

CITY OF PALMERSTON

Notice of Council Meeting

**To be held at the Council Chambers, Civic Plaza
On Tuesday, 2 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

Alderman Carter – On Council Business

ACCEPTANCE OF APOLOGIES AND LEAVE OF ABSENCE

THAT the apology received by Alderman Carter, be received and granted.

3 CONFIRMATION OF MINUTES

RECOMMENDATION

1. THAT the minutes of the Council Meeting held Tuesday, 19 July 2016 pages 8636 to 8644, be confirmed.
2. THAT the Confidential minutes of the Council Meeting held Tuesday, 19 July 2016 pages 245 to 251, be confirmed.
3. THAT the minutes of the Special Council Meeting held Tuesday, 26 July 2016 pages 8647 to 8653, be confirmed.

4 MAYOR'S REPORT

4.1 Mayor's Report

M8-26

5 REPORT OF DELEGATES

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

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

8 PETITIONS

9 DEPUTATIONS/PRESENTATIONS

9.1 Palmerston Regional Hospital Commissioning Report

10 CONSIDERATION OF MOTIONS FOR WHICH NOTICE HAS BEEN GIVEN

10.1 Rates Concession 2016/2017

11 COMMITTEE RECOMMENDATIONS

11.1 Governance and Organisation

Nil

11.2 Economic Development and Infrastructure

Nil

11.3 Community, Culture and Environment

Nil

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	8/0947
12.3.2 LGANT Executive Minutes – 19 July 2016	8/0948
12.3.3 Technical Services Quarterly Report April – June 2016	8/0950

13 DEBATE AGENDA

13.1 Officer Reports

13.1.1 Regional Capitals Australia Annual Membership 2016/17	8/0949
13.1.2 Draft Palmerston Community Infrastructure Plan – Endorsement for Public Consultation	8/0951
13.1.3 Liquor Licence Application - Lot 5694 (1) Mannikan Court, Bakewell - New Liquor Licence (restaurant) - OKA Malaysian Chinese Cuisine	8/0952
13.1.4 Liquor Licence Application (Variation to existing Liquor Licence) - Lot 5976 (10) Temple Terrace, Palmerston - Cazalys Club	8/0953
13.1.5 Development Application - Lot 12777 (15) Seafury Court, Zuccoli - Subdivision to create 11 lots	8/0954

14 CORRESPONDENCE

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 107440

8/0955

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, Acting 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 107440 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 2 August 2016, in relation to confidential item number 18.1 Financial Hardship Application Assessment 107440, 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 Financial Hardship Application Assessment 102017

8/0956

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, Acting 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 18.2 Financial Hardship Application Assessment 102017 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 2 August 2016, in relation to confidential item number 18.2 Financial Hardship Application Assessment 102017, 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.

ITEM NUMBER: 4.1 **Mayor's Report**
FROM: Ian Abbott
REPORT NUMBER: M8-26
MEETING DATE: 2 August 2016

Summary:

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

RECOMMENDATION

THAT Council receives Report Number M8-26.

General:

Thursday, 14 July 2016

- Attended the Governance and Organisation Committee Meeting
- Attended the Economic Development and Infrastructure Committee Meeting
- Radio Interview with Territory FM
- Attended a Presentation by the NT Labour Plan's for the Development Industry

Friday, 15 July 2016

- Opened the Breaking the Silence 2016 Event

Monday, 18 July 2016

- Attended the Country Liberal Presentation to UDIA (NT)

Tuesday, 19 July 2016

- Chaired the Ordinary Council Meeting

Wednesday, 20 July 2016

- Attended a meeting on Driver Children and Family Centre Concept
- Interview with NT News
- Attended the YMCA Youth Parliament Closing Ceremony

Thursday, 21 July 2016

- Participated in Tunes and Tales at the Palmerston Library
- Radio Interview with ABC
- Chaired the Special Council Meeting

Friday, 22 July 2016

- Attended the Official Opening of the 65th Royal Darwin Show

Monday, 25 July 2016

- Participated as a panel member in the NT Population Forum Series

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

**APPLICATION FOR A DEPUTATION TO THE
CITY OF PALMERSTON**

Name: Sharon Sykes

Organisation: Top End Health Service

Contact Tel: 8999 2796

Contact Email: sharon.sykes@nt.gov.au

Presentation topic: Palmerston Regional Hospital Commissioning Project

Date of Request: 6 July 2016

Meeting date requested: 2 August 2016

Time requested (length): from 6:30pm – 20 minutes

Up to 20 minutes

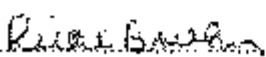
Names of those making the address:

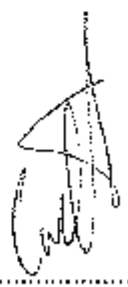
- 1) Sharon Sykes
- Title: General Manager Operational Commissioning
- Organisation: Palmerston Regional Hospital, Top End Health Service
- 2) Glen Brady
- Title: Project Director
- Organisation: Building Services, Department of Infrastructure

Purpose of the deputation: Briefing on the Palmerston Regional Hospital project

A copy of the presentation is required on application.

*Please forward this application to: Mr Ricki Bruhn Chief Executive Officer
City of Palmerston, PO Box 1, PALMERSTON NT 0831
Fax No: (08) 89359900 Email: caroline.hocking@palmerston.nt.gov.au
For any enquiries please call (08) 89359902*


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Approved (Chief Executive Officer)


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Approved (Mayor of Palmerston)

COUNCIL MEETING DATE: 2 August 2016

TOPIC: Rates Concession 2016/2017

BACKGROUND:

A 25% discount on the rates payable over the minimum was discussed by elected members and staff at rates and budget workshop but was not included as part of the draft Municipal Plan, Budget or the Declaration of Rates.

In the 2015/16 financial year a 50% concession was offered for rates over the minimum. The actual concessions provided in 2015/16 amounted to \$80,512.64 in total, \$16,615.26 excluding Marlow Lagoon, although \$169,132 was budgeted.

OBJECTIVE:

This motion aims to make a concession available again this financial year for those residents that have been affected by the change in rates policy from a flat rate to UCV based.

FINANCIAL IMPLICATIONS:

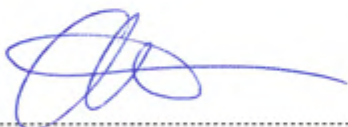
A maximum of \$49,405.00 in concessions is proposed. The table below sets out the concession amounts by suburb. These are maximums as many rate payers will not be eligible for the concession, and some are unlikely to apply for a concession of a very small amount. As such this proposal aims to assist those owner-occupier residential rate payers who are affected the most. The amount of this concession will be known by the end of September when first instalments are due, and as indicated by the CEO, can be handled through a budget variation.

Suburb	Max. Sum of Concession
Bakewell	\$ 2,481.25
Bellamack	\$ 5,527.88
Driver	\$ 5,961.88
Durack	\$ 18,136.75
Farrar	\$ 2,566.50
Gray	\$ 866.25
Gunn	\$ 3,781.63
Johnston	\$ 1,373.75
Marlow Lagoon	\$ 30,582.47
Moulden	\$ 630.00
Rosebery	\$ 5,615.63
Woodroffe	\$ 980.50
Zuccoli	\$ 1,483.00
Grand Total	\$ 79,987.47
Excl. Marlow Lagoon	\$ 49,405.00

NOTICE OF MOTION:

THAT Council grant a Rates Concession under Part 11.8 Local Government Act under the following conditions:

- Concession is granted to the value of rates above the set minimum rate.
- Concession is set to the value of 25%.
- Concession is only available for owner-occupied residential properties, excluding Marlow Lagoon.
- Concession is not available for land released in the financial year 2015/16 and 2016/17.
- Granting of the concession is tied to the property owner and is removed if property is transferred or sold.
- Concession is granted for the financial year 2016/17.
- Concession is only available to residents that provide appropriate validation of their residential address as an owner / occupier.
- Concession applications have to be received by Council before the first instalment due date.



Signature

Athina Pascoe-Bell

Print Name

27/7/2016

Date

**NOTE: NOTICES OF MOTION MUST BE RECEIVED BY THE CHIEF EXECUTIVE OFFICER
5 CLEAR DAYS PRIOR TO THE MEETING AT WHICH THE MOTION IS TO BE
MOVED.**

For office use only

Date Received 27/7/2016 Agenda meeting to be included 2/8/2016

ITEM NUMBER: 12.3.1

Action Report

FROM:

Chief Executive Officer

REPORT NUMBER:

8/0947

MEETING DATE:

2 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 8/0947.

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.	98% Complete.
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 Government of the public 	<p>Council has adopted the Palmerston City Centre Master Plan and associated documents. Council adopted the Palmerston City Centre Parking Strategy on 2 June 2015.</p> <p>Planning Scheme amendment package has been lodged with Strategic Town</p>

				consultation process for the Draft City Centre Master Plan “package”, prior to lodgement of the formal rezoning application with the Minister in 2015.	Planning branch of DLPE. A presentation was made to the NT Planning Commission. Council is currently waiting on feedback from the NT Planning Commission.
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	DCCS	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.
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

					<p>endorsement will follow.</p> <p>The Draft Community Infrastructure Plan has been provided to the 2 August 2016 meeting, seeking endorsement to undertake public consultation.</p> <p>It is envisaged that 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.	Consultation has commenced. Submissions for consultation closed 5pm 8 June 2016.
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>	
8/2084	21/06/2016	DTS	Fencing Playgrounds	- THAT a playground risk management policy be developed and all playgrounds	

				<p>be assessed against the future policy.</p> <ul style="list-style-type: none"> - 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. 	
8/2099	27/06/2016	DCCS	Proposed Marlow Lagoon Rate	Pursuant to COMM03 Community Consultation, a Level 2 City-wide consultation regarding the establishment of a Marlow Lagoon valuation-based differential rate, set at 0.350971%, with a minimum rate of \$1,177 for 2016/17.	Completed.
8/2121	11/07/2016	DTS	Archer Landfill Rehabilitation Stage 1 – Award of Contract	Mayor and CEO to sign and seal all required contract documentation for Contract TS2016-06.	Completed.
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
8/2127	19/07/2016	DTS	Request to Extinguish Drainage Easement Lot 12825	Mayor and CEO are granted consent to sign and seal all documentation required to extinguish the drainage easement over lot 12825, Town of Palmerston.	Completed.
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.	Investigations to inform report currently underway.

8/2153	21/07/2016	DCCS	Marlow Lagoon Rate	Council to include the provision for the Marlow Lagoon valuation-based differential rate, set at 0.350971%, with a minimum rate of \$1,177, into the Municipal Plan 2016-2021.	Completed.
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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: 12.3.2 LGANT Executive Minutes – 19 July 2016
FROM: Chief Executive Officer
REPORT NUMBER: 8/0948
MEETING DATE: 2 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:

At the General Meeting of LGANT in March 2010, it was agreed that draft minutes of each Executive Meeting be made available for Council's information.

RECOMMENDATION

THAT Council receives Report Number 8/0948.

General:

The LGANT Executive Meeting draft meeting minutes will be sent out approximately on a monthly basis. The draft minutes of the Executive Meeting held on Tuesday, 19 July 2016 are attached for information.

Financial Implications:

Nil

Legislation/Policy:

Nil

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:

Attachment: Draft LGANT Executive Meeting Minutes – 19 July 2016

**LOCAL GOVERNMENT ASSOCIATION
OF THE NORTHERN TERRITORY**

**MINUTES OF THE LGANT EXECUTIVE MEETING
HELD ON TUESDAY 19 JULY 2016 IN THE LGANT OFFICE
COMMENCING AT 10:00 AM**

1. PERSONS PRESENT AT THE MEETING OR ON THE TELEPHONE

Alderman Bob Elix	Vice-President – Municipal (Chair)
Mayor Fay Miller	Executive – Municipal (telephone)
Alderman Gary Haslett	Executive – Municipal (telephone)
Councillor Greg Sharman	Executive – Regional & Shires (telephone)
Mayor Lothar Siebert	Executive – Regional & Shires
IN ATTENDANCE:	
Tony Tapsell	LGANT CEO
Camden Smith	LGANT
Elaine McLeod	LGANT Secretariat

2. APOLOGIES FROM MEMBERS WHO WERE ABSENT FROM THE MEETING

President Barb Shaw	Executive – Regional & Shires
Mayor Damien Ryan	President
Councillor Kaye Thurlow	Executive – All Councils
Mayor Tony Jack	Vice-President – Regional & Shires

RESOLUTION

That members:

1. accept the acknowledgements from members that they are unable to attend the meeting
2. approve the applications from members for leave of absence from the meeting.
3. accept the recording of the meeting.

Moved: Mayor Siebert

Seconded: Alderman Haslett

Carried

3. NOTIFICATION OF CONFLICT(S) OF INTERESTS – Nil

4. CONFIRMATION OF THE MINUTES OF THE PREVIOUS MEETING

RESOLUTION

THAT the minutes of the previous Executive meeting held on Tuesday 28 June 2016 be confirmed as a true and correct record of that meeting.

Moved: Councillor Sharman

Seconded: Alderman Haslett

Carried

5. ACCEPTANCE OF THE AGENDA AND NOTIFICATION OF GENERAL BUSINESS ITEMS

RESOLUTION

THAT the papers as circulated be received for consideration at the meeting and that members agree to the matters to be raised in general business.

Moved: Mayor Miller

Seconded: Councillor Sharman

Carried

**LOCAL GOVERNMENT ASSOCIATION
OF THE NORTHERN TERRITORY**

6. DECISIONS THE EXECUTIVE IS BEING ASKED TO MAKE THIS MEETING

6.1 LGANT Financial Reports for 30 June 2016

Discussion

Members noted the financial reports. The LGANT CEO mentioned that the figures to the end of June 2016 would not be the same as those in the financial statements due to the necessary adjustments that have to be done as part of year end processes.

RESOLUTION

THAT the Executive receives and adopts the financial reports for 30 June 2016.

Moved: Mayor Miller
Seconded: Mayor Siebert
Carried

6.2 Incorporation of LGANT

Discussion

Members agreed with the legal advice recommended to LGANT that it move towards incorporating under the Commonwealth **Corporations Act**.

RESOLUTION

THAT the Executive agree to proceed to incorporate LGANT under the Commonwealth **Corporations Act**.

Moved: Mayor Miller
Seconded: Mayor Siebert
Carried

6.3 Review of the Local Government Act

Discussion

Members discussed the wording in **9.2 CEO recruitment** and although some members thought the suggested change was unnecessary they agreed to the change. LGANT will amend the submission and send on to the Department.

RESOLUTION

THAT the Executive approves, with changes, the draft submission for transmission to the Department of Local Government on the review of the **Local Government Act**.

Moved: Mayor Miller
Seconded: Councillor Sharman
Carried

ACTION

1. Amend submission as agreed and send to the Department.

7. REPORTS ON ACTIONS REQUIRED TO BE DONE FROM THE LAST MEETING

7.1 NO MORE Campaign

Future Action

LGANT CEO to contact Charlie King regarding selection criteria.

LOCAL GOVERNMENT ASSOCIATION OF THE NORTHERN TERRITORY

Discussion

Concerns were raised around the credibility of people involved in the No More campaigns in some communities. Members requested that the CEO contact Charlie King to discuss what selection criteria is used to vet people involved in these campaigns.

RESOLUTION

THAT the LGANT CEO contact Charlie King to discuss the selection criteria used to vet people involved in the No More campaign.

Moved: Mayor Miller
Seconded: Councillor Sharman
Carried

ACTION

2. CEO to contact Charlie King to discuss selection criteria used to vet people involved in the No More campaign.

7.2 Representation to the NT Weeds Advisory Committee

Future Action

Await formal notification from the Minister.

Discussion

Members heard about the delays in getting this representation finalised.

7.3 Nomination to the NT Grants Commission

Future Action

Await advice from the Minister on nominations.

Discussion

Members noted the report and Mayor Siebert thanked them for their support.

7.4 LGANT Video Conference Capability

Future Action

Indications from the meeting with Telstra are that whilst it may be more expensive the Telstra option may be a better alternative to the one proposed at the last meeting. LGANT will need to liaise with CouncilBiz as there is potential to bulk purchase with other regional councils who will be utilising this service. The testing with the Ricoh device will be postponed until after discussions with CouncilBiz and may not be needed.

Discussion

Members heard that feedback from regional councils has been that LGANT should choose something that will fit in with what councils are already using. Further options will be presented at a future meeting.

RESOLUTION

What decision is the Executive being asked to make?

THAT the Executive receives and notes the reports on actions required to be done from the last meeting.

Moved: Mayor Miller
Seconded: Mayor Siebert
Carried

**LOCAL GOVERNMENT ASSOCIATION
OF THE NORTHERN TERRITORY**

**8. BUSINESS WHICH ONLY REQUIRES THE EXECUTIVE TO RECEIVE AND NOTE
INFORMATION**

8.1 WALGA Agreement Report January-June 2016

Discussion

Members noted the report.

RESOLUTION

THAT the Executive receives and notes the report on work performed by WALGA Workplace Solutions through the LGANT/WALGA agreement.

Moved: Mayor Miller
Seconded: Councillor Siebert
Carried

8.2 NT Population Summit Reference Group

Discussion

Members noted the report and the commentary on the subject matter that could be included in a council policy on population.

RESOLUTION

THAT the Executive receives and notes the report on the NT Population Summit Reference Group and agrees to consider the matter at a future Executive meeting following the summit.

Moved: Mayor Miller
Seconded: Mayor Siebert
Carried

8.3 Review of the Northern Territory Employment and Training Act

Discussion

Members were alerted to the outcomes that can result from LGANT doing submissions.

RESOLUTION

THAT the Executive receives and notes the report on the review of the **Northern Territory Employment and Training Act**.

Moved: Mayor Miller
Seconded: Alderman Haslett
Carried

8.4 Human Resources Reference Group Meeting

Discussion

Members noted the report including the work on processing customer complaints.

RESOLUTION

THAT the Executive receives and notes the report on the Human Resource Reference Group meeting held on 16 May 2016.

Moved: Alderman Haslett
Seconded: Councillor Sharman
Carried

8.5 Procurement Forum – 11-12 August 2016

Discussion

Members noted the report. Mayor Miller requested details of the forum be sent to her.

RESOLUTION

**LOCAL GOVERNMENT ASSOCIATION
OF THE NORTHERN TERRITORY**

THAT the LGANT Executive receives and notes the report on the LGANT Procurement Forum to be held on 11/12 August 2016.

Moved: Mayor Miller
Seconded: Councillor Sharman
Carried

8.6 Roads to Recovery 2015-2016 Report

Discussion

Members noted the report on the work LGANT had done for 2015/16 and what it proposed for 2016/17.

RESOLUTION

THAT the Executive receives and notes the report on LGANT Roads to Recovery Program 2015/16.

Moved: Alderman Haslett
Seconded: Mayor Siebert
Carried

9. PRESIDENT'S REPORT – Nil

10. BUSINESS FROM PREVIOUS MEETING THAT IS NOT YET FINISHED

10.1 Administration & Legislation Advisory Committee

Future Action

Provide progress reports.

Discussion

Members noted the report.

10.2 The Transfer of Local Roads from the NT Government to Local Government

Future Action

Await Cabinet decision. Now likely to be after the NT election.

Discussion

Members noted the report.

10.3 Draft Submission on the Cemeteries Act

Future Action

Monitor development of legislation once it is known.

Discussion

Members noted the report.

10.4 Establishing a Territory Wide Local Government Insurance Scheme

Future Action

25/07/2016 – Close of Requests for Quotation.

29/07/2016 – Selection of Consultant completed.

15/08/2016 – Consultant commences project.

28/02/2017 – Consultant recommendation received.

30/06/2017 – Consultant recommendation completed.

Discussion

Members noted the report.

10.5 The Transfer of Barge Landings, Boat Ramps and Airstrips to Local Government

**LOCAL GOVERNMENT ASSOCIATION
OF THE NORTHERN TERRITORY****Future Action**

Continue to monitor and meet with Department officers.

Discussion

Members noted the report.

10.6 Local Government Excellence Report Update**Future Action**

Provide further updates as required. LGANT is currently in negotiations with the Department over the next twelve month activity plan. The six monthly report is due and will be presented at the next meeting.

Discussion

Members noted the report.

10.7 Draft Submission on the Oil and Gas Industry Development Strategy**Future Action**

Await Government response and release of the final strategy.

Discussion

Members noted the report.

10.8 Anti-Corruption, Integrity and Misconduct Commission Inquiry**Future Action**

Await decision of the Government on the Inquiry.

Discussion

Members noted the report.

10.9 Community Champions**Future Action**

Business paper presented to Governance Reference Group for feedback on 12 May 2016. Follow up with OAA what action it has taken.

Discussion

Members noted the report.

10.10 Northern Territory Election Document**Future Action**

Meet with leaders of political parties and independents before the Northern Territory election.

Discussion

Members noted the report.

10.11 Balanced Environment Strategy Discussion Draft**Future Action**

Await final release of the strategy and compare with LGANT's submission.

Discussion

Members noted the report.

10.12 New Library Management System for NT Libraries**Future Action**

Provide progress reports.

LOCAL GOVERNMENT ASSOCIATION OF THE NORTHERN TERRITORY

Discussion

Members noted the report.

10.13 Cancellation of CentrePay Deductions for Council Programs

Future Action

LGANT to:

- canvas regional councils to ascertain the scope of the issue for Northern Territory councils, and
- contact the relevant Australian Government department and organise a meeting to discuss the issue with a view to devising a solution in which councils will not be subsidising these programs.

Discussion

Members noted the report.

10.14 LGANT Representation on External Committees

Future Action

Await response from Departments responsible for the above committees.

Discussion

Members heard that a response has been received from the Department of the Chief Minister saying that the terms of reference and membership of the Minister's Advisory Council on Senior Territorians is due to be reviewed in September 2016 and due consideration would be given to extra membership at that time.

10.15 Northern Territory Government's Remote Housing Strategy

Future Action

Provide progress reports.

Discussion

Members raised several issues of concern with the NT Government's Remote Housing Strategy such as:

- the lack of consultation with communities regarding their housing needs
- the possibility that dwellings could become rates exempt under new legislation
- that although LGANT will have two representatives on the Stakeholder Working Group, there is no local government representation on the Remote Housing Development Authority (RHDA)
- the RHDA will duplicate work that is already being done by Territory Housing.

It was mentioned that this is an extremely important issue for regional councils and that input from regional Executive members who were not at the meeting needed to be obtained.

Members asked that LGANT write to the Department of Local Government and Community Services raising concerns and supporting ongoing representation of the two LGANT positions. The CEO will circulate the draft letter to the Executive for comment before sending to the Department.

ACTION

3. LGANT write to the Department of Local Government and Community Services mentioning concerns raised and supporting ongoing representation by LGANT. Draft letter to be circulated to the Executive for comment before sending to the Department.

10.16 LGANT Nomination to the Employment Assistance Service NT Board

Future Action

No further action required.

**LOCAL GOVERNMENT ASSOCIATION
OF THE NORTHERN TERRITORY****Discussion**

Members noted the report.

10.17 NT Library Community Reference Group Nomination**Future Action**

Await confirmation of the appointment to the reference group from NT Library.

Discussion

Members noted the report.

10.18 Submission to the Draft Alcohol Action Plan**Future Action**

Do an assessment of the changes proposed by government once legislation is introduced.

Discussion

Members noted the report.

10.19 Submission to the Planning Act**Future Action**

Follow up with the NT Planning Commission to confirm its arrangements about how it proposes to consult over changes in land uses.

Discussion

Members noted the report.

10.20 Constitutional Recognition of Aboriginal and Torres Strait Islander Peoples**Future Action**

Await response from Recognise Australia.

Discussion

Members noted the report.

10.21 Land Development in the Northern Territory – Uniform Subdivision Guidelines**Future Action**

Attend and report on the outcomes of the Management Committee meeting to be held on 29 July 2016.

Discussion

Members noted the report.

10.22 Street Lighting Arrangements**Future Action**

Investigate and develop a position of tariff charges so there is incentive for local government to pursue efficient technology for street lighting.

Discussion

Members noted the report.

10.23 Belyuen, Coomalie, Wagait Local Government Advisory Group**Future Action**

Provide progress reports.

Discussion

Members noted the report.

RESOLUTION

THAT the Executive receives and notes the reports on business from previous meetings that is not yet finished.

Moved: Mayor Miller
Seconded: Mayor Siebert
Carried

11. BUSINESS NOT YET FINISHED BUT INACTIVE

Discussion

Members were given an update for each of the items.

RESOLUTION

THAT the Executive accept the business not yet finished but inactive.

Moved: Councillor Sharman
Seconded: Alderman Haslett
Carried

12. MEMBERS QUESTIONS - Nil

13. GENERAL BUSINESS - Nil

14. COMPLETED BUSINESS

RESOLUTION

THAT the Executive approves the removal of items of completed business from the agenda for the next meeting.

Moved: Mayor Miller
Seconded: Mayor Siebert
Carried

15. CONFIDENTIAL BUSINESS - Nil

16. NEXT MEETING

The next meeting of the LGANT Executive will be held on Tuesday 16 August 2016 at 10:00am in the LGANT Boardroom.

THERE BEING NO FURTHER BUSINESS, THE MEETING CLOSED AT 10:58am.

**LOCAL GOVERNMENT ASSOCIATION
OF THE NORTHERN TERRITORY****17. LIST OF ACTIONS FROM THE MEETING**

ACTIONS	Item No
1. Amend submission as agreed and send to the Department.	6.3
2. CEO to contact Charlie King to discuss selection criteria used to vet people involved in the No More campaign.	7.1
3. LGANT will write to the Department of Local Government and Community Services mentioning concerns raised and supporting ongoing representation by LGANT. Draft letter to be circulated to the Executive for comment before sending to the Department.	10.15

ITEM NUMBER: 12.3.3 Technical Services Quarterly Report April – June 2016

FROM: Acting Director Technical Services

REPORT NUMBER: 8/0950

MEETING DATE: 2 August 2016

Municipal Plan:

1. Community & Cultural Wellbeing
2. Economic Development
3. Environment & Infrastructure
4. Governance & Organisation

Summary:

This report summarises outcomes in the key activities undertaken by Council's Technical Services Department during the April to June 2016 quarter.

RECOMMENDATION

THAT Council receives Report Number 8/0950.

General:

Council's Technical Services Department reports on key activities relating to the Management Plan outcomes on a quarterly basis.

Key Activities and Issues

During the quarter activities of interest and works undertaken included:

- TS2016/04 – City of Palmerston Civic Plaza Roof Replacement Stage 1 contract was awarded on 17 May 2016 to Timber and Steel Constructions Pty Ltd.
- TS2016/05 – Construction of Roundabout – Temple Terrace/Emery Avenue was awarded on 17 May 2016 to JM Civil Works Pty Ltd. This project is at approximately 50% completion.
- Construction of the Flockhart Drive Pedestrian and Cycle Bridge is at approximately 60% completion.
- The grant agreement for the flood mitigation works in Baban Place, Pinelands catchment was received and signed in June. It is expected that the tender will be advertised in July.
- Reconstruction of Yarrawonga Rd near the Gateway Shopping Centre is at approximately 50% completion.

Workshops held with Elected Members

During the quarter the following workshops were held with the Elected Members

- 7 April 2016 – Archer Recycling Centre and Waste Transfer Station Masterplan.
- 21 April 2016 – Development of Lot 3716, City Centre Special Levy (car parking levy) and Sale of Council owned land.
- 5 May 2016 – Sale of Council Land (held for Elected Members who were unable to attend the workshop held on 21 April 2016).
- 19 May 2016 – Municipal Plan and Car Parking Charges.

1. Community & Cultural Wellbeing

1.2 Safe Communities

Animal Management/Regulatory Services

	Work Description	Outcome Qty	Unit	Comment	
Customer Complaints	Response to customer complaints: <i>Animals</i>	352	Number of Customer Action Requests completed	Animal related	352
Customer Complaints	Response to customer complaints: <i>Public places</i>	107	Number of Customer Action Requests completed	Vehicle related	69
				Other By-laws	38
Enforcement By-laws. Traffic Regulations	Infringement notices: <i>Parking, Public Places</i>	625	Number of Parking and Public places infringement notices issued	Parking	625
				Public Places	0
Enforcement Animal Management By-laws	Infringement notices: <i>Animals</i>	48	Number of Animal Management infringement notices issued	At large	23
				Attack	6
				Unregistered	12
				Menace	5
				Licence	2
Enforcement Traffic Regulations	Abandoned Vehicles	38	Number of Vehicles removed	Removed by owner or persons unknown	29
				Removed by Council	9
Registration Compliance	Animals: <i>Dog registrations for 2015/16</i>	5761	Number of dogs registered by end of third quarter	De-Sexed animals	4203
				Entire animals registered by end of fourth quarter	1558
Pound Operations	Dogs impounded	136	Number of dogs impounded	Released to owner	110
				Euthanized	15
				Rehomed	11

Animal Management/Regulatory Services (continued)

Amount issued for parking offences during this period	\$25,925.00
Variations (Reminder Letter Fee of \$33)	\$5,682.00
Amount received for parking offences during this period	\$17,099.00
Budget Balance	\$14,508.00

Amount issued for animal management offences	\$5,000.00
Variations (Reminder Letter Fee of \$33)	\$1,089.00
Amount received for animal management offences	\$2,182.00
Budget Balance	\$3,907.00

Amount received from FRU January 2016 to June 2016 \$7737.00

Amount invoiced from FRU January 2016 to June 2016 \$8400.00

(Figures from FRU are only provided in a six month period)

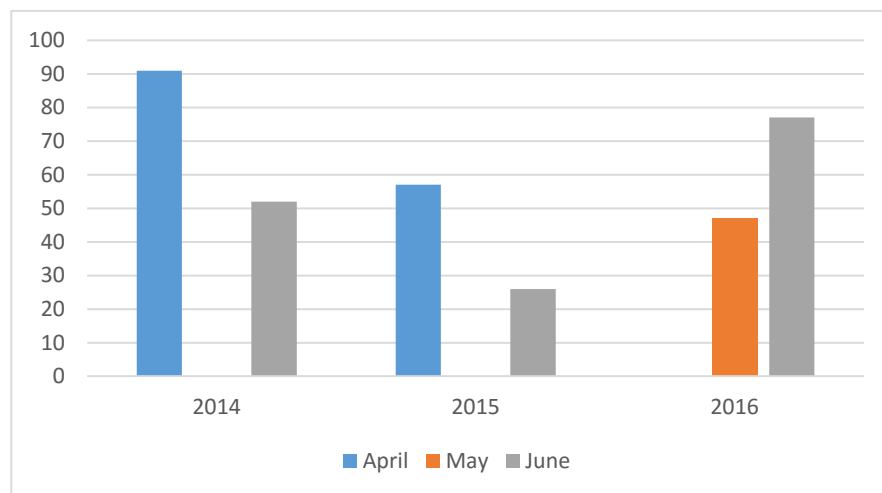
Cyclone, Disaster and Emergency Management

Nothing to report for this quarter.

Street Lighting

Light audits throughout the municipality are carried out approximately every six weeks. Lights were inspected twice during the quarter and the results are as follows:

<i>Number of lights found not to be operational after audits</i>			
<i>Year</i>	<i>April</i>	<i>May</i>	<i>June</i>
2014	91	-	52
2015	57	-	26
2016	-	47	77



1.4 Recreation

Sporting, Recreational and Leisure Facilities and Programs

- Replacement junior playground equipment has been ordered for Phoenix Park. This is expected to be installed in the 1st quarter of 2016/17 financial year.
- Irrigation systems were replaced in Bill Lewis Park (north), Bill Lewis Park (south), Ida Scott Park and Flora McLaren Park. This involved replacement of the solar panel, pole, cabinet, backflow prevention device, pvc main lines, pvc lateral lines, wiring and sprinklers.

These projects were undertaken as part of the Capital Works Program

Walking and Cycling Infrastructure – Concrete

- 172m² of damaged concrete footpath was replaced along road reserves and laneways in the suburbs of Moulden, Gray and other various suburbs expending 10% of the pathway maintenance budget.
- 33 trip hazards were removed from various footpaths and cycle paths within the municipality expending 1.5% of the footpath maintenance budget.
- 170m² of new disability access compliant footpath including pram crossings have been installed along road reserves in the suburbs of Gray, Moulden, Woodroffe and Bakewell. This was funded under the Capital Works Program.
- 59.96m² of damaged concrete footpath was replaced throughout Essington Park, Haydon Park, Dunbar Park and Marlow Lagoon Recreation Area costing 3.5% of the footpath budget.
- 21 trip hazards were removed from various footpaths and cycle paths in various parks throughout the municipality expending 1% of footpath maintenance budget.
- 512m edge drop off concrete pathway has been repaired in parks within the suburbs of Woodroffe, Gray, Rosebery and Marlow Lagoon Recreation Area expending 1.05 % of the pathway maintenance budget.
- 250m² of disability access compliant footpath and pram crossings has been installed in various parks within the suburbs of Woodroffe, Gray, Gunn and Moulden to enable better access to the parks infrastructure. This was funded under the Capital Works Program.

Walking and Cycling Infrastructure – Asphalt

- 85m² of damaged asphalt footpath was replaced along road reserves in various locations spending 2.5% of the footpath budget.
- 32m² of asphalt footpath was replaced in Harrison Park, Woodroffe and various laneways in the suburb of Moulden.

\$50,306.5 (20.2%) of the pathway maintenance budget was spent during this quarter. 100% of the allocated budget had been spent by the end of this quarter (4th).

Parks, Gardens and Playgrounds

- 56 routine safety park inspections were carried out.
- 80 inspections on mowing were carried out in regard to contract compliance.
- 20 routine safety inspections were carried out on play equipment.
- 193 playground inspection compliance checks were carried out.
- 54 requests were received from residents to inspect trees.
- 53 locations were recorded that required tree works to be carried out.
- 23 requests were received from residents regarding irrigation.
- 136 repairs were carried out to irrigation systems.
- 47 park bookings have been processed.
- 268 customer service requests/enquiries were received in relation to open space matters. *These figures do not include all general phone call enquiries received by staff or requests/complaints recorded in InfoXpert.*
- 242 customer service requests/enquiries were completed. *These figures do not include all general phone call enquiries received by staff or requests/complaints recorded in InfoXpert.*

Streetscapes and Open Spaces

- The garden bed along Memorial Park was converted to lawn.

2.3 City Planning

Date Received	PA Number 	Lot No.	Address	Development Description	Development Type	Value
18/03/2016	PA2016/0145	12087	Zuccoli Stages 2E-J	Building Setback plan	MD	\$0
22/03/2016	PA2014/0757	12087	Zuccolu stage 2c-J	Variation (staging)	MZ	\$0
24/04/2016	PA2016/0184	3859	63 Vernier Cct, Woodroffe	Shed	SD	\$30,000
31/03/2016	PA2014/1034	4251	Zuccoli	Variation to stage 3 and 4	MZ	\$0
01/04/2016	PA2016/0193	11186	13 Redwood St, Johnston	3 x 3 MD	MD	\$850,000
11/04/2016	PA2016/0223	10288	3 Tarakan Court, Johnston	31 x MD	MD	\$5,000,000
09/04/2016	PA2016/0234	11740	32 Hawker Street Zuccoli	3 x 3 MD	MD	\$960,000
15/04/2016	PA2016/0233	12727	1 Follington St, Zuccoli	2 x 3 MD	MD	\$500,000
12/04/2016	PA2016/0030	6951	5 Surcingle Dr Marlow Lagoon	Subdivision 1 into 2 lots	RL	\$0
22/04/2016	PA2015/0410	661	27 Bailey Cct, Driver	variation to INP unit	SD	\$0
29/04/2016	PA2015/0253	13838 & 13839	29 Packard Ave, Durack	Consolidation to 1 lot	SP8	\$2,700,000
29/04/2016	PA2015/0802	13210	Zuccoli Parade, Zuccoli	Subdivision (variation)	SP	\$0
29/04/2016	PA2013/0859	1400	61 Driver Avenue, Driver	Variation to shops and Storage	C	\$0
29/04/2016	PA2016/0263	13838 & 13839	29 Packard Ave, Durack	Childcare centre	SP	\$2,700,000
13/05/2016	PA2016/0119	9785	30 Latram Tcce, Gunn	Telecommunications Tower	SP3	\$250,000
16/05/2016	PA2016/0301	7167	20 Essington Av, Gray	Leisure and Recreation	C	\$0
16/05/2016	PA2016/0264	4536	11 Universtiy Av, Palmerston City	Hotel	CB	\$40,000
16/05/2016	PA2016/0303	4153	36 Elrundie Av, Marlow Lagoon	Shed Structure	OR	\$1,900,000
25/05/2016	PA2016/0326	3852	60 Marjorie Street, Pinelands	UTS	I	\$0
25/05/2016	PA2016/0325	3851	64 Marjorie Street, Pinelands	UTS	I	\$0
25/05/2016	PA2016/0332	8249	3 Inverway Cct, Farrar	UTS	MD	\$0
26/05/2016	PA2016/0320	9967	10 Visentin Street, Rosebery	Verandah extn to existing SD	SD	\$12,000
27/05/2016	PA2016/0338	6746	62 Canegrass Cct, Zuccoli	SD	SD	\$301,000
10/06/2016	PA2016/0369	11037 7765 7766	5, 11, 15 Yarrowonga Rd, Yarrowonga	Addtions to Gateway Stage 1 - inc Tavern	SC	\$9,000,000
10/06/2016	PA2016/0370	7766	15 Yarrowonga Rd, Yarrowonga	Motor Repair Station - Gateway	SC	\$700,000
					TOTAL	\$24,943,000

Development Clearances

- 11 development clearances have been issued in various locations.
- 4 unit title scheme development clearance was issued.

Subdivisional Works

- Handover of parks, open spaces and streetscapes in Zuccoli Stage 1 Phase 2.1, Zuccoli Stage 2A and Johnston Stage 2B.5 were completed.
- Practical completion of parks, open spaces and streetscapes in Zuccoli Stage 2E occurred.

3. Environment & Infrastructure

3.1 Environment Sustainability

Staff attended the following workshops, conferences and meetings and responded to the following requests.

- Planning Institute Australia National Congress – 9 – 13 May

The Manager of Planning and Environment services attended the Planning Institute of Australia Congress. A range of presentations were held across the planning and environment disciplines. A number of networks were developed and Palmerston's presence in the Professional planning body enhanced.

