Council are taken into consideration. Follow up letter sent 4 August 2016 seeking update on status.
8/1776	8/12/2015	DTS	Goyder Walking Trail	A draft Goyder Walking trail be provided to Council for consideration.	Heritage Study (CCE/0482) to be undertaken to inform possible Goyder Walking trail. Staff are working on commissioning a consultant for the study. Consultant was commissioned in early June and the study is now being completed over the coming months. The completed study will be presented to Council late September 2016.
		DTS	Community Infrastructure Plan	Progress update.	First workshop on the Plan was held 9/3/2016. A report to Council seeking formal endorsement will follow.

					<p>The Draft Community Infrastructure Plan has been provided to the 2 August 2016 meeting, seeking endorsement to undertake public consultation.</p> <p>Public consultation will occur between August and September 2016.</p>
8/1853	1/03/2016	DCCS	Operating Costs – Recreation Facilities	Report to be prepared for Council regarding the cost of operating its recreation facilities.	
8/1872	15/03/2016	DCCS	Expression of Interest Community Activities	EOI to be released to the public calling for submissions to host regular or one off community place making activities in Palmerston.	Will be prepared for new financial year.
8/1929	19/04/2016	DTS	Broadarrow Circuit Footpath	Council develop a forward works program for the upgrade of footpath standards throughout Palmerston.	Under development
8/1980	17/05/2016	DTS	Goyder Square Operational Costs and Level of Service	Council review the level of service provided in Goyder Square in September 2016 following a dry season operation of the area.	Report to October EDI Committee.
8/1987	17/05/2016	DCCS	Palmerston Arts Strategy Community Consultation	Council endorses the Palmerston Arts Strategy 2016 – 2021 for Level 2 City Wide Community Consultation.	In this agenda.
8/2005 8/2006	17/05/2016	DTS	City Centre Improvement Levy	<p>Consultation commence with City Centre land owners regarding the introduction of a City Centre Improvements Levy in 2017/18.</p> <p>City Centre Improvement Reserve be established and a reserve policy be forwarded to Council for consideration.</p>	Consultation strategy being developed
8/2084	21/06/2016	DTS	Fencing Playgrounds	<ul style="list-style-type: none"> - THAT a playground risk management policy be developed and all playgrounds be assessed against the future policy. - Improvement works required to address the risks identified by the future playground risk management policy be costed and brought back to Council for budget consideration. 	

8/2126	19/07/2016	DTS	City Centre Car Parking	Council endorsed opening a discussion with the NT Government regarding the use of vacant crown land Lot 10027, and the owner of Lot 4273 and other vacant lots for use as formal car parking in the Palmerston City Centre.	Action underway
8/2130	19/07/2016	CEO	2016 Compliance Review Report	<ul style="list-style-type: none"> - CEO to address the recommended remedial actions and minor items contained in the 2016 Compliance Review Report to the satisfaction of the Department of Local Government and Community Services. - CEO to report back to Council on all actions taken to address the issues contained in the Compliance Review Report. 	In progress.
8/2137	19/07/2016	DTS	Disabled Car Parking Report	Report to be presented to the EDI Committee identifying the existing and required disabled car parking for the Australia Post Mail Delivery Centre.	Complete

Recommending Officer:

Ricki Bruhn, Chief Executive Officer

Any queries on this report may be directed to Ricki Bruhn, Chief Executive Officer on telephone (08) 8935 9902 or email ricki.bruhn@palmerston.nt.gov.au

Schedule of Attachments:

Nil

ITEM NUMBER: 13.1.1 Animal Awareness Day 11 September 2016
FROM: Director of Technical Services
REPORT NUMBER: 8/0958
MEETING DATE: 16 August 2016

Municipal Plan:

- 1. Community & Cultural Wellbeing
 - 1.2 Safe Communities
 - 1.2 We are committed to ensuring the safety and security of our community

Summary:

At The Palmerston Animal Management Reference Group (PAMRG) meeting held on Thursday 28 July 2016 a resolution was made to request that the Manager of Ranger Services research and present the costings to hold an Animal Awareness Day at Marlow Lagoon Recreation Area.

6.1 Animal Awareness Day Draft Report

Confirmed quotes to be sourced and included in the report to go to Council Meeting 16th August 2016.

The following report presents the costings for Council to hold an Animal Awareness Day at Marlow Lagoon Recreation Area on 11 September 2016 based on an estimated 200 dogs presenting for the event.

RECOMMENDATION

1. THAT Council receives Report Number 8/0958.
2. THAT Council hold an Animal Awareness Day on 11 September 2016 at Marlow Lagoon Recreation Area.
3. THAT a budget variation of \$5000 to fund an Animal Awareness Day at Marlow Lagoon Recreation Area be provided at the first budget review 2016/17.

Background:

The PAMRG has expressed that it would like to encourage responsible animal management and good animal health habits by way of an Animal Awareness Day at Marlow Lagoon. This would include free micro-chipping for dogs that are registered with Council and free registration and micro-chipping for new dog owners in Palmerston. Final costings for the event would depend on the number of dogs and dog owners that attended on the day.

General:

It is anticipated that the duration of the event would be on a Sunday 11 September 2016 from 8.30am to 12.30pm for approximately 4 hours. All three local Vet Clinics would be invited to participate in micro-chipping on the day with the 7 Council Ranger Staff members in attendance to process any new registrations and help coordinate the event. Several shade structures and three booths would be required to be set up for dog registrations and micro-chipping.

Micro-chips would be supplied by Ark Animal Hospital and any unused chips will be returned and credited back to Council.

A community organisation such as Scouts or Lions Club would be invited to host a sausage sizzle and refreshments stall for the day, to cater for the residents who may bring the family, along with their pet, to the event. The sausage sizzle and refreshments could be complimentary as a reward for those owners that micro-chipped or registered their dogs on the day.

Financial Implications:

Manager and Senior Ranger	Nil cost
1 Admin officer and 4 Rangers x 4 Hours	\$1255 (funded from salaries)
3 Vets and 3 Vet Nurses	\$1100
100 Micro-chips @ \$20	\$2000
Supply of shade structures, trestle tables and chairs	\$1111
Food and drink 100 persons @ \$5	\$500
Total Cost	\$5916 Approx. exc GST

Legislation/Policy:

Council has an obligation to comply with contemporary animal management welfare guidelines and promote responsible animal management practices.

Recommending Officer: Mark Spangler, Director of Technical Services

Any queries on this report may be directed to Mark Spangler, Director of Technical Services on telephone (08) 8935 9958 or email mark.spangler@palmerston.nt.gov.au

Author: Jeffrey Borella, Ranger Services Manager.

Schedule of Attachments:

Nil.

ITEM NUMBER: 13.1.2 Concurrent Application (PA2016/0399) to rezone from Zone MD (Multiple Dwelling Residential) to part Zone MR (Medium Density Residential) and part Zone C (Commercial) and develop the site for 24 x 3 bedroom multiple dwellings and a commercial development comprising restaurants, shops and offices on Lot 10288 (3) Tarakan Court, Johnston

FROM: Director of Technical Services

REPORT NUMBER: 8/0959

MEETING DATE: 16 August 2016

Municipal Plan:

3. Environment & Infrastructure

3.2 Assets and Infrastructure

3.2 We are committed to maintaining and developing community assets and infrastructure which meet the needs of our community

Summary:

This report outlines issues to be considered by Council in regard to a Concurrent Application (PA2016/0399) to rezone Lot 10288 from Zone MD (Multiple Dwelling Residential) to part Zone MR (Medium Density Residential) and part Zone C (Commercial) and develop the site for 24 x 3 bedroom multiple dwellings and a commercial development comprising restaurants, shops and offices at (3) Tarakan Court, Johnston.

RECOMMENDATION

1. THAT Council receives Report Number 8/0959.
2. THAT Attachment A to Report Number 8/0959 be endorsed.

Background:



Source: NT Atlas and Spatial Data Directory

The subject site is located within Zone MD (Multiple Dwelling) and has an area of 9,540m². The site is bounded by Lambrick Avenue to the south, Zone MR (Medium Density Residential) to the West and Farrar Boulevard and Zone MR to the East. To the north, land is contained within Zone MD and Zone CN (Conservation).

Site History:

The site has a number of previous applications which include the following:

- In 2013 DP13/0275 was approved which authorised the construction of 20 x 3 bedroom multiple ground level courtyard dwellings.
- In 2015 a new owner applied for a Concurrent application to rezone the northern part of the site from Zone MD (Multiple Dwelling Residential) to Zone MR (Medium Density Residential) and develop that part of the site for 32 x 2 bedroom and 8 x 3 bedroom multiple dwellings.

The application was refused, highlighting concerns over uncertainty of traffic management and existing road capacity, compliance with the planning scheme and the impact on the proposed Zone MR could have on the amenity of surrounding areas noting the locality already contains density with limited community facilities.

- In 2016 DP16/0234 was approved which authorised the construction of 30 x 3 and 1 x 4 bedroom multiple dwellings in 4 x 1 and 4 x 2 storey buildings over the entire site.

Current Application:

The proposed Concurrent Application seeks to rezone the entire site with the northern part of the site changing from Zone MD to Zone MR and the southern part changing to Zone C. The application also proposed to develop the site for 24 x 3 bedroom multiple dwellings in 4 x 2 storey buildings and a

commercial development comprising restaurants, shops and offices in 1 x 1 storey and 1 x 2 storey buildings.

Proposed Zoning:



(Source: Application Material)

Proposed Development Layout:



(Source: Application Material)

The residential development component comprises 24 x 3 bed room multiple dwellings in 4 x 2 storey buildings including 52 car parks and communal open areas. Access to this component of the development is proposed via Tarakan Court.

The Commercial development comprises restaurants (including a proposed McDonalds Dine in and Drive-thru Restaurant), shop/commercial and offices in 1 x 2 and 1 x 1 storey buildings over approximately 1500m² gross floor area. Access to this component of the development is proposed via Farrar Boulevard.

The application and land uses essentially propose the creation of the local centre on the site to service the local and nearby trade areas.

In addition to the standard application material and plans, the applicant has also presented an Economic Needs Analysis to demonstrate the need and demand for the commercial proposal along with a Traffic Engineering Report to demonstrate the proposed development's compliance with applicable traffic related policies, guidelines and standards, and to determine the developments likely impact on the local traffic network.

Furthermore, in conjunction with the Concurrent Application, the applicant has also offered a practical and usable space of around 25-30m² within the office area for the City of Palmerston to utilise for community purposes. The applicant proposes to test this arrangement for viability and acceptance of community facilities in that location for a period of 2 years.

General:

Rezoning & Development:

The proposed rezoning of the proposed northern portion of the existing Zone MD site to Zone MR is considered suitable in the locality proposed. As the adjacent zoning and developments are of a similar nature to the proposed, the impact on amenity is expected to be minimal. The site is adjacent to an existing MR development (construction nearing completion to the west) and has Farrar Boulevard as a buffer to the MD type (although zoned MR) development to the east. It is noted that Council previously raised concern to the increased density on the site citing limited community facilities in the locality and the precedent it may set for other suburbs. Officers note that this particular proposal addresses the lack of community facilities in the locality on two levels: Firstly, the applicant proposes to provide Council with community space (25-30m²) at a peppercorn lease for an initial 2-year period, and secondly by providing commercial and retail services and employment for the surrounding residential units, which is lacking in the current immediate locality. With regards to concerns of an increased density setting a precedent, the applicant has provided a robust application with relevant supporting documentation and studies to justify the proposal and varied land uses on the site. It is noted that the inclusion of commercial land and development does warrant an increase in residential density to the locality in accordance with best practice planning and the NTG Compact Urban Growth Policy.

Officers note that the size of the Commercial centre is not of a size to impact on the primacy of the CBD or its role as the primary centre for commercial activity but rather proposes a convenience based commercial node to service passing trade and the node of increased residential density that occurs on adjacent and surrounding parcels. The Economic Needs Analysis does validate the demand for the proposal and in this particular case the applicant presents a sound argument for the proposed commercial rezoning.

Access to the site:

While it is noted that Farrar Boulevard is not under Council's control at this time, Council Officers have previously objected to an access to the southern portion via Farrar Boulevard as concern was raised with such an access (in particular for commercial type vehicles) located in close proximity to the Farrar Boulevard / Lambrick Avenue signalised intersection and the Farrar Boulevard / Tarakan Court roundabout. It is noted the development now provides a Traffic Engineering Report which demonstrates amongst other technical requirements that the access for the commercial component can be safely

achieved from a Farrar Boulevard access point. Officers have reviewed this provided Traffic Engineering Report and are satisfied with the proposal from a traffic impact perspective.

Development Compliance with NT Planning Scheme:

It is noted that the wider community expectation for development of the site would be a reduced density than the proposed MR Development. Given this expectation of the ultimate development being MD, it is vital the proposed development on a proposed Zone MR and Zone C site is entirely compliant with the requirements of the Northern Territory Planning Scheme. In this particular case, it is noted that based on the application material presented, it appears the development is largely compliant with the NT planning Scheme. Minor private open space deficiencies occur on a per unit basis however the development provides suitable communal open space which offsets this minor aspect of non-compliance.

Refuse Collection:

The applicant will be required to include waste bin storage enclosures in accordance with the City of Palmerston Waste Management Policy (TECH 04) and to the satisfaction of the Director of Technical services, at no cost to Council.

Stormwater:

The applicant is required to provide a site stormwater drainage plan indicating how the concentrated flow is to be collected on site and connected to Council's stormwater drainage system shall be provided to the satisfaction of the City of Palmerston, prior to the commencement of works.

Financial Implications:

There are no financial implications for Council as a result of this proposal.

Legislation/Policy:

There are no legislation or policy implications for Council as a result of this proposal.

Recommending Officer: Mark Spangler, Director of Technical Services

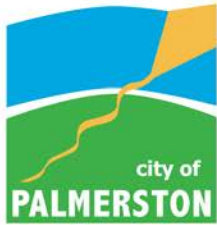
Any queries on this report may be directed to Mark Spangler, Director of Technical Services on telephone (08) 8935 9958 or email mark.spangler@palmerston.nt.gov.au

Author: Gerard Rosse, Manager Planning and Environment Services.

Schedule of Attachments:

Attachment A: Councils proposed letter of comment for Concurrent Application on Lot 10288, 3 Tarakan Court, Johnston.

Attachment B: Development Application and Drawings.



Please include the following reference in all correspondence

ID: MAS:gr 17/08/2016 - P10288

17/08/2016

Director, Development Assessment Services
Department of Lands, Planning and Environment
GPO Box 1680
DARWIN NT 0801

Telephone
(08) 8935 9922

Facsimile
(08) 8935 9900

Email
palmerston@palmerston.nt.gov.au

Civic Plaza
1 Chung Wah Terrace

www.palmerston.nt.gov.au

Dear Sir/Madam,

Concurrent Application (PA2016/0399)

To rezone Lot 10288 from Zone MD (Multiple Dwelling Residential) to part Zone MR (Medium Density Residential) and part Zone C (Commercial) and develop the site for 24 x 3 bedroom multiple dwellings and a commercial development comprising restaurants, shops and offices on Lot 10288 (3) Tarakan Court, Johnston

Thank you for the Concurrent Application referred to this office on 25 July 2016, concerning Lot 10288, 3 Tarakan Court, Johnston.

The following issues are raised for consideration by the Authority:

Council Does Not Object to the proposed Concurrent Application for the for the following reasons and subject to the following:

Rezoning & Development:

The proposed rezoning of proposed northern portion of the existing Zone MD site to Zone MR is considered suitable in the locality proposed. As the adjacent zoning and developments are of a similar nature to the proposed, the impact on amenity is expected to be minimal. The site is adjacent to an existing MR development (construction nearing completion to the west) and has Farrar Boulevard as a buffer to the MD type (although zoned MR) development to the east. It is noted that Council previously raised concern to the increased density on the site citing limited community facilities in the locality and the precedent it may set for other suburbs. It is noted that this particular proposal addresses the lack of community facilities in the locality on two levels: Firstly, the applicant proposes to provide Council with community space (25-30m²) at a peppercorn lease for an initial 2-year period, and secondly by providing commercial and retail services and employment for the surrounding residential units, which is lacking in the current immediate locality. With regards to concerns of an increased density setting a precedent, the applicant has provided a robust application with relevant supporting documentation and studies to justify the proposal and varied land uses on the site. It is noted that the inclusion of commercial land and development does warrant an increase in residential density to the locality in accordance with best practice planning and the NTG Compact Urban Growth Policy.

It is noted that the size of the Commercial centre is not of a size to impact on the primacy of the CBD or its role as the primary centre for commercial enterprise but rather proposes a convenience based commercial node to service passing trade and the node of increased residential density that occurs on adjacent and surrounding parcels. The Economic Needs Analysis does validate the demand for the proposal and in this particular case the applicant presents a sound argument for the proposed commercial rezoning.

Access to the site:

While it is noted that Farrar Boulevard is not under Council's control at this time, Council has previously objected to an access to the southern portion via Farrar Boulevard as concern was raised with such an access (in particular for commercial type vehicles) located in close proximity to the Farrar Boulevard / Lambrick Avenue signalised intersection and the Farrar Boulevard / Tarakan Court roundabout. It is noted the development now provides a Traffic Engineering Report to demonstrate amongst other technical requirements that the access for the commercial component can be safely achieved from a Farrar Boulevard access point. Based on the information provided within the Traffic Engineering Report, Council is satisfied with the proposal from a traffic impact perspective.

Development Compliance with NT Planning Scheme:

It is noted that the wider community expectation for development of the site would be a reduced density than the proposed MR Development. Given this expectation of the ultimate development being MD, it is vital the proposed development on a proposed Zone MR and Zone C site is entirely compliant with the requirements of the Northern Territory Planning Scheme. In this particular case, it is noted that based on the application material presented, it appears the development is largely compliant with the NT planning Scheme. Minor private open space deficiencies occur on a per unit basis however the development provides suitable communal open space which offsets this minor aspect of non-compliance.

And subject to the following:

Refuse Collection:

The applicant is required to include waste bin storage enclosures in accordance with the City of Palmerston Waste Management Policy (TECH 04) and to the satisfaction of the Director of Technical services, at no cost to Council. Council request a condition precedent be added to reflect the above comments.

Stormwater:

The applicant is required to provide a site stormwater drainage plan indicating how the concentrated flow is to be collected on site and connected to Council's stormwater drainage system shall be provided to the satisfaction of the City of Palmerston, prior to the commencement of works.

Council comments on issues for which it is the sole responsible authority, under the Local Government Act and associated by-Laws:

Should this application be approved, the following conditions pursuant to the Planning Act and Councils responsibilities under the Local Government Act are also

recommended for inclusion in the Development Permit issued by the Development Consent Authority.

- a) Designs and specifications for landscaping of the road verges adjacent to the property shall be submitted for approval by the Director of Technical Services, City of Palmerston, and all approved works constructed to Council's requirements at the applicant's expense.
- b) The location, design and specifications for proposed and affected crossovers shall be provided to the satisfaction of the Director of Technical Services, City of Palmerston, at no cost to Council.
- c) Kerb crossovers and driveways to the site shall be provided and disused crossovers removed, public footpath and cycleway shall be provided, stormwater shall be collected and discharged into Council's drainage network, and reinstatement works carried out, all to the requirements and satisfaction of the Director of Technical Services, City of Palmerston, at no cost to Council.
- d) Sight lines shall be provided at crossovers to public streets to the satisfaction of the Director of Technical Services, City of Palmerston. No fence or tree exceeding 0.6 metres in height shall be planted in front of the sight line.
- e) Any gate over an access to a public road shall be placed on the subject site at least 4.5m from the face of the kerb line of the adjoining public road.
- f) Car parking spaces and internal driveways shall meet the requirements of the relevant Australian Standard and be line marked and sealed with an impervious material.
- g) All developments on or adjacent to any easements on site in favour of Council shall be carried out to the requirements and satisfaction of the Director of Technical Services, City of Palmerston.
- h) Waste bin storage and pick up shall be provided in accordance with Council requirements.
- i) Further subject to conditions of subdivisions to the satisfaction of service authorities.

If you require any further discussion in relation to this application please feel free to contact me on 8935 9923.

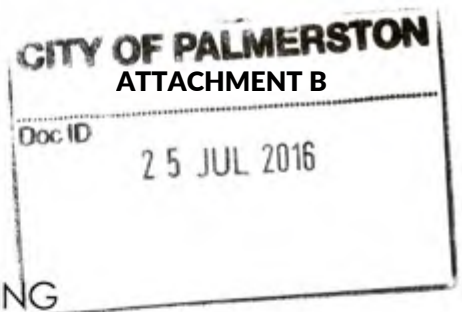
Yours sincerely

Mark Spangler
Director of Technical Services



MINISTER FOR LANDS AND PLANNING

Parliament House
State Square
Darwin NT 0800
minister.tollner@nt.gov.au



GPO Box 3146
Darwin NT 0801
Telephone: 08 8928 6622
Facsimile: 08 8928 6509

Mr Ricki Bruhn
Chief Executive Officer
City of Palmerston
PO Box 1
PALMERSTON NT 0835

Dear Mr Bruhn

CONCURRENT APPLICATION – LOT 10288 (3) TARAKAN COURT, JOHNSTON

I am pleased to advise that I have decided, pursuant to section 30D(5)(a) of the *Planning Act* (the Act), to accept a concurrent application over the above land and continue consideration of the application by placing it on exhibition.

Notice of public exhibition will occur in the next available edition of the NT News, and the exhibition period will be 28 days from the date of publication.

The land subject to the application is within the Municipality of the City of Palmerston and as such, Council is invited to make a written submission under section 30M of the Act.

Attached, as required by section 30H of the Act, is:

1. a copy of the Notice of Exhibition of Concurrent Application pursuant to section 30F; and
2. a copy of the concurrent application as submitted.

Please contact Mr Steven Conn, Senior Planner, on telephone 8999 7684 or by email steven.conn@nt.gov.au if you wish to discuss this matter.

Yours sincerely

DAVID TOLLNER
15 JUL 2016

NORTHERN TERRITORY OF AUSTRALIA

COPY

*Planning Act***NOTICE OF EXHIBITION OF PROPOSAL
CONCURRENT APPLICATION
PA2016/0399**

I, DAVID WILLIAM TOLLNER, the Minister for Lands and Planning, give notice under section 30F of the *Planning Act* of the following:

- (a) a proposed Concurrent Application, as described in (e), is to be exhibited;
- (b) the Concurrent Application is to be exhibited at the office of the Department of Lands, Planning and the Environment, Level 2, Energy House, 18 – 20 Cavenagh Street, Darwin;
- (c) the period of exhibition is for 28 days, commencing upon first newspaper publication of the notice required by section 30F;
- (d) written submissions regarding this application should be made to:

Director, Development Assessment Services
Department of Lands, Planning and the Environment
GPO Box 1680
DARWIN NT 0801 or

Fax: (08) 8999 6055 or

Email: das.dlpe@nt.gov.au

- (e) the Concurrent Application applies to Lot 10288 Town of Palmerston (3 Tarakan Court, Johnston), and proposes to:
 - i) rezone the site Lot 10288 Town of Palmerston (3 Tarakan Court, Johnston) from Zone MD (Multiple Dwelling Residential) to part Zone MR (Medium Density Residential) and part Zone C (Commercial); and
 - ii) develop the site for 24 x 3 bedroom multiple dwellings in 4 x 2 storey buildings and a commercial development comprising restaurants, shops and offices in 1 x 1 storey and 1 x 2 storey buildings.

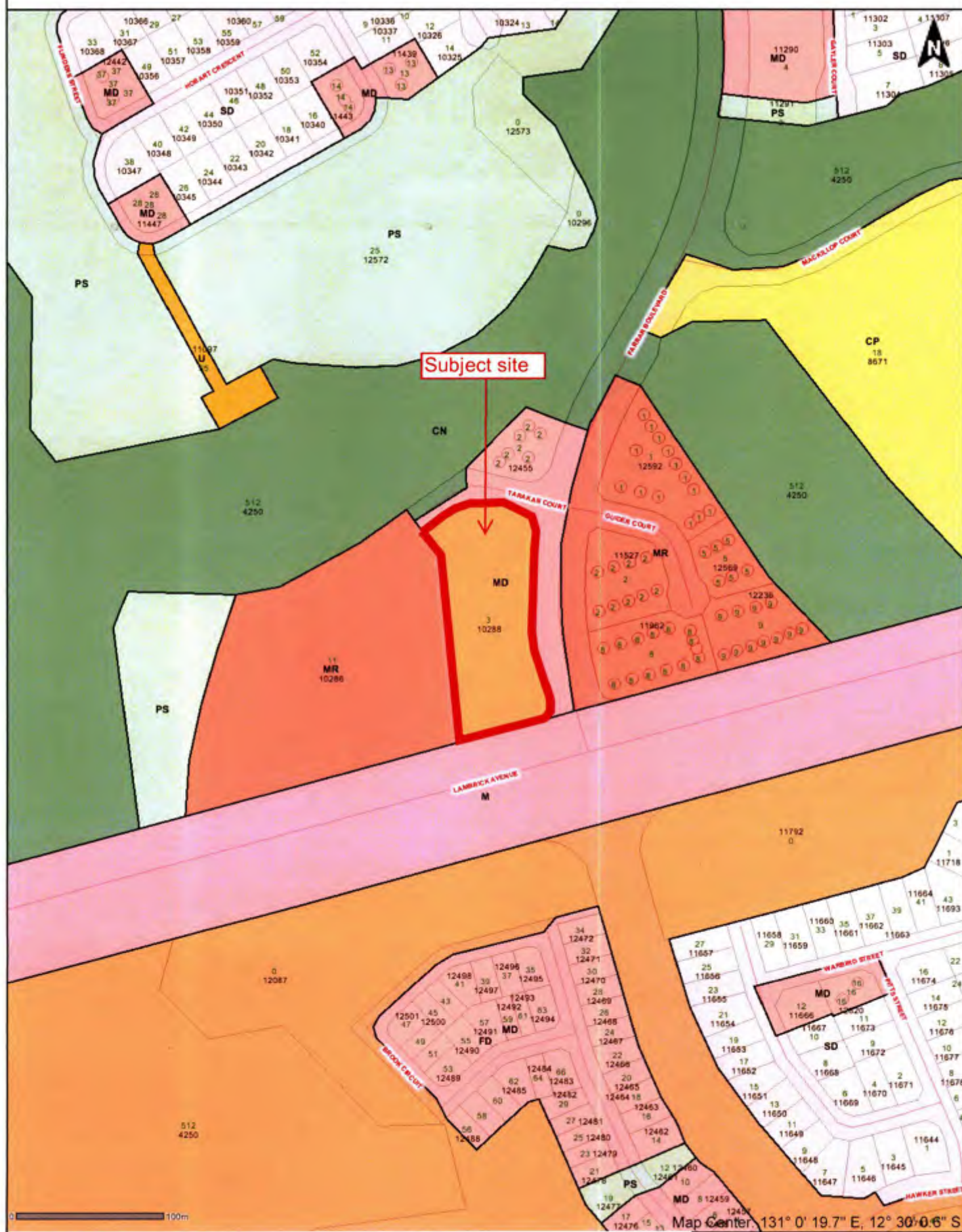
Dated



Minister for Lands and Planning

15/7/ 2016.

ATTACHMENT B





NORTHERN TERRITORY OF AUSTRALIA

Planning Act

Concurrent Application - section 30C

1. LAND INFORMATION

LOCATION OF PROPOSAL Town/Hundred/Locality: Palmerston Parcel Number(s) and/or Unit number: Lot 10288 LTO Plan: Number and Street Name: 3 Tarakan Court Current Zone: MD	
LAND OWNER INFORMATION Is the applicant the land owner? YES <input checked="" type="radio"/> NO <input type="radio"/> Owner's name(s): Zest Projects at the Johnston Trust Postal address:	NOTE: IF APPLICANT IS NOT THE LAND OWNER, AUTHORISATION MUST BE ATTACHED TO THIS APPLICATION ATTACHMENT A

2. APPLICANT INFORMATION

APPLICANT ILIS Customer no. (if known): Company name (if applicable): One Planning Consult ABN or ACN (if applicable): Title: Mr Mrs Miss Ms Dr Other: Family name(s): Kgosiemang Given name(s): Tshepo Preferred name(s): Israel Postal address: P.O Box 42279 Casuarina NT 0811 Telephone no. (business hours): 0417 7874 73 Facsimile no.: E-mail address: israel.k@oneplanningconsult.com.au	
CONTACT PERSON FOR FURTHER INFORMATION (OR WRITE 'AS ABOVE') ILIS Customer no. (if known): Company name (if applicable): "AS ABOVE" ABN or ACN (if applicable): Title: Mr Mrs Miss Ms Dr Other: Family name(s): Given name(s): Preferred name(s): Postal address: Telephone no. (business hours): Mobile no.: Facsimile no.: Email address:	NOTE: ALL CORRESPONDENCE WILL GO TO THE PERSON AND ADDRESS INDICATED HERE.

3. EXISTING LAND USE

Vacant MD

4. PRE-APPLICATION MEETING WITH PLANNING ADVISER

Date of Pre-application meeting: 13 May 2015

Planning adviser's name (if known): Steven Conn
Leonnie Glesson

NOTE:

A PRE-APPLICATION MEETING
WITH A PLANNING ADVISER IS
MANDATORY.

5. BRIEF DESCRIPTION OF THE DEVELOPMENT PROPOSAL

THE DEVELOPMENT PROPOSAL IS THE COMPONENT OF THE CONCURRENT APPLICATION THAT REQUIRES DEVELOPMENT CONSENT. FOR EXAMPLE "SUBDIVIDE TO CREATE 20 LOTS" OR "50 MULTIPLE DWELLINGS IN A 15 STOREY BUILDING".

Mixed use - Residential development comprising 24 x 3 bed room multiple dwellings in 4 x 2 storey buildings and Commercial development comprising restaurants, shop and offices in 1 x 1 and 1 x 2 storey buildings.

6. BRIEF DESCRIPTION OF THE AMENDMENT PROPOSAL

THE AMENDMENT PROPOSAL IS THE PLANNING SCHEME AMENDMENT REQUESTED AS PART OF THE CONCURRENT APPLICATION. FOR EXAMPLE "REZONE FROM SD TO MD" OR "INTRODUCE AN AREA/MASTERPLAN TO GUIDE FUTURE USE OF THE LAND."

Rezoning from MD to C and MR

7. STATEMENT – REASON FOR CONCURRENT APPLICATION

SEE ATTACHMENT GUIDE FOR FURTHER INFORMATION
See page 10 of the attached Statement

ATTACHMENT B

**8. STATEMENT OF STRATEGIC INTENT**

SEE ATTACHMENT GUIDE FOR FURTHER INFORMATION
See page 6 to 8 of the attached Statement

ATTACHMENT C

**9. ASSESSMENT - COMPLIANCE WITH PLANNING SCHEME IF AMENDED**

SEE ATTACHMENT GUIDE FOR FURTHER INFORMATION
See page 10 to 21 of the attached Statement

ATTACHMENT D

**10. STATEMENT OF EFFECT**

SEE ATTACHMENT GUIDE FOR FURTHER INFORMATION
See attached Statement

ATTACHMENT E

**11. DIMENSIONED PLANS**

SEE ATTACHMENT GUIDE FOR FURTHER INFORMATION
APPENDIX A

ATTACHMENT F



12. APPLICANT TO SIGN AND/OR AFFIX SEAL

The application is complete and all required documentation is attached.

Signature(s)



17 / 06 / 16

Date

PRIVACY NOTE:

The Department of Lands, Planning and the Environment is authorised under the *Planning Act* to collect the information on this form, or otherwise provided by you, to consider a concurrent application. Failure to provide the information in full may result in non-consideration of the proposal.

Some of the information provided on this application may be publicly available, as part of a public exhibition process. The information may also be provided to other NT Government departments and agencies, the Australian Valuation Office, local governments and Commonwealth Government Departments, as required by law.

Collection of personal information on this form is done in accordance with the privacy legislation contained within the *Information Act 2002 (NT)*. For more information please refer to the Department of Lands, Planning and the Environment privacy statement located at www.nt.gov.au/dlpe

Any personal information provided can be subsequently accessed by you on request.

GUIDE TO ATTACHMENTS - CONCURRENT APPLICATION

The following information is provided to assist with the preparation of a concurrent application and contains information on the content of each attachment.

ATTACHMENT A – OWNER’S AUTHORISATION

A concurrent application must be made by the owner of the land to which the application relates, or a person authorised (in writing) by the owner to make the application.

If the land is owned by a company:

- written authorisation must be obtained from the company director/s (on company letterhead or under company seal) or from the body corporate

If the land is owned by more than one person or company:

- written authorisation must be obtained from each person or company named on the title.

ATTACHMENT B – REASON FOR CONCURRENT APPLICATION

A statement detailing why a concurrent application is required for the development proposed to be carried out on the land.

ATTACHMENT C – STATEMENT OF STRATEGIC INTENT

A statement addressing the strategic intent of the proposal and how the proposal fits within the broader strategic planning intention for the area / region / NT.

Specific reference should be made to any existing land use plans, land use objectives, area plans, policy or reference documents that relate to the location and/or type of development.

ATTACHMENT D – COMPLIANCE OF DEVELOPMENT PROPOSAL WITH PLANNING SCHEME

A detailed assessment demonstrating how the development proposal component of the application will comply with the planning scheme (including all relevant development provisions).

The assessment should be against the planning scheme as if it were amended in accordance with the amendment proposal in the application.

ATTACHMENT E – DETAILED STATEMENT OF EFFECT

Concurrent applications made under section Part 2A of the *Planning Act* require the applicant to provide a statement describing the effect of a proposed use or development proposal. The statement should be detailed and should address, but need not be limited to, those matters raised in section 30C(4) of the Act.

Brief summaries of these requirements are listed here for guidance.

SECTION OF THE PLANNING ACT	MATTER TO BE ADDRESSED IN APPLICATION
30C(4)(a)	An assessment demonstrating how the proposal will comply with an interim development control order, if any, applying to the land;
30C(4)(b)	If a public environmental report or an environmental impact statement has been prepared or is required under the <i>Environmental Assessment Act</i> in relation to the proposal, a copy of the report or statement and the results of any assessment of the report or statement under that Act under that Act;
30C(4)(c)	An assessment demonstrating the merits of the proposal

SECTION OF THE PLANNING ACT	MATTER TO BE ADDRESSED IN APPLICATION
30C(4)(d)	<p>A description of the physical characteristics of the land and a detailed assessment demonstrating :</p> <ul style="list-style-type: none"> the land's suitability for the purposes of the proposal; and the effect of the proposal on that land and other land;
30C(4)(e)	<p>A statement specifying:</p> <ul style="list-style-type: none"> the public facilities or public open space available in the area in which the land is situated, whether land for public facilities or public open space is to be provided by the applicant/ developer; and whether it is proposed that facilities or open space be developed by the applicant/ developer.
30C(4)(f)	<p>A statement specifying:</p> <ul style="list-style-type: none"> the public utilities or infrastructure provided in the area in which the land is situated; and any requirement for public facilities and services to be connected to the land; and whether public utilities or infrastructure are to be provided by the applicant/developer; and whether land is to be provided by the applicant/developer for the provision of public utilities or infrastructure.
30C(4)(g)	<p>An assessment of the potential impact on the existing and future amenity of the area in which the land is situated.</p>
30C(4)(h)	<p>An assessment of the benefit or detriment to the public interest of the development.</p>
30C(4)(i)	<p>If the proposal relates to a subdivision of land on which a building is situated:</p> <ul style="list-style-type: none"> a report from a building certifier, as defined in section 4 of the <i>Building Act</i>, as to whether the building will cease to comply with the <i>Building Act</i> if the subdivision were to proceed.
30C(4)(j)	<p>If the proposal relates to land that is intended to form, or already forms, part of a scheme under the <i>Unit Titles Act</i>:</p> <ul style="list-style-type: none"> information about any building that is, or will be, situated on the scheme land (including, for example, information about the structural integrity and fire safety of the building); and if any part of the development is subject to changes that are allowed by regulation – details about that part as required by regulation; and any other information prescribed by regulation about the development.

ATTACHMENT F - DIMENSIONED PLANS

Dimensioned plans are required as part of this application.

If you consider some of the following information is unnecessary due to the nature or location of the particular proposal, the information may be omitted from your application. The Department of Lands, Planning and the Environment will then decide whether the information is required prior to assessing the application.

PLANS SHOWING THE INFORMATION INDICATED BELOW ARE REQUIRED.

A site plan at a legible scale, not less than 1:500, showing the following information:	
1	The north point, area of the existing parcel and boundary dimensions.
2	Existing and proposed buildings and their distance from lot boundaries.
3	Any existing and proposed easements, substations and services.
4	Vehicle access points.
5	Proposed parking areas, driveways, vehicle turning areas and loading areas (locations, dimensions and surfacing).
6	Landscape and open space areas including types of planting, details of screening and/or fencing (locations and descriptions).
7	The proximity of adjoining buildings within the site and their uses.
8	The location of any bores on the subject property and adjoining land.
9	The location of any proposed and/or existing effluent disposal systems.
Floor layout plans at a scale not less than 1:200, showing:	
1	Dimensioned floor plans of existing and proposed buildings showing layout, partitioning, room sizes, uses.
2	A schedule stating the total area of each component use in the building, the total floor area and percentage of site cover.
Elevations and sections at a scale not less than 1:200, showing:	
1	All elevations of buildings, indicating finished floor levels, existing and finished ground levels and external finishes.
2	Sufficient cross-sections and longitudinal sections to show the relationship between structures and their respective heights.



☎ 0417 787 473
✉ israel.k@oneplanningconsult.com.au
📦 P.O.Box 42279, Casuarina NT 0811




CONCURRENT APPLICATION

SECTION 30C *PLANNING ACT*

PLANNING SCHEME AMENDMENT AND DEVELOPMENT APPLICATION

PART LOT 10288 (3) TARAKAN COURT TOWN OF PALMERSTON-JOHNSTON



 0417 787 473
 israel.k@oneplanningconsult.com.au
 P.O.Box 42279, Casuarina NT 0811

1. NATURE OF THE APPLICATION

Pursuant to section 30C of *the Planning Act*, the application is for concurrent development seeking planning scheme amendment (rezoning) and development permit. Concurrent application is a single application that comprises a rezoning and development application. It streamlines the planning process by allowing for a single application for both rezoning and development proposals with a single exhibition time, receives single submission or comment by community members and referral authorities, and sits for a single hearing. The approval for both rezoning and development permit are interdependent upon each other, meaning both applications have to be approved for either to take effect.

The drawings associated with both rezoning and development applications are shown at **ATTACHMENT A** attached.

COMPONENTS OF THE APPLICATION:

REZONING COMPONENT (Planning Scheme Amendment)

The rezoning of Lot 10288 (3) Tarakan Court zoned MD (Multiple Dwelling Residential) would result on mixed zones of C (Commercial) and MR (Medium Density Residential). The northern portion of the site towards Tarakan Court is proposed MR zoning whilst the southern portion towards Lambrick Avenue is proposed C zoning.

DEVELOPMENT APPLICATION COMPONENT

The application proposes commercial and residential development over the subject site. Commercial development comprises restaurants (including McDonalds Dine in and Drive-thru Restaurant), shop/commercial and offices in 1 x 2 and 1 x 1 storey buildings over approximately 1500m² gross floor area. The residential component comprises 24 x 3 bed room multiple dwellings in 4 x 2 storey buildings.

2. PROPERTY

Lot 10288 (3) Tarakan Court, Town of Palmerston

3. SITE AND LOCALITY DESCRIPTION

The site is zoned MD (Multiple Dwelling Residential) with an area of 9540m² and located in Johnston suburb. The site is a vacant corner lot and takes frontages to Tarakan Court (approximately 20m wide), Farrar Boulevard (approximately 40m wide) and Lambrick Avenue (approximately 80m wide) as shown in **Figure 1 and 2** below.

The site is located within the following land zoning adjacent to the site:

- To the North East and across Tarakan Court is land zoned MD (Multiple Dwelling Residential) and CN (Conservation)
- To the East and across Farrar Boulevard is land zoned MR (Medium Density Residential).
- To the South and across Lambrick Avenue is land zoned MD (Multiple Dwelling Residential)
- To the West is land zoned MR (Medium Density Residential).

Other land uses within proximity to the site are CN (Conservation), CP (Community Purpose), SD (Single Dwelling Residential) and PS (public Open Space). The site takes frontages to Farrar Boulevard, Tarakan Court and Lambrick Avenue.

Figure 1 Locality and zoning map



Source: NT Atlas

Figure 2: Surrounding road frontage widths



Source: NT Atlas



0417 787 473
 israel.k@oneplanningconsult.com.au
 P.O.Box 42279, Casuarina NT 0811

The site has electricity and drainage easements noted on **Figure 2** above. There are no other easements registered on the land.

4. THE PROPOSAL COMPONENTS

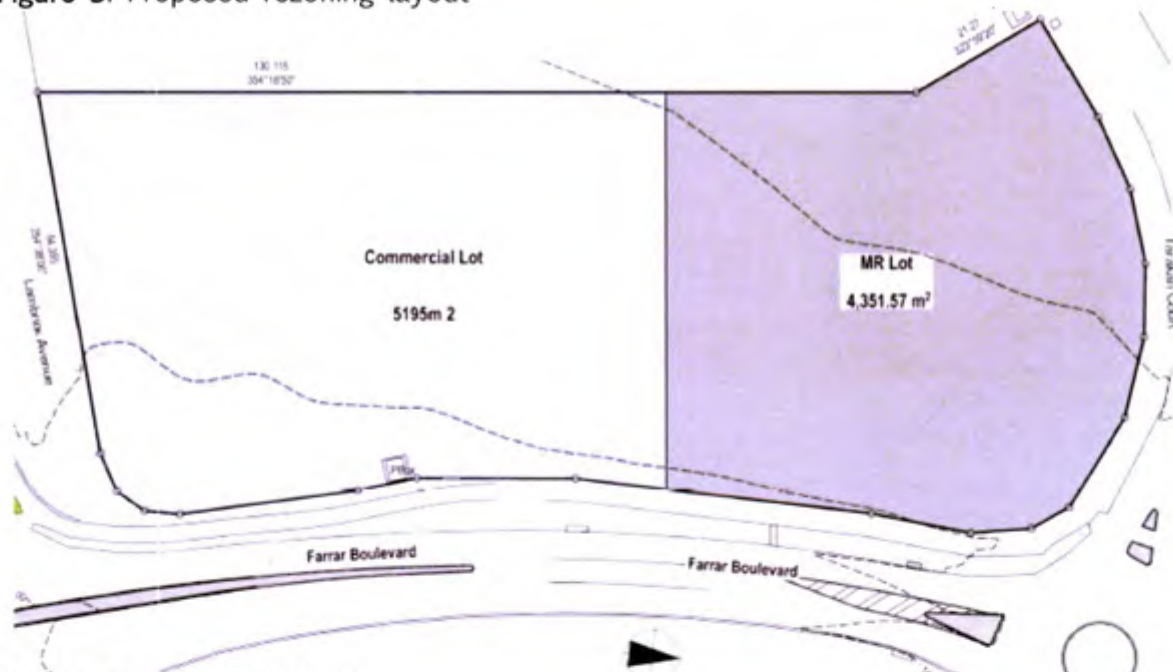
4.1 REZONING COMPONENT (Planning Scheme Amendment)

The proposed amendment to the NT Planning Scheme seeks rezoning of land, part Lot 10288 (3) Tarakan Court, Town of Palmerston from MD (Multiple Dwelling Residential) to MR (Medium Density Residential) and part lot from MD to C (Commercial) as shown on **Figure 3** below. The existing MD site is 9540m² in area and the proposed land zone areas are as follows:

C (Commercial) - 5195m², approximately 54% of the site.

MD (Multiple Dwelling Residential) - 4351.57m², approximately 46% of the site.

Figure 3: Proposed rezoning layout



Source: Extract, Zest Homes

4.2 Palmerston Eastern Suburbs Planning Principles and Plans in relation to the site Area

Future development within the Eastern Suburbs is to:

1. Provide compact, accessible and walkable neighbourhoods that are safe and foster a sense of community and local identity and include:

- (a) the use of natural areas, open spaces and traffic corridors to delineate and identify individual neighbourhoods;

The proposed development is located within a highly dense area by land zoning and ongoing developments in the locality. The area is characterised by other uses and facilities such as Johnston Park, Conservation area, Bus stop, Pedestrian and Cyclists linkages, all within walking distance from the proposed commercial and residential development. Lambrick Avenue being a major arterial road delineates the subject site, giving it an individual identify due its location. The Conservation corridor towards the north of the site also provides delineation of the locality, which makes the area unique as a centre point for medium density residential housing.

Figure 4: Ongoing developments and pedestrian linkage within locality



- (c) a mix of housing types and lot sizes including smaller lots and medium density housing in areas within or adjacent to neighbourhood centres, public transport and areas of high amenity such as close to parks;
and
(d) a network of local and neighbourhood parks that cater for a range of activities and are cost effective to maintain;

The proposed commercial and residential development will enhance the scale and diversity of both residential and commercial services in the local area as identified in the Economic Need Assessment (**ATTACHMENT B**). The area is close to major road



0417 787 473
 israel.k@oneplanningconsult.com.au
 P.O.Box 42279, Casuarina NT 0811

network, pedestrian and cyclists linkages, and Bus stop which support traffic/pedestrian/cyclists movements. There are also public facilities and public open spaces within proximity to the site. The density yield of predominantly multiple dwellings land uses within the locality would support the specialised convenience local centre.

- (b) **a stormwater management system that, where appropriate, utilises open space and natural corridors;**

The site has a designated drainage easement towards the northern left corner to support stormwater system around the area. The site is within proximity to conservation area corridor and public open spaces. All storm water will be managed to the requirements of the relevant service authority.

- (f) **an arterial road network providing direct links to the city centre, designed to support efficient public transport, pedestrian and cycle networks and landscaped to provide shade and visual amenity;**

The site is located at the corner of Farrar Boulevard (Collector Road) and Lambrick Avenue (Arterial Road). Lambrick Avenue connects to Stuart Highway and Roystonea Avenue, which are the major road network leading traffic in and out of the neighbourhood including traffic bound to the city centre. Pedestrian and cycle networks are established within the locality to support alternative modes of transport. There is a bus stop located approximately 100m from the subject site. Landscaping is proposed along street frontages in order to provide pleasant visual amenity of the development when viewed from the street, all in accordance with the Palmerston City Council's guidelines.

- (g) **landscaped boulevard style avenues to provide movement corridors within neighbourhoods and establish a 'sense of place'; and**
 (h) **an interconnected local street network providing access, route choice, and designed with priority for safe, efficient, and pleasant walking and cycling.**




The application proposes landscaping throughout the development and along Farrar Boulevard in order to create a pleasant interface with the streetscape. Designated footpaths and cycle ways within road reserve provides a safer network and efficient movement of pedestrians, cyclists and vehicles within the locality.

4.3 STRATEGIC INTENT

PLANNING

- There is considered a strong strategic planning support and need for the proposed development based on the policies and objectives of the Draft Darwin



 0417 787 473
 israel.k@oneplanningconsult.com.au
 P.O.Box 42279, Casuarina NT 0811

Regional Land Use Plan as well as the Northern Territory Compact Urban Growth Policy.

- These two strategic planning documents provide strong support for the efficient use of urban land, increased residential affordability, and increased density around centres and public transport networks.
- The density onsite supports the efficient use of urban land as well as supports increased diversity and affordability in residential product, consistent with the objectives of the Draft Darwin Regional Land Use Plan. The land opposite the subject site and across Farrar Boulevard zoned MR (approximately 1.8Ha in area) is developed at MD densities rather than MR. The proposed development will help support planned density yield for the area with minimal impact as the development proposes only 24 dwellings (32 dwellings permitted)
- The proposed density of 24 dwellings (development) at 2 storey maximum level rather than the potential yield of 51 dwellings at 4 storeys on MR zoning, takes into consideration, the height variation within locality whilst maintaining the built form expected of an MD zoned development.
- The proposed residential density (24 dwellings) under the rezoning to MR is below the residential yield anticipated for the site (31 dwellings) if developed under the current MD zoning. This is not a significant variation to the expected housing stock when considering the environmental, economic and social benefits created by rezoning part of the site from MD to C (Commercial). Further, previous approval for the site under DP13/0275 consented to 20 dwellings.
- The provision of specialised local centre is consistent with the objectives of the Northern Territory Compact Urban Growth Policy which encourages sustainable neighbourhoods by promoting economic viability, liveability and social equity within neighbourhoods.
- The proposed commercial uses, in particular, McDonalds' restaurant (**ATTACHMENT E**) as the anchor development is unlikely to have conflicting land use with other centres planned for the eastern suburbs as these sites are not suitable for McDonalds' type restaurant as evidenced by their withdrawal from the Bakewell Woolworths site.
- The scale of available gross floor area (777m²) for other commercial uses with specialised office services and restaurants demonstrate that the level of activity



0417 787 473
 israel.k@oneplanningconsult.com.au
 P.O.Box 42279, Casuarina NT 0811

within the centre is of a much lower scale whilst providing convenience and compact living within the locality.

COMMUNITY BENEFITS

- The commercial site which comprises restaurants, shop and offices would create local employment opportunities of up to 250 jobs. McDonalds' restaurant alone will create at least 150 job opportunities for adults and young people within the locality.
- The subject site is situated less than 100 metres to an existing bus stop and within proximity to public open spaces, conservation area, major arterial road network, pedestrian and cyclist's network. The current density conditions within the locality provide strategic support and justification for delivery of a local centre on the southern part of Lot 10288 as this would reduce carbon footprint (less driving) through walkability to work and use of local services.
- Following discussions with Palmerston City Council regarding shortage of community facilities around this area of Palmerston, in response, the proponent has offered a practical and usable space of around 25-30m² at lot 10288 for community purposes. This arrangement will be tested for viability and acceptance of community facilities in that location for a period of 2 years.

REZONING LAYOUT BENEFITS (North and South)

- The southern portion of the site is highly suitable for commercial activities as it takes frontage to a busy major arterial road (Lambrick Avenue) and therefore any residential development on this portion will be inundated with high levels of noise which requires costly mitigations to minimise noise impact for any residential development as demonstrated in the Acoustic Report Statement (**ATTACHMENT D**). The implementation of noise attenuation measures increases the cost of any residential development towards the southern part and defeats the purpose of promoting housing affordability.
- The proposed residential development (24 dwellings) towards the northern portion of the site will experience minimal impact on the amenity of residents as it is located away from busier road with higher noise levels.
- The proposed commercial is of a smaller scale than the planned high and secondary order centres within the region. The proposed development targets the immediate locality and passing traffic. The proposed local centre will further strengthen the strategic intent of building economically resilient and compact communities.



☎ 0417 787 473
✉ israel.k@oneplanningconsult.com.au
📦 P.O.Box 42279, Casuarina NT 0811

4.4 DEVELOPMENT APPLICATION COMPONENT

The development application proposes commercial and residential development over the subject site. Commercial component comprises a drive-through restaurant

(McDonalds), office and shop in single and two storey buildings. The development proposes 60 car parks, 20 waiting car park bays and 2 loading bays on site. The residential development component comprises 24 x 3 bed room multiple dwellings in 4 x 2 storey buildings including 52 car parks and communal open areas.

The architectural design, configuration and articulation of the buildings onsite is site responsive and promotes a pleasant interface with the streetscape and surrounding developments. The two storey nature of the development maintains the built form expected for an MD development site. An overall site plan showing the proposed MR and C development over the site provides an integrated look of the development.

4.5 TRAFFIC MANAGEMENT

The subject site is located adjacent to the intersection of Farrar Boulevard (approximately 40m wide), Zuccoli Parade and Lambrick Avenue (approximately 80m wide). The existing road network is capable of supporting the proposed development as demonstrated in the Traffic Report (**ATTACHMENT C**) comprising Traffic Impact study, Transport Assessment and Car Park Assessment as part of this report. The report provides details of the proposed access from Farrar Boulevard, intended to serve the commercial component of proposed development. Separate access is proposed to serve the residential component.

The Executive summary of the report covers the following:

- Site Location and Study Area
- Development Description
- Types of Studies Undertaken
- Principle Findings
- Recommendations

The report takes into account the effect of development on the surrounding network. Access from Farrar Boulevard is proposed as part of the development and would meet the technical standards specified in **AS2890.1** and other requirements of relevant service authorities.



☎ 0417 787 473
 ✉ israel.k@oneplanningconsult.com.au
 📦 P.O.Box 42279, Casuarina NT 0811

5. REASONS FOR CONCURRENT APPLICATION - Section 30C(3)(b)

A concurrent application is required for Lot 10288 (3) Tarakan Court due to the following reasons:

- (a) The proposed development cannot take place over land zoned MD and therefore the land needs to be rezoned to C (Commercial) in order enable the development over the land.
- (b) A concurrent application will streamline the assessment process as both the rezoning and development applications are considered at the same time.
- (c) A concurrent application will give the Minister and Development Consent Authority an indication of the design outcomes associated with the rezoning and development of the land.

4 ASSESSMENT DEMONSTRATING HOW THE DEVELOPMENT PROPOPOSAL WILL COMPLY WITH THE NT PLANNING SCHEME - Section 30C(3)(c)

The following assessment is made based on the proposed land zones and the relevant clauses of the NT Planning Scheme applicable to the land:

C (COMMERCIAL)

Commercial development under C land zoning is discretionary and subject to clauses 6.4, 6.5.1, 6.6, 8.1.2 and 8.2 of the NT Planning Scheme.

6.4 Plot Ratios

The purpose of this clause is to provide for development that will, in terms of building massing, be compatible with adjacent and nearby development. Development of sites within Zone C should not exceed a plot ratio of 1.

The total combined gross floor area for the proposed development is 1494m². The plot ratio of the proposal over commercial site is approximately 0.3. This does not exceed a plot ratio of 1.

6.5.1 Parking Requirements

The purpose of this clause is to ensure that sufficient off-street car parking, constructed to a standard and conveniently located, is provided to service the



0417 787 473
 israel.k@oneplanningconsult.com.au
 P.O.Box 42279, Casuarina NT 0811

proposed use of a site. The proposed car parking spaces meet the parking demands generated by the proposed uses and are summarised as follows:

Restaurant requires 6 bays for every 100m² of net floor area and any alfresco dining areas plus 10 for drive-through (if any) for cars being served or awaiting service.

Office requires 4 car parking bays per 100 m² of the net floor area.

Shop requires 6 car parking bays per 100m² of net floor area

Use	Net floor area (m ²)	Parking generated
Restaurant – Drive-through	406	24.36 +10
Office	400	10
Shop/Alfresco/commercial	427	25.6
Total Required		60 + 10 waiting bays

The development requires 60 car parking bays and 10 waiting bays for drive through restaurant. 65 car parks and 20 waiting bays are provided on site.

6.5.3 Parking Layout

The purpose of this clause is to ensure that a car parking area is appropriately designed, constructed and maintained for its intended purpose.

The proposed parking layout is appropriately designed with a minimum 6m wide drive way to allow easy movement in and out of the site. Complies

6.6 Loading Bays

The purpose of this clause is to provide for the loading and unloading of vehicles associated with the use of land. A warehouse use or development on a site must provide areas wholly within the site for loading and unloading of vehicles at the ratio of :

- (a) *if for an office, restaurant or shop use or development, 1 loading bay for every 2 000m² of the total net floor area.*

The proposal provides 2 loading bays on site. Complies



☎ 0417 787 473
 ✉ israel.k@oneplanningconsult.com.au
 📦 P.O.Box 42279, Casuarina NT 0811

8.2 Commercial and Other Development in Zones ...CB, C, SC, TC.....

The purpose of this clause is to promote site-responsive designs of commercial, civic, community, recreational, tourist and mixed use developments which are attractive and pleasant and contribute to a safe environment.

The buildings' design and configuration on the site generally addresses the purpose and the intent of this clause due to the following:

- Casual and passive surveillance of the public realm by siting the building and vistas such that there is clear view of the car park and streetscape.
- Pleasant appearance of structures through use of different materials to the façade of buildings and variation of roof design and heights.
- Minimise expanses of blank walls through fenestration and variation of building lengths.
- Energy efficiency by providing extensive eaves and selective building materials for better passive climate control.
- Minimise heat gain by siting the buildings such that there is reasonable trade-off between buildings orientation for ventilation and solar orientation for minimal heat gain.
- Access from Farrar Boulevard is proposed at a section of the site's boundary where there is greater recess and buffer of road reserve in order to provide safe and convenient movement of vehicles and pedestrians to and from the site.
- The building design and use of selective materials reduce reflective surfaces.
- Air conditioning units will be screened where visible from the street and located in areas where they are accessible for servicing.

