

CITY OF PALMERSTON

**Minutes of Council Meeting
held in Council Chambers
Civic Plaza, Palmerston
on Tuesday 13 December 2016 at 6.32pm.**

Mayor Ian Abbott
Chair

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.

Acknowledgement of Traditional Ownership

I respectfully acknowledge the past and present Traditional Custodians of this land on which we are meeting, the Larrakia people. It is a privilege to be standing on Larrakia country.

1 PRESENT

Elected Members:	His Worship the Mayor Ian Abbott (Chair) Deputy Mayor Seranna Shutt Alderman Athina Pascoe-Bell Alderman Paul Bunker Alderman Sue McKinnon
Staff:	Ricki Bruhn, Chief Executive Officer Ben Dornier, Director of Corporate and Community Services Mark Spangler, Director of Technical Services Alyce Breed, Minute Secretary Gerard Rosse, Manager Planning and Environment Services Sharon Tollard, Library Services Manager
Gallery:	1 member of the public

2 APOLOGIES

Alderman Byrne – Apology

ACCEPTANCE OF APOLOGIES AND LEAVE OF ABSENCE

Moved: Deputy Mayor Shutt
Seconded: Alderman McKinnon

THAT the apology received from Alderman Byrne be received and granted.

CARRIED 8/2360 – 13/12/2016

3 CONFIRMATION OF MINUTES

Moved: Alderman Pascoe-Bell
Seconded: Alderman Bunker

1. THAT the minutes of the Council Meeting held Tuesday, 15 November 2016 pages 8781 to 8795, be confirmed.
2. THAT the Confidential minutes of the Council Meeting held Tuesday, 15 November 2016 pages 266 to 270, be confirmed.
3. THAT the minutes of the Special Council Meeting held Tuesday, 29 November 2016 pages 8796 to 8798, be confirmed.

CARRIED 8/2361 – 13/12/2016

4 MAYOR'S REPORT

M8-33

Moved: Alderman McKinnon
Seconded: Deputy Mayor Shutt

THAT Council receives Report Number M8-33.

CARRIED 8/2362 – 13/12/2016

5 REPORT OF DELEGATES

Nil.

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

Nil.

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

Nil.

8 PETITIONS

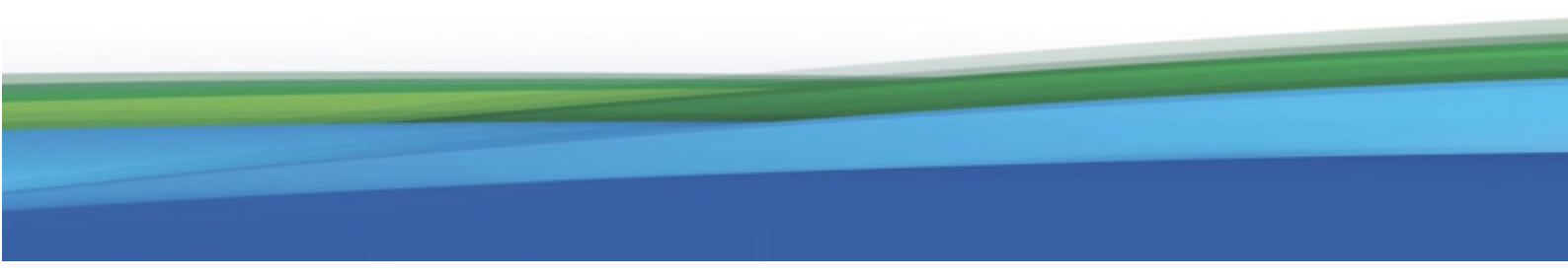
Nil.

9 DEPUTATIONS/PRESENTATIONS

Nil.

10 CONSIDERATION OF MOTIONS FOR WHICH NOTICE HAS BEEN GIVEN

Nil.



Moved: Alderman Pascoe-Bell
Seconded: Alderman McKinnon

THAT the order of business be altered to bring forward Agenda items 15. Response to Previous Questions Taken on Notice and 16. Public Question Time.

CARRIED 8/2363 – 13/12/2016

15 RESPONSE TO PREVIOUS QUESTIONS TAKEN ON NOTICE

15.1 Response to Previous Public Questions from Council Meeting held on 15 November 2016
8/1055

Moved: Alderman Pascoe-Bell
Seconded: Alderman McKinnon

THAT Council receives Report Number 8/1055.

CARRIED 8/2364 – 13/12/2016

16 PUBLIC QUESTION TIME

Mike North asked questions to clarify when the decision was made to install fishing platforms at Durack Lakes, and what work is being done to eradicate the *Salvinia* found in lakes around Palmerston.

The Chair took the questions on notice.