- Presentation to NT Planning Commission – Palmerston City Centre Master Plan – 7 June 2016

The manager of Planning and Environment services presented to the NT Planning Commission the proposed City Centre Master Plan Amendment.

- Attendance of the Future Darwin Conference – 9 and 10 June

The Manager of Planning and Environment participated in the Future Darwin CSIRO Scenario Planning Workshop. The Future Darwin project explored different future development pathways for the NT through a participatory scenario workshop with key decision makers across different sectors.

3.2 Assets and Infrastructure

Roads, Bridges, Footpaths and Carparking

- 62 potholes were repaired across the municipality with hot mix expending 3.5 % of the road maintenance budget.
- 94.17m² of roads were reconstructed along Mckinnon Road and various other areas across the municipality expending 7.8 % of the road maintenance budget.
- 5m of kerb and gutter was replaced expending 1% of the road maintenance budget.

\$20,917.75 (12.3%) of the annual road maintenance budget was spent during this quarter. Overall 94% of the total allocated budget was spent by the end of this quarter (4th).

- Line marking maintenance works were carried out within the CBD car parks.
- 60 m of yellow line marking has been completed in Farrar.

\$1,390.00 (6.5%) of the line marking budget was spent during this quarter. 97% of the total allocated annual budget was spent by the end of this quarter (4th).

- 34 street signs have been replaced throughout the municipality expending 8% of the road furniture maintenance budget.
- 22 damaged street signs have been repaired and reinstated expending 11.5% of the vandalism budget.
- Graffiti has been removed from 7 signs in various locations costing 3% of the annual graffiti budget.
- 3 vandalised fence panels and 2 posts along Temple Terrace have been reinstalled costing 3.4% of the total vandalism budget.

\$10,914 (8.4%) of the road furniture maintenance budget was spent. 100% of the annual budget was spent by the end of the quarter (4th).

\$9,562.00 (15%) of the vandalism budget was spent during this quarter. 99% of the annual budget was spent by the end of this quarter (4th).

- 165.60km of minor roads were swept across the suburbs of Woodroffe, Driver, Moulden, Gray, Durack, Pinelands, Marlow Lagoon, Farrar, Yarrawonga, Zuccoli and Johnston.
- 35.6km of sub-arterial and distributor roads were swept.
- All footpaths, roads and car parks within the CBD area were swept 13 times.
- All footpaths/ cycle paths across the municipality were swept three times.
- There was 1 instance of an oil spill this required the cleaning of the road and footpath.

\$49,142.00 of the street sweeping and pathways budget was spent during this quarter. 86% of the street sweeping and pathways budget was utilised by the end of this quarter (4th).

Driveways

- 36 new driveways have been constructed in various new developments.
- 7 driveways were replaced and maintenance works were carried out on 11 driveways consuming \$10,800.00 of the driveway maintenance budget.

36% of the driveway maintenance budget was spent during this quarter. 100% of the annual driveway maintenance budget was spent by the end of this quarter (4th).

- 83 permits were issued to construct driveways in various locations.
- 87 driveway plans were approved in various locations.

Council Buildings and Facilities

All Building Sites

- 3 monthly audits for Fire Services were undertaken.

Aquatic Centre

- 3 monthly audits of the air conditioner was undertaken.

- Half yearly RCD testing and tagging was completed costing <1% of the building maintenance budget.
- Air conditioning return air grille was replaced with egg crated grille at the karate hall costing <1% of the building maintenance budget.
- 3 toilet seats, 1 hand wash basin tap & shower curtain in the ladies' toilet were repaired/replaced. The leak in the water bubbler located in the gym area was repaired. This maintenance costed <2% of the building maintenance budget.
- 4 light globes were replaced costing <1% of the building maintenance budget.
- Wall mounted steel fan in the male and female change rooms were replaced costing 1% of the building maintenance budget.
- There were two incidents of break-ins during this quarter which cost 25% of the vandalism budget for the cost of repairs to be carried out.
- 12 invisible guard security screens were installed on various doors which currently have safety glass costing 29% of the vandalism budget.
- Invisible guard security screen was installed on the external windows of the spin room costing 8% of the building maintenance budget.
- Irrigation system around the building and pool was tested and few repairs were done costing <1% of the building maintenance budget.

During this quarter 31.3% of the building maintenance budget was spent and in this financial year (2015/16) 95% of the total building maintenance budget was spent.

- 3 monthly audit of the pool was carried out.
- 3 monthly audit of the pump house was carried out.
- Repairs were carried out on the leak from the seal of pump 1 costing 2.5% of the swimming pool maintenance budget.
- A small amount of tiles from the kid's pool were replaced and a strip of concrete between the kids pool and main pool was replaced costing 3% of the swimming pool maintenance budget.

During this quarter only 8.5% of the swimming pool maintenance budget was spent. In total 84% of the swimming pool maintenance budget had been spent.

Library

- 3 monthly audits of air conditioner.
- Half yearly RCD testing and tagging was completed costing <1% of the building maintenance budget.
- Four monthly servicing of the sliding door was carried out costing <1% of building maintenance budget.

- Plumbing maintenance works were carried out costing <2% of the building maintenance budget.
- Various service call outs occurred to repair the air conditioner costing <1% of the building maintenance budget.
- 1 quarterly pest control was done and a 4-week rodent inspection was carried out.
- Various fire safety equipment was replaced costing 48% of the Fire System Control Service budget.
- The main entrance sliding door external sensor was replaced with dome type and was relocated in a higher position on the ceiling costing 4.25% of the building maintenance budget.
- Pictures and a safety panel underneath the table at foyer were installed costing 1.5% of the building maintenance budget.
- Repairs were carried out to the front handrail costing <1% of the building maintenance budget.
- Graffiti was removed from various surfaces costing 10% of the graffiti removal budget.
- Replaced the existing servery window with a 3 x panel bi-fold window.
- Pressure cleaning took place of the courtyard costing 1.5% of the building maintenance budget.
- 2 new motion activated lights were installed in the courtyard costing 2.25% of the building maintenance budget.
- 17 light globes were replaced costing 1% of the building maintenance budget.

23.5% of the building maintenance budget was spent this quarter. 99% of the annual budget was spent.

Civic Plaza

- 3 monthly audit of the air conditioner were carried out.
- Quarterly servicing of the disable lift was carried out.
- Half yearly RCD testing and tagging was completed costing <1% of the building maintenance budget.
- Four monthly servicing of the sliding door was done costing <1% of the building maintenance budget.
- 4-week rodent inspection was carried out.
- Replaced 40 existing 72W Fluorescent Thorn T-Bar ceiling lights with 37.4W Thorn LED T bar light costing <8% of building maintenance budget.
- Replaced 4 x 18w 2 pin compact fluorescent light globes.
- High wall cleaning and all the external window glass were cleaned.

- The water bubbler filter was replaced and the hot water system in the chambers kitchen was replaced costing <1% of the building maintenance budget.
- 85% of Stage 1 of the Civic Plaza roof replacement work has been completed as part of the capital works program.
- Quotations have been received for a glass partition to separate Technical Services and the Community Services area.

13% of the building maintenance budget was spent this quarter. A total of 70.5% of the budget has been spent.

Driver Resource Centre

- 1 Bi-monthly Audit of the air conditioner was completed.
- Half yearly RCD testing and tagging was completed during this quarter costing <1% of the building maintenance budget.
- Irrigation repair works were carried out costing 1.5% of the building maintenance budget.
- Power points at the premises were checked and necessary repairs were carried out.

6.5% of the building maintenance budget was spent this quarter. A total of 40% of the budget has been spent.

Gray Community Hall

- 1 Bi-monthly audit of the air conditioner was carried out.
- Half yearly RCD testing and tagging was completed costing <1% of the building maintenance budget.
- A broken water main located in the front of the hall was repaired costing 1% of the building maintenance budget.
- Various service call outs were made to repair the air conditioner and changed a faulty sensor costing 3% of the building maintenance budget.
- Various plumbing maintenance works were carried out costing <1% of the building maintenance budget.
- Replaced the existing ceiling tiles with gyprock ceiling tiles and reinstated 4 downlights costing 8.5% of the building maintenance budget.
- Replaced existing car park lights with Tiger Corso solar lights costing 7.55% of the building maintenance budget.
- 7 external fluorescent lights were replaced with 40W LED's costing 4.5% of the building maintenance budget.
- Damaged table wheels were replaced costing <1% of the building maintenance budget.

20% of the building maintenance budget was spent this quarter. A total of 69% of the budget has been spent.

Recreation Centre

- 3 monthly audit of the air conditioner was carried out costing 2.3% of the building maintenance budget.
- Service callouts occurred to repair the air conditioner costing <8% of the building maintenance budget.
- Half yearly RCD testing and tagging was completed costing <1% of the building maintenance budget.
- 2 high ceiling light globes were replaced costing 1% of the building maintenance budget.
- Faulty speakers on the ceiling of the stadium were isolated costing 1.5% of the building maintenance budget.
- Repairs to the door latch, cleaning up of broken glass and rubbish around the building was completed.

22% of the building maintenance budget was spent this quarter. A total 67% of the budget was spent.

Council Depot

- 1 Bi-monthly audit of the air conditioner at depot and incubator was completed.
- Half yearly RCD testing and tagging was completed costing <1% of the building maintenance budget.
- Automatic sliding gate at depot was repaired costing <1% of the building maintenance budget.
- Inspection of sluice pit at dog pound was completed costing <1% of the building maintenance budget.
- Six monthly servicing of the sliding door was completed costing <1% of the building maintenance budget.
- A bag cleaning for the air-conditioning was completed in the incubator building costing <2% of the building maintenance budget.

33% of building maintenance budget was spent this quarter. In total 151% of the budget has been spent.

Stormwater Infrastructure

- 79 stormwater connections were approved in various locations.
- 7 stormwater pit lids were replaced and 4 pit lids were reinstated expending 1% of the stormwater maintenance budget.
- 1 stormwater pit within the CBD (in front of the Post Office on Mansfield Street) was secured
- Joan Fejo culvert drain, lot 5049 drain, lot 9113 drain and 17 other various drains within the municipality were cleaned of silt and vegetation costing 6.7% of the total stormwater maintenance budget.
- 4 sediment basins in Durack have been cleaned and sand has been replaced from Lake 7 Durack spending 3.5% of the total stormwater maintenance budget.

\$25,671 (11.2%) of the stormwater maintenance budget was spent during this quarter. 100% of the annual stormwater maintenance budget was spent by the end of this quarter (4th).

Assets

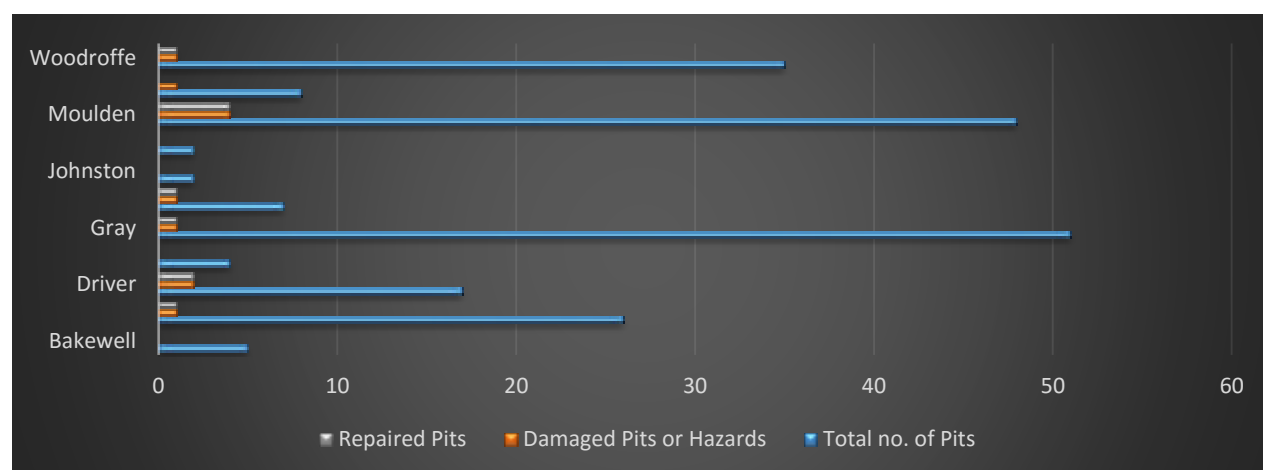
Secured Stormwater Drains

Secured stormwater pits inspection for this quarter were carried out for the post wet season inspection for CBD, Bakewell, Driver, Farrar, Gray, Gunn, Johnston, Marlow Lagoon, Moulden, Rosebery and Woodroffe. All damage identified in relation to nuts, bolts and straps of secured drains have been repaired. The total number of secured stormwater pits in the municipality that CoP is responsible for has increased last quarter from 204 to 205 due to the securing of a pit that frequently has dislodged lids in the CBD. Repairs to damaged pits in Gray that were category 2 condition and removal of sediment and vegetation build-up around pits in Driver, Moulden and Gray to allow more effective drainage were also carried out this quarter.

Table 1: Summary of secured stormwater drain inspection reports by suburb

	Total no. of Pits	Damaged Pits or Hazards	Repaired Pits
Bakewell	5	0	0
CBD	26	1	1
Driver	17	2	2
Farrar	4	0	0
Gray	51	1	1
Gunn	7	1	1
Johnston	2	0	0
Marlow Lagoon	2	0	0
Moulden	48	4	4
Roseberry	8	1	0
Woodroffe	35	1	1
TOTAL	205	11	10

Graph 1: Summary of secured stormwater drain inspection reports by suburb



Road Inspections

Road inspections have been completed in the CBD and the suburbs of Bakewell, Gray, Gunn, Rosebery and Woodroffe, with Farrar currently being inspected. All category 1 defects in relation to roads in these suburbs have been either repaired or scheduled for future repair. There has been an overall decrease in road defects with significant decrease in damaged road signs identified. This is likely a result dry season road conditions.

Table 2: Summary of road inspections by suburb

ROADS	Category 1	Category 2	Category 3	TOTAL
CBD	2	12	11	25
Bakewell	5	0	0	5
Gray	0	27	8	35
Gunn	2	1	0	3
Rosebery	5	2	1	8
Woodroffe	0	12	11	23
TOTAL	14	54	31	99

Note:

Cat 1 – Defects requiring immediate action.

Cat 2 – Defects not posing immediate hazards to users but need to be monitored if they escalate to the Category 1 or repair when budget permits

Cat 3 – Safe and fit for purpose

Graph 2: Summary of road inspections by suburb

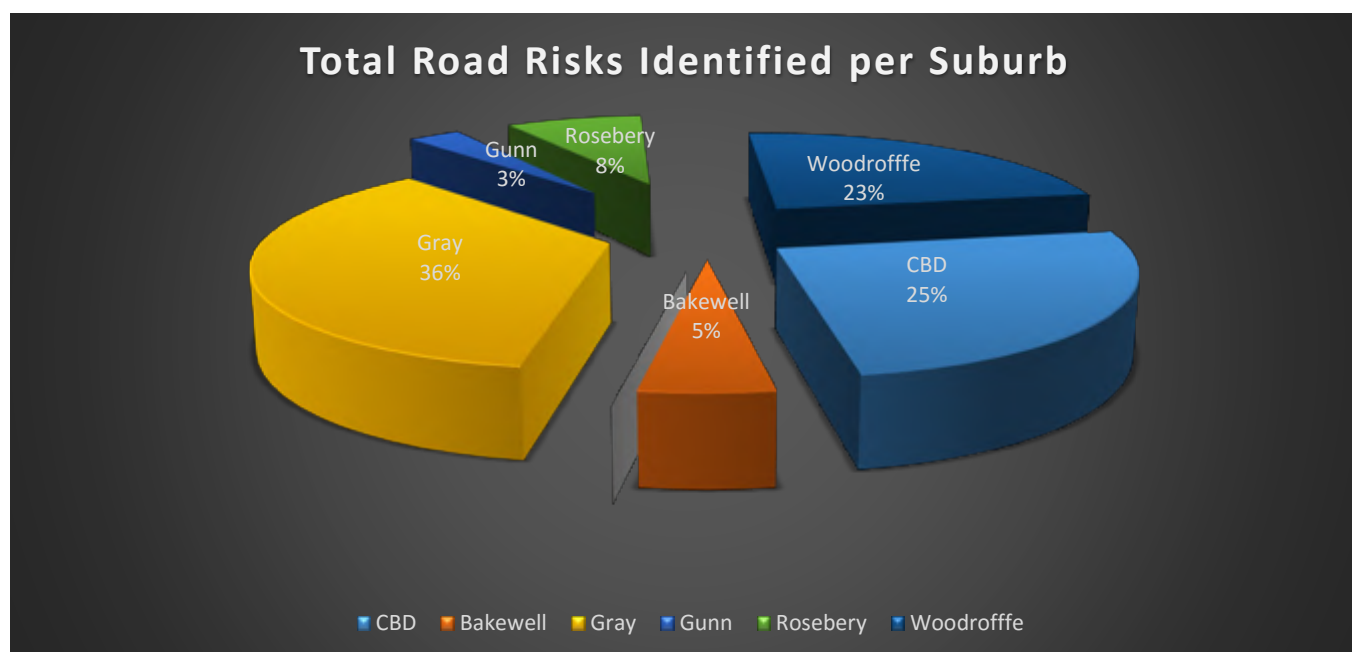


Table 3: Summary of road inspections by defect

ROADS	Category 1	Category 2	Category 3	TOTAL
Bleeding or Flushing	0	0	0	0
Signage	0	0	0	0
Debris or Rubbish or loose materials	0	0	0	0
Cracking	0	7	9	16
Guidepost and Dilineators	0	0	0	0
Line Marking & RRPMS	7	3	6	16
Pot Holes	5	15	8	28
Wheel Ruts & Depressions	0	24	8	32
Edge Breaks	0	0	0	0
Kerbs and Gutters	2	5	0	7
TOTAL	14	54	31	99

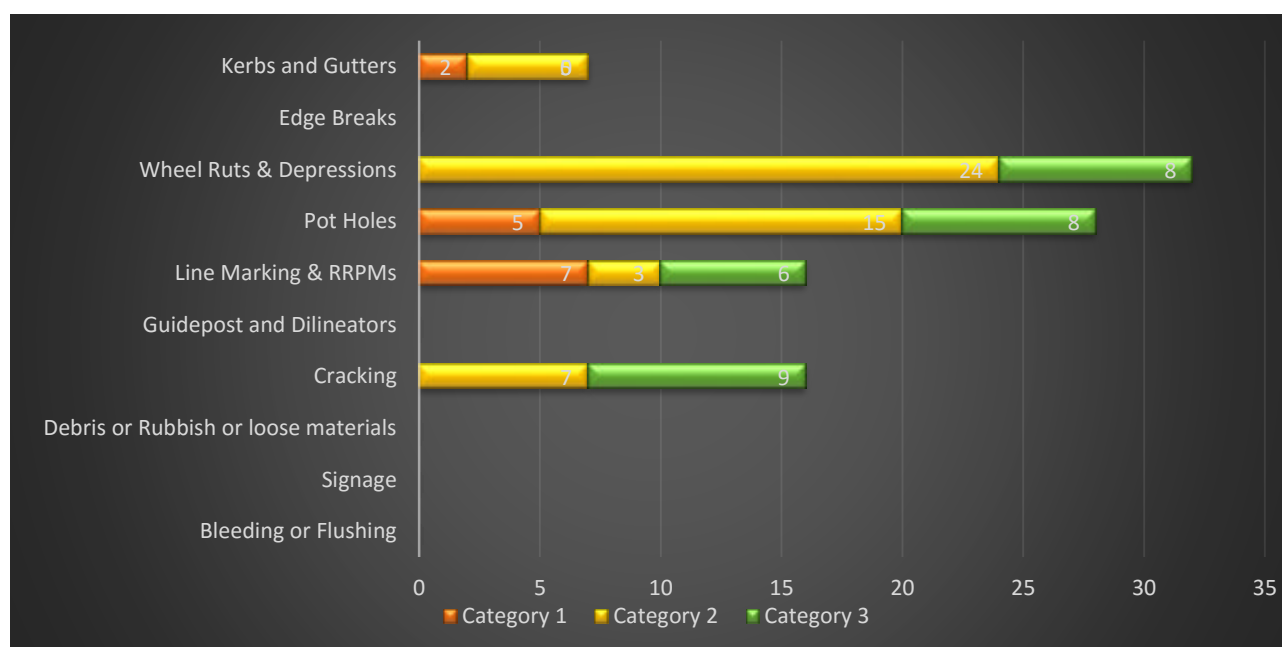
Note:

Cat 1 – Defects requiring immediate action.

Cat 2 – Defects not posing immediate hazards to users but need to be monitored if they escalate to the Category 1 or repair when budget permits

Cat 3 – Safe and fit for purpose

Graph 3: Summary of road inspection reports



Note:

Cat 1 – Defects requiring immediate action.

Cat 2 – Defects not posing immediate hazards to users but need to be monitored if they escalate to the Category 1 or repair when budget permits

Cat 3 – Safe and fit for purpose

Footpath Inspections

During this quarter, inspections of footpaths were carried out in the CBD and the suburbs of Bakewell, Farrar, Gray, Gunn, Rosebery and Woodroffe with Farrar currently being inspected. All category 1 defects that were identified have either been repaired or work orders issued to the contractor for repairs to be undertaken.

Table 4: Summary of footpath inspections by suburb

Footpaths	Category 1	Category 2	Category 3	TOTAL
CBD	35	39	26	100
Bakewell	136	85	54	275
Gray	135	222	145	502
Gunn	56	48	26	130
Rosebery	165	95	72	332
Woodroffe	285	214	93	592
TOTAL	812	703	416	1931

Note:

Cat 1 – Defects requiring immediate action.

Cat 2 – Defects not posing immediate hazards to users but need to be monitored if they escalate to the Category 1 or repair when budget permits

Cat 3 – Safe and fit for purpose

Graph 4: Summary of footpath inspection reports by suburb

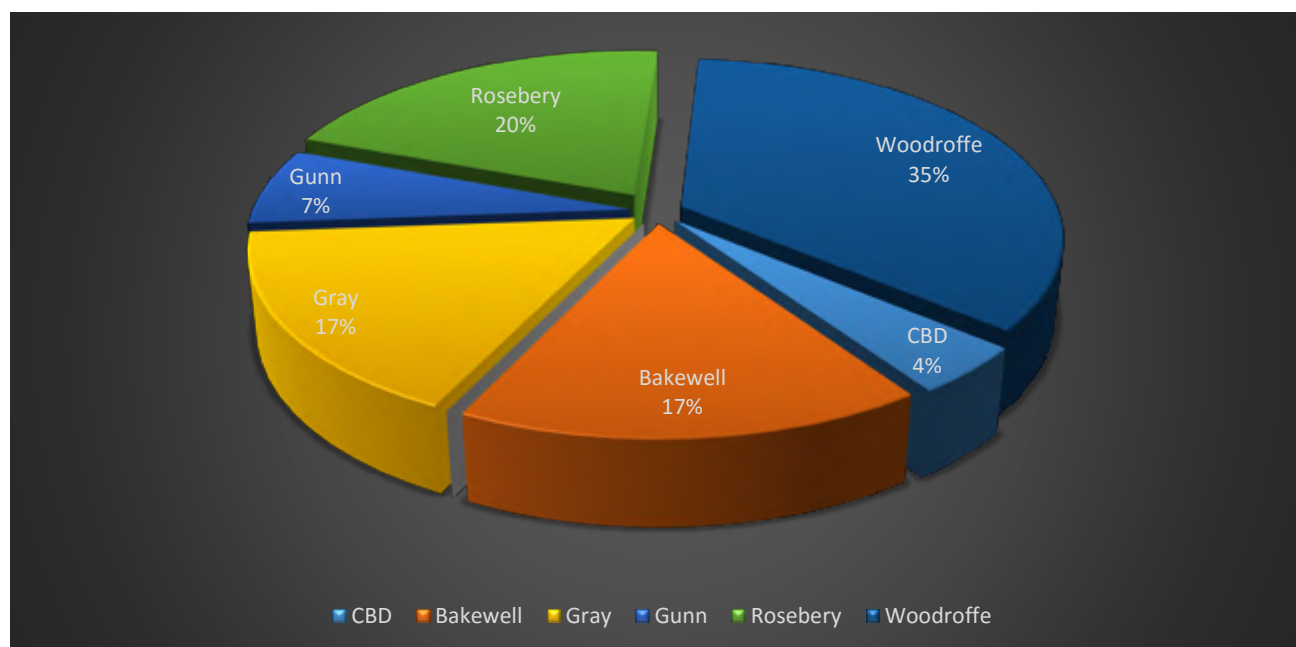


Table 5: Summary of footpath inspections by defect

Footpaths	Category 1	Category 2	Category 3	TOTAL
Cracking	542	299	217	1058
Trip Hazard	204	244	146	594
Edge Drop	65	160	52	277
Debris	1	0	1	2
Slippery surface	0	0	0	0
TOTAL	812	703	416	1931

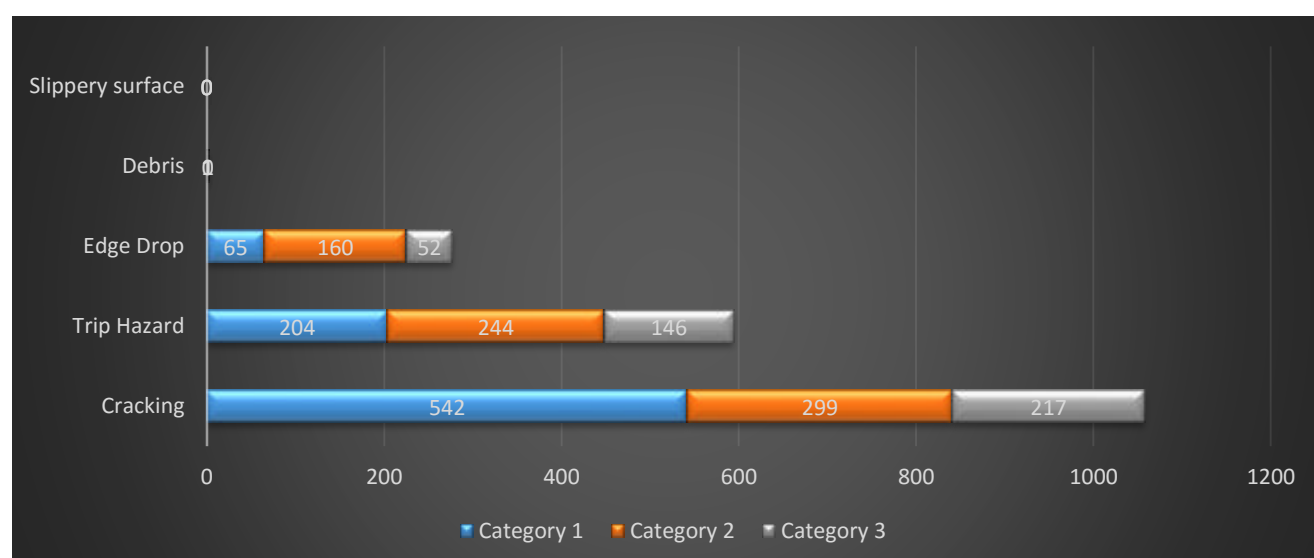
Note:

Cat 1 – Defects requiring immediate action.

Cat 2 – Defects not posing immediate hazards to users but need to be monitored if they escalate to the Category 1 or repair when budget permits

Cat 3 – Safe and fit for purpose

Graph 5: Summary of footpath inspections report by defect type



Note:

Cat 1 – Defects requiring immediate action.

Cat 2 – Defects not posing immediate hazards to users but need to be monitored if they escalate to the Category 1 or repair when budget permits

Cat 3 – Safe and fit for purpose

Inspections conducted by Asset Inspection Officers in accordance with the Risk Based Infrastructure Inspection Manual.

3.3 Waste

Kerbside Waste Collection and Recycling

- 1953.2 tonnes of domestic waste were recorded
- 496.7 tonnes of recyclable waste were recorded
- There were 266 requests for new bin services
- 66 stolen bins reported and replaced
- 246 damaged bins repaired and replaced
- 127 requests received of bins not being cleared on their scheduled days. (on most instances trucks were organised to go back to clear missed bins on the same day or the next business day)
- 2 property owners requested an additional waste service

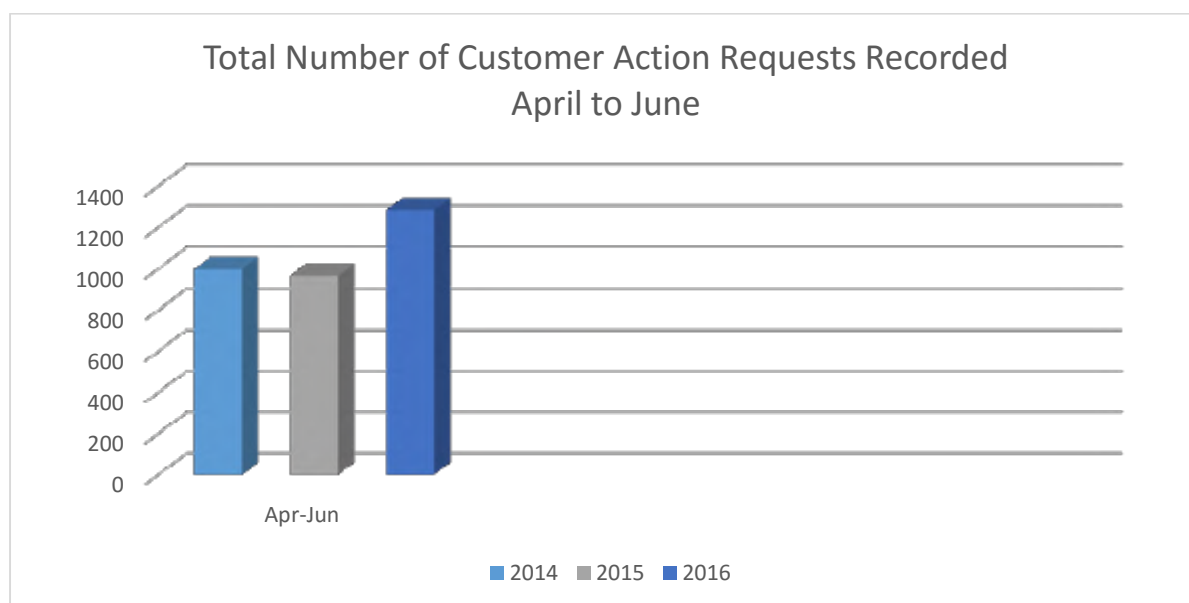
Hard and Green Waste Facilities Breakup

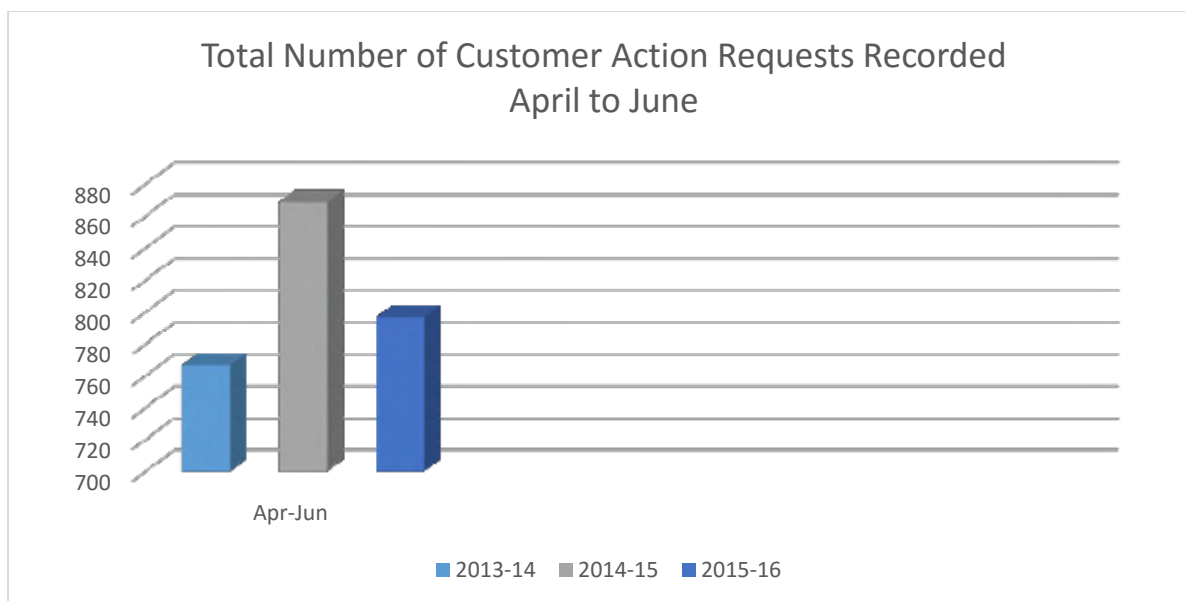
- 11.09 tonnes of paper/carboard
- 89.06 tonnes of steel/metal
- 14.2 tonnes of batteries
- 0.13 tonnes of aluminium cans
- 15 (240L) bins of clear glass
- 15 (240L) bins of brown glass
- 13 (240L) bins of green glass
- 33 (240L) bins of plastic containers
- 23 (240L) bins of small electronics
- 7500 litres of oil
- 181 litres of paint
- 242.2m³ of mulch was sold

4. Governance

4.2 Service – Customer Service Standards

A total of 1285 requests/complaints were received within Technical Services and recorded in NAV throughout the reporting period. These figures do not include all general phone call enquiries received by staff or requests/complaints recorded in InfoXpert.





4.3 People – Human Resources and Workforce Development

- Our Facilities & Structures Officer attended and completed the Bridge Inspections Level 1 & 2 course provided by IPWEA Queensland in Brisbane in April.
- The Manager Planning and Environment Services Officer attended the Planning Congress by the Planning Institute Australia located in Brisbane in May.
- Environment and Strategic Support Officer attended and completed Effective Business Writing short course provided by Charles Darwin University in May.
- Two of our Irrigation Maintenance Officers completed WZ2 & WZ3 Traffic Management course in June.
- One of our Outdoor Maintenance Officers resigned on 23 June 2016.

Financial Implications:

Nil

Legislation/Policy:

Nil

Recommending Officer: Gerard Rosse, Acting Director Technical Services

Any queries on this report may be directed to Gerard Rosse, Acting Director Technical Services on (08) 8935 9958 or email gerard.rosse@palmerston.nt.gov.au.

Schedule of Attachments:

Nil

ITEM NUMBER: 13.1.1 Regional Capitals Australia Annual Membership 2016/17
FROM: Chief Executive Officer
REPORT NUMBER: 8/0949
MEETING DATE: 2 August 2016

Municipal Plan:

4. Governance & Organisation

4.3 People

4.3 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:

To seek consideration from Council on renewing its membership to Regional Capitals Australia.

RECOMMENDATION

1. THAT Council receives Report Number 8/0949.
2. THAT Council renew / not renew its membership to Regional Capitals Australia for 2016/2017 financial year.

Background:

The City of Palmerston became a member of Regional Capitals Australia (RCA) when it was first established in June 2012. There are currently 50 Regional Capitals (Councils) that have been identified across Australia with 29 of these electing to become members of RCA. A list of the RCA current members has been provided as an attachment.

Council has now received a membership renewal for 2016/2017 with the fee being \$7,700 GST inclusive.

General:

Regional Capitals Australia is an alliance of local government councils from around Australia. The alliance is working to achieve a network of well-planned and sustainable regional capitals across Australia. Their objectives are to:-

- Provide high-level advice on issues, trends and other developments affecting regional capitals that can inform and assist an Australian Government response;

- Partner with the Australian Government on the development of policy, planning, strategies and investment decisions as they relate to regional capitals;
- Identify opportunities and impediments to the sustainable development of regional capitals and develop innovative solutions to manage them;
- Bring strategic alignment between national stakeholders responsible for regional development, urban policy and population growth;
- Advocate for appropriate federal funding to invest in the services and infrastructure in regional capitals.

The City of Palmerston is currently the only council in the Northern Territory to be a member of RCA. Council needs to determine whether it wishes to continue with its membership of RCA.

Financial Implications:

For the 2016/2017 financial year, the membership renewal fee is \$7,700 GST inclusive which has been budgeted for under Council Membership Subscriptions.

In previous years, the GST inclusive membership fees levied include:-

-	2012/2013	\$3,300
-	2013/2014	\$5,500
-	2014/2015	\$6,600
-	2015/2016	\$8.800

Legislation/Policy:

Nil

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:

Attachment - Regional Capitals Australia Current Members



Regional Capitals Australia Current Members	
RCA Local Council Member	State
Albury City Council	NSW
City Of Wagga Wagga	NSW
Coffs Harbour City Council	NSW
Dubbo City Council	NSW
Gosford City Council	NSW
Orange City Council	NSW
Tamworth Regional Council	NSW
Palmerston City Council	NT
Bundaberg Regional Council	QLD
Mackay Regional Council	QLD
Rockhampton Regional Council	QLD
Townsville City Council	QLD
Launceston City Council	TAS
Horsham Rural City Council	VIC
Greater Shepparton City Council	VIC
Ballarat City Council	VIC
City Of Wodonga	VIC
Greater Bendigo City Council	VIC
Greater Geelong City Council	VIC
Latrobe City Council	VIC
Rural City Of Wangaratta	VIC
Warrnambool City Council	VIC
City Of Albany	WA
City Of Bunbury	WA
City Of Greater Geraldton	WA



Regional Capitals Australia Current Members	
RCA Local Council Member	State
City Of Kalgoorlie-Boulder	WA
Shire Of Broome	WA
City of Karratha	WA
Town Of Port Hedland	WA

ITEM NUMBER:	13.1.2	Draft Palmerston Community Infrastructure Plan – Endorsement for Public Consultation
FROM:		Acting Director of Technical Services
REPORT NUMBER:	8/0951	
MEETING DATE:	2 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 seeks Council endorsement of Draft Palmerston Community Infrastructure Plan for the purposes of undertaking public consultation on the draft document.

RECOMMENDATION

1. THAT Council receives Report Number 8/0951.
2. THAT the draft Palmerston Community Infrastructure Plan be endorsed, for the purpose of undertaking public consultation on the draft document.

Background:

In May 2014 Council resolved to allocate a budget for the preparation of a 'Community Infrastructure Plan' to guide the development of community infrastructure within the City over the next ten years.