MR (MEDIUM DENSITY RESIDENTIAL)

Multiple dwellings under MR land zoning are discretionary and subject to clause 6.5.1, 7.1, 7.3, 7.4, 7.5, 7.6, 7.7, and 7.8 of the NT Planning Scheme.



0417 787 473
 israel.k@oneplanningconsult.com.au
 P.O.Box 42279, Casuarina NT 0811

6.5.1 Parking Requirements

*The purpose of this clause is to ensure that sufficient off-street car parking, constructed to a standard and conveniently located, is provided to service the proposed use of a **site**.*

The proposal is for 24 multiple dwellings and therefore requires 48 parking spaces on site. The proposal provides 52 car spaces on site. Complies.

6.5.3 Parking Layout

*The purpose of this clause is to ensure that a **car parking area** is appropriately designed, constructed and maintained for its intended purpose. The NT Planning Scheme defines "**car parking area**" as an area set aside or designated for the parking of three or more motor vehicles.*

The proposed development has a driveway aisle that meets the 6m minimum width required for two-way traffic. Complies

7.1 Residential Density and Height Limitations

7.1.1 Residential Density Limitations

TABLE B TO CLAUSE 7.1.1 – DWELLING DENSITY IN ZONE MR OTHER THAN IN ALICE SPRINGS			
Number of Storeys Above Ground Level	1 or 2 Bedrooms	3 Bedrooms	4 Bedrooms
1	155m ²	180m ²	215m ²
2	125m ²	170m ²	210m ²
3	95m ²	130m ²	180m ²
4 (maximum)	85m ²	130m ²	140m ²

The site area designated for residential component is 4351m² in area.



☎ 0417 787 473
 ✉ israel.k@oneplanningconsult.com.au
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Density

24 x 3 bedroom multiple dwellings in 2 storey above ground level require 170 x 24 = 4080m²

The proposed development requires the dwelling density of 4080m². Complies.

7.1.2 Residential Height Limitations

The purpose of this clause is to ensure that residential development is of a height that:

- (a) is compatible with adjoining or nearby existing development or development reasonably anticipated; and*
- (b) does not unduly overlook adjoining properties.*

TABLE TO CLAUSE 7.1.2 – DWELLING HEIGHT AND MAXIMUM NUMBER OF STOREYS IN CERTAIN ZONES		
	Zone	Maximum Number of Storeys and Maximum Dwelling Height above Ground Level for Residential Buildings
	MR other than in Alice Springs	4 maximum

The development proposes maximum of 2 storey buildings above ground level. Complies

7.3 Building Setbacks of Residential Buildings

The purpose of the clause is to ensure residential buildings and structures without external walls are located so:

- they are compatible with the streetscape and surrounding development including residential buildings on the same site;*
- as to minimise any adverse effects of buildings massing when viewed from adjoining land and the street;*
- as to avoid undue overlooking of adjoining properties; and*
- as to encourage breeze penetration through and between buildings.*

The following setbacks are proposed for Buildings of **two** storey levels:



0417 787 473
 israel.k@oneplanningconsult.com.au
 P.O.Box 42279, Casuarina NT 0811

To the Primary Street (Farrar Boulevard)

The proposed buildings towards Farrar Blvd are setback minimum 9.5m (7.5m required) from the primary front boundary. Complies

The proposed verandahs/balconies are setback minimum 6.5m (4.5m required) from the primary front boundary. Complies

To the Secondary Street (Tarakan Court)

The building and balconies are setback minimum 2.5m to 6.5m (1.5 to 2.5m required) from the secondary front boundary. Complies

The proposed carport structures are setback 3.7 and 3.8m (1.5m required) from the secondary front boundary. Complies

To the Western side boundary

The buildings are setback minimum 8.2m-14.5m (1.5m required) from the western side boundary. Complies

The balconies are setback minimum 4.7m to 10.9m (1.5m required) from the western side boundary.

In accordance with clause 7.3.1, residential buildings, other than **single dwellings** that are longer than 18m, there are setback requirements additional to those outlined in the tables to clause 7.3 for each additional 3m or part thereof in building length over 18m, an additional **building setback** to the affected boundary of 0.5m.

The overall length of each residential building is 29.5m requiring 3.5m (minimum 8.2m-14.5m proposed) setback from the western side boundary and 6.5m to 8.5m (minimum 6.5m to 9.5m proposed) setback from the primary front boundary. The development meets additional residential setbacks required under this clause. Complies

7.3.2 Distance between Residential Buildings on One Site

Where more than one building comprising one or two storey residential buildings is located on a site the distance between buildings is to be a minimum of 3m.

The proposed buildings meet the minimum 3m separation required for buildings comprising one or two storeys. Complies

7.5 Private Open Space

The purpose of this clause is to ensure that each dwelling has private open space that is:

- (a) of an adequate size to provide for domestic purposes;*
- (b) appropriately sited, permeable and open to the sky; and*
- (c) inclusive of areas of deep soil for shade tree planting.*

TABLE TO CLAUSE 7.5 MINIMUM AREAS OF PRIVATE OPEN SPACE	
Type of Dwelling	Private Open Space Area
single dwellings on a lot of less than 600m ²	50m ² (exclusive of driveways and parking areas) but inclusive of an area with minimum dimensions of 6m x 6m.
multiple dwellings (for each dwelling with direct ground level access).	45m ² (exclusive of driveways and car parking areas) but inclusive of an area with minimum dimensions of 5m x 5m.
multiple dwellings (for each dwelling without direct ground level access).	12m ² inclusive of an area with minimum dimensions of 2.8m x 4m.

The units at ground level have direct access to private open space areas. The private areas are 45m² minimum with the inclusion of minimum dimensions of 5m x 5m. The area designated for private open space on these unit is considered to be appropriately sited and of adequate size to provide for domestic purposes. They are adequately screened with combination of 1.8m high solid and slat fencing.

The first floor private open spaces (balconies) meet the 12m² minimum in area for private open space with minimum dimensions of 2.8m x 4m.

It is noted that the areas designated for private open space at ground level are not wholly open to the sky as the balconies above provide cover and privacy to the units at ground level. The private open spaces at ground level have direct access to the communal area which is mostly grassed (permeable) and open to the sky.

7.6 Communal Open Space

The purpose of this clause is to ensure that suitable areas for communal open space are provided for hostels, multiple dwellings and supporting accommodation.

A minimum of 15% of the site, being not less than 6m wide at any point, is to be communal open space.

The development provides minimum 15% of the site for communal area on the site. Complies.



0417 787 473
 israel.k@oneplanningconsult.com.au
 P.O.Box 42279, Casuarina NT 0811

7.7 Landscaping for multiple dwellings, hostels and supporting accommodation

1. *The purpose of this clause is to ensure that landscaping for **hostels, multiple dwellings, and supporting accommodation** complements and enhances the streetscape, is attractive and pleasant and contributes to a safe environment.*
2. *Other than in Zones CB, C and TC, not less than 30% (which may include communal open space) of a **site** that is used for **hostels, multiple dwellings and supporting accommodation** is to be landscaped.*

The proposal designates 30% minimum of landscaping throughout the site. Landscaping to common areas and private open spaces will provide both screening for privacy and enhance streetscape. Complies.

7.8 Building Design for multiple dwellings, hostels and supporting accommodation

*The purpose of this clause is to promote site-responsive designs for **hostels, multiple dwellings and supporting accommodation** which are pleasant for the occupants and do not unreasonably affect the use and enjoyment of adjacent land.*

The buildings' design and configuration on the site generally addresses the purpose and the intent of this clause due to the following:

- The building's setbacks are articulated in a staggered manner in order to create a pleasant interface with the neighbouring developments and reduce any effect of the development massing when viewed from the street.
- The inclusion and adaptation of open carports and verandahs/balconies to the façade of the buildings creates a pleasant interface within the complex and the streetscape.
- The buildings are reasonably setback from all boundaries and the separation between buildings by providing a centred driveway access isle would encourage breeze penetration through and between buildings.
- The siting of the buildings provides reasonable trade-off between buildings orientation for ventilation and solar orientation for minimal heat gain.
- The floor layouts of the units are configured such that bedrooms and balconies are located in areas where overlooking issues and transmission of noise within the complex are minimised.
- The building design and use of selective materials reduce reflective surfaces.



0417 787 473
 israel.k@oneplanningconsult.com.au
 P.O.Box 42279, Casuarina NT 0811

- Air conditioning units will be screened where visible from the street and located in areas where they are accessible for servicing.
- The development promotes privacy through screening and allows casual surveillance of the public realm.
- The proposed two storey development over an MR site provides a transition and variation of heights within the locality.

MATTERS TO BE CONSIDERED UNDER Section 30C(4)

- (a) an assessment demonstrating how the proposal will comply with any interim development control order applying to the land;

There are no interim development control orders applicable to the site or development.

- (b) if a public environmental report or an environmental impact statement has been prepared or is required under the Environmental Assessment Act in relation to the proposal:




The development does not require the preparation of any environmental reports or impact statements under the Environmental Assessment Act.

- (c) an assessment demonstrating the merits of the proposal;
and
- (d) a description of the physical characteristics of the land and a detailed assessment demonstrating: the land's suitability for the purpose of the proposal; and the effect of the proposal on the land and other land;

The following are noted in relation to merits and characteristics of the site:

- The site is strategically located at the intersection of Farrar Boulevard and Lambrick Avenue which are collector and arterial roads with greater visibility and locational opportunity for easy access and suitability for local centre in an area with high residential density.
- The subject site benefits from the 74 bus route along Farrar Drive with a bus stop less than 100m from the site. This has implications for both the local centre and residential unit land uses proposed onsite.
- The proposed development support one of objectives of Northern Territory Compact Urban Growth Policy which aims to create compact and mixed activity places that play a role in improving people's lifestyle, whilst encouraging healthy living,



 0417 787 473
 israel.k@oneplanningconsult.com.au
 P.O.Box 42279, Casuarina NT 0811

sustainable economies, sustainable environments and sustainable communities.

- The proposed local commercial centre will provide a scale and mix of local retail and commercial services focused on serving the local community and creating local employment opportunities.
 - The local centre is expected to comprise approximately 1500sq.m of retail and commercial services (comprising 427sq.m of retail/alfresco, 400sq.m of office, 406sq.m of drive-thru restaurant/alfresco (McDonalds) and 268sq.m of amenities) focused on the needs of the local community and passing traffic.
 - The subject site is very well positioned to support this role and function and will support the growth of the residential community throughout the area, while not impacting on the network or role and function of the broader centres network throughout the surrounding area.
 - The site is considered capable of supporting the proposed development as it has a relatively steady slope terrain with minimal and manageable physical constraints. The impact of the development is not beyond what would be normally expected of this type of development. Appropriate measures will be taken to ensure all stormwater is directed into Council's established drainage system.
 - The development will create job opportunities for the local community.
- (e) **a statement specifying:**
- (i) the public facilities or public open space available in the area in which the land is situated; and
 - (ii) whether land for public facilities or public open space is to be provided by the applicant; and
 - (iii) whether it is proposed that facilities or open space be developed by the applicant;

There are public facilities and public open spaces located within proximity to the subject site. These facilities are noted in Figure 5 below.

The following public facilities are available within the area:

- Johnston Park located within walking distance from the site.
- Bus stop is located approximately 100m from the site.
- An education college is located within proximity to the site.
- Conversation area for leisure and recreation.

Figure 5: Public facilities close to the subject site



Source: Extract, Economic Needs Assessment Report (ATTACHMENT B)

There are no public facilities and public open spaces proposed as part of the application; however an offer of 20-30m² of public facility has been made to PCC following the need in the area. The proposed development is not expected to create any additional need for public facilities or public open space as the needs are catered for within the requirements of the locality.

- (f) a statement specifying:
- (i) the public utilities or infrastructure provided in the area in which the land is situated; and
 - (ii) any requirement for public facilities and services to be connected to the land; and
 - (iii) whether public utilities or infrastructure are to be provided by the applicant; and
 - (iv) whether land is to be provided by the applicant for the provision of public utilities or infrastructure;

The area in which the proposed development is situated is planned for high density developments, however any additional land required for easements will be given up by the proponent. Reticulated power, water and sewer services will be available to service the proposed development and will be connected to these services to the satisfaction of Power and Water Corporation. Appropriate measures will be taken to ensure all stormwater is directed into Council's established drainage system.



0417 787 473
 israel.k@oneplanningconsult.com.au
 P.O.Box 42279, Casuarina NT 0811

- (g) an assessment of the potential impact on the existing and future amenity of the area in which the land is situated;**

The NT Planning Scheme defines amenity, in relation to a locality or building, as any quality, condition or factor that makes or contributes to making the locality or building harmonious, pleasant or enjoyable.

The proposed development aims to promote the intent and purpose of the Scheme in relation to amenity by creating a built form that enhances functionality and compatibility with the existing and anticipated developments within the locality. The proposed local centre will add to the amenity, convenience and vitality of the local community.

The provision of a convenience local centre within a walkable distance for local residents will improve quality of lifestyle and better outcomes for future residents of the area without a need to drive a car for those services.

- (h) an assessment of the benefit or detriment to the public interest of the proposal;**

- The proposed development is considered to be consistent with the public's expectation of the land use in the area. The proposal supports NT Government policies outlined in the Regional Land Use Plan and the Compact Urban Growth Policy.
- The proposed development will promote the concept of sustainable living within local communities.

- (i) if the proposal relates to a subdivision of land on which a building is situated – a report from a building certifier, as defined in section 4 of the Building Act, as to whether the building will cease to comply with the Building Act if the subdivision were to proceed;**

The site is vacant and the proposal does not relate to subdivision of land.

- (j) for the development of land proposed to be the scheme land of a proposed or existing scheme, or the development of existing scheme land – a plan in the approved form specifying:**
- (i) information about any building that is, or will be, situated on the scheme land (including, for example, information about the structural integrity and fire safety of the building); and**
 - (ii) if any part of the development is subject to changes that are allowed by regulation – details about that part as required by regulation; and**
 - (iii) any other information prescribed by regulation about the development.**

The proposal does not involve any scheme land.



30 June 2016

Mr Gerard Rosse
 Manager – Planning and Environment Services
 City of Palmerston
 P.O. Box 1
PALMERSTON NT 0831

Venture Housing Company Ltd
 Level 1 Centrapoint Business Centre
 48-50 Smith Street Mall, Darwin NT 0800
 GPO Box 3204, Darwin NT 0801
 (08) 8981 9804
 admin@venturehousing.org.au
 venturehousing.org.au
 19 154 969 963

Dear Mr Rosse

Re: Letter of Support for the Re-Zoning of Lot 10288 – 3 Tarakan Court, Johnston NT 0832

On behalf of Venture Housing Company Limited ('Venture'), I am pleased to provide this letter of support with respect to **Zest Projects** ('Zest') and their request for the re-zoning of their Lot 10288, 3 Tarakan Court, Johnston.

Background

Venture Housing Company Limited is a not-for-profit affordable housing organisation and registered charity, which was established in late 2012 to address the acute need for affordable housing in the Northern Territory with a primary focus of working Territorians.

Venture is the owner of forty-eight (48) units at 11 Tarakan Court, Johnston NT 0832 which were transferred to it on 23 June 2016. These are affordable units under the Commonwealth's National Rental Affordability Scheme (NRAS). It is Venture's intention that forty (40) of these dwellings will be tenanted by Territorians on low to moderate incomes (primarily key workers) and eight (8) would be allocated to newly arrived refugees from Syria and Iraq or, failing their arrival, for other community housing.

Zest Projects

Venture manages NRAS allocations on behalf of Zest Projects for their properties in Johnston and Bellamack and can attest to the quality of built product and the commitment of Zest's Director, David Anthony, to providing opportunities for the less advantaged in the community.

Venture understands that the proposed rezoning would comprise of the following mix:

- 24 dwellings
- A McDonald's Restaurant (556m2)
- Restaurants/Cafés and a convenience store (427m2)
 - 3 x Restaurants/Cafés
 - 1 x Shop
- A first level Office and Commercial space (400m2)
 - It would be Zest's intention to offer space for a community room on a peppercorn rate under a three-year lease to Palmerston City Council

In addition to the units owned by Venture, there is considerable other high density residential accommodation within a 400m radius of 3 Tarakan Court that is not currently being serviced by restaurants, cafés, a convenience store, a community room or commercial space. Many of Venture's tenants, and, indeed, other low to moderate income earners living in the area, the majority of whom are either young, working parents or the elderly) do not own a motor vehicle and are thus isolated from the nearest shopping precinct. Having these facilities close by would considerably improve the amenity provided to Venture's tenants. As would having access to a community room for those services that assist residents.

Venture also notes that having a McDonald's on the site would provide increased employment opportunities, particularly for young people, as well as the provision of low cost food (and there are healthy options) for busy working parents. Venture has been advised by Zest that McDonald's has not expressed any interest in establishing itself in Bakewell or Zuccoli and its establishment in Tarakan Court would, therefore, be unlikely to impact on other commercially zoned centres.

Venture also believes that a commercial development is a more appropriate use of the land than a purely residential development due to its location on the corner of Lambrick Avenue and Farrar Boulevard.

Venture Housing supports Zest Projects' re-zoning proposal as it is desirable to have the above-mentioned services, facilities and employment opportunities within walking distance of our tenants and, in general, available to the surrounding Johnston residents.

Please do not hesitate to contact the undersigned on 0419 665 397 should you wish to confirm any further information,

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Jillian Ritherdon', with a stylized flourish at the end.

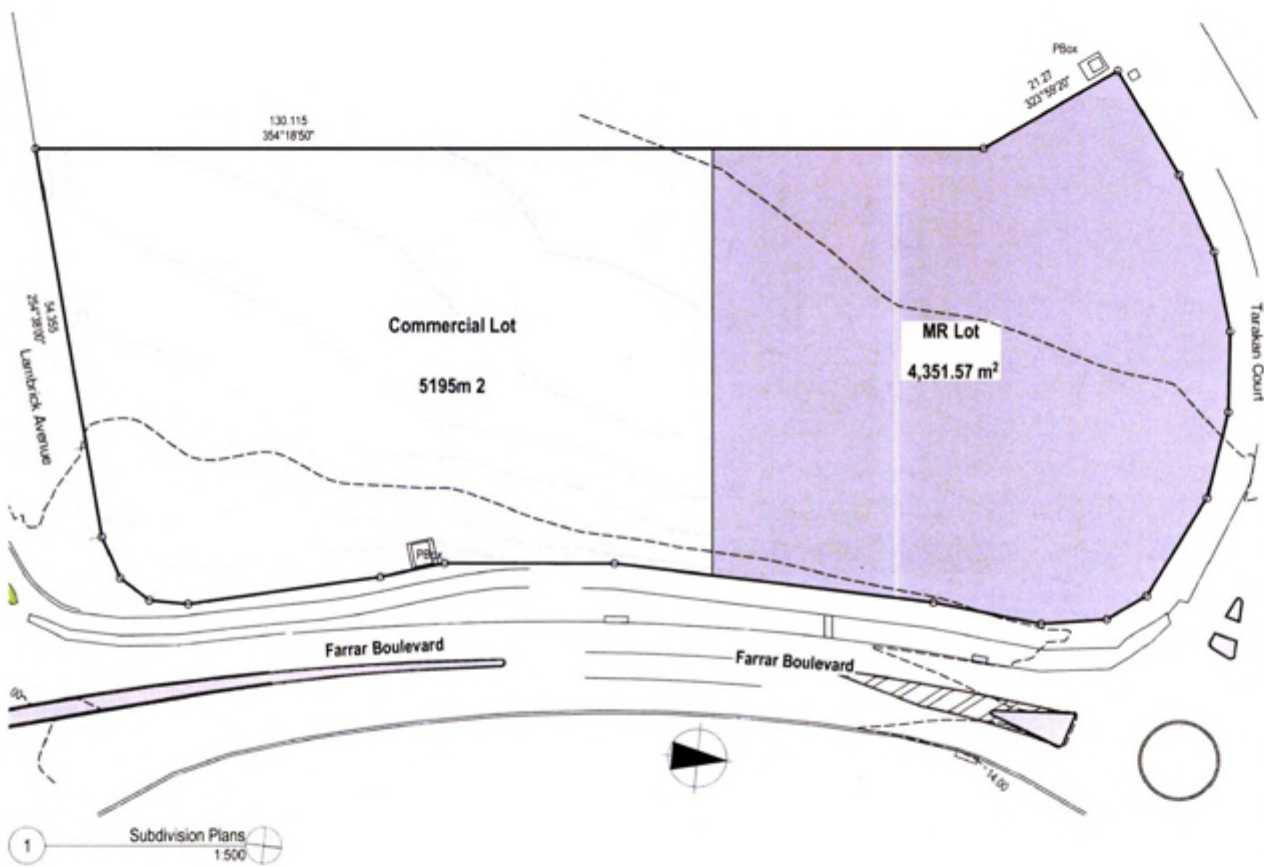
Jillian Ritherdon
Chief Executive Officer
Venture Housing Company Limited



FARRAR BOULEVARD STREETVIEW

COMMERCIAL & MR RESIDENTIAL DEVELOPMENT
MITCHELL SPRINGS
3 TARAKAN COURT JOHNSTON





Lot 10288
Total Area 9546m²
Currently Zoned MD

Proposed Rezoning
Application into:
Commercial Southern
Lot: 5195m²
MR Lot: 4,351m²

Mitchell Springs
3 Tarrakan Court Johnston
Darwin NT 0810

Proposed Subdivision
Plan

Development
Application
TKArch01



Dec 2016	Drawn: EC	Checked: DA
Issue: As Shown	1 of 13	Revision: C

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Fencing
Farrar & Tarakan
Residential Street Frontage
- 1.8m Combination Solid
Render Wall & Slat Fencing

Lambriick Commercial
fenced sections
- 1.5m Black Pool fencing

**Boundary between lot 10288
& 10286**
- 1.8m ColorBond Fencing

**Internal boundary between
MR & C Proposed Lots**
- 1.8m Slat Fence

Mitchell Springs
3 Tarakan Court Johnston
Darwin NT 0810

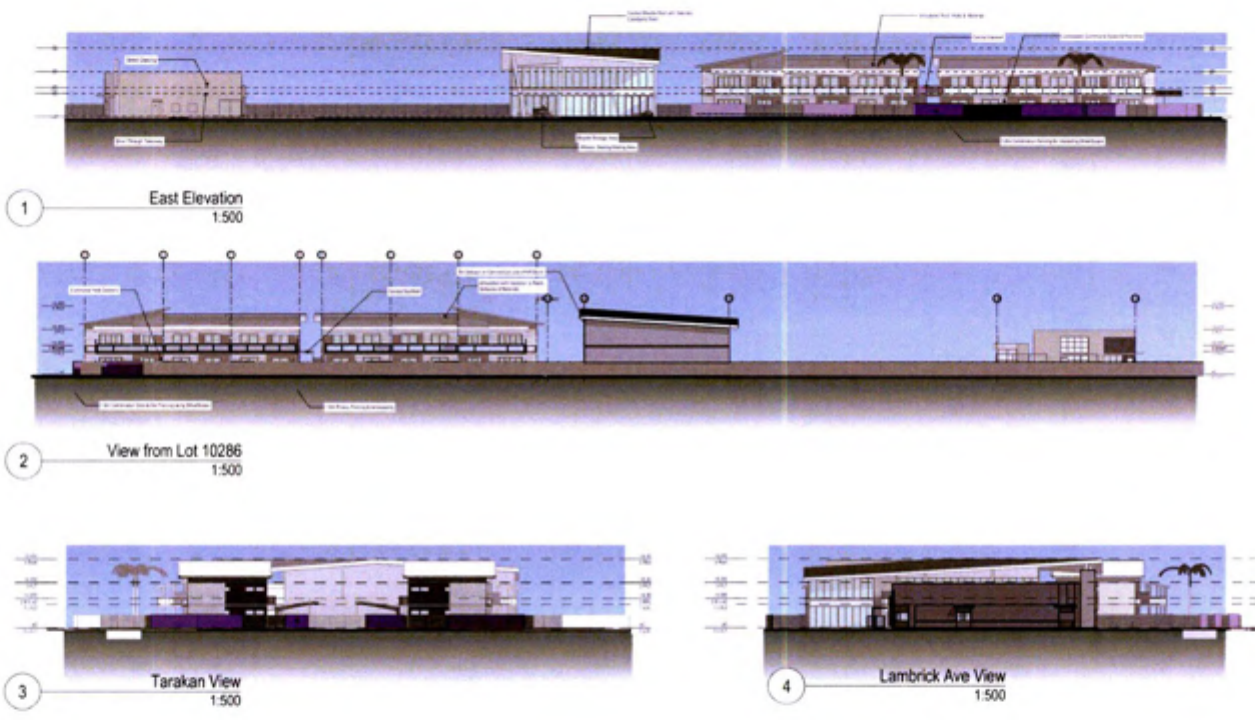
SitePlan Layout

**Development
Application
TKArch01**

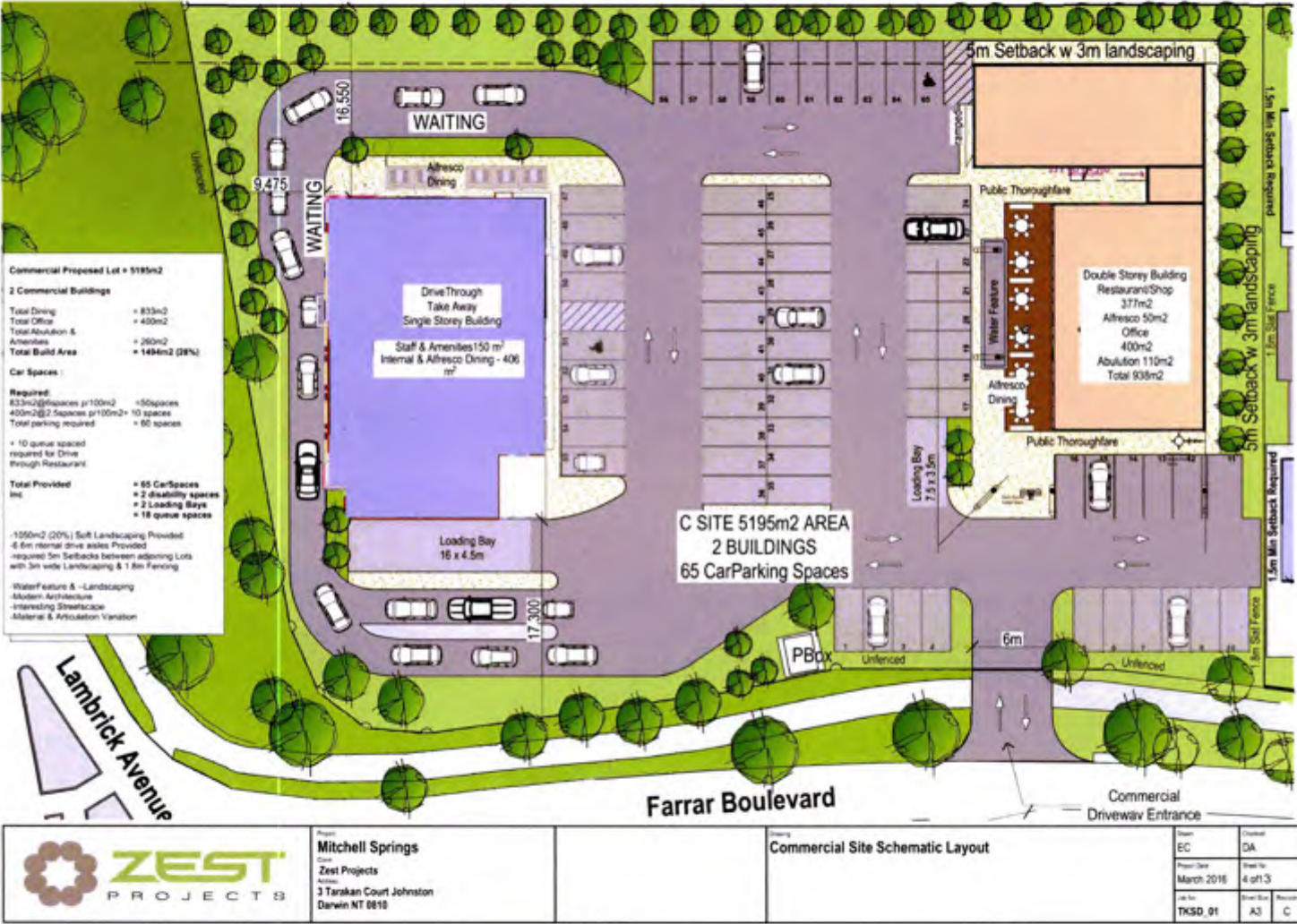
**ZEST
PROJECTS**

Date: Mar 2018	Draw: EC	Checked: GA
Draw: RA Brown	2 of 13	Revised:

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	Project Mitchell Springs Client Zest Projects Address 3 Tarakan Court Johnston Darwin NT 9810	Drawn Street elevations	Drawn EC		Checked DA	
			Project Date March 2016		Drawn No 2 of 13	
			Job No TKSD_01		Drawn Date A3	
					Revision C	





RETAIL SHOPPING & OFFICE BUILDING
MITCHELL SPRINGS
3 TARA KAN COURT JOHNSTON



Commercial Proposed Lot

Commercial Building 1

Total Dining/Shop
(inc 50m2 Alfresco Dining)

Total Office

Total Ablution & Tea Rooms

Total Building Area

Max Building Height 9.5m

Design Features:

-Wide Covered Alfresco Areas

-Water Feature & -Landscaping

-Modern Architecture

-Interesting Streetscape

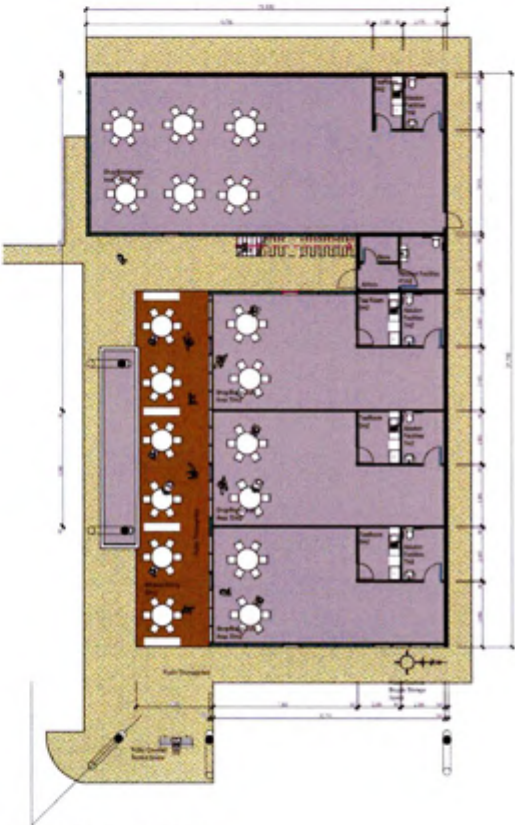
-Material & Articulation Variation

-Expansive Roof to give shelter from Western Sun

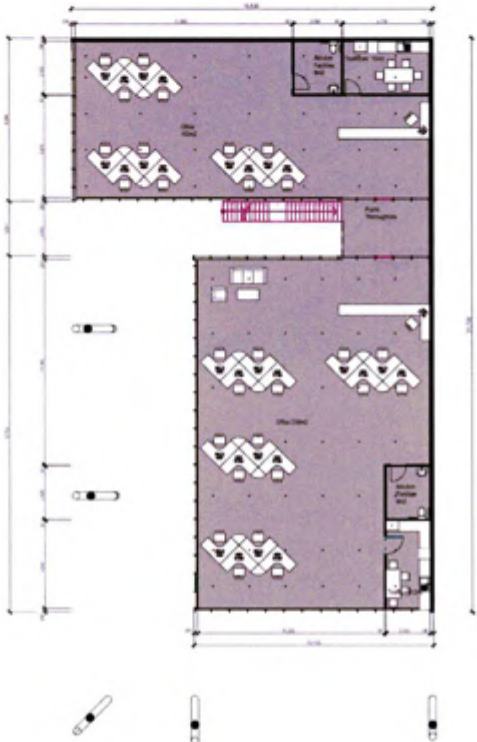
-Glazing Walls to give seamless finish

-Angled Large Steel Columns

-4m high Ceilings

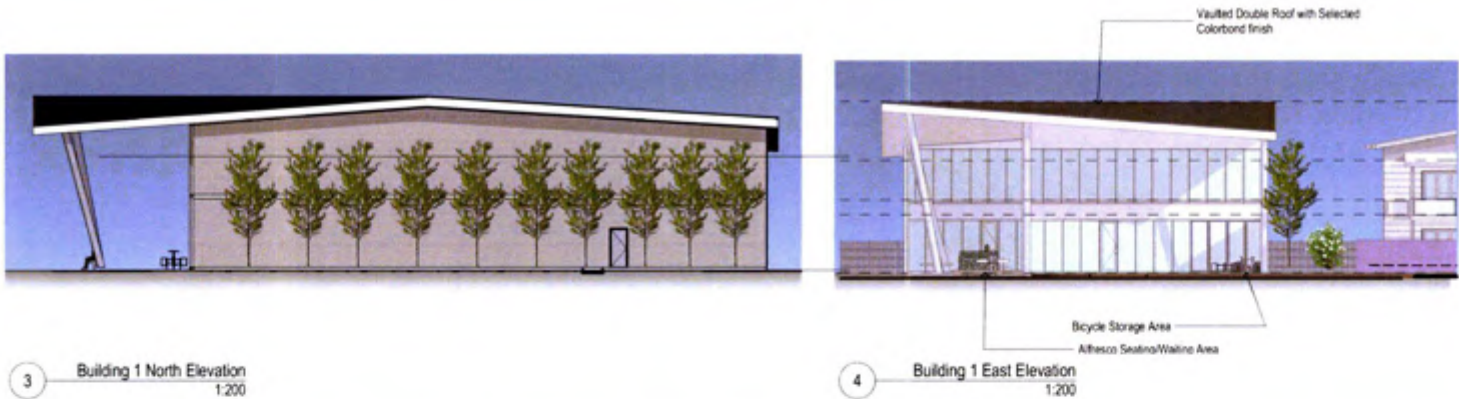
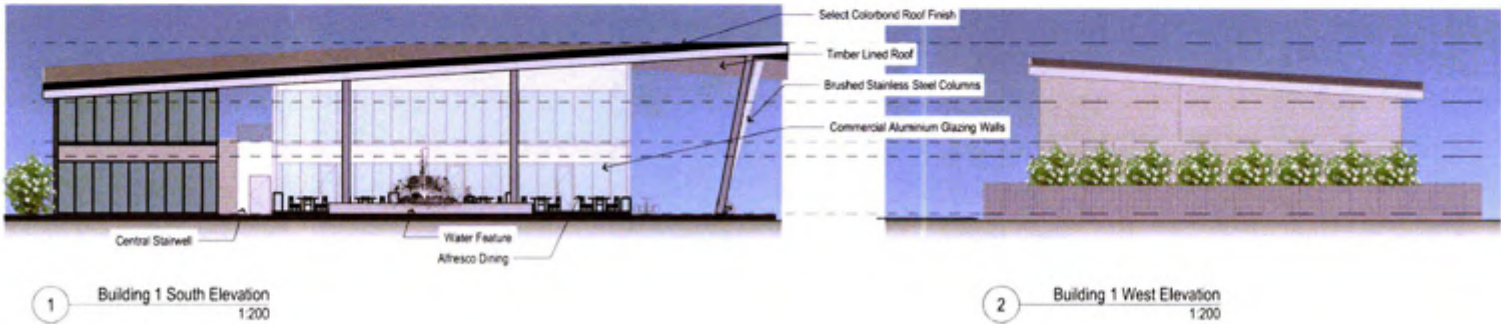


Building 1 Ground Floor Plan
1:200



Building 1 First Floor Plan
1:200

	<div>Project Mitchell Springs</div> <div>Client Zest Projects</div> <div>Address 3 Tarakan Court Johnston Darwin NT 8810</div>	<div>Drawing Building 1 Plans - Office & Commercial Use</div>	Drawn EC	Checked DA
			Project Date March 2016	Sheet No 5 of 13
			Job No TKSD_01	Sheet Size A3
				Revised C

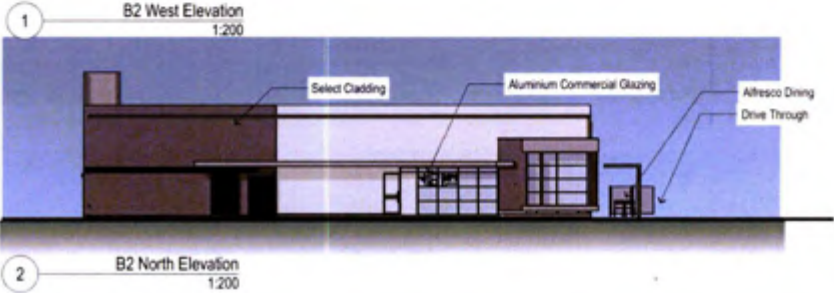
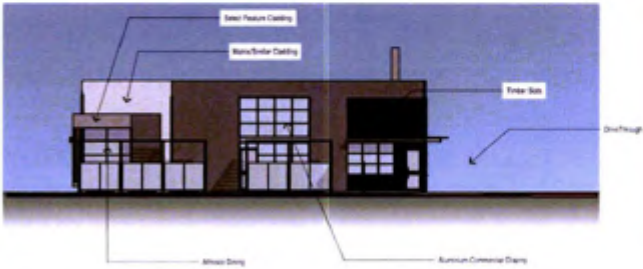


	Project Mitchell Springs Client The Zest Projects Address 3 Tarrakan Court Johnston Darwin NT 0810	Drawing Building 1 Elevations - Office & Commercial	Drawn EC		Checked DA	
			Project Date March 2016		Drawn No. 6 of 13	
			Job No. TKSD_01		Drawn Date A3	
					Revised C	



DRIVE THROUGH RESTAURANT
MITCHELL SPRINGS
3 TARAKAN COURT JOHNSTON





3 — B2 East Elevation
1:200

4 — B2 South Elevation
1:200

	Project Mitchell Springs Client Zest Projects Address 3 Tarrakan Court Johnston Darwin NT 0810	Building Building 2 Drive Through Restaurant	Drawn EC	Checked DA
			Project Date March 2016	Sheet No. 7 of 13
			Job No. TKSD_01	Sheet Date A3
				Revised C



VIEW FROM FARRAR BOULEVARD

RESIDENTIAL DEVELOPMENT
MITCHELL SPRINGS
3 TARAkan COURT JOHNSTON



VIEW FROM TARAkan COURT ENTRANCE



VERANDAH & COMMUNAL HERB GARDENS

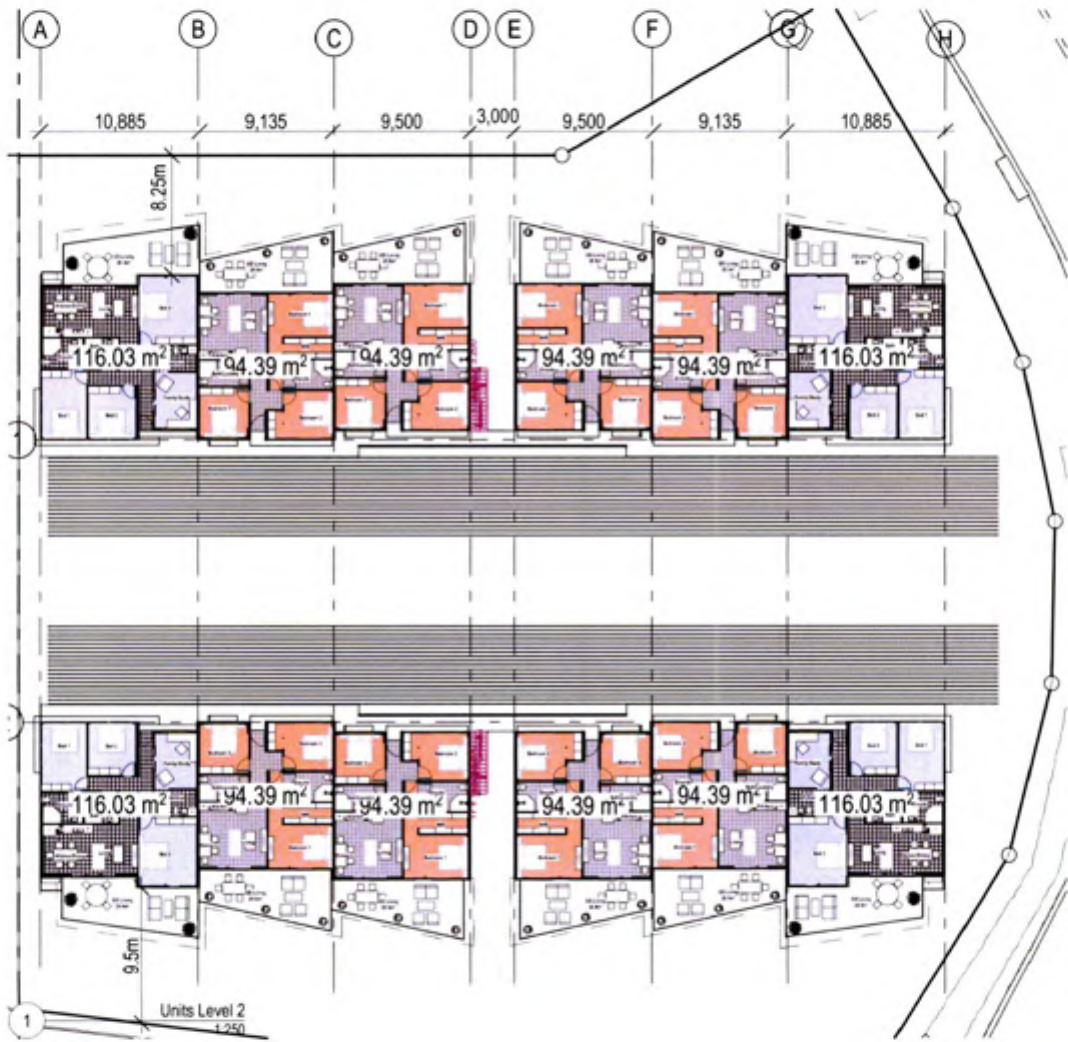


POOL & SUN DECKING AREA

RESIDENTIAL DEVELOPMENT
MITCHELL SPRINGS
3 TARA KAN COURT JOHNSTON







Mitchell Springs
3 Tarsakan Court Johnston
Darwin NT 0810

**Residential Site Layout
First Floor Level**

**Development
Application
TKArch01**

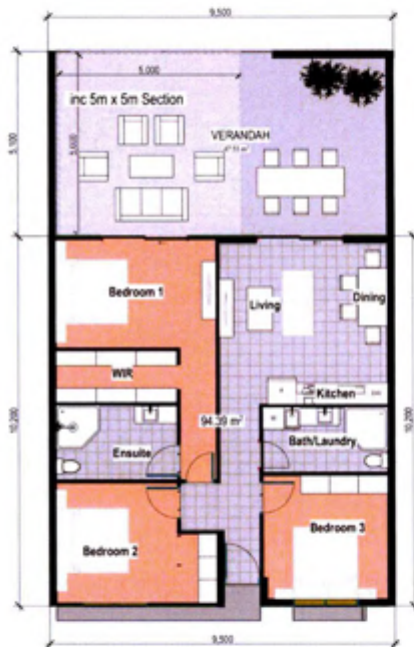
 **ZEST
PROJECTS**

Drawn: Mar 2018	Drawn: EC	Checked: DA
Scale: As Shown	Sheet: 8 of 13	Revision:

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POS Screening:
Internal tenancies to have 1700mm High solid fence.
Front screening to consist of min 1500mm High window
sills



1 3 Bedroom Unit type A - 4 of 1:100

2 3 Bedroom Units Type B - 8 of 1:100

Mitchell Springs

3 Tarakan Court Johnston
Darwin NT 0810

3 Bedroom Unit Layouts
Ground Floor Plans

Development
Application
TKArch01



Date: Mar 2016 Drawn: EC Checked: DA

Drawn: As Shown 10 of 13 Revision:

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1 3 Bedroom Unit type A - 4 of 1:100



2 3 Bedroom Units Type B - 8 of 1:100

Mitchell Springs

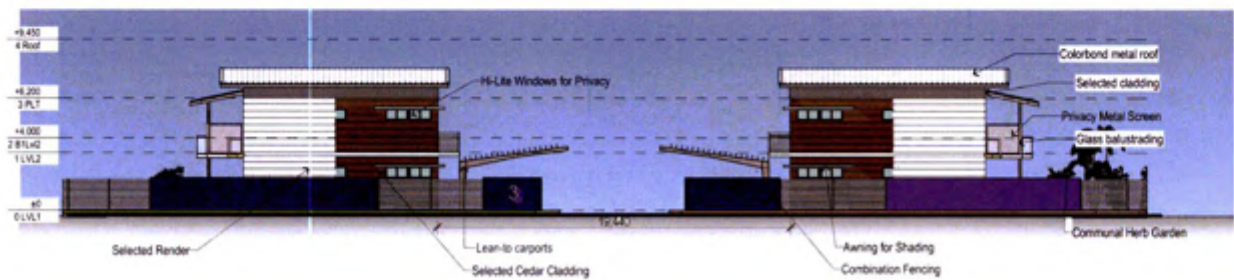
3 Tanakan Court Johnston
Darwin NT 0810

3 Bedroom Unit Layout
First Floor Plans

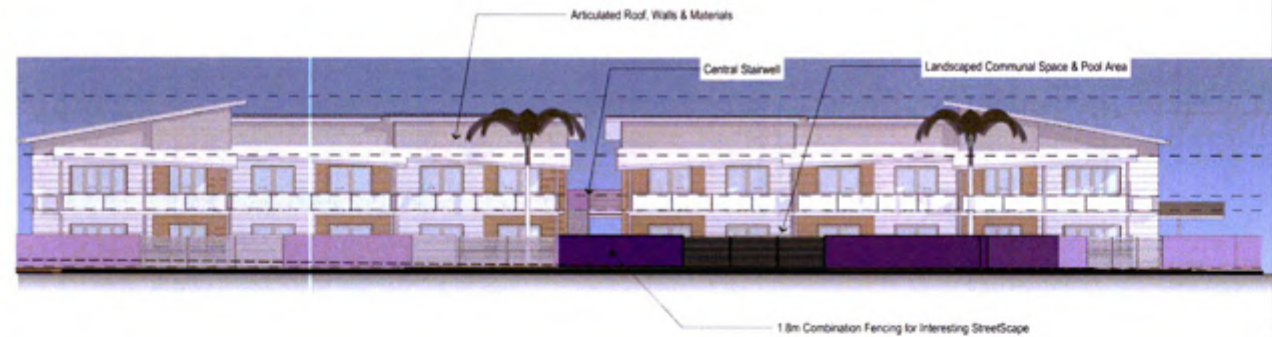
Development
Application
TKArch01



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North Elevation
1:200



East Elevation
1:200

Mitchell Springs
3 Tarsakan Court Johnston
Darwin NT 0810

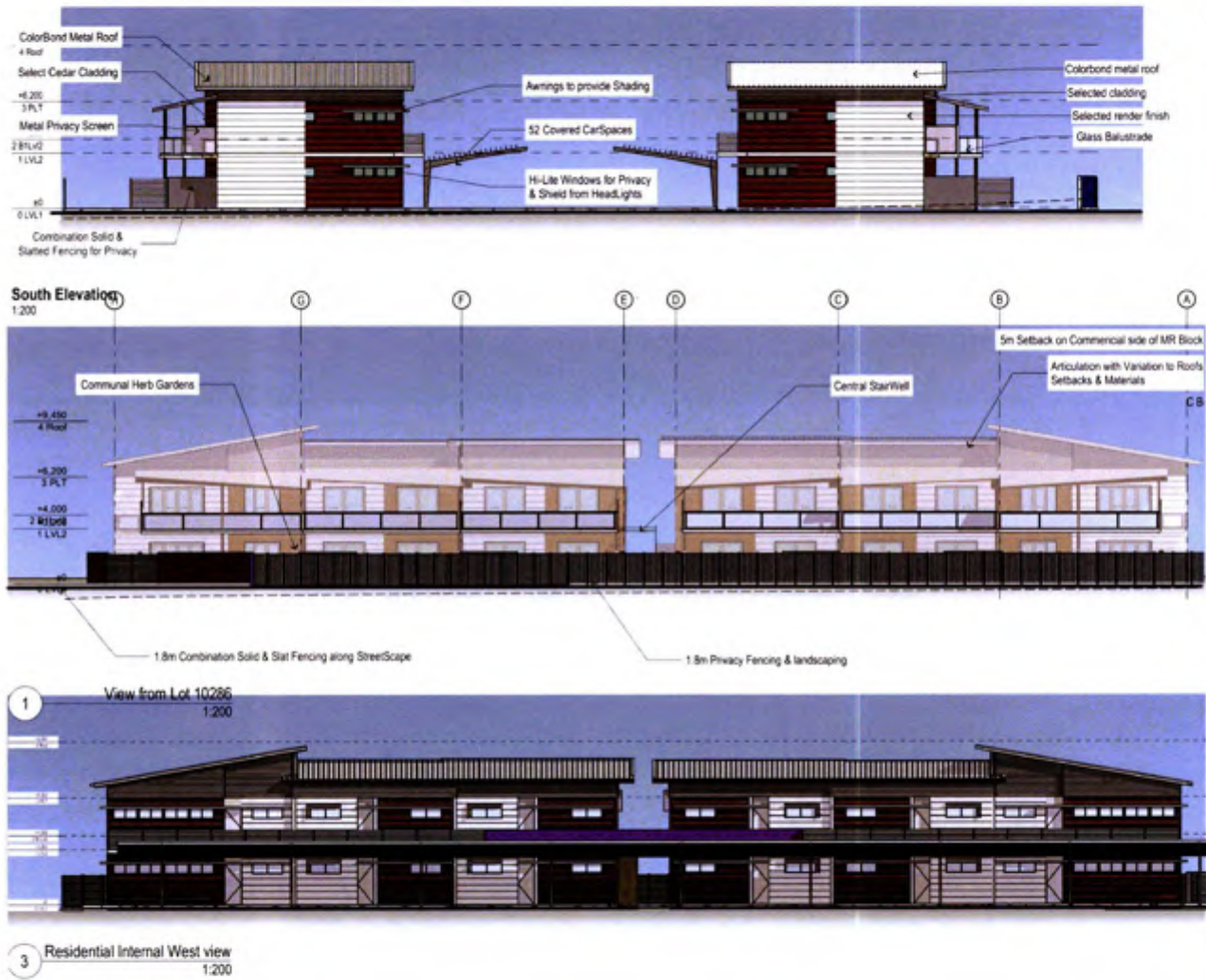
Residential Elevations

**Development
Application
TKArch01**

**ZEST
PROJECTS**

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Mitchell Springs

3 Tarsakan Court Johnston
Darwin NT 0810

Elevations

Development
Application
TKArch01



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ATTACHMENT B

Economic Need Assessment

Lambrick Avenue, Johnston

January 2016



MacroPlan Dimasi

BRISBANE

Level 15
111 Eagle Street
Brisbane QLD 4000
(07) 3221 8166

GOLD COAST

Level 2, The Wave
89-91 Surf Parade
Broadbeach QLD 4218
(07) 3221 8166

MELBOURNE

Level 4
356 Collins Street
Melbourne VIC 3000
(03) 9600 0500

PERTH

Ground Floor
12 St Georges Terrace
Perth WA 6000
(08) 9225 7200

SYDNEY

Level 4
39 Martin Place
Sydney NSW 2000
(02) 9221 5211

Prepared for: The Zest Group Pty Ltd

MacroPlan Dimasi staff responsible for this report:

Daniel Parker, General Manager – Gold Coast

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Introduction

This report presents an independent assessment of the economic and planning need conditions supporting an alternate land use mix to that currently supported by the Multiple Dwelling (MD) zone at 3 Tarakan Court, Johnston. This report focuses on the need attributes and conditions relevant to a local centre and medium density residential unit land uses as proposed onsite.

The scope for this report focuses on assessing those various conditions relevant to economic and planning need for the proposed land uses onsite based on local catchment conditions, demand drivers, planning attributes and support, and other relevant factors and attributes.

The report is structured in four sections as follows:

- **Section 1** – details the site and proposed land uses on site, including site attributes and locational considerations relevant to the proposal.
- **Section 2** – assesses the demand and need conditions relevant to the proposed local centre land use onsite.
- **Section 3** – assesses the demand and need conditions relevant to the proposed residential unit land use onsite.
- **Section 4** – provides a summary of the need implications for the subject site and those proposed land uses onsite.

Section 1: Site & Land Use Overview

1.1 Regional context and site location

The subject site, 3 Tarakan Court, is located at the intersection of Lambrick Avenue and Farrar Boulevard in Johnston. The site area is 9,548sq.m and is currently zoned as MD under the Northern Territory (NT) Planning Scheme.

The subject site benefits from high exposure to Lambrick Avenue which provides arterial access between Rosebery, Bakewell, Zuccoli, Johnston and the Stuart Highway across to Howard Springs. This road already carries high volumes of traffic which will increase as the Johnston and Zuccoli areas become more populated.

The subject site is surrounded by Conservation (C) zoned land to the north and Medium Density Residential (MR) zoned land to the east and west. The site is located very central to substantial residential growth areas throughout Johnston and Zuccoli. The subject site also benefits from the 74 bus route along Farrar Drive with a bus stop less than 100m from the site. This has implications for both the local centre and residential unit land uses proposed onsite.

Figure 1.1 Site context



Source: Google Earth, lands.nt.gov.au

1.2 Land use overview

The proposed land uses onsite which are the subject of the needs assessment presented throughout this report are a combination of local commercial centre and medium density residential (unit dwellings).

The local commercial centre use is proposed to provide a scale and mix of local retail and commercial services focused on serving the local community throughout Johnston and Zucolli. The local centre is expected to comprise approximately 1,501sq.m of retail and commercial services (including 427sq.m of retail/Dining, 400sq.m of office, 406sq.m of drive-thru & dining fast food and 268sq.m of amenities) focused on the needs of the local community. The subject site is very well positioned to support this role and function and will support the growth of the residential community throughout the area, while not impacting on the network or role and function of the broader centres network throughout the surrounding area.

The proposed medium density residential use is proposed to provide consistency with those surrounding MR zoned land areas, enhance the product and price point differential in the market for consumers, and to provide development viability onsite. The product onsite is expected to comprise residential units consistent with the MR zone code.

Section 2: Local Retail Needs Analysis

This section assesses and outlines the catchment and demand conditions relevant to the proposed local centre use onsite including trade area delineation, retail expenditure forecasts and need implications.