Over the second half of 2015 and early 2016 Councils Planning and Environment Department undertook the planning and preparation of a Draft Community Infrastructure Plan. The preparation of the plan included internal consultation, facility data review, demographic analysis, spatial mapping exercises and targeted consultation with relevant facility managers and users.

The Community Infrastructure considered in this Plan includes this community land and built facilities for which Council has responsibility and through which it delivers its community services and programs. The scope of this Plan is the provision of Community Infrastructure (the type of facilities, their proposed timing for delivery and location) to accommodate anticipated growth.

In March 2016 the Draft Community Infrastructure Plan was workshopped with Alderman and feedback sought for input into the plan. Since this time the plan has been refined and amended along with being formatted by Councils in house Graphic Designer.

General:

The preparation of the Infrastructure Plan has now reached the stage of public consultation to be undertaken in accordance with Council's Community Consultation Policy.

In accordance with the Policy, the Draft Community Infrastructure Plan will undertake Level 2 consultation (Medium Level) whereby the Plan will be on consultation for a minimum of 21 days and undertake a number of actions such as advertising in the NT News including the Palmerston Sun. In addition to the requirements it is suggested that a "drop in" session be held at one of the community halls where officers can talk directly to the community about any queries they may have. Feedback forms for the community to complete will also be available for consultation feedback.

Once consultation is complete and feedback collated and analysed a further report will come before Council summarising consultation feedback and activities and any present recommendations for any amendments to the plan.

Consultation is anticipated to occur during the months of August and September 2016.

Financial Implications:

Anticipated costs include advertising notices.

Legislation/Policy:

Community Consultation will occur in accordance with Council's Community Consultation Policy (COMM003).

Recommending Officer: Gerard Rosse, Acting Director of Technical Services

Any queries on this report may be directed to Gerard Rosse, Acting Director of Technical Services on telephone (08) 8935 9958 or email Gerard.rosse@palmerston.nt.gov.au

Schedule of Attachments:

Attachment A: Draft Community Infrastructure Plan

City of PALMERSTON
RECREATION
CENTRE

DRAFT

CITY OF PALMERSTON
A place for people

2016 - 2026
COMMUNITY INFRASTRUCTURE PLAN



2016 - 2026

COMMUNITY INFRASTRUCTURE PLAN

CONTENTS

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3. Community Profile and Population Trends	page 8
4. Community Infrastructure Profile	page 10
5. Community Infrastructure Hierarchy And Provision Standards	page 16
6. Community Infrastructure Plan 2016 – 2026	page 34

All contents and text were correct at the time of printing. All contents and text were correct at the time of printing. All contents and text were correct at the time of printing.

INTRODUCTION

The City of Palmerston and the region

The City of Palmerston Local Government Area is located approximately 20km south of Darwin, the capital of the Northern Territory. The municipality occupies land originally acquired by the Australian Government in 1971 in recognition of the limited supply of land in the Darwin area to accommodate urban growth. Long term planning in the late 1970s envisaged a future population of 50,000 for Palmerston, living in eight suburbs.

In 1980 development of the then of Palmerston (initially known as Darwin East) commenced and in April 1985 the Municipality of Palmerston was created. Palmerston was

declared a city in 2000.

Today, Palmerston is the second largest city in the Northern Territory, the fastest growing centre in the Northern Territory and one of the fastest growing cities in Australia. Palmerston's population rose from approximately 19,000 to 34,000 between 1999 and 2014 (an increase of around 75 per cent) and has a projected population of 42,000 by 2021¹.

This Plan has been prepared to ensure adequate community infrastructure is provided to accommodate the municipalities' future growth.



¹ ABS - 3222.7 - POPULATION PROJECTIONS, NORTHERN TERRITORY, 1999 TO 2021

▶ SOURCE: GOOGLE MAPS

DEFINITION OF COMMUNITY INFRASTRUCTURE

The Community Infrastructure considered in this Plan includes this community land and built facilities for which Council has responsibility and through which it delivers its community services and programs. Specifically, Community Infrastructure in this plan includes the Council provided infrastructure commonly known as:

COMMUNITY CENTRES AND HALLS

General community use facilities providing meeting spaces, social, educational and recreational activities, health and/or support services and information.

FACILITIES FOR THE YOUNG AND OLD

Youth Centre - A Youth Centre is a community centre meeting the needs of young people. The facility may deliver on-site and outreach youth programs and services. While Youth Centres may be accommodated within multi-purpose facilities and or community halls, they require a specific focus.

Seniors Centre - A Seniors Centre is a centre meeting the needs of the older population. The facility provides for a meeting space where seniors can meet for social, physical, emotional, and intellectual purposes. The centre may also provide programs and community services that can help seniors stay healthy and independent. While Seniors Centres may be accommodated within multi-purpose facilities and/or community halls,

they also require a specific focus and can often vary between a passive 'care' based centre or an 'active' centre.

COUNCIL PROVIDED HEALTH AND RECREATION FACILITIES

This generally includes Council Indoor Sports Facilities and Aquatic centre available for public use.

LIBRARIES

A library offers access to both text and online resources for learning and can also incorporate community, training and meeting spaces and areas for study and gathering.

ENTERTAINMENT AND CULTURAL FACILITIES

A space for arts and performance, ranging from small playhouses to large multi-purpose performance centres supporting a wide range of performing arts (*from plays to operas and eisteddfods*).

OTHER COMMUNITY FACILITIES FOR PUBLIC USE

This includes the Council assistance for the provision of space for specialist centres and or groups.

While this Plan will considers existing services, activities and programs operating from Council facilities, it does not provide an evaluation of these items, nor does it identify resourcing requirements for these activities, services and programs into the future. The scope of this Plan is the provision of Community Infrastructure (the type of facilities, their proposed timing for delivery and location) to accommodate anticipated growth.

THIS PLAN CONSIDERS THE CONTRIBUTION OF OTHER INFRASTRUCTURE BUT IT DOES NOT INCLUDE PLANNING FOR THE PROVISION OF PUBLIC OR PRIVATE SCHOOLS, CHILD CARE CENTRES OR DESIGNATED GOVERNMENT PROVIDED SPORTS FACILITIES.

PLANNING FOR COMMUNITY INFRASTRUCTURE IN PALMERSTON

The Community Infrastructure Plan is a strategic planning tool used by Council to guide and manage the provision of future Council Community Infrastructure. Effective and coordinated planning of Council Community Infrastructure is required to accommodate the rapid urban growth and expansion of Palmerston.

In the context of this Plan, Community Infrastructure includes existing and future land and built facilities for which Council has responsibility and through which it delivers community services and programs.

Effective planning for Community Infrastructure in Palmerston will ensure that:

- ▶ Growth areas are sufficiently supplied with community infrastructure;
- ▶ Access to Community infrastructure is as equitable as possible (*including existing areas*); and

- ▶ Community infrastructure is effectively and efficiently configured so that service providers can respond to changing local community needs over a long time period.

To achieve the above aims, the following outputs will occur from the Plan.

- ▶ Guide the development, timing, design and location of community infrastructure for the life of this plan (2016–2026), being Short Term (0-3 years), Medium Term (3-7 years) and Long Term (7+ years).
- ▶ Clearly identify the services and facilities required for the City of Palmerston's emerging population;
- ▶ Provide the City of Palmerston with a framework for community infrastructure planning principles and standards for the planning of community infrastructure in all urban areas beyond the life of this plan (10+ years).



PLANNING & POLICY CONTEXT

Northern Territory Government Documents

DARWIN REGIONAL LAND USE PLAN

The key purpose of this Darwin Regional Land Use Plan 2015 is to identify the essential characteristics and needs that will shape future development in the region and establish an overarching framework for that development.

The plan presents a broad rational foundation for long term use and development of land and other natural resources, highlighting key regional policies that respond to the immediate and foreseeable issues associated with the region's natural environment and the human communities within it.

With relevance to the growth of Palmerston, both urban and peri-urban areas identified on the plan in an around Palmerston and the continued development of the Palmerston eastern suburbs.

The plan also highlights major population growth and employment drivers for Palmerston which include the planned hospital in Holtze and the proposed Gateway Shopping Centre. The plan also notes that future industrial development on Elrondie Peninsula with associated port facilities also has the potential to contribute to local employment and population growth.

NORTHERN TERRITORY PLANNING SCHEME

The Planning Act provides for a single integrated NT Planning Scheme which regulates development in the Northern Territory. The NT Planning Scheme contains provisions that include:

- ▶ statements of policy with respect to the use or development of land;
- ▶ provisions that permit, prohibit or impose conditions on a use or development of land;
- ▶ provisions that provide instructions, guidelines or assessment criteria to assist the consent authority in assessing development applications;
- ▶ other provisions in connection with planning for, or control of, the use or development of land; and
- ▶ maps, plans, designs and diagrams.

The Planning Scheme reflects the development intent for land by way of Zonings (Residential, Commercial etc.). Zonings that facilitate Community Infrastructure land uses include Zone Community Purpose (CP) however infrastructure can also occur in other zones including and not limited to - zone Central Business (CB) and zone Commercial (C) depending on the delivery method.

The Planning Scheme also includes future strategic intent of areas of land by way of Area Plans. This includes the Palmerston Eastern Suburbs Area Plan for the City of Palmerston Council area.

NORTHERN TERRITORY SPORT AND ACTIVE RECREATION MASTER PLAN

In 2015 the Northern Territory Government announced the launch of a Sport and Active Recreation Master Plan that will be a road map for the future of sport and active recreation in the Territory. This Plan is expected to be completed in mid-2016.

This Plan will reflect the Northern Territory Sport and Active Recreation Master Plan, where it relates to the planning for specific sport and recreation facilities that will be determined by the Northern Territory Government.

City of Palmerston Documents

CITY OF PALMERSTON MUNICIPAL PLAN 2015-2020

The Municipal Plan provides the City of Palmerston's strategies from 2015 - 2020.

Strategic Directions of the Municipal Plan Relevant to the Community Infrastructure Plan include the following items:

COMMUNITY & CULTURAL WELLBEING:

This key area covers activities of Council devoted to the wellbeing of our community, including arts and culture, libraries, health and safety, sports and recreation, parks and gardens and family. In particular:

- 1.1** Healthy Communities - We are committed to providing quality health and family support services to our community;
- 1.2** Safe Communities - We are committed to ensuring the safety and security of our community;
- 1.3** Arts and Culture - 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; and
- 1.4** Recreation - We are committed to providing quality recreation and sporting facilities, parks, gardens, playgrounds and open spaces for the benefit of our community.

ECONOMIC DEVELOPMENT

Strategies, programs, support and advocacy initiatives related to the economic vitality of our city are found in this area, including city planning, support for local businesses and tourism, and government liaison. In particular:

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

ENVIRONMENT & INFRASTRUCTURE

Roads and transport, drainage, bridges, developer liaison, waste management and Council services related to streetscaping and sustainability are found in this key area. In particular:

- 3.2** Assets and Infrastructure - We are committed to maintaining and developing community assets and infrastructure which meet the needs of our community.

GOVERNANCE & ORGANISATION

Ensuring your Council is run in an efficient, responsible and sustainable manner means that your rates are used in the most appropriate manner. This key area includes responsibility and accountability, finance, human resources, information technology, and a host of continuous improvement and performance measurement initiatives. In particular:

- 4.1** Responsibility - 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.

- 4.2 Service** - We value and encourage participation in Council activities by the community, and are committed to delivering the highest possible levels of service and community engagement.

CITY OF PALMERSTON PHYSICAL ACTIVITY STRATEGY (2011)

Completed in 2011 the physical activity strategy analysed existing activities and facilities to propose recommendations and actions to improve the physical activity levels and well-being of the Palmerston community.

The purpose of the strategy was to increase the levels of physical activity of residents, build capacity to plan, develop and implement physical activity program and services, identify and assess local existing and opportunities for residents to engage in physical activities, review Councils existing services and provide recommendations to strengthen physical activity levels in Palmerston. The Strategy also provides an assessment of some of the facilities of relevance to this Plan.

CITY OF PALMERSTON DEVELOPMENT GUIDELINES

The City of Palmerston Development Guidelines provide an overview of approvals

and permits required for development and the minimum standards acceptable to Council for new development, as well as the layout, design and construction of roads, stormwater drainage, street and pathway lighting, pathways, driveways and open space.

With relevance to this plan, the guidelines identify how open spaces (parks) are provided across the Palmerston Municipality. It provides a hierarchy of public open space (Local, Major and Regional levels) and in this regard the provision of open space is guided by the City of Palmerston Development Guidelines rather than the Community Infrastructure Plan.

PALMERSTON CITY CENTRE MASTER PLAN

In 2011 the City of Palmerston recognised that the development of its Central Business District was not keeping pace with the residential growth occurring in the new suburbs.

The development of Master Plan for city centre occurred in the following years and in 2015 Council adopted the Palmerston City Centre Master Plan. The Master Plan provides a vision and framework to achieve better planning and urban design outcomes. The vision is predominantly for the next 10-15 years; however it also provides long term direction for the next 30 years.

A key driver of the Master plan and of relevance to Community Infrastructure Planning is the aim to increase the residential density within the City Centre.

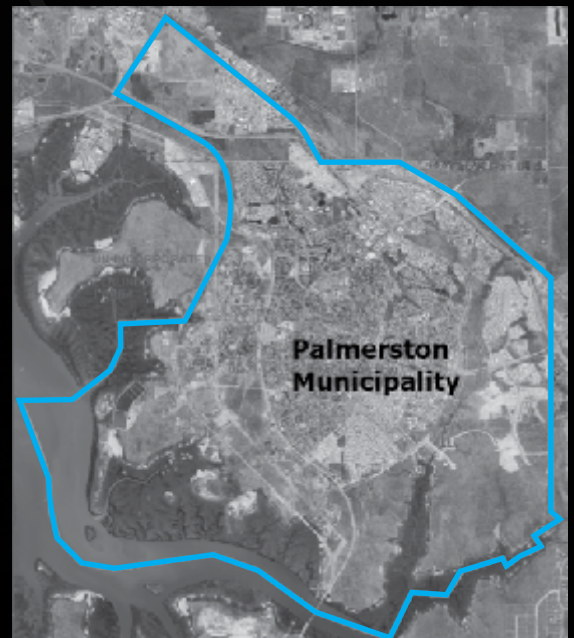


COMMUNITY PROFILE & POPULATION TRENDS

Palmerston is the fastest growing centre in the Northern Territory and one of the fastest growing cities in Australia, with its population rising from approximately 19,000 to 34,000 from 1999 to 2014². According to the Australian Bureau of Statistics the population of Palmerston and is anticipated to grow by at least a further 20 per cent to 42,000 residents by 2021².

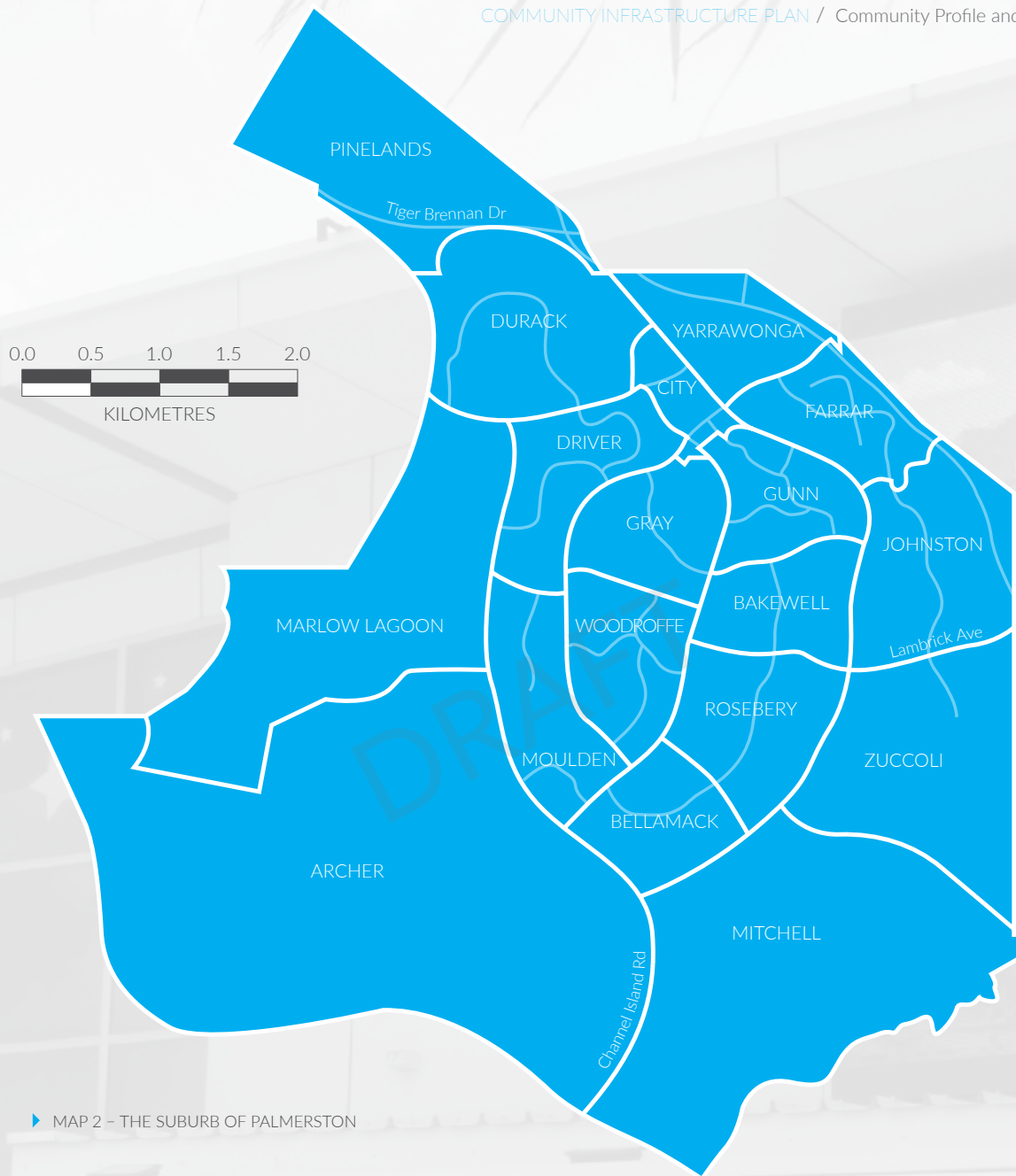
² ABS - 3222.7 - POPULATION PROJECTIONS, NORTHERN TERRITORY, 1999 TO 2021

▶ THE PALMERSTON MUNICIPALITY IS SHOWN IN MAP 1 LEFT.



The suburbs of Palmerston are shown on Map 2 below. Historically, the growth of Palmerston began with the first suburbs developed being Driver and Gray, with Moulden and Woodroffe soon to follow. Marlow Lagoon, Durack, Bakewell, Gunn and Rosebery soon followed and the subdivision of Bellamack has also now completed.

The suburbs of Farrar and Johnston are also now in the final stages of initial development, while the suburb of Zuccoli is on track to ultimately house the highest number of residents as development progresses over the next 5 years. The suburb of Mitchell remains the only undeveloped suburb in the Palmerston municipality.



PALMERSTON DEMOGRAPHIC SNAPSHOT

An analysis of demographics of the Palmerston community is key to understanding both the current community and determining characteristics that are likely to influence demands for Community Infrastructure into the future.

A summary of the Palmerston Demographic Snapshot (2013 ABS data) can be found in the table on the next page.

The table also provides a comparison with Darwin, Northern Territory and Australia and has been sourced by the best available statistical data.

PALMERSTON DEMOGRAPHIC SNAPSHOT

RESIDENT AGE PROFILE (2013)³

Characteristic	Palmerston LGA	Darwin LGA	Northern Territory	Australia
Aged 0-14 (%)	25.6	18.3	22.3	18.9
Aged 15-24 (%)	15.9	13.6	14.9	13.4
Aged 25-34 (%)	20	19.9	18.5	14.6
Aged 35-44 (%)	16	15.4	15.3	13.9
Aged 45-54 (%)	11.1	13.9	13.1	13.3
Aged 55-64 (%)	6.9	11	9.7	11.4
Aged 65-74 (%)	3	5.7	4.5	8.1
Aged 75-84 (%)	1.1	1.8	1.4	4.5
Aged 85 years & over (%)	0.2	0.5	0.3	1.9
Median Age (years)	29	33.9	31.6	37.3

ETHNICITY AND CULTURAL DIVERSITY (2011)⁴

Characteristic	Palmerston LGA	Darwin LGA	Northern Territory	Australia
Aboriginal and Torres Strait Islander Peoples (%)	10.9	8.4	26.8	2.5
Persons born in Australia (%)	75.7	62.3	74.6	69.8
Persons born outside of Australia (%)	24.3	37.7	25.4	30.2

FAMILY COMPOSITION (2011)

Characteristic	Palmerston LGA	Darwin LGA	Northern Territory	Australia
Couple Family Without Children (%)	30.9	39.1	34	37.8
Couple family with Children (%)	49.7	43.2	46.3	44.6
One parent Family (%)	18	15.8	17.9	15.9
Other family (%)	1.3	1.9	1.8	1.7
Average children per family	2.9	1.8	2	1.9
Average people per household	2.9	2.6	2.9	2.6

³ABS.GOV.AU – DATA BY REGION STATISTICS (2013)

⁴ABS.GOV.AU – QUICKSTATS (2011)

KEYNOTES ON THE PALMERSTON DEMOGRAPHIC SNAPSHOT

- ▶ Palmerston has a higher proportion of the young people (aged 0-14 years) compared to Darwin, the Northern Territory and Australia as a whole.
- ▶ The median age in Palmerston is significantly lower than the balance of the Northern Territory and Australia as a whole.
- ▶ Palmerston has a lower proportion of Aboriginal and Torres Strait Islander Persons compared to Northern territory as a whole, however a higher concentration when compared to Darwin and Australia.
- ▶ Palmerston has a higher proportion of people who were born in Australia when compared to Darwin and Australia.
- ▶ Palmerston has a high proportion of families with children when compared to Darwin and Australia.
- ▶ Both the Average children per family and Average people per household is significantly higher in Palmerston than the balance of the country.

The Age Structure Trend of Palmerston reveals that while a large proportion the population remains below 14 years of age, the ageing of this cohort over the past 10 years has seen an increase in the 15-24 year age cohort reflecting the ageing of the younger residents as they remain within the Municipality.

While not making up a large proportion of the total population (approximately 6%) a slight increase in residents aged 55-64 years has occurred.

⁵ ABS - NATIONAL REGIONAL PROFILE, 2009 TO 2013

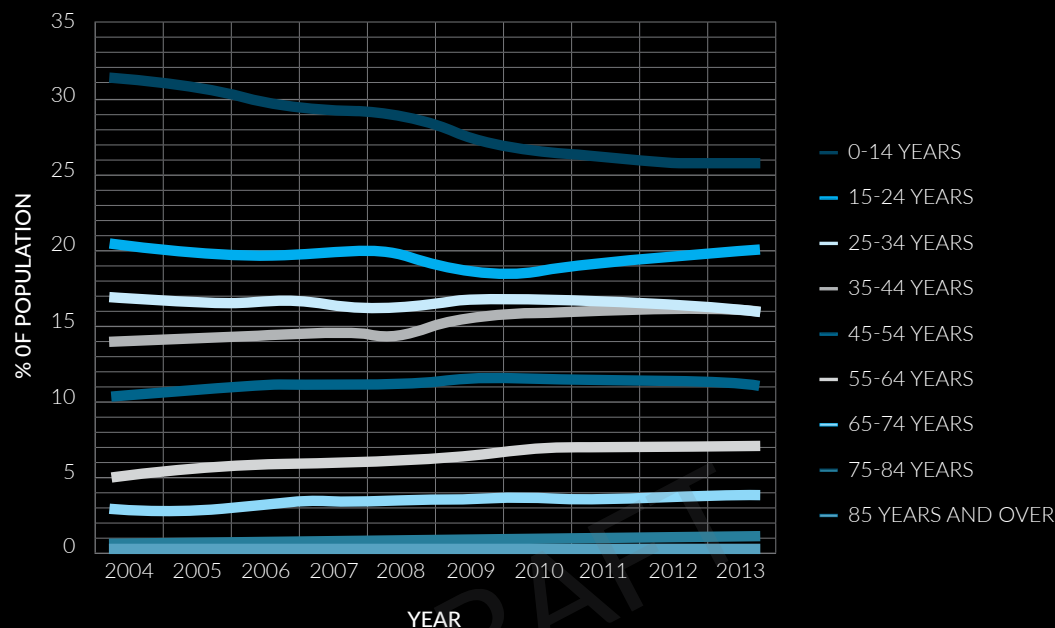
PALMERSTON DEMOGRAPHIC TRENDS

While the Demographic snapshot provides a view of the population at a point in time, planning for the future of Palmerston includes identifying population growth trends which are vital to understanding the demands for Community infrastructure and how the communities needs may change over the next 10 years.

AGE STRUCTURE TREND

Palmerston has a predominately young population with a median resident age of 29 years of age (2013)⁵. This is in contrast to the median age across Australia which sits at 37.3 Years of age (2013).

PALMERSTON RESIDENT POPULATION AGE STRUCTURE 2004-2014

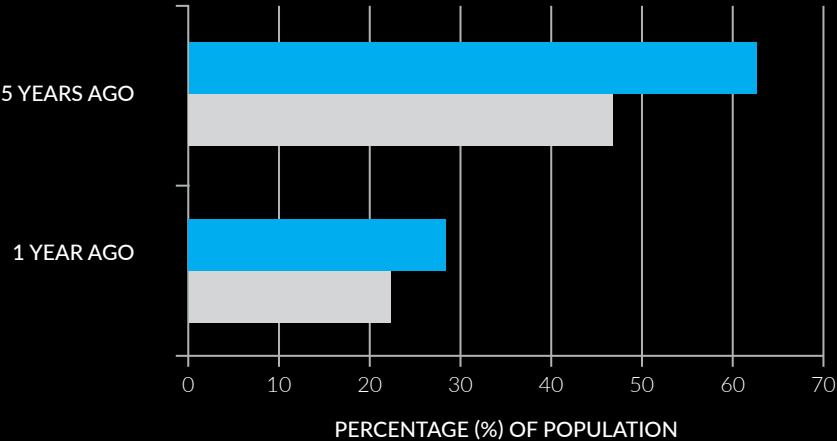


INTERNAL MIGRATION TREND

The movement and migration of Palmerston’s residents can reveal trends in transiency of a population and must also be considered when planning

for future community infrastructure. Internal migration is the movement of people from one defined area to another within a country⁶. The below graph outlines

the migration of Palmerston’s residents in both 2006 and 2011 via a change in address 1 year ago and also 5 years ago.



⁶ ABS.GOV.AU (DEFINITION)

In 2006, an estimated 63.2% of Palmerston residents had lived at a different address 5 years beforehand; in 2011 this had reduced to 45.9%. Furthermore in 2006, an estimated 29% of Palmerston residents had lived at a different address 1 year beforehand; in 2011 this had reduced to 22.1%.

While these relatively high percentages (compared to the rest of Australia) are in fact partially resulting from the high population growth rate, the fact it has reduced over time reveals that proportionately more residents were in fact staying in Palmerston for longer periods in 2011 when compared to 2006. This appears to be continuing in recent years based

on the Palmerston's maturing age structure as the percentage of children (under 14) reduces and these residents now move into the next age cohort (15-24 years).

This correlation between internal migration figures and the trending age structure reveals residents are remaining in Palmerston for longer and the proportional transiency of the population is reducing.

PALMERSTON SUBURBS PROFILE AND TRENDS

Gaining an insight to the population trends at a suburb level enables the identification of growth areas and population trends within new and established suburbs.

Residential Suburb	Median Age (2013)	Persons under 14 Years (%)	Persons over 65 years (%)	Estimated Population (2013)
Gunn*	29	28	4	3,034
Farrar*	29	28	4	1,617
Marlow Lagoon*	34	24.8	3.7	743
Durack*	28	27.3	2.1	3,275
Driver	29.5	24	3.9	3,228
Gray	30.3	23.1	7.3	3,666
Moulden	29.9	28.2	6.3	3,433
Woodroffe	30.4	25.6	5.1	3,706
Bakewell	29.5	24.3	3.8	3,627
Rosebery, Bellamack	26.1	29.3	2.3	5,019
Johnston, Zuccoli	26.9	21.1	1.4	560
Yarrowonga & Palmerston City*	N/A	N/A	N/A	88
TOTAL				31,996

*Original data has been split for each suburb based on 2013 abs data for the combined Statistical Areas using the actual 2011 separate suburb data proportions, development, and population trends. Due to the small population identified in Yarrowonga & Palmerston City (predominantly business care takers) no detailed demographic data is available.

In Palmerston newer suburbs tend to have a higher proportion of younger residents with a lower median age while older, more established suburbs tend to have a lower proportion of younger residents and slightly higher median age. However some variation can occur, such as the suburb of Bakewell which has a lower percentage of persons aged 0-14 years. This can be attributed to higher proportion of multiple dwellings (Semi-detached, row or terrace house, townhouse, flat, unit or apartment etc.) which account for 45% of total dwellings in Bakewell⁷ compared to greater Palmerston LGA (22%). Multiple dwellings generally contain smaller households being single and couples with fewer dependents under the age of 14 years. It is also noted that the suburb of Marlow Lagoon has the highest median age of all suburbs.

PALMERSTON'S GROWTH SUBURBS (2016 - 2026)

To enable effective forecasting to occur, a review of the population, demographics, rating data, occupancy levels and the existing and potential developable land has occurred to determine future population growth over a Short Term (0-3 years), Medium Term (3-7 years) and Long Term (7+ years) timeframe for this plan. This evaluation allows for a resident snapshot of the future growth suburbs to occur by estimating a current (2016) population for each suburb, along with an ultimate (2026) population to be estimated. This 2016 suburbs population estimate has been benchmarked against 2013 ABS data in established suburbs to ensure integrity of assumptions used to estimate 2016 data and forecast a 2016 population estimate.

Established suburbs that will have limited growth (less than 15%) over the life of this

plan include Bakewell, Driver, Gray, Gunn, Marlow Lagoon, Moulden and Woodroffe.

Below is a review of the current and expected residential growth in Palmerston's growth suburbs.

Durack

The development of the Heights, Durack which commenced in 2012 represents the most northern residential growth area in the Palmerston Municipality. Once completed the Heights Durack will ultimately deliver more than 800 residential dwellings and a further 70 dwellings for independent retirement living over the next decade. The 2016 estimated population indicates the suburb currently has around 4,500 residents (Based on rating data, demographics and dwellings). Based on the demographics trends, the approved and under-construction subdivision approval it can be assumed that by 2026 it is expected the population of the suburb of Durack will reach over 5,500 residents in the medium to long term.

Farrar

The existing Development in Farrar is restricted to predominantly single dwelling traditional lot subdivision with the exception of some multiple dwelling developments now infilling to the north-east of the suburb. It is noted the suburb will change significantly over the medium to long term due to amendments made to the Palmerston Eastern Suburbs Area plan in 2015 (extract below). It is noted that changes to the Area Plan reveal the intent for the north-western vacant part of the suburbs to facilitate commercial and business activities along with mixed use development fronting temple terrace. It is also noted that the intent of the residential development will

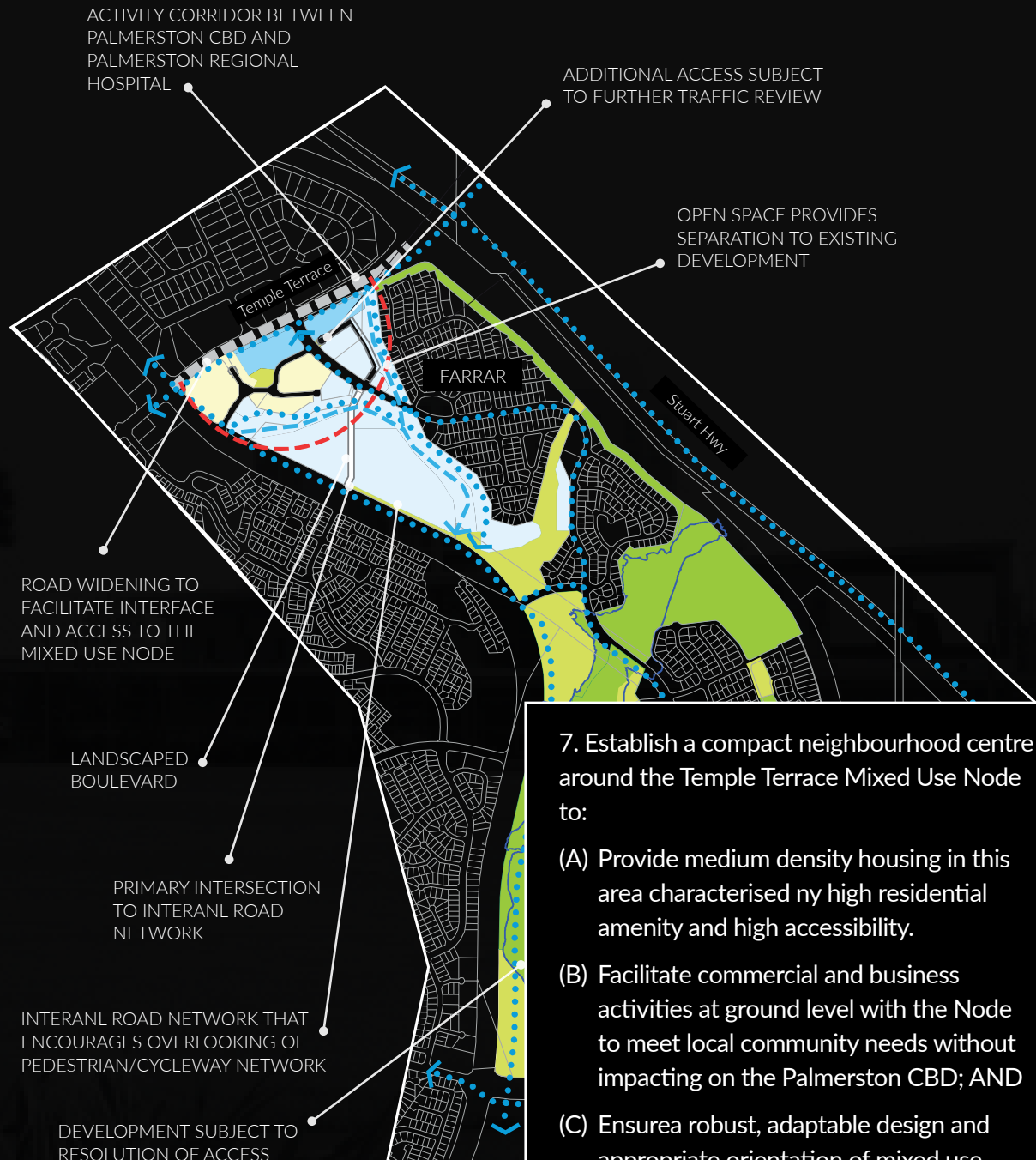
⁷ABS - 2011 CENSUS

BAKEWELL (SA2) QUICKSTATS (2011)

► SOURCE: NT PLANNING SCHEME EXTRACT - LEFT

be of a more compact urban form than the current suburb subdivision pattern and the inclusion of medium density residential will occur in the area of high accessibility along the temple terrace strip.

Based on the demographics trends, available vacant land and intent of the type of residential development, it is expected the population of the suburb of Farrar will reach approximately 3,500 residents in the medium to long term.



7. Establish a compact neighbourhood centre around the Temple Terrace Mixed Use Node to:

- (A) Provide medium density housing in this area characterised by high residential amenity and high accessibility.
- (B) Facilitate commercial and business activities at ground level with the Node to meet local community needs without impacting on the Palmerston CBD; AND
- (C) Ensure a robust, adaptable design and appropriate orientation of mixed use development fronting Temple Terrace reinforcing the role of the Node as an activity spine linking the Palmerston Regional Hospital Precinct.

Johnston

Single Dwelling development in Johnston is almost complete and the 2016 estimated population indicates the suburb currently has approximately 2000 residents (Based on rating data, demographics and dwellings).

Further growth in this suburb will occur on predominantly MD and MR sites and the ultimate resident population is expected to reach over 3,000 residents in the medium to long term.

Rosebery

Nearly all of the residential development in Rosebery is complete with the exception of a small number of MD lots. The 2016 estimated population indicates the suburb currently has around 4,300 residents (Based on rating data, demographics and dwellings).

The population of Rosebery is not expected to go beyond 4,500 in for the life of this plan.

Bellamack

The majority of the suburb has now been subdivided and only minor areas of vacant lots remain in the southern portion of the suburb. As it stands Bellamack contains large area of generously sized lots and the 2016 estimated population indicates the suburb currently has approximately 2,200 residents (Based on rating data, demographics and dwellings).

With the final areas to be built and areas of MD due for construction in the short term an ultimate population of around 2,700 residents can be anticipated for Bellamack.

Zuccoli

Zuccoli represents the largest growth suburbs in the Palmerston municipality; the development type also represents a subdivision form that presents a generally smaller lot size from 300m². Later stages of Zuccoli are also predominantly smaller lot subdivision with the majority of lot sizes (70%

+) being below 500m².

The 2016 estimated population indicates the suburb currently has around 1,300 residents (Based on rating data, demographics and dwellings).

This will significantly increase over the life of this plan, in particular the short to medium term as the majority of development occurs. Based on the nature of development and number of lots it is anticipated that ultimately Zuccoli will house over 9,500 residents. While this is the ultimate population for the suburb, a large portion of these residents will call Zuccoli home in the short to medium term of this plan.

A key aspect of the growth in Zuccoli is the resulting overall higher population and higher density when compared to existing established Palmerston suburbs.

Mitchell

Mitchell is the only undeveloped suburbs in the Palmerston Municipality. The future residential land use will be predominately Rural Residential development as the locality is constrained by biting insects.

Based on the demographic trends, land constraints, the type of residential development and area plan the suburb of Mitchell will ultimately have a population of around 700 + residents, occurring a density similar to that of Marlow Lagoon.

City and Yarrawonga

Substantial development within the Palmerston City Centre and Yarrawonga is expected to occur over the life of the Community Infrastructure Plan. Yarrawonga is set to house the Gateway shopping centre development and the CBD has recently seen Development approvals for large mixed use developments occurring.

In terms of City Centre growth, the City of



Palmerston has developed a Master Plan for its City Centre to provide a vision and framework to achieve better planning and urban design outcomes. The vision is predominantly for the next 10-15 years, however it also provides long term direction for the next 30 years. A key driver of the Master plan is to increase the residential density within the City Centre.

It is difficult to forecast and quantify the residential growth of the CBD for the life of this plan as the zoning allows a mix of uses to occur and ultimately the development will be driven by market demands.

Based on current development approvals (and the residential components of these) and considering the vacant land within the city centre, a conservative population estimate puts a long term CBD population of over 2000 residents within the city centre.

Holtze Growth Area

While not included in the Palmerston municipality, it is noted that the growth in the Holtze locality will occur in the medium to long term. This growth may impact on the existing infrastructure within the Palmerston Municipality if the effective planning and provision of services does not occur in the Holtze locality.

Therefore, applying infrastructure provision principles similar to those of Palmerston will generally allow for adequate provision and less reliance on Palmerston facilities.

Council should therefore ensure effective comments are provided for development in Holtze as part of the planning process where applicable.

COMMUNITY INFRASTRUCTURE PROFILE

A snap shot of 2016 infrastructure reveals Palmerston has a range of existing community facilities, many of which Council manage to provide spaces for community members to meet and pursue their needs and aspirations.

For the purposes of this plan, the Community Infrastructure includes the community land and built facilities for which Council has responsibility and through which it delivers its community services and programs. This includes:

- ▶ Community centres and halls;
- ▶ Facilities for the young and old;
- ▶ Council provided Health and Recreation facilities;
- ▶ Libraries;
- ▶ Entertainment and Cultural facilities; and
- ▶ Other Community Facilities for public use.

Applicable existing Community Facilities are listed below and represented in the Community Facilities Map (Map 3) On page 22:

Facility Type	Facility
Community centres and halls	<ul style="list-style-type: none"> ▶ Driver Resource Centre (29 Driver Avenue, Driver) Lot Size: 2070m² Year of construction: 1984 Condition of Building: Good ▶ Gray Community Hall (Corner Essington Avenue & Victoria Drive, Gray) Building Size: 290m² Lot Size: Part of large Park Lot (surrounded by Gray Community Garden) Year of construction: 1995 Condition of Building: Good ▶ Durack Heights Community Hall (33 Packard Avenue - Currently under Construction) Building Size: 350m² Lot Size: 2000m² Condition of Building: Under Construction
Facilities for young people and for older people	<ul style="list-style-type: none"> ▶ Joy Anderson centre (25 Dillon Circuit, Gray) - Zone: SD (Single Dwelling) – Seniors centre – ‘Care’ Based Building Size: 150m² (Approx.) Lot Size: 787m² Year of construction: Prior to 1991 (official year unknown) Condition of Building: Good
Health and recreation facilities	<ul style="list-style-type: none"> ▶ YMCA Topend (City – Gym and 2 x Indoor timber sprung courts) Building Size: 2870m² Lot Size: 6,140m² Year of Construction: 2005 Condition of Building: Good ▶ YMCA Topend (Moulden – Gym and Pool) Building Size: 1455m² + (Main Pool size: 50m x 21m)(Kids Pool Area: 190m²) Lot Size: 15,400m² Year of Construction: 1987 (including pools) Condition of Building: Good
Libraries	<ul style="list-style-type: none"> ▶ Palmerston Library (Palmerston City) Building Size: 1450m² including: Community Room: 64m² Training Room: 68m² Lot Size: 4,330m² Condition of Building: Good
Entertainment and cultural facilities	<ul style="list-style-type: none"> ▶ No formal facilities however Goyder Square and Marlow Lagoon have previously been used for concerts etc.
Other Community Facilities for public use	<ul style="list-style-type: none"> ▶ Men's Shed (Occupies Shed 4 - City of Palmerston Depot) ▶ Gray Community Garden (Occupies the lawn area of the Gray Community Hall site)

Gray Community Hall

Address

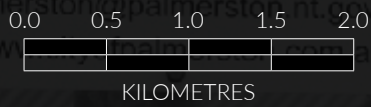
Cnr of Essington Ave &
Victoria Dr, Gray,
NT 0830







For Bookings

PH: 8935 9922

palmerston@palmerston.nt.gov.au

www.palmerston.nt.gov.au



-  COMMUNITY CENTRE / HALL
-  HEALTH AND RECREATION FACILITY
-  LIBRARY
-  YOUTH CENTRE / SENIORS CENTRE
-  OTHER FACILITIES
-  ENTERTAINMENT FACILITY

EXISTING FACILITY UTILISATION RATES AND TRENDS

To determine demand of Community Infrastructure in Palmerston it is important to analyse patronage data and trends of relevant existing facilities in the Municipality.

COMMUNITY CENTRES AND HALLS/FACILITIES FOR THE YOUNG AND OLD

Council provides three indoor facilities for hire to the community. Of the three, Gray Hall (GH) is the most typical 'hall' layout, the Driver

Family Resource Centre (DFRC) is a converted preschool and Joy Anderson Centre (JAC) is a converted dwelling house.

These physical characteristics set limits on the use of each facility. The DFRC is designed and fitted out for small children and the JAC is most suitable for small 'domestic' groups.

Current uses of both facilities reflect these limitations but meet the needs of user groups adequately while a facility such as GH would be less than ideal for such users and uses.



Gray Hall (GH) - Corner Essington Avenue and Victoria Drive, Gray

Availability: 8am to midnight, daily.

This facility is a large square room with timber floor. A kitchenette and separate toilets for female, male and disabled access are provided. Limited storage is available to long-term users. There are verandahs on each side and the construction of the Harvest Corner Community Garden, which wraps around both sides and back of the hall and provides a sheltered area with garden views. Although the garden is fenced the area is not suitable for children to play unsupervised and the garden

is not considered part of the hall booking. A carpark at front and a near-by bus stop provide convenient access for users.

Facilities and amenities Summary:

- ▶ 12 folding tables, 80 chairs
- ▶ Small kitchen with limited facilities
fridge, sink, wall urn, stove, microwave
- ▶ Ceiling fans and wall fans, shuttered windows
- ▶ Air conditioning
- ▶ Maximum capacity – 100 people standing, 80 people seated

Driver Family Resource Centre (DFRC)**29 Driver Ave, Driver**

Availability: 8am to midnight, daily.

This facility was designed as a preschool and retains its ablution room with several child-height toilets, low basins and large shower. Usable space inside includes a large kitchen and a main room. Three rooms are used as office and areas for the lead tenant. An adult-sized toilet and shower are separate from the children's amenities.

The large yard is properly fenced for children's security with child-stop gates and is divided into three fenced zones. As such it is a safe place for children to play in. A side verandah is used for sheltered play and there is a large verandah at the back which is mostly used by

the lead tenant.

Extensive sheds and an external store room provide storage for long-term users. A small carpark at front and near-by bus stop provide access.

Facilities and amenities summary:

- ▶ 4 tables, 15 chairs
- ▶ Standard sized kitchen- stove, oven, fridge, portable urn
- ▶ Ceiling fans
- ▶ Drink taps outside
- ▶ Showers and toilets- separate bathroom for children
- ▶ Maximum capacity- 30 people

**Joy Anderson Centre (JAC)****25 Dillon Circuit, Gray**

Availability: 8am to 5pm, M-F, 8am to noon Saturday.

This facility is leased by Council from Territory Housing, which is responsible for major maintenance.

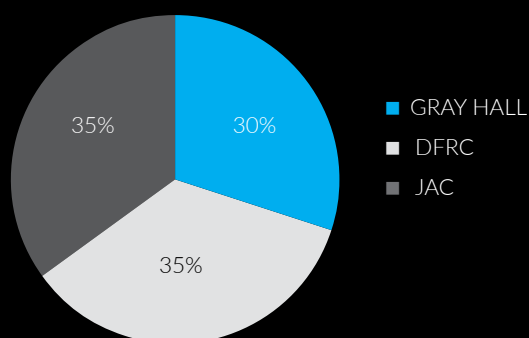
JAC is a former dwelling house that is provided by Council to Alzheimer's Australia NT to run programmes for adults with dementia in a homely, safe environment. This is a 'care' based centre where the tenants have furnished the centre to suit and support their clients' needs.

The long-running JAC Craft Group uses one room each week to hold a social arts and crafts session, and socialises with the other tenants (The shared arrangement benefits both groups).

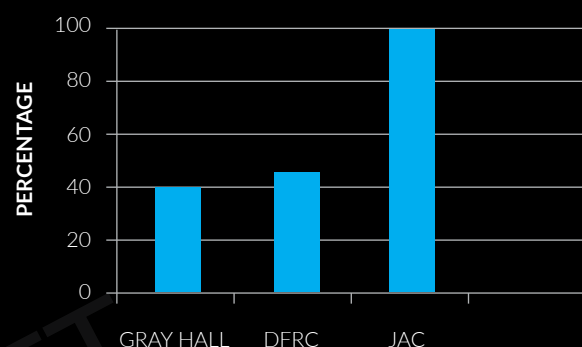
The yard is fenced and the lead tenants are working with other organisations to develop a dementia -friendly garden. Council does not offer the space to other groups, in order to minimise disruption of the lead tenants. No parking is provided, beyond the drive way; cars often park outside, external to the site.

FACILITY USAGE STATISTICS

A comparison of the three facilities shows that they are used for approximately the same number of hours each year. However, if the hours of actual use are compared to the hours available, it is clear that GH and DFRC have opportunities for many more hours of use each year.



FACILITY USAGE COMPARISON
(HOURS) 2014-15

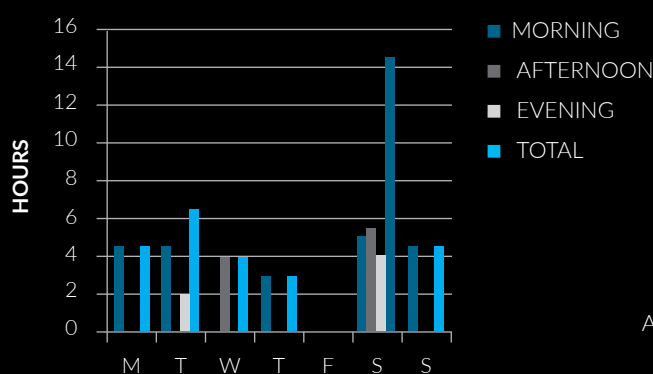


FACILITY USAGE - 2015 PERCENTAGE OF
CAPACITY (BY HOUR)

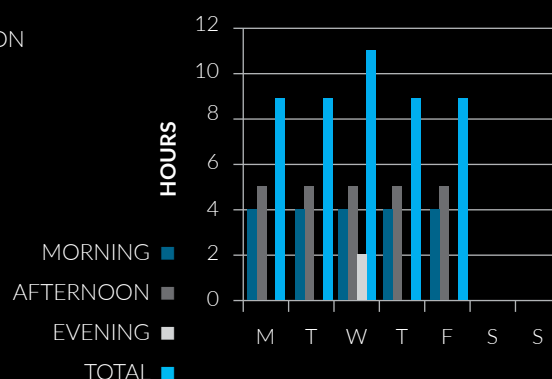
While it is noted that the facilities (Gray Hall and Driver Centre) are available until midnight, patronage drops significantly late into evenings. It is also noted that the JAC is set up for and maintained by Alzheimer's Australia NT and use by other groups after 5pm may disrupt their functionality. Furthermore, this facility is situated on a residential street and the amenity of adjacent premises and residents must be considered. At this point there are no plans to extend availability to other users.

LONG TERM AND AD-HOC BOOKINGS

A review of the long term bookings reveals the GH has potential for more evening usage, plus several day time slots while the DFRC could be utilised on weekends and more evenings. It is noted that several long-term bookings were cancelled early in the 2014-15 financial year, citing the increased hirage fees. Groups operating as businesses rely on a minimum participation to make a profit. As it stands the JAC is used to capacity of the available time.

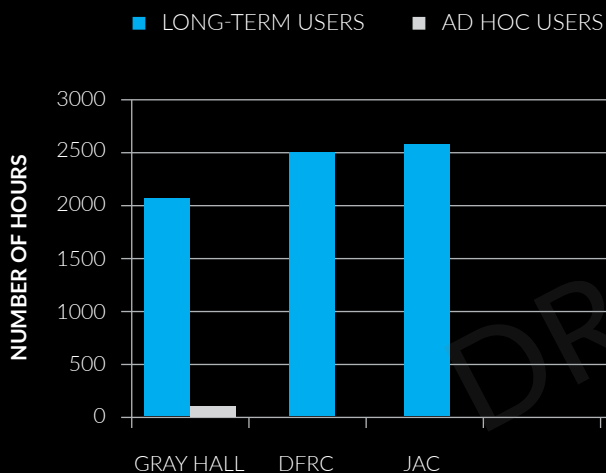


GRAY HALL - LONG TERM BOOKINGS
PATTERN OF USE PER DAY, JULY 2015



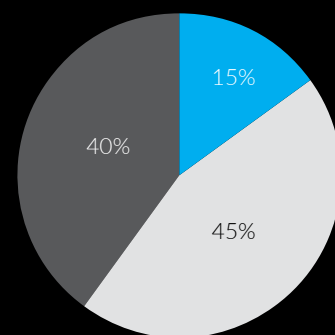
DFRC - LONG TERM BOOKINGS
PATTERN OF USE PER DAY, JULY 2015

A review of the ad-hoc bookings reveals GH offers more flexibility of use and has more availability than the other two facilities for ad-hoc bookings (generally one-off party bookings for a family or work group), which is reflected in the booking statistics; however the majority of time used for all facilities is by long-term users. Encouraging more long-term users would make ad-hoc bookings less likely, however it would result in more use overall, which would benefit the community.



USER CATEGORY USE BY HOURS 2014-15

COMMUNITY GROUP/NFP GROUP
BUSINESS



TYPE OF LONG-TERM GROUPS - GRAY HALL

USER GROUPS

Gray Hall

Council uses Gray Hall for activities such as the 8-week Activate program, library wet season children's activities (KAT) and programs supported by Council that are delivered by external organisations, such as the community garden open day.

The NFP/Community Groups are mainly groups providing seniors with opportunities for social inclusion, physical activity (line-dancing, bowls, ballroom dancing), mental activity (crafts, bingo, board games, card games, guest speakers) and fun (music, games, friendship,

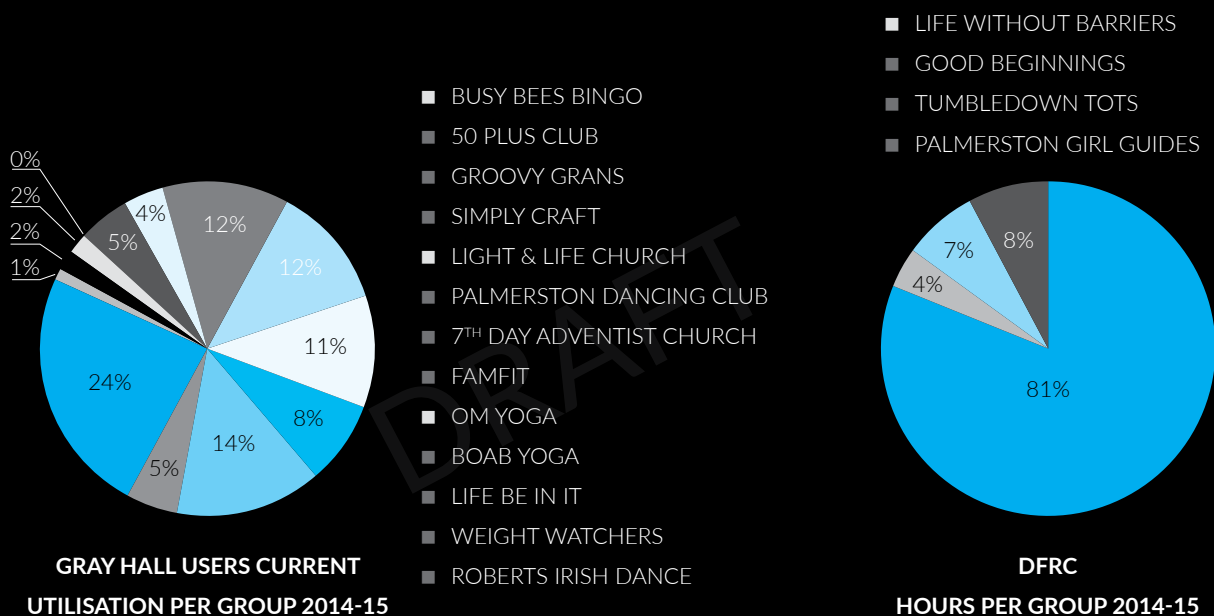
club activities). Two churches operate from the hall each weekend; offering worship, activities and outreach to the community, especially the socially disadvantaged.

Four of the businesses that entered into long-term leases, with an intention of using Gray Hall for up to 12 months (with the option to extend), have subsequently cancelled as they were not operating at profit. The NFP/Community groups are heavily subsidised so do not have the same financial pressures to maintain numbers of participants. All are interested in maintaining their group's viability so are happy to accept new members.

Driver Family Resource Centre

Effectively 100% of User Groups of the DFRC are Community/Not for Profit Groups. In recent years a potentially beneficial arrangement with the 'lead' tenant has not worked out to be as practical as the situation with Joy Anderson Centre. A lead tenant has responsibilities such as cleaning the facility in return for reduced hiring fees.

Throughout the year Council has received several requests for a suitable venue to provide



additional child based activities such as playgroups. This facility is perfect for such groups due to its design. As these groups operate during business hours Council has not been able to provide the facility, due to existing long-term bookings.

One booking on a weekend for a children's party was taken; the facility has potential to attract more such bookings.

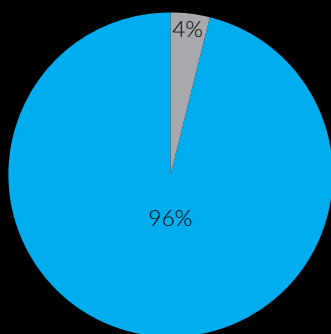
While the facility is structurally in good Condition, it is old and 'tired' looking but could be made attractive with a thorough clean, bright painting and promotion as a child-friendly venue.

Joy Anderson Centre

The Joy Anderson Centre has User Groups are 100% Community/Not for Profit Groups. The lead Tenant (Alzheimer's NT) has the long running occupation of the centre.

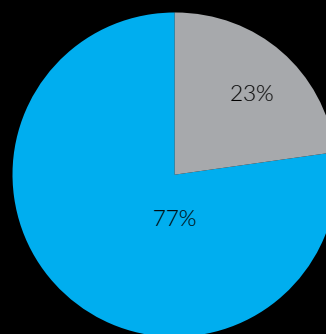
The craft group, a small but dedicated group of artists and crafters, visits during the booking of the lead tenant. This arrangement allows both groups to socialise and compare projects being worked on. Both groups are fee-free.

■ ALZHEIMERS AUS NT
■ JAC CRAFT GROUP



JAC - HOURS PER GROUP 2014-15

■ GRAY HALL ■ DFRC ■ JAC



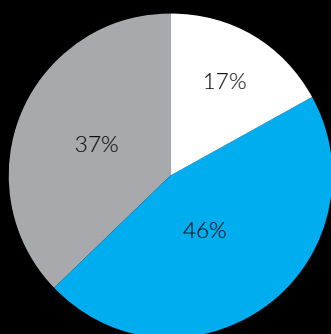
COMPARISON OF COST OF MAINTENANCE REQUESTED BY USERS, FACILITIES 2014-15

Facility Maintenance

Users of each facility are directed to raise maintenance issues with Council. Gray Hall, having the biggest turnover of patrons has the most requests and subsequently the higher costs to maintain. DFRC has a lot of requests considering amount of use, but most requests are not costly. Major maintenance requests for JAC are referred to NT Housing.

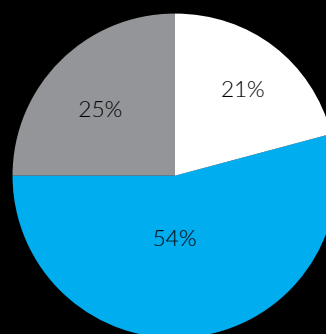
Council pays for scheduled services such as pest treatment, cleaning and air-conditioning servicing at each facility. Although minor maintenance costs for JAC are low Council has agreed to some improvements such as the installation of air-conditioning throughout the facility, at the request of users. Overall, all buildings are considered to be in good structural and functional condition.

■ GRAY HALL ■ DFRC ■ JAC



COMPARISON OF NUMBER OF MAINTENANCE REQUESTS RAISED BY FACILITY USERS 2014-15

■ GRAY HALL ■ DFRC ■ JAC



COMPARISON OF COST OF SCHEDULED MAINTENANCE, FACILITIES 2014-15

Health and Recreation Facilities

Councils Health and Recreation facilities are spread over two sites. The recreation centre located within the Palmerston City Centre is managed for Council by the YMCA and features has two large courts suitable for a variety of court sports including Basketball, Netball, Indoor Soccer (Futsal), Indoor Volleyball, Badminton and Gymnastics.

The facility also has a fully equipped gymnasium and group fitness class rooms. There is also a half-court basketball area outside for general use.

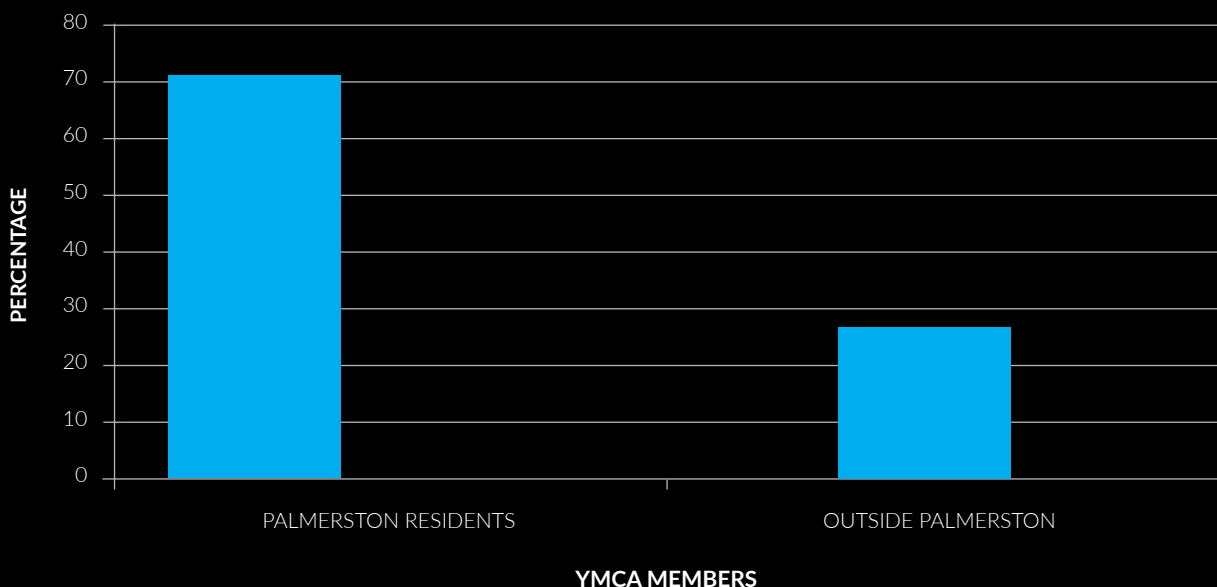
The second site is the Palmerston Swimming & Fitness Centre also managed by the YMCA, located in Moulden which houses a 50m Olympic swimming pool and a toddler pool. In addition to the Pools, the site is surrounded by a grassed area with picnic facilities along with a Health Club and Gymnasium attached to the Kiosk building. YMCA membership gives members access to both the City and Moulden facilities.

In terms of usage it is noted that during peak times (4pm – 8pm) the Indoor Basketball Courts are booked to capacity, booking enquiries for further booking during this time suggest that an additional court could easily be accommodated and be fully occupied during peak hours.

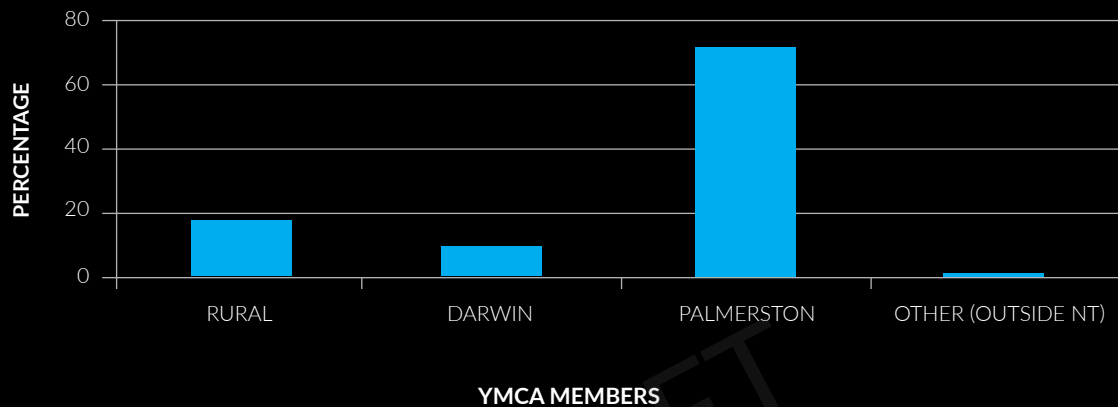
While the current aquatic facilities are in good condition it is noted that maintenance costs are increasing as the pool begins to approach its estimated life span of approximately 40 years (approximately 2028).

While the size (area and courts) of the facilities suggest they should be adequate for the population of Palmerston (in comparison to other similar municipalities and best practice standards) membership statistics reveal that 27% of YMCA members live outside of the Palmerston Municipality. This places a higher reliance on the facilities as they operate as regional facilities rather than solely Palmerston residents in terms of member patronage.

THE FACILITY ALSO HAS A FULLY EQUIPPED GYMNASIUM AND GROUP FITNESS CLASS ROOMS. THERE IS ALSO A HALF-COURT BASKETBALL AREA OUTSIDE FOR GENERAL USE.



In terms of the members that reside outside of Palmerston 18% (of the 27%) are from the NT rural localities and while 9% (of the 27%) are from the Darwin LGA.



Entertainment Facilities

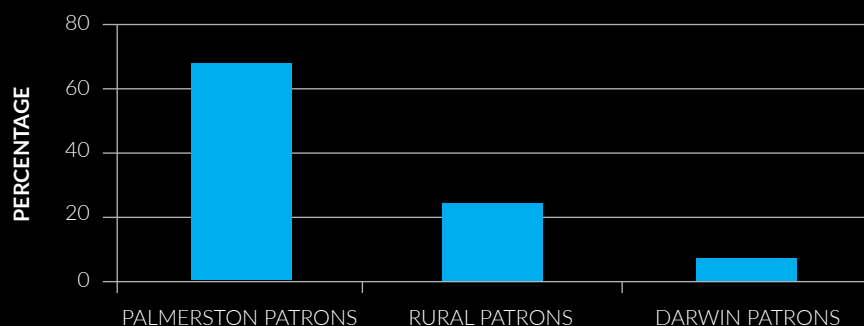
At present, the redevelopment Goyder Square provides the focus Entertainment and cultural events within the city. It is noted that events have also occurred in the Marlow lagoon and Sanctuary Lakes recreation areas with varied success.

While no built facility occurs for such events Council does have a demountable stage facility which can be utilised for such events and is flexible to movement across a number of locations. While it is noted that no formal performing arts space exist, other facilities

such as the recreations centre and Gray Hall do function as weather protected facilities for indoor performance arts rehearsal and event space for the City.

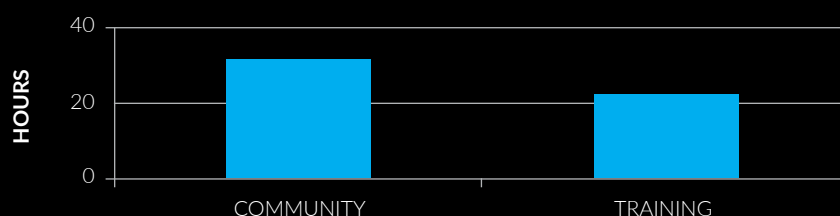
Library

In 2014/2015 the Palmerston library had over 160,000 visitors to the facility. While the Library primarily services Palmerston residents, 2015 patronage statistics reveal the library plays a regional role in servicing the community with over 30% of patrons coming from outside the Palmerston LGA and rural patrons accounting for over 23% of library patrons.



PALMERSTON LIBRARY USERS - 2015

In addition to the general library services the facility also has a Community Room and a Training Room available for hire which are available 24 hours per day 7 days per week. The rooms are used by a small number of not for profit organisations but are predominately used by businesses.



LIBRARY ROOM HIRE 2014/2015 (HOURS PER WEEK)

These rooms are well patronised each being utilised for between 20 to 30 hours per week.

The community room has a seating capacity of approximately 50 with work tables available for use. The conference room also features a full size whiteboard and a small kitchenette with continuous boiling water and small fridge. The Training Room is fully equipped with laptops and work desks for ten (10) students and has a digital projector installed, a TV and DVD player available for hire.

It is noted that there is intent in the short term for the constrained shape of the library lot to undergo a boundary realignment with the adjacent site to excise the library building and part of the parking to a lot size of approximately 2,200m².

Other Facilities

Mens Shed - City of Palmerston Depot, Corner Georgina Crescent & Toupein Road Yarrowonga

The Palmerston Men's Shed group provides for a community workshop area for men to gather, develop skills, and undertake different activities. The Men's Sheds aim to increase the wellbeing of men by fostering social connectedness and increasing self-esteem. A number of different projects and social enterprises can operate out

of a Men's Shed. Membership is by application and payment of a small annual fee.

Currently, the Palmerston Men's Shed is located at Shed 4 within the City of Palmerston Depot. The organisation has around 20 members but future growth indicates this will grow significantly in the coming years. While this facility operates out of the Depot in the short term, long term it is envisaged that the group should be located in a more appropriate location and facility to cater for the growing membership.

Gray Community Garden - Gray Community Hall (Corner Essington Avenue & Victoria Drive, Gray)

In 2012 the City of Palmerston began working with the community to establish Palmerston's first community garden at Confalonieri Park in Gray. Using funding provided by the Federal Government and in partnership with community volunteers, Harvest Corner Community Garden sowed its first seeds in 2013 and continues to grow under the management of its committee of local residents. The group has approximately 30 formal members and this yearly membership numbers have been consistent since its inception. Approximately 80% of the garden area is utilised with only several small projects left to complete that will utilise the remaining garden space.

COMMUNITY INFRASTRUCTURE HIERARCHY & PROVISION STANDARDS

Before determining the future needs for the city, desired standards of service (DSS) are required to provide a benchmark for analysis. The desired standards of service outline the standards for community infrastructure provision required in the Local Government context. Palmerston is unique in that the Local Government Area (LGA) of Council is comparatively small in area and when compared to other LGA's across Australia as it primarily mainly requires Local and District level provision of facilities. While facilities within Palmerston do service regional areas outside of the Palmerston LGA (rural areas etc.) at a district level, the focus of Council is to service the existing and future population within the Palmerston LGA when considering Community Infrastructure planning at a Local level.

DESIRED STANDARDS OF SERVICE

The below standards provide guidance on how to best provide community facilities for the City of Palmerston. To develop the Desired Standard of Service (DSS), consideration has been given to not only best practice standards but also aspects such as normative need (demographics and social trends), a higher level of provision where greater need was evident (based on facility usage statistics etc.) and the unique needs of the diverse community. Key elements of the DSS include the Network Hierarchy, Rate of Provision and the Accessibility, Design and Function. It is

noted that the DSS are intended to provide a guide only for future community infrastructure provision. The standards should be considered as part of a wider assessment and further collaboration with key stakeholders, users and the community to determine the specific needs for new or improved facilities. While the DSS is to be used as a guide, consideration of existing suitably zoned or located sites that Council own should also be considered in the context of future provision.

NETWORK HIERARCHY

The level of service hierarchy for community infrastructure has been developed based on the unique size, location and diverse community of the Palmerston LGA. Benchmarking against best practice standard, the existing hierarchy of community facilities and the user's proximity to the facility were also considered. Palmerston's network of community infrastructure has been broken down into the following levels of provision, which are:

District Level

Community Infrastructure at a District Level is generally located in a central node surrounded by other community/business activities (hub) and aim to service the entire Palmerston community. Residents should be able to access a district facility within 15 minutes from home, with a short distance to public transport essential. District facilities can also

provide a local function, however they are generally for the wider population (greater Palmerston). The District Level is based on an ultimate population of over 50,000 residents and includes facilities such as the Aquatic Centre and Library.

Local Level

Community Infrastructure at a Local Level is located in close proximity to local parks and shops and can service several adjoining suburbs (5,000 - 10,000 residents). They may also be planned and operated in partnership with community/ private organisations. An example of a local level facility would be the Gray Hall in its current function and users.

Note: While historically Community Infrastructure has been provided for a singular suburb (Suburb Level), contemporary planning has shifted to the provision of Infrastructure to a Local Level as a base point (usually population based) and therefore for this plan, the hierarchy of provision considers only Local and District Level Facilities.

RATE OF PROVISION

Population demographics, the existing capacity of facilities, relative need, future growth and other local issues determine the provision within each local community area. Further detailed planning is also required to determine the best response to meet community needs (i.e. expansion of an existing facility in an adjacent community, delivery through outreach services or provision of a private facility). Formulating the rate of provision also considers Council's current rate of provision and also contemporary community infrastructure planning. Across Australia there is a clear trend in community infrastructure planning towards fewer but better, more centrally located, multipurpose facilities, which is reflected in the desired provision rates. The rate of provision is only one method to inform future infrastructure provision, and again should be used as a guide tool in its application.

RATE OF PROVISION TABLE 1

Community Infrastructure Type		Rate of Provision (Facility / Population)	
		Local Level	District Level
Community centres and halls		1/8,000	1/50,000
Facilities for young people and for older people	Youth Centres*	1/8,000	1/50,000
	Seniors Centres*	0.5/8,000**	-
Council Health and recreation facilities		1/50,000	-
Libraries		-	1/50,000
Entertainment and cultural facilities		-	1/50,000
Other Community Facilities for public use		As needs - considered on case by case basis	

*Should aim to be provided within or co-located with community centres if capacity exists and design allows.

** The rate of provision may vary depend on the services offered (i.e. a 'care' based seniors centre or 'active seniors centre')

When considering the minimum land size and gross floor area for infrastructure it is important to consider the existing and future demand on infrastructure. It is noted that the demand for types of community infrastructure is changing just as our communities are changing. It is also difficult to precisely predict the ultimate requirements for community infrastructure in the future in both existing suburbs and future growth areas, however current utilisation of existing facilities provides validated baseline data. As the benefits of integrated and co-located facilities are becoming more widely recognised, best practice trends recognise the need to be flexible in how a facility may be provided. This means that in some cases additional land could be replaced with floor space within a larger building or a public/private partnership may be established with an existing private facility. Considering these trends, the minimum size and area requirements

are provided with the potential for floor area solutions to be included across a broad spectrum of infrastructure provision. While the lot area provides a guide to the size required, delivery of a facility could occur on larger or smaller lot sizes depending on the built form of the facility.

RATE OF PROVISION TABLE 2

Community Infrastructure Type		Design Standard (Land Area / Gross Floor Area)	
		Local Level	District Level
Community centres and halls		1,000m ² /300m ²	2,000m ² /600m ²
Facilities for young people and for older people	Youth Centres*	1,000m ² /300m ²	2,000m ² /600m
	Seniors Centres*	1,000m ² /300m ^{2**}	-
Council Health and recreation facilities		-	7,000m ² /3,500m ² -50m pool -3 x Indoor Multiuse Courts
Libraries		-	3,000m ² /1,750m ²
Entertainment and cultural facilities		-	3,000m ² /1,500m ²
Other Community Facilities for public use		As needs - considered on case by case basis	

*Should aim to be provided within or co-located with community centres if capacity exists and design allows.

** The rate of provision may vary depend on the services offered (i.e. a 'care' based seniors centre or 'active seniors centre')

ACCESSIBILITY, DESIGN AND FUNCTION

Although historically some community infrastructure has been located within the residential areas of older Palmerston Suburbs, best practice trends across Australia suggest there is a shift away from building stand-alone facilities amongst residential neighbourhoods and streets which in cases can be hard to access and can result in reduced utilisation. Across Australia, well utilised community infrastructure tend to be located in places that are readily accessible by public transport, pedestrian and cycle pathways and where people already congregate, such as a local or activity centre.

A local or activity centre provides a high mix of different but compatible uses within a compact form. These centres can occur on a number of different scales but generally are defined by their concentration of retail, office, employment, residential and community land uses. By locating community infrastructure adjacent to and within mixed use centres, this allows people to combine trips to the facility with other activities.

These locations also enhance visibility, safety and convenient access. The following table outlines the hierarchy of community facilities and accessibility standard in Palmerston.

The design and construction of new, upgraded and refurbished facilities should make provision for the variety of community based groups likely to use a facility. Spaces should be adaptable and the needs of the community considered in the design of all facilities. Effective Community Infrastructure design and function should seek to maximise opportunities to co-locate appropriate Infrastructure and consider contemporary delivery models in the provision of Community Infrastructure. Multiuse facilities are beneficial to users and the nature and utilisation time of facilities can be managed to accommodate all users. An example is the shared use of a community hall, youth centre and seniors centre within the one facility provided adequate space and adaptive design occurs.

⁸ WEBB & PULLE (2002) PUBLIC PRIVATE PARTNERSHIPS: AN INTRODUCTION.