2.3 Trade area delineation

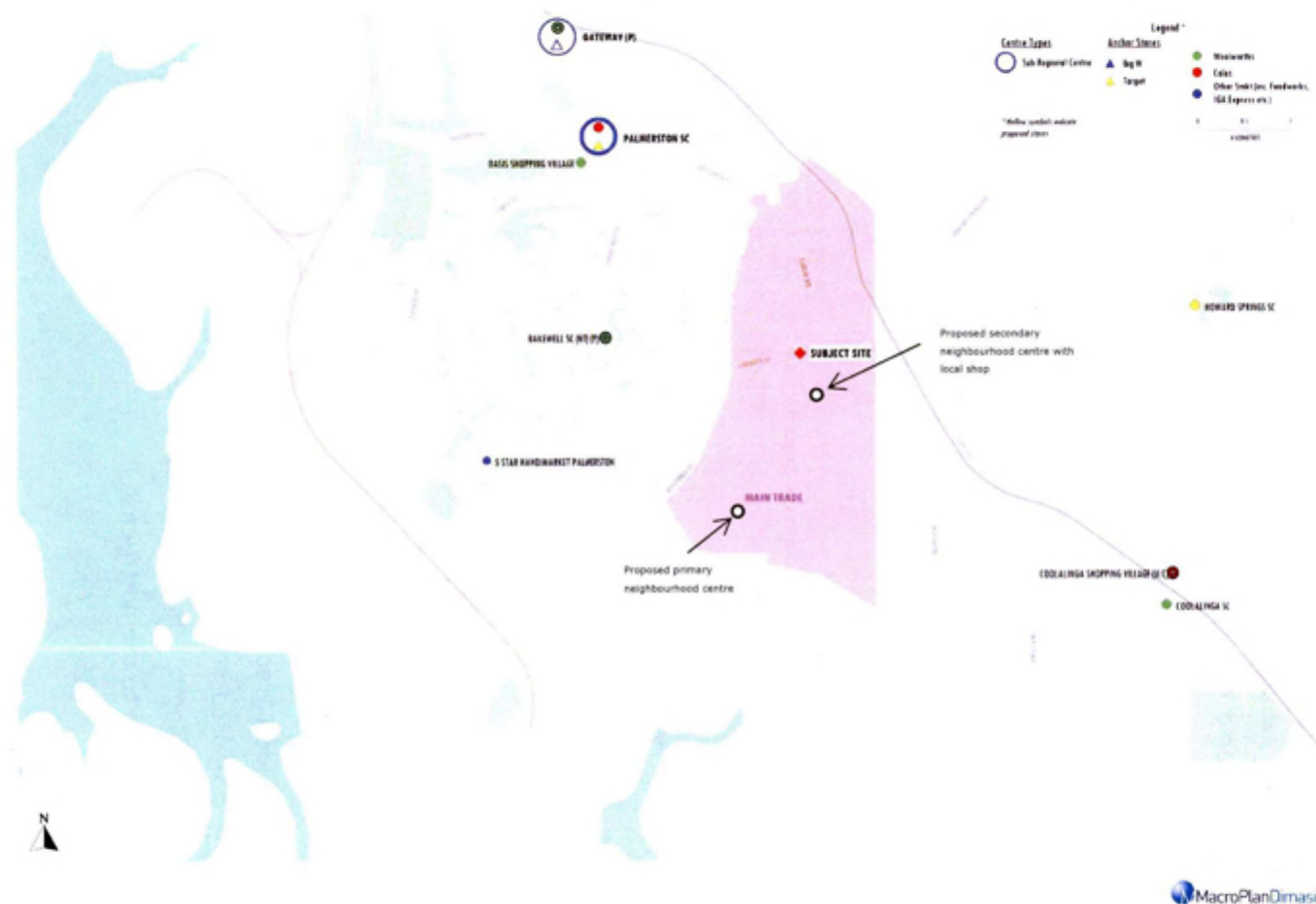
As previously stated, the proposed local retail and commercial centre will be focused on serving a local catchment comprising the Johnston and Zucolli areas. The scale and mix of uses within the centre will be defined based on the convenience related needs of this catchment. This will support a function which is distinctly different from larger supermarket anchored shopping centres, with the centre onsite supporting daily top up shopping and convenience service needs of the local catchment.

The local catchment area, taking into consideration accessibility and the location of planned higher order centres at Bakewell and Coolalinga, is illustrated in Figure 2.1 and indicated below.

- The **Main Trade Area** comprises those residential areas surrounding the subject site to the north (Johnston) and the south (Zucolli). This catchment incorporates the resident population that is most likely to benefit from the convenience retail and service offer on site.

(Note: The trade area indicated is based on Statistical Area 1 boundaries and while the lower part of the trade area is very large, population and therefore need conditions are assessed based on the zoned residential areas throughout Zucolli.)

Figure 2.1 Trade Area and Competing Centres



2.4 Trade area population

Resident Population

The recent and projected population levels within the defined trade area are detailed in Table 2.1, which take into consideration the development activity which has occurred since 2011. As shown, the trade area population is currently estimated at 204 people, however is expected to rapidly increase to 4,700 people by 2021. This rapid rate of population growth has already been experienced to some extent within the catchment and is expected to continue as development within the Zucolli corridor accelerates.

Table 2.1				
Johnston trade area population, 2014-2026*				
	Estimated population	Forecast population		
Trade area sector	2014	2016	2021	2026
Main trade area	204	1,157	4,773	6,657
Average annual growth (no.)				
Trade area sector	2011-14	2014-16	2016-21	2021-26
Main trade area	71	509	720	344
Average annual growth (%)				
Trade area sector	2011-14	2014-16	2016-21	2021-26
Main trade area	31.4%	138.2%	32.8%	6.9%

*As at June
Source: ABS Census 2011 NTPOP; MacroPlan Dimasi

Ichthys Worker Village

While over the long term the proposed centre will focus on serving residents throughout the local trade area indicated, there is also opportunity in the short term for the proposed centre to provide convenient facilities to residents of the Ichthys workers village. The village accommodate 3,500 people and is located approximately 2.5km to the north-east.

The subject site would be the most proximate centre to the workers village and provide the opportunity for workers to access convenience retail and commercial services onsite. While these workers typically create limited retail demand in terms of higher order retail uses (i.e. supermarkets, discount department stores), due to the nature of Fly-In-Fly-Out (FIFO) workers, they do still generate demand for a range of daily top-up shopping and convenience needs. The subject site and local centre proposal is well positioned to accommodate this demand which will be included in the demand modelling throughout the following sub-sections.

2.5 Socio-demographic profile

A number of socio-demographic characteristics have been assessed to assist in determining need for the proposed development. Key characteristics are identified are:

- Age breakdown
- Median income
- Family type

These characteristics are summarised in Chart 2.1. Given the limited population capacity within the trade area in 2011, the Darwin Metro average has been used to provide an indication of the expected demography of the trade area.

Age Groups

- The age profile of the Darwin Metro is reasonably diverse with a marginally higher proportion of people aged 20-49, and a lower proportion of older people aged 60+ compared to the Australian average.

Median Income

- Per capita and household incomes within the Darwin Metro area are higher than the national average with an average household income of \$113,492 compared with \$88,205 for Darwin Metro and Australia respectively.

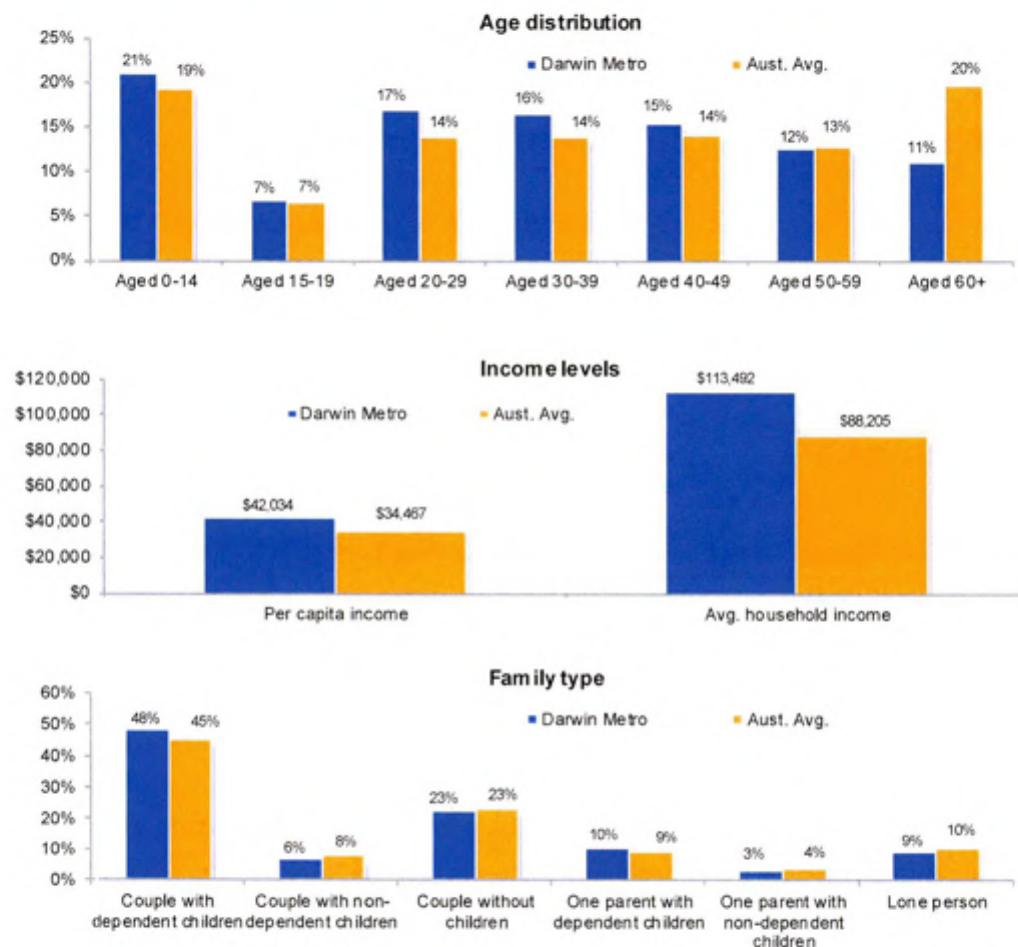
Family Type

- The family profile for the Darwin Metro region demonstrates a diverse demographic with a high proportion of young and middle aged families.

- The family type profile indicates household groups that will generate high levels of demand for convenience focused retail and commercial service facilities.

Chart 2.1

Johnston main trade area - socio-demographic profile, 2011



Source: ABS Census of Population & Housing, 2011; MacroPlan Dimasi

2.6 Retail demand assessment

The need for a local centre onsite will predominately be driven by that demand generated by local residents, as well as workers within the Ichthys worker village. The following provides detail of the average retail expenditure profile of residents, how this expenditure is forecast to grow over time, what influence Ichthys worker village residents will have on demand, and how this translates into floorspace need onsite.

Trade area resident demand

The estimated retail expenditure capacity of the Johnston trade area population is sourced from MarketInfo, which is developed by Market Data Systems (MDS) and utilises a detailed micro stimulation model of household expenditure behaviour for all residents of Australia.

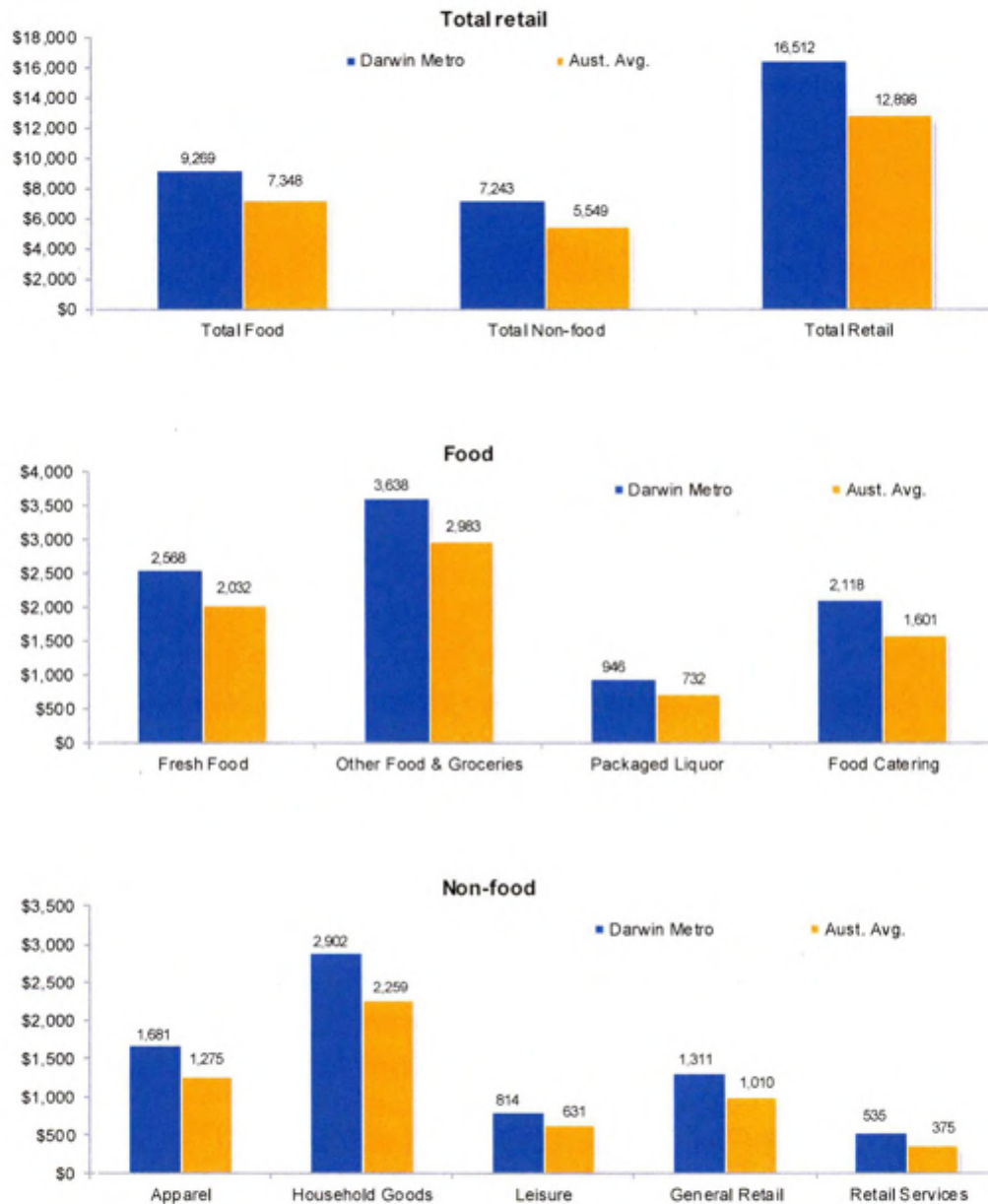
Chart 2.2 presents a comparison of the retail spending behaviour of Darwin Metro area residents with national averages. The estimated level of total retail spending per person within the Darwin Metro area is \$16,512. This in comparison is 28% above the national average of \$12,898. This difference in spending is largely consistent across food and non-food retail categories.

Table 2.3 summaries the total retail spending capacity of the main trade area population, for the period from 2014 to 2026. Spending forecasts presented in this analysis are expressed in inflated dollars (i.e. assuming the 2% inflation per annum). The retail expenditure of the total trade area population is currently estimated at \$2.9 million. The main trade area is forecast to increase by an average of \$12.3 million per annum to the period 2026 where retail expenditure will reach approximately \$150 million.

Table 2.3 also presents total retail spending by the trade area population across key retail commodity groups. Take-home food, packaged liquor and groceries (FLG) spending by the trade area residents (which is the key segment for the proposed local centre onsite) is estimated to increase by \$5.4 million annually over the same period to reach approximately \$66 million by 2026.

Chart 2.2

Johnston trade area - retail spending per person, 2013/14*



*Including GST

Source: MarketInfo; MacroPlan Dimasi

Table 2.3

Johnston main trade area - retail expenditure by category (\$M), 2014-2026*

Year ending June	FLG	Food catering	Apparel	Household goods	Leisure	General retail	Retail services	Total retail
2014	1.3	0.4	0.3	0.5	0.1	0.2	0.1	2.9
2015	2.3	0.7	0.5	0.9	0.3	0.4	0.2	5.3
2016	5.7	1.7	1.3	2.3	0.6	1.0	0.4	13.1
2017	10.4	3.1	2.4	4.2	1.2	1.9	0.8	23.9
2018	14.2	4.2	3.3	5.6	1.6	2.6	1.1	32.6
2019	19.4	5.8	4.4	7.7	2.2	3.6	1.4	44.6
2020	26.6	8.0	6.0	10.4	3.0	4.9	2.0	60.9
2021	36.4	10.9	8.2	14.2	4.1	6.7	2.7	83.3
2022	44.7	13.5	10.1	17.4	5.0	8.3	3.3	102.2
2023	49.3	14.9	11.0	19.0	5.5	9.1	3.6	112.5
2024	54.3	16.4	12.1	20.9	6.1	10.1	4.0	123.8
2025	59.9	18.1	13.3	22.9	6.7	11.1	4.4	136.3
2026	66.0	20.0	14.5	25.1	7.3	12.2	4.8	150.0
<u>Average annual growth (\$M)</u>								
2014-2026	5.4	1.6	1.2	2.0	0.6	1.0	0.4	12.3
<u>Average annual growth (%)</u>								
2014-2026	39.0%	39.2%	38.2%	38.2%	38.7%	39.1%	38.7%	38.8%

*Inflated dollars & including GST
Source: MarketInfo; MacroPlan Dimasi

In terms of retail expenditure distribution, local and neighbourhood level centres generally attract 20% to 25% of total retail expenditure. This distribution is driven by the accessibility and convenience offer of local and neighbourhood retail centres that provide for daily top-up shopping and grocery shopping needs of residents.

The local centre onsite, proposed to be approximately 1,501sq.m, including approximately 833sq.m of retail and fast food retail, is expected to attract up to 20% of that retail expenditure and demand generated throughout the defined trade area. This proportion of retail demand equates to \$2.6 million in 2016, increasing to up to \$30 million by 2026.

Ichthys worker village demand

The worker village accommodates 3,500 FIFO workers. While the majority of retail expenditure from these types of workers will typically be captured in their hometowns on higher order retail items, the expenditure on convenience retail goods such as limited grocery shopping trips, newsagency purchases, take away food purchases, etc. will typically be absorbed by local centres.

The workers residing at the Ichthys worker village already support a demand profile for convenience retail goods and services in the local area however there are very limited facilities to accommodate this demand. As such, much of this demand is likely been lost and the expenditure is not been captured locally.

The workers at the Ichthys worker village are conservatively estimated at generating the equivalent of 50% of that local retail expenditure supported by local residents. Local residents support on average \$3,300 per annum in local retail expenditure (i.e. 20% of \$16,512 total expenditure). Workers from the Ichthys village are therefore estimated at generating an average of \$1,650 per worker per annum, or a total of \$5.8 million per annum relevant to the proposed local centre onsite.

2.7 Need implications

Need for the proposed local centre is predominantly driven by that relevant retail expenditure and demand generate by local residents and workers. In 2016 this combined expenditure capacity is estimated at \$8.4 million. Based on an average retail turnover density of \$8,000 per sq.m (relevant to local centres), this equates to need for approximately 1,050sq.m of retail floorspace. While there is potential that the Ichthys worker village may be vacated at some point, the increasing local resident population will become the dominant driver of demand/need over the next several years and will support the scale of uses proposed onsite entirely.

The proposed local centre is of a scale that provides an appropriate response to rapidly increasing demand conditions within the local catchment as well as from the Ichthys worker village. The centre will comprise a mix of retail and

commercial services consistent with the demand profile therefore providing a direct response to those identified need conditions.

Section 3: Residential Needs Assessment

This section highlights those factors of need relevant to residential development onsite and interprets how these factors influence the residential built form onsite.

3.1 Residential need attributes and drivers

There are a number of attributes and influencing factors relevant to residential need and development outcomes onsite. These are varied however the strategic planning influence on residential land uses is particularly significant and deserves detailed consideration. In addition to strategic planning conditions, factors such as residential yields and residential product and price choice also support relevant need implications for the subject site. These various conditions are assessed below.

Strategic planning conditions

There is considered strong strategic planning support and need for the proposed residential unit land use onsite based on the policies and objectives of the Draft Darwin Regional Land Use Plan as well as the Draft Northern Territory Compact Urban Growth Policy, particularly given the economic need support for the proposed local centre onsite.

These two strategic planning documents provide strong support for the efficient use of urban land, increased residential affordability, and increased density around centres and public transport networks.

The subject site sits between two existing MR zoned properties and is situated less than 100 metres to an existing bus stop. While these existing conditions provide strategic support and justification for delivery of residential dwellings consistent with the MR zone as opposed to the MD zone, the development of a local centre onsite would provide increasing levels of support for enhanced densities.

Those strategic objectives and policies that provide specific support for the proposed residential unit land use onsite are outlined below.

Draft Darwin Regional Land Use Plan: Key Residential Objectives (Page 12)

- "Integrate new and existing residential areas to provide choice and diversity for residents and create character and identity to respond to differing aspirations.
- Ensure sustainable development by encouraging:
 - efficient use of land
 - reduced transport demands
 - cost effective provision and efficient utilisation of infrastructure and services
 - development consistent with the community's economic, social, cultural and environmental values
 - the creation of character and identity"

MacroPlan Dimasi assessment:

Increased residential density onsite will provide a direct response to these objectives ensuring efficient use of residential land, particularly in close proximity to public transport, a school, open space, and a proposed local centre.

Draft Darwin Regional Land Use Plan: Urban Activity Centres (Page 24)

"Development of higher density housing around a number of established urban activity centres (e.g. Parap, Fannie Bay and Nightcliff) and along major transport corridors (e.g. Stuart Highway at Stuart Park) reflects increasing interest in housing variety particularly options close to employment, transport networks and local facilities and services. Higher density dwellings integrated with activity centres will play a significant role in increasing housing choice and affordability."

MacroPlan Dimasi assessment:

The proposal to establish both a local centre as well as increased density residential development onsite creates the opportunity to establish a strong community node and activity centre. The proposed unit development onsite is expected to have similar resemblance to the successful unit development achieved at Karama along Kalymnos Drive.

Draft Northern Territory Compact Urban Growth Policy: What is Compact Urban Growth (Section 2.1)

"Compact Urban Growth aims to create compact and mixed activity places that play a role in improving people's lifestyle, whilst creating healthy people, sustainable economies, sustainable environments and sustainable communities. Higher density residential buildings are encouraged, and are usually a key component of a Compact Urban Growth locality.

Figure 1 outlines the general philosophy behind Compact Urban Growth. In principle, Compact Urban Growth localities should:

- occur around activity centres and public transport nodes, where dwelling and activity density may be at its highest;
- occur along transport corridors that are within 400 metres from an activity centre; and
- include a transition zone, where dwelling and activity density will become less intense, and will transition to lower densities generally matching the surrounding locality (generally occurs 400 metres away from the activity centre and public transport node)."

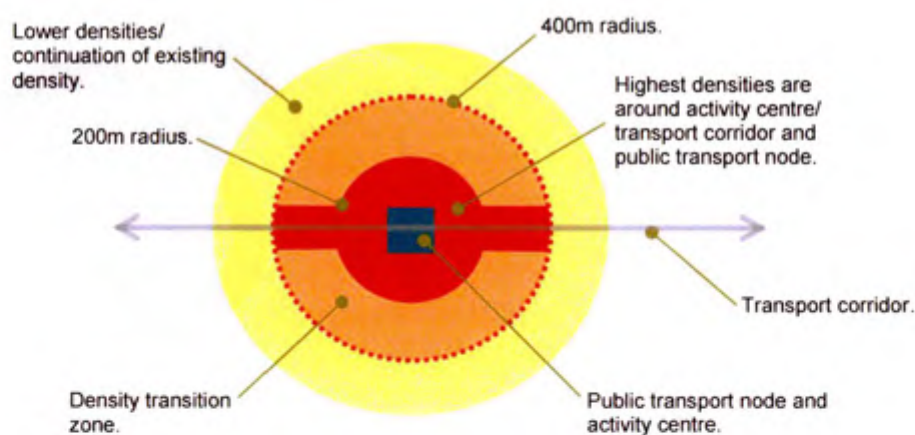


Figure 1 – Higher densities are encouraged within 400 metres of an activity centres and high frequency public transport corridors.

MacroPlan Dimasi assessment:

The subject site and those residential and local centre uses proposed onsite provide a very strong consistency with the compact urban growth model depicted above. The subject site has direct frontage to the public transport route along Farrar Drive and a bus stop less than 100 metres from the site, is bordered by MR zoned sites to the east and west, with surrounded land areas providing transition to reduced densities.

Draft Northern Territory Compact Urban Growth Policy: What are the Benefits of Compact Urban Growth (Section 2.2)

"The Compact Urban Growth model described above has been linked to improving urban sustainability. Urban sustainability is not just about environmental concerns, it is also about economic viability, liveability and social equity.

For example, locating more dwellings close to shops, existing employment centres, public open spaces, public transport and schools allows improved access to jobs, services and facilities.

Compact growth localities add to the variety of housing products, which cater for the diverse aspirations of our socio-demographic.

The closer people are to local services, the higher likelihood that these services will be used, and the more viable it becomes to operate these services.

If more people start using their local services and facilities, the opportunity for safety via passive surveillance improves (i.e. eyes on the street).

If you locate more people close to these facilities, the likelihood of people walking to and using local shops, using public open space and using public transport increases. If people start walking more as part of their daily routine, it increases people's ability to exercise, which has many health benefits for the individual.

If people walk or use public transport to their daily destinations, people start reducing their carbon footprint.

Cumulatively, these factors result in the ability to access a greater social network locally. In simple terms, these factors in combination can lead to the development of stronger and more resilient communities.”

MacroPlan Dimasi assessment:

With regards to those *Benefits of Compact Urban Growth* outlined above, and with respect to the proposed unit residential and local centre land uses onsite, the following benefits are supported:

- Improved access to jobs, services and facilities based on the close proximity of the proposed uses onsite and existing public transport connections, school and open space.
- Enhanced housing diversity.
- The proposed residential units onsite will provide increased support for the proposed local centre use based on proximity.
- The additional dwellings and local centre facilities will create increased activity and therefore enhanced passive surveillance.
- The location of the proposed uses, with respect to other surrounding uses such as bus stop, school and park, encourage walking and a reduced reliance on private transportation.

Draft Northern Territory Compact Urban Growth Policy: Performance Criteria (Section 4.2)

Is the site/ locality within 400 metres walking distance of the following:

- a) shops;
- b) frequent public transport;
- c) public open space; and
- d) schools and other education/ community facilities?

MacroPlan Dimasi assessment:

The proposed residential units onsite fulfil all those performance criteria outlined above based on the proposed local centre onsite, as well as those surrounding land uses highlighted in the figure below.

Figure 3.1 Performance Criteria – Local Uses



Source: Nearmap.com

Residential yield and choice provision

The proposed residential units onsite will enhance the scale and diversity of residential product in the local area. This will create a range of benefits including the following:

- The units onsite will offset the reduction in residential site area onsite associated with the delivery of the proposed local centre;
- The units onsite will assist in offsetting the development on the opposite corner of Farrar Drive and Lambrick Avenue which has been delivered at MD densities as opposed to the MR density as zoned; and
- The proposed units will enhance the overall diversity of product in the area creating choice in product type and price as well as enhance the overall level of competition.

3.3 Need implications

The predominant need drivers related to the proposed residential units onsite are those strategic planning objectives and policies outlined by the State Government in a number of current regional planning documents, as well as the positive contribution the development will make to local market conditions.

Ultimately the increased residential density proposed onsite will contribute to an enhanced scale and diversity of product as well as enhanced choice and competition within the market. While this aligns strongly with the Government's residential objectives and performance criteria outlined in the Regional Land Use Plan and the Compact Urban Growth Policy, it also positively contributes to improved market conditions and consumer benefits/outcomes.

Section 4: Summary

This final section summarises those need implications for the proposed land uses onsite including the local retail and commercial centre and the residential unit product. These implications are supported by that analysis presented throughout sections 2 and 3.

The local retail and commercial centre provides a direct response to the existing and increasing need conditions generated by local residents and workers residing at the Ichthys worker village located close to the subject site. The following summarises those need conditions and drivers supporting the proposed local centre use onsite:

- Estimated retail expenditure levels/retention of \$8.4 million are supported based on forecast population growth and FIFO workers in 2016.
- Forecast increase in retail expenditure levels/retention to \$22.4 million by 2021.
- Retail floorspace demand/need of 1,050sq.m in 2016 increasing to 2,800sq.m by 2021 based on expenditure estimates.
- The local centre is expected to comprise approximately 60% retail and 40% commercial services to support the needs of the community, and is therefore considered appropriate as a use onsite circa 2016.
- The use mix within the centre is expected to be a convenience focused comprising a mix of retail specialties, takeaway food and commercial services to meet the daily convenience needs of residents.
- The subject site is located within a 400 metre radius of an existing park, school and public transport route (including bus stop) which supports the creation of a local centre under the Compact Urban Growth Policy document.

The proposed residential units onsite, consistent with the MR zone, is supported and considered appropriate based on the following need related conditions and drivers:

- The increased density onsite supports the efficient use of urban land as well as supports increased diversity and affordability in residential product, consistent with the objectives of the Draft Darwin Regional Land Use Plan.
- The increased density onsite supports the objective of creating transition zones of residential product around local services and facilities, particularly given the existing MR zoning of adjacent sites with lower density supported further north and south of the subject site.
- The increased density onsite, combined with the proposed local centre onsite, will establish a local activity node that significantly aligns with the objectives and performance criteria for compact urban growth. Specifically, the site and those proposed residential and local centre uses onsite will be located within a 400 metre radius of a school (MacKillop Catholic College), a park/open space (Johnston Park and surrounding conservation land), and public transport (bus stop less than 100 metres from site).

Based on those economic and strategic planning drivers of need outlined above, the proposed local centre and residential unit land uses proposed onsite are considered appropriate and a rezoning of the site to provide consistency with these proposed uses is supported.





**Commercial Development
3 Tarakan Court, Johnston**

Traffic Engineering Report

For

The Zest Group

Reference: 16GCT0003



January 2016





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ABN 39 093 345 156

41A Quay Street, Sanctuary Cove
PO Box 930, Sanctuary Cove QLD 4212
T: 07 5514 8000 F: 07 5514 8144 E: ttmgc@ttmgroup.com.au

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3					



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1. Introduction and Summary

1.1. Purpose of Report and Study Objectives

This report presents the findings of a transport and traffic assessment carried out by TTM for the proposed commercial development located at 3 Tarakan Court, Johnston, Darwin.

The purpose of the report is to determine the proposed development's compliance with relevant Northern Territory, City of Palmerston Council, Australian Standard and Austroad's policies, guidelines and standards, and to determine the developments likely impact on the local traffic network.

1.2. Executive Summary

1.2.1. Site Location and Study Area

The existing development site is situated at 3 Tarakan Court, Johnston, Darwin as illustrated in Figure 1.1 and Figure 1.2.



Figure 1.1: Site Location (NT Atlas)

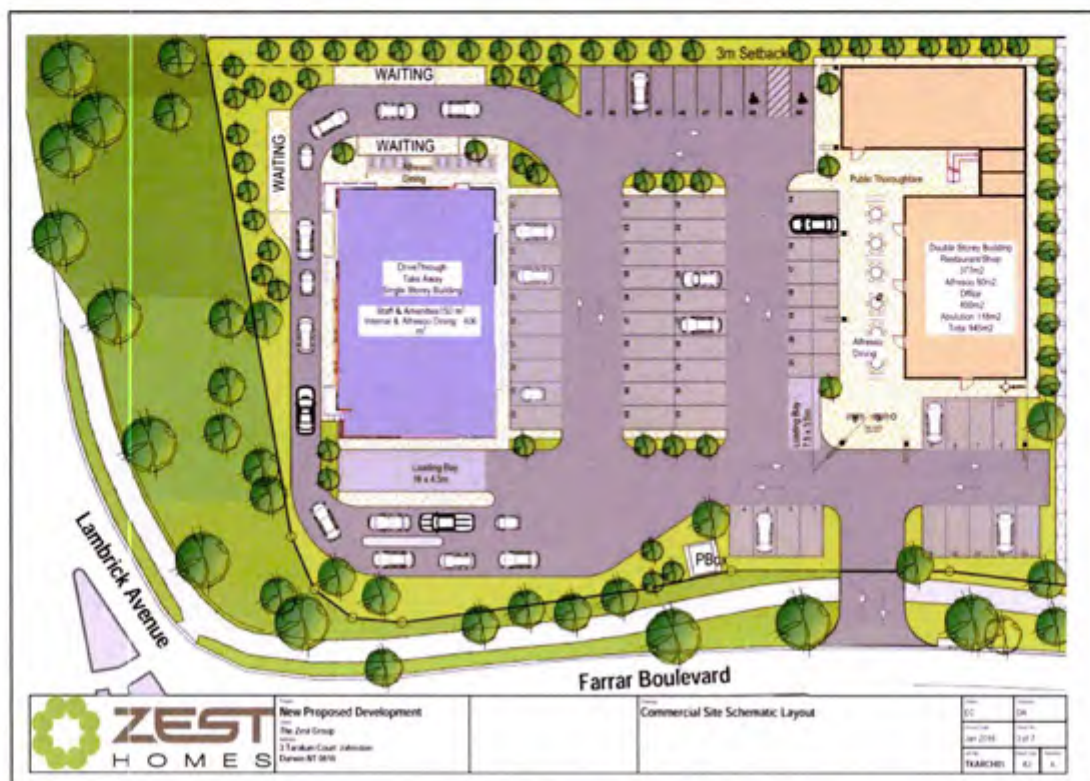


Figure 1.2: Development on Parcel Number 10288 of Location Code 590

The proposed development is contained within the jurisdiction of the City of Palmerston Council. The Northern Territory Planning Scheme is the planning document applicable to the site.

1.2.2. Development Description

The proposed development is summarised as follows:

- ▶ Drive Through Take Away Single Storey Building of 406m² dining area and 150m² of staff and amenities area.
- ▶ Commercial Office Double Storey Building of 377m² commercial area, 50m² Alfresco Dining, 400m² office area and 118m² of amenities area.
- ▶ Access onto Farrar Boulevard;
- ▶ 60 standard parking spaces including the required 1 disability space; and
- ▶ 10+ queueing spaces at drive through restaurant and an extra 7 parking bays for waiting.

The Development Plan for the site is included in Appendix A.

1.2.3. Types of Studies Undertaken

TTM have undertaken a Traffic Impact study, Transport Assessment and Car Park Assessment as part of this report.



1.2.4. Principle Findings

- ▶ The existing public transport, pedestrian and bicycle facilities adequately service the development's requirements.
- ▶ All parking within the development satisfies the requirements of the Northern Territory Planning Scheme.
- ▶ The development complies with the PWD requirements specified in the BCA and AS2890.6.
- ▶ Parking design within the development is consistent with the requirements of the Northern Territory Planning Scheme and Australian Standard AS2890.1.
- ▶ Servicing and refuse collection have been adequately addressed by the development design.
- ▶ It is of TTM's professional opinion that the trips generated by the proposed development will not have any adverse effect on the surrounding network. The analysis revealed that the Farrar Boulevard / Site Access Intersection and the Farrar Boulevard / Lambrick Avenue / Zuccoli Parade intersection will operate under the acceptable levels specified in the *RMS Guide to Traffic Generating Developments* up to a design year of 2028 (assuming a development completion of 2018).

1.2.5. Recommendations

Based on the findings of this assessment, it is of TTM's professional opinion that the proposed development be approved on transport planning grounds.



2. Proposed Development

2.1. Offsite Development

No offsite developments are currently proposed as part of the commercial development.

2.2. Onsite Development

2.2.1. Land Use, Location and Intensity

The subject site is currently unoccupied. The surrounding areas are occupied by residential dwellings.

The site is located close to the Farrar Boulevard / Lambrick Avenue / Zuccoli Parade intersection. This intersection is signal controlled.

The development takes up a total area of 1,501m² (including amenities & Alfresco) and the site has an area of 5,070m².

2.2.2. Site Plan

The proposed site plan is included in Appendix A of this report.

2.2.3. Phasing and Timing

It is expected that the development will be constructed and fully operational by 2018.



3. Existing Area Conditions

3.1. Study Area

3.1.1. Area of Influence and Significant Transportation Impact

The road network in the immediate vicinity of the site has been reviewed and summarised in Table 3.1.

Table 3.1: Road Hierarchy of Surrounding Roads

Road Name	Type	Speed (km/h)	Lanes	Authority
Lambrick Avenue	Arterial Road	80	2 Lanes Divided	NT
Farrar Boulevard	Local Road	60	2 Lanes Divided	NT
Tarakan Court	Local Road	60	2 Lanes Undivided	NT

Currently no known road works are scheduled in the vicinity of the development site.

3.2. Study Area Land Use

3.2.1. Existing land uses

The development site is currently unoccupied.

3.2.2. Existing Zoning

The site is zoned as MD - Multiple Dwelling. The zoning of the development site and surrounding areas are illustrated in Figure 3.1. The adjacent areas to the east and west are zoned as MR – Medium Density.

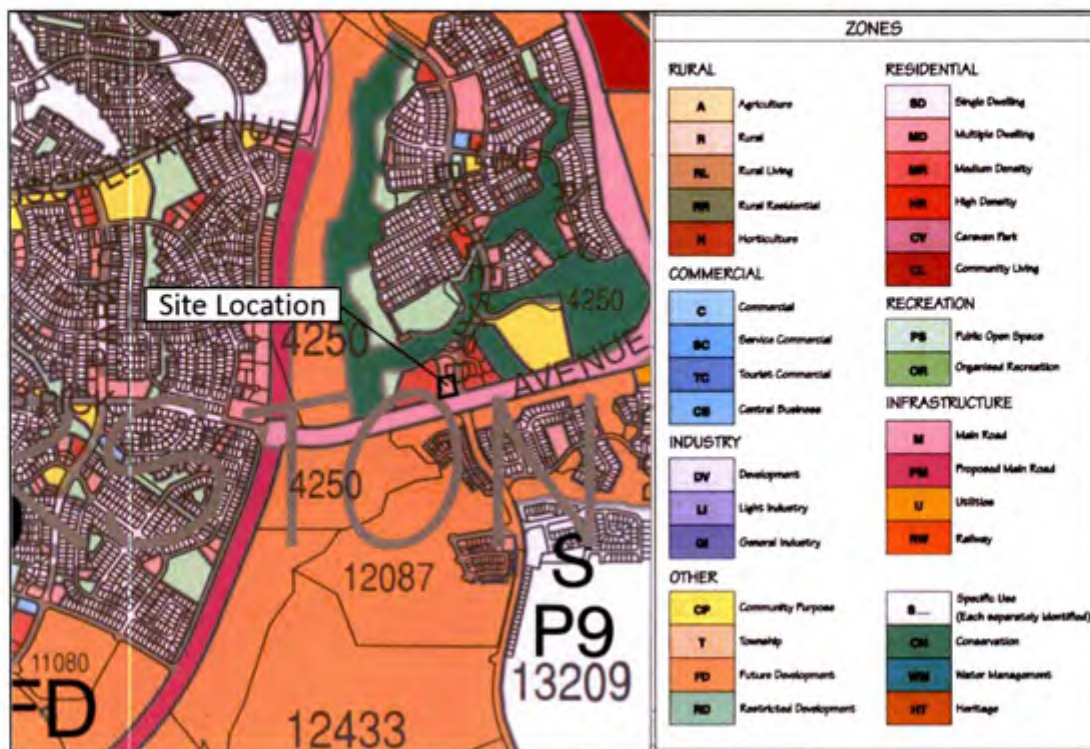


Figure 3.1: Local Zoning (NT Planning Scheme)

3.2.3. Anticipated Future Development

A future residential development is anticipated on the northern end of the site, but utilises an alternative access point.

3.2.4. Area Roadway System

3.2.4.1. Existing

No driveway currently exists for the existing development.

3.2.4.2. Future

The development is proposing to construct a new paved driveway as part of the proposed construction.

3.2.5. Traffic Volumes and Conditions

Existing traffic volumes have been derived from SCATS data from the NT Department of Infrastructure at the Farrar Boulevard / Lambrick Avenue / Zuccoli Parade Intersection from Monday the 13th of April 2015 to Sunday the 19th of April 2015 as illustrated in Figure 3.2 and Figure 3.3.



Figure 3.2: Farrar Boulevard / Lambrick Avenue / Zuccoli Parade Intersection

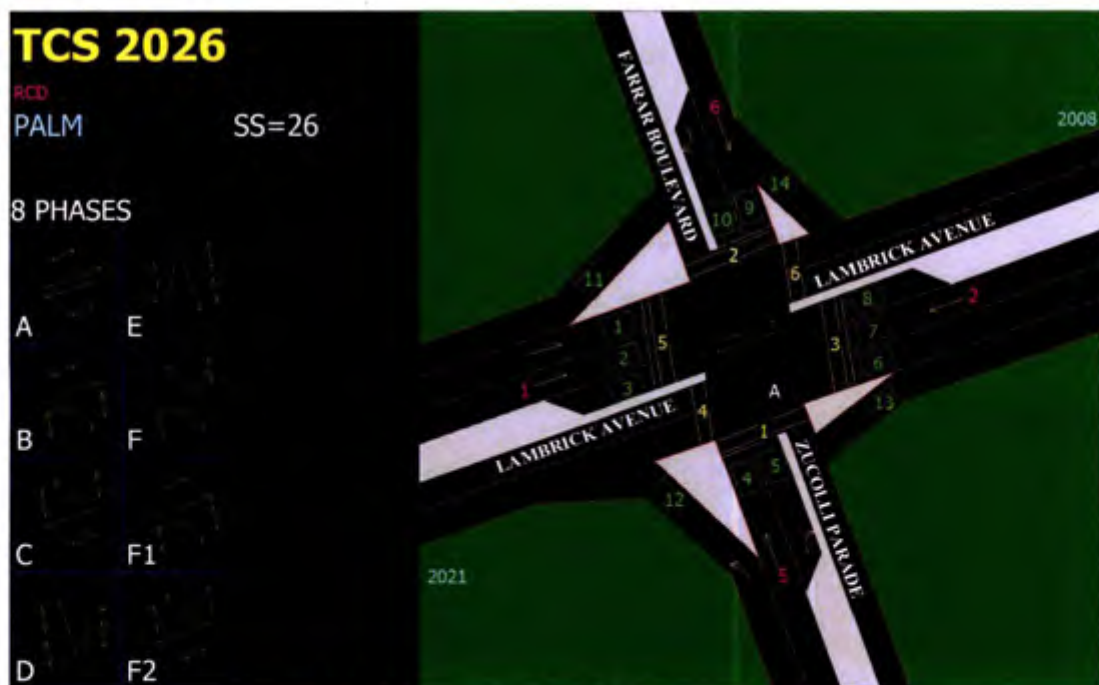


Figure 3.3: SCATS Data – Lambrick Avenue / Farrar Boulevard

Monday the 13th of April produced the highest volume of traffic with the AM and PM peak hours occurring between 7:30am – 8:30am and 4:30pm – 5:30pm.

3.2.6. Transit Service

A bus stop is located approximately 150m north of the development on Farrar Boulevard and is serviced by Route 74.

This route services the following areas;

- Route 74 – Palmerston Interchange, Indigenous Village, Zuccoli, Farrar Boulevard, Health Precinct, Kokoda Industries and Adams Road.

Further, it is likely that public transport facilities will improve once future development in the Zuccoli and surrounding areas are complete.

It is of TTM's professional opinion that existing public transport facilities adequately service the development's requirements.

3.2.7. Pedestrians and Cyclists

Pedestrian facilities

A 2.5m wide pedestrian footpath currently exists along both sides of Farrar Boulevard. The southern intersection also provides pedestrian phases to improve pedestrian access in and out of the Zuccoli area.

Cycling Facilities

Dedicated off-road cycling paths are provided for cyclists surrounding the proposed development as illustrated in Figure 3.4.



Figure 3.4: Darwin Cycle Paths

It is of TTM's professional opinion the existing and proposed pedestrian and bicycle facilities adequately service the development's requirements.

4. Projected Traffic

4.1. Site Traffic

4.1.1. Trip Generation

The developments trip generation values were calculated from trip generation rates provided within the "ITE Trip Generation Rates - 9th Edition" as follows:

Table 4.1: Trip Generation for the Development

Description/ITE Code	ITE Vehicle Trip Generation Rates							
	Units	Weekday	AM	PM	AM In	AM Out	PM In	PM Out
Specialty Retail Centre 826	100 m ²	47.71	7.36	2.92	48%	52%	44%	56%
Development	427 m²	204	31	12	15	16	6	7
General Office 710	100 m ²	11.87	1.68	1.60	88%	12%	17%	83%
Development	400 m²	48	7	7	8	1	2	7
Fast Food with Drive Thru 934	100 m ²	534.02	48.89	35.14	51%	49%	52%	48%
Development	406 m²	2169	199	143	102	98	75	69

A network layout was then produced to estimate the likely distribution of the traffic generated from the new development.

4.1.2. Trip Distribution

A volume demand consisting of 40% Northbound and 60% Southbound traffic distribution in and out of the proposed development access has been applied as a conservative measure given the level of development north and south of the site. Also, the fact that a significantly large amount of trips has been assumed to be generated by the development, this trip distribution is a reasonable assumption.

4.1.3. Background growth rate

In order to reflect future volumes on the network, a conservative background growth rate of 3% has been applied to the current volumes to represent future increases in traffic.

4.1.3.1. AM Comparison Volumes

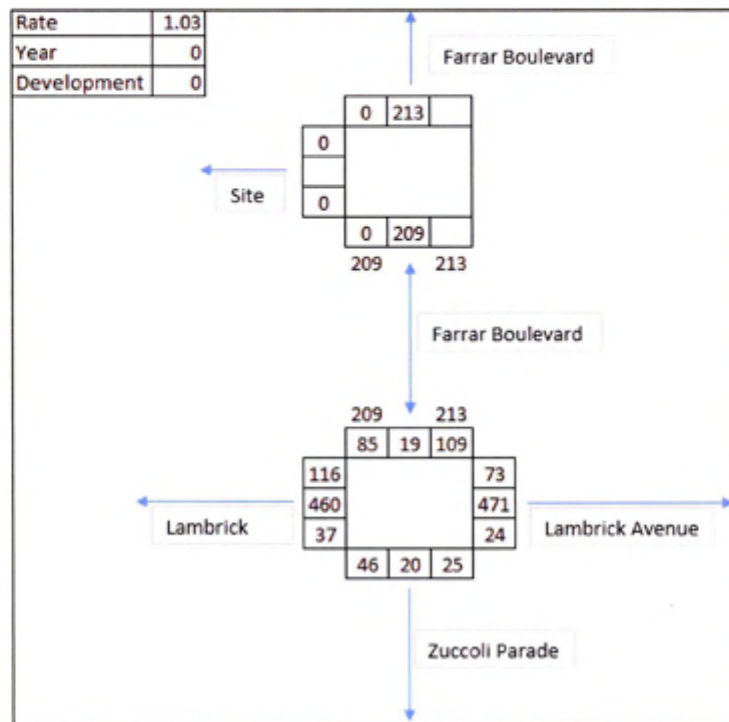


Figure 4.1: 2015 AM Survey Volumes

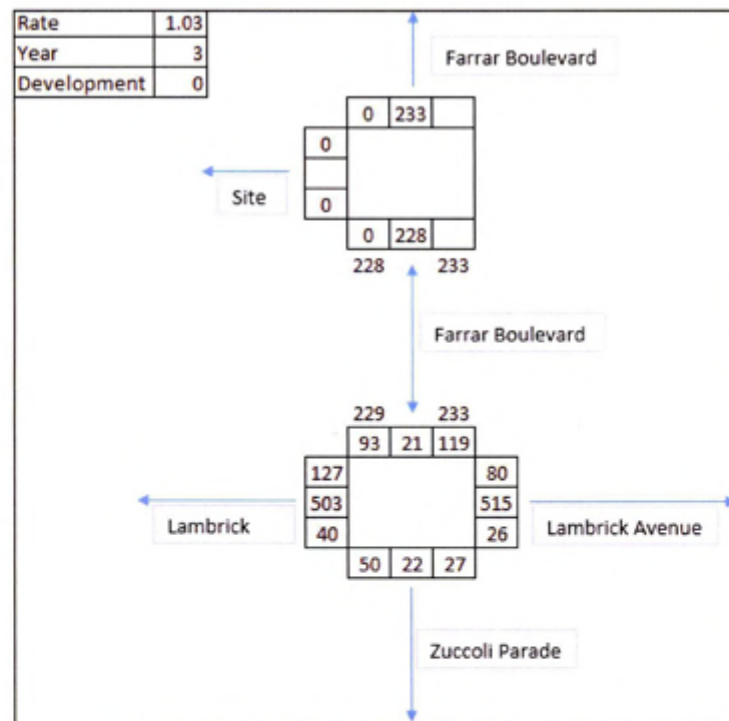


Figure 4.2: 2018 AM Volumes without Development

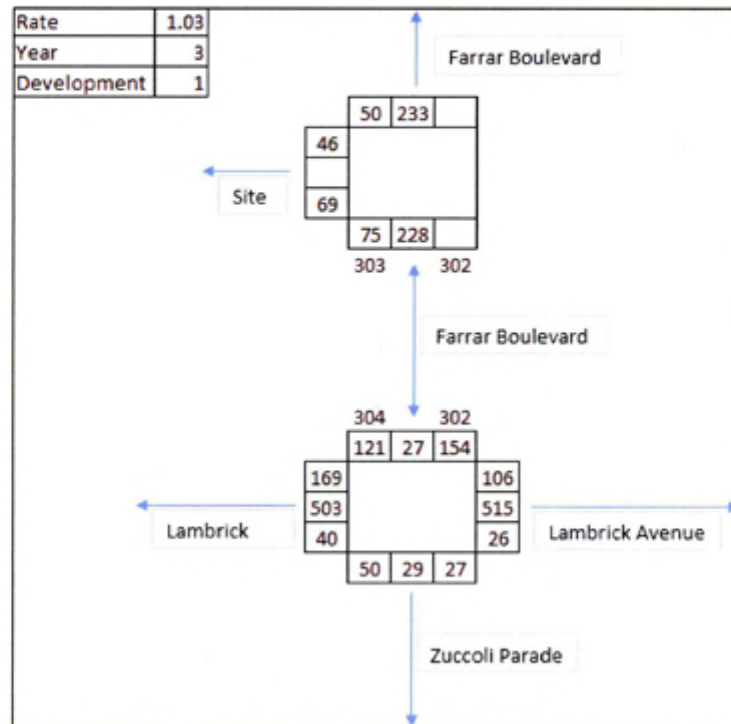


Figure 4.3: 2018 AM Volumes with Development

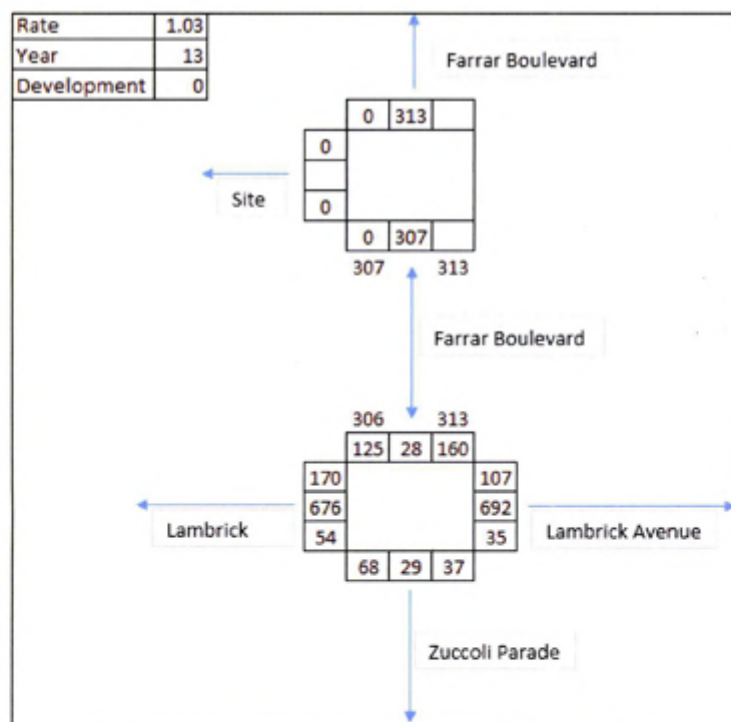


Figure 4.4: 2028 AM Volumes without Development

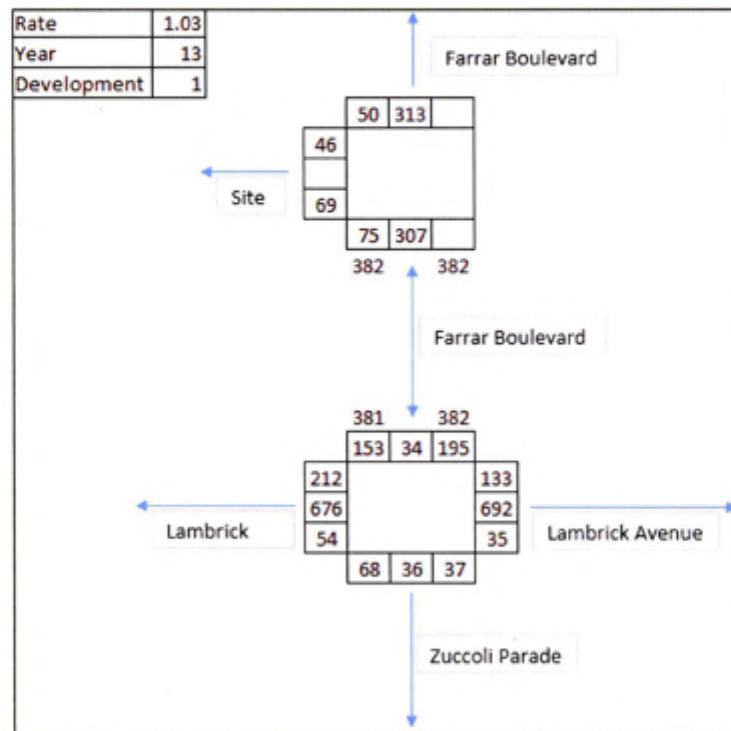


Figure 4.5: 2028 AM Volumes with Development

4.1.3.2. PM Comparison Volumes

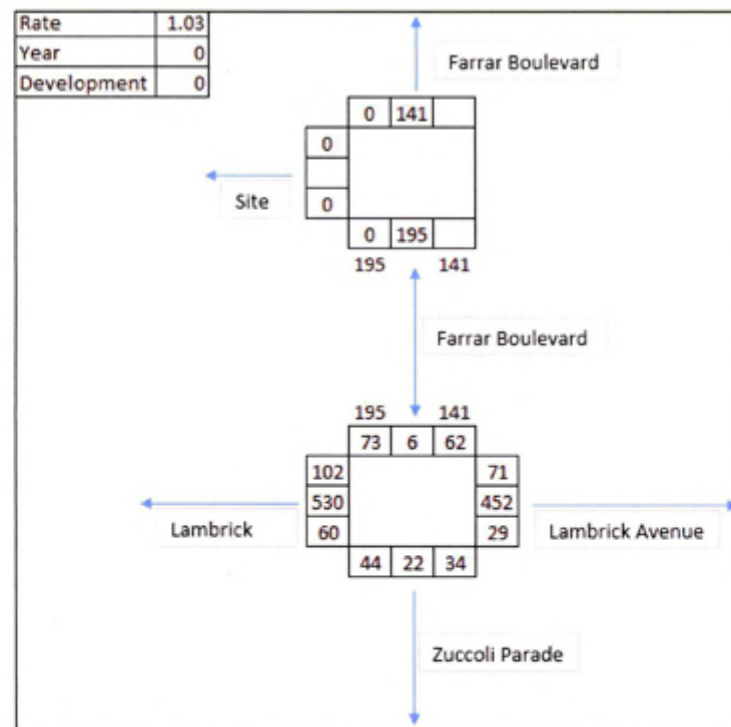


Figure 4.6: 2015 PM Survey Volumes

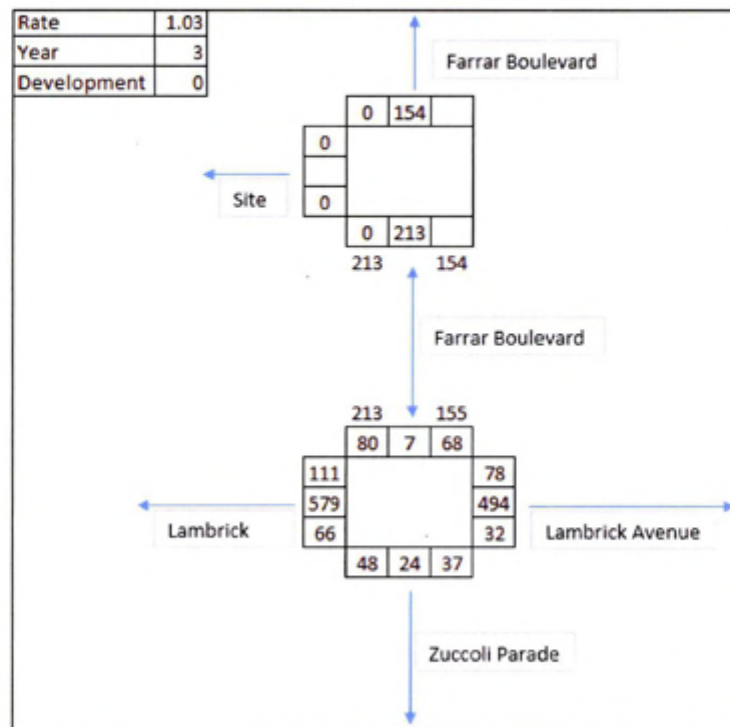


Figure 4.7: 2018 PM Volumes without Development

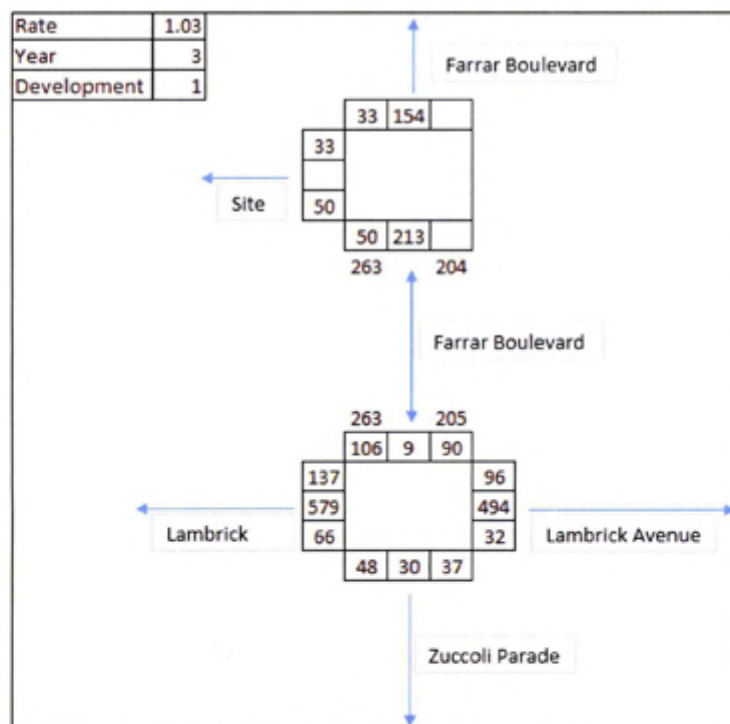


Figure 4.8: 2018 PM Volumes with Development

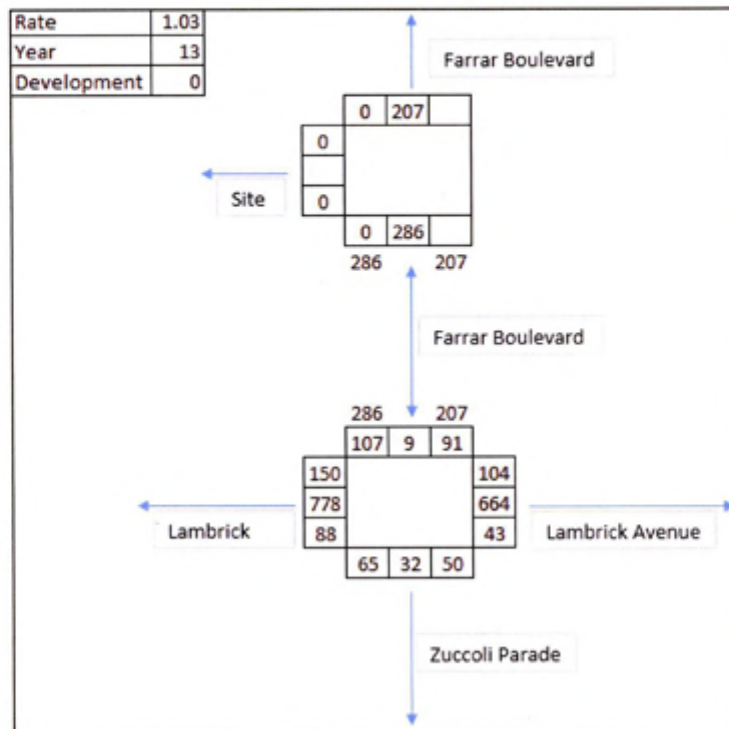


Figure 4.9: 2028 PM Volumes without Development

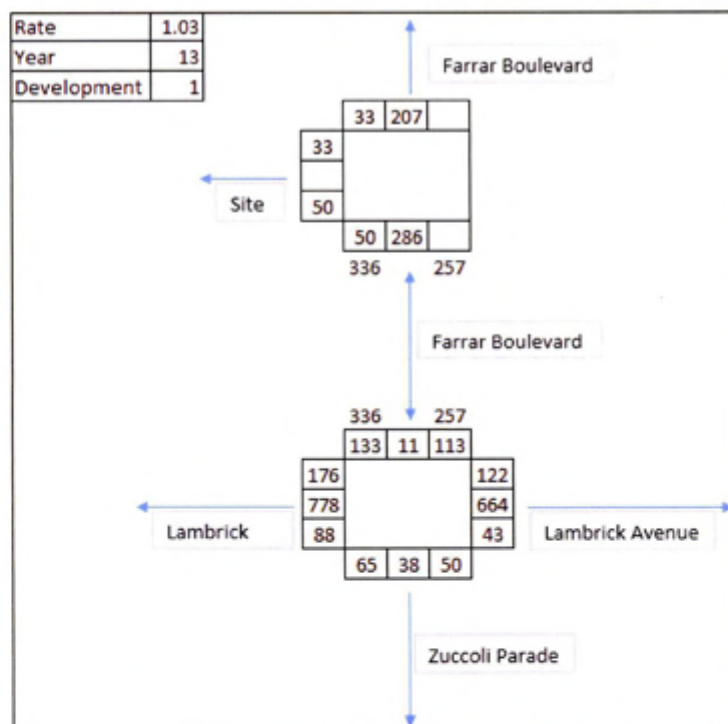


Figure 4.10: 2028 Volumes with Development

4.1.4. Impact Analysis

Potential impacts of the proposed development on the intersections have been assessed using SIDRA Intersection 6.1. The analysis considered a 10-year design horizon up to the year 2028 at the Farrar Boulevard / Access intersection and the Farrar Boulevard / Lambrick Avenue / Zuccoli Parade intersection. The Intersections were considered as a network as shown below in Figure 4.11:

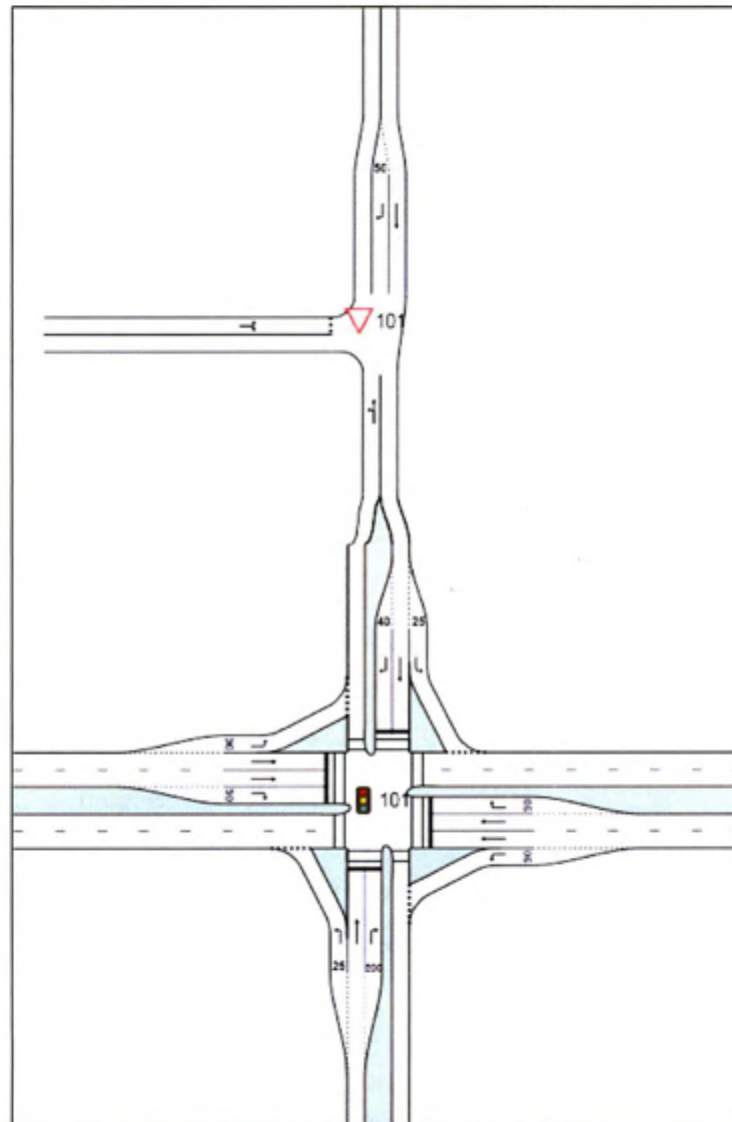


Figure 4.11: Network Layout

RMS (formerly RTA) in their document, *Guide to Traffic Generating Developments*, specifies acceptable degrees of saturations (DOS) and acceptable Levels of Service (LOS) that intersections should operate below. These are 0.9 DOS for a signalised intersection and 0.8 DOS for a giveway intersection.