⁹ PARTRIDGE (2008) COMMUNITY FACILITIES: FACT SHEET

ACCESSIBILITY, DESIGN AND FUNCTION TABLE

Community Infrastructure Type		Accessibility, Design And Function Standard	
		Local Level	District Level
Community centres and halls		Within 4km of the proposed catchment Co-locate / investigate partnerships approach where possible Within or within close proximity to Activity Centres and walking distance (400m) to public Transport	Within Activity Centres
Facilities for young people and for older people	Youth Centres*	Co-locate / investigate partnerships approach where possible	Within Activity Centres
	Seniors Centres*	Co-locate / investigate partnerships approach where possible / Consider alternative access (shuttle bus options etc.)	-
Council Health and recreation facilities		-	Within Activity Centres
Libraries		-	Within Activity Centres
Entertainment and cultural facilities		-	Within Activity Centres OR Area / Location to support Such a facility
Other Community Facilities for public use		As needs - considered on case by case basis	

Generally, youth activities occur out of business hours while senior's activities generally occur within business hours. This is evident by the utilisation of Councils' existing facilities. A shared use provision and operation model provides an opportunity for the different groups to utilise the same space at different times of the day to ensure resulting activities do not impact on one another. While shared use and co-location are desirable, certain infrastructure may suit a certain environment or varied access arrangements. This is particularly applicable to seniors' centres whereby a screened environment may be desirable or where access may be delivered through alternative methods (private shuttle bus services etc). Public Private Partnerships (PPP's) are partnerships between the public sector⁸ and the private sector for the purposes of designing, planning, financing, constructing and/or operating facilities which would be traditionally regarded as the responsibility of the public sector, and can successfully be implemented for the provision of community infrastructure. The opportunity for PPP's to deliver community infrastructure in Palmerston over the next 10 years should be considered and explored whenever possible, this includes opportunities for Council to assist existing privately owned and managed assets to improve the facility in exchange for public access and patronage. Assistance from Council to improve and enhance privately owned infrastructure in exchange of "public use" represents a fraction of the establishment costs of a new facility and also improves both the existing organisations infrastructure and the infrastructure available to the public. Opportunities may also exist for Council to partner with Government, philanthropic organisations, community organisations, not-for-profit organisations and social enterprises in the planning, delivery of both new and existing community infrastructure in Palmerston.

Opportunity also exists in partnering with developers as they construct commercial and retail centres. Community infrastructure can be cost effective for developers as building a shared facility can potentially add value to the development by providing a 'point of difference' and making the residential component of the development more attractive to buyers⁹.

COMMUNITY INFRASTRUCTURE 2016 - 2026

A review of the evolving demographics, expected growth areas, existing facilities and patronage data of the Palmerston community has led to a number of recommendations to ensure the adequate provision of community infrastructure in Palmerston occurs in the future.

It is noted that a number of existing facilities are adequate for Palmerston in the short term although those and other items require action and planning to cater for evolving trends and contemporary delivery models across the life of this plan.

To enable effective planning and delivery of infrastructure, suggested actions have been allocated a Short Term (0-3 years), Medium Term (3-7 years) and Long Term (7+ years) timeframe in the context of this plan.

COMMUNITY CENTRES, YOUTH CENTRES AND SENIORS CENTRES

Local Level Provision

Overall, the localities Gray, Driver, Marlow Lagoon and Durack contain adequate provision of Community Centres also function as Youth Centres (as reflected by patronage data). The Joy Anderson Centre provides adequate provision as a Seniors Centre for abovementioned localities along with Moulden and Woodroffe (as reflected by the

DSS), however it is noted that the service the centre provides is orientated largely (96% of occupation) towards 'care' based occupancy rather than 'active' options for seniors. It is noted that provision of an "active" seniors centre could be investigated to service these localities and the wider Palmerston community.

While Youth centres are not provide in isolation, capacity and operation of the existing halls is adequate as Youth Centres in the above localities and the operation of existing facilities as multi use centres reflects contemporary provision models which is a suitable ongoing provision model. It is also noted that Marlow lagoon, while not densely populated, has an advantageous location to utilise the multi-use services of existing centres, in particular the Driver Family Resource Centre.

Gaps in established Localities

Moulden, Woodroffe - Local Facility

While capacity within existing community centres and Youth Centres can be utilised by residents in Moulden and Woodroffe, an area

of space for this locality should be explored. While the opportunity in Moulden and Woodroffe to acquire suitable land for a facility has expired, the opportunity for a joint partnership to provide suitable space would be a suitable and desirable outcome.

It is recommended Council investigate public/private partnership with existing space provider. Opportunities for the provision of a community and youth space in the short term should be explored at the following facility:

- ▶ Palmerston Corps (Salvation Army) - Corner of Woodroffe Ave and Temple Terrace
 - Capacity of between 50-80 patrons depending on activity;
 - Includes kitchenette, bathroom facilities, and movable seating;
 - Currently utilised by facility provide along with other groups by appointment;
 - Opportunity exists for increased patronage subject to the activity aligning with the current management practices.

The facility location proves desirable in terms of servicing the catchment and while not within an activity centre, is adequately serviced by public transport. Initial consultation suggests the operator would consider further patronage should the activities integrate with the existing operation. The above provision model for existing centre would result in a lower capital cost for Council and improve community relationships while promoting capacity building within existing centres.

RECOMMENDATION

INVESTIGATE THE POSSIBILITY OF ESTABLISHING A PUBLIC PRIVATE PARTNERSHIP WITH AN EXISTING SPACE PROVIDER TO MEET DESIRED STANDARDS OF SERVICE (LOCAL) FOR THE MOULDEN AND WOODROFFE LOCALITY.



	Site Area	GFA
Existing Provision (2016)	NIL	NIL
Proposed Provision (2026)	Investigate Public / Private Partnership for suitable space to meet DSS	

Estimated Capital Cost (Built Facility Only)	N/A
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Action	Short Term (0-3 years)	Medium Term (3-7 years)	Long Term (7+ years)
1. Investigate options for utilisation of a shared space through negotiations with existing space provider.	✓		
2. Trial the proposed space with a Council Community program / directing space requests and seek community feedback on the ongoing operation	✓	✓	
3. If successful, seek to move to a formal agreement for Council patronage, opportunity's for co-branding in exchange for agreed Council assistance			✓

Gunn and Bakewell - Local Facility

A shortfall of community and youth space exists in the locality of Gunn and Bakewell. While the opportunity to acquire suitable land has expired, the opportunity for joint partnerships to provide suitable space would be a suitable and desirable outcome.

It is recommended Council investigate public/private partnership with existing space provider. Opportunities for the provision of community space in the short term should be explored at the following facility:

- ▶ Living Water Community Centre (79 Shearwater Drive, Bakewell) –
 - Capacity of between 50-80 patrons depending on activity;
 - Includes kitchenette, bathroom facilities, performance stage and movable seating;
 - Currently utilised by facility provide along with other groups by appointment;
 - Opportunity exists for increased patronage subject to the activity aligning with the current management practices.

The facility location proves desirable in terms of servicing the catchment and while not within an activity centre, is adequately serviced by public transport. Initial consultation suggests the operator would consider further patronage should the activities integrate with the existing operation.

The above provision model for existing centre would result in a lower capital cost for Council and improve community relationships while promoting capacity building within existing centres.

RECOMMENDATION

INVESTIGATE THE POSSIBILITY OF ESTABLISHING A PUBLIC PRIVATE PARTNERSHIP WITH AN EXISTING SPACE PROVIDER TO MEET DESIRED STANDARDS OF SERVICE (LOCAL) FOR THE GUNN AND BAKEWELL LOCALITY.

	Site Area	GFA
Existing Provision (2016)	NIL	NIL
Proposed Provision (2026)	Investigate Public / Private Partnership for suitable space to meet DSS	

Estimated Capital Cost (Built Facility Only)	N/A
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Action	Short Term (0-3 years)	Medium Term (3-7 years)	Long Term (7+ years)
1. Investigate options for utilisation of a shared space through negotiations with existing space provider.	✓		
2. Trial the proposed space with a Council Community program / directing space requests and seek community feedback on the ongoing operation	✓	✓	
3. If successful, seek to move to a formal agreement for Council patronage, opportunity's for co-branding in exchange for agreed Council assistance			✓

Rosebery and Bellamack - Local Facility

The growth of Rosebery and Bellamack in recent years has resulted in an increased population in this locality. These adjacent suburbs combine to demand the needs for a Community Centre at a Local Level and a lack of Community Space that enables a multi-use (Community Centre and Youth focused Centre) is evident.

The provision of a multipurpose facility to meet the needs of the community which aligns with the Desired Standards of Service should be pursued on an existing zone CP site located at 133 Flynn Circuit (Lot 10282) currently identified as Crown land.

The nature of the facility should cater for community uses to include general community services and the utilisation as a youth centre in its design. Given the large site area of the lot and its location adjacent to a commercial centre, an opportunity for Council to consider additional space by way of leasable space to private enterprise that serves a community purpose could also be considered. This opportunity may also give rise to a possible public/private partnership which may assist in the provision of the facility which should be investigated.

RECOMMENDATION

PROVISION OF A MULTIPURPOSE
COMMUNITY CENTRE WHICH ALSO
CONSIDERS YOUTH PATRONAGE TO MEET
DESIRED STANDARDS OF SERVICE (LOCAL)
WITHIN THE ???



	Site Area	GFA
Existing Provision (2016)	NIL	NIL
Proposed Provision (2026)	8,080m ² (current site size)	300m ²

Estimated Capital Cost (Built Facility Only)	\$472,000 ¹⁰
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Action	Short Term (0-3 years)	Medium Term (3-7 years)	Long Term (7+ years)
1. Investigate opportunity to acquire the land from the crown with the view to providing a facility in the medium to long term	✓		
2. Undertake targeted consultation and associated needs analyse to determine the layout and precise function of the space	✓	✓	
3. Consider provision options for a facility which may include a public / private partnership via an expression of interest for the facility and possible commercial opportunities on the site.		✓	
4. Aim for delivery of the facility in the Medium to Long term once action (3) has been investigated.		✓	✓

Johnston and Farrar - Local Facility

The recent growth of Johnston and Farrar has resulted in a substantial population increase in this locality.

Based on the population growth projections of this locality these adjacent suburbs will combine to demand the needs for a Community Centre, Youth Centre and Seniors Centre at a Local Level in the long term.

In this locality the provision of senior's space within the centre development will provide an alternate space to the Joy Anderson Centre for seniors activities and is in a location to service the wider locality. The use of the space as a

'Care' space or an 'Active' space for seniors would need to be determined through further investigations.

The provision of a multipurpose facility to meet the needs of the community which aligns with the Desired Standards of Service should be pursued on an existing zone CP site located at 8 Lind Road, Johnston (Lot 11256) currently identified as Crown land.

¹⁰ RAWLINSONS – AUSTRALIAN CONSTRUCTION HANDBOOK 2016 –
11.5.2 "COMMUNITY RECREATION CENTRE"
MEDIUM STANDARD (DARWIN INDEX)

RECOMMENDATION

PROVISION OF A MULTIPURPOSE COMMUNITY CENTRE THAT ALSO ALLOWS FOR BOTH YOUTH AND SENIORS PATRONAGE TO MEET DESIRED STANDARDS OF SERVICE (LOCAL) WITHIN THE JOHNSTON AND FARRAR LOCALITY.



The nature of the facility should cater for community uses to include general community services and the utilisation as a youth centre in its design. Given the large site area of the lot and its location adjacent to a commercial centre, an opportunity for Council to consider additional space by way of leasable space to private enterprise that serves a community purpose could also be considered. This opportunity may also give rise to a possible public/private partnership which may assist in the provision of the facility which should be investigated.

	Site Area	GFA
Existing Provision (2016)	NIL	NIL
Proposed Provision (2026)	4,410m ² (current site size)	300m ²

Estimated Capital Cost (Built Facility Only)	\$472,000 ¹¹
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Action	Short Term (0-3 years)	Medium Term (3-7 years)	Long Term (7+ years)
1. Investigate opportunity to acquire the land from the crown with the view to providing a facility in the medium to long term	✓		
2. Undertake targeted consultation and associated needs analyse to determine the layout and precise function of the space	✓	✓	
3. Consider provision options for a facility which may include a public / private partnership via an expression of interest for the facility and possible commercial opportunities on the site.		✓	
4. Aim for delivery of the facility in the Medium to Long term once action (3) has been investigated.			✓

Zuccoli and Mitchell

Zuccoli presents both a challenge and opportunity for the provision of community infrastructure. While destined to become Palmerston's most populated locality with over 9,500 residents once entirely developed, the suburb also presents an opportunity as a large balance of the developable area is still vacant. While growth in Mitchell is set to only comprise of Rural Residential Lots (due to biting insects constraints) similar to Marlow Lagoon it will be in the advantageous position to utilise the adjacent suburbs infrastructure, being the proposed Zuccali infrastructure.

The major growth of Zuccoli demands the provision of an integrated facility to provide for community's needs as a Community Centre and Youth focused Centre given the expected younger demographics of the locality. While the centre should have a community and youth focus for the life of this plan, beyond that term a review of the demographics should occur as the space could also cater for the senior's community if the proportion of senior citizens grow in the locality over time.

A number of possible sites in zone CP exist and are proposed within the suburb that could meet requirements to contain a suitable space.

¹¹ RAWLINSONS – AUSTRALIAN CONSTRUCTION HANDBOOK 2016 – 11.5.2 "COMMUNITY RECREATION CENTRE" – MEDIUM STANDARD (DARWIN INDEX)

the NTG at this time (early 2016).

While the site is large in area, it is noted it is constrained with drainage issues and has some low lying areas. Preliminary investigations reveal it does have a suitable area of unconstrained land to allow for the provision of a local level facility. Additional earthworks may also improve the useable area of the site.

1. PROVISION OF A MULTIPURPOSE COMMUNITY CENTRE THAT ALSO ALLOWS FOR YOUTH PATRONAGE TO MEET DESIRED STANDARDS OF SERVICE (LOCAL) WITHIN THE ZUCCOLI AND MITCHELL LOCALITY; AND

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The ultimate combined population of both Zuccoli and Mitchell may demand provision for a further space. This should be investigated within the future southern Zuccoli commercial centre. This may come via the occupation of commercial space through a public / private partnership and these investigations should occur as development progresses to ensure the opportunity is not missed. Opportunity also exists to provide some function within the future centre square within the commercial centre by way of a possible public performance / gathering space in the form of a covered shelter which could be delivered through the development process.

	Site Area	GFA
Existing Provision (2016)	NIL	NIL
Proposed Provision (2026)	29,000m ² (approx.) (current zone CP portion although constrained)	300m ²

Estimated Capital Cost (Built Facility Only)	\$472,000¹²
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Action	Short Term (0-3 years)	Medium Term (3-7 years)	Long Term (7+ years)
1. Investigate opportunity to acquire the land from the crown with the view to providing a facility in the medium to long term.	✓		
2. Undertake targeted consultation and associated needs analyse to determine the layout and precise function of the space.	✓	✓	
3. Use consultation and needs analysis outputs to determine the need for space within the Southern Zuccoli commercial centre.		✓	
4. Consider provision options for a facility/s which may include a public / private partnership via an expression of interest for the facility and possible commercial opportunities on the site.		✓	
5. Aim for delivery of the facilities in the Long term			✓

City Centre

While the current city centre population does not warrant the provision of space, the anticipated residential growth within the city centre over the life of this plan will see the utilisation of both library and recreation centre to function as a local facilities for future City centre residents and will be adequate in this regard.

RECOMMENDATION

UTILISATION OF EXISTING LIBRARY AND RECREATION CENTRE SPACE AS CITY CENTRE
COMMUNITY SPACE IN THE MEDIUM TO LONG TERM AS THE CITY CENTRE POPULATION GROWS

¹²RAWLINSONS – AUSTRALIAN CONSTRUCTION
HANDBOOK 2016 – 11.5.2 "COMMUNITY
RECREATION CENTRE" – MEDIUM STANDARD
(DARWIN INDEX)

Possible utilisation of existing suitable Council owned land - Marlow Lagoon – Seniors Centre:

An opportunity exists to utilise an existing Zone CP site in Marlow Lagoon for a community use.

An existing Community Purpose zoned site is located within the suburb whereby the provision of sensitive infrastructure could be located given the nature of the Zone CP site and its locality in the low density area. It is noted that while the site is serviced via a public transport route, the location does lend itself to a facility that could accommodate private transport arrangements, particularly in the form of a shuttle bus service etc.

While the suburb of Marlow lagoon has limited projected growth it is identified as having the highest median age of all Palmerston suburbs. It is further noted that across Palmerston, while small

RECOMMENDATION

1. INVESTIGATIONS AND A COMMUNITY SURVEY (SENIORS) OCCUR FOR THE PROVISION OF AN 'ACTIVE' SENIORS CENTRE ON LOT 4153 TO GAUGE COMMUNITY RESPONSE AND SUITABILITY.



in proportion to youth the above 65 years age cohort, is a proportionally growing demographic cohort for Palmerston.

The prospect of delivering an 'active' seniors centre in this location may be possible. It is recognised that the Joy Anderson Centre provides a 'care' based seniors centre and the Marlow site would allow for a seniors centre that would cater for the proportion of the seniors seeking an active space that has appropriate amenity for the nature of the use.

An initial community survey on the concept would provide a guide for Council to pursue the option with an action plan to follow the outcome of the survey should it be deemed appropriate. The survey would provide the best guide as to the utilisation of the lot for a centre or a reconsideration of the future use of the Council owned lot.

Action	Short Term (0-3 years)	Medium Term (3-7 years)	Long Term (7+ years)
1. Community survey to determine demand for a seniors centre on Lot 4153	✓		

District Community Centre

The existing YMCA, in particular the indoor hall/court area provides the function of both as a Community centre, hall and youth centre at a District Level. The location of the Facility within the city centre allows adequate servicing by public transport and the size of the facility allows the provision of larger events, higher number of patrons and ability for Council to conduct its larger programs. The primary item for consideration is management of activities

by both Council and YMCA staff to ensure the variety of uses can be managed on the site, in particular given the peak hour patronage of the timber court areas.

It is noted that expansion of library and any additional recreation centre space in the long term may also aid in the provision of community and youth space, along with a quiet environment for additional seniors activities that may reach beyond the local level provision.

RECOMMENDATION

UTILISATION OF EXISTING RECREATION CENTRE SPACE TO CONTINUE TO FUNCTION AS A DISTRICT LEVEL COMMUNITY SPACE.

Council Health and Recreation facilities

It is noted that the existing Health and Recreation facilities has a significant patronage and does service communities outside of the Palmerston LGA.

Future growth within Palmerston and the role the facilities play on a regional scale (servicing adjoining LGAs) should be considered in a future needs analysis for this particular piece of Community Infrastructure.

Based on the peak hour utilisation and external patronage of the existing indoor recreation centre, provision of a 3rd indoor court is warranted in the long term.

Expansion of the existing city centre site on a ground level may be limited given its existing footprint, however the available land on the Moulden site may allow for the provision of a further indoor court to improve the offerings of the current Moulden site and relieve peak hour patronage on the city site.

Depending on the feasibility of delivery of a 3rd court in isolation, investigations should

also consider the feasibility and cost benefit of the delivery of a 3rd and 4th court in future expansion. It is noted both the land area and GFA of the DSS are met with these facilities however the provision of an additional court is required.

Improved facilities on the Moulden site will allow the large range of activities currently utilising the indoor court facility to be split across sites should the Moulden site prove feasible. It is noted that the existing YMCA management allows for central management of both facilities locations.

Expansion of the space will also enable the cross utilisation of uses to occur, where the hall and court areas can also function as community space, in particular as youth space (the existing YMCA already operates a youth drop-in centre service).

It is noted that as the existing Aquatic facility, in particular the 50m Pool nears its lifespan, an increase in maintenance costs will occur, it is therefore wise for council to consider the planning for new or upgraded facility within

the life of this plan for a delivery to occur beyond the life of this plan.

While external patronage from outside of Palmerston increases the reliance on the facility, it will also add weight to sourcing assistance and alternative funding sources for the future expansion.

RECOMMENDATION

THE PROVISION OF AN ADDITIONAL INDOOR MULTIUSE COURT TO BE DELIVERED IN THE LONG TERM TO MEET DESIRED STANDARDS OF SERVICE (DISTRICT).

INVESTIGATE PROVISION OF NEW AND/OR UPGRADED AQUATIC FACILITY.

	Site Area	GFA
Existing Provision (2016)	6,140m ² & 15,400m ² (Total 21,540)	2,870m ² and 1,455m ² (Total 4,325m ² - noting that a gym on each site occurs) Including 50m pool & 2 x Indoor Multiuse Courts
Proposed Provision (2026)	Existing Provision Adequate	3,500m ² Including 50m pool & 3 x Indoor Multiuse Courts

Estimated Capital Cost (Built Facility Only)	Depends on Delivery method
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Action	Short Term (0-3 years)	Medium Term (3-7 years)	Long Term (7+ years)
1. Investigate options for expansion of 1 indoor court on current sites.	✓	✓	
2. Investigate feasibility of providing a 3rd court in isolation and options for the delivery of 3rd and 4th court if feasibility is robust.	✓	✓	
3. Delivery of expanded Indoor Court use.			✓
4. Investigate provision of new and/or upgraded aquatic facility.		✓	✓



Library

The existing library is provided of a size and scale that is an adequate facility for the existing Palmerston community. It is noted that the library has a significant patronage level and does service communities outside of the Palmerston LGA. Future growth within Palmerston and the role the library plays on a regional scale (servicing adjoining LGAs) should be considered in a future needs analysis for this particular piece of Community Infrastructure. In the short term the existing provision appears adequate however in the medium to long term, expansion of the existing facility will be required to increase the floor area by some 300m².

The need for expansion may be further accelerated should the residential population within the city centre grow as development occurs and as the Holtze area begins to house residents. Residential growth in the city and Holtze will place pressure on the facility to service the city population as a community space in addition to the library. It is noted that there is intent in the short term for the

RECOMMENDATION

THE PROVISION OF AN EXPANDED LIBRARY FLOOR AREA TO BE DELIVERED IN THE LONG TERM TO MEET DESIRED STANDARDS OF SERVICE (DISTRICT)

constrained shape of the library lot to undergo a boundary realignment with the adjacent site to excise the library building and some parking to a lot size of approximately 2,200m². Regardless of whether the resizing of the lot occurs, the constrained shape of the existing lot, encumbrances and existing car parking layout may restrict further ground level expansion.

	Site Area	GFA
Existing Provision (2016)	4,330m ²	1,450m ²
Proposed Provision (2026)	3,000m ²	1,750m ²

Estimated Capital Cost (Expansion of Built Facility Only – Approx. 300m ²)	\$919,000* ¹³
--	--------------------------

Action	Short Term (0-3 years)	Medium Term (3-7 years)	Long Term (7+ years)
1. Investigate options for expansion on current site.	✓		
2. Confirm expected future patronage form rural areas.	✓		
3. Confirm quantity (~300m ² to meet DSS) and expansion use type.	✓	✓	
4. Delivery of expanded area.			✓

¹³ RAWLINSONS – AUSTRALIAN CONSTRUCTION HANDBOOK 2016 – 1.2.5 “LIBRARY, SUBURBAN” (DARWIN INDEX)

* IF CONSTRUCTED ON GROUND FLOOR. DOES NOT ACCOUNT FOR RETROFIT COSTS TO EXISTING BUILDING.

Entertainment Facilities

At present, the redeveloped Goyder Square provides the focus Entertainment and cultural events within the city. It is noted that events have also occurred in the Marlow lagoon recreation area with success. While no built facility occurs for such events Council does have a demountable stage facility which can be utilised for events which is flexible to movement across a number of locations. While it is noted that no formal performing arts space exist, other facilities such as the recreation centre and Gray Hall do function as weather protected facilities for indoor performance arts rehearsal and event space for the City.

When considering the need for formal Entertainment Facilities (a standalone Entertainment centre / performing arts centre) the expected external patronage should be considered in future demand. As it stands approximately 30% of patrons who use the Palmerston Library and Recreation centre reside outside of the Palmerston Municipality,

a large proportion of these originating from rural areas. The growth of the City centre, Gateway shopping centre, Regional hospital and Holtze area will only provide an increase in the rural patronage to the city as the range of goods and services increase as development progresses.

Considering the external demands that already occur on District Level facilities within Palmerston, investigations for the provision of a regional Entertainment Facility should occur in the short term. While the DSS provision of an Entertainment Facility does exist in this report, the investigations and feasibility should inform the nature of the regional facility in this particular case.

While this investigation and feasibility reach beyond the scope of this plan, the existing trends suggest patronage of such a facility would reach well beyond the Palmerston municipality and provide a benefit to the wider areas of the Territory.

RECOMMENDATION

INVESTIGATIONS AND LIAISON WITH EXTERNAL MUNICIPALITIES FOR THE DEVELOPMENT OF A 'PALMERSTON ENTERTAINMENT CENTRE' TO SERVICE THE PALMERSTON, REGIONAL AND RURAL COMMUNITIES

	Site Area	GFA
Existing Provision (2016)	NIL	NIL
Proposed Provision (2026)	TBA	TBA

Action	Short Term (0-3 years)	Medium Term (3-7 years)	Long Term (7+ years)
1. Investigate and liaise with external municipalities for the development of a 'Palmerston Entertainment centre' to service the Palmerston and rural communities	✓	✓	

Other Facilities

While “other facilities” could include a large array of uses, these uses can be difficult to locate and demand should be investigated on a case by case basis. For the purposes of future growth, the utilisation and patronage of existing facilities have been considered and recommendations made based on each use.

Community Gardens

The existing Gray community garden has small a capacity to expand and the establishment of a second community garden should be investigated in the suburb of Zuccoli. This could be planned for in the short term with delivery aiming to be in the medium term to long term.

Small lot sizes and a compact urban form of this

particular locality will limit the extent for “at home gardens” to occur within existing lots and the provision of a community garden should be considered.

Based on the Gray Community Garden Model and delivery, a community survey should be undertaken to gauge interest and ascertain a size of the garden when the suburb has been substantially completed.

Opportunity may exist on the large site recommended for a community centre to the north of suburb; however a detailed site analysis would be required. The opportunity for a public/private partnership (with the developers in particular) should also be explored.

RECOMMENDATION

PROVISION OF A COMMUNITY GARDEN IN ZUCCOLI IN THE LONG TERM

Action	Short Term (0-3 years)	Medium Term (3-7 years)	Long Term (7+ years)
1. Undertake a community survey to gauge interest and ascertain a size the space when the suburb has been substantially completed and Community Site is secured.		✓	
2. Provision of a community garden			✓

Mens Shed

The Men’s Shed is a valued group to the community and yearly growth suggest the existing facility will not be of a size to house the group in the longer term. The group is unlike most community groups as it requires workshops and to be in location which supports the type of activities that occur.


While Council may not be in a position to provide built infrastructure for the growing group in the medium term (sheds, workshops etc.), it may be able to assist in with grant applications and assistance with the identification and possible provision of a suitable location and/or suitable land for the group. In this regard it is noted that a site of an industrial / service commercial nature would be the most appropriate location for this particular group.

RECOMMENDATION

CONTINUE TO ASSIST THE GROUP TO LOCATE A SUITABLE SITE FOR ONGOING OPERATION AND GROWTH.

REVIEW EXISTING AND FUTURE COUNCIL OWNED SITES TO IDENTIFY A POSSIBLE SUITABLE SPACE.






THE COMMUNITY INFRASTRUCTURE PLAN IS A STRATEGIC PLANNING TOOL USED BY COUNCIL TO GUIDE AND MANAGE THE PROVISION OF FUTURE COUNCIL COMMUNITY INFRASTRUCTURE. EFFECTIVE AND COORDINATED PLANNING OF COUNCIL COMMUNITY INFRASTRUCTURE IS REQUIRED TO ACCOMMODATE THE RAPID URBAN GROWTH AND EXPANSION OF PALMERSTON.

DRAFT

CITY OF PALMERSTON

 08 8935 99 22

 www.palmerston.nt.gov.au

 2 Chung Wah Terrace
Palmerston, NT, 0831

ITEM NUMBER: 13.1.3

Liquor Licence Application - Lot 5694 (1) Mannikan Court, Bakewell - New Liquor Licence (restaurant) - OKA Malaysian Chinese Cuisine

FROM:

Acting Director of Technical Services

REPORT NUMBER:

8/0952

MEETING DATE:

2 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 proposed new Liquor Licence (restaurant) for OKA Malaysian Chinese Cuisine on Lot 5694 (1) Mannikan Court, Bakewell.

RECOMMENDATION

1. THAT Council receives Report Number 8/0952.
2. THAT Attachment B to Report Number 8/0952 be endorsed.

Background:



Source: NT Atlas and Spatial Data Directory

The subject site contains the approved Bakewell Woolworths Shopping Complex and associated commercial uses.

The proposed Restaurant license seeks a license for consumption of liquor on premises. The business proposed to be conducted on the premises will be in the nature a new Malaysian Restaurant and Tapas Bar which proposed the following:

- Consumption of alcohol without a meal in the alfresco and dining areas.
- Liquor may be sold for consumption on the licensed premise between 10:00am until 12pm midnight, seven (7) days a week.

The applicant has stated that all patrons will be seated whilst consuming drinks, and it is envisaged that they may consume snacks whilst drinking. Drinks will only be served in glasses or bottles and not jugs or kegs, and there will be no promotion of free drinks.

General:

Officers note that the proposed Restaurant license is consistent with other restaurants operating in the Palmerston municipality. Furthermore the site is in a location within a larger shopping complex which ensures access to public transport and security measures will be in place for the establishments.

In this particular case no objection to the application is raised.

Financial Implications:

Nil

Legislation/Policy:

Nil

Recommending Officer: Gerard Rosse, Acting Director of Technical Services

Any queries on this report may be directed to Gerard Rosse, Acting Director of Technical Services on telephone (08) 8935 9958 or email Gerard.rosse@palmerston.nt.gov.au

Schedule of Attachments:

Attachment A: Proposed Liquor Licence Application

Attachment B: Council's letter of comment on the Liquor Licence Application Lot 5694 (1) Mannikan Court, Bakewell – New Liquor Licence (Restaurant) – OKA Malaysian Chinese Cuisine

Licensing NT
Level 3, NAB House, 71 Smith Street, Darwin NT 0800
Postal address GPO Box 1154, DARWIN NT 0801
Tel 08 8999 1800 Fax 08 89997498
Email: LRASComplianceDWN.DOB@nt.gov.au

Senior Planner
Palmerston City Council
First Floor, 2 Chung Wah Terrace
PALMERSTON NT 0830

palmerston@palmerston.nt.gov.au

Dear Sir/Madam

RE: Application for a New Liquor Licence – OKA Malaysian Chinese Cuisine

An application for a new 'Restaurant' liquor licence has been received from Territory Harmony Pty Ltd for OKA Malaysian Chinese Cuisine located at 1 Mannikan Court Bakewell NT 0832

Please provide any comments you might have in relation to the application taking into account the Objects of the Liquor Act (the Act) as defined in section 3 of the Act. Your comments should relate to matters the Director-General must consider when assessing an application, as detailed in section 6 and 28 of the Act.

If lodging an objection to the application or wanting to raise concerns in relation to neighbourhood amenity, this would be dealt with by way of an objection under section 47F of the Act.

A copy of the Application (including the applicant's response to section 6), advertisement and site plans are enclosed for your reference. A copy of section 3, 6 and 28 of the Act are also attached.

Your comments or objection, if any, should be received no later than 15 August 2016.

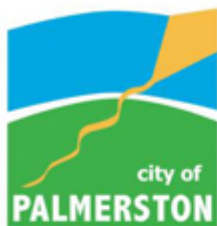
If you require any further information in relation to the above, please contact Senior Licensing Officer Christine Free on telephone 89997827 or via email LRASComplianceDWN.DoB@nt.gov.au

Yours sincerely



CHRISTINE FREE
Senior Licensing Officer

13 July 2016



Please include the following reference in all correspondence

File: P5694

ID: GR:gr

2 August 2016

Director-General
Department of Business
GPO Box 1154
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

**Liquor Licence Application
Lot 5694 (1) Mannikan Court, Bakewell
New Liquor Licence (restaurant) - OKA Malaysian Chinese Cuisine**

Thank you for the Liquor Licence Application referred to this office on 13 July 2016, concerning the New Liquor Licence (restaurant) at Lot 5694 (1) Mannikan Court, Bakewell (OKA Malaysian Chinese Cuisine)

Council does not object to the granting of the Liquor Licence Application for a New Liquor Licence (restaurant) on Lot 5694 (1) Mannikan Court, Bakewell - OKA Malaysian Chinese Cuisine

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 Technical Services**

The subject site contains the existing Cazalys club and forms part of the wider shopping centre site. The site has an existing liquor license (Lic No. 81416400) that caters for consumption on premise and takeaway liquor.

The proposed variation to the existing liquor license does not alter the existing hours of operation but only the area of the liquor license area. This variation reflects renovations and additions approved for the site which include the following:

- Moving the position of the TAB terminals, TV'S and information units to accommodate an up market mixed lounge area.
- Building an outdoor dining area
- Building a Beer Garden

The applicant has stated that the purpose of the improvements is to provide upgraded outdoor eating areas and an up market indoor and outdoor drinking area catering to a mixed crowd away from the front bar / sports bar of the existing operation. The total new floor area totals to 175m².

General:

Officers note that the hours and nature of the existing license will not change as part of the proposed variation but rather only the area for liquor consumption on site to reflect the proposed renovations and additions.

In this particular case no objection to the variation is raised.

Financial Implications:

Nil

Legislation/Policy:

Nil

Recommending Officer: Gerard Rosse, Acting Director of Technical Services

Any queries on this report may be directed to Gerard Rosse, Acting Director of Technical Services on telephone (08) 8935 9958 or email Gerard.rosse@palmerston.nt.gov.au .

Schedule of Attachments:

Attachment A: Proposed Liquor Licence Application

Attachment B: Council's letter of comment for the Liquor Licence Application (Variation to existing Liquor Licence) - Lot 5976 (10) Temple Terrace, Palmerston - Cazalys Club

Application for Permanent Variation to Liquor Licence

Liquor Act

Application for Permanent Variation to Liquor Licence		5 JUL 2016	
1. Application details			
Title	Mr X <input type="checkbox"/> Mrs <input type="checkbox"/> Ms <input type="checkbox"/> Miss <input type="checkbox"/>		
Full name of applicant	Noel Kieron Fahey		
Address of applicant	10 Temple Terrace, Palmerston		
Postal address of applicant	PO Box 1975, Palmerston 0831		
Telephone	8932 8688	Facsimile	8932 8677
Email	gm@cazalysnt.com.au	Website	
Full name and address of Licensee	Noel Fahey 20/12 Paspaley Place Larrakeyah, NT 0820		
Address/location of licensed premises	10 Temple Terrace Palmerston NT 0830		
Trading name of licenced premises	Cazalys Palmerston Club Inc		
Will this permanent variation change the nature or operation of the business, if 'yes' how	NO		
2. Considerations for this application included in submission			
1. If applicable, plans and specifications for the proposed alterations	Yes X <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
2. If applicable a certificate from the Development Consent Authority confirming that town planning approval has been given for the proposed alterations at the relevant address of the proposed premises; and/or Certificate of Occupancy	Yes X <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>

Application for Permanent Variation to Liquor Licence

Description of Permanent Variation/s to liquor licence and any supporting evidence (please include attachments) to show the proposed changes will not result in a contravention of or failure to comply with the provision of the Northern Territory of Australia Liquor Act or any Law of the Northern Territory

1. Moving the position of the TAB terminals, TV's and information units to accommodate an up market mixed lounge area.
2. Building an outdoor dining area
3. Building a Beer Garden

The purpose of the improvements is to provide up graded outdoor eating areas and an up market indoor and outdoor drinking area catering to a mixed crowd away from the front bar / sports bar of our existing operation.

This will increase licenced area by

Public interest – Applicants must demonstrate in the application that the grant of the licence will be in the public interest by providing information about any relevant criteria referred to in section 6(2) of the *Liquor Act* and any other matter relevant to the public interest in the sale, provision, promotion and consumption of liquor. The Applicant should refer to section 6 and 26(3) of the *Liquor Act* to identify those matters the Director-General of Licensing must consider when determining an application

Application for Permanent Variation to Liquor Licence

No change to the Liquor License is sort.

I/We the Applicant(s) described above, hereby apply to amend the above conditions of the licence

Signature of
applicant(s)

Date

Signature of
applicant(s)

Date

Signature of
applicant(s)

Date

3. Application notes

1. Applicants should note that the application will not be considered by the Director-General of Licensing unless all of the requirements set out in this application form and as may be additionally advised by the Director-General, has been satisfied. The list below is intended as a basic guide only. The Director-General may require additional information at any stage of the process.

2. The following are documents that must be lodged with the application:

a) Completed application form

Yes ☐

b) If applicable, plans and specifications for the proposed alterations (drawn in accordance with the attached approved guidelines.)

Yes ☐

N/A ☐

d) If applicable, a certificate from the Development Consent Authority confirming that town planning approval has been given for the proposed alterations at the relevant address of the proposed premises;
and/or
Certificate of Occupancy

Yes ☐

N/A ☐

Application for Permanent Variation to Liquor Licence			
e)	Public interest – Applicants must demonstrate in the application that the grant of the licence will be in the public interest by providing information about any relevant criteria referred to in section 6(2) of the <i>Liquor Act</i> and any other matter relevant to the public interest in the sale, provision, promotion and consumption of liquor. The Applicant should refer to section 6 and 26(3) of the <i>Liquor Act</i> to identify those matters the Director-General must consider when determining an application.	Yes <input type="checkbox"/>	
3.	Documents required prior to consideration of application, if required to go to advertising:		
a)	Copies of advertisements of the proposed permanent variation/s placed in relevant newspapers or other form of media (where required by the Director-General of Licensing). Licensing Inspectors will assist the Applicant in drafting the relevant advertisement for the Applicant and advise where the advertisements should be placed i.e. NT News, Centralian Advocate, Katherine Times, Kununurra Times etc. Applicants should make every effort to attend to this requirement as soon as possible after the application has been lodged, as an application will not be considered until such time as the Advertising period has closed and the Community has had the opportunity to object to the Application. Other documentation and requirements can be submitted while the advertising period is running.	Yes <input type="checkbox"/>	
b)	Signed declaration (form enclosed) that the "Green Sign" has been erected at a prominent external area of the proposed premises and has been displayed for a 30 day period coinciding with the advertisements. "Green Signs" will be provided by a Licensing Inspector. Random checks are undertaken to ensure that "Green Signs" are erected in a prominent external area of the proposed premises.	Yes <input type="checkbox"/>	
4.	Further requirements:		
a)	Inspection of proposed licensed premises by Licensing Inspectors	Yes <input type="checkbox"/>	
5.	If applicable – Guidelines Site and Floor Plans		
a)	<p>A Floor Plan of the proposed or existing premises:</p> <ul style="list-style-type: none"> i) drawn to a scale or scales considered by the Director to be adequate for the relevant detail; ii) showing each level/area of the premises to which the application relates, showing fixtures and the use of all rooms; and <p>shall delineate the proposed licensed premises in red.</p>	Yes <input type="checkbox"/>	N/A <input type="checkbox"/>
b)	<p>A Site Plan showing:</p> <ul style="list-style-type: none"> i) showing an outline (delineated in red) of every building to which the application relates; ii) the boundary of the land on which those premises are or are to be situated; iii) the front entrance of every building on those premises; iv) the names of adjacent streets; <p>features such as swimming pools and other outdoor areas on those premises.</p>	Yes <input type="checkbox"/>	N/A <input type="checkbox"/>

Application for Permanent Variation to Liquor Licence			
c)	The Floor Plan and the Site Plan shall be professionally drawn plans by an appropriately qualified architect, surveyor, town planner, engineer or draftsman.	Yes <input type="checkbox"/>	N/A <input type="checkbox"/>
d)	The Director-General of Licensing may in certain limited circumstances waive full compliance with this guideline. If an applicant wishes to apply for a waiver from the Director-General they should do so in the form of a letter setting out their reasons as to why they cannot fully comply with this guideline.	Yes <input type="checkbox"/>	N/A <input type="checkbox"/>
It should be understood that these plans including documents in support of the application will be made available for inspection by members of the public at all stages of the application and approval process.			
4. Notice In Accordance with the Information Act (Information Privacy Principle 1)			
<p>Licensing, Regulation and Alcohol Strategy (LRAS – a division of NT Department of Business) is seeking information from you for the purposes of your application.</p> <p>Information Privacy Principle 1 (IPP 1) requires that a public sector organisation must not collect personal information unless the information is necessary for one or more of its functions or activities. If personal information about an individual is collected from the individual, the organisation must take reasonable steps to ensure that the individual is aware of certain matters. For the purposes of IPP 1, the following advice is provided.</p> <ul style="list-style-type: none"> a) You are able to access your personal information that you have provided by making a written request to the Director-General of Licensing. b) The information is required pursuant to the <i>Liquor Act</i>. The <i>Act</i> requires that certain matters must be considered when deciding whether or not to approve an application. c) The information will be kept confidential except as follows: <ul style="list-style-type: none"> i. Information may be sought from Police, government agencies, interstate licensing authorities, or referees or other persons nominated by you. Information may be released to those sources to the extent necessary to verify information about you and your application. ii. Registers of licences and permits will be maintained and may be made available to the public on request. <p>You do not have to provide information if you do not wish to do so. However, an application may not be approved if there is insufficient information to properly determine the matter in accordance with the <i>Act</i>.</p>			
5. Statement of display (if required)			
To be completed after the expiry of the 30 day display period of the Green Sign erected at a prominent part of the licensed premises.			
I, (insert full name)			
of (insert address)			
In the Northern Territory, being the Applicant or acting for and behalf of the Applicant, who has applied for permanent variation to licence conditions of the licensed premises known as (insert name of premises)			
And situated at (insert address of premises)			
State that:			

Application for Permanent Variation to Liquor Licence

Application for Permanent Variation to Liquor Licence			
1. The above application was lodged with the Director-General of Licensing on the			
5 th	day of	JULY	20 16.
2. A Public Notice (Green Sign) was displayed on the premises or site to which the application relates on the			
	day of		20
3. The public notice was continuously and conspicuously displayed during the period of 30 days until			
	day of		20
Signature	Noel Farhey		Date 5/July/2016
Full name (in block letters)	Noel Farhey		

**NORTHERN TERRITORY OF AUSTRALIA
BUILDING ACT
SECTION 40 – CERTIFICATE OF COMPLIANCE – STRUCTURAL DESIGN**

All sections must be completed – mark N/A to any question that does not apply

PROPERTY / PROJECT DETAILS	
Owner (if known):	
Lot/Portion Number: 5976	Address: 10 TEMPLE TCE, PALMERSTON CITY
Location: 590	Town / Hundred : TOWN OF PALMERSTON
Description of works : PROPOSED ALFRESCO AND PROPOSED OUTDOOR LOUNGE	

DOCUMENTS ATTACHED	
Drawing Nos:	20 DRAWINGS (H207-A01 to HS07-A11, H207-S01 to H207-S09)
Other:	N/A

DESIGN BASIS (please list relevant Standards used in the design)			
AS 1170.0, 1, 2 & 4, AS 4100, AS 4600, AS 3600, AS 2870, AS 3700, AS 2159, AS 1288 NASH STANDARDS: RESIDENTIAL AND LOW RISE STEEL FRAMING. PART 1: DESIGN CRITERIA.			
Class of Building (BCA): 1a, 10a	Type of Construction (BCA volume 1 §C1.1): C (eg. Type A fire-resisting construction)		
Building Importance Level (BCA Table B1.2a): Level 2		Annual Probability of Exceedance for Wind (BCA Table 1.2b): 1 in 500	
Region: C	Regional ultimate wind speed V_R (m/s): 69	Terrain Category: 2.5	Reference height (m): 4.5
$M_{z,cat}$: 0.87	M_s : 1.0	M_t : 1.0	V_{des} Design Wind Speed at reference height (m/s): 60.0
Internal Pressure Coefficients (C_{pi}):		+0.7, -0.65	
External Pressure Coefficients (C_{pe}):		Walls WINDWARD = +0.7, LEEWARD = -0.5, SIDEWALLS = -0.65	
		Roof -0.9	
Net Pressure Coefficients: (C_{pn})		Roof / Walls -1.2	
Imposed Loads, kPa		Floor / Roof 0.25	
Earthquake Design Category, EDC (Table 2.1 of AS 1170.4): II			
Annual Probability of Exceedance for Earthquake Actions (BCA Table 1.2b): 1 in 500			
Importance Level (BCA): Level 2		Hazard Factor, Z (Section 3): 0.09	
		Class of Sub-Soil (Section 4): Ce	
Safe Foundation Bearing Capacity, kPa: 100		Site classification (AS2870): S	

COMMENTS / EXCLUSIONS (Exclusions to this Certificate must be clearly identified).	
The following items are excluded and shall be certified separately: Glazing - Windows; glass and any window or door frames and their fixings to be certified by others. All Internal Bulkheads, Internal Partitions, Stages and Decoration Work.	
Comments:	

CERTIFICATION BY STRUCTURAL ENGINEER			
Company Name <small>if certification issued on behalf of a corporation</small>		Company NT Registration Number	
I certify that reasonable care has been taken to ensure that the structural engineering aspects of the works as described above have been designed in accordance with the requirements of the Building Code of Australia and the Northern Territory Building Regulations.			
Name (see *below) MAX AL-IBRAHIM	Nominee/Individual NT Registration Number 204051ES	Signature 	Date 19/05/2016

* Name and registration number of nominee signing on behalf of the company or if no company, name of individual issuing certification.

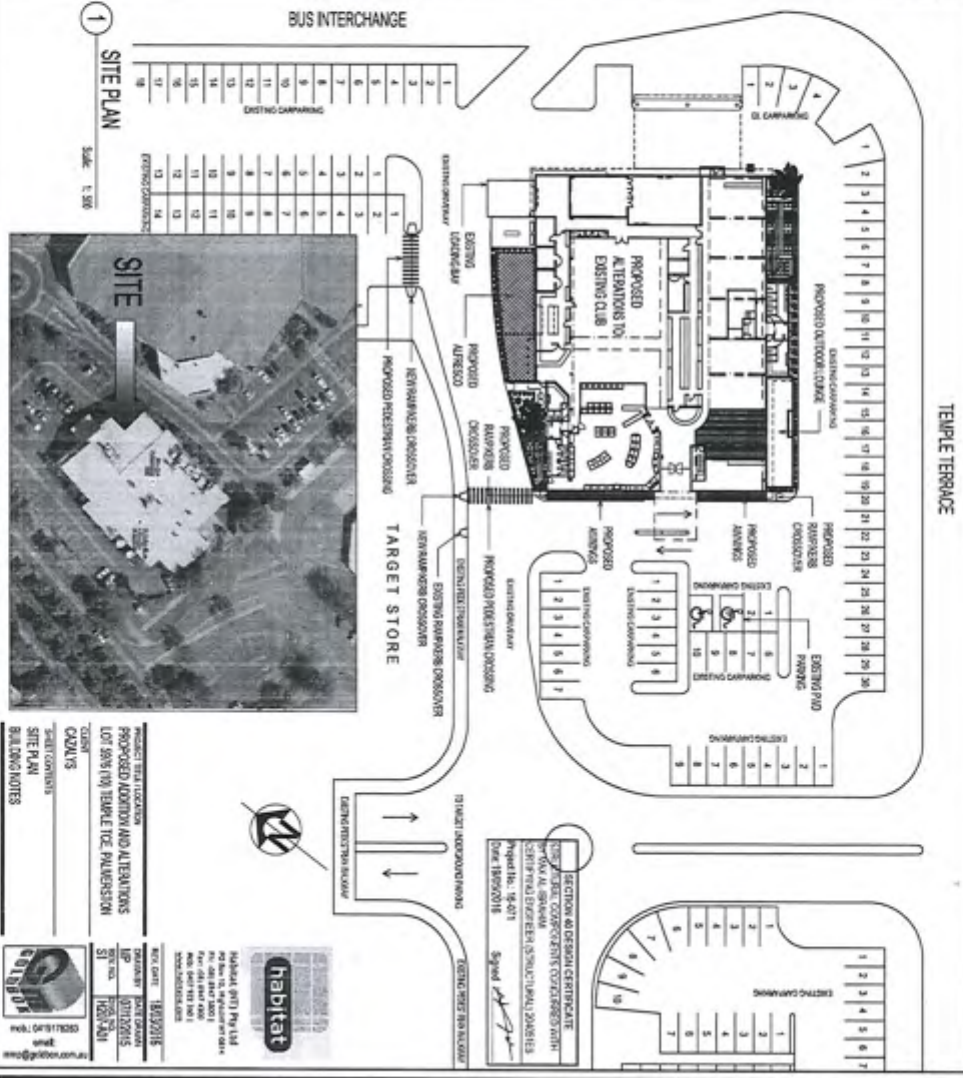
SCHEDULE OF STRUCTURAL INSPECTIONS REQUIRED

Inspection of construction is required at the stages indicated below.

- ☐ 1. Completion of site preparation/site filling/excavations for footings prior to placement of any reinforcement or concrete.
 - ☐ 2. Completion of preparations for placing of concrete strip footings including placement of reinforcement.
 - ☒ 3. Completion of preparations for placing concrete slabs including compaction of fill and sand blinding, placement of formwork, reinforcement, starter bars and cast in items.
 - ☒ 4. Completion of preparations for placing of concrete pier footings including reinforcement (if any).
 - ☐ 5. Starter bars and cast in items after placing of concrete and prior to any covering up work.
 - ☒ 6. Reinforcement to walls completed prior to core filling (inspection holes and cleanout cores to be completed).
 - ☒ 7. Structural steelwork and cold formed steelwork completed and prior to any covering up work. Floor framing system completed before floors are laid or underside is lined.
 - ☐ 8. Suspended concrete floor slabs with formwork, reinforcement and cast in items completed, prior to placing of concrete.
 - ☒ 9. Wall framing or blockwork wall core filling completed (with windows fixed in place) and roof framing with connections completed and prior to sheeting or lining.
- Note: ☐ Prior lodgement of truss manufacturer's drawings, details and certification required.
☐ Prior lodgement of windows manufacturer's drawings including fixings and certification required.
- ☐ 10. Structural wall linings completed and prior to any covering up work.
 - ☒ 11. Final inspection upon completion of all structural work including fixings of external roof and wall claddings, flashings, barges & vents.
 - ☒ 12. Other Inspections as required by the building permit

Important Information:

- 1) The above inspections are required to be carried out by either the certifying engineer or the building certifier who issued the Building Permit for the work. (If no inspections are indicated refer to the certifying engineer for advice).
- 2) Where works are prescribed building works under the *NT Building Act*, the building certifier must be provided with a copy of the inspection record and no further works must be carried out by the builder until the building certifier issues a release to proceed with further works.
- 3) Additional non structural inspections may be required during the course of construction before the issue of an Occupancy Permit (refer to building certifier for requirements).
- 4) Failure to obtain inspections may prevent the issue of an Occupancy Permit upon completion of the building works.

[illegible]



Scale 1: 200

- DISPOSED LINES ON DEMO PLANS REPRESENT WALLS, DOORS, COLUMNS, CASEWORK, ETC. TO BE REMOVED. PATCH & REPAIR EXISTING ADJACENT AREAS TO REMAIN.
- THE BUILDER SHALL NOT CONSIDER DEMOLITION AND ALTERNATION NOTES TO BE ALL-ENCOMPASSING. IT IS BUILDERS RESPONSIBILITY TO INSPECT AND ASSESS EACH AREA AND TO FULFILL THE INTENT OF THE DESIGN INDICATED BY THE FINAL DRAWING OR CONTRACT CONDITIONS. PATCH OR REBUILD ANY AREAS TO REMAIN THAT HAVE BEEN DAMAGED OR DESTROYED BY HVAC, ELECTRICAL, FIRE PROTECTION AND PLUMBING DEMOLITION.
- FOR ALL SURFACES SCHEDULED TO REPAIR, PATCH AND MATCH SURFACES DESTROYED BY DEMOLITION OR REMOVAL OF EQUIPMENT OR UTILITIES. INSTALL PATCHING TO MATCH ADJACENT WORK IN FINISH, STRUCTURAL QUALITIES, COURSEWORK OF MASONRY, AND OTHER CHARACTERISTICS.
- PRIOR TO ANY DEMOLITION, THE BUILDER SHALL COORDINATE BRACING AND MAINTAIN THE STRUCTURAL INTEGRITY OF THE REMAINING ELEMENTS OF THE BUILDING AND ITS SYSTEMS AS REQUIRED. THE BUILDER SHALL BE RESPONSIBLE FOR THE SUPPORT OF ADJACENT STRUCTURES DURING DEMOLITION AND NEW CONSTRUCTION WORK. THE BUILDER SHALL PROVIDE ALL TEMPORARY SHORING, SCAFFOLDING, ETC. AND IS RESPONSIBLE TO PREVENT COLLAPSE, SUBSIDENCE, DEFLECTION OR ANY OTHER TYPE OF DAMAGE.
- THE BUILDER SHALL EXERCISE CAUTION WHEN PERFORMING DEMOLITION TO PREVENT THE SPREAD OF DUST AND DEBRIS AND TO PROTECT EXISTING MATERIALS AND FINISHES FROM DAMAGE.
- WHERE EXISTING WALLS, DOORS, VESTIBLES OR PARTITIONS ARE TO BE REMOVED, THE BUILDER SHALL REPAIR, LEVEL AND SMOOTH THE FLOOR, CEILING AND WALL SURFACES REMAINING TO RECEIVE NEW FINISHES.
- WHERE PLUMBING AND/OR PARTITIONS ARE TO BE REMOVED, CAP PLUMBING LINES BELOW FLOOR, BEHIND WALL SURFACES, AND ABOVE CEILING. REPAIR SURFACES TO RECEIVE NEW FINISHES.

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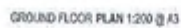
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www.habitat.com

DATE	18/03/2016
DRAWN BY	DATE DRAWN
MP	07/12/2015
REV. NO.	REV. NO.
31	H207-A02



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 email: info@goldbox.com.au

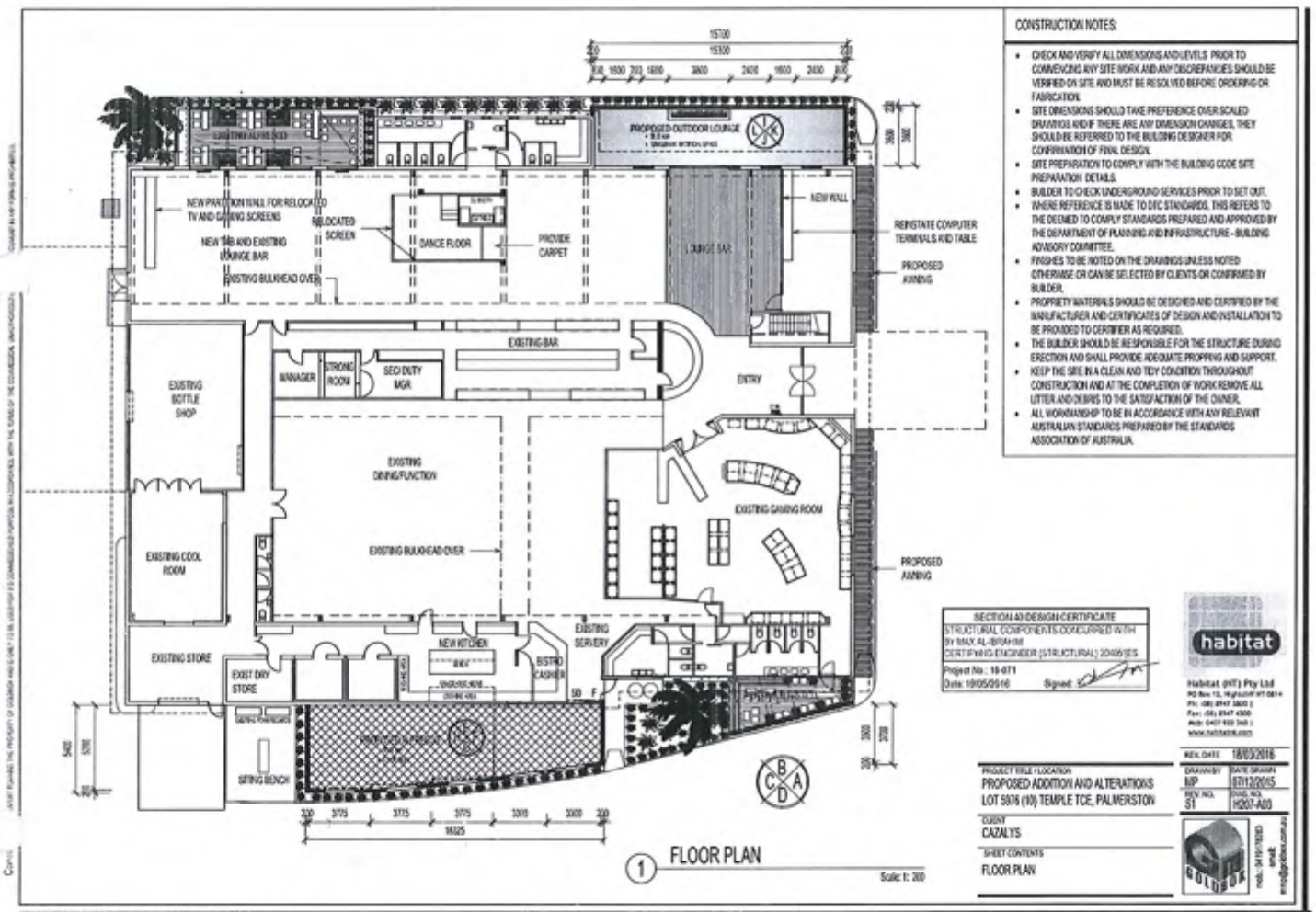
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CAZALYS
SHEET CONTENTS
DEMOLITION PLAN

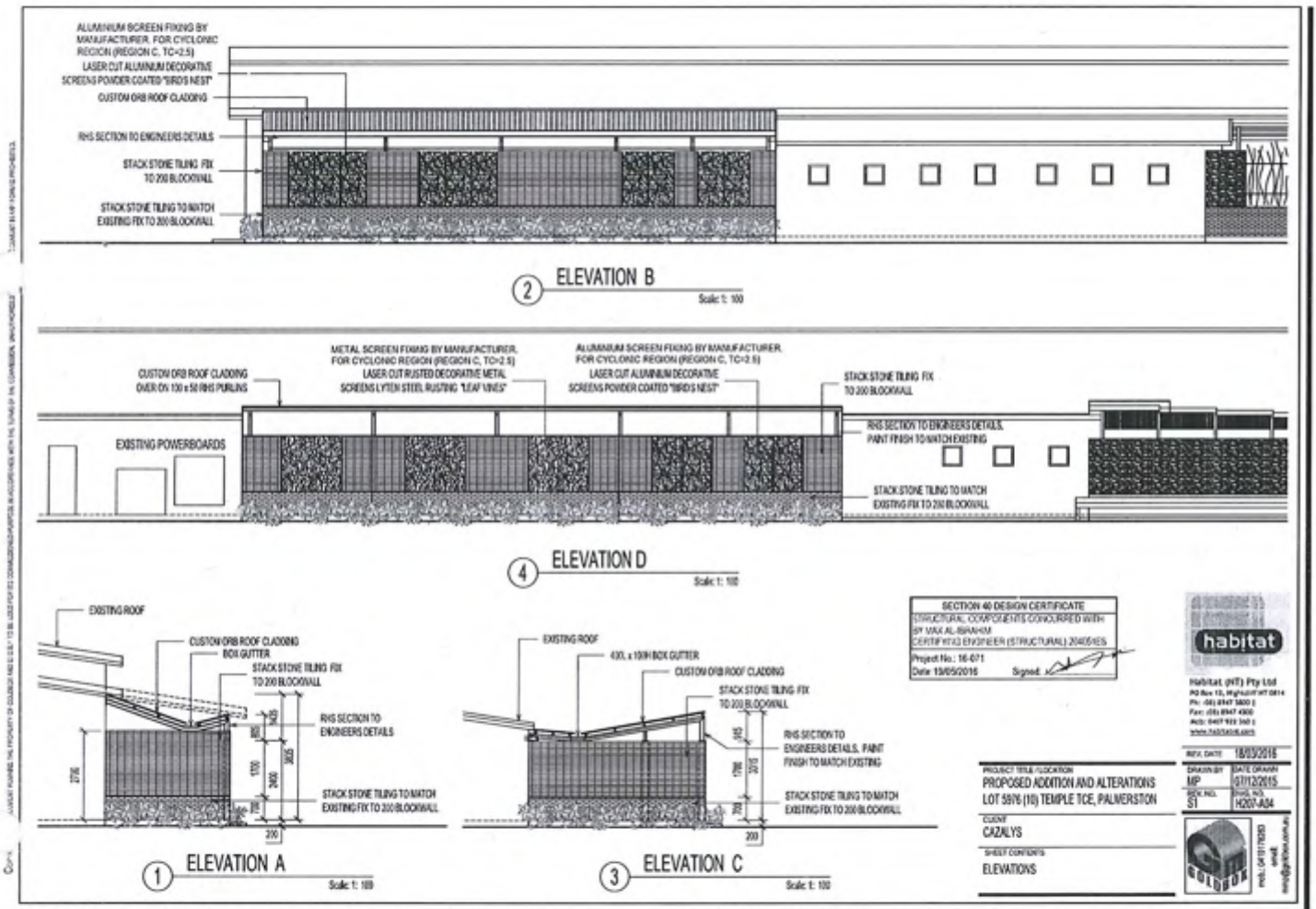


ALFRESCO 2 FLOOR PLAN 1:100 @ A3

CAZALYS CLUB ALFRESCO AREAS - 10 TEMPLE TCE, PYLMEERSON NT 0630
SETE PLAIN & FLOOR PLANS
 30 RICHMOND AVE - 05 PYLMEERSON









Scale 1: 50



Scale 1: 50



Material (part) Qty Ltd
No less 10, equivalent or more
for this part must be
furnished by the owner
and must not be used
without permission.

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①

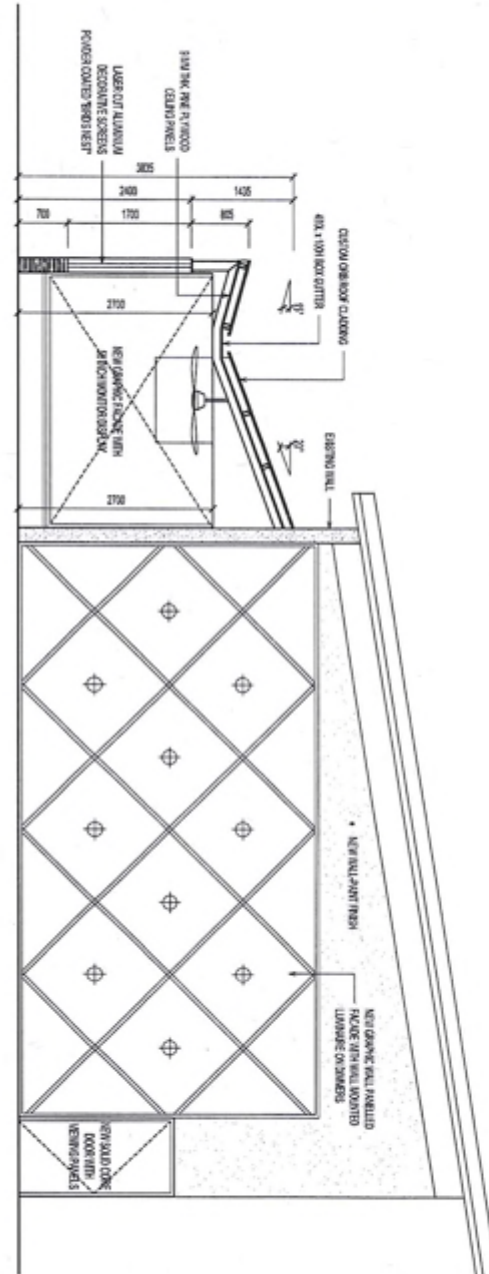
Product Title: **Product Title**

CAZALYS




CAZALYS





1 ELEVATION L

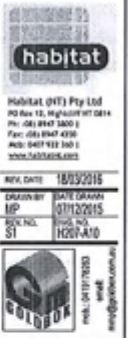
SECTION 40 DE SIGN CERTIFICATE
STRUCTURAL COMPONENTS OCCUPIED WITH
BY MAX RE-APPROVAL
CERTIFIED BY: JACOB J. JACOBSON, 2006-10-10
Project No.: 14-071
Date: 10/10/2018
Signed: 

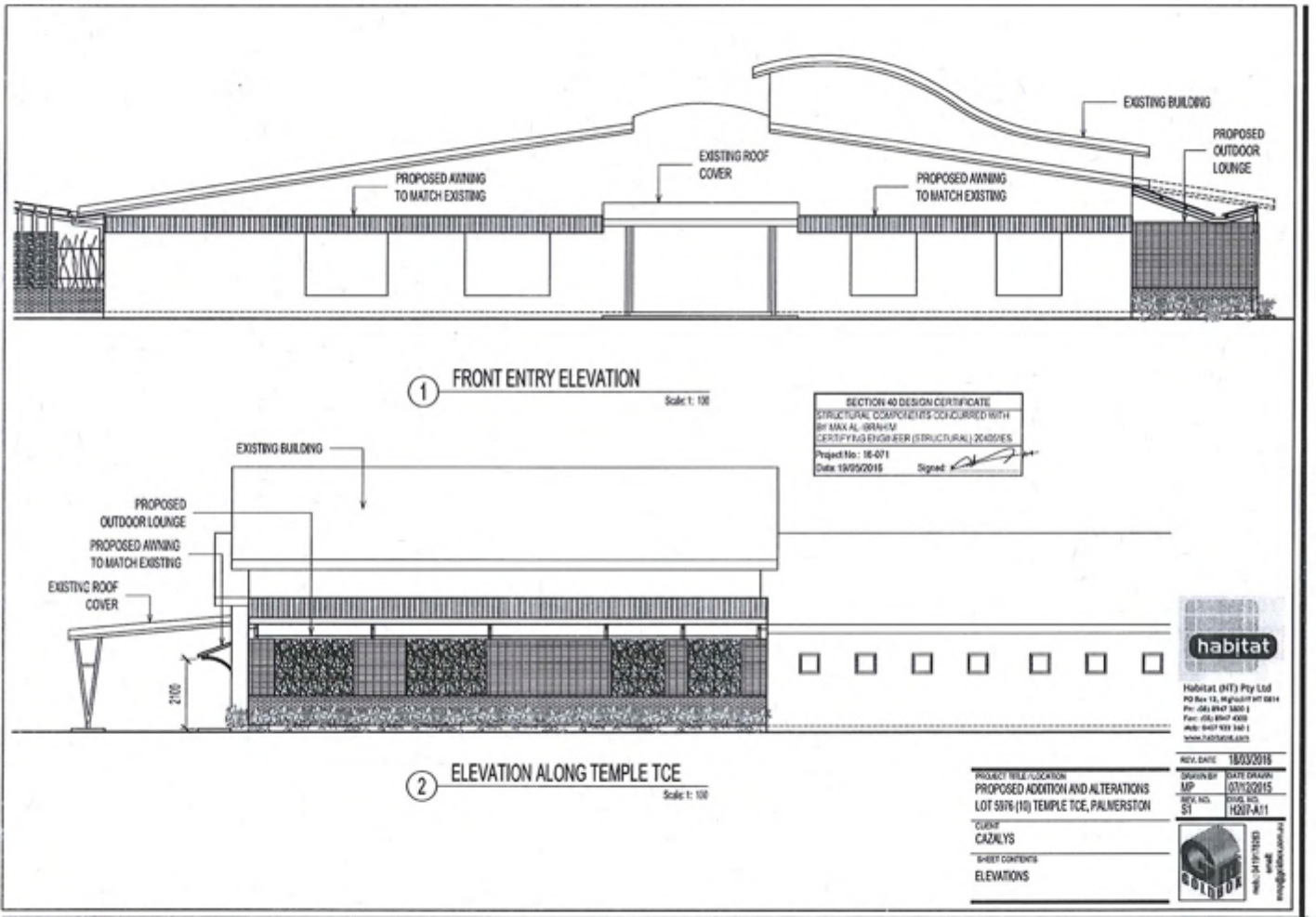
PROJECT TITLE LOCATION
PROPOSED ADDITION AND ALTERATIONS
LOT 5905 (N) TRIPLE TEE, PALMERSTON
CLIENT
CAZALYS
SHEET CONTENTS
INTERNAL ELEVATIONS

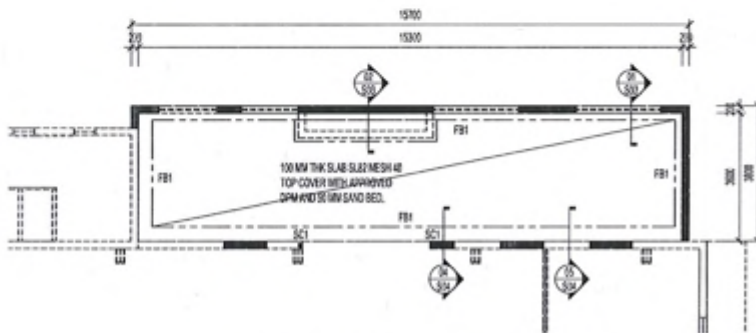


Industrial (POT) Poly Ltd
PO Box 112, Singapore 470011
P.O. Box 2887, 28001
Fax: 65 6347 8300
Mobile: 9747 3341
www.polyind.com

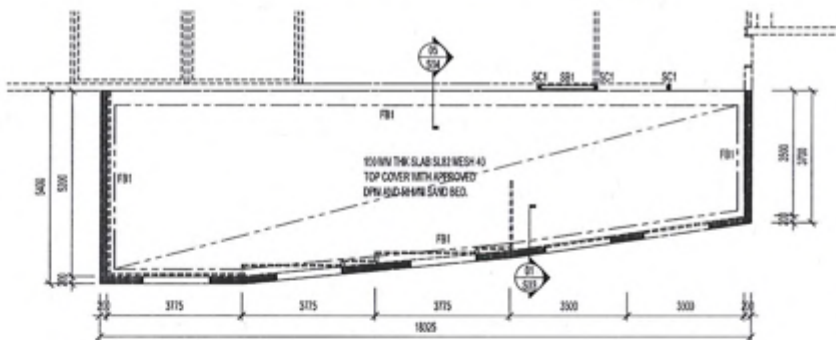








① SLAB AND FOOTING PLAN - OUTDOOR LOUNGE
Scale 1:100



② SLAB AND FOOTING PLAN - ALFRESCO
Scale 1:100

MEMBER SCHEDULE	
FB1	3000 x 4500 FOOTING BEAM
SC1	500 x 500 COLUMN
SC2	75 x 4 SWS STUB COLUMN
SB1	75 x 4 SWS SILL BEAM

GENERAL NOTES:

- ALL SLABS AND FOOTINGS SHALL BE CONSTRUCTED TO COMPLY WITH AS 2885.
- CONCRETE SLAB ON GROUND TO BE AS FOLLOWS: U10
 - 100 MM THK WITH MIN SLAB, 40 TOP COVER
 - CONCRETE GRADE 32 MPa
 - SAND CUT JOINT @ 5.0 M MAX EACH WAY REFER DETAIL
 - 200 G50 MASS CONCRETE EDGE THICKENING TO FREE EDGE
 - AS APPROVED DPM UNDER
- REINFORCED CONCRETE RAFT FOOTINGS TO BE FOUNDED 150 MM INTO FIRM NATURAL GROUND U10.
- MAINTAIN SLAB THICKNESS AND FOOTING DEPTH TO ALL SETDOINGS.
- THE FOOTING DEPTH SPECIFIED ARE MIN ONLY AND MAY NEED TO BE INCREASED IN ORDER TO MEET THE REQUIRED FOUNDERING LEVEL.
- MINIMUM COMPACTED FILL BENEATH SLAB IS 400 MM IN DEPTH U10.
- BORED PIER FOOTINGS TO BE FOUNDED FULL DEPTH INTO FIRM NATURAL GROUND (EXCLUDES TOP SOIL AND UNCERTIFIED FILL OR CONTROLLED FILL CERTIFIED BY GEOTECHNICAL ENGINEER).
- ALL RWS & SWS SECTIONS TO BE CAGE COURAGE U10.

SECTION 40 DESIGN CERTIFICATE
STRUCTURAL COMPONENTS CONSIDERED WITH
BY MAX ALI (DRAWN)
CERTIFIED ENGINEER (STRUCTURAL) 204515
Project No: 16-071
Date: 19/05/2016
Signed: [Signature]

PROJECT TITLE / LOCATION
PROPOSED ADDITION AND ALTERATIONS
LOT 5976 (10) TEMPLE TCE, PALMERSTON

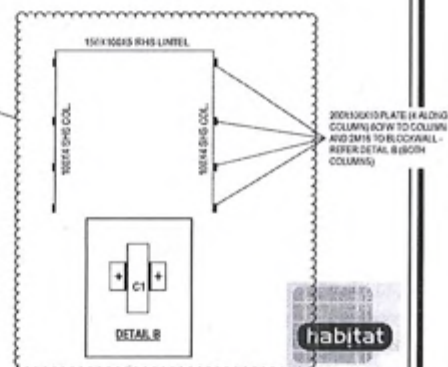
CLIENT
CAZALYS
SHEET CONTENTS
SLAB AND FOOTING PLAN




Habitat (Pty) Ltd
PO Box 12, Highgate HT 081
Ph: (08) 8447 3800
Fax: (08) 8447 4000
Web: 0427 812 340
www.habitat.co.za

REV. DATE: 18/05/2016
DRAWN BY: MP
DATE DRAWN: 07/12/2015
REV. NO: 31
REV. DATE: 18/05/2016





1/8" - VERGOLA FRAME - (NO WALL STEEL MEMBERS) SPACING BETWEEN R2s TO PREPARE AN OPEN FRAME TO RECEIVE VERGOLA. FIXING OF VERGOLA TO (N1) TO BE APPROVED BY MANUFACTURER.

SECTION 40 DESIGN CERTIFICATE
STRUCTURAL COMPONENTS CONSIDERED WITH
BY MAX AL-BRAHMI
CERTIFYING ENGINEER (STRUCTURAL) 2043512
Project No: 16-071
Date: 12/05/2016
Signed: 

PROJECT TITLE / LOCATION
PROPOSED ADDITION AND ALTERATIONS
LOT 586 (10) TEMPLE CCE, PALMERSTON

CAZULYS

FLOOR AND ROOF FRAMING PLAN

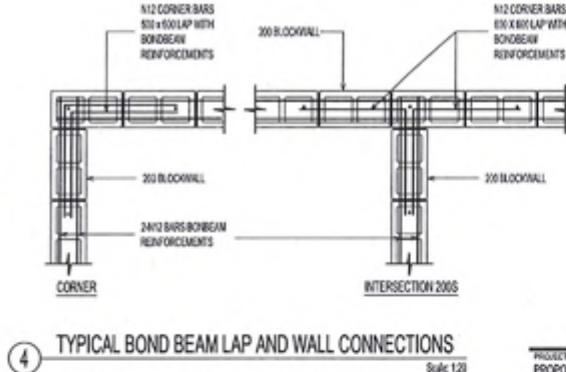
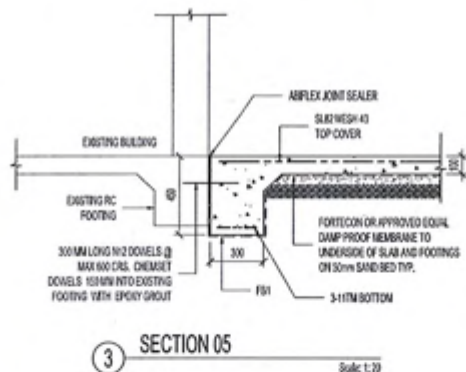
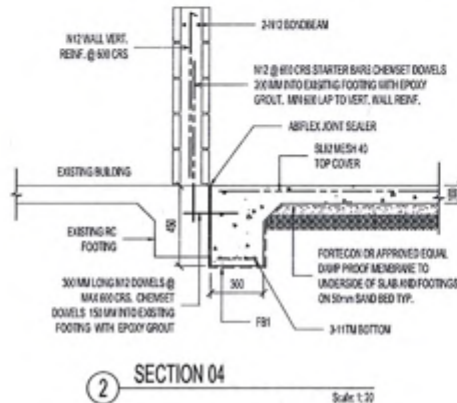
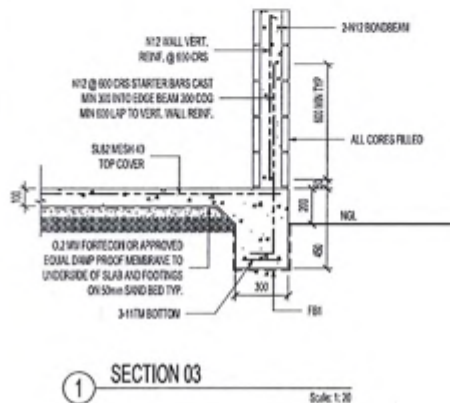
REV. DATE	18/03/2016
DRAWN BY	DATE DRAWN
MP	07/11/2015
REV. NO.	Draw. No.
01	14003.500



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 mod.: 04 10 78 003
 email: goldbox@goldbox.it



Goldbox



GENERAL NOTES:

- 200 SERIES BLOCKWORK (P90, 12 MPa BLOCKS, 20 MPa CORE FILL) UNO
- VERTICALLY REINFORCED CORES ARE TO BE PROVIDED AS FOLLOWS UNO
 - N12 @ 600 CRS GENERALLY, COG INTO TOP OF WALL, 90 TOP COVER, CONC FILL REINFORCED CORES ONLY.
 - N12 AT CORNERS, INTERSECTIONS, ENDS OF WALLS AND ADJACENT OPENINGS
- PROVIDE STARTER BARS CAST INTO FOOTINGS OF EQUAL SIZE TO CORE REINFORCEMENT.
- PROVIDE CONTINUOUS DOUBLE BOND BEAM WITH 2N12 PER COURSE TO TOP OF ALL WALLS. BOND BEAMS DISCONTINUOUS ONLY AT MASONRY CONTROL JOINTS.
- PROVIDE KNOCKOUT UNITS WITH 2N12 BARS TO FIRST COURSE OVER ALL PA DOOR OPENINGS. CONTINUE REINF 150 PAST FACE OF OPENING.
- WALLS TO BE FULLY CORE FILLED OVER KNOCKOUT UNITS & UNDER KNOCKOUTS.
- REINFORCED CORES TO BE THOROUGHLY CLEANED PRIOR TO POURING CONCRETE. PROVIDE TEMPORARY CLEANOUT HOLES AT BASE OF EACH MASONRY LIFT UNO.