The proposed Farrar Boulevard / Site Access intersection has been represented in SIDRA Intersection 6.1 as illustrated in Figure 4.12.

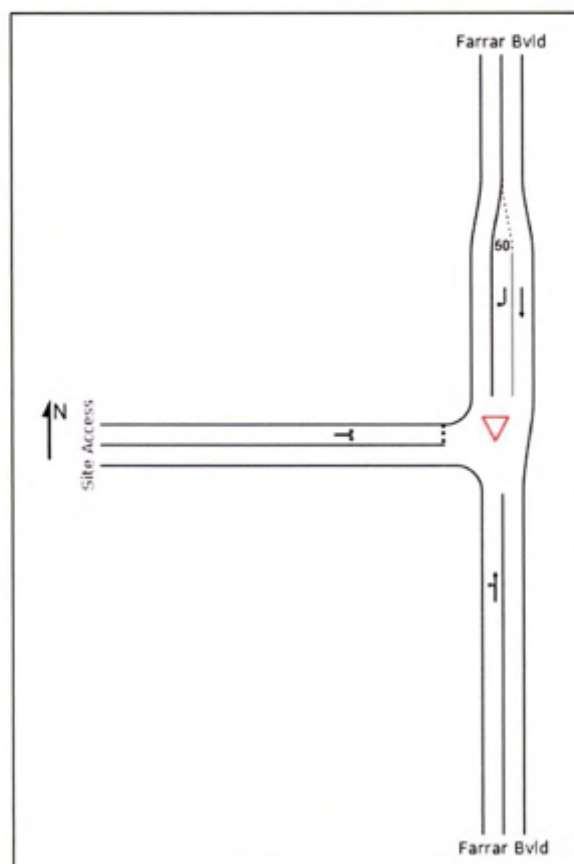


Figure 4.12: Farrar Boulevard / Site Access

The SIDRA results for the Farrar Boulevard / Site Access intersection are summarised in Table 4.2 below and the complete movement summary tables have been enclosed within this report.

Table 4.2: Farrar Boulevard / Site Access Intersection

Table 4.2: Farrar Boulevard / Site Access Intersection							
Scenario			Degree of Saturation	Average Delay (s)	Level of Service	95 th percentile Queue (vehicles)	Queuing length (m)
Mid-week	2018 With	AM	0.166	1.9	LOS A	0.6	4.4
		PM	0.143	1.5	LOS A	0.4	2.8
Mid-week	2028 With	AM	0.208	1.7	LOS A	0.7	5.1
		PM	0.183	1.4	LOS A	0.5	3.2

The analysis has revealed that the Farrar Boulevard / Site Access Intersection will operate under the acceptable levels specified in the *RMS Guide to Traffic Generating Developments* up to a design year of 2028 (assuming a development completion of 2018).

The proposed Farrar Boulevard / Lambrick Avenue / Zuccoli Parade intersection has been represented in SIDRA intersection as illustrated in Figure 4.13.

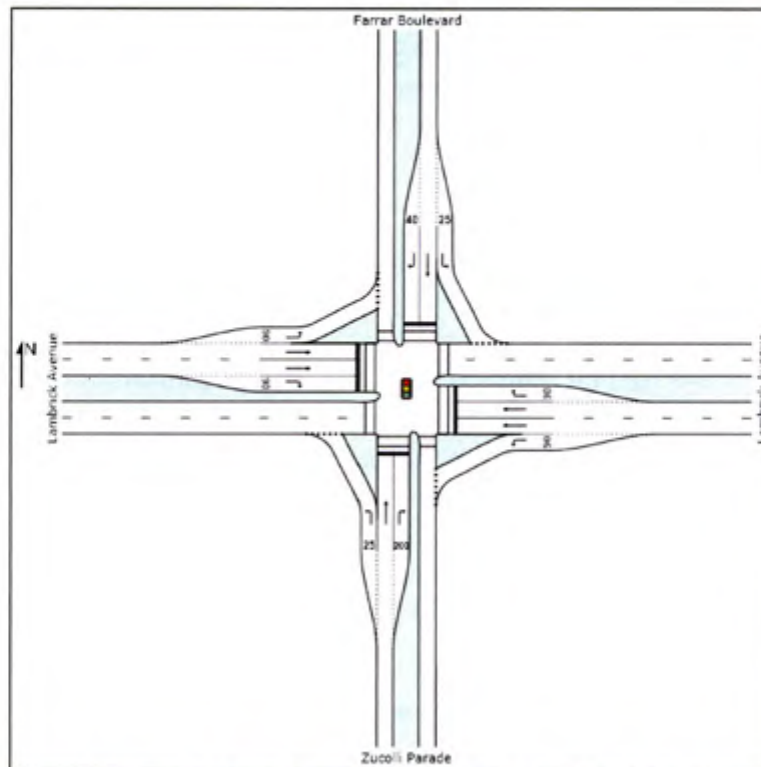


Figure 4.13: Farrar Boulevard / Lambrick Avenue / Zuccoli Parade intersection

The SIDRA results for the Farrar Boulevard / Lambrick Avenue / Zuccoli Parade intersection are summarised in Table 4.3 below and the complete movement summary tables have been enclosed within this report.

Table 4.3: Farrar Boulevard / Lambrick Avenue / Zuccoli Parade Intersection

Scenario			Degree of Saturation	Average Delay (s)	Level of Service	95 th percentile Queue (vehicles)	Queuing length (m)
Mid-week	2015	AM	0.445	17.8	LOS B	6.1	43.0
		PM	0.466	17.9	LOS B	6.8	47.4
Mid-week	2018 Without	AM	0.487	17.9	LOS B	6.8	47.6
		PM	0.510	18.1	LOS B	7.5	52.7
Mid-week	2018 With	AM	0.533	18.9	LOS B	7.1	49.9
		PM	0.589	18.9	LOS B	7.7	54.0
Mid-week	2028 Without	AM	0.654	18.9	LOS B	9.7	67.8
		PM	0.685	19.2	LOS B	10.8	75.8
Mid-week	2028 With	AM	0.805	20.0	LOS C	9.5	66.8
		PM	0.660	20.4	LOS C	11.8	82.8

The analysis has revealed that the Farrar Boulevard / Lambrick Avenue / Zuccoli Parade intersection will also operate under the acceptable levels specified in the RMS *Guide to Traffic Generating Developments* up to a design year of 2028 even with a 3% background growth rate. Further, a considerable amount of pedestrian movement was assumed in the calculations, much more than what would be anticipated for the intersection, further showing its proficiency.

5. Transportation Analysis

5.1. Site Access

5.1.1. Site Access dimensions and compliance.

5.1.1.1. Auxiliary Right Turn Lane

The proposed auxiliary right turn lane has been designed in accordance with Austroad's Guide to Road Design Part 4A. Figure 5.1 below illustrates the design components for an auxiliary right turn lane decelerating to a stop condition, such as the right turn lane proposed for the development.

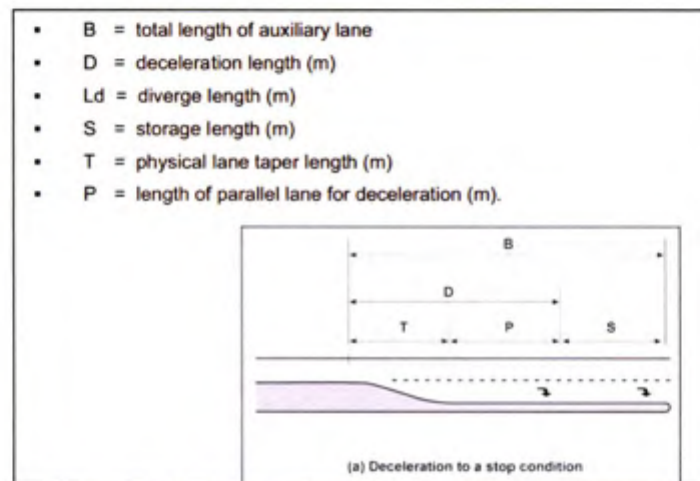


Figure 5.1: Auxiliary Right Turn Lane - Design Components

Farrar Boulevard has a posted speed limit of 60km/h which correlates to a design speed of 70km/h. However, a 50km/h design speed has been adopted for this design, as it is unlikely vehicles will be travelling above 50km/h as they exit the roundabout south on Farrar Boulevard. It was observed during a site visit that vehicles typically travelled at speeds lower than the posted speed of 60km/h on Farrar Boulevard between the roundabout to the north and the Farrar Boulevard / Lambrick Avenue / Zuccoli Parade intersection.

In accordance with Table 5.2 of *Austroad's Guide to Road Design, Part 4A* (illustrated in Figure 5.2), this would require a 40m deceleration length (D) including the diverge taper (T) based on a deceleration rate of 2.5m/s^2 .

The final design of the Farrar Boulevard auxiliary right turn lane can be seen in Appendix B at the end of this document.

Table 5.2: Deceleration distances required for cars on a level grade												
Design speed of approach	Length of deceleration D – including diverge taper T									Diverge length Ld3 for lane widths		
	Stop condition1		Design speed of exit curve (km/h)2									
	Road (km/h)	0	0	20	30	40	50	60	70	80	90	3.5 m ⁴
	Comf. 2.5 m/s ²	Max. 3.5 m/s ²	Comfortable average rate of deceleration 2.5m/s ²									
50	40	30	30	25	15						33	27
60	55	40	50	40	30	15					40	33
70	75	55	70	60	50	40	20				47	40
80	100	70	95	85	75	60	45	25			54	44
90	125	90	120	110	100	85	70	50	25		60	50
100	155	110	150	140	130	115	100	80	55	30	67	57
110	185	135	180	175	160	150	130	110	90	60	74	62

Figure 5.2: Required Deceleration Distance

The required taper length for an 50km/h design speed is 15m in accordance with Table 5.1 of Austroad's *Guide to Road Design, Part 4A*.

5.1.1.2. Sight Distance

In accordance with Australian Standard AS2890.1 an access with a frontage road speed of 60km/h must be provided with a minimum Stopping Sight Distance (SSD) of 65 metres. The proposed access location is provided with a clear sight distance of 85m south to the start of the Farrar Boulevard / Lambrick Avenue / Zuccoli Parade intersection and 85m north to the Farrar Boulevard roundabout as illustrated in Figure 5.3. The site access location therefore exceeds the minimum requirements specified in AS2890.1 and it is of TTM's professional opinion that this is the most suitable location for the site access along Farrar Boulevard.



Figure 5.3: Available Stopping Sight Distance

5.1.1.3. Access Width

In accordance with Australian Standard AS2890.1 a development with access to between 25 – 100 Class 3 spaces fronting a local road must be provided with a combined entry/exit width of 6.0-9.0m.

A swept path analysis was undertaken for an MRV waiting to exit the site whilst a vehicle was turning in and it was determined that the 6m wide access currently provided would adequately service the development as illustrated below in Figure 5.4.

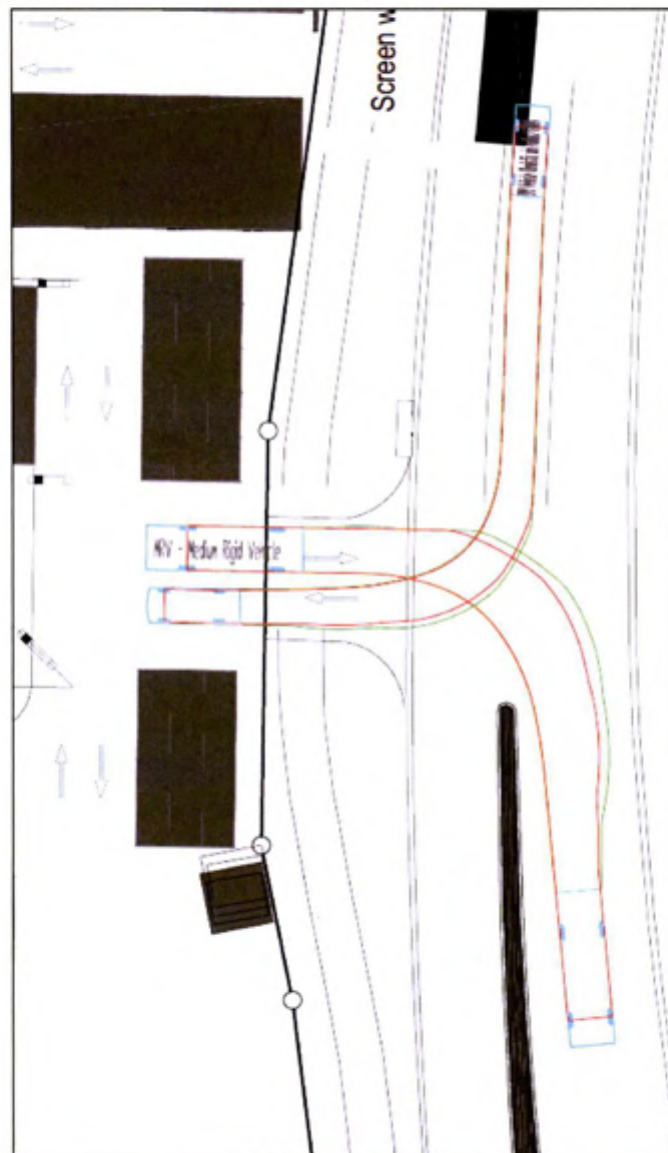


Figure 5.4: MRV / B99 Swept Path

The development satisfies the minimum pedestrian sight triangles of 2.0 x 2.5m from the development accesses specified in AS2890.1.

5.2. Site Circulation and Parking

5.2.1. Car Parking Space Provision

The Northern Territory Planning Scheme provides specific parking rates based on the proposed development type and area. The parking rates and total spaces required are outlined in Table 5.1 below.

Table 5.1: Northern Territory Planning Scheme – Parking Requirements

Use	Amount	Parking Demand Rate	Parking Demand
Office	400m ²	2.5 spaces per 100m ² NFA	10 Spaces
Commercial	427m ²	6 spaces per 100m ² NFA	25.62 Spaces
Restaurant	406m ²	6 spaces per 100m ² NFA	24.36 Spaces
- Drive Through	-	10 spaces for drive-through ¹	10 ¹
TOTAL			60 Spaces

¹Provided as queueing space

The minimum required parking spaces as required under the Northern Territory planning scheme for the proposed development is 60 spaces.

The development is proposing to provide 60 on-site parking spaces. Therefore, the development complies with the requirements of the Northern Territory Planning Scheme.

Further, an excess of queueing/waiting bays are provided by the development, about double of what is required (around 20 provided), ensuring the clearance of the parking areas.

5.2.2. Parking for People with Disabilities

The Building Code of Australia (BCA) outlines the requirements for parking for people with a disability (PWD). The BCA specifies the PWD requirements of a use based on the development building type. The parking rates and total spaces required are outlined in Table 5.2 below.

Table 5.2: BCA - PWD Requirements

Building Class	Amount	Parking Demand Rate	Parking Demand
5	36	1 PWD space per 100 spaces	0.36 Spaces
6	24	1 PWD space per 50 spaces	0.48 Spaces
TOTAL			1 Space

The minimum required PWD parking spaces as required under the Building Code of Australia for the proposed development is 1 space.

The development is proposing to provide 1 on-site PWD parking space and therefore complies with the requirements of the BCA. The PWD space will need to be situated close to a proposed access, ideally adjacent to the proposed fast food/drive through.

5.2.3. Car Parking Space Design

The Northern territory planning scheme specifies the following dimensions for angled parking bays such as the parking bays proposed for the development:

- ▶ 5.5m Length
- ▶ 2.5m Width
- ▶ 6.0m Aisle Width

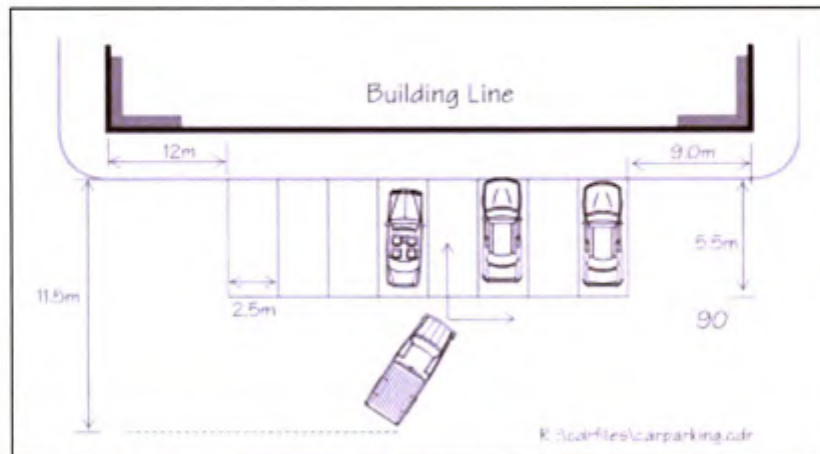


Figure 5.5: Northern Territory Planning Scheme - Parking Dimensions

All parking within the site satisfies the requirements of the Northern Territory Planning Scheme.

Australian Standard AS2890.6 defines minimum requirements for parking spaces for People with Disabilities as follows:

- ▶ 2.4m wide by 5.4m long dedicated parking space
- ▶ 2.4m wide by 5.4m long adjacent shared area with bollard
- ▶ 2.4m by 2.4m clear space to the front or rear of the space

The proposed PWD spaces is provided in compliance with AS2890.6 requirements.

5.2.4. Parking Circulation

A 1m aisle extension has been provided at the end of each aisle in accordance with AS2890.1 to allow vehicles to adequately reverse out of the end spaces.

Parking circulation dimensions within the development satisfy the minimum design requirements of the Northern Territory Planning Scheme and Australian Standard AS2890.1.

5.2.5. Servicing and Refuse Collection

The Northern Territory Planning Scheme does not specify the type of service vehicles required for a development of this type. However, from TTM's professional experience a Medium Rigid Vehicle (MRV) will be adequate to service the proposed development site (including drive through). It has been assumed that refuse collection will occur from the loading bay, clear from traffic as shown below in Figure 5.6. The development is likely to be serviced by a JJ Richards Front Loader (10.5m).

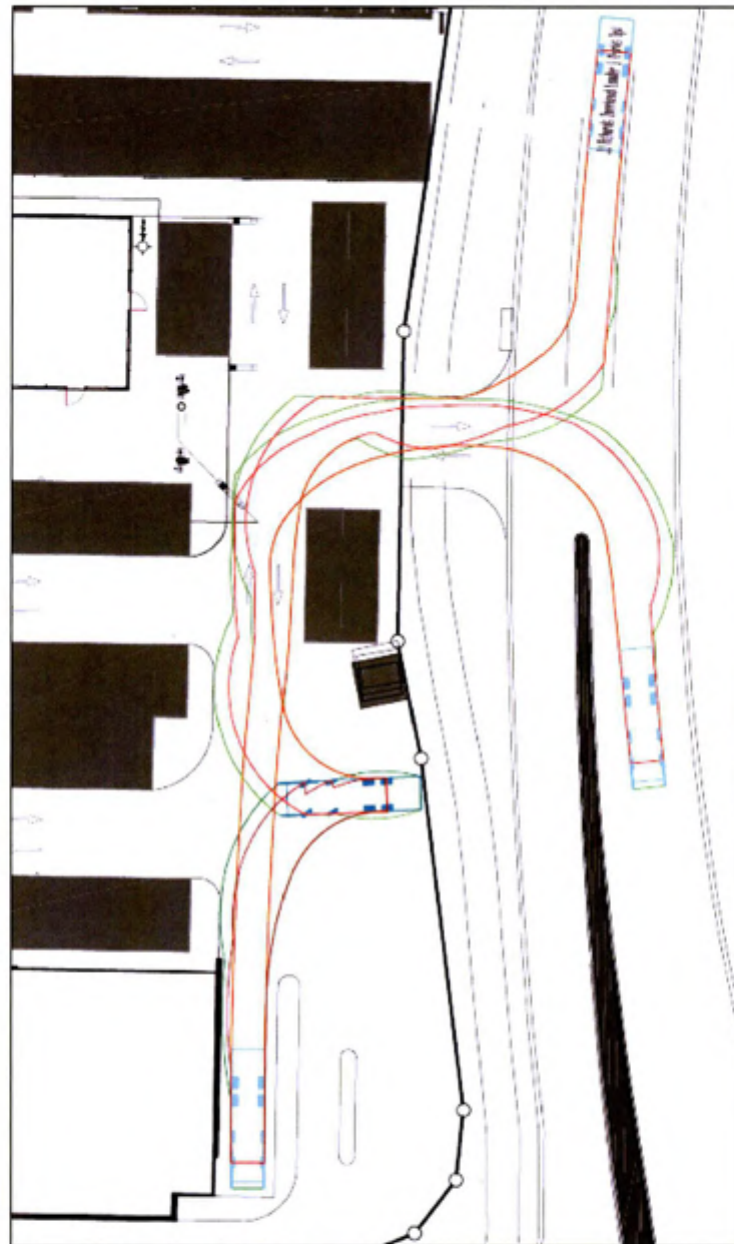


Figure 5.6: Refuse Collection Vehicle (10.5m) Swept Path

Servicing and refuse collection have been adequately addressed by the development design. It should be noted however, that due to the driveway design, the refuse collection vehicle can only exit the site in a southbound direction.



6. Findings and Recommendations

6.1. Site Accessibility

- ▶ The existing public transport, pedestrian and bicycle facilities adequately service the development's requirements.
- ▶ All parking within the development satisfies the requirements of the Northern Territory Planning Scheme.
- ▶ The development complies with the PWD requirements specified in the BCA and AS2890.6.
- ▶ Parking design within the development is consistent with the requirements of the Northern Territory Planning Scheme and Australian Standard AS2890.1.
- ▶ Servicing and refuse collection have been adequately addressed by the development design.

6.2. Transportation Impacts

It is of TTM's professional opinion that the trips generated by the proposed development will not have any adverse effect on the surrounding network. The analysis revealed that the Farrar Boulevard / Site Access Intersection and the Farrar Boulevard / Lambrick Avenue / Zuccoli Parade intersection will operate under the acceptable levels specified in the *RMS Guide to Traffic Generating Developments* up to a design year of 2028 (assuming a development completion of 2018).

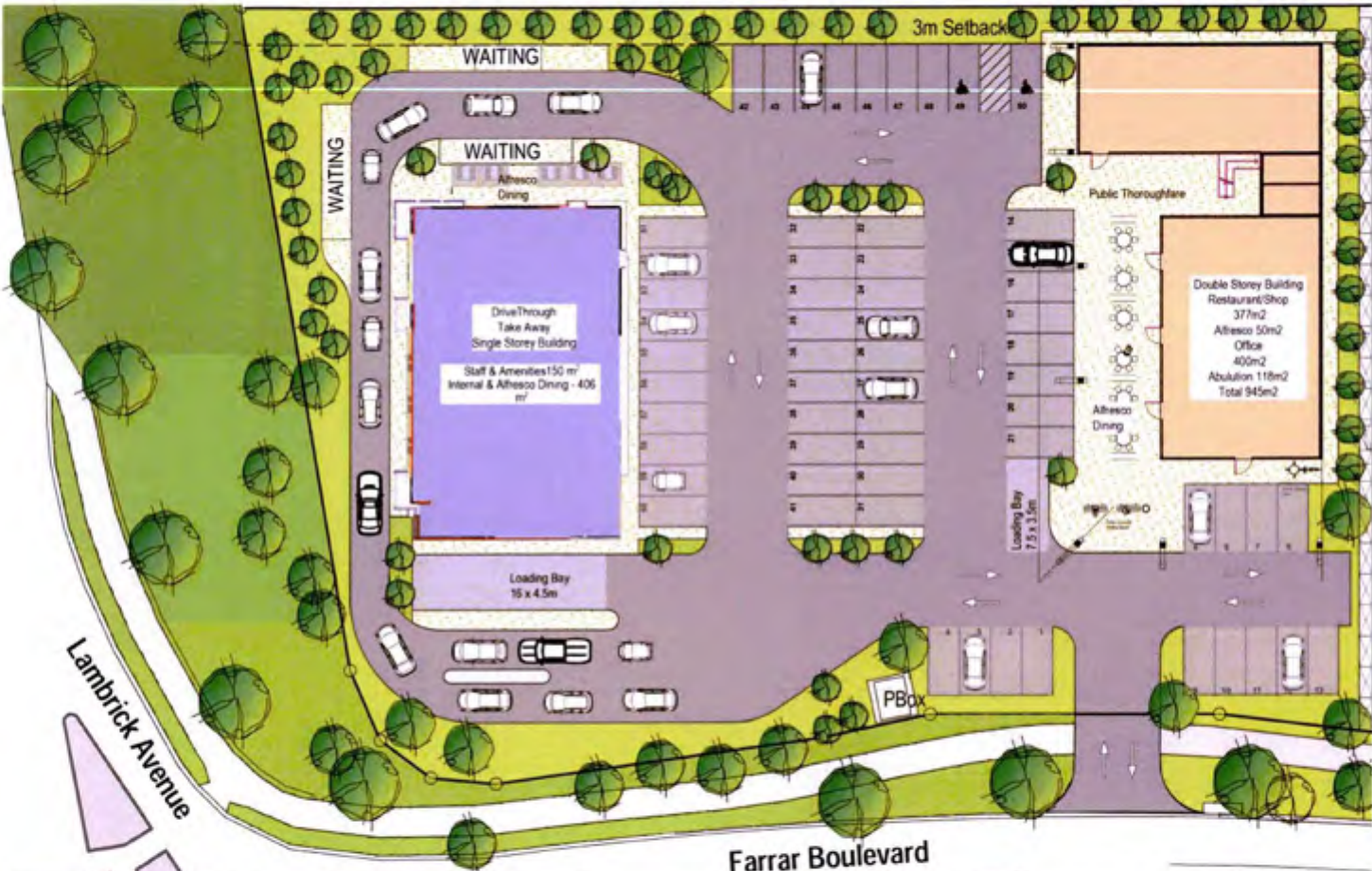
6.3. Conclusion

Based on the findings of this assessment, it is of TTM's professional opinion that the proposed development be approved on transport planning grounds.



Appendix A

Development Plans



	Project		Drawing	
	New Proposed Development		Commercial Site Schematic Layout	
	Client		Owner	
	The Zest Group		DA	
	Address		Project Date	
	3 Tarakan Court Johnston		Jan 2016	
	Darwin NT 0810		Sheet No	
			3 of 7	
			Job No	
			TKARCH01	
			Sheet Size	
			A3	
			Revision	
			A	





Fencing
Farrar & Tarakan
Residential Street Frontage
 - 1.8m Combination Solid
 Render Wall & Slat Fencing

Lambrick Commercial
fenced sections
 - 1.5m Black Pool fencing

Boundary between lot 10288
& 10286
 - 1.8m ColorBond Fencing

Internal boundary between
MR & C Proposed Lots
 - 1.8m Slat Fence

Mitchell Springs

3 Tarakan Court Johnston
 Darwin NT 0810

SitePlan Layout

Development
Application
TKArch01



Date: Mar 2016	Drawn: EC	Checked: DA
Scale: As Shown	2 of 13	Revision:

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Fencing & Landscaping Site Plan
 1:500



Appendix B

Farrar Boulevard Auxiliary Right Turn Lane





Appendix C

SIDRA INTERSECTION 6.1 Results



MOVEMENT SUMMARY

Site: AMSite2015

Network: 2015AM

Farrar / Site
Giveaway / Yield (Two-Way)

Movement Performance - Vehicles

Mov ID	ODMov	Demand Flows		Arrival Flows		Deg. Satn	Average Delay	Level of Service	95% Back of Queue	Prop. Queued	Effective Stop Rate	Average Speed
		Total veh/h	HV % veh/h	Total HV %		v/c	sec		Vehicles veh	Distance m	per veh	km/h
South: Farrar Boulevard												
1	L2	1	0.0	1	0.0	0.113	8.2	LOS A	0.0	0.0	0.00	26.5
2	T1	220	0.0	220	0.0	0.113	0.0	LOS A	0.0	0.0	0.00	49.8
Approach		221	0.0	221	0.0	0.113	0.0	NA	0.0	0.0	0.00	49.7
North: Farrar Boulevard												
8	T1	224	0.0	224	0.0	0.115	0.0	LOS A	0.0	0.0	0.00	50.0
9	R2	1	0.0	1	0.0	0.001	7.2	LOS A	0.0	0.0	0.31	16.3
Approach		225	0.0	225	0.0	0.115	0.0	NA	0.0	0.0	0.00	49.3
West: Site												
10	L2	1	0.0	1	0.0	0.002	0.6	LOS A	0.0	0.1	0.35	16.5
12	R2	1	0.0	1	0.0	0.002	2.4	LOS A	0.0	0.1	0.35	9.4
Approach		2	0.0	2	0.0	0.002	1.5	LOS A	0.0	0.1	0.35	13.4
All Vehicles		448	0.0	448	0.0	0.115	0.0	NA	0.0	0.1	0.00	49.0

MOVEMENT SUMMARY

Site: AMInter2015

Network: 2015AM

Lambrick / Farrar / Zuccoli
Signals - Fixed Time Isolated Cycle Time = 70 seconds (Practical Cycle Time)

Movement Performance - Vehicles

Mov ID	ODMov	Demand Flows		Arrival Flows		Deg. Satn	Average Delay	Level of Service	95% Back of Queue	Prop. Queued	Effective Stop Rate	Average Speed
		Total veh/h	HV % veh/h	Total HV %		v/c	sec		Vehicles veh	Distance m	per veh	km/h
South: Zuccoli Parade												
1	L2	48	0.0	48	0.0	0.043	7.9	LOS A	0.4	2.7	0.34	56.5
2	T1	21	0.0	21	0.0	0.126	35.0	LOS C	0.7	4.9	0.95	23.4
3	R2	26	0.0	26	0.0	0.165	39.7	LOS D	0.9	6.2	0.96	35.9
Approach		96	0.0	96	0.0	0.165	22.6	LOS C	0.9	6.2	0.64	42.4
East: Lambrick Avenue												
4	L2	25	0.0	25	0.0	0.017	8.1	LOS A	0.1	0.7	0.21	58.6
5	T1	496	0.0	496	0.0	0.445	12.5	LOS B	4.6	32.4	0.86	62.8
6	R2	77	0.0	77	0.0	0.414	41.2	LOS D	2.6	18.5	0.98	28.9
Approach		598	0.0	598	0.0	0.445	16.0	LOS B	4.6	32.4	0.85	57.9
North: Farrar Boulevard												
7	L2	115	0.0	115	0.0	0.100	6.2	LOS A	0.8	5.5	0.31	55.7
8	T1	20	0.0	20	0.0	0.090	31.1	LOS C	0.6	4.5	0.92	28.1
9	R2	89	0.0	89	0.0	0.422	37.6	LOS D	3.0	21.2	0.97	30.8
Approach		224	0.0	224	0.0	0.422	21.0	LOS C	3.0	21.2	0.63	39.9
West: Lambrick Avenue												
10	L2	122	0.0	122	0.0	0.088	8.3	LOS A	0.6	4.1	0.24	58.9
11	T1	484	0.0	484	0.0	0.348	18.0	LOS B	6.1	43.0	0.78	57.4
12	R2	39	0.0	39	0.0	0.245	41.6	LOS D	1.3	9.3	0.97	35.8
Approach		645	0.0	645	0.0	0.348	17.6	LOS B	6.1	43.0	0.69	55.7
All Vehicles		1563	0.0	1563	0.0	0.445	17.8	LOS B	6.1	43.0	0.74	53.6



MOVEMENT SUMMARY

▽ Site: PMSite2015

Network: 2015PM

Farrar / Site
Giveaway / Yield (Two-Way)

Movement Performance - Vehicles													
Mov ID	ODMov	Demand Flows		Arrival Flows		Deg. Satn	Average Delay	Level of Service	95% Back of Queue		Prop. Queued	Effective Stop Rate	Average Speed
		Total veh/h	HV % veh/h	Total HV %					Vehicles veh	Distance m			
South: Farrar Boulevard													
1	L2	1	0.0	1	0.0	0.106	8.2	LOS A	0.0	0.0	0.00	0.01	26.5
2	T1	205	0.0	205	0.0	0.106	0.0	LOS A	0.0	0.0	0.00	0.01	49.8
Approach		206	0.0	206	0.0	0.106	0.0	NA	0.0	0.0	0.00	0.01	49.6
North: Farrar Boulevard													
8	T1	148	0.0	148	0.0	0.076	0.0	LOS A	0.0	0.0	0.00	0.00	50.0
9	R2	1	0.0	1	0.0	0.001	7.2	LOS A	0.0	0.0	0.30	0.62	16.3
Approach		149	0.0	149	0.0	0.076	0.1	NA	0.0	0.0	0.00	0.00	48.9
West: Site													
10	L2	1	0.0	1	0.0	0.002	0.6	LOS A	0.0	0.1	0.33	0.14	16.7
12	R2	1	0.0	1	0.0	0.002	1.8	LOS A	0.0	0.1	0.33	0.14	9.5
Approach		2	0.0	2	0.0	0.002	1.2	LOS A	0.0	0.1	0.33	0.14	13.6
All Vehicles		358	0.0	358	0.0	0.106	0.1	NA	0.0	0.1	0.00	0.01	48.9

MOVEMENT SUMMARY

Site: PMInter2015

Network: 2015PM

Lambrick / Farrar / Zuccoli
Signals - Fixed Time Isolated Cycle Time = 65 seconds (Optimum Cycle Time - Minimum Delay)

Movement Performance - Vehicles													
Mov ID	ODMov	Demand Flows		Arrival Flows		Deg. Satn	Average Delay	Level of Service	95% Back of Queue		Prop. Queued	Effective Stop Rate	Average Speed
		Total veh/h	HV % veh/h	Total HV %	Vehicles veh				Distance m				
South: Zuccoli Parade													
1	L2	46	0.0	46	0.0	0.041	7.8	LOS A	0.3	2.4	0.35	0.62	56.6
2	T1	23	0.0	23	0.0	0.129	32.2	LOS C	0.7	5.0	0.95	0.68	24.6
3	R2	36	0.0	36	0.0	0.209	37.1	LOS D	1.1	7.9	0.96	0.72	37.0
Approach		105	0.0	105	0.0	0.209	23.1	LOS C	1.1	7.9	0.69	0.67	42.0
East: Lambrick Avenue													
4	L2	31	0.0	31	0.0	0.021	8.1	LOS A	0.1	0.8	0.23	0.64	58.5
5	T1	476	0.0	476	0.0	0.466	12.3	LOS B	4.2	29.2	0.89	0.73	63.1
6	R2	75	0.0	75	0.0	0.436	39.6	LOS D	2.4	17.0	0.98	0.76	29.7
Approach		581	0.0	581	0.0	0.466	15.6	LOS B	4.2	29.2	0.86	0.73	58.2
North: Farrar Boulevard													
7	L2	65	0.0	65	0.0	0.060	6.5	LOS A	0.5	3.2	0.34	0.59	55.2
8	T1	6	0.0	6	0.0	0.035	30.2	LOS C	0.2	1.3	0.93	0.61	28.5
9	R2	77	0.0	77	0.0	0.448	37.1	LOS D	2.5	17.5	0.99	0.76	31.1
Approach		148	0.0	148	0.0	0.448	23.4	LOS C	2.5	17.5	0.70	0.68	38.4
West: Lambrick Avenue													
10	L2	107	0.0	107	0.0	0.079	8.3	LOS A	0.5	3.5	0.26	0.66	58.8
11	T1	558	0.0	558	0.0	0.404	17.3	LOS B	6.8	47.4	0.80	0.67	58.0
12	R2	63	0.0	63	0.0	0.368	39.3	LOS D	2.0	14.2	0.98	0.75	36.8
Approach		728	0.0	728	0.0	0.404	17.9	LOS B	6.8	47.4	0.74	0.68	55.5
All Vehicles		1563	0.0	1563	0.0	0.466	17.9	LOS B	6.8	47.4	0.78	0.70	54.0



MOVEMENT SUMMARY

Site: WithoutAMSite2018

Network:
Without2018AM

Farrar / Site
Giveaway / Yield (Two-Way)

Movement Performance - Vehicles

Mov ID	ODMov	Demand Flows		Arrival Flows		Deg. Satn	Average Delay	Level of Service	95% Back of Queue		Prop. Queued	Effective Stop Rate	Average Speed
		Total veh/h	HV % veh/h	Total HV %					Vehicles veh	Distance m			
South: Farrar Boulevard													
1	L2	1	0.0	1	0.0	0.124	8.2	LOS A	0.0	0.0	0.00	0.01	26.5
2	T1	240	0.0	240	0.0	0.124	0.0	LOS A	0.0	0.0	0.00	0.01	49.8
Approach		241	0.0	241	0.0	0.124	0.0	NA	0.0	0.0	0.00	0.01	49.7
North: Farrar Boulevard													
8	T1	245	0.0	245	0.0	0.126	0.0	LOS A	0.0	0.0	0.00	0.00	50.0
9	R2	1	0.0	1	0.0	0.001	7.3	LOS A	0.0	0.0	0.33	0.61	16.2
Approach		246	0.0	246	0.0	0.126	0.0	NA	0.0	0.0	0.00	0.00	49.3
West: Site													
10	L2	1	0.0	1	0.0	0.002	0.7	LOS A	0.0	0.1	0.37	0.18	16.4
12	R2	1	0.0	1	0.0	0.002	2.7	LOS A	0.0	0.1	0.37	0.18	9.3
Approach		2	0.0	2	0.0	0.002	1.7	LOS A	0.0	0.1	0.37	0.18	13.4
All Vehicles		489	0.0	489	0.0	0.126	0.0	NA	0.0	0.1	0.00	0.00	49.1

MOVEMENT SUMMARY

Site: WithoutAMInter2018

Network:
Without2018AM

Lambrick / Farrar / Zucolli
Signals - Fixed Time Isolated Cycle Time = 70 seconds (Practical Cycle Time)

Movement Performance - Vehicles

Mov ID	ODMov	Demand Flows		Arrival Flows		Deg. Satn	Average Delay	Level of Service	95% Back of Queue		Prop. Queued	Effective Stop Rate	Average Speed
		Total veh/h	HV % veh/h	Total HV %	Vehicles veh				Distance m				
South: Zucolli Parade													
1	L2	53	0.0	53	0.0	0.048	8.2	LOS A	0.4	3.1	0.35	0.63	56.2
2	T1	23	0.0	23	0.0	0.139	35.1	LOS D	0.8	5.4	0.96	0.68	23.4
3	R2	28	0.0	28	0.0	0.179	39.7	LOS D	1.0	6.7	0.96	0.71	35.8
Approach		104	0.0	104	0.0	0.179	22.8	LOS C	1.0	6.7	0.65	0.66	42.3
East: Lambrick Avenue													
4	L2	27	0.0	27	0.0	0.019	8.1	LOS A	0.1	0.7	0.21	0.64	58.6
5	T1	542	0.0	542	0.0	0.487	12.7	LOS B	5.1	35.9	0.88	0.73	62.6
6	R2	84	0.0	84	0.0	0.453	41.4	LOS D	2.9	20.4	0.98	0.76	28.8
Approach		654	0.0	654	0.0	0.487	16.2	LOS B	5.1	35.9	0.86	0.73	57.7
North: Farrar Boulevard													
7	L2	125	0.0	125	0.0	0.112	6.5	LOS A	0.9	6.5	0.33	0.60	55.3
8	T1	22	0.0	22	0.0	0.099	31.2	LOS C	0.7	4.9	0.93	0.66	28.1
9	R2	98	0.0	98	0.0	0.461	37.8	LOS D	3.3	23.3	0.98	0.77	30.8
Approach		245	0.0	245	0.0	0.461	21.2	LOS C	3.3	23.3	0.64	0.67	39.7
West: Lambrick Avenue													
10	L2	134	0.0	134	0.0	0.097	8.3	LOS A	0.6	4.5	0.24	0.66	58.9
11	T1	529	0.0	529	0.0	0.380	18.2	LOS B	6.8	47.6	0.79	0.66	57.2
12	R2	42	0.0	42	0.0	0.265	41.7	LOS D	1.4	10.1	0.97	0.73	35.8
Approach		705	0.0	705	0.0	0.380	17.7	LOS B	6.8	47.6	0.70	0.67	55.5
All Vehicles		1708	0.0	1708	0.0	0.487	17.9	LOS B	6.8	47.6	0.75	0.69	53.4



MOVEMENT SUMMARY

Site: WithAMSite2018

Network:
With2018AM

Farrar / Site
Giveaway / Yield (Two-Way)

Movement Performance - Vehicles													
Mov ID	ODMov	Demand Flows		Arrival Flows		Deg. Satn	Average Delay	Level of Service	95% Back of Queue		Prop. Queued	Effective Stop Rate	Average Speed
		Total veh/h	HV Total % veh/h	Total HV %	Vehicles veh				Distance m				
South: Farrar Boulevard													
1	L2	79	0.0	79	0.0	0.166	8.2	LOS A	0.0	0.0	0.00	0.27	24.2
2	T1	240	0.0	240	0.0	0.166	0.0	LOS A	0.0	0.0	0.00	0.27	43.3
Approach		319	0.0	319	0.0	0.166	2.0	NA	0.0	0.0	0.00	0.27	37.2
North: Farrar Boulevard													
8	T1	245	0.0	245	0.0	0.126	0.0	LOS A	0.0	0.0	0.00	0.00	50.0
9	R2	53	0.0	53	0.0	0.039	7.7	LOS A	0.2	1.3	0.39	0.67	16.1
Approach		298	0.0	298	0.0	0.126	1.4	NA	0.2	1.3	0.07	0.12	32.9
West: Site													
10	L2	48	0.0	48	0.0	0.151	0.8	LOS A	0.6	4.4	0.44	0.35	15.9
12	R2	73	0.0	73	0.0	0.151	4.1	LOS A	0.6	4.4	0.44	0.35	8.9
Approach		121	0.0	121	0.0	0.151	2.8	LOS A	0.6	4.4	0.44	0.35	12.2
All Vehicles		738	0.0	738	0.0	0.166	1.9	NA	0.6	4.4	0.10	0.22	28.9

MOVEMENT SUMMARY

Site: WithAMInter2018

Network:
With2018AM

Lambrick / Farrar / Zucolli
Signals - Fixed Time Isolated Cycle Time = 70 seconds (Practical Cycle Time)

Movement Performance - Vehicles													
Mov ID	ODMov	Demand Flows		Arrival Flows		Deg. Satn	Average Delay	Level of Service	95% Back of Queue		Prop. Queued	Effective Stop Rate	Average Speed
		Total veh/h	HV % veh/h	Total HV %	Vehicles veh				Distance m				
South: Zucolli Parade													
1	L2	53	0.0	53	0.0	0.049	8.5	LOS A	0.5	3.3	0.37	0.63	56.0
2	T1	31	0.0	31	0.0	0.183	35.3	LOS D	1.0	7.2	0.96	0.70	23.3
3	R2	28	0.0	28	0.0	0.179	39.7	LOS D	1.0	6.7	0.96	0.71	35.8
Approach		112	0.0	112	0.0	0.183	23.8	LOS C	1.0	7.2	0.68	0.67	41.0
East: Lambrick Avenue													
4	L2	27	0.0	27	0.0	0.019	8.1	LOS A	0.1	0.7	0.21	0.64	58.6
5	T1	542	0.0	542	0.0	0.512	13.4	LOS B	5.3	37.4	0.89	0.74	61.9
6	R2	112	0.0	112	0.0	0.526	40.6	LOS D	3.8	26.8	0.99	0.78	29.2
Approach		681	0.0	681	0.0	0.526	17.6	LOS B	5.3	37.4	0.88	0.74	56.0
North: Farrar Boulevard													
7	L2	162	0.0	162	0.0	0.142	6.5	LOS A	1.2	8.7	0.34	0.60	55.2
8	T1	28	0.0	28	0.0	0.113	30.2	LOS C	0.9	6.2	0.92	0.66	28.5
9	R2	127	0.0	127	0.0	0.533	37.1	LOS D	4.3	30.2	0.98	0.78	31.0
Approach		318	0.0	318	0.0	0.533	20.9	LOS C	4.3	30.2	0.65	0.68	39.9
West: Lambrick Avenue													
10	L2	178	0.0	178	0.0	0.133	8.5	LOS A	1.0	6.9	0.27	0.67	58.5
11	T1	529	0.0	529	0.0	0.413	20.0	LOS B	7.1	49.9	0.82	0.69	55.7
12	R2	42	0.0	42	0.0	0.265	41.7	LOS D	1.4	10.1	0.97	0.73	35.8
Approach		749	0.0	749	0.0	0.413	18.5	LOS B	7.1	49.9	0.70	0.69	54.4
All Vehicles		1860	0.0	1860	0.0	0.533	18.9	LOS B	7.1	49.9	0.76	0.71	51.9



MOVEMENT SUMMARY

Site: WithoutPMSite2018

Network:
Without2018PM

Farrar / Site
Giveaway / Yield (Two-Way)

Movement Performance - Vehicles

Mov ID	ODMov	Demand Flows		Arrival Flows		Deg. Satn	Average Delay	Level of Service	95% Back of Queue	Prop. Queued	Effective Stop Rate	Average Speed
		Total veh/h	HV % veh/h	Total % veh/h	HV %	v/c	sec		Vehicles veh	Distance m	per veh	km/h
South: Farrar Boulevard												
1	L2	1	0.0	1	0.0	0.116	8.2	LOS A	0.0	0.0	0.01	26.5
2	T1	224	0.0	224	0.0	0.116	0.0	LOS A	0.0	0.0	0.01	49.8
Approach		225	0.0	225	0.0	0.116	0.0	NA	0.0	0.0	0.01	49.7
North: Farrar Boulevard												
8	T1	162	0.0	162	0.0	0.083	0.0	LOS A	0.0	0.0	0.00	50.0
9	R2	1	0.0	1	0.0	0.001	7.3	LOS A	0.0	0.0	0.32	16.3
Approach		163	0.0	163	0.0	0.083	0.0	NA	0.0	0.0	0.00	49.0
West: Site												
10	L2	1	0.0	1	0.0	0.002	0.6	LOS A	0.0	0.1	0.35	16.6
12	R2	1	0.0	1	0.0	0.002	2.0	LOS A	0.0	0.1	0.35	9.5
Approach		2	0.0	2	0.0	0.002	1.3	LOS A	0.0	0.1	0.35	13.5
All Vehicles		391	0.0	391	0.0	0.116	0.1	NA	0.0	0.1	0.00	49.0

MOVEMENT SUMMARY

Site: WithoutPMInter2018

Network:
Without2018PM

Lambrick / Farrar / Zucolli
Signals - Fixed Time Isolated Cycle Time = 65 seconds (Optimum Cycle Time - Minimum Delay)

Movement Performance - Vehicles

Mov ID	ODMov	Demand Flows		Arrival Flows		Deg. Satn	Average Delay	Level of Service	95% Back of Queue	Prop. Queued	Effective Stop Rate	Average Speed
		Total veh/h	HV % veh/h	Total % veh/h	HV %	v/c	sec		Vehicles veh	Distance m	per veh	km/h
South: Zucolli Parade												
1	L2	51	0.0	51	0.0	0.045	8.1	LOS A	0.4	2.8	0.36	56.3
2	T1	25	0.0	25	0.0	0.140	32.3	LOS C	0.8	5.5	0.95	24.6
3	R2	39	0.0	39	0.0	0.227	37.2	LOS D	1.2	8.6	0.96	36.9
Approach		115	0.0	115	0.0	0.227	23.3	LOS C	1.2	8.6	0.70	41.9
East: Lambrick Avenue												
4	L2	34	0.0	34	0.0	0.023	8.1	LOS A	0.1	0.9	0.23	58.5
5	T1	520	0.0	520	0.0	0.510	12.5	LOS B	4.6	32.4	0.90	62.9
6	R2	82	0.0	82	0.0	0.479	39.8	LOS D	2.7	18.8	0.99	29.6
Approach		636	0.0	636	0.0	0.510	15.8	LOS B	4.6	32.4	0.87	58.0
North: Farrar Boulevard												
7	L2	72	0.0	72	0.0	0.068	6.8	LOS A	0.5	3.8	0.35	54.9
8	T1	7	0.0	7	0.0	0.041	30.3	LOS C	0.2	1.6	0.93	28.5
9	R2	84	0.0	84	0.0	0.491	37.3	LOS D	2.8	19.3	0.99	31.0
Approach		163	0.0	163	0.0	0.491	23.6	LOS C	2.8	19.3	0.71	38.3
West: Lambrick Avenue												
10	L2	117	0.0	117	0.0	0.086	8.4	LOS A	0.6	3.9	0.26	58.8
11	T1	609	0.0	609	0.0	0.442	17.6	LOS B	7.5	52.7	0.81	57.8
12	R2	69	0.0	69	0.0	0.405	39.5	LOS D	2.2	15.7	0.98	36.7
Approach		796	0.0	796	0.0	0.442	18.1	LOS B	7.5	52.7	0.75	55.3
All Vehicles		1709	0.0	1709	0.0	0.510	18.1	LOS B	7.5	52.7	0.79	53.8



MOVEMENT SUMMARY

Site: WithPMSite2018

Network: With2018PM

Farrar / Site
Giveaway / Yield (Two-Way)

Movement Performance - Vehicles													
Mov ID	ODMov	Demand Flows		Arrival Flows		Deg. Satn	Average Delay	Level of Service	95% Back of Queue		Prop. Queued	Effective Stop Rate	Average Speed
		Total veh/h	HV % veh/h	Total HV %	Vehicles veh				Distance m				
South: Farrar Boulevard													
1	L2	53	0.0	53	0.0	0.143	8.2	LOS A	0.0	0.0	0.00	0.21	24.7
2	T1	224	0.0	224	0.0	0.143	0.0	LOS A	0.0	0.0	0.00	0.21	44.7
Approach		277	0.0	277	0.0	0.143	1.6	NA	0.0	0.0	0.00	0.21	39.6
North: Farrar Boulevard													
8	T1	162	0.0	162	0.0	0.083	0.0	LOS A	0.0	0.0	0.00	0.00	50.0
9	R2	35	0.0	35	0.0	0.024	7.5	LOS A	0.1	0.8	0.36	0.66	16.2
Approach		197	0.0	197	0.0	0.083	1.3	NA	0.1	0.8	0.06	0.12	33.0
West: Site													
10	L2	35	0.0	35	0.0	0.096	0.7	LOS A	0.4	2.8	0.40	0.28	16.3
12	R2	53	0.0	53	0.0	0.096	2.8	LOS A	0.4	2.8	0.40	0.28	9.2
Approach		87	0.0	87	0.0	0.096	2.0	LOS A	0.4	2.8	0.40	0.28	12.5
All Vehicles		561	0.0	561	0.0	0.143	1.5	NA	0.4	2.8	0.08	0.19	30.7

MOVEMENT SUMMARY

Site: WithPMInter2018

Network: With2018PM

Lambrick / Farrar / Zucolli

Signals - Fixed Time Isolated Cycle Time = 65 seconds (Optimum Cycle Time - Minimum Delay)

Movement Performance - Vehicles													
Mov ID	ODMov	Demand Flows		Arrival Flows		Deg. Satn	Average Delay	Level of Service	95% Back of Queue		Prop. Queued	Effective Stop Rate	Average Speed
		Total veh/h	HV % veh/h	Total HV %	Vehicles veh				Distance m				
South: Zucolli Parade													
1	L2	51	0.0	51	0.0	0.046	8.4	LOS A	0.4	3.0	0.38	0.63	56.0
2	T1	32	0.0	32	0.0	0.175	32.4	LOS C	1.0	6.9	0.95	0.70	24.5
3	R2	39	0.0	39	0.0	0.227	37.2	LOS D	1.2	8.6	0.96	0.72	36.9
Approach		121	0.0	121	0.0	0.227	23.9	LOS C	1.2	8.6	0.72	0.68	41.1
East: Lambrick Avenue													
4	L2	34	0.0	34	0.0	0.023	8.2	LOS A	0.1	0.9	0.23	0.64	58.5
5	T1	520	0.0	520	0.0	0.542	13.1	LOS B	4.8	33.7	0.92	0.75	62.2
6	R2	101	0.0	101	0.0	0.589	40.5	LOS D	3.4	23.6	1.00	0.80	29.2
Approach		655	0.0	655	0.0	0.589	17.1	LOS B	4.8	33.7	0.89	0.75	56.5
North: Farrar Boulevard													
7	L2	95	0.0	95	0.0	0.088	6.8	LOS A	0.7	5.2	0.36	0.60	54.8
8	T1	9	0.0	9	0.0	0.045	29.1	LOS C	0.3	2.0	0.92	0.62	29.1
9	R2	112	0.0	112	0.0	0.558	36.6	LOS D	3.6	25.4	0.99	0.79	31.3
Approach		216	0.0	216	0.0	0.558	23.2	LOS C	3.6	25.4	0.71	0.70	38.5
West: Lambrick Avenue													
10	L2	144	0.0	144	0.0	0.108	8.5	LOS A	0.8	5.4	0.28	0.67	58.4
11	T1	609	0.0	609	0.0	0.462	18.5	LOS B	7.7	54.0	0.83	0.70	57.0
12	R2	69	0.0	69	0.0	0.405	39.5	LOS D	2.2	15.7	0.98	0.75	36.7
Approach		823	0.0	823	0.0	0.462	18.5	LOS B	7.7	54.0	0.75	0.70	54.7
All Vehicles		1815	0.0	1815	0.0	0.589	18.9	LOS B	7.7	54.0	0.79	0.72	52.6



MOVEMENT SUMMARY

Site: WithoutAMSite2028

Network:
Without2028AM

Farrar / Site
Giveaway / Yield (Two-Way)

Movement Performance - Vehicles													
Mov ID	ODMov	Demand Flows		Arrival Flows		Deg. Satn	Average Delay	Level of Service	95% Back of Queue	Prop. Queued	Effective Stop Rate	Average Speed	
		Total veh/h	HV % veh/h	Total HV %		v/c	sec		Vehicles veh	Distance m	per veh	km/h	
South: Farrar Boulevard													
1	L2	1	0.0	1	0.0	0.166	8.2	LOS A	0.0	0.0	0.00	0.00	26.6
2	T1	323	0.0	323	0.0	0.166	0.0	LOS A	0.0	0.0	0.00	0.00	49.9
Approach		324	0.0	324	0.0	0.166	0.0	NA	0.0	0.0	0.00	0.00	49.8
North: Farrar Boulevard													
8	T1	329	0.0	329	0.0	0.169	0.0	LOS A	0.0	0.0	0.00	0.00	50.0
9	R2	1	0.0	1	0.0	0.001	7.6	LOS A	0.0	0.0	0.39	0.60	16.1
Approach		331	0.0	331	0.0	0.169	0.0	NA	0.0	0.0	0.00	0.00	49.5
West: Site													
10	L2	1	0.0	1	0.0	0.003	1.0	LOS A	0.0	0.1	0.45	0.25	16.0
12	R2	1	0.0	1	0.0	0.003	4.1	LOS A	0.0	0.1	0.45	0.25	9.0
Approach		2	0.0	2	0.0	0.003	2.6	LOS A	0.0	0.1	0.45	0.25	13.0
All Vehicles		657	0.0	657	0.0	0.169	0.0	NA	0.0	0.1	0.00	0.00	49.3

MOVEMENT SUMMARY

Site: WithoutAMInter2028

Network:
Without2028AM

Lambrick / Farrar / Zucolli
Signals - Fixed Time Isolated Cycle Time = 70 seconds (Optimum Cycle Time - Minimum Delay)

Movement Performance - Vehicles													
Mov ID	ODMov	Demand Flows		Arrival Flows		Deg. Satn	Average Delay	Level of Service	95% Back of Queue	Prop. Queued	Effective Stop Rate	Average Speed	
		Total veh/h	HV % veh/h	Total HV %		v/c	sec		Vehicles veh	Distance m	per veh	km/h	
South: Zucolli Parade													
1	L2	72	0.0	72	0.0	0.072	9.8	LOS A	0.8	5.6	0.44	0.65	54.7
2	T1	31	0.0	31	0.0	0.183	35.3	LOS D	1.0	7.2	0.96	0.70	23.3
3	R2	39	0.0	39	0.0	0.245	40.1	LOS D	1.3	9.3	0.97	0.72	35.7
Approach		141	0.0	141	0.0	0.245	23.7	LOS C	1.3	9.3	0.70	0.68	41.7
East: Lambrick Avenue													
4	L2	37	0.0	37	0.0	0.025	8.1	LOS A	0.1	1.0	0.21	0.64	58.6
5	T1	728	0.0	728	0.0	0.654	13.6	LOS B	7.4	51.5	0.93	0.79	61.7
6	R2	113	0.0	113	0.0	0.606	42.4	LOS D	4.0	28.1	1.00	0.80	28.4
Approach		878	0.0	878	0.0	0.654	17.1	LOS B	7.4	51.5	0.91	0.78	56.9
North: Farrar Boulevard													
7	L2	168	0.0	168	0.0	0.162	7.3	LOS A	1.6	11.1	0.39	0.62	54.1
8	T1	29	0.0	29	0.0	0.132	31.4	LOS C	0.9	6.6	0.93	0.67	27.9
9	R2	132	0.0	132	0.0	0.620	39.0	LOS D	4.6	32.4	1.00	0.83	30.2
Approach		329	0.0	329	0.0	0.620	22.1	LOS C	4.6	32.4	0.68	0.71	39.0
West: Lambrick Avenue													
10	L2	179	0.0	179	0.0	0.133	8.7	LOS A	1.1	7.6	0.29	0.67	58.2
11	T1	712	0.0	712	0.0	0.511	19.3	LOS B	9.7	67.8	0.84	0.72	56.2
12	R2	57	0.0	57	0.0	0.357	42.1	LOS D	2.0	13.8	0.98	0.74	35.6
Approach		947	0.0	947	0.0	0.511	18.7	LOS B	9.7	67.8	0.74	0.71	54.6
All Vehicles		2296	0.0	2296	0.0	0.654	18.9	LOS B	9.7	67.8	0.79	0.74	52.6



MOVEMENT SUMMARY

▽ Site: WithAMSite2028

Network:
With2028AM

Farrar / Site
Giveaway / Yield (Two-Way)

Movement Performance - Vehicles													
Mov ID	ODMov	Demand Flows		Arrival Flows		Deg. Satn	Average Delay	Level of Service	95% Back of Queue		Prop. Queued	Effective Stop Rate	Average Speed
		Total veh/h	HV % veh/h	Total HV %	Vehicles veh				Distance m				
South: Farrar Boulevard													
1	L2	79	0.0	79	0.0	0.208	8.2	LOS A	0.0	0.0	0.00	0.22	24.7
2	T1	323	0.0	323	0.0	0.208	0.0	LOS A	0.0	0.0	0.00	0.22	44.5
Approach		402	0.0	402	0.0	0.208	1.6	NA	0.0	0.0	0.00	0.22	39.3
North: Farrar Boulevard													
8	T1	329	0.0	329	0.0	0.169	0.0	LOS A	0.0	0.0	0.00	0.00	50.0
9	R2	53	0.0	53	0.0	0.042	8.0	LOS A	0.2	1.4	0.45	0.69	15.9
Approach		382	0.0	382	0.0	0.169	1.1	NA	0.2	1.4	0.06	0.10	35.2
West: Site													
10	L2	48	0.0	48	0.0	0.182	1.2	LOS A	0.7	5.1	0.53	0.46	15.3
12	R2	73	0.0	73	0.0	0.182	6.0	LOS A	0.7	5.1	0.53	0.46	8.5
Approach		121	0.0	121	0.0	0.182	4.1	LOS A	0.7	5.1	0.53	0.46	11.6
All Vehicles		905	0.0	905	0.0	0.208	1.7	NA	0.7	5.1	0.10	0.20	31.0

MOVEMENT SUMMARY

Site: WithAMInter2028

Network:
With2028AM

Lambrick / Farrar / Zucolli
Signals - Fixed Time Isolated Cycle Time = 65 seconds (Optimum Cycle Time - Minimum Delay)

Movement Performance - Vehicles													
Mov ID	ODMov	Demand Flows		Arrival Flows		Deg. Satn	Average Delay	Level of Service	95% Back of Queue		Prop. Queued	Effective Stop Rate	Average Speed
		Total veh/h	HV % veh/h	Total HV %	Vehicles veh				Distance m				
South: Zucolli Parade													
1	L2	72	0.0	72	0.0	0.072	10.1	LOS B	0.8	5.6	0.47	0.66	54.3
2	T1	38	0.0	38	0.0	0.211	32.6	LOS C	1.2	8.3	0.96	0.71	24.4
3	R2	39	0.0	39	0.0	0.227	37.2	LOS D	1.2	8.6	0.96	0.72	36.9
Approach		148	0.0	148	0.0	0.227	23.0	LOS C	1.2	8.6	0.72	0.69	41.8
East: Lambrick Avenue													
4	L2	37	0.0	37	0.0	0.026	8.2	LOS A	0.1	1.0	0.23	0.64	58.5
5	T1	728	0.0	728	0.0	0.759	16.4	LOS B	7.9	55.6	0.98	0.87	58.9
6	R2	140	0.0	140	0.0	0.700	40.8	LOS D	4.8	33.3	1.00	0.85	29.1
Approach		905	0.0	905	0.0	0.759	19.8	LOS B	7.9	55.6	0.95	0.86	54.1
North: Farrar Boulevard													
7	L2	205	0.0	205	0.0	0.196	7.6	LOS A	2.0	13.8	0.43	0.64	53.7
8	T1	36	0.0	36	0.0	0.170	30.0	LOS C	1.1	7.6	0.94	0.68	28.6
9	R2	161	0.0	161	0.0	0.805	40.8	LOS D	5.8	40.3	1.00	0.96	29.5
Approach		402	0.0	402	0.0	0.805	22.9	LOS C	5.8	40.3	0.70	0.77	38.5
West: Lambrick Avenue													
10	L2	223	0.0	223	0.0	0.173	8.8	LOS A	1.4	9.8	0.32	0.68	57.9
11	T1	712	0.0	712	0.0	0.565	20.0	LOS C	9.5	66.8	0.88	0.75	55.6
12	R2	57	0.0	57	0.0	0.332	39.1	LOS D	1.8	12.7	0.97	0.74	36.8
Approach		992	0.0	992	0.0	0.565	18.6	LOS B	9.5	66.8	0.76	0.74	54.4
All Vehicles		2447	0.0	2447	0.0	0.805	20.0	LOS C	9.5	66.8	0.82	0.78	51.1



MOVEMENT SUMMARY



Site: WithoutPMSite2028

Network:
Without2028PM

Farrar / Site
Giveaway / Yield (Two-Way)

Movement Performance - Vehicles													
Mov ID	ODMov	Demand Flows		Arrival Flows		Deg. Satn	Average Delay	Level of Service	95% Back of Queue	Prop. Queued	Effective Stop Rate	Average Speed	
		Total veh/h	HV % veh/h	Total % veh/h	HV %	v/c	sec		Vehicles veh	Distance m	per veh	km/h	
South: Farrar Boulevard													
1	L2	1	0.0	1	0.0	0.155	8.2	LOS A	0.0	0.0	0.00	0.00	26.6
2	T1	301	0.0	301	0.0	0.155	0.0	LOS A	0.0	0.0	0.00	0.00	49.9
Approach		302	0.0	302	0.0	0.155	0.0	NA	0.0	0.0	0.00	0.00	49.7
North: Farrar Boulevard													
8	T1	218	0.0	218	0.0	0.112	0.0	LOS A	0.0	0.0	0.00	0.00	50.0
9	R2	1	0.0	1	0.0	0.001	7.5	LOS A	0.0	0.0	0.37	0.61	16.2
Approach		219	0.0	219	0.0	0.112	0.0	NA	0.0	0.0	0.00	0.00	49.2
West: Site													
10	L2	1	0.0	1	0.0	0.002	0.9	LOS A	0.0	0.1	0.41	0.21	16.3
12	R2	1	0.0	1	0.0	0.002	3.0	LOS A	0.0	0.1	0.41	0.21	9.2
Approach		2	0.0	2	0.0	0.002	1.9	LOS A	0.0	0.1	0.41	0.21	13.3
All Vehicles		523	0.0	523	0.0	0.155	0.0	NA	0.0	0.1	0.00	0.00	49.2

MOVEMENT SUMMARY



Site: WithoutPMInter2028

Network:
Without2028PM

Lambrick / Farrar / Zucolli
Signals - Fixed Time Isolated Cycle Time = 65 seconds (Optimum Cycle Time - Minimum Delay)

Movement Performance - Vehicles													
Mov ID	ODMov	Demand Flows		Arrival Flows		Deg. Satn	Average Delay	Level of Service	95% Back of Queue	Prop. Queued	Effective Stop Rate	Average Speed	
		Total veh/h	HV % veh/h	Total % veh/h	HV %	v/c	sec		Vehicles veh	Distance m	per veh	km/h	
South: Zucolli Parade													
1	L2	68	0.0	68	0.0	0.066	9.4	LOS A	0.7	4.9	0.44	0.65	55.0
2	T1	34	0.0	34	0.0	0.187	32.5	LOS C	1.1	7.4	0.96	0.70	24.5
3	R2	53	0.0	53	0.0	0.307	37.5	LOS D	1.7	11.8	0.97	0.74	36.8
Approach		155	0.0	155	0.0	0.307	24.0	LOS C	1.7	11.8	0.73	0.69	41.5
East: Lambrick Avenue													
4	L2	45	0.0	45	0.0	0.032	8.3	LOS A	0.2	1.4	0.25	0.65	58.4
5	T1	699	0.0	699	0.0	0.685	13.9	LOS B	6.8	47.7	0.95	0.81	61.3
6	R2	109	0.0	109	0.0	0.639	41.0	LOS D	3.7	25.9	1.00	0.81	29.0
Approach		854	0.0	854	0.0	0.685	17.1	LOS B	6.8	47.7	0.92	0.81	56.7
North: Farrar Boulevard													
7	L2	96	0.0	96	0.0	0.099	7.7	LOS A	0.9	6.3	0.41	0.62	53.6
8	T1	9	0.0	9	0.0	0.053	30.4	LOS C	0.3	2.0	0.94	0.63	28.4
9	R2	113	0.0	113	0.0	0.657	38.7	LOS D	3.8	26.8	1.00	0.84	30.4
Approach		218	0.0	218	0.0	0.657	24.7	LOS C	3.8	26.8	0.74	0.73	37.5
West: Lambrick Avenue													
10	L2	158	0.0	158	0.0	0.119	8.6	LOS A	0.9	6.0	0.29	0.67	58.4
11	T1	819	0.0	819	0.0	0.593	18.8	LOS B	10.8	75.8	0.87	0.75	56.7
12	R2	93	0.0	93	0.0	0.540	40.1	LOS D	3.1	21.4	1.00	0.78	36.4
Approach		1069	0.0	1069	0.0	0.593	19.2	LOS B	10.8	75.8	0.80	0.74	54.4
All Vehicles		2296	0.0	2296	0.0	0.685	19.2	LOS B	10.8	75.8	0.83	0.76	52.8



MOVEMENT SUMMARY

Site: WithPMSite2028

Network: With2028PM

Farrar / Site
Giveway / Yield (Two-Way)

Movement Performance - Vehicles

Mov ID	ODMov	Demand Flows		Arrival Flows		Deg. Satn	Average Delay	Level of Service	95% Back of Queue		Prop. Queued	Effective Stop Rate	Average Speed
		Total veh/h	HV % veh/h	Total HV %	HV %				Vehicles veh	Distance m			
South: Farrar Boulevard													
1	L2	53	0.0	53	0.0	0.183	8.2	LOS A	0.0	0.0	0.00	0.17	25.1
2	T1	301	0.0	301	0.0	0.183	0.0	LOS A	0.0	0.0	0.00	0.17	45.7
Approach		354	0.0	354	0.0	0.183	1.2	NA	0.0	0.0	0.00	0.17	41.5
North: Farrar Boulevard													
8	T1	218	0.0	218	0.0	0.112	0.0	LOS A	0.0	0.0	0.00	0.00	50.0
9	R2	35	0.0	35	0.0	0.026	7.8	LOS A	0.1	0.9	0.41	0.67	16.0
Approach		253	0.0	253	0.0	0.112	1.1	NA	0.1	0.9	0.06	0.09	35.3
West: Site													
10	L2	35	0.0	35	0.0	0.111	1.0	LOS A	0.5	3.2	0.47	0.37	15.9
12	R2	53	0.0	53	0.0	0.111	4.0	LOS A	0.5	3.2	0.47	0.37	8.9
Approach		87	0.0	87	0.0	0.111	2.8	LOS A	0.5	3.2	0.47	0.37	12.2
All Vehicles		694	0.0	694	0.0	0.183	1.4	NA	0.5	3.2	0.08	0.17	33.0

MOVEMENT SUMMARY

Site: WithPMInter2028

Network: With2028PM

Lambrick / Farrar / Zucolli

Signals - Fixed Time Isolated Cycle Time = 70 seconds (Optimum Cycle Time - Minimum Delay)

Movement Performance - Vehicles

Mov ID	ODMov	Demand Flows		Arrival Flows		Deg. Satn	Average Delay	Level of Service	95% Back of Queue		Prop. Queued	Effective Stop Rate	Average Speed
		Total veh/h	HV % veh/h	Total HV %	Vehicles veh				Distance m				
South: Zucolli Parade													
1	L2	68	0.0	68	0.0	0.068	9.4	LOS A	0.7	5.1	0.42	0.65	55.0
2	T1	40	0.0	40	0.0	0.239	35.6	LOS D	1.4	9.5	0.97	0.71	23.2
3	R2	53	0.0	53	0.0	0.331	40.5	LOS D	1.8	12.8	0.98	0.74	35.5
Approach		161	0.0	161	0.0	0.331	26.1	LOS C	1.8	12.8	0.74	0.69	39.9
East: Lambrick Avenue													
4	L2	45	0.0	45	0.0	0.032	8.2	LOS A	0.2	1.4	0.23	0.65	58.5
5	T1	699	0.0	699	0.0	0.627	13.4	LOS B	7.0	48.9	0.92	0.77	61.9
6	R2	128	0.0	128	0.0	0.605	41.4	LOS D	4.5	31.5	1.00	0.81	28.8
Approach		873	0.0	873	0.0	0.627	17.2	LOS B	7.0	48.9	0.90	0.77	56.5
North: Farrar Boulevard													
7	L2	119	0.0	119	0.0	0.119	8.2	LOS A	1.3	8.8	0.42	0.63	53.0
8	T1	12	0.0	12	0.0	0.052	30.8	LOS C	0.4	2.6	0.92	0.62	28.2
9	R2	140	0.0	140	0.0	0.660	39.5	LOS D	5.0	35.0	1.00	0.85	30.0
Approach		271	0.0	271	0.0	0.660	25.4	LOS C	5.0	35.0	0.74	0.74	37.1
West: Lambrick Avenue													
10	L2	185	0.0	185	0.0	0.141	8.7	LOS A	1.1	7.9	0.29	0.68	58.2
11	T1	819	0.0	819	0.0	0.612	20.9	LOS C	11.8	82.8	0.89	0.77	54.9
12	R2	93	0.0	93	0.0	0.582	43.3	LOS D	3.3	23.3	1.00	0.79	35.1
Approach		1097	0.0	1097	0.0	0.612	20.8	LOS C	11.8	82.8	0.80	0.75	52.8
All Vehicles		2401	0.0	2401	0.0	0.660	20.4	LOS C	11.8	82.8	0.82	0.75	51.5



9 May 2016
Our Ref: 16GCA0049 L01_1
Your Ref:

Attention: David Anthony

Zest Homes
PO Box 908
Darwin NT 0800

Dear David,

RE: 3 Tarakan Court, Johnston NT – Review of Potential Road Traffic Noise Impacts

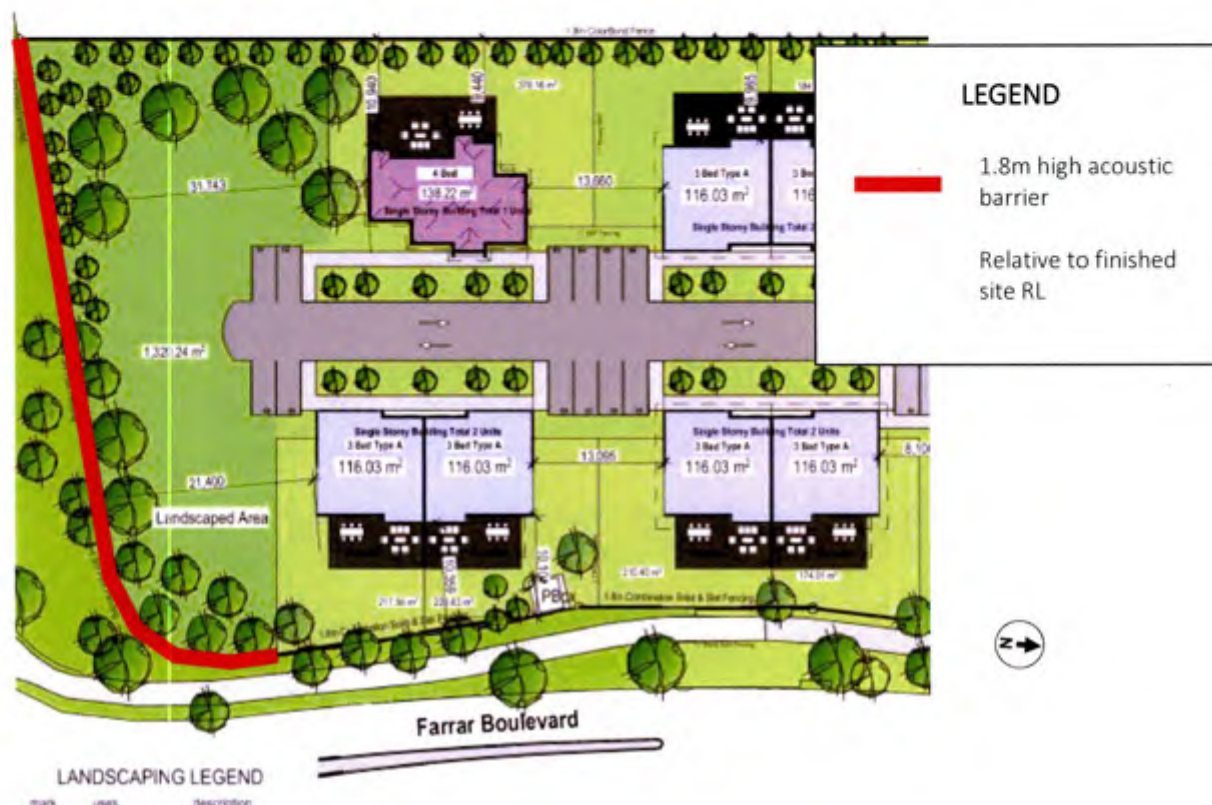
TTM has reviewed the proposed development with respect to road traffic noise impact from Lambrick Avenue. The reviewed plans are those dated March 2016 by Zest Projects (attached to this letter).

The southern portion of the site directly adjoining Lambrick Avenue is not directly suitable for residential development however it is considered suitable based on inclusion of the following noise mitigation measures:

- a. An acoustic barrier fence 1.8m high around the southern perimeter of the development;
- b. Single storey dwellings only to be located inside 110m from Lambrick Avenue;
- c. These single storey dwellings to be setback a minimum 21m from the Lambrick Avenue boundary;
- d. 3m of landscaping to be provided as an additional acoustic buffer from road traffic noise.

The minimum extent of the acoustic barrier fence is shown in Figure 1. It is recommended that the barrier is constructed of a material with a surface mass greater than 15kg/m² and has no gaps or holes for the extent shown.

Figure 1: Location of Acoustic Barrier



Road traffic noise impacts were calculated at the nearest dwelling relative to Lambrick Avenue based on traffic count data provided by TTM Traffic. Accounting for 3.5% compound traffic growth, the predicted road traffic noise level at the nearest dwelling is a façade corrected level of 62 dB(A) L₁₀ (18 hour). Based on the building treatment calculation methodology of AS3671¹, standard building construction with 4mm glazing is predicted to achieve compliance with the indoor sound levels AS2107². Internal noise levels specified in Table 1 of AS2107 are expressed as L_{Aeq} levels and are reproduced in Table 1 below.

Table 1: Internal Noise Limits for Residential Dwellings from AS2107

Type of Occupancy	Recommended Design Sound Level, L _{Aeq} , dB(A)
7. RESIDENTIAL BUILDINGS	
Houses and apartments near major roads -	
Living and working areas	35-45
Sleeping areas	30-40

¹ Australian Standard AS3671:1989 Acoustics – Road Traffic Noise Intrusion – Building Siting and Construction.

² Australian Standard AS2107:2000 Acoustics – Recommended Design Sound Levels and Reverberation Times for Building Interiors.



These measures are cost prohibitive and we would recommend the applicant consider alternative uses however based on the above information and if these recommended measures are added it is predicted that the development will comply with the relevant Australian Standards and there would be no adverse noise impact from Lambrick Avenue upon the development.

We trust this information meets with your current requirements. Should you have any queries please do not hesitate to contact TTM.

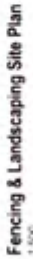
Yours sincerely,

A handwritten signature in black ink, appearing to read 'Jason Fox'.

Jason Fox
Lead Consultant
TTM Consulting Pty Ltd



1. Appendix A – Development Plan



ATTACHEMNT E

Architectural Drawings



McDonalds PALMERSTONE
DA ISSUE - JANUARY 2016

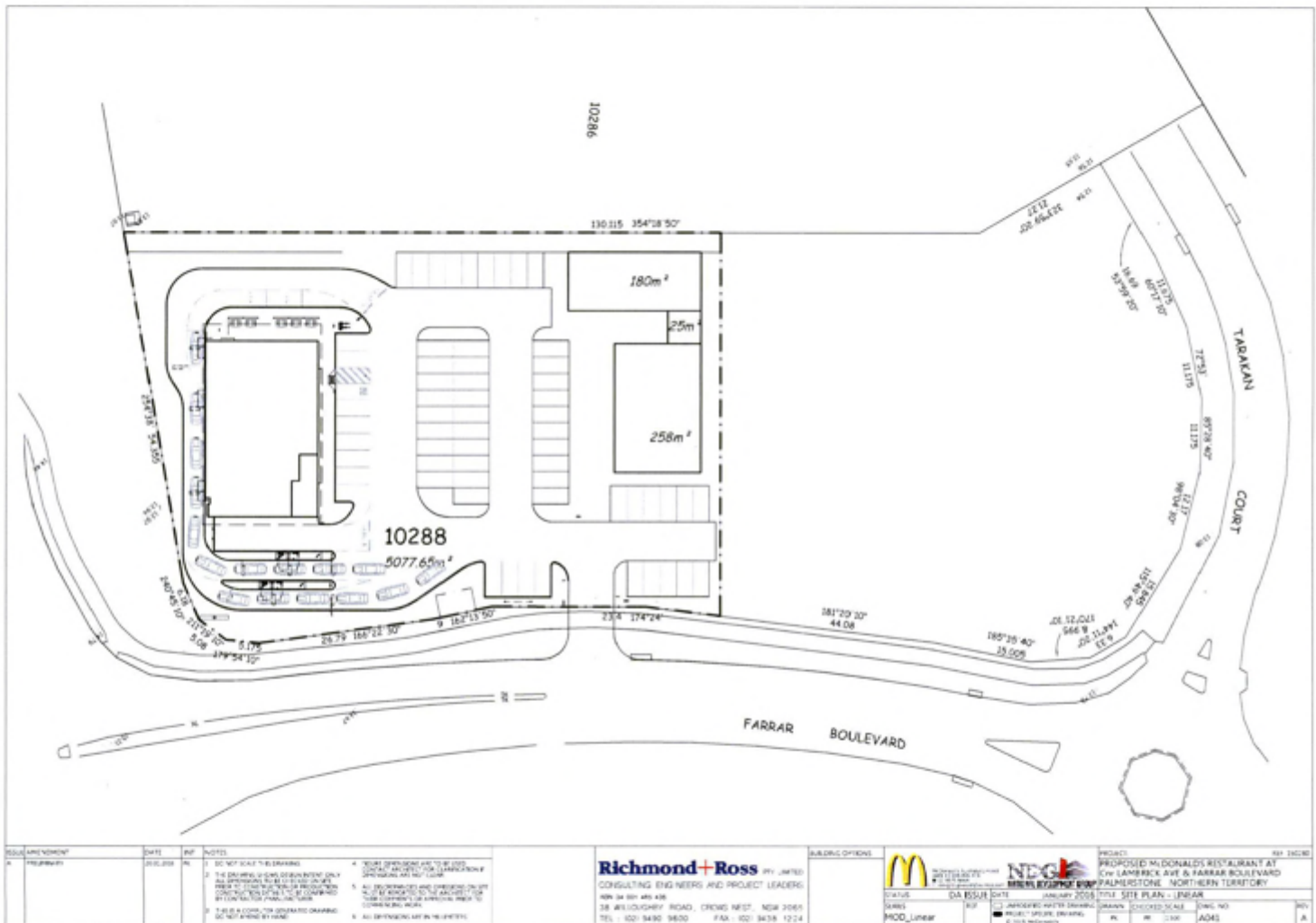
General Notes

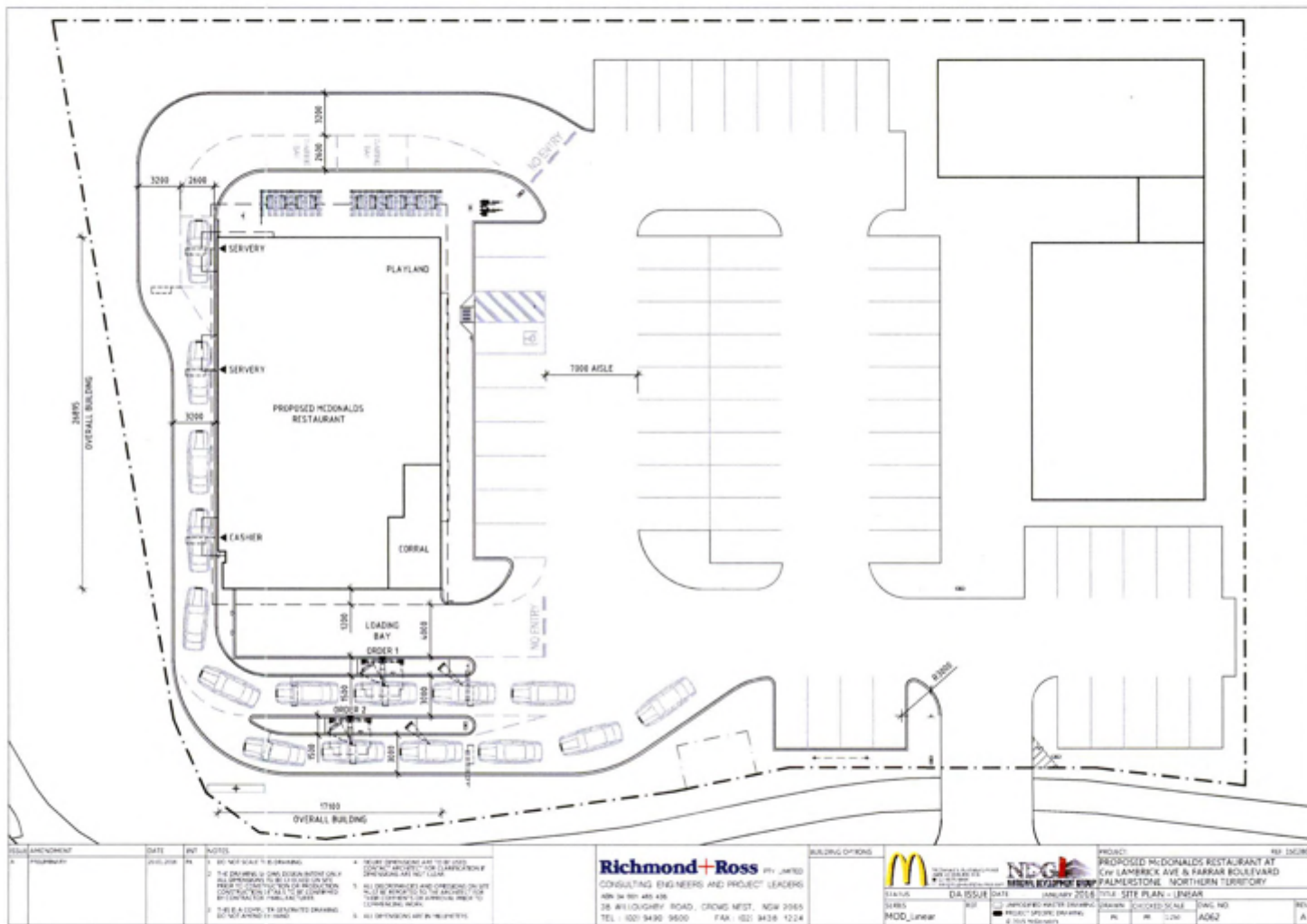
The following elements are required to complete the assignment:

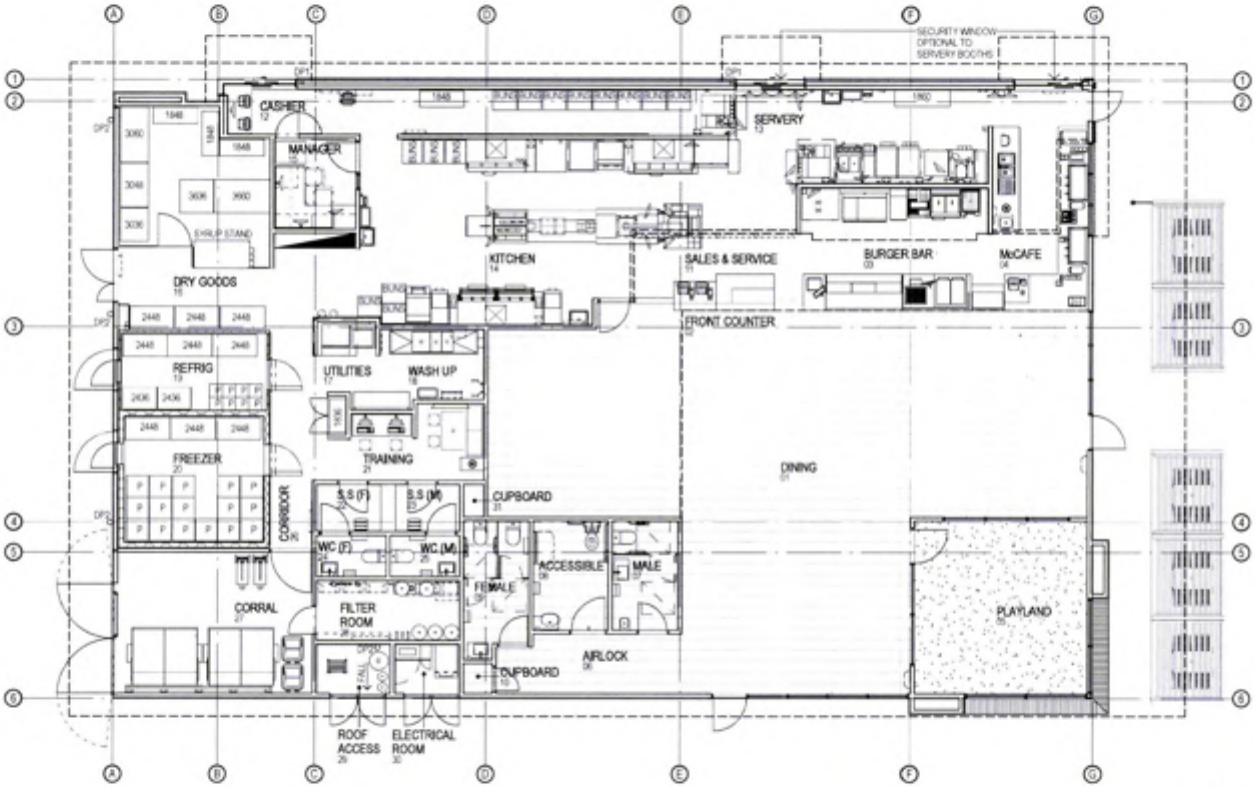
- 1. A clear statement of the problem or question to be addressed.
- 2. A clear statement of the objectives of the study.
- 3. A clear statement of the scope of the study.
- 4. A clear statement of the significance of the study.
- 5. A clear statement of the limitations of the study.
- 6. A clear statement of the assumptions of the study.
- 7. A clear statement of the definitions of the key terms.
- 8. A clear statement of the methodology used.
- 9. A clear statement of the results of the study.
- 10. A clear statement of the conclusions of the study.
- 11. A clear statement of the implications of the study.
- 12. A clear statement of the recommendations of the study.
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- 14. A clear statement of the appendices used.
- 15. A clear statement of the glossary used.
- 16. A clear statement of the index used.
- 17. A clear statement of the table of contents used.
- 18. A clear statement of the list of figures used.
- 19. A clear statement of the list of tables used.
- 20. A clear statement of the list of equations used.
- 21. A clear statement of the list of symbols used.
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Location: Plano

<p>McDonald's Restaurants Limited 1000 - 101st Ave NW PO Box 4000 Weyburn, SK S4N 6T6 Tel: 306-338-2222 info@mcDonalds.ca</p>	<p>Richmond & Ross 1000 - 101st Ave NW PO Box 4000 Weyburn, SK S4N 6T6 Tel: 306-338-2222</p>	<p>McDonald's Restaurant 1000 - 101st Ave NW PO Box 4000 Weyburn, SK S4N 6T6 Tel: 306-338-2222</p>
<p>NEC NATIONAL DEVELOPMENT GROUP</p>	<p>1000 - 101st Ave NW PO Box 4000 Weyburn, SK S4N 6T6 Tel: 306-338-2222</p>	<p>1000 - 101st Ave NW PO Box 4000 Weyburn, SK S4N 6T6 Tel: 306-338-2222</p>







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2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
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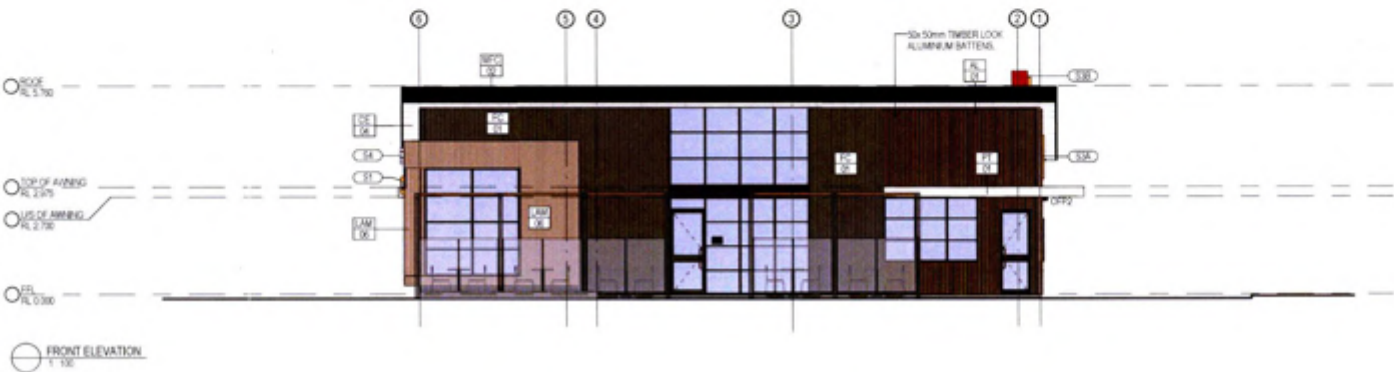
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Richmond + Ross
ARCHITECTS
1000 10th Avenue SW
Calgary, Alberta T2C 1P5
Canada
Tel: 403.243.8888
Fax: 403.243.8889
www.richmondross.ca

Project: McDonald's Restaurant
Location: 150280 A101 A
Client: McDonald's Restaurant
Architect: Richmond + Ross
Date: 150280 A101 A

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION
150280 A101 A



Notes	Comments	Drawings
1. REFER TO WATER LICENSE ON FILE FINISHED LENSED ON FILE AND SCHEDULE ON FILE		



McDonald's
150280 A201 A



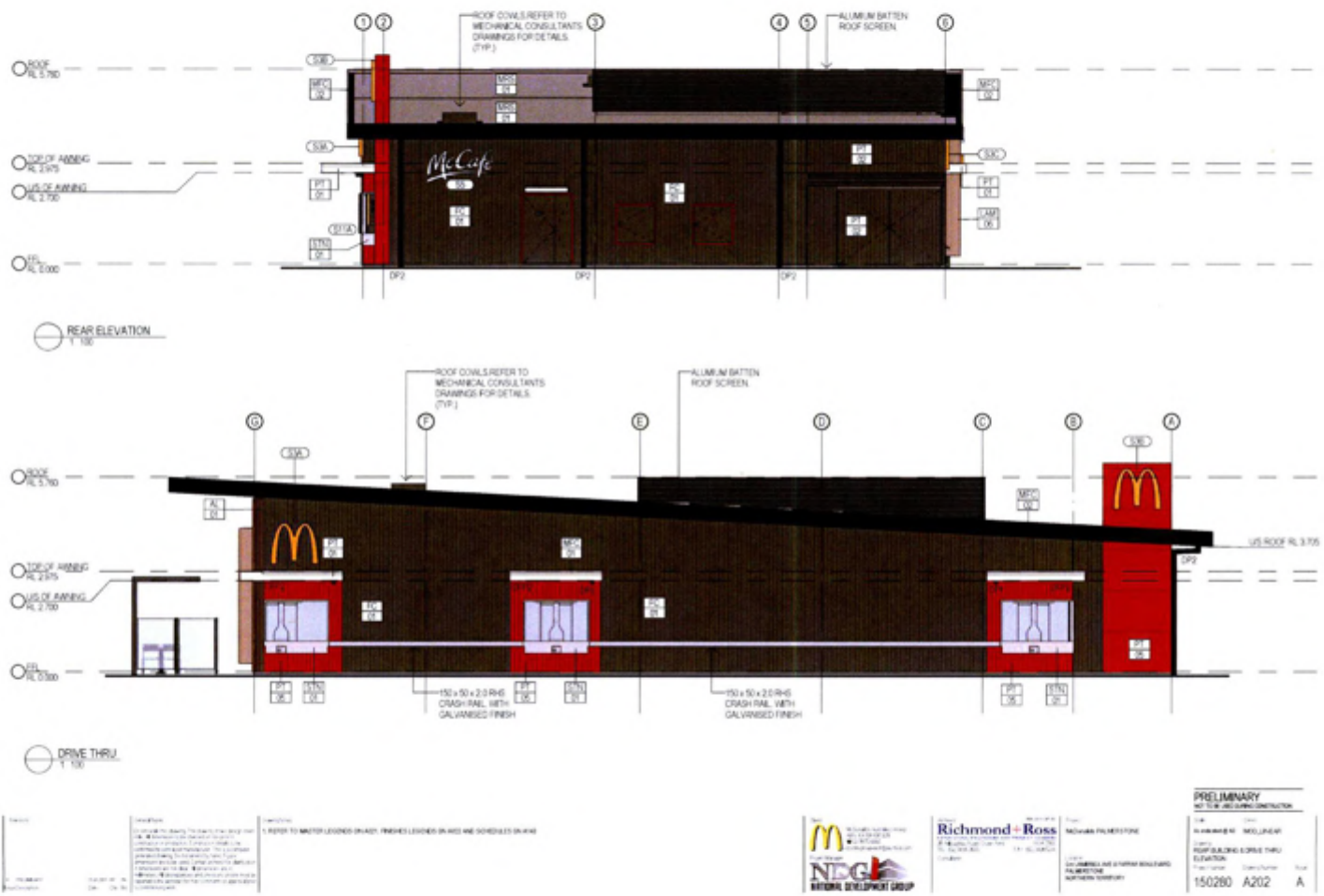
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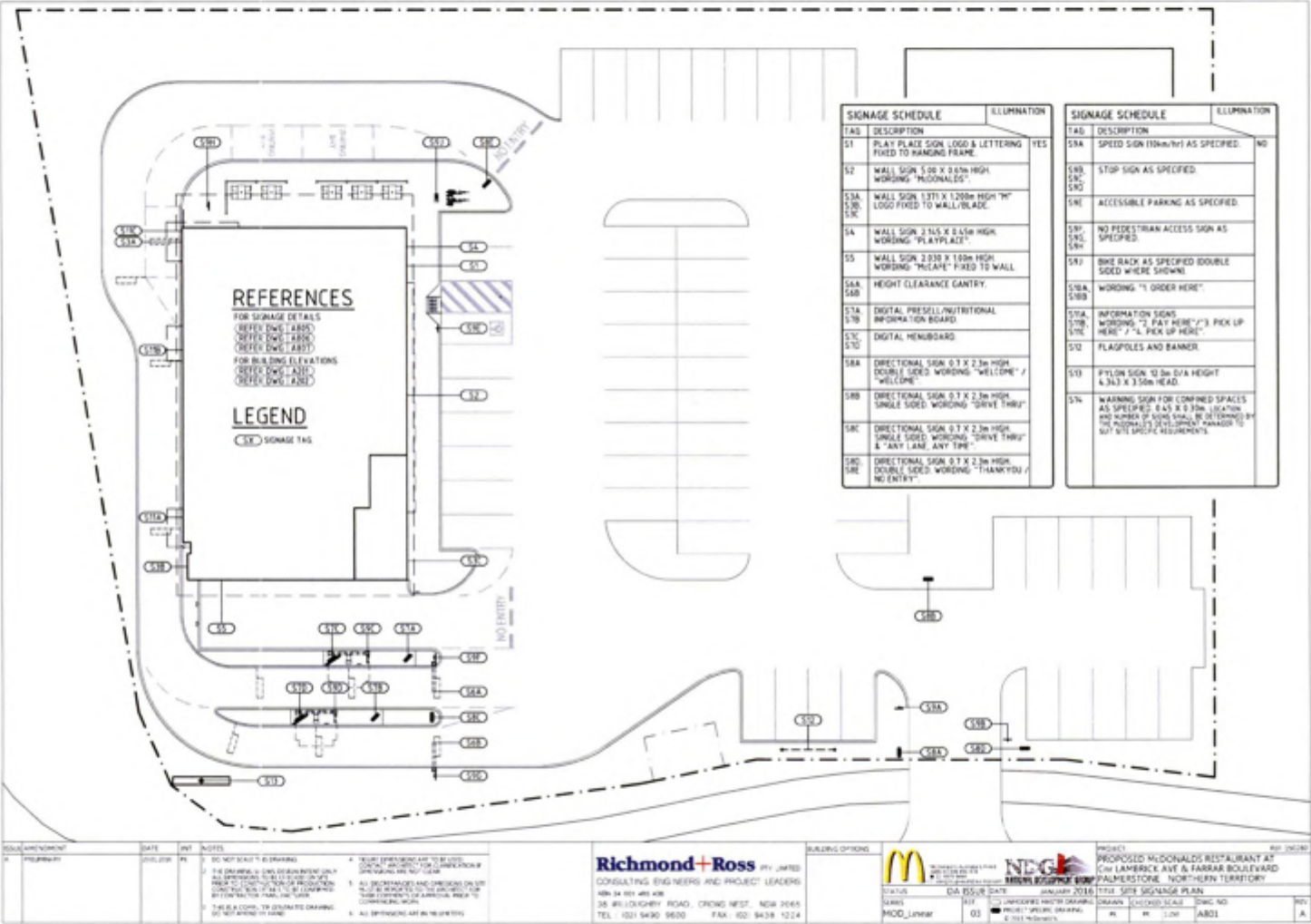


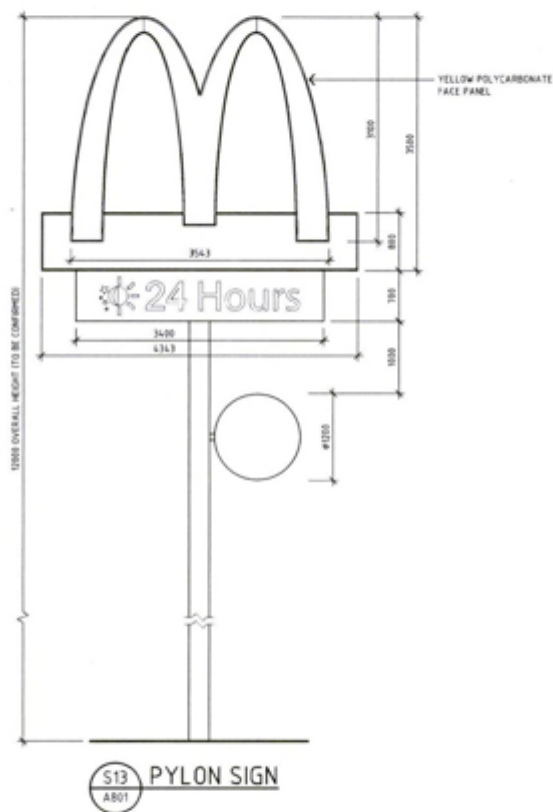
National Development Group
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NOT FOR CONSTRUCTION

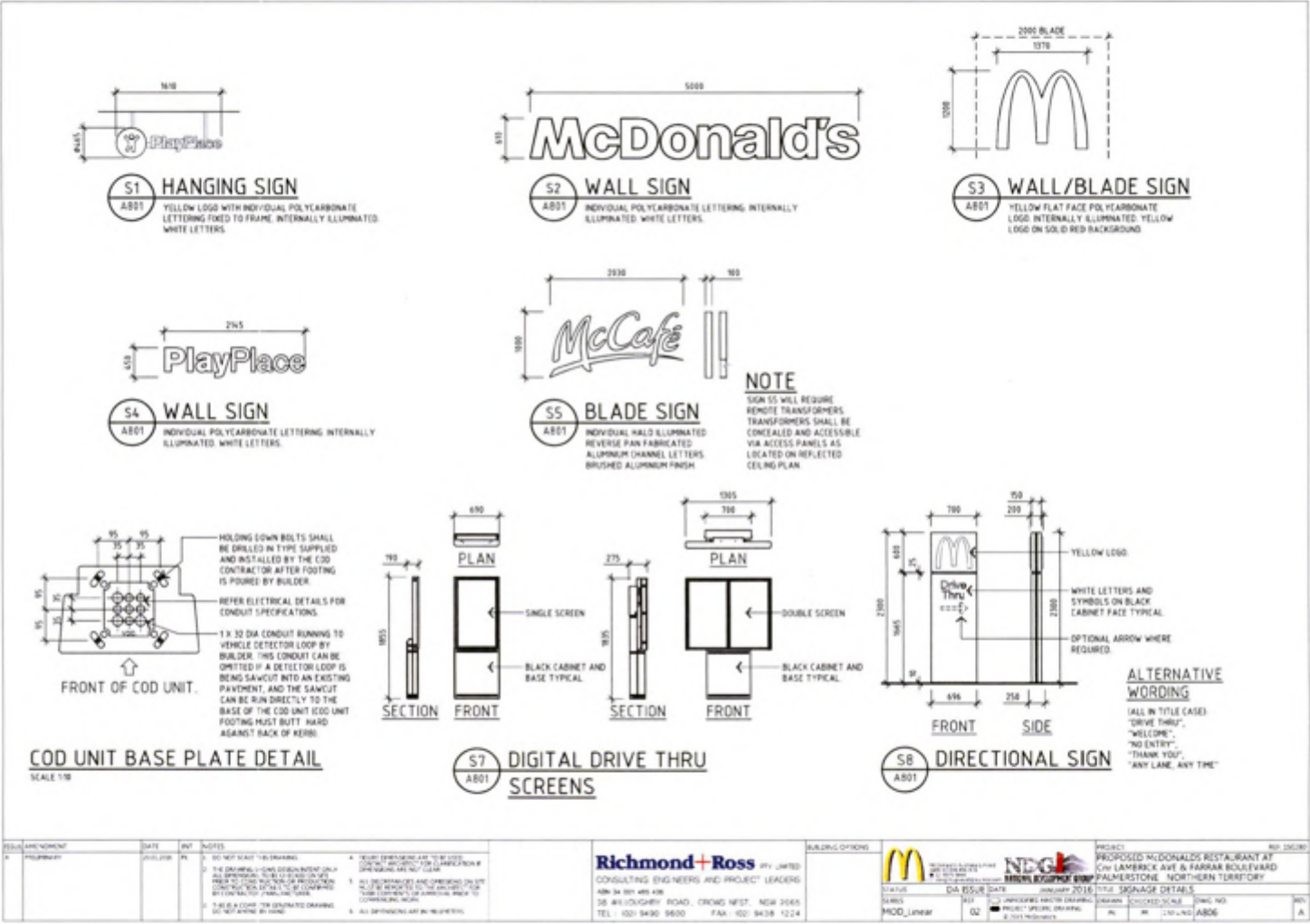
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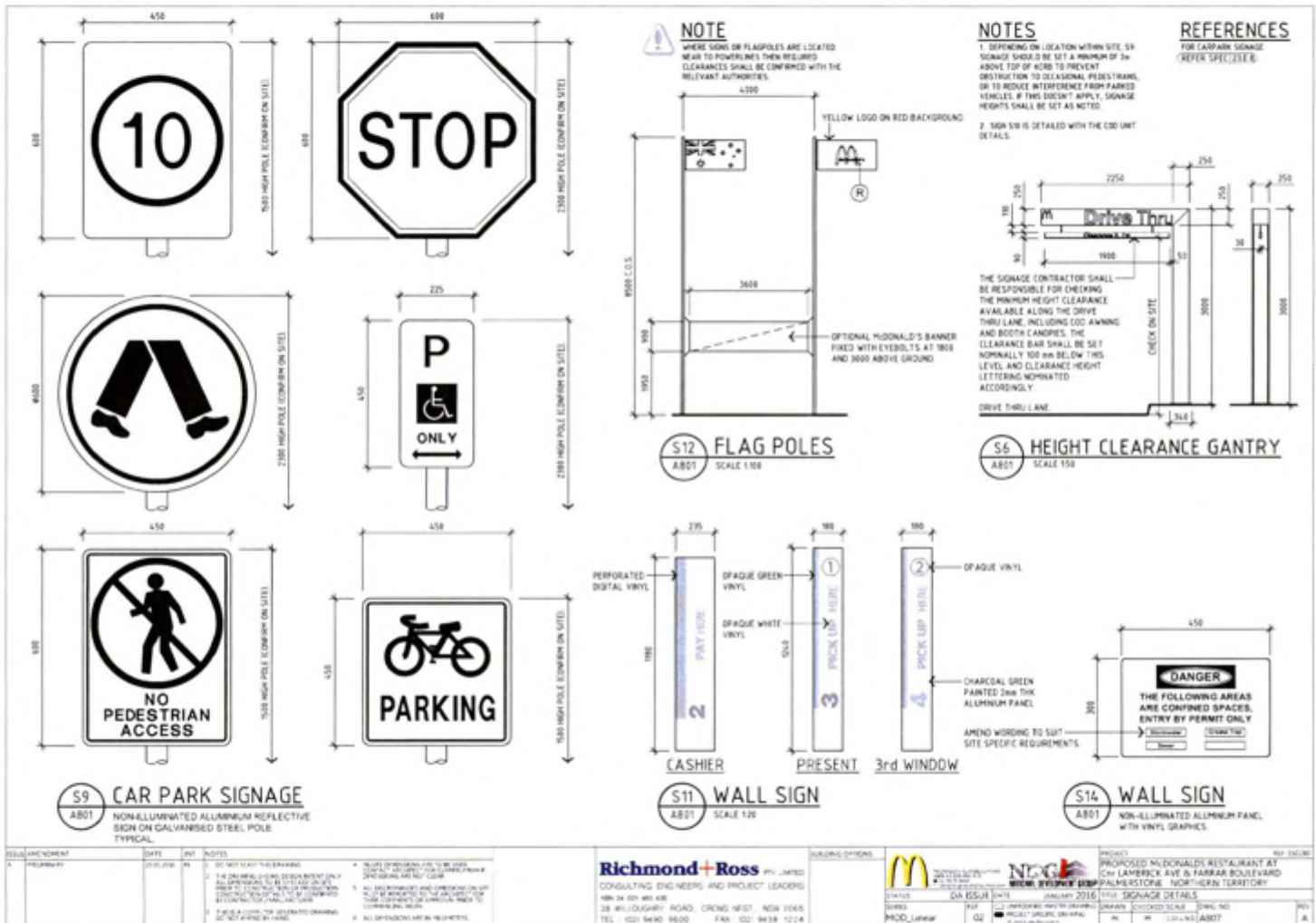




REVISION/REMARK	DATE	BY	NOTES	BUILDING OPTIONS	PROJECT	REP. DRCING
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REVISION/AMENDMENT	DATE	BY	NOTES	BUILDING OPTIONS	PROJECT
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ITEM NUMBER: 13.1.3 On and Off-Street Car Parking Charges in the City Centre
FROM: Director of Technical Services
REPORT NUMBER: 8/0960
MEETING DATE: 16 August 2016

Municipal Plan:

2. Economic Development

2.3 City Planning

2.3 We are committed to effective and responsible city planning which balances and meets both residential and commercial needs in our community.