SECTION 04 DESIGN CERTIFICATE
 STRUCTURAL COMPONENTS CONFORMED WITH
 BY MAX AL-GHURAB
 CERTIFIED ENGINEER (STRUCTURAL) 240545
 Project No: 16-075
 Date: 18/05/2018
 Signed: [Signature]

habitat
 Habitat (Pty) Ltd
 100 Ross St, Johannesburg 2001
 P.O. Box 8947 2001
 Tel: 011 847 8000
 Fax: 011 847 8000
 Email: info@habitat.co.za
 www.habitat.co.za

REV. DATE: 18/05/2018
 DRAWN BY: JANE DUNN
 R1P: 17/12/2015
 REV. NO.: S1
 Dwg. No.: H207-S04

PROJECT TITLE / LOCATION
 PROPOSED ADDITION AND ALTERATIONS
 LOT 9076 (10) TEMPLE TCE, PALMERSTON

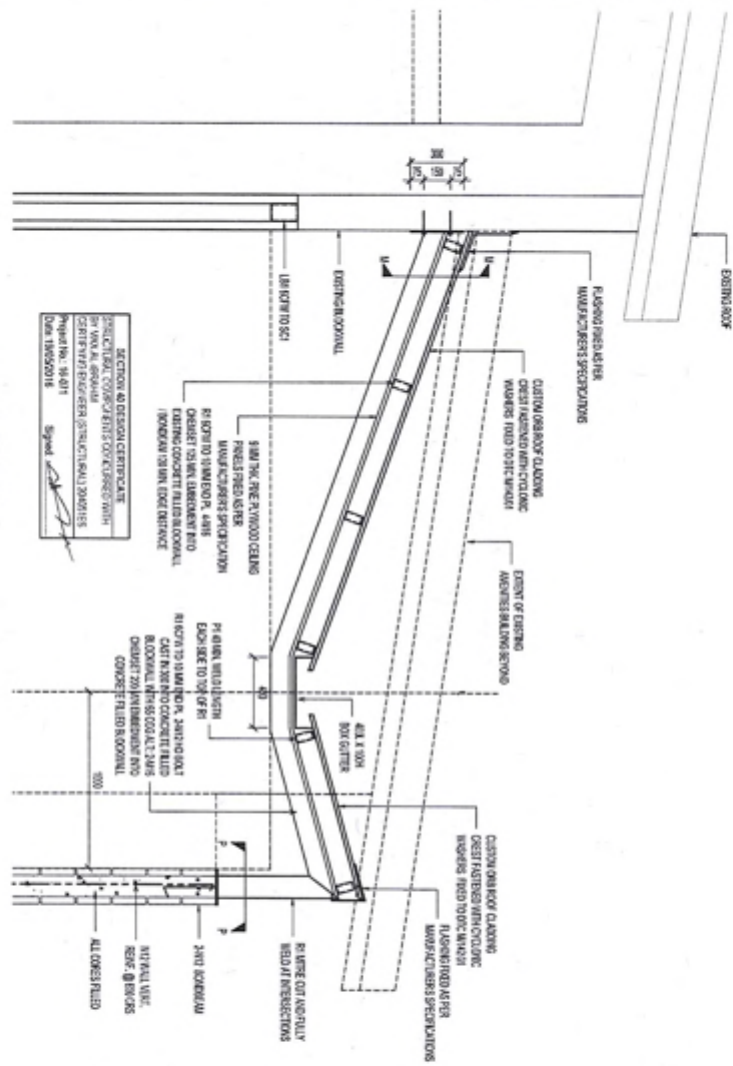
COUNTY
 CAZALS

SHEET CONTENTS
 DETAILS



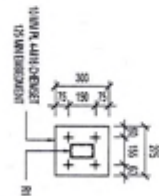
1 SECTION 06

Scale 1: 20



SECTION THRU M-M

Scale 1: 22



SECTION 40 DISCLOSURE CERTIFICATE
INVESTIGATOR: COUSSEMENT'S COURSEWORK WITH
DR. VINCE AL. DISCLOSURE
CERTIFICATE: BUREAU OF INVESTIGATION 2007115
Project No.: 98-017
Date: 11/05/2016
Signed: 

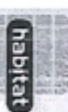
PROJECT TITLE: LOCATION
PROPOSED ADDITION AND ALTERATIONS
LOT 9845 (10) TEMPLE TCE, PALMERSTON

CATALAN

DETAILS



mob: 0410178063
email:
mmp@goldfox.com.au

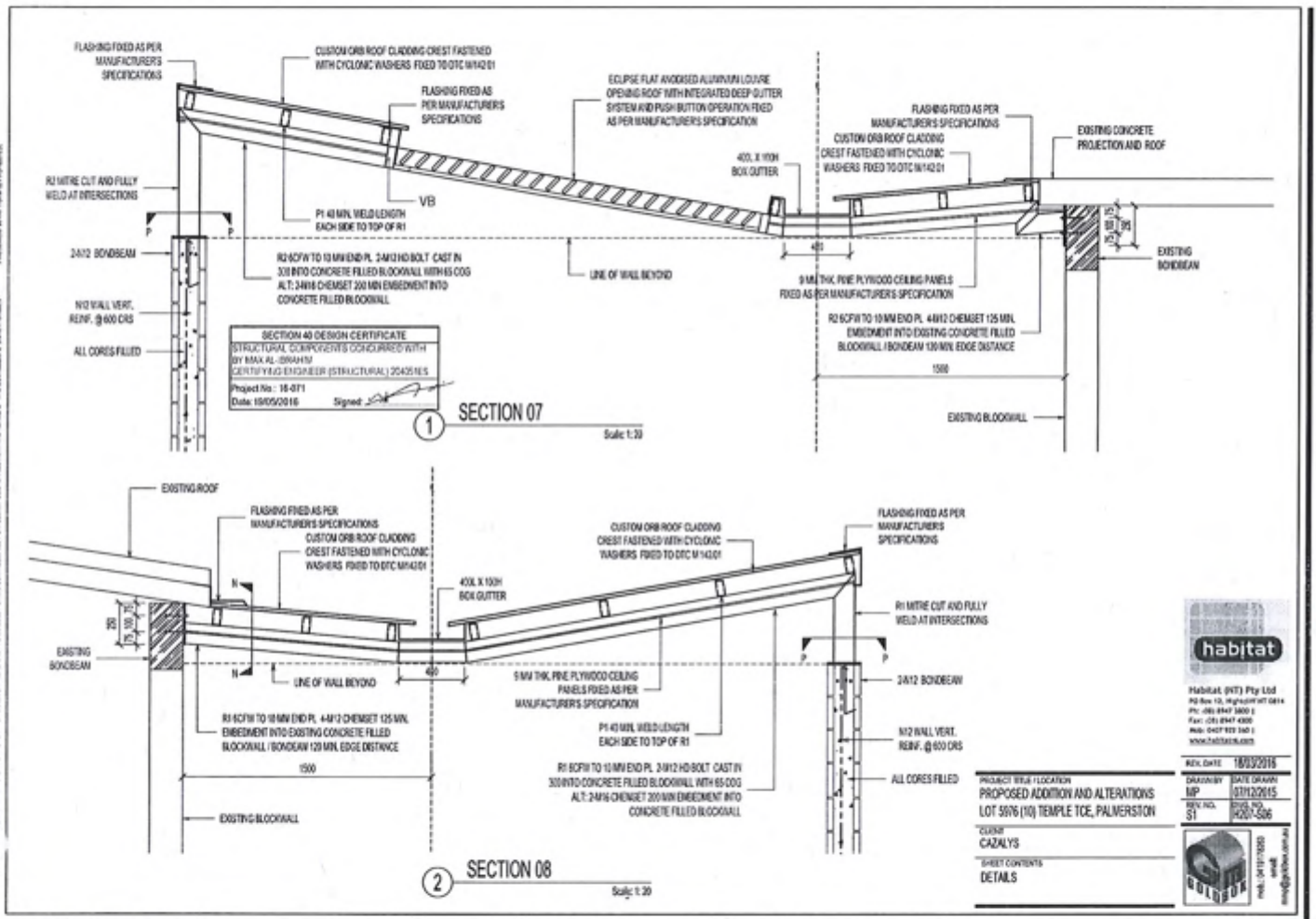


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for \$1.99 each and
also sell the book
for \$14.95 each.

CONSTRUCTION AND BUILDING REGULATIONS

CONSTRUCTION AND BUILDING REGULATIONS

COPY



1 SECTION THRU N-N Scale 1:20

2 SECTION THRU P-P Scale: 1" = 30'

3 SECTION 09 _____ Scale: 1:20

4 TYPICAL AWNING DETAIL

SECTION 40 DESIGN CERTIFICATE
STRUCTURAL COMPONENTS CONFORMED WITH
BY MAXAL GRAHAM
CERTIFYING ENGINEER (STRUCTURAL) 2008165
Project No.: 18-071
Date: 19/05/2016
Signed: 

GENERAL NOTES:

- NEW STEEL STUD WALL FRAMING TO BE IN ACCORDANCE WITH STANDARD DRAWING NO. HSS-508
- USE STANDARD 160N STIFFENED TOP PLATE UNDER RINS BEAMS
- END STUDS ADJACENT TO SHEARWALL COLUMNS TO BE FIRED AT TOP BOTTOM AND NOGGINGS WITH 2 NO. 14 TIES OR 30 MM MAX VELD EACH SIDE
- FIT TOP PLATE TO STEEL BEAMS USING 2 NO. 14 TIES OR 30 MM VELD EACH SIDE @ 900 CRS MAX (2 TYP)
- PROVIDE 75 X 50 X 1.8 RINS IN VELD OF NORMAL STUD FOR WALL HIGHER THAN 3M EXCEPT STUD ADJACENT TO COLUMNS
- END STUD ADJACENT TO BLOCK WALL CONCRETE COLUMN TO BE FIRED AT TOP BOTTOM @ NOGGING LOCATIONS WITHIN 2 CHAMFER 110 IMMEDIATE INTO CONCRETE FLOOR
- BLOCK WALL SHALL 43 MM EDGE DISTANCE (40% AWAY FROM EDGE CORNER TYPICAL)
- WHERE WALL THICKNESSES ARE GREATER THAN 31W HIGH NOGGING AT 11M MAX CRS AND ADDITIONAL NOGGING BRACE ABOVE 3RD ROW OF NOGGING @ WHERE WALL FRAME IS BRACED
- STEEL STUD WALLS OVER 3 METERS HIGH TO BE FRAMED WITH Redbricks AS SHOWN AND NOTED ELSEWHERE. ALTERNATIVE TO USE EXTERNAL STEEL STUD WALL FRAME WITH 300 MAX SPACING FROD TO SHS COLUMNS AS NOTED.

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Ph: (08) 8947 3800
Fax: (08) 8947 4000
Web: 0407 802 340
www.habitatnt.com

REV. DATE 18/03/2015

CHANGING 18th	DATE GRANT ATTACHED
------------------	------------------------

OP	01/12/2013
Ref. No.	01/12/2013
Ref. No.	01/12/2013

SI	Run-Suit
1	1



□



mob.: 041917
email:

Christine Free

From: Noel Fahey <GM@cazalysnt.com.au>
Sent: Tuesday, 5 July 2016 4:33 PM
To: Christine Free
Subject: Cazalys New area

Hi Christine

The new beer garden will increase by 56.88 sq metres and the alfresco dining by 118.04 sq metres.

Noel

Noel Fahey
General Manager
0418 855 767
08 8932 8688
F 088932 8677
Email: gm@cazalysnt.com.au



LIQUOR ACT**1st NOTICE OF APPLICATION FOR A PERMANENT VARIATION****CAZALYS PALMERSTON**

Cazalys Palmerston Club Inc, hereby gives notice that they have applied to the Director-General of Licensing for a permanent variation to their liquor licence for the premises known as Cazalys Palmerston, located at Temple Terrace, Palmerston NT 0830.

PROPOSED VARIATION

Increase the Licensed Liquor area by a total of 174.84 square metres being a new beer garden (56.8 sqm) and an alfresco dining area (118.04 sqm).

This is the 1st notice of the application. The notice will be published again on Friday, 22 July 2016.

The objection period is deemed to commence from Friday, 22 July 2016.

The objection period will close on Monday, 22 August 2016.

Pursuant to Section 47F (2) of the *Liquor Act* an objection may only be made on the ground that the grant of the licence may or will adversely affect:

- (a) the amenity of the neighbourhood where the premises the subject of the application are or will be located; or
- (b) health, education, public safety or social conditions in the community.

Only those persons, organisations or groups described in Section 47F (3) of the *Liquor Act* may make an objection. Section 47G of the *Liquor Act* requires the Director-General of Licensing to inform the applicant of the substance of any objection. This will include the identity and where relevant the address of the objector. Objections to this application should be lodged in writing with the Director-General of Licensing within thirty (30) days of the commencement date of the objection period.

For further information regarding this application contact the Director-General of Licensing on telephone 8999 1800. Objections to this application should be lodged in writing with the Director-General of Licensing, Licensing NT, GPO Box 1154, Darwin, or e-mailed to director-generaloflicensing.dob@nt.gov.au within thirty (30) days of the commencement date of the objection period.

Dated 20 July 2016

Please include the following reference in all correspondence

File: P5976

ID: GR:gr

2 August 2016

Director-General
Department of Business
GPO Box 1154
DARWIN NT 0801

Dear Sir/Madam

**Liquor Licence Application
Lot 5976 (10) Temple Terrace, Palmerston - Variation to Liquor Licence
Cazalys Club**

Thank you for the Liquor Licence Application referred to this office on 13 July 2016, concerning the variation to the existing Liquor Licence on Lot 5976 (10) Temple Terrace, Palmerston - Cazalys Club.

Council does not object to the granting of the proposed Liquor Licence Application (Variation to Liquor Licence) at the Cazalys Club on Lot 5976 (10) Temple Terrace, Palmerston.

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 Technical Services**

ITEM NUMBER: 13.1.5 Development Application - Lot 12777 (15) Seafury Court, Zuccoli - Subdivision to create 11 lots

FROM: Acting Director of Technical Services

REPORT NUMBER: 8/0954

MEETING DATE: 2 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 the development application lodged for a subdivision to create 11 lots on Lot 12777 (15) Seafury Court, Zuccoli.

RECOMMENDATION

1. THAT Council receives Report Number 8/0954.
2. THAT Attachment A to Report Number 8/0954 be endorsed.

Background:



Source: NT Atlas and Spatial Data Directory

The lot is within Zone SP9 (Specific Use Zone - Zuccoli), however it is noted the site is identified in as a future Zone MD (Multiple Dwelling) lot and has an existing approval that reflects this MD future zoning. The subject site is surrounded by Zone SP9 lots.

The subject site has an existing approval DP14/0817A for 16 x 3 bedroom Multiple Dwellings on the site.

Rather than enacting the existing approval for 16 units the applicant has responded to the market demands and now proposed to reduce the density on the site and provide freehold lots.

This application proposes the subdivision of Lot 12777 into 11 Lots ranging in lot size from 373m² to 527m². In accordance with zone SP9 the applicant proposes 'courtyard' and 'economy traditional' style sized lots with the majority of frontages to Crosby Street and removes access off the Seafury Court cul-de-sac head.

General:

The proposal seeks to provide freehold house lots rather than enacting the existing MD approval. The proposal provides for a range of lot sizes from 373m² to 527m² which reduces the overall dwelling density of development on the site (compared to the exiting MD approval).

Consideration has been given to the existing SP9 zone however it is acknowledged the intent of the site as Zone MD. Officers are of the view the application is a positive outcome for the locality by means of reducing the ultimate density of the site and locality but also providing for a development that will provide for an improved streetscape and lot frontage by removing access from the Seabury Court cul-de-sac head.

In addition to general comments and conditions relating to stormwater drainage and relevant Council infrastructure, commentary has also been included to ensure the existing street trees are retained and / or replaced on a 'like for like' basis should provide driveways conflict with the existing tree location.

Financial Implications:

Nil

Legislation/Policy:

Nil

Recommending Officer: Gerard Rosse, Acting Director of Technical Services

Any queries on this report may be directed to Gerard Rosse, Acting Director of Technical Services on telephone (08) 8935 9958 or email Gerard.rosse@palmerston.nt.gov.au .

Schedule of Attachments:

Attachment A: Council's letter of comment for Development Application - Lot 12777 (15) Seafury Court, Zuccoli - Subdivision to create 11 lots

Attachment B: Proposed Development Drawings



Please include the following reference in all correspondence

File: P12777

ID: GR:gr

21 July 2016

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

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

Dear Deborah

PA2016/0427
Development Application - Lot 12777 (15) Seafury Court, Zuccoli
Subdivision to create 11 lots

Thank you for the Development Application referred to this office on 8 July 2016, concerning Lot 12777 (15) Seafury Court, Zuccoli. This letter may be placed before Council at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

Council does not object to the granting of a Development Permit subject to the following issues being addressed:

- a) 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. The plan is to indicate how the stormwater can be collected on the site and discharged without the need for excessive cut / fill / retaining wall works for the proposed Development. No stormwater will be permitted to discharge across the boundary to the neighbouring property.
- b) Council suggest that the driveway location plan be formalised as part of the approved plans. As part of this plan endorsement it should be required that any established verge street tree that is removed for the construction of driveways is to be replaced on a 'like for like' basis at the applicants/owners expense and in a location to the satisfaction of Council.
- c) Access to proposed lots 6 and 7 is to be via Crosby Street only. No secondary access or access otherwise is permitted from the Seafury cul-de-sac head at the rear of these lots.
- d) If the applicant / owner determines that there is a desire or necessity to relocate any Council infrastructure or service for the purposes of installation of a driveway crossover, then:
 - The owner / builder (Applicant) will be responsible for all costs accrued by Council or associated with such works;

Please address all correspondence to
Chief Executive Officer
PO Box 1
Palmerston NT 0831
ABN 42 050 176 900

- All costs will be based on Council's current fees and charges;
- The Applicant will be responsible for obtaining all necessary permission from Council or other authorities associated with any proposed relocation / reconstruction works;
- Council will not act as an agent for the Applicant in these matters;
- Council will provide an estimate of cost for the proposed works upon request;
- All relocation / reconstruction works will be carried out by Council or its appointed contractor; and
- If for any reason the works are to be carried out by the owner / builder / others, then Council may seek a security bond for such works.

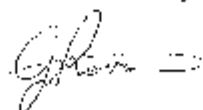
Council comments on issues for which it is the sole responsible authority, under the Local Government Act and associated by-Laws:

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.

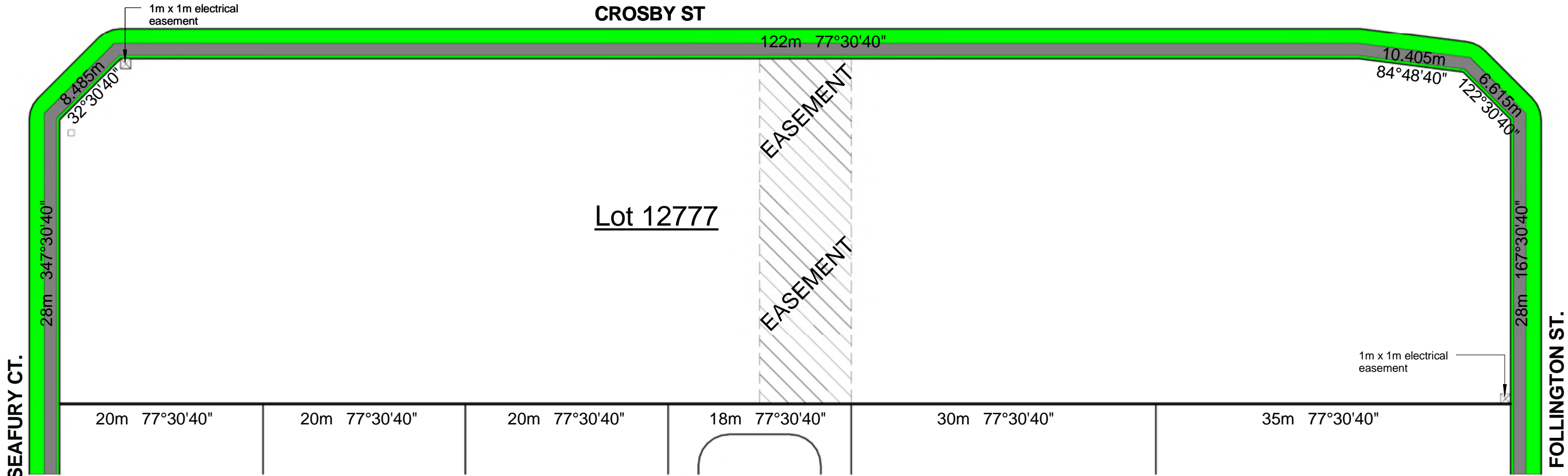
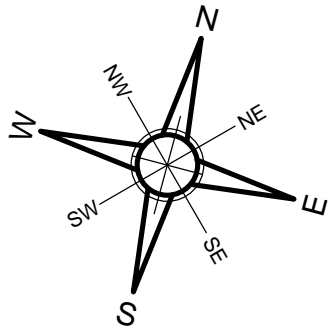
- e) Engineering design and specifications for the proposed and affected roads, including:
 - i. street lighting,
 - ii. stormwater drainage,
 - iii. vehicular access,
 - iv. pedestrian/cycle corridors,
 - v. street-scaping and landscaping of nature strips;shall be submitted for approval by the Director Technical Services; with all approved works constructed at the applicant's expense to the requirements of the City of Palmerston.
- f) Any easements or reserves required for the purposes of stormwater drainage, roads, access or for any other purpose, shall be made available free of cost to the City of Palmerston and/or neighbouring property owners.
- g) Permit to Occupy shall be withheld until such time as the existing structure on the site is contained within the boundaries of the proposed allotment and until such time as Lot/Portion etc has been subdivided and a new title issued in respect of the proposed allotment.
- h) Permit to Occupy shall be withheld until such time as the Lot/Portion etc has been consolidated and a new title issued in respect of the consolidated allotment.

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

Yours sincerely



Gerard Rosse
Acting Director Technical Services

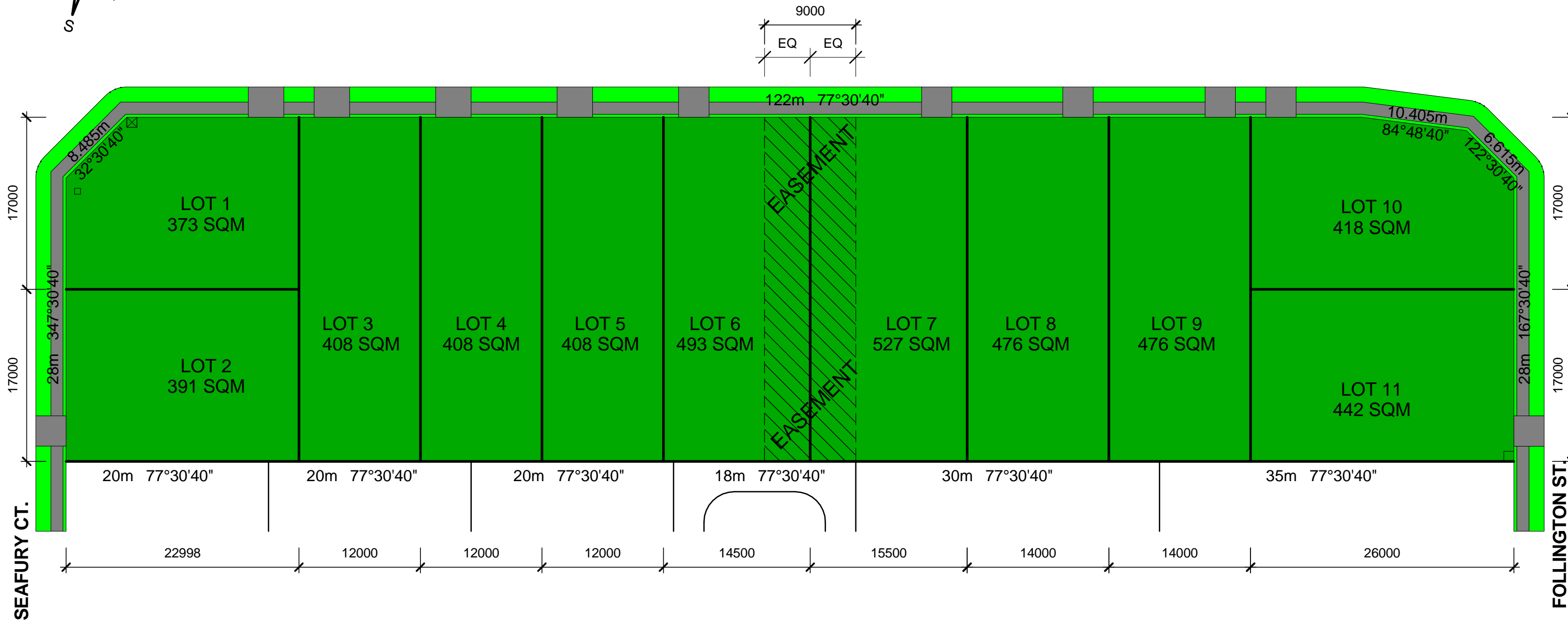
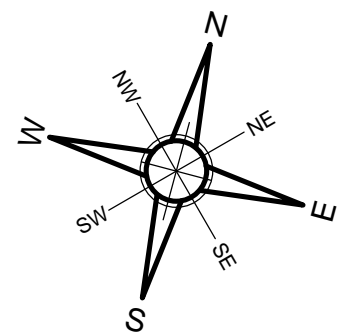


Existing Site

Proposed Sub division of Lot 12777, 15 Seafury Ct.

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residential	industrial	and	commercial	design
dwg no 16030TAM	Designer - George Savvas			ph 0407720703
date 19/07/16	c copyright reserved			fax 89412502
scale 1 : 400	Proposed Sub division of Lot			email gsavvas@bigpond.net.au
sheet A101	12777, 15 Seafury Ct.			
drawn by Author	Zuccoli			



Proposed Subdivision Layout
Proposed Sub division of Lot 12777, 15 Seafury
Ct.

residential

dwg no 16030TAM

date 19/07/16

scale 1 : 380

sheet A102

drawn by Author

industrial

Designer - George Savvas

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Proposed Sub division of Lot

12777, 15 Seafury Ct.

Zuccoli

and

Proposed Sub division of Lot

12777, 15 Seafury Ct.

Zuccoli

commercial

ph 0407720703

fax 89412502

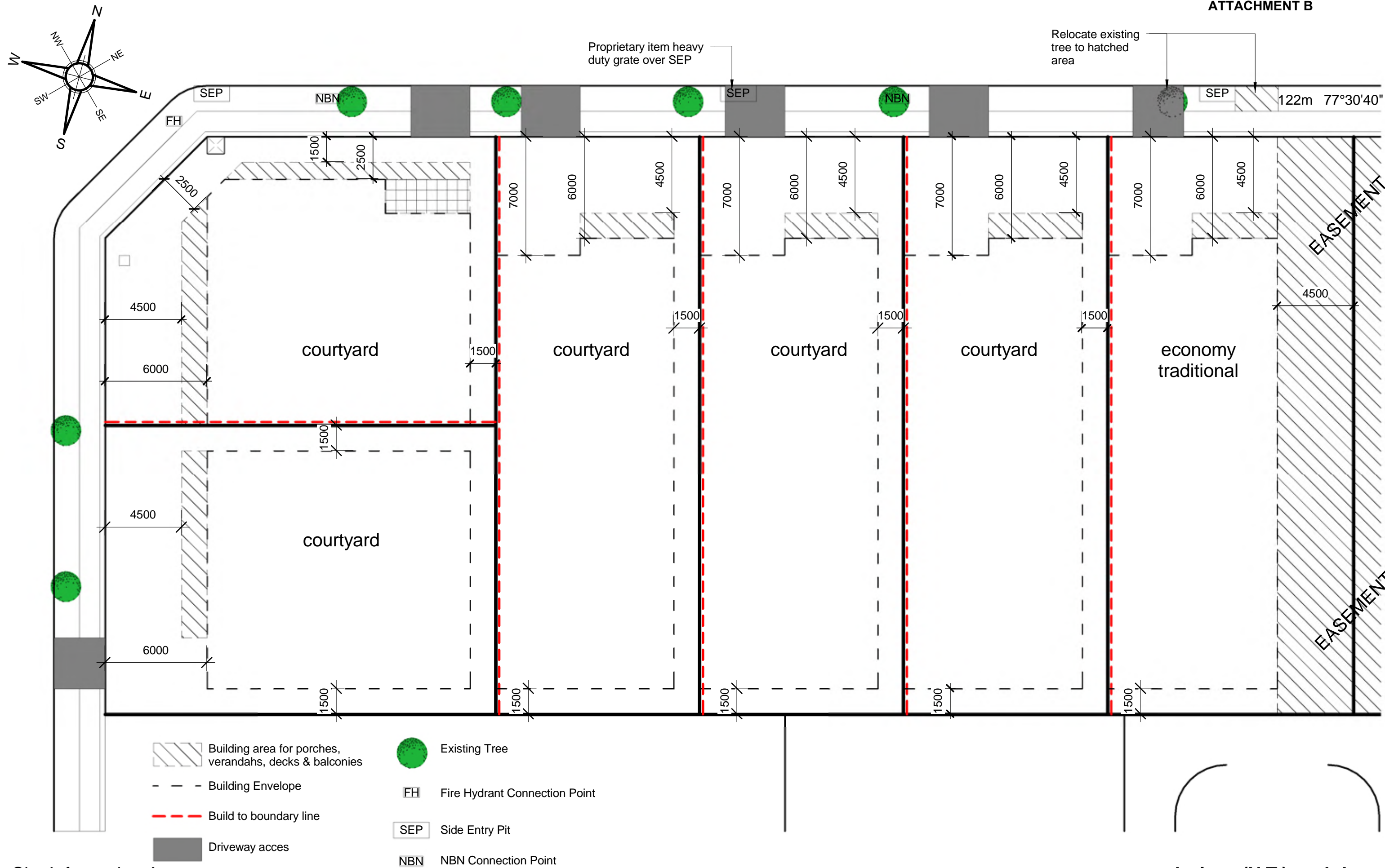
email gsavvas@bigpond.net.au

design

ph 0407720703

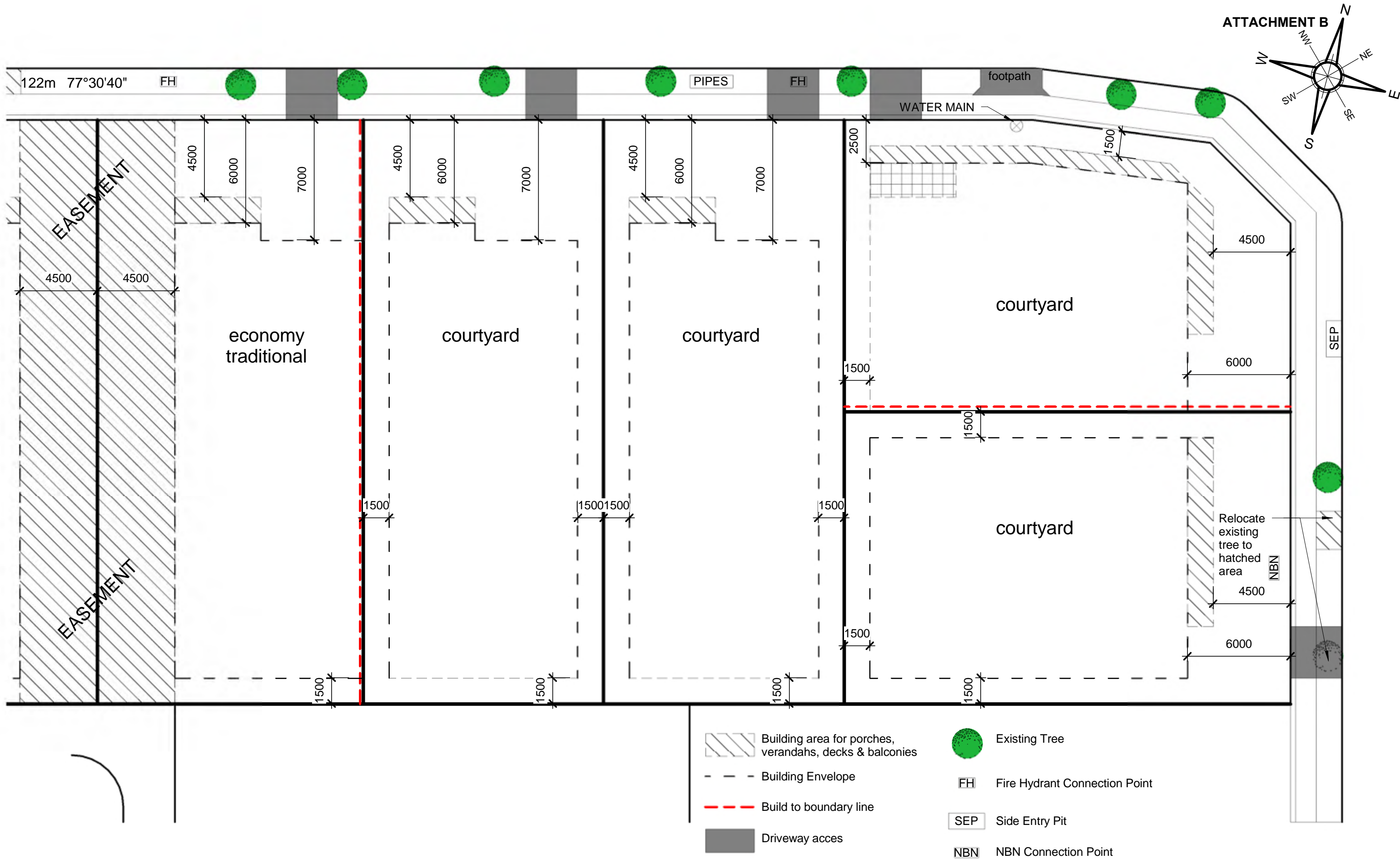
fax 89412502

email gsavvas@bigpond.net.au



Site Information A

Proposed Sub division of Lot 12777, 15 Seafury Ct.

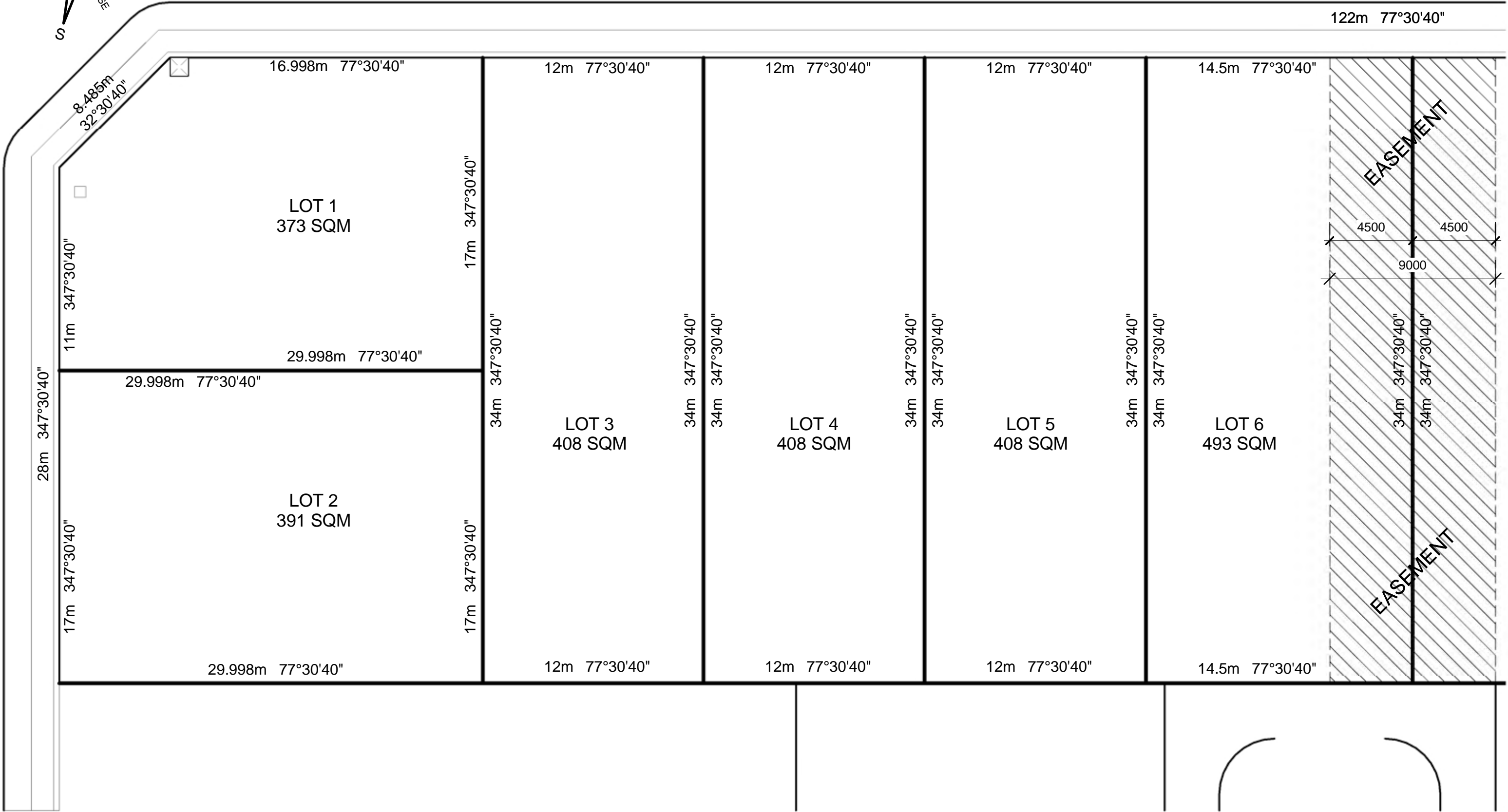
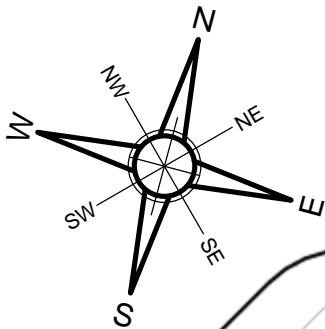


Site Information B

Proposed Sub division of Lot 12777, 15 Seafury Ct.