Summary:

The Palmerston City Centre Parking Strategy identifies ways to reduce parking congestion in the City Centre by encouraging alternative transport options. One of these options is to establish a differential pricing system for on-street, off-street and multistorey parking.

This report recommends that charging for on and off-street parking commence in 2016/17 financial year and that a reserve be established for the collection of funds for future city centre improvements.

RECOMMENDATION

1. THAT Council receives Report Number 8/0960.
2. THAT Stakeholders be notified of Council's intention to commence charging for parking within the City Centre via the level 2 consultation process.
3. THAT the preparation of drawings and contract documents for the implementation of paid parking in the city centre commence.
4. THAT the following charges be included in the Fees and Charges Register for 2016/17:
 - Zone A : \$...... per hour for a maximum of 2 hours continual parking
 - Zone B : \$...... per hour to a maximum of \$...... per day
5. THAT Council adopts the City Centre Parking Policy REG03 Attachment A to Report Number 8/0960.

General:

User pay car parking schemes have been in existence in Australian Cities for many years. The schemes allow for the costs of car parking to be apportioned to those who choose to drive to their destination. Paid parking schemes, if implemented appropriately, can reduce a city's demand for parking, encourage private development as well as provide funding for city centre improvements and sustainability.

Council has provided an amount of \$400,000 in the 2016/17 budget to provide and install Pay and Display parking ticket machines for on and off-street parking in the City Centre as well as preliminary investigation works into a future multistorey car park.

Charges

Generally charges and time of stay are adjusted to provide maximum turnover in areas closest to the center of activity. An example of this might be the 2hr bays at the water tower car park. Council may wish to charge higher hourly rates for these compared to say Fiveash car park.

The Darwin City Council has the following charges for 2015/16

On- Street	
Zone A	\$2.50 per hr max 2hrs
Zone B	\$1.80 per hr
Zone C	\$1.30 per hr or \$7.50 per day

Off- Street	
West Lane Car Park	\$10 per day or \$2 per hr
China Town Car Park	\$7 per day or \$1.50 per hr
Cavanagh Street Car Park	\$5.30 per day
Daly Street Car Park	\$3.20 per day

City of Palmerston has very few on-street bays so it may choose to have on and off-street bays treated the same from a charging perspective.

It is recommended that at this time only two (2) zones be established. Zone A – 2hr bays and Zone B – All day parking.

The following further criteria is recommended

1. Disabled permit holders are granted double the ticket parking time and free parking in disabled bays provided their permits are displayed.
2. Zone A would be:
 - All on-street parking
 - The Palmerston Shopping Centre Woolnough Place car park and
 - The Water Tower car park
3. Parking in 15min bays, taxi/mini bus bays, loading zones, and disable parking bays would be free.
4. Motorcycle parking in motorcycle bays would be free. Should a motorcycle park in a charged car bay then the charge would be applicable.

Implementation

A further report will be presented to Council detailing the recommended advertising strategy and timeframe for implementing charges.

Financial Implications:

Based on current parking habits it is expected that paid parking with charges \$5.00 per day and \$1.80 per hour and assuming 80% occupancy will yield around \$880,000 per year. It is likely that as soon as a charge is introduced people's habits will change and occupancy rates will rise resulting in a lower net revenue than that based on current parking. This outcome would be beneficial to the community since

it has the potential to delay the need for a multistorey car park and result in the use of more sustainable modes of transport.

The installation of 20 Pay and Display parking machines is expected to cost around \$250,000.

Annual maintenance of 20 Pay and Display machines will likely cost around \$34,000

Cash collection services costs are unknown at this time.

Consultation

On 9 December 2014, the Draft Palmerston City Centre Master Plan package was presented to Council with a recommendation that the documents be made available for public consultation. At that meeting, Council resolved:

2. *THAT the attachments to Report Number 8/0600 including the:-*

- a. Draft Palmerston City Centre Planning Framework Report;*
- b. Draft Palmerston City Centre Master Plan;*
- c. Draft Palmerston City Centre Parking Strategy;*
- d. Draft Palmerston City Centre Public Realm Great Streets Strategy;*

be endorsed for public consultation for a period of six weeks.

3. *THAT the Draft Palmerston City Centre Parking Strategy be presented to and considered by the City of Palmerston's Car Parking Committee.*

4. *THAT the final Palmerston City Centre Master Plan, Palmerston City Centre Parking Strategy, Palmerston City Centre Public Realm Great Streets Strategy and the application for submission to the Minister for Lands, Planning and Environment to amend the Northern Territory Planning Scheme be submitted to Council for endorsement at the Council Meeting scheduled for 17 February 2015.*

5. *THAT the Mayor forward a letter to the Minister for Lands and Planning to inform the NT Government of the public consultation process for the Draft City Centre Master Plan "package", prior to lodgement of the formal rezoning application with the Minister in 2015.*

As a result of the Council resolution, the Master Plan package was uploaded to the Council website and made available for comment for a six week period extending from 12 December 2014 until 23 January 2015. A newspaper notice advertising the consultation period was printed in the NT News on Saturday 13 December 2014.

Copies of the documents were also made available at the Council office and the Palmerston library. The intention of the consultation process was to allow the community and stakeholders with an opportunity to comment and provide input into the Master Plan package. To assist in this regard, a Community Information Session was held at the Palmerston Library community room from 11am to 12 noon on Thursday 18th December 2014. The event was attended by approximately 10 community members who had an opportunity to ask questions or seek clarification on the Master Plan.

During this time, the City of Palmerston also held a number of workshop sessions with officers from both the Lands Planning Division and the Development Assessment Services Division of the Department of Lands and Planning as well as a meeting with the Road Planning and Transport Infrastructure Management Divisions of the Department of Transport.

In December 2014 nominations were sought for membership to the City of Palmerston's Car Parking Committee Advisory Group. Following the formation of the group, the group met in the second week of February 2015 to discuss the draft car parking strategy.

The Mayor forwarded a letter to the Minister for Lands and Planning on 12th December 2014 to advise the NT Government of the public consultation process for the Draft City Centre Master Plan package, and its relevance as a step in the future lodgement of a formal application to the Minister in 2015 to amend the NT Planning Scheme.

It is recommended that stakeholders be notified of Council's intention to commence charging for parking within the City Centre via the level 2 consultation process.

Legislation/Policy:

The Palmerston (Charges) By-laws state:

2 Council may determine charges, &c.

In relation to its function the Palmerston Town Council may, by resolution, regulate or determine:

(a) charges, dues, fares, fees and rents in relation to a property, undertaking, service, matter or thing; and

(b) the purposes for which and the conditions on which a council will grant permits, licences, authorities and registrations or perform or supply a service, product or commodity or an item of information.

Recommending Officer: Mark Spangler, Director of Technical Services

Any queries on this report may be directed to Mark Spangler, Director of Technical Services on telephone (08) 8935 9958 or email mark.spangler@palmerston.nt.gov.au

Schedule of Attachments:

Attachment A: City Centre Parking Policy REG03



Name:	City Centre Parking Policy		
Type:	Council Policy		
Owner:	Chief Executive Officer		
Responsible Officer:	Director Technical Services		
Approval Date:	[Approval Date]	Next Review Date:	[Next Review]
Record Number:		Policy Code:	REG03

1 Purpose and Application

This policy articulates the rules applicable to parking in all council owned or controlled parking areas of the City Centre. It does not apply to parking on privately owned land where Council may have enforcement arrangements in place with the owners. It is adopted to enable operational staff to manage parking signage and enforcement on a day to day basis

2 Principles

3 Definitions

For the purposes of this Policy, the following definitions apply:

Term	Definition
Parking Bay	An area marked by lines and signed in accordance with Australian Standards or Guidelines
Loading Zone	An area set aside for use by commercial vehicles for the delivery of goods and services
Disability Permit	A permit issued under the Australian Disability Parking Scheme
Emergency Service Vehicle	A vehicle operating in a roll or function for the Police, Fire or Ambulance service and clearly marked as a Police, Fire or Ambulance vehicle

4 Policy Statement

Council's City Centre parking is dictated by the Palmerston City Centre Parking Strategy. This policy acts to deliver on that strategy in a fair and equitable way.

All parking charges will be set annually in council's Annual Fees and Charges.

Charges will apply to parking within the City Centre Monday to Friday from 8am to 5pm excluding NT Statutory public holidays.

Vehicles to which a Charge Applies:

Charges for on and off-street parking are applicable to all vehicles with the following exceptions:

1. Emergency services vehicle (ESV) undertaking an emergency service. An ESV is not exempt if that vehicle is not actively attending an emergency at the time of parking.
2. Service Authority vehicles holding a valid temporary parking permit.

Exceptions to Parking Charges:

Parking charges will be applied to all parking bays of 2hr duration or greater with the following exceptions:

- 1. Disabled parking bays will not incur a charge.
- 2. Motorcycle parking bays will not incur a charge.
- 3. Loading zones will not incur a charge.
- 4. Taxi and mini bus parking bays will not incur a charge
- 5. Other service authority required bays may be exempt from charges by the Director Technical Services. These bays will be clearly signed as exempt from charges.

Disability Permit Holder Charges:

Vehicles displaying a valid disability permit will be permitted to park in charged bays for twice the period shown on the purchased parking ticket without penalty.

Annual Parking Permits

Annual Permits for all-day parking will be available and priced in accordance with the quarter in which they commence. Eg. A permit purchased in the 1st quarter will cost 100% of the annual permit fee, in the 2nd quarter 75% of the annual fee, etc.

The fee for Annual Permits will be set in the Annual Fees and Charges.

5 Associated Documents

Palmerston City Centre Master Plan
Palmerston City Centre Parking Strategy

6 References and Related Legislation

Palmerston Charges By-Laws

ITEM NUMBER: 13.1.4 Financial Report for the Month of July 2016

FROM: Director of Corporate and Community Services

REPORT NUMBER: 8/0961

MEETING DATE: 16 August 2016

Municipal Plan:

4. Governance & Organisation

4.1 Responsibility

4.1 We are committed to corporate and social responsibility, the sustainability of Council assets and services, and the effective planning and reporting of Council performance to the community

Summary:

Financial Report for the month of July 2016.

RECOMMENDATION

THAT Council receives Report Number 8/0961.

Background:

The Local Government (Accounting) Regulations, prescribes that:

18 Financial reports to council

1. The CEO must, in each month, lay before a meeting of the Council a report, in a form approved by the Council, setting out:
 - a. The actual income and expenditure of the Council for the period from the commencement of the financial year up to the end of the previous month;
 - b. The forecast income and expenditure for the whole of the financial year.
2. The report must include:
 - a. Details of all cash investments held by the Council (including money held in trust);
 - b. A statement on the debts owed to the Council including aggregate amount owed under each category with a general indication of the age of the debts;
 - c. Other information required by the Council.

If a Council does not hold a meeting in a particular month, the report is to be laid before the Council Committee performing the Council's financial functions for the particular month.

General:

Financial Officers provide year to date financial information for the month ended 31 July 2016.

Financial Implications:

Nil.

Legislation/Policy:

Council Policies, the Local Government Act and associated regulations and the Australian Accounting Standards.

Recommending Officer: Ben Dornier, Director of Corporate and Community Services

Any queries on this report may be directed to Ben Dornier, Director of Corporate and Community Services on telephone (08) 8935 9976 or email ben.dornier@palmerston.nt.gov.au

Author: Maxie Smith, Acting Finance Manager

Schedule of Attachments:

Attachment A: Financial Management Report – July 2016.

Financial Management Reports

July 2016

- ❖ 1. Executive Summary
- ❖ 2. Financial Results

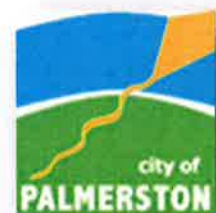


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2.2 Investments Management Report

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2.4 Debtor Control Accounts

2.5 Creditor Accounts Paid

2.6 Creditor Accounts Outstanding

2.7 Statement of Credit Card Transactions

2.8 Waste Charges

Section 1

Executive Summary

1.1 Executive Overview
As at 31 July 2016

RESULT

Operating Income

Operating income is currently at 1.61% for the year. Grant income should commence by the end of the quarter and be spread across the full financial year.

Operating Expenditure

Overall operating expenditure is currently at 21.89% for the year. A large number of commitments have been raised for contract services, as such expenditure is currently on track for this financial year.

Capital Income

Capital income for the current financial year is at 2.16% of the budget. Capital Income of \$10m in the budget relates to gifted assets which will be recognised at the end of the financial year.

Capital Expenditure



The expenditure for capital works is currently at 81.03%. The budgets for projects ongoing from 2015/2016 will be rolled over and recognised as part of the first budget review in 2016/2017.

CASH POSITION

As at the end of July 2016 the cash and investments balance was \$17.1M. As at July 1 2016 total reserve funds was \$9.5M. Interest earned to date is \$32k, circa 8% of budget.

Section 2
Financial Results
31 July 2016

2-1 Budget Summary Report as at

	Total Budget (inc. Revisions)	YTD Actuals (incl commitments)	Budget to be met	Budget Met
	\$	\$	\$	%
Operating income	-30,487,306	-489,735	-29,997,551	1.61%
Operating Expenditure	34,069,429	7,456,511	26,612,918	21.89%
Capital Income	-11,170,778	-240,873	-10,929,905	2.16%
Capital Expenditure	6,080,175	4,927,064	1,153,111	81.03%
Subtotal	-1,508,480	11,652,948	-13,161,428	
Less Depreciation/Revaluation	-8,402,500	-700,208	-7,702,292	
Gifted Assets	10,000,000	0	10,000,000	
Net (Income)/Expenditure	89,020	10,952,740	-10,863,720	
Net (Income)/Expenditure Funded by:				
Transfers from Reserves	-2,467,000			
Transfers to Reserves	6,270,698			
Borrowings	-4,000,000			
Repayment of Borrowings	07,280			
Total	-2			
The total contains a rounding issue which will be adjusted in the first budget review				
Net Surplus/Deficit	89,022			
<div style="display: flex; justify-content: space-between; align-items: flex-end; margin-top: 20px;"> <div style="text-align: center;">  Reviewed by: Acting Finance Manager </div> <div style="text-align: center;">  Approved by: Chief Executive Officer </div> </div>				

Section 2

Financial Results

31 July 2016

2.1 - Budget Summary Report as at Operating Income

	Original Budget	YTD Actuals	%
Governance			
Office of the CEO	-714,856	0	0.00%
Governance	-714,856	0	0.00%
Corporate Services			
Financial Services	-400,000	-47,499	11.87%
Rates	-19,513,257	-205,512	1.05%
Corporate Services	-19,913,257	-253,010	1.27%
Community Services			
Arts & Culture	-10,000	0	0.00%
Library Services	-725,000	-6,916	0.95%
Senior Citizens	-1,500	0	0.00%
Youth Services	-25,000	0	0.00%
Community Services	-761,500	-6,916	0.91%
Technical Services			
Animal Management	-377,000	-17,367	4.67%
Aquatic Centre	-95,804	-7,941	8.29%
Civic Centre	-189,131	-27,321	14.45%
Driver Resource Centre	-3,600	-441	12.26%
Gray Community Hall	-10,800	-1,881	17.43%
Office of the Director Technical Services	-37,250	0	0.00%
Parking & Other Ranger Services	-170,000	-16,115	27.13%
Private Works	-207,000	-9,440	4.56%
Roads & Transport	-795,729	0	0.00%
Stormwater Infrastructure	-1,920	0	0.00%
Subdivisional Works	-200,000	-43,222	21.61%
Waste Management	-6,568,290	-1,739	0.03%
Birripa Court Investment Property	-446,160	-74,360	16.67%
Technical Services	-9,097,684	-229,829	2.53%
	-30,487,306	-489,755	1.61%

Section 2

Financial Results

31 July 2016

2.1 - Budget Summary Report as at Capital Income

	Original Budget	YTD Actuals	%
Corporate Services			
Office of the Director Corp and Community Services	-30,000	-1,600	5.33%
Corporate Services	-30,000	-1,600	5.33%
Technical Services			
Roads & Transport	-890,778	0	0.00%
Subdivisional Works	-10,250,000	-239,273	2.33%
Technical Services	-11,140,778	-239,273	2.15%
	-11,170,778	-240,873	2.16%

Section 2
Financial Results
31 July 2016

2.1 - Budget Summary Report as at

Operating Expenditure

	Original Budget	YTD Actuals	Commitment	Total YTD Actuals plus Commitments	%
Governance					
Elected Members	357,576	4,071	422	1,193	1.27%
Office of the CEO	190,116	83,917	598	84,516	10.69%
Public Relations and Communications	107,150	3,173	32,121	35,294	32.94%
Governance	1,249,992	91,161	33,142	124,303	9.94%
Corporate Services					
Customer Services	167,966	10,087	0	10,087	6.01%
Financial Services	1,302,334	89,856	31,663	121,522	9.33%
Human Resources	182,287	11,276	109	11,385	6.25%
Information Technology	1,064,081	111,434	132,806	111,040	41.73%
Office of the Director Corp and Community Services	8,933,624	225,381	11	225,425	8.12%
Rates	281,000	0	1,216	1,216	0.43%
Records Management	308,466	10,108	1,793	11,901	3.86%
Corporate Services	12,239,558	957,945	367,630	1,325,575	10.83%
Community Services					
Arts & Culture	160,000	0	0	0	0.00%
Community Development	831,084	58,136	0	58,136	7.00%
Events Promotion	311,600	5,505	6,615	12,120	3.89%
Families & Children	61,500	13,909	711	14,653	23.83%
Health and Wellbeing Services	65,000	993	0	993	1.53%
Library Services	1,335,030	80,079	53,223	133,302	9.98%
Senior Citizens	1,500	114	474	588	39.18%
Youth Services	62,500	2,256	650	2,906	4.65%
Community Services	2,828,214	160,992	61,706	222,697	7.87%
Technical Services					
Animal Management	103,793	6,620	75,878	82,498	79.48%
Aquatic Centre	389,392	617	231,786	232,403	59.68%
Archer Sports Club	6,977	0	0	0	0.00%
Civic Centre	372,210	20,974	64,729	85,703	23.03%
Depot	87,595	2,741	17,449	19,990	15.97%
Driver Resource Centre	29,015	247	910	1,157	3.99%
Emergency Operations	10,000	0	0	0	0.00%
Gray Community Hall	76,517	3,117	16,710	20,127	26.30%
Office of the Director Technical Services	1,350,734	92,957	33,694	126,651	9.38%
Open Space	5,470,083	105,701	95,802	201,503	3.68%
Parking & Other Ranger Services	606,662	53,171	418	53,589	8.83%
Private Works	80,546	5,568	0	5,568	6.91%
Recreation Centre	202,847	2,564	111,765	114,329	53.71%
Roads & Transport	2,345,665	39,827	44,428	84,356	3.60%
Stormwater Infrastructure	269,000	2,379	1,869	2,148	2.69%
Street Lighting	655,043	49,049	0	49,049	7.49%
Waste Management	5,512,083	1,121	4,692,746	4,693,867	85.16%
Birrpia Court Investment Property	116,053	11,898	0	11,898	10.25%
Durack Heights Community Centre	57,950	0	0	0	0.00%
Technical Services	17,751,665	398,950	5,384,985	5,783,935	32.58%
	34,069,429	1,609,048	5,847,463	7,456,511	21.89%

Section 2 Financial Results

2.1 - Budget Summary Report as at Capital Expenditure

31 July 2016

	Original Budget	YTD Actuals	Commitment	Total YTD Actuals plus Commitments	%
Corporate Services					
Information Technology	52,000	0	0	0	0.00%
Office of the Director Corp and Community Services	150,000	0	0	0	0.00%
Corporate Services	232,000	0	0	0	0.00%
Community Services					
Community Development	0	3,280	5,482	8,761	0.00%
Library Services	24,000	0	0	0	0.00%
Community Services	24,000	3,280	5,482	8,761	36.51%
Technical Services					
Aquatic Centre	80,500	0	0	0	0.00%
Civic Centre	0	148,297	4,895	153,192	0.00%
Depot	25,000	0	0	0	0.00%
Driver Resource Centre	7,000	0	0	0	0.00%
Office of the Director Technical Services	400,000	15,810	2,088,235	2,104,045	526.01%
Open Space	1,568,175	400	60,169	60,569	3.86%
Roads & Transport	1,196,500	0	1,421,700	1,421,700	118.82%
Stormwater Infrastructure	20,000	0	547	547	0.68%
Subdivisional Works	0	840	2,214	3,054	0.00%
Waste Management	2,467,000	0	1,123,195	1,123,195	47.64%
Technical Services	5,824,175	165,347	4,752,955	4,918,302	84.45%
	6,080,175	168,627	4,758,437	4,927,064	81.03%

INVESTMENTS REPORT TO COUNCIL AS AT 31/07/2016

COUNTERPARTY	RATING	AMOUNT	INTEREST RATE	MATURITY DATE	DAYS TO MATURITY	WEIGHTED AVERAGE RATE	INSTITUTION TOTALS	%COUNTERPARTY
People's Choice Credit Union	S&P A2	\$ 0.79	0.00%				\$ 6.78	0.00%
Auswide	S&P A2	\$ 1,500,000.00	3.01%	December 15 2018	137	0.008673524	\$ 1,500,000.00	12.87%
Heritage Bank	Fitch F2	\$ 2,000,000.00	3.20%	August 17 2018	17	0.005403881	\$ 2,000,000.00	17.18%
National Australia Bank	S&P A1	\$ 1,500,000.00	3.11%	August 5 2018	3	0.004007151		
National Australia Bank	S&P A1	\$ 1,500,000.00	3.12%	August 31 2018	51	0.004013250		
National Australia Bank	S&P A1	\$ 1,500,000.00	2.95%	November 7 2018	54	0.003773553		
National Australia Bank	S&P A1	\$ 1,500,000.00	2.97%	January 4 2017	157	0.003822029		
National Australia Bank	S&P A1	\$ 7,248.27	2.80%			0.000017412		
National Australia Bank	S&P A1	\$ 149,856.81	2.80%			0.000357585	\$ 6,158,107.18	52.91%
MyGlobe Bank	S&P A2	\$ 2,000,000.00	3.11%	October 19 2018	60	0.005306255	\$ 2,000,000.00	17.18%

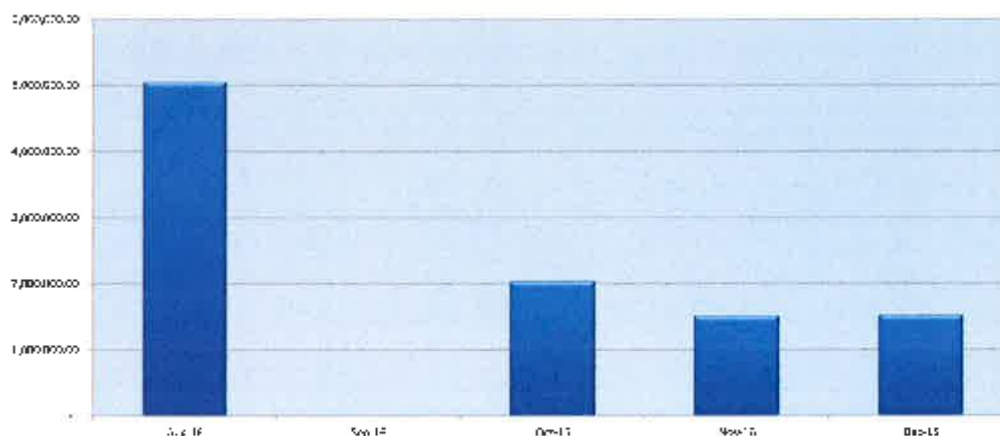
TOTAL SHORT TERM INVESTMENT	\$ 11,656,913.97	Average Days to Maturity	74.00	Weighted Average	3.07%	100.00%
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% OF TOTAL INVESTMENT PORTFOLIO	A1 (max 100%) 53%	F1 (max 100%) 0%	A2 (max 80%) 30%	F2 (max 80%) 0%
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GENERAL BANK FUNDS	\$ 5,452,326.37	Total Budget Investment Earnings	\$ 400,000.00
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TOTAL ALL FUNDS	\$ 17,108,440.34	Year to Date Investment Earnings	\$ 32,640.27
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Cashflow of Investments



PROPERTY INVESTMENT

PROPERTY ADDRESS	VALUATION BASIS	VALUE	INCOME YTD	EXPENSE YTD	NET PROFIT YTD	COMPARATIVE YTD YIELD AT CASH RATE OF 3%
48 Odegaard Drive Rosebery	Cost	\$ 6,800,000	\$ 74,390	\$ 1,099	\$ 62,482	\$ 16,230

Hoasa note valuation for this property has recently been completed returning a valuation of \$6,800,000.

Approved by Acting Finance Manager

Approved by Council Executive Officer

Section 2

Financial Results

2-3 Reserves Schedule

	Balance as at 1/07/2016	TO RESERVES		FROM RESERVES		Balance as at 30/06/2017
		Original Budget	Adopted Budget	Original Budget	Adopted Budget	
Asset Related Reserves						
Property Reserve	1,881,188	0	0	0	0	1,881,188
Plant and Equipment Reserve	511,404	0	0	0	0	511,404
Infrastructure Reserve	273,940	0	0	0	0	273,940
Streetlighting Reserve	0	636,761	636,761	0	0	636,761
	2,666,532	636,761	636,761	0	0	3,303,293
Other Reserves						
Election Expenses Reserve	62,038	170,000	170,000	0	0	232,038
Disaster Recovery Reserve	500,000	0	0	0	0	500,000
Strategic Initiatives Reserve	500,000	0	0	0	0	500,000
Unexpended Grants Reserve	168,054	0	0	0	0	168,054
Unexpended Capital Works Reserve	0	0	0	0	0	0
Developer Funds in lieu of construction	4,518,287	250,000	250,000	0	0	4,768,287
Community Grants Reserve	30,000	0	0	0	0	30,000
Waste Management Reserve	1,142,591	5,213,937	5,213,937	2,467,000	2,467,000	3,889,528
	6,920,970	5,633,937	5,633,937	2,467,000	2,467,000	10,087,907
Total Reserve Funds	9,587,502	6,270,698	6,270,698	2,467,000	2,467,000	13,391,200


Reviewed by: Acting Finance Manager


Approved by: Chief Executive Officer

Please note opening balances as at 01/07/2016 have not yet been audited and will be adjusted.

Section 2

Financial Results

31 July 2016

2-4 Debtor Control Accounts

SUNDRY DEBTORS:						
BALANCE		CURRENT	30 DAYS	60 DAYS	90 DAYS	OVER 90 DAYS
\$	1,305,637.10	1,248,101.96	12,137.28	-	1,152.21	1,043.12
						15,506.95
RATES:						
REPORT MONTH	OUTSTANDING \$	OUTSTANDING % OF RATES INCOME	OVERDUE \$	OVERDUE % OF RATES INCOME		
1/07/2017 - Based on Rates of \$30,485	\$404,745	-1327.7%	\$523,544	717.3%		
1/07/2016 - Based on Rates of \$9,373	\$378,809	-1011.1%	\$540,299	564.3%		
* Note: Rates for 2016/2017 have not yet been levied, this will occur in August						
TOTAL OVERDUE \$	Charged In 2016/2017	Charged In 2015/2016	Charged In 2014/2015	Charged Prior to 2014/2015		
\$523,522	\$6,554	\$394,370	\$68,918	\$53,680		
INFRINGEMENTS:						
			\$			
Animal Infringements			120,212.86			
Public Places			9,206.00			
Parking Infringements			157,701.93			
Litter Infringements			875.00			
Signs			0.00			
Other Law and Order			0.00			
Net Balance on Infringement Debts			<u>287,995.79</u>			


Reviewed by: Acting Finance Manager


Approved by: Chief Executive Officer

SECTION 2

Financial Results

2.5 - Creditor Accounts paid - July 2016

Creditor No.	Creditor Name	Invoice Number	Invoice Description	Amount
59	City of Palmerston	LIBRARY PETTY CASH REIMB JUNE 2016	LIBRARY PETTY CASH REIMB JUNE 2016	\$ 104.50
V00834	Nathan Trevena	COLLAR DEPOSIT REFUND- R139812	Barking Collar Deposit Refund - R139812	\$ 50.00
4190	National Australia Bank	NABCCC MAY 2016	NABCCC - May 2016	\$ 15,487.33
V00443	Top End Hydraulic Services P/L T/A Forecast Machin	2544	Truxor service 1250hrs	\$ 1,331.07
V00475	Outback Batteries	19644	12 12volt batteries and battery charger irrigation	\$ 1,098.90
5277	Greville Fabrication Pty Ltd	GF2310	Truxor cutter blades	\$ 748.00
5104	JLM Civil Works Pty Ltd	00005437	Replace damaged sea lid at Gwynn Park	\$ 328.38
5104	JLM Civil Works Pty Ltd	00005431	Replace 4 sq.m of damaged footpath Moulden McGuire	\$ 1,558.03
5104	JLM Civil Works Pty Ltd	00005430	Replace 18.7sq.m of damaged laneway Gumnall way	\$ 3,655.62
5104	JLM Civil Works Pty Ltd	00005428	Dumping Driver	\$ 550.00
5104	JLM Civil Works Pty Ltd	00005427	Play equipment Goyder Square	\$ 110.00
5104	JLM Civil Works Pty Ltd	00005423	Sign Temp c Terrace	\$ 375.30
5403	Roy Morgan Research Ltd	INV0020791	Community Survey 2016 - 75% of total fee	\$ 20,831.25
10	DBH Contracting	00007363	Memorial Park - garden bed conversion to lawn	\$ 13,638.09
5104	JLM Civil Works Pty Ltd	00005425	Temple Terrace Sweeping	\$ 79.75
3428	Bunnings Group Limited	2315/00131003	Consumables for truxor	\$ 152.75
3428	Bunnings Group Limited	2315/00281799	Spray paints for Stormwater Pit Inspections.	\$ 67.76
272	City Wreckers	00012096	Towing and Storage of Red/Ford/Ute/NT-965875	\$ 110.00
3683	Area9 IT Solutions	SIN39666	SSO Investigate & Project - Service Job	\$ 3,234.00
35	Staples Australia Pty Limited	9018319429	Depot Office - Printer Toner x2	\$ 278.04
10	DBH Contracting	00007368	Flatten dirt piles Marlow Lagoon	\$ 265.01
V00228	Outback Tree Service	INV-0363	Remove dead tree 11 Broadbarrow Circuit	\$ 352.00
5104	JLM Civil Works Pty Ltd	00005438	Reinstate 1 SEP lid along Temple Terrace	\$ 117.28
5104	JLM Civil Works Pty Ltd	00005426	SEP lid CBD	\$ 774.03
5104	JLM Civil Works Pty Ltd	00005425	Sign CBD	\$ 703.67
4336	Wavesound Pty Ltd	106689	Order P0110090	\$ 189.75
4336	Wavesound Pty Ltd	106703	Library 100000688	\$ 54.45
4141	Stancon Design - eprint	00006188	Sign Installation - Dog Banner	\$ 257.00
4737	D & L Plumbing & Gasfitting	6388	Replace leaking tap and repair leak on wall Library	\$ 220.00
5533	Custom Av Pty Ltd	00360064	Monthly Fire Indication Panel Test for June Depot	\$ 28.74
5533	Custom Av Pty Ltd	00360065	Gray Community Hall -Monthly Fire Indication Panel	\$ 28.74
5533	Custom Av Pty Ltd	00360066	Monthly Fire Indication Panel Test for June	\$ 21.30
5533	Custom Av Pty Ltd	00360067	Monthly Fire Indication Panel Test for June Aquatic Centre	\$ 109.90
5533	Custom Av Pty Ltd	00360071	Monthly Fire Indication Panel Test for June Civic Centre	\$ 185.83
5533	Custom Av Pty Ltd	00360072	Monthly Fire Indication Panel Test for June Library	\$ 178.67
5533	Custom Av Pty Ltd	00360073	Monthly Fire Indication Panel Test for June	\$ 202.87
5533	Custom Av Pty Ltd	00360077	Driver Resource Centre - Monthly Fire Indication	\$ 118.10
4662	G & T Electrical Enterprises	00023865	Check & repair non working soap dispenser Fxello	\$ 181.50

Creditor No.	Creditor Name	Invoice Number	Invoice Description	Amount
5104	JLM Civil Works Pty Ltd	00005429	Replace 27.6 sq.m of asphalt on laneway Cycas Crt	\$ 2,071.80
5104	JLM Civil Works Pty Ltd	00005436	Replace 6 sq.m of damaged section footpath Moulden	\$ 944.26
5104	JLM Civil Works Pty Ltd	00005422	Graffiti Library	\$ 110.00
5104	JLM Civil Works Pty Ltd	00005434	Repair sunken trench Moulden pathway	\$ 208.95
5104	JLM Civil Works Pty Ltd	00005432	Replace 4 sq.m of damaged asphalt footpath McGuir	\$ 300.26
5104	JLM Civil Works Pty Ltd	00005421	Reinstate the has plate bolts of roll outside library	\$ 79.75
938	Nightcliff Electrical	2273	Undertake Half yearly RCD testing & provide test	\$ 561.00
938	Nightcliff Electrical	2641	replace 1x 2" fluoro at the passage Aquatic Centre	\$ 271.20
10	DBH Contracting	00007365	remove silt and debris from the Joan Fejo Drain	\$ 5,170.00
10	DBH Contracting	00007364	remove silt & debris from drain invert Lot 9113	\$ 4,675.00
10	DBH Contracting	00007366	remove silt & debris from the drain Invert R'bery	\$ 1,419.00
5104	JLM Civil Works Pty Ltd	00005435	Asphalt broken edges of footpath ifo 65 Moulden	\$ 292.44
5104	JLM Civil Works Pty Ltd	00005451	Remove broken glass from Widdup Park	\$ 79.75
5104	JLM Civil Works Pty Ltd	00005447	Supply 2 x crossing flags to Gray Primary school	\$ 208.45
5104	JLM Civil Works Pty Ltd	00005446	op dress verges at 22 Kriewald: Circuit, Driver	\$ 1,048.30
2238	Hu lands Print Solutions Pty Ltd	00031080	20 x Contractor Parking Permits	\$ 272.80
5104	JLM Civil Works Pty Ltd	00005439	Erect Silk Banner in Goyder Square	\$ 1,880.51
25	Staples Australia Pty Limited	9018317822	Library staples order NCT34914821	\$ 407.87
5104	JLM Civil Works Pty Ltd	00005448	Replace two colored slabs along footpath Memorial	\$ 864.55
4737	D & L Plumbing & Gasfitting	6387	Inspect and clean if required - sluice pit depot	\$ 198.00
5104	JLM Civil Works Pty Ltd	00005449	Asphalt patch Various Pathway Gray	\$ 488.40
5104	JLM Civil Works Pty Ltd	00005433	8 sq.m of supply, place and compact Moulden	\$ 585.14
5104	JLM Civil Works Pty Ltd	00005492	Johnston Lot 11287 (59) Angel Rd New Driveway	\$ 1,132.98
5104	JLM Civil Works Pty Ltd	00005491	Johnston Lot 11272 (53) Angel Rd New Driveway	\$ 623.14
V00101	Bellamack Pty Ltd	DRIVEWAY REIMB: L12457	Driveway Reimb: L12457	\$ 840.00
V00101	Bellamack Pty Ltd	DRIVEWAY REIMB: L12487	Driveway Reimb: L12487	\$ 840.00
V00101	Bellamack Pty Ltd	DRIVEWAY REIMB: L12476	Driveway Reimb: L12476	\$ 840.00
V00101	Bellamack Pty Ltd	DRIVEWAY REIMB: L12473	Driveway Reimb: L12473	\$ 840.00
V00101	Bellamack Pty Ltd	DRIVEWAY REIMB: L12462	Driveway Reimb: L12462	\$ 840.00
V00814	Phyme 2 Taste Pty Ltd	00001349	Activate Ambassador Dinner	\$ 204.00
5356	Famfit NT	INV-0022	Supplier payment Activate	\$ 400.00
V00779	Brads Sound Company	162 - 2 JULY 2016	Jazz in the Square - Production - 2 July 2016	\$ 400.00
5216	Blue Cycles Palmerston	I-2607	Supplier payment Activate	\$ 450.00
2977	Security & Technology Services P/L	105524	Monitoring Agreement 23/6 to 22/7/2016	\$ 500.50
2587	Top End RACE	00035168	Monthly maintenance for Aquatic Centre air con	\$ 390.50
5104	JLM Civil Works Pty Ltd	00005333	Remove graffiti from cement bench near basketball	\$ 132.00
5533	Custom Av Pty Ltd	00357921	Replace Fire Pannel Battery	\$ 280.50
V00825	Damian Young	RATE REFUND - A108632	Rate Refund - A108632	\$ 3,000.00
18	Integrated Land Information System	LTO8000033748	Land Searches (26/5/216 to 25/6/2016)	\$ 379.20
V00822	Elliot Books	TEMP LIBRARY DEPOSIT REFUND R120480	Temp Library Membership Deposit Refund R120480	\$ 45.00
V00328	Capital Security (NT) Pty Ltd	00002183	Capital security W/F - 19/06/2016	\$ 268.79
5104	JLM Civil Works Pty Ltd	00005487	Contract TS 2016 05 Progress Claim 1	\$ 115,575.48
5104	JLM Civil Works Pty Ltd	00005490	Inverway verge - supply & plant:12 x 25L	\$ 2,310.00

Creditor No.	Creditor Name	Invoice Number	Invoice Description	Amount
VC0800	Nal Brice	1002	Jazz in the Square Entertainment	\$ 1,000.00
1170	Territory Debt Collectors (TDC NT P/L)	00023589	Field Calls - 7/6/2016 (X3)	\$ 264.00
35	Staples Australia Pty Limited	9018235673	Stationery Civic Centre - NET34832723	\$ 66.34
35	Staples Australia Pty Limited	9017846778	Stationery NET34543695	\$ 765.84
VC0101	Bellamack Pty Ltd	R5808 RATE REFUND	Rate Refund A114097 & A112895 (R5808)	\$ 805.06
VC0792	Annemarie Lloyd	1359	Trivia in the Square - 5/7/2016	\$ 330.00
VC0451	Tania McBride	BBQ TRAILER DEPOSIT REFUND R136474	BBQ Trailer Deposit Refund R136474	\$ 200.00
VC0823	Peter & Sheila Forrest	1ST PAYMENT - 2 JUNE 2016	Goyder Square Heritage Study - 1st payment	\$ 5,000.00
4508	News 4 U	SN00 1667 3006 2016	Newspapers - CEO - June 2016	\$ 49.50
4508	News 4 U	SN00 0988 3006 2016	Newspapers - Mayor - June 2016	\$ 49.50
54	Powerwater	64938385	2012020910 - 13.05.2016 - 15.06.2016	\$ 726.58
54	Powerwater	64940501	704426110 - 17.05.2016 - 15.06.2016	\$ 179.08
54	Powerwater	64938397	202810210 - 26.05.2016 - 15.06.2016	\$ 159.07
47	Telstra Corporation Ltd	T311 - 4640728244	4640728244 - Satellite Phones - 2 July 2016	\$ 105.00
4619	Darwin Office Technology P/L	SK00269486	Yellow Toner - Equipment No: 14758	\$ 594.55
422	Australian Library and Information Association	1736843-93865547	ALIA National 2016 conference	\$ 3,150.00
VC0683	Sean Newcombe	REIMB: EFT REQ 30/6/16	REIMB: Catering presentation - VIP Meeting	\$ 69.02
5272	Greville Fabrication Pty Ltd	GF1195	Minor repairs to truck	\$ 495.00
VC0826	Wendy Mackenzie	141771 RECEIPT BOND REFUND	Key Deposit Refund R141771	\$ 120.00
5058	Jomajo Cleaning Service Pty Ltd	SECURITY DEPOSIT REIMB: TS2012-02	Security Deposit Reimb: TS2012-02	\$ 20,000.00
4237	Ms S M McKinnon	2015-2016 WITHHOLDING PAYMENT	Withholding Amount - 2015-2016 - Payment	\$ 10,350.00
VC0577	Liquid Learning Group Pty Ltd	125023	National Women in LG Leadership Summit 17 Oct 16	\$ 2,964.50
4508	News 4 U	SN00 1972 3006 2016	Newspapers - DC&CS - June 2016	\$ 49.50
5104	JLM Civil Works Pty Ltd	00005450	Pathway Grav	\$ 941.33
VC0228	Outback Tree Service	INV-0326	50 Dwyer Cct/ Lorna Linn Tree remove and crown raise	\$ 704.00
VC0228	Outback Tree Service	INV-0317	Livistona Park - remove & sg dead Mango tree	\$ 1,452.00
VC0228	Outback Tree Service	INV-0310	Buckingham Park - remove damaged tree	\$ 176.00
5101	Lia Finocchiaro	DEPOSIT REFUND R140878	Flinders Park Booking Deposit Refund R140878	\$ 150.00
5	Australia Post	1005421762	Monthly Postage - JUNE 2016	\$ 1,392.22
VC0805	Megan Holzfeind	KEY DEPOSIT REFUND R142151	Key Deposit Refund R142151	\$ 180.00
VC0535	Kyari (EFT - Alan J Moore LM Cannell)	DEPOSIT REFUND R140577	Library key and cleaning deposit refund - R140577	\$ 125.00
VC0827	Gwenda McAleice	LIBRARY MEMBERSHIP REFUND R#138048	Temporary Library Membership Refund R#138048	\$ 45.00
VC0828	Iain Summers	COO/0716	Internal Audit Committee meeting - 28 June 2016	\$ 1,054.90
399	St John Ambulance (NT) Incorporated	587999	Harmony Day Football Festival 2/4/2016	\$ 150.00
10	OBH Contracting	00007342	Undertake TS2013/03 May 16 wks 34, 35, 36 & 37	\$ 77,734.49
4735	Palmerston and Rural Party Hire	1156_CCP	tables and chairs for Jazz in Goyder	\$ 548.00
4912	Remote Area Tree Services Pty Ltd	00003155	Remove 5 trees as specified on quote	\$ 1,650.00
4912	Remote Area Tree Services Pty Ltd	00003075	Remove and stump grind 2 dying Syzgiums Durack	\$ 495.00
4912	Remote Area Tree Services Pty Ltd	00002960	Remove and SG 2 x dead/declining Peltophorums	\$ 1,254.00
256	The Bookshop Darwin	BD14837	Library BD3888	\$ 758.34
3313	Zip Print	13787	PD110364 Citizenship Ceremony A1 Posters x 2	\$ 176.00
272	City Wreckers	00012163	Towing and Storage of Red/Ford/Sedan/nil plates	\$ 110.00
7587	Top End RACE	00035658	Ri-Monthly maintenance for Depot air con	\$ 310.20

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5104	JLM Civil Works Pty Ltd	00005454	Remove broken glass from footpath Dwyer Circ	\$ 110.00
5104	JLM Civil Works Pty Ltd	00005453	Remove broken glass and blood from Marlow Lagoon	\$ 163.35
5104	JLM Civil Works Pty Ltd	00005452	Remove litter from Ascension Park	\$ 110.00
10	DBH Contracting	00007377	Memorial Park - root barrier	\$ 1,987.54
V00228	Outback Tree Service	INV-0372	Prune H. tiliaceus away from road 30 Hedley Pl	\$ 132.00
5104	JLM Civil Works Pty Ltd	00005477	Lambrick Ave water new Mimusops weekly till EOFY	\$ 440.00
3438	NT Shade & Canvas Pty Ltd	00001047	Hobart Park - repair to vandalised shade & etc	\$ 2,750.00
5104	JLM Civil Works Pty Ltd	00005481	Rosebery Park - remove dead lizard from spoon drain	\$ 89.12
5104	JLM Civil Works Pty Ltd	00005472	remove dumped items on verge 39/41 Gunter Circuit	\$ 132.00
112	Beau repaires	640829915 (REF: U855358280)	Car Battery for CA31VH	\$ 167.75
V00368	iWater NT	147	Goyder Square remove debris	\$ 82.50
V00368	iWater NT	148	Remove debris and check for Chemical CBD	\$ 799.70
2977	Security & Technology Services P/L	105230	Alarm Response - Aquatic Centre - 19/6/16	\$ 165.00
4912	Remote Area Tree Services Pty Ltd	00003178	formative prune for new trees CBD	\$ 2,310.00
3438	NT Shade & Canvas Pty Ltd	00001048	Marlow Lagoon - replace rusted cable on sensor	\$ 990.00
5104	JLM Civil Works Pty Ltd	00005486	Owston Drain - repair fence	\$ 174.85
5104	JLM Civil Works Pty Ltd	00005485	Owston Drain / George Park	\$ 452.87
5104	JLM Civil Works Pty Ltd	00005484	Litter Various	\$ 244.75
5104	JLM Civil Works Pty Ltd	00005483	Haydon Park - unblock drink bubbler drain & dog bowl	\$ 110.00
5104	JLM Civil Works Pty Ltd	00005482	Gwynn Court - make safe damaged SW infrastructure	\$ 110.00
5104	JLM Civil Works Pty Ltd	00005480	Graffiti various Areas	\$ 986.59
5104	JLM Civil Works Pty Ltd	00005475	Birnie Court - 2.5 hrs truck & labour	\$ 480.15
5104	JLM Civil Works Pty Ltd	00005478	Play Equipment Various Areas	\$ 1,248.49
5104	JLM Civil Works Pty Ltd	00005476	Safety Signs various places	\$ 105.56
5104	JLM Civil Works Pty Ltd	00005474	replace post KL sign at Intersection of Majestic	\$ 111.42
5104	JLM Civil Works Pty Ltd	00005473	remove dead kangaroo near 23 Kooyanga Parade,	\$ 89.12
2587	Top End RACF	00035737	Perform a bag cleaning at the aircon at depot	\$ 1,075.80
2587	Top End RACF	00035739	Monthly maintenance for Aquatic Centre air con	\$ 705.10
4737	D & L Plumbing & Gasfitting	6395	Replace broken toilet flush button Recreation Cnt	\$ 137.50
3880	PAWS Darwin Limited	00000073	Pound Maintenance Contract - 14 May -13 June 2016	\$ 7,202.25
4029	Totally Workwear Palmerston	100033748	Sun glasses - PPE rangers	\$ 99.00
4355	Tonkin Consulting	103712	Variation - Temple / Emery Single Lane Roundabout	\$ 3,212.00
5104	JLM Civil Works Pty Ltd	00005475	Fasten moving bracket on Cyclone Swing Activity.	\$ 110.00
5104	JLM Civil Works Pty Ltd	00005471	Remove broken glass and hygiene hazards	\$ 137.50
5104	JLM Civil Works Pty Ltd	00005470	Remove broken glass from Store Park	\$ 79.75
5104	JLM Civil Works Pty Ltd	00005469	Remove graffiti and clean up vandalised Tiverton Park	\$ 175.45
5104	JLM Civil Works Pty Ltd	00005468	Remove small branch from Tiverton Park.	\$ 79.75
5104	JLM Civil Works Pty Ltd	00005467	Fasten detached piece of play equipment Tiverton	\$ 110.00
5104	JLM Civil Works Pty Ltd	00005466	Remove graffiti - clean up vandalised BBQ, Tiverton	\$ 208.45
5104	JLM Civil Works Pty Ltd	00005464	Remove broken glass from Tracy Park	\$ 55.00
5104	JLM Civil Works Pty Ltd	00005462	Remove broken branch from Tracy Park	\$ 110.00
5104	JLM Civil Works Pty Ltd	00005461	Remove fallen branch from Tracy Park	\$ 159.23
5104	JLM Civil Works Pty Ltd	00005460	Fallen Branch Woodroffe	\$ 159.23

Creditor No.	Creditor Name	Invoice Number	Invoice Description	Amount
5104	JLM Civil Works Pty Ltd	00005459	Remove slab concrete from grassed area Livistona Park	\$ 165.00
5104	JLM Civil Works Pty Ltd	00005458	Remove graffiti park sign pk lights Livistona Park	\$ 110.00
5104	JLM Civil Works Pty Ltd	00005457	Remove graffiti from traffic islands Marlow Lagoon	\$ 1,853.50
5104	JLM Civil Works Pty Ltd	00005456	Remove safety bunting from playground at Dunbar Pk	\$ 110.00
5104	JLM Civil Works Pty Ltd	00005465	Fill hole with crackdust at Tracy Park	\$ 110.00
5104	JLM Civil Works Pty Ltd	00005463	Remove pumped concrete and fence from Confaloneri	\$ 165.00
5104	JLM Civil Works Pty Ltd	00005455	Remove Graffiti from play equipment Dunbar Park	\$ 247.50
5104	JLM Civil Works Pty Ltd	00005502	Remove graffiti from play equipment Gordon Stult 3	\$ 263.45
5104	JLM Civil Works Pty Ltd	00005500	Zuccoli Lot 13213 (5) Flanagan New Driveway	\$ 1,189.63
5104	JLM Civil Works Pty Ltd	00005499	Carry out repairs to vandalised fence at AWTS	\$ 523.26
5104	JLM Civil Works Pty Ltd	00005498	Vandalism Gray	\$ 3,863.81
5104	JLM Civil Works Pty Ltd	00005496	Zuccoli Lot 13212 (3) Flanagan New Driveway	\$ 1,189.63
V00242	Professional Video and HI FI Pty Ltd	5107869	Media Equipment	\$ 2,024.51
4929	Barramundi Group	KDC5103628	service CBDDEP	\$ 376.00
5104	JLM Civil Works Pty Ltd	00005493	reinstall new bollard behind Library car park	\$ 660.00
5104	JLM Civil Works Pty Ltd	00005497	landscape maintenance CBD	\$ 4,999.50
4816	CS Services NT	00004604	Supply 500cubic metres of Mulch Transfer Station	\$ 6,050.00
5104	JLM Civil Works Pty Ltd	00005501	Tree Planting Durack	\$ 1,204.50
5104	JLM Civil Works Pty Ltd	00005495	Supply and install root barrier at 19 bedford	\$ 2,503.44
4336	Wavesound Pty Ltd	106799	Library 100000688	\$ 54.45
112	Beaurepaires	6408296845 (REF:U855358237)	Tyre replacement service for vehicle rego: CB63UL	\$ 1,557.95
5104	JLM Civil Works Pty Ltd	00005519	Toshiba Copier transport back to supplier x3	\$ 1,349.54
3787	Total Event Services T/A Top End Sounds P/L	00015204	Total Event Services - Furniture for Trivia	\$ 690.80
10	DBH Contracting	00007378	Livistona Park Moulden	\$ 1,111.00
5104	JLM Civil Works Pty Ltd	00006518	Reggies Park - repairs to animal sculptures	\$ 926.10
4825	OracleCMS	00174484	AfterHours Call Service (Technical) JAN16/MARCH16	\$ 1,189.16
V00295	Jacana Energy	148960	1014166410 - Traffic Lights - Apr 16-Jun16	\$ 982.52
V00476	Water Dynamics (NT) Pty Limited	SLI21006793	Irrigation parts as required for parks JUNE 2016	\$ 11.68
V00476	Water Dynamics (NT) Pty Limited	SLI21006391	Irrigation parts as required for parks JUNE 2016	\$ 47.04
V00476	Water Dynamics (NT) Pty Limited	SLI21006869	Irrigation parts as required for parks JUNE 2016	\$ 174.15
V00476	Water Dynamics (NT) Pty Limited	SLI21007003	Irrigation parts as required for parks JUNE 2016	\$ 8.31
V00476	Water Dynamics (NT) Pty Limited	SLI21006999	Irrigation parts as required for parks JUNE 2016	\$ 264.26
V00476	Water Dynamics (NT) Pty Limited	SLI21006975	Irrigation parts as required for parks JUNE 2016	\$ 54.33
V00476	Water Dynamics (NT) Pty Limited	SLI21006939	Irrigation parts as required for parks JUNE 2016	\$ 32.18
V00476	Water Dynamics (NT) Pty Limited	SLI21006854	Irrigation parts as required for parks JUNE 2016	\$ 32.45
V00476	Water Dynamics (NT) Pty Limited	SLI21006783	Irrigation parts as required for parks JUNE 2016	\$ 11.11
V00476	Water Dynamics (NT) Pty Limited	SLI21006762	Irrigation parts as required for verges JUNE 2016	\$ 52.14
V00476	Water Dynamics (NT) Pty Limited	SLI21006721	Irrigation parts as required for verges JUNE 2016	\$ 234.08
V00476	Water Dynamics (NT) Pty Limited	SLI21006719	Irrigation parts as required for verges JUNE 2016	\$ 72.49
V00476	Water Dynamics (NT) Pty Limited	SLI21006701	Irrigation parts as required for parks JUNE 2016	\$ 272.89
V00476	Water Dynamics (NT) Pty Limited	SLI21006759	Irrigation parts as required for parks JUNE 2016	\$ 336.60
V00476	Water Dynamics (NT) Pty Limited	SLI21006637	Irrigation parts as required for verges JUNE 2016	\$ 77.77
V00476	Water Dynamics (NT) Pty Limited	SLI21006699	Irrigation parts as required for verges JUNE 2016	\$ 80.17

Creditor No.	Creditor Name	Invoice Number	Invoice Description	Amount
V00476	Water Dynamics (NT) Pty Limited	SLI21006626	Irrigation parts as required for parks JUNE 2016	\$ 475.75
V00476	Water Dynamics (NT) Pty Limited	SLI21006571	Irrigation parts as required for verges JUNE 2016	\$ 15.06
V00476	Water Dynamics (NT) Pty Limited	SLI21006567	Irrigation parts as required for verges JUNE 2016	\$ 88.09
V00476	Water Dynamics (NT) Pty Limited	SLI21006564	Irrigation parts as required for verges JUNE 2016	\$ 21.89
V00476	Water Dynamics (NT) Pty Limited	SLI21006529	Irrigation parts as required for parks JUNE 2016	\$ 256.74
V00476	Water Dynamics (NT) Pty Limited	SLI21006502	Irrigation parts as required for parks JUNE 2016	\$ 15.29
V00476	Water Dynamics (NT) Pty Limited	SLI21006492	Irrigation parts as required for parks JUNE 2016	\$ 43.12
V00476	Water Dynamics (NT) Pty Limited	SLI21006468	Irrigation parts as required for parks JUNE 2016	\$ 76.40
V00476	Water Dynamics (NT) Pty Limited	SLI21006433	Irrigation parts as required for parks JUNE 2016	\$ 116.78
V00476	Water Dynamics (NT) Pty Limited	SLI21006393	Irrigation parts as required for verges JUNE 2016	\$ 25.41
V00476	Water Dynamics (NT) Pty Limited	SLI21006374	Irrigation parts as required for parks JUNE 2016	\$ 420.20
V00476	Water Dynamics (NT) Pty Limited	SLI21006369	Irrigation parts as required for parks JUNE 2016	\$ 107.71
54	Powerwater	64996070	206382211-14.07.2016 - 11.05.2016	\$ 211.38
54	Powerwater	64984999	204294410-24.03.2016 - 23.06.2016	\$ 1,212.58
54	Powerwater	64986024	202777310-18.03.2016 - 21.06.2016	\$ 77.08
54	Powerwater	64995787	206519910-24.03.2016 - 23.06.2016	\$ 1,695.19
54	Powerwater	65002450	204093410-24.03.2016 - 23.06.2016	\$ 305.05
54	Powerwater	64995699	204178410-24.03.2016 - 23.06.2016	\$ 73.87
54	Powerwater	64994576	205733410-22.03.2016 - 21.06.2016	\$ 73.87
54	Powerwater	64994613	206145210-22.03.2016 - 21.06.2016	\$ 73.87
54	Powerwater	64994614	206149210-22.03.2016 - 22.06.2016	\$ 74.67
54	Powerwater	64994612	206144610-22.03.2016 - 22.06.2016	\$ 74.67
54	Powerwater	64994611	206138310-22.03.2016 - 21.06.2016	\$ 73.87
54	Powerwater	65002447	205593610-17.03.2016 - 16.06.2016	\$ 1,065.75
54	Powerwater	64943482	203115311-17.05.2016 - 15.06.2016	\$ 24.09
54	Powerwater	64940565	206480110-17.05.2016 - 15.06.2016	\$ 24.09
54	Powerwater	64940563	206382310-17.05.2016 - 15.06.2016	\$ 2,649.48
54	Powerwater	64949796	207756810-15.03.2016 - 16.06.2016	\$ 1,714.61
54	Powerwater	64939246	202251310-18.03.2016 - 16.06.2016	\$ 485.02
54	Powerwater	64940560	206213510-17.05.2016 - 15.06.2016	\$ 24.09
54	Powerwater	64940502	204433210-17.05.2016 - 15.06.2016	\$ 24.09
54	Powerwater	64940574	207029610-17.05.2016 - 15.06.2016	\$ 1,020.66
V00829	Danila Dilba Health Services	KEY DEPOSIT REFUND R141388	Key Deposit Refund R141388	\$ 60.00
337	Darwin Glass (NT) Pty Ltd	38851	Status Report on Ground Floor Sliding door glaze	\$ 275.00
2186	Optus Billing Services Pty Ltd	15362969	Monthly Optus Evolve Internet JUNE 2016	\$ 2,068.00
V00582	Ezko Property Services (Aust) Pty Ltd	00041101	152015/11: MAY 2016	\$ 12,026.85
5508	Open Systems Technology Pty Ltd (OST)	SI003373	NAV Professional Services June'16	\$ 4,933.50
4660	Assetic Australia Pty Ltd	INVO06242	Annual Support and Maint (July 2015 - June 2017)	\$ 11,460.49
V00779	Breds Sound Company	176	Production - Jazz in the Square	\$ 400.00
5114	S.F. Renta s Pty Ltd	1600026344	Rental Copier - CHC229546-15/7 to 14/8/2016	\$ 269.17
798	YMCA of the Top End Inc	6097	Breakie in the Park - 3rd July 2016	\$ 517.00
54	Powerwater	PJ000854	FORTNIGHT 2017- 1 - From Payroll	\$ 615.00
5050	Ms M Smith	DEPOSIT REFUND R140882	Barking Collar Deposit Refund R140882	\$ 50.00

Creditor No.	Creditor Name	Invoice Number	Invoice Description	Amount
V00399	Palmerston and Regional Basketball Association	INV-0039	PARBA - 3on3 - Ref Costs	\$ 256.00
4508	News 4 U	SN00 1342 3006 2015	Library Newspapers - JUNE 2016	\$ 123.20
V00830	Palmerston NAIDOC	KEY DEPOSIT REFUND R140916	Key Deposit Refund R140916	\$ 120.00
V00830	Palmerston NAIDOC	KEY DEPOSIT REFUND R140917	Key Deposit Refund R140917	\$ 60.00
V00830	Palmerston NAIDOC	CLEANING DEPOSIT REFUND R140916	Cleaning Deposit Refund R140916	\$ 150.00
V00830	Palmerston NAIDOC	CLEANING DEPOSIT REFUND R140917	Cleaning Deposit Refund R140917	\$ 150.00
5568	Mr E F Gojar	REIMB - HOME INTERNET - AUGUST 2016	Reimb - Home Internet - August 2016	\$ 94.90
V00299	EPAC Salary Solutions Pty Ltd	172860-140716	Salary Packaging - PAY : (1/E 10/07/2016)	\$ 779.37
26	Viva Energy Australia Ltd	1601250132	Vivo Energy - Fuel Cards - June 2016	\$ 5,750.27
2	Australian Taxation Office - GST, PAYG	PAYG WE 10/7/2016	PAYG WE 10/7/2016	\$ 63,132.00
5508	Open Systems Technology Pty Ltd (USI)	SI003382	NAV/PROP Renewal 2016 - Expiry 24/9/17	\$ 48,596.71
421	Palmerston 50+ Club	GRANT - 2016 CHRISTMAS BASH	GRANT - 2016 Christmas Bash	\$ 500.00
V00328	Capital Security (NT) Pty Ltd	00002202	Security Services - Library W/E 25/6/2016	\$ 339.52
V00614	RTM - Depl. of the Attorney General and Justice	G9017959	FRU Fine Enforcement Fee QTR 3 & 4	\$ 9,240.00
V00295	Jacana Energy	G4996173	1011363410 - Streetlights 1/4 to 2/6/2016	\$ 161,862.57
600	Darwin Human Resource & Computer Academy	00028162	Excel Training - Linda Masters - 8 & 9 August 2016	\$ 445.00
V00800	Nat Brce	1003	Entertainers for Jazz in the Square	\$ 1,000.00
2587	Top End RACE	00035548	Monthly Maint & replace bolts - Library - 24/5/16	\$ 634.65
1607	Sterling NT Pty Ltd	00045814	Undertake TS2013-08 for the month of May Area 4	\$ 16,226.58
V00295	Jacana Energy	65016307	109005410 -01.06.2016 - 30.06.2016	\$ 6,434.50
V00295	Jacana Energy	64888344	109005610 -07.05.2016 - 06.06.2016	\$ 319.19
V00295	Jacana Energy	65015832	1011831010 -01.06.2016 - 30.06.2016	\$ 10,754.65
V00295	Jacana Energy	G4913888	1026/5310 -15.03.2016 - 13.06.2016	\$ 496.33
V00295	Jacana Energy	64930221	104426110 -17.05.2016 - 15.06.2016	\$ 221.23
V00295	Jacana Energy	64938350	102810210 13.05.2016 15.06.2016	\$ 1,038.60
V00835	Shane Throbburrow	BARKING COLLAR DEPOSIT REFUND R1376	Barking Collar Deposit Refund R137624	\$ 50.00
5104	JLM Civil Works Pty Ltd	00005494	Public Place Bin Collection June	\$ 22,152.63
16	UBH Contracting	00007379	East Mowing June 2016	\$ 78,779.81
5104	JLM Civil Works Pty Ltd	00005445	Public Bin Collection May	\$ 14,341.09
4190	National Australia Bank	NAB CCC - JUNE 2016	NAB CCC - June 2016	\$ 16,261.07
V00228	Outback Tree Service	INV-0369	Crown lift Delonix regia (x2) Chung Wah	\$ 528.00
V00228	Outback Tree Service	INV-0368	Remove hanger 7 Scammell Court Gray	\$ 132.00
V00228	Outback Tree Service	INV-0367	Remove dead branch Peltophorum 1 Christina Crt	\$ 132.00
V00228	Outback Tree Service	INV-0371	Remove hanger from President Park.	\$ 418.00
V00228	Outback Tree Service	INV-0374	Marlow Lagoon trees	\$ 99.00
V00228	Outback Tree Service	INV-0373	Remove Tree on Woodroffe / Temple Ice	\$ 99.00
V00757	Commercial Systems Australia Pty Ltd	3023618	Goyder Square Supply 2 x Stainless Steel Hic Lid	\$ 3,539.80
87	Industrial Power Sweeping Services Pty	00010921	Clean the oilspill off the footpath and road Angel	\$ 105.71
87	Industrial Power Sweeping Services Pty	00010922	Sweep off filters, rubbishes, rubbles etc CBD	\$ 231.00
938	Nightciff Electrical	2659	Park lights Bellamack	\$ 233.75
121	Signtech NT	00028497	JAZZ banner	\$ 1,232.00
5777	Greville Fabrication Pty Ltd	GF2316	Supply and fit fall arrest cylinders to truck tilt	\$ 2,003.76
V00682	Leigh Dyson Plumbing	INV20160626C	Various Parks	\$ 633.60

Creditor No.	Creditor Name	Invoice Number	Invoice Description	Amount
2587	Top End RACE	00035769	Check and fix the fault on the #1 stadium aircon	\$ 1,222.95
3099	Iron Mountain Australia Pty Ltd	577605-AD1	Records Management - JUNE 2016	\$ 1,415.78
799	CMax Cinema Palmerston	JUN0630	Vouchers for Trivia @ Goyder	\$ 215.00
V00228	Outback Tree Service	INV-0378	Remove SG dead tree, deadwood, mistletoe trees	\$ 1,958.00
V00228	Outback Tree Service	INV-0380	Tree removal Gray	\$ 440.00
V00228	Outback Tree Service	INV-0381	remove tree 27 Schombacher Circuit	\$ 352.00
V00557	BG Group NT Pty Ltd	NT000100	Contract TS2016-02 Project Supervision- JUNE 2016	\$ 1,306.80
V00228	Outback Tree Service	INV-0382	Remove and Stump Grind dead Rosewood 25 Gumnut Way	\$ 528.00
938	Nightdaff Electrical	2670	Replace 2x fans at men and female toilet aquatic	\$ 540.25
87	Industrial Power Sweeping Services Pty	00010941	Sweep the concrete surfaces in Goyder Square	\$ 231.00
938	Nightdaff Electrical	2656	Parklights Durack	\$ 284.50
V00228	Outback Tree Service	INV-0383	Prune residential blackwattle / Bailey	\$ 220.00
V00228	Outback Tree Service	INV-0384	Gordon Stott 1- Remove large fallen hanger	\$ 352.00
V00228	Outback Tree Service	INV-0379	Tree removal Moulden	\$ 880.00
5104	JLM Civil Works Pty Ltd	00005516	signs various areas	\$ 1,928.37
3428	Bunnings Group Limited	2315/01644738	Voucher for Trivia	\$ 100.00
V00711	Line Marking NT Pty Ltd	INV-0062	50m yellow line marking at Savage close	\$ 544.50
5104	JLM Civil Works Pty Ltd	00005503	Stormwater CBD	\$ 159.49
V00711	Line Marking NT Pty Ltd	INV-0061	Line Marking CBD	\$ 984.40
5104	JLM Civil Works Pty Ltd	00005515	Aquatic Center Vandalism	\$ 1,751.00
5104	JLM Civil Works Pty Ltd	00005514	Repair the footbridge at Lake 5 & 10 Durack	\$ 244.04
5104	JLM Civil Works Pty Ltd	00005513	Reinstate The Parade sign in Durack	\$ 52.78
5104	JLM Civil Works Pty Ltd	00005512	repair the broken latch at rec centre	\$ 88.00
V00682	Leigh Dyson Plumbing	INV20160626D	Repair leaking tap at Marlow Lagoon Park	\$ 485.00
5104	JLM Civil Works Pty Ltd	00005510	Maintenance CBD	\$ 295.79
5104	JLM Civil Works Pty Ltd	00005509	Repair the broken table at Gray Hall	\$ 88.00
5104	JLM Civil Works Pty Ltd	00005508	Replace the battery on irrigation controller DRC	\$ 110.00
5104	JLM Civil Works Pty Ltd	00005507	Maintenance Recreation Centre	\$ 137.50
5104	JLM Civil Works Pty Ltd	00005506	Marlow Lagoon Driveway	\$ 318.45
5104	JLM Civil Works Pty Ltd	00005505	Aquatic Centre Maintenance	\$ 1,393.37
5104	JLM Civil Works Pty Ltd	00005504	Aquatic Centre - Check and repair the Irrigation	\$ 208.45
V00682	Leigh Dyson Plumbing	INV20160626F	Hobart Park - replace/repair leaking drink bubbler	\$ 188.00
V00228	Outback Tree Service	INV-0377	Hill Park - remove dead gum to 1m above ground lvl	\$ 462.00
4528	Miranda's Armed Security Officers Pty	PCC1028	Cash Collection - JUNE 2016	\$ 586.30
5007	Goldfishbowl Swim School	188	Supplier payment Activate - WEEK 2 MAY2016	\$ 450.00
5007	Goldfishbowl Swim School	187	Supplier payment Activate - WEEK 1 MAY2016	\$ 387.00
V00682	Leigh Dyson Plumbing	INV20160626G	Repair leaking dog trough at Marlow Lagoon Dog Pk	\$ 287.00
5007	Goldfishbowl Swim School	190	Supplier payment Activate - Week 4 MAY2016	\$ 396.00
5602	Pulse Exercise Consultants P/L (T/A Body Fit NT)	00022354	Activate supplier invoice	\$ 880.00
5007	Goldfishbowl Swim School	189	Supplier payment Activate - WEEK 3 MAY2016	\$ 396.00
2587	Top End RACE	00035798	Monthly Maintenance Civic Centre - 21/6/15	\$ 407.00
2587	Top End RACE	00035787	Replace faulty parts of ceiling cassette Gray Hall	\$ 942.50
2587	Top End RACE	00035776	Monthly maintenance for Rec Centre air con- 20/6	\$ 484.00

Creditor No.	Creditor Name	Invoice Number	Invoice Description	Amount
2557	The Lifestyle Studio	00029168	Supplier payment Activate	\$ 2,240.00
3438	NI Shade & Canvas Pty Ltd	00001058	Hobart Park - play equipment spare parts	\$ 209.00
53	Eggins Electrical	6261	Sanctuary Lakes - replace 2 cards for BBQ @ pond	\$ 1,580.70
4737	D & L Plumbing & Gasfitting	6401	Repair the flushing fittings ladies toilet Rec Cnt	\$ 269.50
5007	Goldfishbowl Swim School	194	Supplier payment Activate - WEEK 8 JUNE 2016	\$ 216.00
5007	Goldfishbowl Swim School	193	Supplier payment Activate WEEK 7 JUNE 2016	\$ 270.00
5007	Goldfishbowl Swim School	192	Supplier payment Activate - Week 6 JUNE 2016	\$ 261.00
5007	Goldfishbowl Swim School	191	Supplier payment Activate WEEK 5 MAY/JUNE 2016	\$ 306.00
256	The Bookshop Darwin	8014860	Library Quote 803895	\$ 684.04
121	Signtech NT	00028310	Signtech quote 00028310	\$ 132.00
938	Nightcliff Electrical	2714	Park Lights Moulden	\$ 113.50
V00476	Water Dynamics (NT) Pty Limited	SL121007170	Contractor to repair irrigation on various parks	\$ 7,040.00
121	Signtech NT	00028521	PO110292 Oversized Cheque x 2	\$ 88.00
5104	JLM Civil Works Pty Ltd	00005511	Maintenance Library	\$ 643.50
938	Nightcliff Electrical	2747	Investigate and repair the lights in Marlow Lagoon	\$ 93.50
938	Nightcliff Electrical	2668	Find and repair other faults- element and light.	\$ 579.70
87	Industrial Power Sweeping Services Pty	00010959	Carry Out TS2015/02 for the month of June 2016.	\$ 15,054.17
272	City Wreckers	00012228	Towing and Storage of White Ute NT-C388AQ	\$ 110.00
V00228	Outback Tree Service	INV-0386	Carry out tree hazard works for Marlow Lagoon	\$ 7,920.00
2965	KIK FM Pty Ltd	09038965	PO110244 The Scoop 2016 July x 2 episodes	\$ 1,320.00
2130	TaxEd Pty Ltd	53061	TaxEd Membership - 1 July 2016 to 30 June 2017	\$ 1,595.00
V00368	Water NT	149	Call Out - Buscal Avenue pls investigate	\$ 330.00
5104	JLM Civil Works Pty Ltd	00035554	Inspect and repair the collapsed pit at Widdup	\$ 55.00
5104	JLM Civil Works Pty Ltd	00035556	Reinstall slippery sign and tie up two signs	\$ 158.33
5104	JLM Civil Works Pty Ltd	00035557	Epoxy the footpath in front of 43 Priest Ct	\$ 137.50
5104	JLM Civil Works Pty Ltd	00035558	Replace 4 parking sign, 2 with 15min and 2	\$ 211.11
5104	JLM Civil Works Pty Ltd	00035560	Install information board for pedestrian crossing	\$ 996.88
3428	Bunnings Group Limited	2315/00288422	spray paint for stormwater pit	\$ 67.26
123	Kerry's Automotive Group	NINN461512	Major Car Service - CA18AV	\$ 1,103.95
5104	JLM Civil Works Pty Ltd	00035538	Remove melted plastic from BBQ at Tiverton Park	\$ 55.00
5104	JLM Civil Works Pty Ltd	00035539	Remove broken glass from basketball court Tiverton	\$ 55.00
5104	JLM Civil Works Pty Ltd	00035540	Replace broken clip on infant swing at Tiverton	\$ 110.00
5104	JLM Civil Works Pty Ltd	00035541	Remove melted plastic from BBQ at Tiverton Park	\$ 55.00
5104	JLM Civil Works Pty Ltd	00035542	Replace broken clip on infant swing at Woodroffe	\$ 110.00
5104	JLM Civil Works Pty Ltd	00035543	Remove fallen branch opposite 6 Bismarkia Court	\$ 110.00
5104	JLM Civil Works Pty Ltd	00035545	Trim dress verge at 43 Priest Circuit for trip	\$ 110.00
5104	JLM Civil Works Pty Ltd	00035546	Remove graffiti from play equipment at Pretty Park	\$ 55.00
5104	JLM Civil Works Pty Ltd	00035534	Replace BBQ handle on BBQ at 2nd Rotunda MIL	\$ 79.75
5104	JLM Civil Works Pty Ltd	00035544	Remove graffiti from sign and seat at Confalonieri	\$ 110.00
5104	JLM Civil Works Pty Ltd	00035548	Clean up engine oil which was poured/ smeared over	\$ 710.44
5104	JLM Civil Works Pty Ltd	00035549	Remove graffiti from soft fall under swing set at	\$ 110.00
5104	JLM Civil Works Pty Ltd	00035550	Remove fallen branch from verge of 6 Heroine Court	\$ 110.00
5104	JLM Civil Works Pty Ltd	00035551	Remove melted plastic and sand from BBQ Tiverton	\$ 110.00

Creditor No.	Creditor Name	Invoice Number	Invoice Description	Amount
V00582	Lugh Dyson Plumbing	INV20160630A	Goyder Square - vandal proof tap repair/modifications	\$ 414.70
5104	JLM Civil Works Pty Ltd	00005536	Sanctuary Lakes - bunt off faulty BBQ	\$ 110.00
5104	JLM Civil Works Pty Ltd	00005537	Remove graffiti from playground at Woodroffe Park	\$ 165.00
5104	JLM Civil Works Pty Ltd	00005552	Remove graffiti from play ground at Sanctuary	\$ 88.00
5551	Active Tree Services Pty Ltd	INV-267051	Remove and stump grind 2 x mature delonix regia	\$ 1,650.00
5615	EcOz Environmental Consulting	001767	Carry out Water Monitoring Program for 2016	\$ 3,207.56
4619	Darwin Office Technology P/L	SA00264575	Toshiba Copier Readings - July 2015 to June 2016	\$ 230.04
4619	Darwin Office Technology P/L	SA00275730	Toshiba Copier Readings - 15MAY-17JUNE2016	\$ 180.97
4619	Darwin Office Technology P/L	SA00275732	Toshiba Copier Readings -15MAY-15JUNE2016	\$ 1,207.14
4619	Darwin Office Technology P/L	SA002757733	Toshiba Copier Readings -15MAY 15JUNE2016	\$ 344.25
274	CSG Business Solutions (NT) Pty Ltd	NV00122806	Canon Copier#JBA02400-1000016738: JUNE 2016	\$ 2,302.01
798	YMCA of the Top End Inc	6102	CS2014-01: Operational Subsidy JUNE 2016	\$ 32,361.32
798	YMCA of the Top End Inc	6103	Rental Income Subsidy JUNE 2016	\$ 5,798.45
1581	NT Broadcasters Pty Ltd	155-364-MIX-0000	PO110526 Square Trivia Radio Advertising MIX FM	\$ 869.00
1581	NT Broadcasters Pty Ltd	155-364-HDT-0000	PO110525 Square Trivia Radio Advertising HOT 100	\$ 869.00
5104	JLM Civil Works Pty Ltd	00005571	Replace vandalised bin and bin stand on Golf Course	\$ 199.38
272	City Wreckers	00012243	Towing and Storage of White/Holden Rodeo/NTCA8122	\$ 110.00
65	Metro Mini Bus Pty Ltd	00014563	YIP Celebration - TAXI	\$ 110.00
V00228	Outback Tree Service	NV-0389	Remove and stump grind dead Mimosa on verge	\$ 198.00
V00228	Outback Tree Service	NV-0390	Remove and stump grind 2x cheesewood trees Driver	\$ 2,090.00
4679	iSentia Pty Ltd	MND644911	iSentia Media Monitoring - 1/7/2016 to 31/7/2016	\$ 635.80
3428	Bunnings Group Limited	2315/00289478	Order PO1104472 stroke oil for 2 stroke equipment	\$ 35.88
5104	JLM Civil Works Pty Ltd	00005531	Investigate pit & replace vandalised concrete CBD	\$ 318.73
5104	JLM Civil Works Pty Ltd	00005561	Patch trip hazard with megapoxy in front of 95	\$ 481.25
5104	JLM Civil Works Pty Ltd	00005562	Patch trip hazard with megapoxy in front of 30	\$ 203.50
5104	JLM Civil Works Pty Ltd	00005530	Replace 4.1m X 3.1m driveway in front of 41 Priest	\$ 2,019.27
5104	JLM Civil Works Pty Ltd	00005573	Replace 4.2 X 3.1 driveway off 35 Nollenius Cir	\$ 2,068.53
5104	JLM Civil Works Pty Ltd	00005522	Replace 4.8 X 3.6 driveway in front of 90 Priest	\$ 2,745.33
5104	JLM Civil Works Pty Ltd	00005521	Replace 4.2 X 3.1 driveway in front of 94 Priest	\$ 2,068.53
5104	JLM Civil Works Pty Ltd	00005535	Parks - play equipment	\$ 2,128.50
394	Civica Pty Limited	C/LG005561	MSP-DR Services - Aug 16	\$ 3,420.26
V00476	Water Dynamics (NT) Pty Limited	SLI21007200	Irrigation parts as required for verges JUNE 2016	\$ 431.20
V00476	Water Dynamics (NT) Pty Limited	SLI21007076	Irrigation parts as required for verges JUNE 2016	\$ 77.22
V00476	Water Dynamics (NT) Pty Limited	SLI21007171	Irrigation parts as required for parks JUNE 2016	\$ 893.74
V00476	Water Dynamics (NT) Pty Limited	SLI21007051	Irrigation parts as required for parks JUNE 2016	\$ 435.25
5525	Easyweb Digital Pty Ltd	00040662	Library Wireless Hotspot Annual Hosting Fee 16/17	\$ 2,970.00
V00582	Ezko Property Services (Aust) Pty Ltd	00041431	TS2015/11: JUNE 2016	\$ 11,273.90
5315	Adamant Property Services Pty Ltd	5862	Supply and install gyprock ceiling tiles Gray Hall	\$ 3,807.10
2977	Security & Technology Services P/L	105907	Security Patrol 19/6/2016	\$ 51.56
5104	JLM Civil Works Pty Ltd	00005572	Repair the timber footbridge as discussed onsite ML	\$ 275.00
V00582	Ezko Property Services (Aust) Pty Ltd	00041411	Gray Hall - Cooktop/Oven Cleaning	\$ 40.70
5104	JLM Civil Works Pty Ltd	00005532	Asphalt patch around bollard laneway 38 Bagshaw	\$ 145.75
5104	JLM Civil Works Pty Ltd	00005526	Signs Various	\$ 637.98

Creditor No.	Creditor Name	Invoice Number	Invoice Description	Amount
5104	JLM Civil Works Pty Ltd	00005525	Supply and install a new wheel table Gray Hall	\$ 110.00
5104	JLM Civil Works Pty Ltd	00005524	Vandalism Aquatic Centre	\$ 898.98
5104	JLM Civil Works Pty Ltd	00005585	Maintenance Library	\$ 165.00
5104	JLM Civil Works Pty Ltd	00005591	Please clear rubbish on Radford Road near Hawker	\$ 79.75
5104	JLM Civil Works Pty Ltd	00005590	Call out 2 July 2016 for a report of hazard Driver	\$ 504.30
10	DBH Contracting	00007384	Remove 2 tree stumps from Driver Drain (1)	\$ 1,072.16
10	DBH Contracting	00007382	Elviston Park - Provide Irrigation for lawn seed	\$ 803.00
V00228	Outback Tree Service	INV-0396	Remove and stump grind 2 declining Lagastromeas	\$ 308.00
V00228	Outback Tree Service	INV-0395	Remove deadwood and epicormic basal growth	\$ 352.00
V00228	Outback Tree Service	INV-0394	Remove and stump grind 2 trees 18 Melastoma Dr	\$ 1,188.00
549	City of Darwin	94243	Operational charges for City of Darwin Shoal Bay	\$ 43,967.22
4816	CS Services NT	00004606	TS2011/03 - Operational and tip recharge	\$ 162,877.51
5036	Territory Door Services	00015333	Undertake six monthly servicing to the Council Dep	\$ 132.00
5036	Territory Door Services	15273	Replace the existing sensor with dome type Library	\$ 1,702.12
5104	JLM Civil Works Pty Ltd	00005527	Litter Driver	\$ 70.37
V00228	Outback Tree Service	INV-0393	Forest Pdc Buscall Ave remove dead trees	\$ 2,794.00
5104	JLM Civil Works Pty Ltd	00005584	JLM - Hang Jazz Banner - The Boulevard	\$ 757.85
350	IBM Global Financing Australia Limited	IBM LEASE PAYMENTS - JULY 2016	IBM Lease payments - July 2016	\$ 2,388.15
3683	Area9 IT Solutions	SIN40048	Contract - IT2014-01: Services for July 2016	\$ 18,005.78
639	Cleanaway Pty Ltd.	15574653	TS2014/01 - Operational charges - Pound JUNE 2016	\$ 5.76
639	Cleanaway Pty Ltd.	15572935	TS2014/01 - Operational charges Gray-JUNE 2016	\$ 15.84
639	Cleanaway Pty Ltd.	15572932	TS2014/01 - Operational charges Driver JUNE 2016	\$ 38.60
639	Cleanaway Pty Ltd.	15572926	TS2014/01 - Operational charges - Library JUNE 2016	\$ 104.21
639	Cleanaway Pty Ltd.	15575095	TS2014/01 - Depot JUNE 2016	\$ 183.04
5104	JLM Civil Works Pty Ltd	00005576	Replace 200mm of sand in playground at Sibbald Pk	\$ 3,065.65
639	Cleanaway Pty Ltd.	15574963	TS2014/01 - Woodroffe Primary JUNE 2016	\$ 15.84
639	Cleanaway Pty Ltd.	15572929	TS2014/01 - Op charges-Civic Centre JUNE 2016	\$ 115.19
5526	Wallbridge & Gilbert	INV-09/6	Survey Marlow Lagoon	\$ 3,960.00
2587	Top End RACE	00035850	Monthly Maintenance Rec Centre A/C - April 2016	\$ 484.00
2587	Top End RACE	00035851	Monthly maintenance for library air con June	\$ 654.94
2587	Top End RACE	00035852	Foyer aircon showing fault - Recreation centre.	\$ 2,310.11
2587	Top End RACE	00035853	Replace existing return air grille Aquatic Center	\$ 693.00
4095	Deuce Cleaning Service	4597	Jay Anderson Cleaning Service 26/6/2016	\$ 60.50
639	Cleanaway Pty Ltd.	15573273	TS2014/01 - Tenements JUNE 2016	\$ 248,844.66
5104	JLM Civil Works Pty Ltd	00005599	Bellamack Lot 10551 (5) Laurenda St NEW Driveway	\$ 1,189.63
5104	JLM Civil Works Pty Ltd	00005598	zuccoli lot 13228 (11) Dragonfly New Driveway	\$ 1,274.60
5104	JLM Civil Works Pty Ltd	00005597	Johnston Lot 11389 (49) Lind Road New Driveway	\$ 1,274.60
5104	JLM Civil Works Pty Ltd	00005581	Straighten post for car park at 49 Odegaard drive	\$ 129.01
5104	JLM Civil Works Pty Ltd	00005596	Johnston Lot 11187 (14) Redwood St New Driveway	\$ 623.14
5104	JLM Civil Works Pty Ltd	00005580	Remove graffiti from Bakewell Suburb name sign at	\$ 35.18
5104	JLM Civil Works Pty Ltd	00005579	Remove graffiti from GiveWay sign at intersection	\$ 35.18
5104	JLM Civil Works Pty Ltd	00005575	Signs Temple Terrace	\$ 79.75
5104	JLM Civil Works Pty Ltd	00005553	Pothole patching at various locations	\$ 768.17

Creditor No.	Creditor Name	Invoice Number	Invoice Description	Amount
5104	JLM Civil Works Pty Ltd	00035559	Install two Duck crossing sign at Lakeview Blvd,	\$ 768.19
5104	JLM Civil Works Pty Ltd	00035529	7m edge patching in front of 4 and 14 Crake Court	\$ 369.42
5104	JLM Civil Works Pty Ltd	00035528	repatch 13 potholes as requested on the email	\$ 1,225.55
5104	JLM Civil Works Pty Ltd	00035520	Signs Temple Terrace	\$ 985.14
V00832	Micca Holdings Pty Ltd, T/A Micks Ally Fab	INV-2913	Repair cover to electrical power point ifo Library	\$ 187.30
V00315	HWL Ebsworth Lawyers	630551	Professional Service Sale of L10024	\$ 1,793.77
V00315	HWL Ebsworth Lawyers	630564	Sale of Lot 10C29 and Lot 9608 to 28 June 2016	\$ 2,244.00
846	Nationwide News NT Division	42215261	Advertising Charges - JUNE 2016	\$ 9,705.55
1607	Sterling NT Pty Ltd	00046358	Undertake TS2013-04 for month June West Wks 38-41	\$ 55,710.48
1607	Sterling NT Pty Ltd	00046359	Undertake TS2013-05 for month June Area 1	\$ 23,005.58
1607	Sterling NT Pty Ltd	00046361	Undertake TS2013-07 for month June Area 3	\$ 18,851.37
V00368	iWater NT	350	Rep-acc Irrigation System Ida Scott/Flora McLaren	\$ 36,740.00
V00374	Shred-it Australia Pty Ltd	8135115746	Secure bin pick up & destruction Bin Rental	\$ 398.11
V00476	Water Dynamics (NT) Pty Limited	SLI21007095	Replace irrigation system at Bill Lewis South Park	\$ 33,616.00
V00476	Water Dynamics (NT) Pty Limited	SLI21007185	Replace Irrigation system at Bill Lewis North Park	\$ 37,840.00
5312	Recreational Concepts Australia Pty Ltd	00005186	Dunbar Park - supply & install replacement spiral	\$ 6,223.80
V00168	Tactile Arts T/A Craft Council of the NT	2016-Q12	2016 - Youth Art in the aircon	\$ 1,980.00
5104	JLM Civil Works Pty Ltd	00005610	Installation of Water Bubbler at President Park	\$ 10,981.03
5104	JLM Civil Works Pty Ltd	00005621	Installation of Water Bubbler at Marlow Lagoon	\$ 5,664.60
5104	JLM Civil Works Pty Ltd	00005566	Contract IS 2016-05 Progress Claim 1 & 2	\$ 229,869.42
2587	Top End RACE	00035854	Driver Resource Centre - Bi-Monthly maintenance	\$ 176.00
V00582	Ezko Property Services (Aust) Pty Ltd	00041407	High cleaning at civic plaza as per the cleaning	\$ 40.70
V00582	Ezko Property Services (Aust) Pty Ltd	00041408	Window/glass cleaning of Library	\$ 325.60
V00582	Ezko Property Services (Aust) Pty Ltd	00041409	High cleaning at civic plaza as per the cleaning	\$ 81.40
V00582	Ezko Property Services (Aust) Pty Ltd	00041410	Civic Plaza Window Cleaning	\$ 407.00
938	Nightcliff Electrical	2639	Remove and d'spose 40x fluorescert T-Bar Civic Plaza	\$ 8,651.50
2587	Top End RACE	00035856	Monthly maintenance for Aquatic Centre air con	\$ 390.50
938	Nightcliff Electrical	2667	Lights Aquatic Centre	\$ 697.40
938	Nightcliff Electrical	2715	repair the fault light at childminding rec centre	\$ 252.00
938	Nightcliff Electrical	2751	Rep ace 3x fluroscent lights Marlow Lagoon	\$ 630.50
4737	D & L Plumbing & Gasfitting	6402	Male toilet tap has come loose Gray Hall	\$ 203.50
4737	D & L Plumbing & Gasfitting	6403	Unblock the disable toilet at Library	\$ 90.00
4737	D & L Plumbing & Gasfitting	6404	Unblock the dingo, check for any blocking CBD	\$ 148.50
173	Initial Hygiene	95626370	Hygiene Service Agreement - 25/7 to 24/8/2016	\$ 725.45
5104	JLM Civil Works Pty Ltd	00005612	Johnston Lot 10450 (16) Stalwart St New Driveway	\$ 623.14
5104	JLM Civil Works Pty Ltd	00005613	Johnston Lot 11140 (14) Angel Street New Driveway	\$ 906.38
10	DBH Contracting	00007385	remove sand, silt and debris Marlow Lagoon	\$ 8,587.70
10	DBH Contracting	00007383	Marlow Lagoon Park edge refill	\$ 4,048.00
5104	JLM Civil Works Pty Ltd	00005573	Woodroffe Sign	\$ 345.97
5104	JLM Civil Works Pty Ltd	00005567	Remove steel lugs from existing sign various parks	\$ 2,577.85
5104	JLM Civil Works Pty Ltd	00005547	Repair platform panel and refasten spinning Pretty	\$ 110.00
5104	JLM Civil Works Pty Ltd	00005533	Phoenix Park - supply & install 2 climbing nets	\$ 4,086.30
1607	Sterling NT Pty Ltd	00046360	Undertake TS2013-06 for the month of June Area 2	\$ 27,322.17

Creditor No.	Creditor Name	Invoice Number	Invoice Description	Amount
1607	Sterling NT Pty Ltd	00046362	Undertake TS2013-08 for the month of June Area 4	\$ 18,572.81
V00555	Rydges Pa-merston	46760	Trivia @ Gwyder Vouchers	\$ 300.00
47	Telstra Corporation Ltd	4243329012	0675506800 - MS Lxchange - 9 July 2016	\$ 1,266.86
5104	JLM Civil Works Pty Ltd	00005607	Replace 20.4 m2 of footpath with 75mm thick	\$ 2,348.35
5104	JLM Civil Works Pty Ltd	00005577	Manage vegetation along both footpaths for Temp.e	\$ 5,813.50
5104	JLM Civil Works Pty Ltd	00005574	replace 1 W3-3 sign for traffic light near Tilston	\$ 258.02
5104	JLM Civil Works Pty Ltd	00005565	Decommission existing sign and sign posts Various	\$ 7,103.25
5104	JLM Civil Works Pty Ltd	00005608	12.92m2 of 50mm deep asphalt reinstatement	\$ 969.80
5104	JLM Civil Works Pty Ltd	00005555	Fill the hole with stab sand at Drain	\$ 459.25
5104	JLM Civil Works Pty Ltd	00005410	Disability Access in Parks at various location	\$ 6,100.71
V00056	Helen Browning	RECEIPT # 140591 REFUND BOND	Receipt # 140591 refund bond cat trap 1	\$ 100.00
V00838	Peter Byrnes	RECEIPT #138298 REFUND BOND	Receipt #138298 refund bond cat trap 5	\$ 100.00
V00837	Kate Munro	REFUND OVERCHARGE	Refund impounded dog overcharge	\$ 85.00
938	Nightcliff Electrical	2219	Repair lights in Strawbridge Park 1 P13	\$ 2,854.80
938	Nightcliff Electrical	2538	Termination power to light post Pole 5 at pole 4	\$ 1,595.00
938	Nightcliff Electrical	1915	Check and repair lights PCC 68 and 71 In Durack	\$ 796.75
2977	Security & Technology Services P/L	103879	Monitoring Agreement 23/5 to 22/6/2016	\$ 500.50
47	Telstra Corporation Ltd	2273531114	9032687000 - Mainline/Mobiles - 12 July 2016	\$ 5,586.03
V00840	Lester Murray	140868 RECEIPT - REFUND BOND	140868 receipt - refund bond cat trap 6	\$ 100.00
V00514	RTM - Dept. of the Attorney General and Justice	FILE #21410093	Refund File #21410093	\$ 72.00
4943	Brierty Ltd	R5819	R5819 - rates refunds - overpayments	\$ 1,505.54
4943	Brierty Ltd	R5818 - RATES REFUND	R5818 - rates refund - double payment Inv 613	\$ 4,950.00
V00719	AIA Australia Limited	16/178	Group Salary Continuance/MP6140 1 May 16 30 Apr 17	\$ 8,346.27
V00295	Jacana Energy	64930522	102914811 -17.05.2016 - 15.06.2016	\$ 1,842.46
V00295	Jacana Energy	64888087	1017011910 -07.05.2016 - 06.06.2016	\$ 371.20
V00295	Jacana Energy	64930551	105742710 -17.05.2016 - 15.06.2016	\$ 38.15
V00295	Jacana Energy	64949218	1016872810 -16.03.2016 - 16.06.2016	\$ 73.12
V00295	Jacana Energy	65016711	1011518711 01.06.2016 30.06.2016	\$ 1,610.13
V00295	Jacana Energy	64888081	1016554010 -07.05.2016 - 06.06.2016	\$ 178.97
V00295	Jacana Energy	64930527	1015105310 -17.05.2016 - 15.06.2016	\$ 507.44
V00295	Jacana Energy	64940247	1014518010 -17.05.2016 - 15.06.2016	\$ 403.41
V00295	Jacana Energy	64940322	106190610 -17.05.2016 - 15.06.2016	\$ 23.59
V00295	Jacana Energy	65015923	1010962110 -01.06.2016 - 30.06.2016	\$ 1,371.05
V00295	Jacana Energy	64930503	1014111010 -17.05.2016 - 15.06.2016	\$ 1,675.43
V00295	Jacana Energy	64888307	107710210 -07.05.2016 - 05.06.2016	\$ 221.72
V00295	Jacana Energy	64940326	106367310 -17.05.2016 - 15.06.2016	\$ 1,096.19
V00295	Jacana Energy	64930400	1010817310 -17.05.2016 - 15.06.2016	\$ 453.34
V00295	Jacana Energy	64930593	106382310 -17.05.2016 - 15.06.2016	\$ 25.67
V00295	Jacana Energy	64930470	1014518410 -17.05.2016 - 15.06.2016	\$ 136.53
V00295	Jacana Energy	64930466	1014517910 -17.05.2016 - 15.06.2016	\$ 112.45
V00295	Jacana Energy	64930394	106690411 17.05.2016 15.06.2016	\$ 1,532.47
V00295	Jacana Energy	64940245	1014111710 -17.05.2016 - 15.06.2016	\$ 147.82
V00295	Jacana Energy	64940214	1010817411 -17.05.2016 - 15.06.2016	\$ 23.59

Creditor No.	Creditor Name	Invoice Number	Invoice Description	Amount
V00295	Jacana Energy	64940215	1010866212 - 17.05.2016 - 15.06.2016	\$ 23.59
V00295	Jacana Energy	64930232	106143211 - 17.05.2016 - 15.06.2016	\$ 60.44
V00295	Jacana Energy	65002673	1014110010 - 17.05.2016 - 15.06.2016	\$ 184.67
V00295	Jacana Energy	64940242	1014109710 - 17.05.2016 - 15.06.2016	\$ 571.34
V00295	Jacana Energy	64940273	103579111 - 17.05.2016 - 15.06.2016	\$ 513.97
V00295	Jacana Energy	64940278	104178910 - 17.05.2016 - 15.06.2016	\$ 678.03
V00295	Jacana Energy	65016460	104406210 - 01.06.2016 - 30.06.2016	\$ 839.59
V00295	Jacana Energy	64878348	105650710 - 07.05.2016 - 08.05.2016	\$ 26.45
V00295	Jacana Energy	64883244	100225010 - 07.05.2016 - 06.06.2016	\$ 24.37
V00295	Jacana Energy	64940323	106198310 - 17.05.2016 - 15.06.2016	\$ 23.59
V00295	Jacana Energy	64930574	106399910 - 17.05.2016 - 15.06.2016	\$ 81.54
V00295	Jacana Energy	64940327	106414410 - 17.05.2016 - 15.06.2016	\$ 23.59
V00295	Jacana Energy	64940324	106317110 - 17.05.2016 - 15.06.2016	\$ 23.59
V00295	Jacana Energy	64930626	1010931710 - 17.05.2016 - 15.06.2016	\$ 101.75
V00295	Jacana Energy	64940274	103598210 - 17.05.2016 - 15.06.2016	\$ 225.69
V00295	Jacana Energy	64940216	1010884110 - 17.05.2016 - 15.06.2016	\$ 23.59
V00295	Jacana Energy	64940243	1014109910 - 17.05.2016 - 15.06.2016	\$ 23.89
V00295	Jacana Energy	64930406	1014109810 - 17.05.2016 - 15.06.2016	\$ 62.23
V00295	Jacana Energy	64930408	1014109610 - 17.05.2016 - 15.06.2016	\$ 623.04
V00295	Jacana Energy	64940271	103115310 - 17.05.2016 - 15.06.2016	\$ 257.78
V00295	Jacana Energy	64984836	1012498610 - 24.03.2016 - 23.06.2016	\$ 335.05
V00295	Jacana Energy	64888071	1014457810 - 07.05.2016 - 06.06.2016	\$ 496.33
V00295	Jacana Energy	64878112	102787910 - 07.05.2016 - 08.06.2016	\$ 628.88
V00295	Jacana Energy	64914741	107710110 - 07.05.2016 - 15.06.2016	\$ 31.45
V00295	Jacana Energy	64930268	106365710 - 16.04.2016 - 15.06.2016	\$ 12.54
V00295	Jacana Energy	64940336	106795510 - 17.05.2016 - 15.06.2016	\$ 637.60
V00295	Jacana Energy	64940335	106720411 - 17.05.2016 - 15.06.2016	\$ 23.29
V00295	Jacana Energy	64940217	1010921910 - 17.05.2016 - 15.06.2016	\$ 24.18
V00295	Jacana Energy	64930265	1011630810 - 17.05.2016 - 15.06.2016	\$ 78.57
V00295	Jacana Energy	64930298	109001110 - 17.05.2016 - 15.06.2016	\$ 210.83
V00295	Jacana Energy	64940282	104433510 - 17.05.2016 - 15.06.2016	\$ 24.19
V00295	Jacana Energy	64949427	107727111 - 13.05.2016 - 15.06.2016	\$ 553.66
54	Powerwater	65056885	2012299510 - 07.06.2016 - 06.07.2016	\$ 173.65
54	Powerwater	65056622	204417510 - 07.06.2016 - 06.07.2016	\$ 2,627.62
54	Powerwater	65057117	2011848310 - 01.07.2016 - 30.09.2016	\$ 1,887.70
54	Powerwater	65068753	2012299610 - 07.06.2016 - 06.07.2016	\$ 891.14
5104	JLM Civil Works Pty Ltd	00005140	Marlow Lagoon - re-install the bench seat	\$ 110.00
V00839	le cornu	YDAR261817	red stools for Art Centre	\$ 2,808.00
215	Employee Assistance Services NT Inc (EASA)	00076310	EAP counselling session for June 2016	\$ 212.96
2017	Signs Plus	00118591	Name Badges	\$ 83.00
V00075	Mercury Group of Companies Pty Ltd (T/A Fit2Work)	1306952	Employee Police Check - Library - JUNE 2016	\$ 40.59
5104	JLM Civil Works Pty Ltd	00005594	Woodroffe Pathway	\$ 492.25
5104	JLM Civil Works Pty Ltd	00005593	Pathway CBD	\$ 381.15

Creditor No.	Creditor Name	Invoice Number	Invoice Description	Amount
5104	JLM Civil Works Pty Ltd	00005592	Topsoil areas next to path tunnel Water Park CBD	\$ 270.22
5104	JLM Civil Works Pty Ltd	00005589	pathway gray Asphalt various streets	\$ 2,515.59
5104	JLM Civil Works Pty Ltd	00005588	Pathway gray Top Soil	\$ 359.15
5104	JLM Civil Works Pty Ltd	00005587	Pathway Various Areas Gray	\$ 610.94
5104	JLM Civil Works Pty Ltd	00005586	pathway Cornwallis Gray	\$ 1,965.63
5104	JLM Civil Works Pty Ltd	00005595	Woodroffe Pathway	\$ 288.75
V00414	Ian Abbott	REIMBURSE - CAR HIRE & FUEL	Reimburse - car hire & fuel - 23 June to 6 July 16	\$ 798.57
5104	JLM Civil Works Pty Ltd	00005609	Installation of Water Bubbler at Wright Crescent	\$ 8,780.75
3313	Zip Print	13930	PO110316 Technical Service Business Cards	\$ 792.00
3313	Zip Print	13935	PO110572 Blank SRA3 730gsm Card x 500 sheets	\$ 214.50
3313	Zip Print	13934	PO110315 Elected Members Business Cards	\$ 495.00
3313	Zip Print	13933	PO110313 Business Cards - Customer Service x 250	\$ 165.00
3313	Zip Print	13932	PO110385 Library Business Cards	\$ 396.00
3313	Zip Print	13931	PO110314 Lpri Uden Business Cards x 500	\$ 198.00
5557	Kelley Jones Lawyers	07612	Review Rates Declaration 2015/2016	\$ 1,119.80
V00443	Top End Hydraulic Services P/L T/A Forecast Machin	7680	Repairs to rear chain drives on truxor	\$ 1,727.37
3313	Zip Print	13957	PO110575 Feral Cat vouchers x 500	\$ 175.00
V00813	Middys - Middendorp Electric Co Pty Ltd	89 C43342	Traceall - Outdoor Cable & Pipe Locator Kil.	\$ 2,135.26
1502	Fingleaf Pool Products	406817	Repair the leak in plumbing of number#1 pump	\$ 524.65
3683	Area9 IT Solutions	SIN40144	D-Link HD Wireless Outdoor Camera x1 Depot	\$ 281.33
337	Darwin Glass (NT) Pty Ltd	39376	Reglaze 1x grey laminated safety glass Lib	\$ 348.00
V00336	Next Level Gym	33	Supplier payment Activate	\$ 1,092.09
V00728	Outback Tree Service	INV04	Remove and stump grind severely damaged Peltopho	\$ 748.00
V00728	Outback Tree Service	INV03	Sanctuary Lakes remove fallen Hibiscus & Fig	\$ 220.00
V00228	Outback Tree Service	INV02	Tracy Drain - remove dead leader & hanger 2 gums	\$ 286.00
V00228	Outback Tree Service	INV01	Umbrawarra Close - remove 2 dead palms & 1 dead tree	\$ 264.00
5104	JLM Civil Works Pty Ltd	00005604	Collect dead cat on verge 16 Buckingham Crescent	\$ 88.77
5104	JLM Civil Works Pty Ltd	00005603	Please clear rubbish on verge outside 46 Shearwater	\$ 70.37
5104	JLM Civil Works Pty Ltd	00005601	Weekend work CBD bins and litter on the 2-3 July	\$ 844.39
5104	JLM Civil Works Pty Ltd	00005600	Weekend work CBD 24-25-26 of June	\$ 1,043.77
V00807	Blackcomb Pty Ltd - NEXTRA	INV 7/7/2016	large studio easels with castors	\$ 799.80
V00193	Amcom Pty Ltd	68842-060715	AmCom IP Tel Service: DoC ID: 254519 (June 2016)	\$ 5,855.20
35	Staples Australia Pty Limited	9018468417	Kitchen Supplies - NET35008981	\$ 12.21
5104	JLM Civil Works Pty Ltd	00005614	replace post for Keep Left at RAB near McPhee Pl	\$ 603.99
5104	JLM Civil Works Pty Ltd	00005615	straighten the GW sign post at int of Wiling Cres	\$ 76.23
5104	JLM Civil Works Pty Ltd	00005616	Signs Emery Avenue	\$ 603.99
3545	Amalgamated Pest Control Pty Ltd	11510332288	Treat 11 trees for termites along Driver	\$ 331.50
798	YMCA of the Top End Inc	6106	Activate supplier invoice - PRC & PSI	\$ 1,640.00
5104	JLM Civil Works Pty Ltd	00005617	"install NEW Safety House Street Sign at Aquatic	\$ 52.78
5104	JLM Civil Works Pty Ltd	00005618	replace 1 KI sign and post and straighten Emery Av	\$ 656.76
22	Norsign Pty Ltd	338317	Supply driver family centre sign	\$ 128.33
350	IBM Global Financing Australia Limited	962737	IBM lease agreements - August 2016	\$ 2,388.15
4856	Portner Press Pty Ltd	J1424104	Employment Law Update 5 2016	\$ 97.00

Creditor No.	Creditor Name	Invoice Number	Invoice Description	Amount
5104	JLM Civil Works Pty Ltd	00005602	Pathway Woodrolfe (Tree)	\$ 583.00
2917	Special Children's Christmas Party	201602449	Sponsorship - Special Children's Christmas Party	\$ 1,100.00
3879	Litchfield Council	2898	Service agreement to 1 Mar 2017 - 1 July 2016	\$ 418.83
938	Nightcliff Electrical	2543	Replace 17x light gloves for Library	\$ 492.80
938	Nightcliff Electrical	2632	Replace 6x external fluros & fittings Gray Hall	\$ 1,071.00
289	Bolinda Publishing Pty Ltd	0465947	Bolinda Order no. 20249536	\$ 79.16
289	Bolinda Publishing Pty Ltd	0465948	Library stock- Bolinda order # 20259904	\$ 79.16
5104	JLM Civil Works Pty Ltd	00005563	remove concrete floor Marlow Lagoon	\$ 24,937.13
4777	Territory Natural Resource Management Inc.	TNRM433	Sponsorship 2016 Conference and Awards	\$ 1,650.00
54	Powerwater	65068808	205522910 -07.06.2016 - 06.07.2016	\$ 24.09
54	Powerwater	65068757	2014004010 -07.06.2016 - 06.07.2016	\$ 24.09
54	Powerwater	65068789	202797611 -07.06.2016 - 06.07.2016	\$ 2,053.97
54	Powerwater	65068961	206245410 -08.04.2016 - 06.07.2016	\$ 6,051.78
54	Powerwater	64930332	206347110 -17.05.2016 - 15.06.2016	\$ 860.47
54	Powerwater	65032294	201514010 -16.03.2016 - 16.06.2016	\$ 1,407.50
54	Powerwater	65056970	206590410 -07.06.2016 - 06.07.2016	\$ 223.95
54	Powerwater	65039481	206263310 -07.04.2016 - 04.07.2016	\$ 648.54
54	Powerwater	65066143	206639410 -12.04.2016 - 07.07.2016	\$ 119.79
54	Powerwater	65056983	205691510 -07.06.2016 - 06.07.2016	\$ 1,805.17
54	Powerwater	65056976	202787910 -07.06.2016 - 06.07.2016	\$ 1,403.68
54	Powerwater	65068759	2014457910 -07.06.2016 - 06.07.2016	\$ 96.15
54	Powerwater	65068790	202798510 -07.06.2016 - 06.07.2016	\$ 163.84
V00228	Outback Tree Service	INV-0394	Remove and stump grind 2 trees 18 Melastoma Drive	\$ 1,188.00
V00844	Jennifer Atfield (Molesworth)	RECEIPT 136599 DEPOSIT REFUND	Receipt 136599 deposit refund - Nutwood - 21/7/16	\$ 150.00
V00843	James Peter Young	RECEIPT 144077 - KEY DEPOSIT REFUND	Receipt 144077 - key deposit refund - 21/7/16	\$ 60.00
4538	Byrne Design & Drafting	INV00601	TS2016-01 - Boulevard Stg 2 -Supers Rep-JUNE 2016	\$ 17,391.00
54	Powerwater	PJ000865	FORTNIGHT 2017- 2 - From Payroll	\$ 615.00
V00555	Rydges Palmerston	#50115 & #50121	Trivia first prize (2 nights)	\$ 300.00
V00271	Fuji Xerox Business Centre NT	AB00026800	FujiXerox copiers (1ech) - 8 July to 7 Aug 2016	\$ 1,568.72
V00847	Damon Cale Hunt	RECEIPT 135999 - REFUND BOND	Receipt 135999 - Refund Bond Cat Trap 4	\$ 100.00
V00846	Clarissa Gamble	143605 RECEIPT REFUND	143605 Receipt Bond Refund - Cat Trap 1	\$ 100.00
V00101	Bellamack Pty Ltd	LOT 12475 REIMBURSEMENT	DRIVEWAY REIMBURSEMENT - LOT 12475	\$ 224.00
V00101	Bellamack Pty Ltd	LOT 12483 REIMBURSEMENT	DRIVEWAY REIMBURSEMENT - LOT 12483	\$ 224.00
V00101	Bellamack Pty Ltd	LOT 12484 REIMBURSEMENT	DRIVEWAY REIMBURSEMENT - LOT 12484	\$ 224.00
V00101	Bellamack Pty Ltd	LOT 12493 REIMBURSEMENT	DRIVEWAY REIMBURSEMENT - LOT 12493	\$ 84.00
V00101	Bellamack Pty Ltd	LOT 12500 REIMBURSEMENT	DRIVEWAY REIMBURSEMENT - LOT 12500	\$ 84.00
V00328	Capita Security (NT) Pty Ltd	00002242	Capital security W/E-24/07/2016	\$ 212.19
V00328	Capita Security (NT) Pty Ltd	00002235	Capital security W/E-17/07/2016	\$ 339.52
V00299	EPAC Salary Solutions Pty Ltd	172860-280716	Salary Packaging FE 24/07/2016	\$ 779.37
V00328	Capital Security (NT) Pty Ltd	00002223	Capital security W/E-10/07/2016	\$ 339.52
V00328	Capital Security (NT) Pty Ltd	00002213	Capital security W/E-03/07/2016	\$ 339.52
2505	Public Libraries Australia Ltd	00001233	Public Libraries Aust Membership for 2016/17	\$ 390.00
4816	CS Services NT	00004609	Archer Landfill	\$ 11,747.50