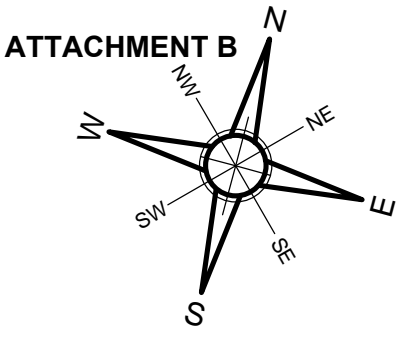
concept designs (N.T.) pty ltd


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dwg no 16030TAM	Designer - George Savvas			ph 0407720703
date 19/07/16	c copyright reserved			fax 89412502
scale 1 : 200	Proposed Sub division of Lot 12777, 15 Seafury Ct.			email gsavvas@bigpond.net.au
sheet A104	Zuccoli			
drawn by Author				




Proposed Site Measurements A

Proposed Sub division of Lot 12777, 15 Seafury Ct.




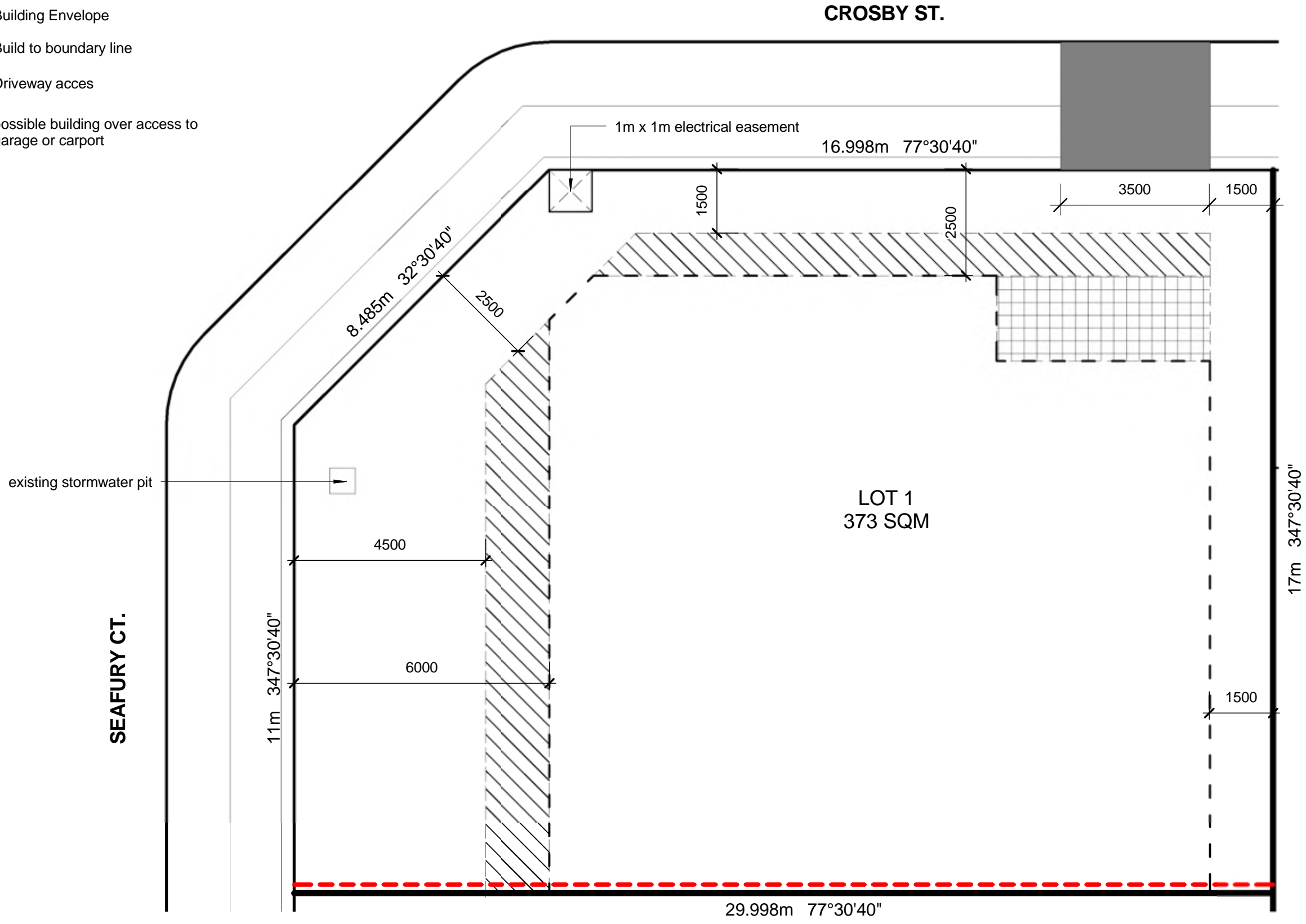
 Building area for porches, verandahs, decks & balconies

 Building Envelope

 Build to boundary line

 Driveway acces

 possible building over access to garage or carport





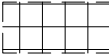


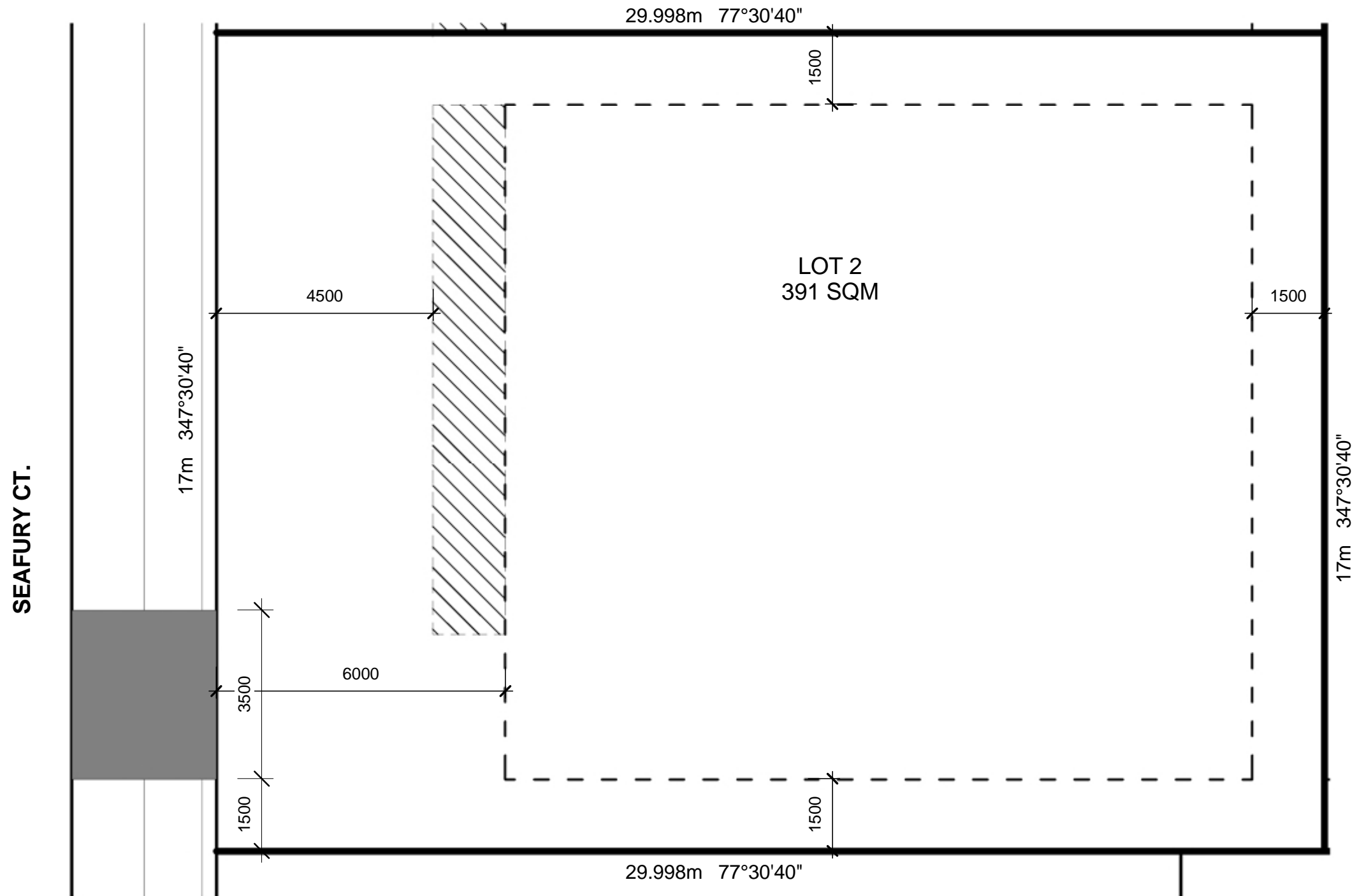
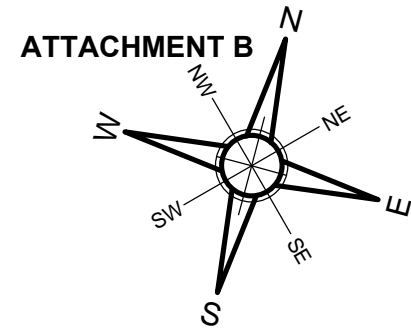
Lot 1

Proposed Sub division of Lot 12777, 15 Seafury Ct.

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residential	industrial	and	commercial	design
dwg no 16030TAM	Designer - George Savvas		ph	0407720703
date 19/07/16	c copyright reserved		fax	89412502
scale As indicated	Proposed Sub division of Lot		email	gsavvas@bigpond.net.au
sheet A107	12777, 15 Seafury Ct.			
drawn by Author	Zuccoli			

-  Building area for porches, verandahs, decks & balconies
-  Building Envelope
-  Build to boundary line
-  Driveway acces
-  possible building over access to garage or carport

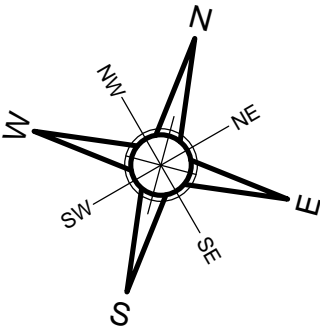


Lot 2

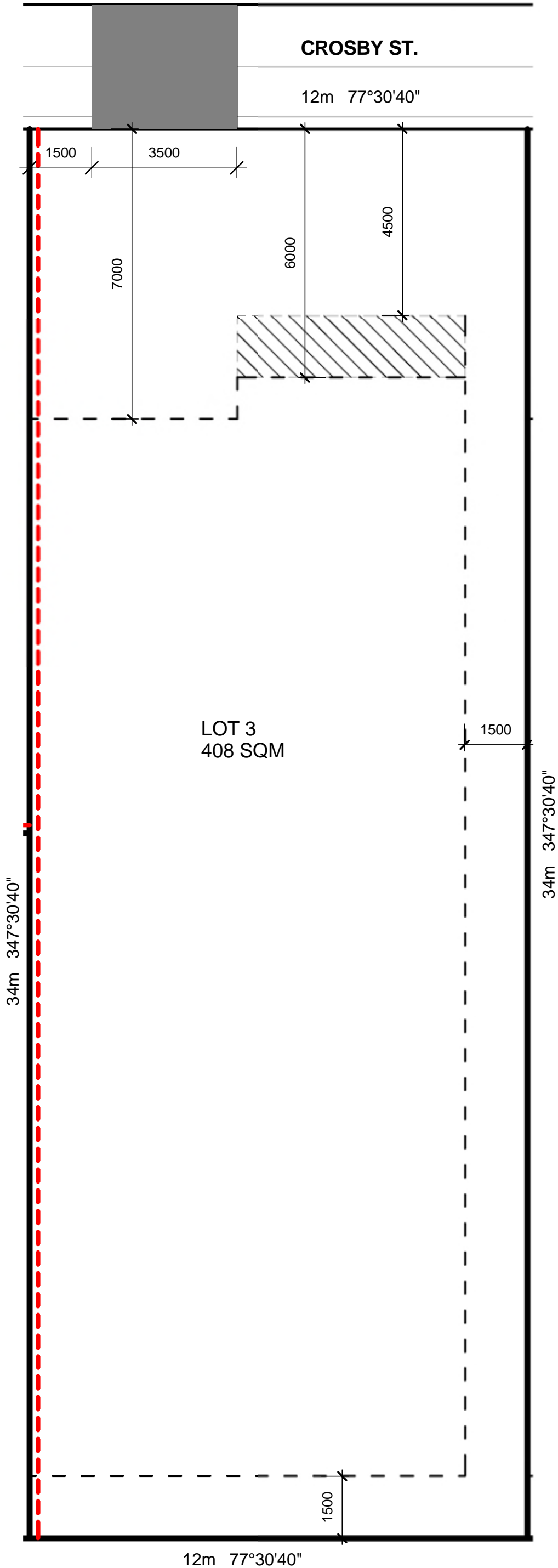
Proposed Sub division of Lot 12777, 15 Seafury Ct.

concept designs (N.T.) pty ltd

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scale As indicated	Proposed Sub division of Lot		email	gsavvas@bigpond.net.au
sheet A108	12777, 15 Seafury Ct.			
drawn by Author	Zuccoli			



- Building area for porches, verandahs, decks & balconies
- Building Envelope
- Build to boundary line
- Driveway acces
- possible building over access to garage or carport



Lot 3
Proposed Sub division of Lot 12777, 15 Seafury Ct.

- 

Building area for porches,
verandahs, decks & balconies

- - - Building Envelope

Build to boundary line

Driveway acces

possible building over access to
garage or carport



LOT 4
408 SQM

34m 347°30'40"

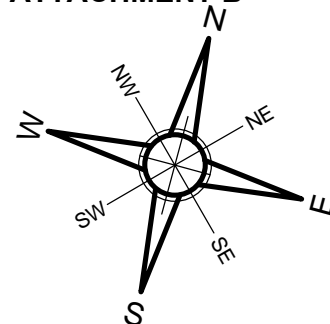
34m 347°30'40"

12m 77°30'40"

residential
dwg no 16030TAM
date 19/07/16
scale As indicated
sheet A110
drawn by: Author

industrial and commercial design
Designer - George Savvas ph 0407720703
 c copyright reserved fax 89412502
 Proposed Sub division of Lot 12777, email
 15 Seafury Ct. gsavvas@bigpond.net.au
 Zuccoli

ATTACHMENT B



Lot 4

Proposed Sub division of Lot 12777, 15 Seafury Ct.

concept designs (north)


-

Building area for porches,
verandahs, decks & balconies

- - - Building Envelope

— — — Build to boundary line

Driveway acces

 possible building over access to garage or carport



12m 77°30'40"

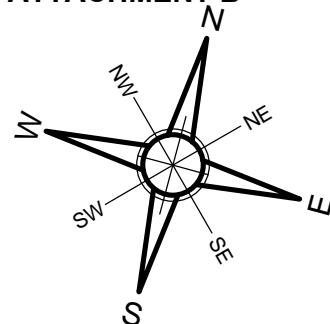
34m 347°30'40"

LOT 5
408 SQM

34m 347°30'40"

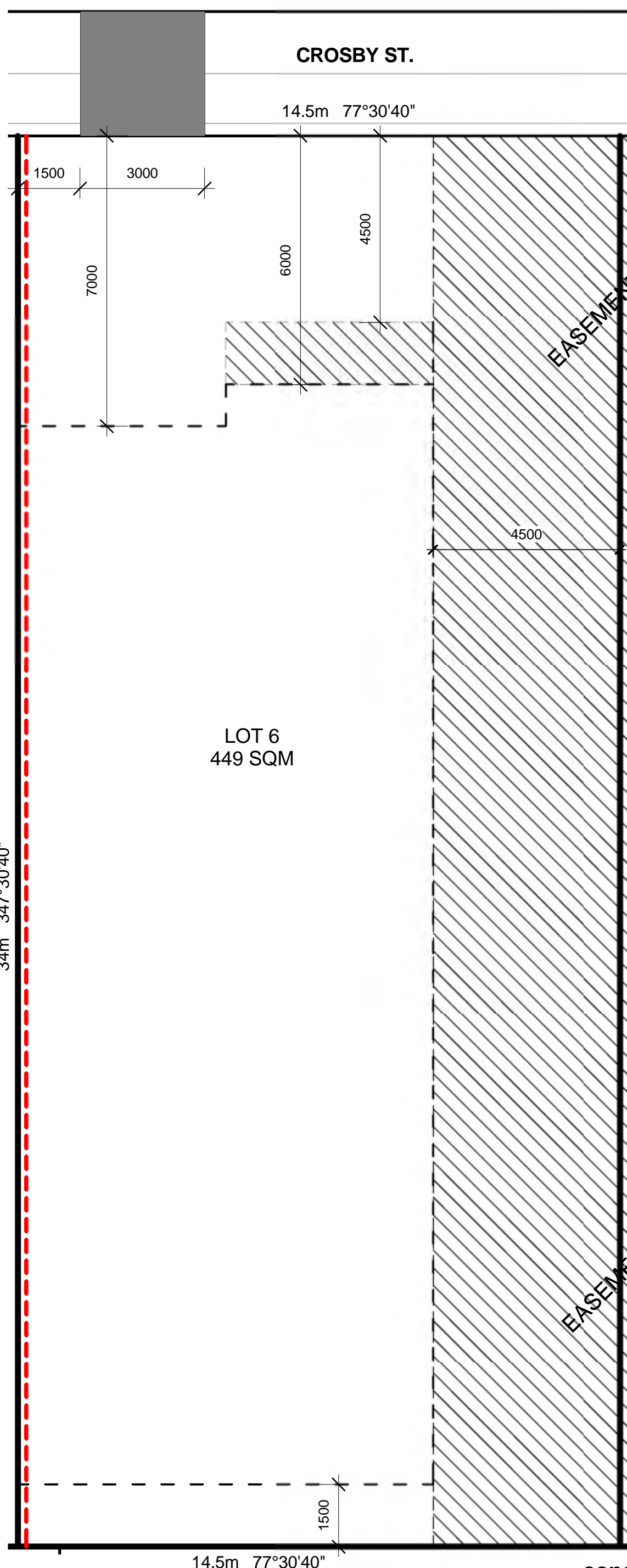
12m 77°30'40"

ATTACHMENT B



Proposed Sub division of Lot 12777, 15 Seafury Ct.


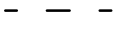


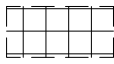
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dwg no 16030TAM	Designer - George Savvas		ph	0407720703
date 19/07/16	c copyright reserved		fax	89412502
scale As indicated	Proposed Sub division of Lot 12777,		email	
sheet A111	15 Seafury Ct.		gsavvas@bigpond.net.au	
drawn by: Author	Zuccoli			

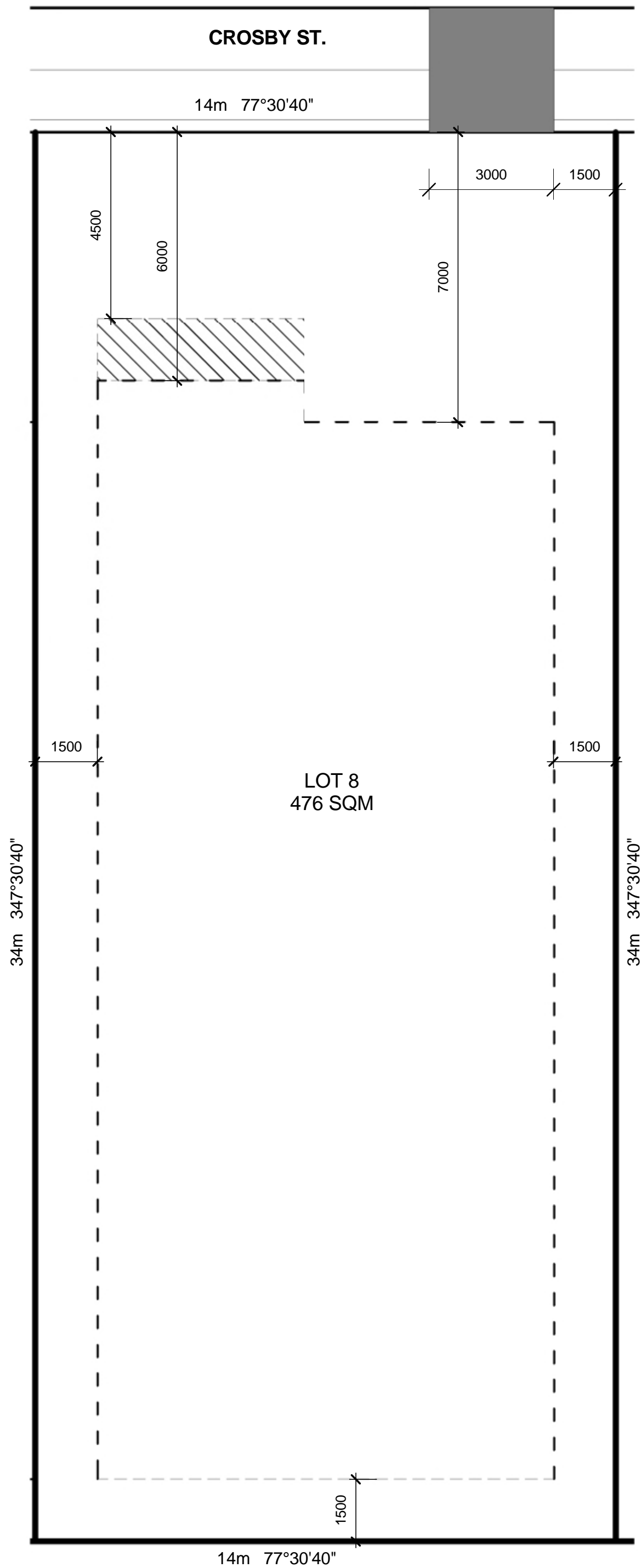
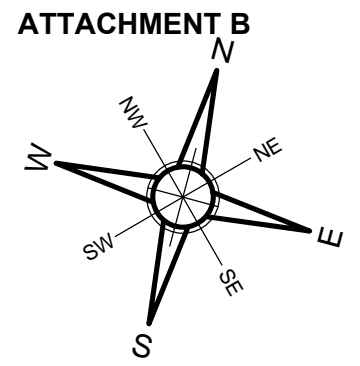


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residential	industrial	and	commercial	design
dwg no 16030TAM	Designer - George Savvas		ph	0407720703
date 19/07/16	c copyright reserved		fax	89412502
scale As indicated	Proposed Sub division of Lot 12777,		email	gsavvas@bigpond.net.au
sheet A112	15 Seafury Ct.			
drawn by: Author	Zuccoli			

residential	industrial	and	commercial	design
dwg no 16030TAM	Designer - George Savvas		ph	0407720703
date 19/07/16	c copyright reserved		fax	89412502
scale As indicated	Proposed Sub division of Lot 12777,		email	gsavvas@bigpond.net.au
sheet A113	15 Seafury Ct.			
drawn by: Author	Zuccoli			

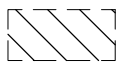
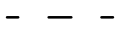



-  Building area for porches, verandahs, decks & balconies
-  Building Envelope
-  Build to boundary line
-  Driveway acces
-  possible building over access to garage or carport

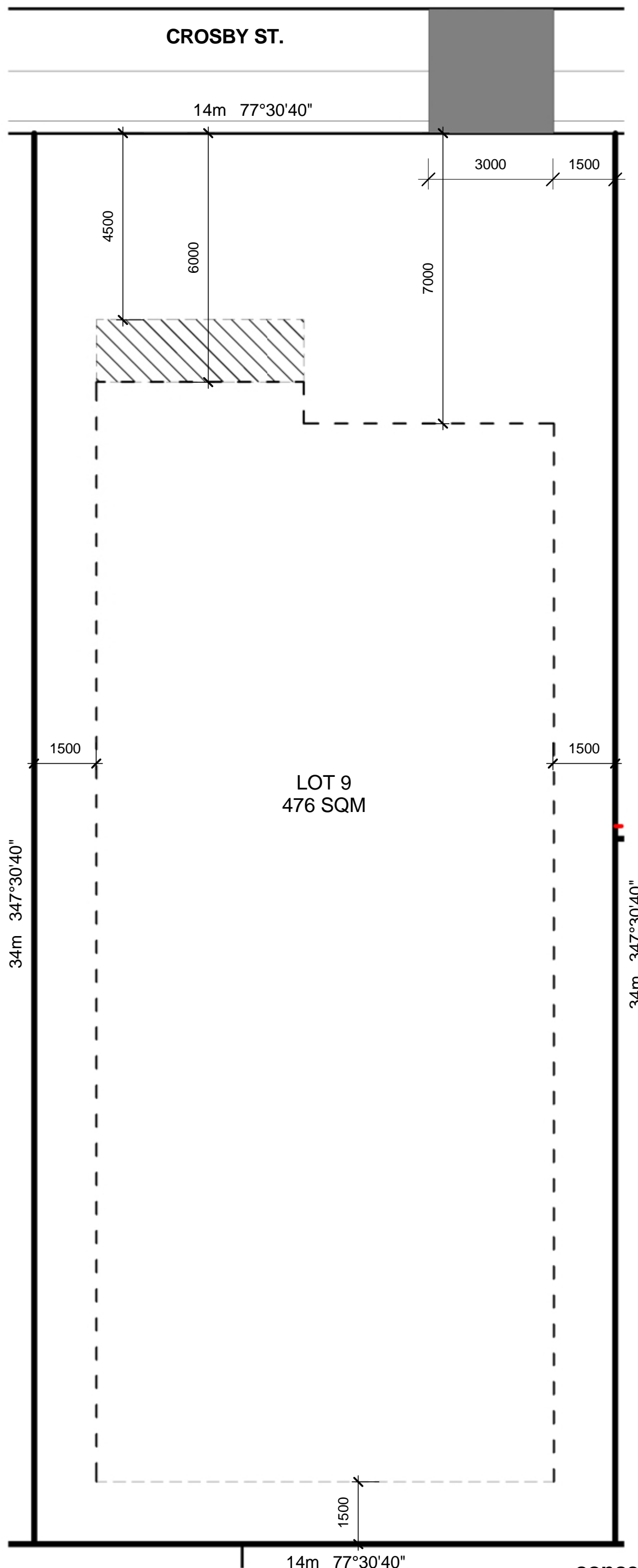
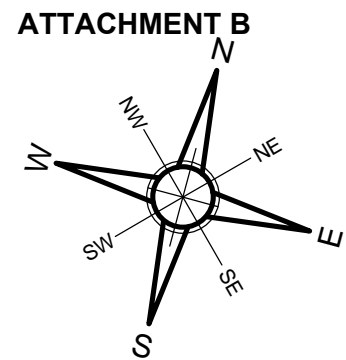


Lot 8
Proposed Sub division of Lot 12777, 15 Seafury Ct.

concept designs (north)

residential	industrial	and	commercial	design
dwg no 16030TAM	Designer - George Savvas		ph	0407720703
date 19/07/16	c copyright reserved		fax	89412502
scale As indicated	Proposed Sub division of Lot 12777,		email	gsavvas@bigpond.net.au
sheet A114	15 Seafury Ct.			
drawn by: Author	Zuccoli			

-  Building area for porches, verandahs, decks & balconies
-  Building Envelope
-  Build to boundary line
-  Driveway acces
-  possible building over access to garage or carport








Lot 9
Proposed Sub division of Lot 12777, 15 Seafury Ct.

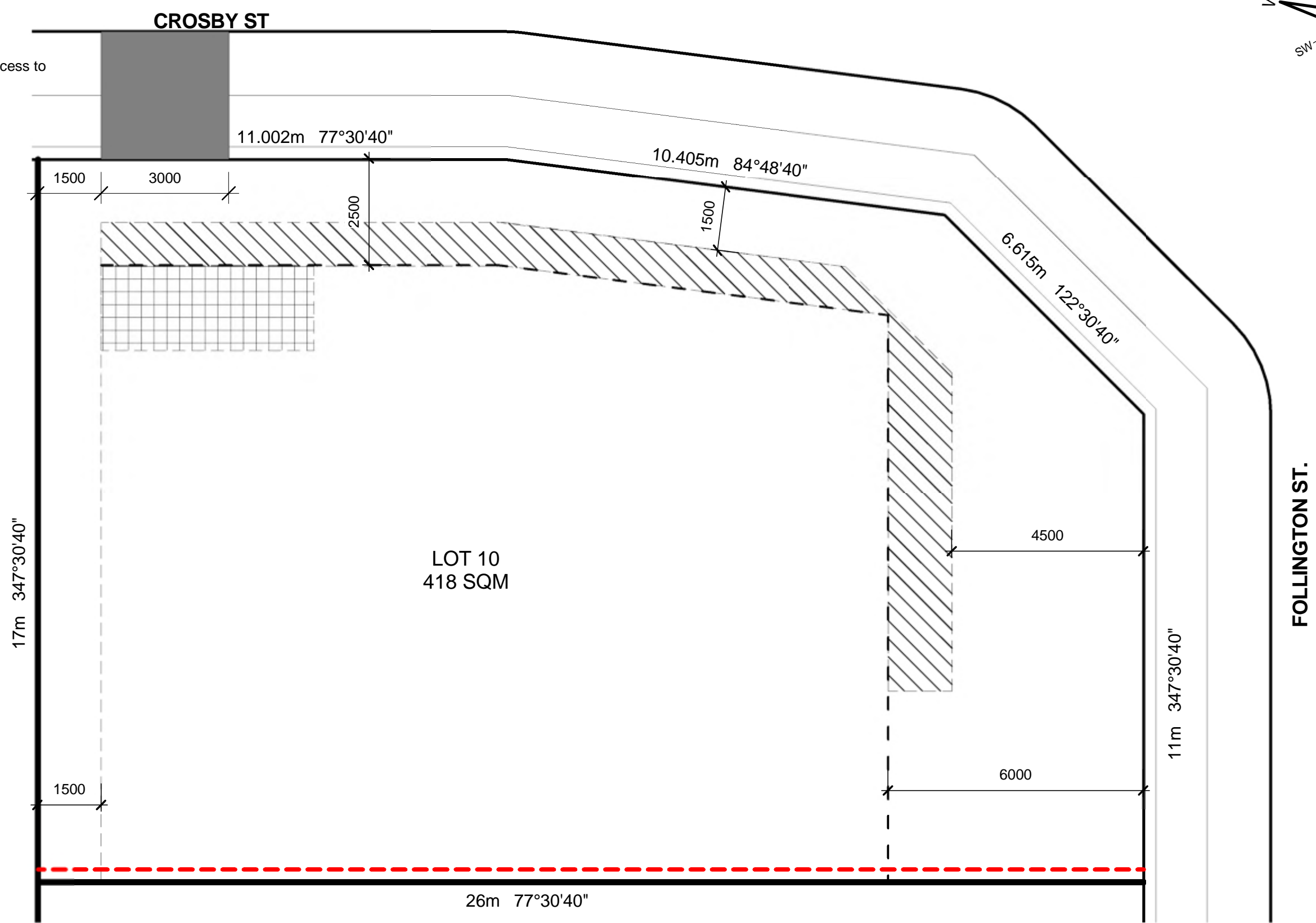
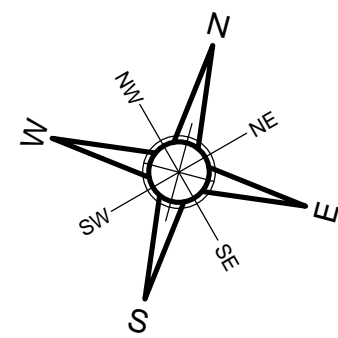
residential industrial and commercial design
dwg no 16030TAM
date 19/07/16
scale As indicated
sheet A115
drawn by: Author

Designer - George Savvas
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Proposed Sub division of Lot 12777,
15 Seafury Ct.
Zuccoli

ph 0407720703
fax 89412502
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-  Building area for porches, verandahs, decks & balconies
-  Building Envelope
-  Build to boundary line
-  Driveway acces
-  possible building over access to garage or carport

ATTACHMENT B




Lot 10

Proposed Sub division of Lot 12777, 15 Seafury Ct.

concept designs (N.T.) pty ltd

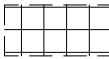
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dwg no 16030TAM	Designer - George Savvas			ph 0407720703
date 19/07/16	c copyright reserved			fax 89412502
scale As indicated	Proposed Sub division of Lot 12777, 15 Seafury Ct.			email gsavvas@bigpond.net.au
sheet A116	Zuccoli			
drawn by Author				

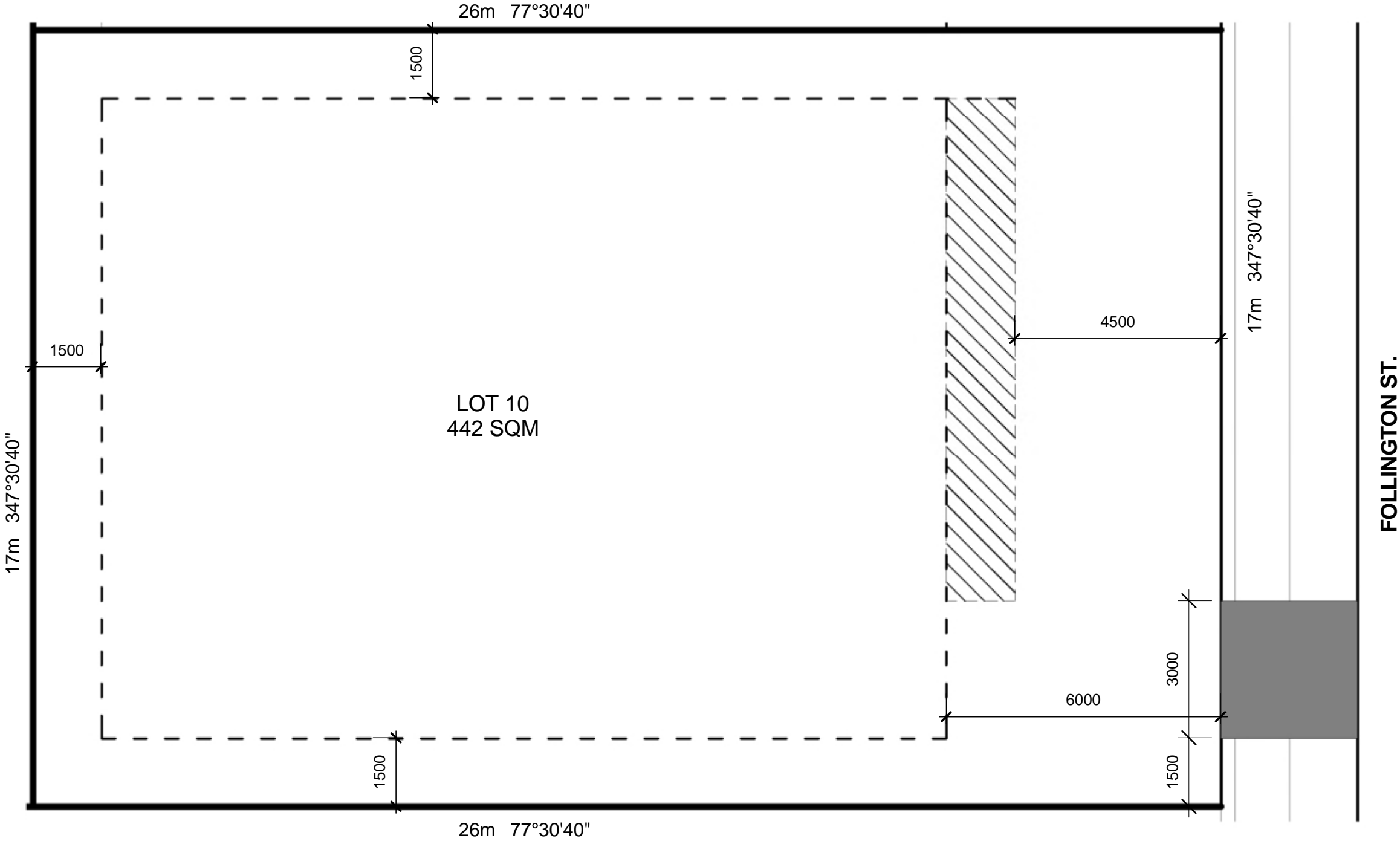
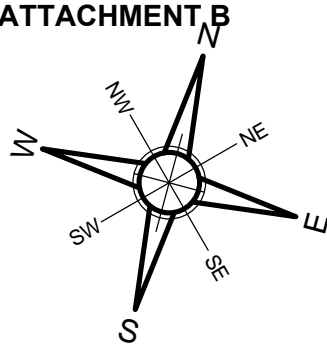
 Building area for porches, verandahs, decks & balconies

- - - Building Envelope

- - - Build to boundary line

 Driveway acces

 possible building over access to garage or carport



Lot 11

Proposed Sub division of Lot 12777, 15 Seafury Ct.

concept designs (N.T.) pty ltd

residential	industrial	and	commercial	design
dwg no 16030TAM	Designer - George Savvas		ph	0407720703
date 19/07/16	c copyright reserved		fax	89412502
scale As indicated	Proposed Sub division of Lot		email	gsavvas@bigpond.net.au
sheet A117	12777, 15 Seafury Ct.			
drawn by Author	Zuccoli			