Creditor No.	Creditor Name	Invoice Number	Invoice Description	Amount
V00780	Timber and Steel Constructions Pty Ltd	620	Civic Plaza Roof Stage 1	\$ 197,799.07
422	Australian Library and Information Association	REFUNDED TO BANK ACCOUNT	CR/Adj Note for invoice 1736843-93865547	-\$ 450.00
4469	Cancer Council NT	00010948	Order PO110424	\$ 150.00
4469	Cancer Council NT	00010953	Applies to INV00010948	-\$ 150.00
5104	JEM Civil Works Pty Ltd	CR/ADJ NOTE TO RECONCILE REFUND	CR/Adj Note to reconcile refund - payment error	-\$ 1,188.00
				\$ 2,504,850.67


 Reviewed by: Acting Finance Manager


 Approved: Chief Executive Officer

SECTION 2

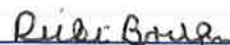
Financial Results

2.6 - Creditor Accounts outstanding - July 2016

Creditor No.	Creditor Name	Amount
1469	RTM - Police, Fire and Emergency	\$ 7,360.00
1502	Figleaf Pool Products	\$ 157.00
1607	Sterling NT Pty Ltd	\$ 242.00
173	Initial Hygiene	\$ 725.45
2	Australian Taxation Office GST, PAYG	\$ 934.92
2101	ACE NT Pty Ltd	\$ 1,559.25
272	City Wreckers	\$ 682.00
2965	KIK FM Pty Ltd	\$ 1,320.00
2977	Security & Technology Services P/L	\$ 500.50
3313	Zip Print	\$ 1,144.00
3428	Bunnings Group Limited	\$ 24.81
3438	NT Shade & Canvas Pty Ltd	\$ 16,159.00
3545	Amalgamated Pest Control Pty Ltd	\$ 638.00
36	Darwin Lock & Key	\$ 258.70
3705	Hungry Hearts	\$ 125.00
3880	PAWS Darwin Limited	\$ 7,202.25
3886	Top End Sign Sales	\$ 2,515.26
4029	Totally Workwear Palmerston	\$ 269.00
4856	Portner Press Pty Ltd	\$ 77.00
4912	Remote Area Tree Services Pty Ltd	\$ 330.00
5085	Xavier Beaubois & Troy Moore T/a Amazing Drumming	\$ 1,430.00
5104	JLM Civil Works Pty Ltd	\$ 14,627.58
53	Eggins Electrical	\$ 198.00
5410	Majestix Media Pty Ltd	\$ 181.50
549	City of Darwin	\$ 82.10
5533	Custom Av Pty Ltd	\$ 209.00
5551	Active Tree Services Pty Ltd	\$ 6,160.00
5611	Steelmans Tools and Industrial Supplies	\$ 579.00
610	Data Centre Services (DCS)	\$ 25.97
90	Local Government Association of the NT (LGANT)	\$ 43,788.90
913	Knarl Tyre & Auto Service	\$ 538.65
938	Nightciff Electrical	\$ 762.30
V00166	Diamond International Events T/A Trina's Catering	\$ 220.00
V00228	Outback Tree Service	\$ 10,538.00
V00318	Statewide Super Clearing House	\$ 65,483.80
V00476	Water Dynamics (NT) Pty Limited	\$ 1,402.50
V00831	Powerfunk Records Pty Ltd.	\$ 1,100.00
V00841	The Tech Doctor	\$ 350.00
		\$ 189,898.44



Reviewed by: Acting Finance Manager



Approved: Chief Executive Officer

SECTION 2

Financial Results

2.7 - STATEMENT OF CREDIT CARD TRANSACTIONS - JUNE 2016

NAB Visa

28 May 2016 to 28 June 2016

Cardholder	Amt.	Cost Code	Description
Ricki Bruhn	\$ 49.95	5521	Reimbursement by LGMA
	\$ 55.83	5521	Reimbursement by LGMA
	\$ 32.24	3852.EXEC002.302	Taxi fare - ALGA NGA 2016
	\$ 22.98	3852.EXEC002.302	Taxi fare - ALGA NGA 2016
	\$ 62.68	5521	Reimbursement by LGMA
	\$ 1,024.64	3854.EXEC002.302	Accomm & meal expenses - ALGA NGA 2016 - CEO
	\$ 880.01	3854.EXEC001.305	Accomm & meal expenses - ALGA NGA 2016 - Mayor
	\$ 70.87	5521	Reimbursement by LGMA
Caroline Hocking	\$ 110.00	3852.EXEC002.302	Registration - RCA Networking Breakfast - CEO
	\$ 110.00	3852.EXEC001.305	Registration - RCA Networking Breakfast - Mayor
	\$ 538.00	3111.EXEC002.300	AICD Membership 2016 - CEO
Alyce Breed	\$ 115.98	3806.CORP004.309	Software - Graphic Designer
	\$ 172.00	3207.TECH009.311	Development Application - Lot 9608
	\$ 310.50	3842.COMM009.335	Celebration - YIP Group
Ben Domler	\$ 10.01	3821.CORP005.301	Fuel - Vehicle CB43MM
	\$ 6.00	3855.CORP005.308	Parking airport - pick up Library Manager
Jan Peters	\$ 82.01	3828.COMM002.335	Catering - GWLW Network
Jeetendra Dahal	\$ 57.00	3111.TECH009.300	OCHRE card - Facilities & Structures Officer
Ian Mathers	\$ 59.88	3111.CORP003.300	Catering - morning tea
	\$ 99.00	3808.EXEC002.308	Media equipment
	\$ 155.01	3828.CORP005.334	Catering - Men's Health Week
	\$ 48.00	3111.CORP003.300	Catering - staff lunch
	\$ 599.00	3111.TECH009.300	Membership - Planning Institute
	\$ 196.57	3111.CORP003.300	Catering - staff lunch
	\$ 55.00	3111.TECH009.300	OCHRE card
	\$ 710.50	3854.COMM002.302	Accomm - Staff Training - Community Dev Officer
	\$ 330.00	3112.COMM007.303	Accomm - Staff Recruitment - Library Manager
	\$ 20.00	5521	Accommodation - deposit to be refunded
	\$ 80.00	3852.COMM002.302	Refund course - refer last month credit card transaction
Robyn McCann	\$ 35.00	3828.COMM007.308	Headphone cables
	\$ 794.00	3827.COMM007.308	Library vacuum x 2
	\$ 520.37	3819.COMM007.315	Library Stock
	\$ 44.82	3841.COMM007.335	School holiday materials
	\$ 82.05	3841.COMM007.335	School holiday materials
	\$ 503.88	3841.COMM007.335	Program materials
	\$ 27.98	3841.COMM007.335	School holiday materials
	\$ 25.40	3819.COMM007.315	Library Stock
	\$ 18.80	3841.COMM007.335	School holiday materials
	\$ 64.96	3841.COMM007.335	School holiday materials
	\$ 175.94	3818.COMM007.315	Library Stock
	\$ 25.70	3819.COMM007.315	Library Stock
	\$ 25.40	3819.COMM007.315	Library Stock
	\$ 11.45	3808.COMM007.308	Furniture cleaning
	\$ 89.00	3818.COMM007.315	Library Stock
	\$ 69.98	3819.COMM007.315	Library Stock
	\$ 119.96	3819.COMM007.315	Library Stock
	\$ 2,040.42	3818.COMM007.315	Library Stock

Cardholder	Amt.	Cost Code	Description
	\$ 71.33	3841.COMM007.335	School holiday materials
	\$ 234.90	3841.COMM007.335	Program materials
	\$ 92.27	3841.COMM007.335	School holiday materials
Maxie Smith	\$ 92.00	3111.CORP003.300	Milk - Staff Kitchen
	\$ 148.50	3823.EXEC001.301	Roadside Assist - CA44QQ
	\$ 574.75	3827.CORP001.308	Key Cabinet
	\$ 103.66	3111.CORP003.300	Milk - Staff Kitchen
	\$ 705.85	3823.TECH009.301	Rego - Vehicle CB87W
	\$ 705.85	3823.TECH009.301	Rego - Vehicle CB88LT
	\$ 705.85	3823.TECH009.301	Rego - Vehicle CB88LS
	\$ 92.00	3111.CORP003.300	Milk - Staff Kitchen
Samantha Abdic	\$ 7.03	3828.EXEC003.308	Social Media
	\$ 13.70	3828.EXEC003.308	Social Media
	\$ 133.09	3807.EXEC003.308	Newsletter
Silke Reinhardt	\$ 92.40	3806.CORP004.309	Irrigation software
	\$ 7.11	3853.CORP002.302	Parking Fee - Statewide update
	\$ 737.00	3853.CORP003.302	Airtares - HR Advisor
	\$ 66.00	3111.CORP003.300	Milk - Staff Kitchen
	\$ 16.25	3822.COMM007.301	Vehicle cleaning - Library Manager
	\$ 91.40	3111.CORP003.300	Milk - Staff Kitchen
Natasha Clifton	\$ 553.00	3111.TECH009.300	Membership - Engineers Australia - DTS
	\$ 297.00	3111.TECH009.300	Membership - IPWEA - DTS
	\$ 42.35	3828.EXEC001.307	Drycleaning - Mayoral Robe
	\$ 99.00	3841.CORP005.308	Team shirts for P&A Golf Challenge 24 June 2016
	\$ 16,261.07		

Reviewed by:  Acting Finance Manager

Approved by:  Chief Executive Officer

Section 2 Financial Results

2.8 - Waste Charges as at 31 July 2016 Waste Management

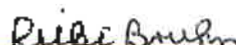
	Original Budget	YTD Actuals	Commitment	Total YTD Actuals plus Commitments	%
Income					
Rates & Charges	(6,568,290)	(1,529)	-	(1,529)	0.02%
Income	(6,568,290)	(1,529)	-	(1,529)	0.02%
Expenditure					
Educational Resources	15,000	-	6,585	6,585	43.90%
Utilities	15,957	-	-	-	0.00%
Security	-	-	-	-	0.00%
Litter Collection	204,532	81	2,464	2,545	1.24%
Domestic Bin Collection	2,458,208	-	2,271,605	2,271,605	92.41%
Kerb Side Collections	104,000	1,040	128	1,168	1.12%
Tip Recharge Domestic Bin Collection	472,500	-	472,500	472,500	100.00%
Transfer Station	1,613,200	-	1,613,200	1,613,200	100.00%
Tip Recharge Transfer Station	325,520	-	325,520	325,520	100.00%
Expenditure	5,208,917	1,121	4,692,002	4,693,123	90.10%
(Profit)/Loss	(1,359,373)	(408)	4,692,002	4,691,594	

Reconciliation of waste charge in line with Part 11.5 Division 2 Local Government Act NT.

Expenditures not included in reconciliation are waste related depreciation, overheads and capital works.



Reviewed By: Acting Finance Manager



Approved By: Chief Executive Officer

ITEM NUMBER: 13.1.5 City of Palmerston Arts Strategy
FROM: Director of Corporate and Community Services
REPORT NUMBER: 8/0962
MEETING DATE: 16 August 2016

Municipal Plan:

1. Community & Cultural Wellbeing

1.3 Arts and Culture

1.3 We are committed to the fostering and promotion of arts and culture within our community, the awareness and promotion of our local history, and advocacy for increased cultural resources

Summary:

This report recommends that Council endorse the Palmerston Arts Strategy 2016 – 2021 (the Strategy).

RECOMMENDATION

1. THAT Council receives Report Number 8/0962.
2. THAT Council endorses the Palmerston Arts Strategy 2016-2021.

Background:

The Strategy has been co-created by Consultants Jenny Kerr and Lorna Secrett, in conjunction with the City of Palmerston and key community and sector stakeholders, to result in a robust 5-year action plan that builds on the City's strategic urban planning by providing a framework for dynamic and meaningful arts initiatives, inviting the community to both lead the way and participate.

General:

The Strategy has undergone Level 2 City Wide Community Consultation.

As per Level 2 specification, 21 days was allowed for response. Consultation closed at 5pm on 8 June 2016. There were no submissions received within this consultation period.

There was one amendment to the Strategy which has ensured the Mission is in line, and replicates exactly, that of the 2016 – 2021 Draft Municipal Plan.

Financial Implications:

The financial requirements to implement the action identified in the Art Strategy for 2016/17 is \$180,000. Council has included funds in the 2016/17 operational arts and cultural budget for four (4) of the projects outlined in the action plan totalling \$105,000. The additional funding requirement of

\$75,000 could be partially funded through seeking art grants combined with funds from the operational community events budget. If grant funding is unsuccessful these additional actions would be postponed until next financial year.

Legislation/Policy:

Community Consultation Policy COMM03.

Recommending Officer: Ben Dornier, Director of Corporate and Community Services

Any queries on this report may be directed to Ben Dornier, Director of Corporate and Community Services on telephone (08) 8935 9976 or email ben.dornier@palmerston.nt.gov.au

Author: Jan Peters, Community Development Manager

Schedule of Attachments:

Attachment A: Palmerston Arts Strategy 2016-2021



CITY OF PALMERSTON

ARTS STRATEGY

2016 – 2021





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FOREWORD

It is my great pleasure to present the City of Palmerston Arts Strategy. The creative and cultural life of Palmerston is a very important part of the future of this growing and dynamic City. Artists are vital to the lifeblood of our community. The City of Palmerston aims to play a crucial role in developing opportunities for artists and to create access to the arts for all members of our socially and culturally diverse community.

The need for a strategic and considered pathway to enhancing and building Palmerston as a place

for artists and art was voiced loudly by our community during the extensive consultation that has taken place to develop this Strategy. I am delighted to see the City of Palmerston embrace the arts and place an enhanced focus on the value of art and culture to our City. The Strategy will assist us to increase participation and engagement in arts, culture and heritage.

We are in a unique position within our own history to grow into a place that engages with art and culture as our everyday norm. This

Strategy includes important actions to recognise Aboriginal culture along with multicultural groups and organisations. It provides avenues to improve our places and spaces and outlines strategic partnerships that will enable us to grow together, with all the community's aspirations intermixed to result in a sustainable, proud and colourful City.

Ian Abbott
Mayor of Palmerston,
Ian Abbott



Artists are vital to the lifeblood of our community



PALMERSTON
STRATEGY
2016-2021
ARTS
2016
STRATEGY

INTRODUCTION

The languages of the arts can breakdown social, racial and economic barriers. They are a medium for the expression of feelings, strengths and ideas to reflect the individual artist and the community. Art is a fundamental human behaviour.

It is acknowledged that arts and culture play a significant role in community wellbeing, particularly in the areas of vibrant community, social cohesion and community capacity building, and cultural identity and expression. The arts

play a critical role in determining a 'sense of place' and can act as a catalyst for generating social activity and creating memorable places.

The Palmerston Arts Strategy 2016 - 2021 (the Strategy) demonstrates Council's commitment to arts and culture. It builds on the City's strategic urban planning by providing a strategic action framework for dynamic and meaningful arts initiatives, inviting the community to both lead the way and participate.

The Strategy is a vehicle to bring the people of Palmerston together to build a shared vision and future and is facilitated and supported by a whole of organisation approach to achieving quality outcomes. It has been collaboratively designed with the diverse communities of Palmerston and will contribute to the vision of 'City of Opportunity'.

The Strategy will be monitored annually and comprehensively reviewed in 2019.



The Palmerston Arts Strategy 2016 - 2021 (the Strategy) demonstrates Council's commitment to arts and culture

VISION

The Arts Strategy reinforces the City of Palmerston Vision as a 'A Place for People'

MISSION

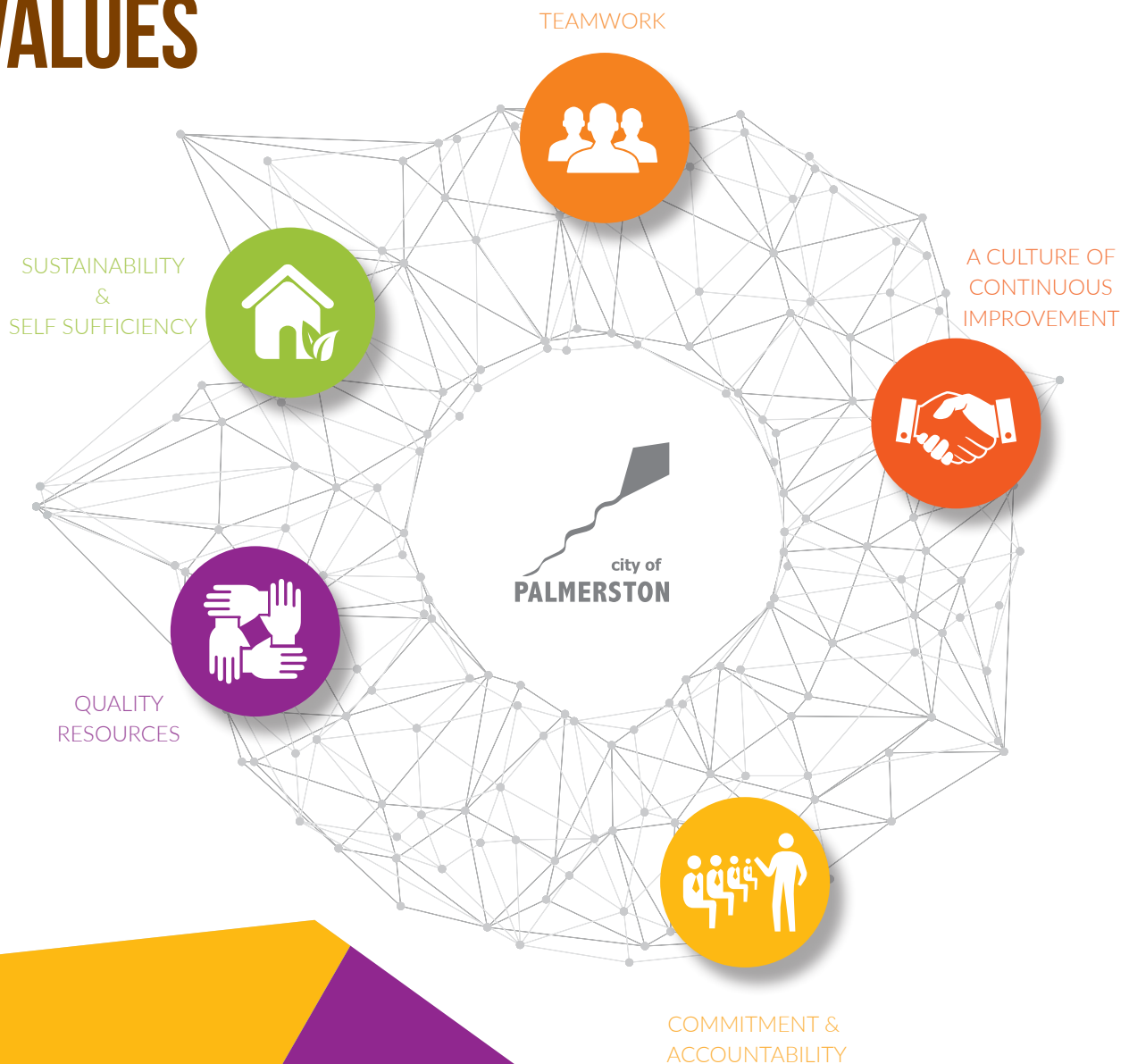
The City of Palmerston is committed to:

- Improving the safety of all our citizens
- Maintaining our own identity
- Providing services, facilities and amenities to support the community's needs
- Developing and maintaining our reputation for being clean and green

We will achieve this through:

- Delivering to our community high quality value for money services that meet their diverse needs

VALUES



STRATEGIC CONTEXT

The strategies, goals and focus areas in the Arts Strategy are aligned with National, Territory and City of Palmerston Arts Policies and Plans.

DIRECTION	STRATEGIC DOCUMENT	STATEMENT ON ARTS AND CULTURE
Australian Government	Arts in Daily Life Report 2014 - Australia Council	The overall engagement with the arts has increased, as Australians believe the arts enrich lives and have a big impact on the development of children. Australians value Indigenous arts and there are great opportunities to grow audiences.
	Innovation Paper 2015	The arts are a major Australian industry, contributing 6.9% or \$86.7 billion to Gross Domestic Product annually. The arts sector employs 972,200 individuals, involves 164,730 entities actively trading as businesses or non-profit organisations, and contributes \$756 million to GDP through volunteers alone.
	Strategic Plan for the Arts 2014 -2019 Australia Council	Focuses on four key goals: Australian arts are without borders; Australia is known for its great art and artists; The arts enrich daily life for all; Australians cherish Aboriginal and Torres Strait Islander arts and culture. We aim to make these cultural expressions of Aboriginal and Torres Strait Islander people a source of pride for all Australians.'
Northern Territory Government	The Creative Tropical City: Mapping Darwin's Creative Industries (2009) (Data includes Palmerston, both as part of Greater Darwin and as a specific focus)	Identified strengths of Darwin as a creative city include diversity; nature, landscape and environment; unique conditions for creativity (including its isolation and distance as both a challenge and opportunity); less hierarchical with greater access to senior members of Territory and local government; strong arts community and networks, given its size; individual, youthful, positive, risk taking, self reliant and laid back culture of the community; university presence in a residential population of 120,000; proximity to Asia for travel and business, giving the city a non-parochial world view. Whatever steps are taken to further develop the city's creative economy potential need to ensure that the unique enabling qualities for creativity are protected, nurtured and placed at the centre of its future story.

DIRECTION	STRATEGIC DOCUMENT	STATEMENT ON ARTS AND CULTURE
	Public Art Policy 2010 Arts and Culture Discussion Paper 2015 (to inform Arts and Culture Policy currently in development)	<p>The Northern Territory Government embraces public art as a rich, multi-layered interpretation of the Northern Territory's built and cultural heritage, natural environment and dynamic community represented through innovative, excellent and relevant artistic practice in well designed community spaces.</p> <p>The Northern Territory is a creative, culturally rich and diverse community with world renowned artists and an incredible range of arts and cultural experiences, venues, festivals and events for locals and visitors to enjoy and participate in across the Territory. The significance of Aboriginal arts and culture in the Northern Territory is acknowledged, valued and respected and integral to the cultural diversity of the Territory. Arts and culture are an essential element of our Territory lifestyle, enriching the lives of all Territorians and contributing to our creative, social and economic development.</p>
City of Palmerston	Municipal Plan 2015-2020	<p>Key statement: We are committed to the fostering and promotion of arts and culture within our community, the awareness and promotion of our local history, and advocacy for increased cultural resources.</p> <p>Arts and Culture KPI rose from 86% in 2013 to 111% in 2014, demonstrating community satisfaction with Council's performance in this area</p>
	City Centre Master Plan (2015)	<p>In the context of continuing growth, Council has proactively undertaken significant strategic planning, including the City Centre Master Plan and accompanying Public Realm Strategy. This has driven Council's investment in place development initiatives that benefit the wider community through improvements to the CBD. These signature projects, including Stage 1 of The Boulevard Redevelopment and Goyder Square Stage 2 Redevelopment aim to invite new commercial and retail businesses back into the heart of the city and provide spaces for arts led activation that will build social fabric and cohesion. In addition to these Council led capital improvements, a collaborative approach with developers aims to provide the types of community facilities and amenity that support a strong and vibrant culture, such as well developed open space areas incorporating parks, playgrounds and walking paths.</p>

DIRECTION	STRATEGIC DOCUMENT	STATEMENT ON ARTS AND CULTURE
	Palmerston City Centre Public Realm and Subdivision – Great Streets Strategy	Cities gain identity through their public art. With a thought through public art strategy you can make places with personality, create a connection between the user and the space, and provide a city with a national and international identity. For the city, the art can provide cultural, social and economic revenue, and opens dialogue between citizens and decision makers, through engagement in the built form. Public art is noted as a key strategy in streetscape design.
	Development Guideline 2015	This document provides an overview of approvals and permits required for development and provide minimum standards acceptable to CoP for the planning of new development, including requirements for public art and/or contributors.
	Arts and Culture Policy (2008)	Defines an approach to arts and culture, which honours heritage by promoting harmony, respect and the sharing of knowledge across cultures and communities. The City of Palmerston will actively encourage and foster an innovative arts and cultural environment within the municipality by: <ul style="list-style-type: none"> • Supporting a range of creative arts and cultural activities for the community. • Encouraging all groups involved in the arts and culture services to work cooperatively and collaboratively. • Ensuring that community information about arts and cultural events is freely available • Encouraging public participation in the development and implementation of arts and cultural activities • Developing excellence, providing skills and professional development opportunities, to innovative works and exposing audiences to new art forms.

Other documents considered in the development of the Strategy include:

- City of Palmerston Sustainability Strategy
- City of Palmerston Disability Access Strategy
- COPAL Palmerston Parks and Playgrounds
- City of Palmerston Community Consultation Policy
- City of Palmerston Annual Report 2014 – 2015
- City of Palmerston Community Infrastructure Plan 2016 (Draft)
- Palmerston (Public Place) By Laws (July 2008)
- Artistic Vibrancy e-Book - A way for organisations to talk about artistic impact - Australia Council 2015

CONSULTATION

A snapshot of the people of Palmerston reveals:

A variety of meetings, interviews, focus groups, presentations and workshops were held to ensure that diverse sections of community were meaningfully engaged and that their aspirations and ideas were at the centre of the Strategy.

A forum on 'Public Art - Collaboration' sought input from people interested in art works for the public realm in Palmerston, to explore ways artists create work for public spaces and to understand how to develop and support artistic intervention in Palmerston. A panel that included a landscape architect, an architect, artists, a public arts facilitator and a cultural planner offered a range of insights and experiences to stimulate the discussion.

Young families contributed valuable conversations and input to the strategy during an arts activity at Palmerston Library facilitated by a local artist.

As part of the engagement, 167 people responded to a survey which explored involvement in the arts including levels of interest, art form, barriers to participation and educational qualifications. The survey also asked open questions to get personal and anecdotal feedback.



one of the fastest growing regional cities in Australia with 38,000 residents, projected to reach 42,000 in 2020



a young community with an average age of 28 years and 25% of residents under 15 years



families make up 77% of households



an even ratio of male to female



a culturally diverse community, where 24% of people were born overseas and languages spoken at home include Filipino, Greek, Vietnamese and Thai



3,000 identify as Aboriginal and Torres Strait Islander



Palmerston is an official Refugee Welcome Zone



main industries of employment are Defence; State Government Administration; School Education; Public Order and Safety Services; and Cafes, Restaurants and Takeaway Food Services



53% of Palmerston residents are members of the Palmerston Library

WHAT YOU TOLD US

40% of respondents were members of one or several community organisations, Tactile Arts, Darwin Community Arts and Darwin Visual Arts Association being the most common.

Participants were asked to rate their interest in a selection of art forms – although there was a fair spread of interest across the categories, Live Music, Music in all Forms and Festivals were the highest rated.

47% of respondents were actively involved in the arts as both Maker/Creator and Audience Member and were asked more specific questions about their arts practice.

This indicated a dominance of craft practitioners, musicians and painters/visual artists, a number of writers, photographers, performers and dancers and a smattering of performers, graphic artists, teachers, and film-makers in the community.

50% of these respondents hold educational qualifications from school, TAFE or University, with 72% practicing at home and 62% describing themselves as 'artistically ambitious'.

77% Out of all respondents, nearly 77% are participating in arts activity on a daily or weekly basis. When asked to identify any barriers to participation, the strongest responses were 'Don't know what's on' (51%), 'Cost' (53%), 'Lack of facilities/venue suitability' (59%) and

'Lack of events/opportunities' (61%). In terms of communication, 'Friends' and 'Internet' were the most common ways that respondents found out about arts activities.

81% Significantly, 81% of respondents agreed that 'Planning for more places to create and experience the arts is important to community life and well being in Palmerston'.

The community was asked what kinds of stories they would like to tell and be told about Palmerston through public art and community arts projects in the public realm.

Both seniors and youth told us that the Northern Territory is at a dynamic stage in its development, instilling a sense of adventure and that there is a need to tell stories about 'remote Palmerston'.

A celebration of Palmerston's diverse cultural mix was also strongly supported, with Larrakia and indigenous culture alongside stories of European and multicultural settlement. It was suggested that community stories including how the suburbs of Palmerston were named and the personalities that they acknowledge could be interpreted to provide a deeper understanding and sense of place.

Military history, World War 2 bombings and defence of Australia's Top End were seen as unique to the area. Environment was also strong, with the green spaces and parks of Palmerston seen as a community asset for enjoyment and interpretation.

CULTURAL AUDIT

A preliminary cultural audit was conducted to inform the Strategy. It identifies what already exists and provides a benchmark for the development of partnerships, communication channels, promotion, venues and funding. A Directory, containing details of groups, venues and funding, has been compiled to provide a valuable ongoing resource.

ARTISTS AND ARTS GROUPS

The survey indicated the majority of artists in Palmerston maintained practice in crafts, painting and music.

There are a number of non profit and commercial arts businesses producing and presenting arts programs, developing the arts and cultural industries, supporting community cultural development and raising the profile of NT arts to national and international audiences. Of these, Darwin based groups such as Corrugated Iron and Tactile Arts currently provide workshops in Palmerston, whilst Darwin Community Arts have also been involved over a number of years. Palmerston is home to the Palmerston Own Writers, Palmerston Dance Club, Palmerston Ballet School, Palmerston Hobby Ceramics and Art Antics (specialising in art for children). Consultation also revealed over five Facebook member groups for crafts and photographers.

VENUES

Artists work predominantly in home studios, and many conduct classes in visual arts and crafts in these studios. Craft classes are offered at the Joy Anderson Centre and Gray Community Hall. Craft sessions are held at 'Pam's Place', with a focus on thrift and recycled

materials. The Men's Shed is a community workshop area for men to gather, develop skills, and undertake different activities.

There is currently no suitably equipped exhibition or arts workshop space in Palmerston, however the new Neighborhood Centre in Durack Heights has the potential to be such a venue. The Family and Culture Centre in Palmerston is managed by Larrakia Nation and offers suitable dry workshop and meeting space for hire. Tactile Arts regularly hold workshops in the community room at the Palmerston Library. Local artists participate in the annual Art Trail event in the outer Palmerston region and showcase their work at markets and galleries in the territory and beyond. The foyer of the Civic Centre has the potential to be used as an informal display area with the addition of an adequate display system.

Dance classes are held weekly at Gray Community Hall. The Palmerston Tavern has live music three nights a week. A recording studio has been set up in a home in Palmerston, which is said to be the only one of its kind in the Greater Darwin Area.

The City of Palmerston manages over 100 parks scattered throughout the city, with a variety of facilities including playground equipment, BBQs and recreational facilities. Of these, Marlow Lagoon Recreation Area has the capacity to stage large multi stage events, as demonstrated by the Palmerston Festival 2015. It has an area large enough to host the Darwin Symphony Orchestra. Sanctuary Lakes in Gunn has a grassed amphitheater area that looks out onto one of the three lakes and is used for a range of arts, culture and family events. Both parks have toilets

and BBQ areas. Goyder Square in the CBD is a new park in front of the Palmerston Library. It has a large LCD screen, night lighting, a water play area and new infrastructure for the Palmerston Markets.

The City has developed a Community Infrastructure Plan that is currently in draft form.

PUBLIC ART

The City of Palmerston has approximately twenty art works in the public realm. These include permanent and temporary art works, fountains and memorials. Developers have commissioned a number of works situated in parks, others have been commissioned as artist led community projects associated with targeted Federal, Territory or City funding. The City does not have an acquisition policy to guide commissions or donations. Several of the works are in disrepair and a conservation audit of works has not been undertaken to date. A Public Art Register, although incomplete, has been developed as part of the Cultural Audit and provides a template to document permanent and temporary art works in the public realm. The Public Art Register includes a maintenance schedule and is intended as a working document to be used as a key tool in the management of the City's public art collection.

There is considerable opportunity to build professional capacity amongst local artists to deliver quality permanent public art works. There is a desire by developers and landscape architects to include public art in public open space.

The Arts and Culture Policy defines Public Art as

- Temporary and permanent (may include durational or performance works)
- Inside or outside
- 3 dimensional; or 2 dimensional
- Engage one or more of the senses
- Incorporate elements from any or all of the arts, crafts and design
- Integrated as part of an environment or structure such as buildings, paving, street furniture, hand-rails, fencing, lighting or other feature
- Stand alone
- Created by a single artist or a team of appropriate design professionals in collaboration with an artist or in collaboration with members of the community through a community cultural development process
- Site specific
- Ephemeral



The City of Palmerston has approximately twenty art works in the public realm

ISSUES AND OPPORTUNITIES

Issues and opportunities have been identified through engagement with community, arts organisations and the City of Palmerston staff, Executive and Elected Members. Issues and opportunities can be regarded as being interchangeable, as an issue can present an opportunity for focus and resolution in positive ways. They have been integrated and addressed in the Strategy and Action Plan.

- There is a need to enhance the perception of Palmerston, to build a unique cultural identity and to foster pride in living in the area.
- Communication and connectivity is limited amongst artists and arts groups, leading to unrealised potential and opportunities.
- Skills development and support is needed to activate community leadership and involvement in the arts.
- There are limited indoor and outdoor venues for arts practice, celebration and gathering groups together, and these are often unsuitable for these purposes.
- Arts and culture needs to be embedded in roles and responsibilities across the organisation to enable the successful implementation of the Arts Strategy. This is an opportunity for integrated planning, streamlined processes and procedures that lead to better outcomes and increased community satisfaction.
- The Arts Strategy should build on, align with and complement existing urban planning, development design guidelines and policies, to complete capital works in the city centre and surrounding areas.
- Meaningful community engagement and involvement in the arts is vital for the success for the Arts Strategy; this requires support and adequate resourcing.
- Arts are effective in bringing the community together and telling the stories of Palmerston – as 85% of event programs are arts and culture related, there is an opportunity for planning, programming and engagement of artists at local events as providers of content.

ARTS STRATEGY OVERVIEW

The Strategy sets out goals and actions to be achieved through collaborative planning and strategic partnerships. It identifies strategic programs and projects for all art forms and includes arts initiatives for future capital works and developments.

FOCUS PROGRAMS AND SITES

Three arts projects are outlined for the years 2016–2021. These provide a focus to achieve the Strategy Outcomes.

- ‘Voices of Palmerston’, a multi arts, multi cultural project to engage all ages to collect and tell the stories of Palmerston people
- Public arts enhancement and activation of the streetscape and public open space focusing on the CBD, particularly Goyder Square
- Creative enterprise activation, focusing on collaborative planning for management and use of the new Durack Heights Neighbourhood Centre

OUTCOMES AND ACTIONS

A detailed Action Plan for the years 2016–2021 suggests a staged approach to achieving the outcomes below. The outcomes and actions are also designed to guide an organic approach, allowing for flexibility and for opportunities to be addressed.

Outcome One – To secure partnerships with sector stakeholders

Actions

Form strategic partnerships with industry/local business to provide quality arts experiences for the community and improve the built environment

Form strategic partnerships with national and Northern Territory regional arts, aboriginal and multicultural organisations

Form strategic partnerships with educational institutions

Identify opportunities for events and workshops by others in Palmerston

Outcome Two: To increase participation and engagement in arts, culture and heritage

Actions

Implement and encourage public art installations to connect places throughout the CBD

Enhance the character and identity of Palmerston by collecting and telling the stories of Palmerston people

Support and nurture diversity and multiculturalism in art programs and activities

Build community capacity through skills development and provide opportunities for local artists to share skills and showcase talent

Outcome Three: To improve places and spaces

Actions

Provide and sustainably manage a range of multipurpose venues to make and exhibit artwork

Increase usage and improve facilities and amenities for artists and creative enterprise

Enhance the character and identity of public spaces with authentic and meaningful design

Outcome Four: To communicate the value of arts, culture and heritage

Actions

Communicate the value of the arts to the community

Adopt a whole of organisation approach to delivering quality arts experiences for artists and the community

Develop communication plans to disseminate arts information and celebrate success

Engage specialist expertise to develop, assess and manage projects

Evaluate to provide a benchmark for success

THEMES

These themes have been suggested through community engagement and form the basis for public art and community arts projects to be considered and reflected in arts projects and commissions.

- Community Identity and Palmerston Stories
- Environment
- History of Palmerston
- Larrakia & Indigenous Culture
- Military History
- Multicultural Diversity

FUNDING AND RESOURCES

The most sustainable approach to the Strategy is to utilise and add value to existing resources and to collaborate with others to achieve shared goals. There are a range of funding opportunities both internal and external. External funding opportunities have been identified in the Action Plan and Directory.

The Strategy aims to engage and connect Council staff in a whole of organisation approach to success. Whilst the Community Development Directorate holds primary responsibility for implementation of the Strategy, there is a unique opportunity for all staff to collaborate on its initiatives to meet goals and objectives of the Municipal Plan and other key strategic documents. It is intended that the objectives of the Strategy are built into work plans and budgets across the organisation, where specific expertise and responsibility are held.

Public Art projects will be funded in accordance with the City's Arts and Culture Policy definition of public art and states:

- \$10,000 should be allocated from the Council's annual budget, for the creation and ongoing maintenance of Public Art
- A minimum amount of 2% of the Council's total expenditure in the capital works program should go directly towards the commissioning works of public art work to be included in each project where that project is over \$250 000 (This excludes Council roadwork reserves). Included in this Policy are Council initiated projects; Community projects on land/space owned/managed by Council; Extensions and major refurbishments to

existing buildings; Street furniture or other major constructed public space amenities; Fixtures and fittings such as bike racks, rubbish bins etc; playgrounds; landscape works.

- Developer Contribution Plans where-by the Developer shall either provide public art to the satisfaction of Council or provide a combination equal to 5 percent of the overall cost of open space development. Private or commercial businesses should also be encouraged to apply the 2% policy, although not mandatory.
- State and Federal funding through the annual grants programs provided by Arts NT, Australia Council, or any other source connected to the arts, community, youth, seniors, heritage or urban design and provision of amenities.
- Corporate partnerships and sponsorship.

A Directory of Arts and Cultural Resources has been provided to staff for direction and guidance.



The Strategy aims to engage and connect Council staff in
a whole of organisation approach to success

ACTION PLAN

Outcome One – To secure partnerships with sector stakeholders

ACTIONS		PROJECT	2016/17	2017/18	2018/19	2019/20	2020/21
Form strategic partnerships with industry/ local business to provide quality arts experiences for the community and improve the built environment	Engage business community and property owners in Goyder Square and surrounding CBD	Public Art in Goyder Square & CBD	Set up Reference Group to provide input, identify opportunities and assist in communicating artistic intent for the aesthetic/ functional enhancement of walls, seating, shade and storage Develop program of art works for walls aligned with building maintenance programs Call for interest to business community and property owners in Goyder Square	Extend Reference Group to include other business and industry in CBD to provide input, identify opportunities and assist in communicating artistic intent for the aesthetic enhancement of walls Call for interest to surrounding CBD businesses Palmerston Regional Business Association (PRBA) Presentation to PRBA	Support and initiate opportunities for Landscape Architects and Architects to work with artists to realise public arts outcomes	Develop public art initiative Presentation to PRBA	Review and celebrate
Form strategic partnerships with national and Northern Territory regional arts, aboriginal, and multicultural organisations	Investigate and identify external funding opportunities for strategic projects	All	Provide support opportunities for incorporated organisations and arts community to apply for funding		Provide support opportunities for incorporated organisations and arts community to apply for funding		Provide support opportunity for incorporated organisations and arts community to apply for funding
	Identify opportunities for events and workshops by others in Palmerston	Voices of Palmerston Public Art	Identify opportunities and approach organisations	Identify opportunities and approach organisations	Identify opportunities and approach organisations	Identify opportunities and approach organisations	Identify opportunities and approach organisations
Form strategic partnerships with educational institutions	Establish working party/ communication channels	Voices of Palmerston	Promote project to schools. Select two or three schools to partner for project	Support schools to develop project through artist in schools funding	Celebrate and acknowledge arts in schools	Celebrate and acknowledge arts in schools	Celebrate and acknowledge arts in schools
		Public Art	Engage project management and develop brief to design and prototype street furniture by artists	Continue to develop brief to design and prototype street furniture by artists	Ensure implementation	Ensure implementation	Ensure implementation

Outcome Two: To increase participation and engagement in arts, culture and heritage

ACTIONS		PROJECT	2016/17	2017/18	2018/19	2019/20	2020/21
Implement and encourage public art installations to connect places	Develop targeted public art and community arts projects in the CBD	Goyder Square & CBD Enhancement	Develop a program that encourages and supports artists' initiatives for art on walls and temporary arts interventions	Integrate artists' initiatives with 'Creating streets as shared spaces' (Public Realm Strategy)	Integrate temporary & permanent works and interpretation, based on Voices of Palmerston project	Integrate artists' initiatives "Creating streets as shared spaces" (Public Realm Strategy)	Continue to encourage, develop and support artists' initiatives for art on walls and temporary arts interventions
Enhance the character and identity of Palmerston	Collect and tell the stories of Palmerston people	Voices of Palmerston	Engage writers and film makers to develop and implement intergenerational storytelling project. Improve access to local history archives Digitize archived information online	Engage musicians and songwriters to develop work based on stories Identify and support opportunities to showcase project in public places and events (e.g Goyder Square Screen, Initiate Yarning event)	Showcase Voices of Palmerston project (NT Writers Festival, Darwin Festival, Goyder Square Screen)		
Support and nurture diversity and multiculturalism	Provide support and advocate for cultural awareness opportunities for staff, stakeholder groups & community groups	All	Cultural induction for all City of Palmerston staff Support and showcase of multicultural art programs at events and activities	Cultural induction for new staff Support and showcase of multicultural art programs at events and activities	Cultural induction for new staff Support and showcase of multicultural art programs at events and activities	Cultural induction for new staff Support and showcase of multicultural art programs at events and activities	Cultural induction for new staff Support and showcase of multicultural art programs at events and activities
Build community capacity through skills development	Provide opportunities for local and community artists to share skills through a professional development program and showcase of talent	Voices of Palmerston Public Arts Durack Heights	(MusicNT) Sound recording seminar in Palmerston Storytelling and Writing workshops to support Voices of Palmerston Hold workshops at Durack Heights	Song writing workshops to support Voices of Palmerston Support artists' initiatives to showcase their visual art and craft	Public art Support artists' initiatives to showcase their musical talent	Public art Support artists' initiatives to showcase their visual art and craft	Public art Support artists' initiatives to showcase their musical talent

Outcome Three: To improve places and spaces

ACTIONS		PROJECT	2016/17	2017/18	2018/19	2019/20	2020/21
To increase usage and improve amenity for arts and creative enterprise	Provide and sustainably manage a range of multipurpose venues to make and exhibit art work, including studio, workshop and gallery spaces	Conduct needs analysis with arts and cultural groups to determine provision of arts facilities and amenities in Palmerston. (including Goyder Square and Durack Heights Neighbourhood Centre)	Engage project management and develop brief. Conduct community consultation and needs analysis with artists and user groups. Audit and map current and potential spaces for creative enterprise. (add value to Facilities Report)	Integrate recommendations with capital works projects for community facility maintenance and renewal	Capital works continue as per plan	Capital works continue as per plan	Capital works continue as per plan
		Activation of Goyder Square	Evaluate and monitor arts activities, events and amenities	Develop integrated Activation Plan	Implementation of Activation Plan	Implementation of Activation Plan	Implementation of Activation Plan
		Durack Heights Neighbourhood Centre	Engage the community to develop a Management Plan through collaborative planning process to determine management model and design of outdoor space. Provide subsidised fees to user groups for arts activation	Implement management model design recommendations. Identify management and construction costs	Monitor and support management and activities at Centre	Monitor and support management and activities at Centre	Monitor and support management and activities at Centre
		Support aboriginal cultural spaces	Investigate a dedicated outdoor cultural space within City of Palmerston parks	Support arts activities at Palmerston Family and Cultural Centre	Develop cultural trail plan that incorporates interpretive artworks	Construct first identified stage of trail	Continue to implement trail plan
Enhance the character and identity of Palmerston with authentic and meaningful designs	Develop staged design palette and street furniture catalogue for CBD and parks	Public Art	Engage project management and develop brief to design and prototype street furniture by artists	Continue to develop brief to design and prototype street furniture by artists and monitor implementation	Monitor implementation	Monitor implementation	Monitor implementation and review
	Manage public art collection	Public Art Assessment and Maintenance Schedule		Engage public art specialist to undertake assessment of public art and develop maintenance schedule	Implementation of maintenance schedule	Implementation of maintenance schedule	Implementation of maintenance schedule

Outcome Four: To communicate the value of arts, culture and heritage

ACTIONS		PROJECT	2016/17	2017/18	2018/19	2019/20	2020/21
Adopt a whole of organisation approach to delivering quality arts experiences for artists and the community	Integrate implementation of the Arts Strategy with roles and responsibilities of Council staff and elected members	Internal Policy and Procedure alignment	Complete Control Assessment Sheet against Strategy initiatives Identify and improve internal communication channels and systems	Ensure internal city documents are accessible, understood and acknowledged across the organisation. (Arts Strategy, Arts and Culture Policy, and Development Guideline)	Review City policies to integrate with Strategy	Ensure internal City documents are accessible, understood and acknowledged across the organisation. (Arts Strategy, Arts and Culture Policy, and Development Guideline)	Review Control Assessment Sheet Identify and improve internal communication channels and systems
		All	Establish internal working groups to integrate annual portfolio projects, arts education and engagement initiatives	Renew and collaborate	Renew and collaborate	Renew and collaborate	Review and renew
	Evaluate to provide benchmark for success	All	Develop simple criteria and feedback form for evaluating arts projects Deliver progress report on Strategy	Implement and record feedback form Deliver progress report on strategy	Implement and record feedback form Review evaluation process Deliver progress report on strategy	Implement and record feedback form Deliver progress report on strategy	Review and assess Deliver final evaluation of strategy Develop strategy for 2021/2026
	Communicate the value of the arts to the community	All	Develop communication plan to disseminate arts information and celebrate success; Create a centralised calendar of events Identify projects that require media engagement communication plan	Ensure information is distributed through NT arts orientated media such as Arts NT Bite Size, Turn it Up, Off the Leash editorials Develop media partnership with Southern Cross Media and PRBA	Review communications plan Identify projects that require media engagement/ individual communication plans	Ensure information is distributed through NT arts orientated media such as Arts NT Bite Size, Turn it Up, Off the Leash editorials	Evaluate and review communications plan
	Engage specialist expertise to develop, assess and manage projects	All	Engage suitably qualified artists and expertise for art selection, project reference group and management	Engage suitably qualified artists and expertise for art selection, project reference group and management	Engage suitably qualified artists and expertise for project reference group and management	Engage suitably qualified artists and expertise for project reference group and management	Engage suitably qualified artists and expertise for project reference group and management

ACKNOWLEDGEMENTS

Art Antics and families attending the arts activity at Palmerston Library

Art Warehouse

Arts NT

Charles Darwin University Architecture Faculty

City of Palmerston Elected Members and Staff

City of Darwin Arts and Cultural Coordinator

Darwin Community Arts

Darwin Festival

Darwin Symphony Orchestra

Forum attendees and presenters at 'Public Art - Collaboration'

Larrakia Nation

Multi-cultural Council of the NT

Music NT

Palmerston Regional Business Association

Seniors Advisory Group

Survey respondents and the many Palmerston individuals who took the time to contribute to and support the development of the Strategy

Youth Inspiring Palmerston (YIP)

*This document has been prepared by Jenny Kerr and Lorna Secrett,
in collaboration with the communities of Palmerston and on behalf of the City*

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2 Chung Wah Terrace
Palmerston, NT, 0831
+61 8 8935 9922
palmerston@palmerston.nt.gov.au
palmerston.nt.gov.au



ITEM NUMBER: 13.1.6 Exemption from rates
FROM: Director of Corporate and Community Services
REPORT NUMBER: 8/0964
MEETING DATE: 16 August 2016

Municipal Plan:

4. Governance & Organisation

4.1 Responsibility

4.1 We are committed to corporate and social responsibility, the sustainability of Council assets and services, and the effective planning and reporting of Council performance to the community

Summary:

The Crown Lands Act 2014 (NT) section 31 Exemption from rates states that where, in pursuance of a covenant contained in a lease, the lessee is required to subdivide land that is the subject of a lease, the land is, while it is not so subdivided, exempt from payment of rates under the Local Government Act.

RECOMMENDATION

1. THAT Council receives Report Number 8/0964.
2. THAT Council determine whether to exempt land held under a Crown Lease in pursuance of a covenant contained in a lease.

Background:

In 2015/16 City of Palmerston conducted a review of rateability based on information available and consequently rates various parcels which had not previously been rated. In the same financial year, a developer which had been rated due to the review approached management as they had a Crown Lands Act 2014 (NT) section 31 lease in place. An exemption from rates was applied to the property as the property was in the process of being sub divided.

Recently City of Palmerston have been approached by a second developer who has the same crown lease provision.

General:

Two developers hold Crown Leases of this kind. In 2015/16 one developer received an exemption. The second developer has now requested an exemption.

While development has not commenced no rates will be charged. Once sub division has commenced rates will apply to the new lots which are created. A review of the lot not rated will occur each financial

year to establish if sub division has been completed. Once subdivision has been completed or the Crown Lease expires rates will be levied in the usual way.

Financial Implications:

Rates levied 2015/16 \$78,934
Rates budgeted 2016/17 \$94,500

Legislation/Policy:

Crown Lands Act 2014 (NT) section 31 Exemption from rates Where, in pursuance of a covenant contained in a lease, the lessee is required to subdivide land that is the subject of a lease, the land is, while it is not so subdivided, exempt from payment of rates under the *Local Government Act*.

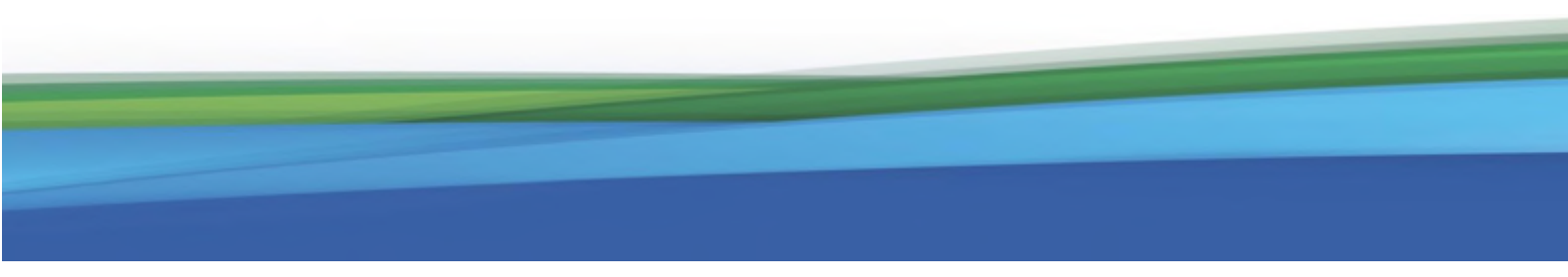
Recommending Officer: Ben Dornier, Director of Corporate and Community Services

Any queries on this report may be directed to Ben Dornier, Director of Corporate and Community Services on telephone (08) 8935 9976 or email ben.dornier@palmerston.nt.gov.au

Author: Maxie Smith, Acting Finance Manager

Schedule of Attachments:

Nil.





MINISTER FOR LANDS AND PLANNING

Parliament House
State Square
Darwin NT 0800
minister.tollner@nt.gov.au

GPO Box 3146
Darwin NT 0801
Telephone: 08 8928 6622
Facsimile: 08 8928 6509

His Worship The Mayor of Palmerston
Mr Ian Abbott JP
PO Box 1
PALMERSTON NT 0831

CITY OF PALMERSTON

Doc ID

09 AUG 2016

Dear Mayor

I wrote to you on 29 April 2016 advising that I have referred the proposed Planning Scheme amendment to include the Palmerston City Centre 2030 Master Plan in the NT Planning Scheme to the NT Planning Commission (the Commission) for review. The purpose of this review was to ensure that the Master Plan meets the Planning Principles and Framework of the NT Planning Scheme and the overall objectives of the *Planning Act*.

The Commission considered the Master Plan and the information provided at the presentation by the City of Palmerston, at its meeting on 7 June 2016. The Commission advised that it was impressed by the work undertaken to date and acknowledged the key aspects and intentions behind this initiative. However, the Commission found that the Strategies, which form part of the Master Plan, still require further information.

The Commission also expressed a view that the Palmerston CBD should not be considered in isolation of the development occurring at the Gateway site, Yarrowonga and the Palmerston Hospital site. To this end, the Commission has expressed an interest in preparing a broader area plan for the Palmerston CBD and its surrounding employment areas, which will investigate options for integrating these important precincts.

I have deferred making a decision on the public exhibition of the proposed Planning Scheme amendment in order to allow the Master Plan to be incorporated into the Commission's work. The Commission's work will also allow the opportunity to resolve matters relating to the Planning Scheme amendment. Representatives from the Department of Lands, Planning and the Environment and the Commission will contact your staff soon to progress this project.

If you have any questions please do not hesitate to contact Michael Holmes, Acting Director, Lands Planning on telephone (08) 8999 6210.

Yours sincerely

DAVID TOLLNER

04 AUG 2016



15th July 2016

Dear Ben,

Re: Requested for land for Buddhist Temple and The NT Thai Association inc to build community Hall at Mallow Lagoon.

I write on the advice of The Lord Mayor Ian Abbott and Ben Dornier seeking a land grant for the purposes of building a Buddhist temple for the Palmerston and surrounding rural areas. Funds are on hand for the Temple building and we request an appropriate parcel of land on a developmental lease base.

Ben, We appreciate your expert advice and ask that you forward our request to Council for consideration.

It is requested that the Palmerston council give consideration to granting us two pieces of land a Developmental Lease convertible to freehold on completion of mutually agreed development covenants in area of Mallow Lagoon.

The reasons:

The first is for a Community centred hall for the NT Thai Association and the second location is for a Thai Buddhist Temple, as Palmerston has 60% of the Thai Community living within Palmerston and its surrounding areas.

We ask that these two pieces of land, to not be contiguous as their uses are quite different and deem it inappropriate to have a multi-purpose community hall adjacent to a Buddhist Temple.

One will be a place of worship and the other a meeting place/community hall for the Thai Community to use as well as for the greater Palmerston residence region to use.

The growing number of Thai and SE Asia people whom now call Palmerston home is the area that we should promote and allocate community land so that people can get together. This will benefit immigrants mentally and will reduce medical costs in this country as it is now recognized if people are happy then illness is reduced or need attention. They will also know where to get help if we have designate community areas.

The last two years we hold very successful festival and function that attracted over 3000 people. Thai food is pronoun to be the world best food. Which many years we are having funding raising food fair to promote our traditional cooking. The Food fair will attract many people to come to Palmerston.

NT Thai Association Inc

Association No:

395 Acacia Gap Road, Acacia Hills, Northern Territory

Email: ntthaiassoc@gmail.com

***"If you build it they will come."** Theodore Roosevelt*

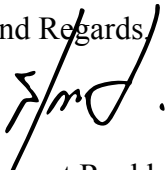
We have overwhelmed support from the members of Palmerston community and members of both Association being NT Thai Association inc and Watpha Darwin Meetaram inc.

The support we have meaning that we are going to build a very strong community location and net working.

We would be interested in discussing these possible locations at the Councils earliest convenience.

If you need more information regarding the requested please don't hesitate to contact me, Mob 0421 573 289.

Kind Regards,



Saramat Ruchkaew
President NT Thai Association