11 COMMITTEE RECOMMENDATIONS

11.1 Governance and Organisation

Moved: Alderman Bunker
Seconded: Alderman McKinnon

THAT the minutes from the Governance and Organisation Committee meeting held on 1 December 2016, be received and noted and that Council adopts the recommendations made by the Committee with the exclusion of 11.1.1 and accordingly resolves as follows:-

11.1.2 Review FIN17 Rate Concession Policy GOC/0323

THAT Council adopt the amended FIN17 Rate Concession Policy.

CARRIED 8/2365 – 13/12/2016

11.1 Governance and Organisation (continued)

11.1.1 First Budget Review 2016/17

GOC/0322

Moved: Alderman Bunker
Seconded: Deputy Mayor Shutt

1. THAT Council adopts the 1st Budget Review 2016/17, pursuant to Section 128 (2) of Local Government Act NT subject to the removal of \$7,000 for staff wellbeing.
2. THAT officers bring a report to the Governance and Organisation Committee regarding staff wellbeing initiatives.

CARRIED 8/2366 – 13/12/2016

11.2 Economic Development and Infrastructure

Moved: Alderman Bunker
Seconded: Alderman Pascoe-Bell

THAT the minutes from the Economic Development and Infrastructure Committee meeting held on 1 December 2016, be received and noted and that Council adopts the recommendations made by the Committee and accordingly resolves as follows:-

11.2.1 Title Transfer of Open Space Lot 12054 Containing a Lake in The Heights Durack Subdivision

EDI/0485

1. THAT Council endorses the title transfer of open space Lot 12054 containing a lake in The Heights Durack subdivision, from the Charles Darwin University to Council.
2. THAT the Mayor and Chief Executive Officer be authorised to sign and seal all documentation in relation to the title transfer of Lot 12054 in The Heights Durack subdivision.

CARRIED 8/2367 – 13/12/2016



11.3 Community Culture and Environment

Moved: Alderman McKinnon
Seconded: Alderman Pascoe-Bell

THAT the minutes from the Community Culture and Environment Committee meeting held on 7 December 2016, be received and noted and that Council adopts the recommendations made by the Committee and accordingly resolves as follows:-

11.3.1 Palmerston Animal Management Reference Group Meeting 24 November 2016 CCE/0636-CCE/0637

1. THAT staff assess environment grants that may be available for information signage related to the effects of feeding native animals.
2. THAT animals adopted through community groups that have been desexed and micro-chipped have free registration during their first financial year.

11.3.2 Financial Support for ANZAC Day Services CCE/0639

THAT Council approve a budget allocation of \$10,000 per year for the next three (3) financial years from the Community Benefits Scheme, to support the Palmerston RSL ANZAC event in Palmerston.

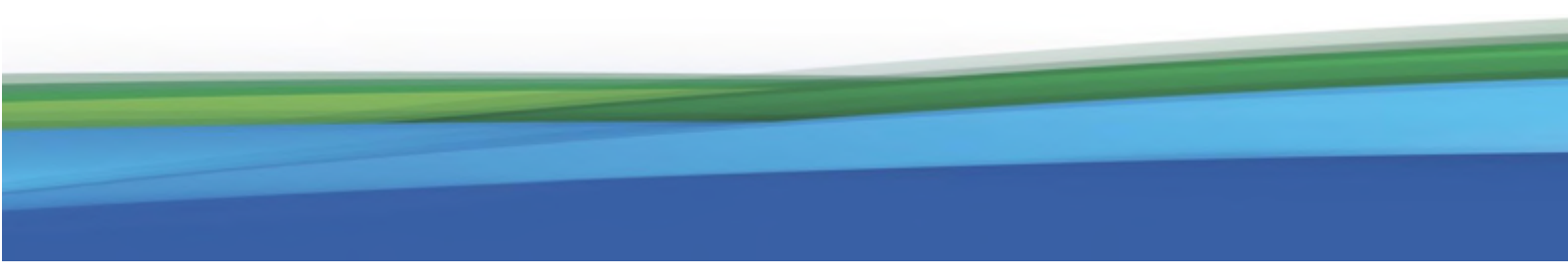
11.3.3 Ribbon Structure CCE/0649

THAT the ribbon structure used on White Ribbon Day be made available to organisation's seeking to celebrate and acknowledge significant days of the year.

11.3.4 Service Review of Communications and Marketing CCE/0650

THAT Council undertake a service review of its communications and marketing.

CARRIED 8/2368 - 13/12/2016



12 INFORMATION AGENDA

12.1 Items for Exclusion

12.3.2	Severe Storm Event 5 November 2016	8/1037
12.3.4	Community Purpose Land or Crown Land for new Seniors Centre	8/1040

12.2 Receipt of Information Reports

Moved: Alderman Bunker
 Seconded: Alderman McKinnon

THAT the information items contained within the Information Agenda, excluding Item 12.3.2 and 12.3.4 be received.

CARRIED 8/2369 – 13/12/2016

The Chair invited the Chief Executive Officer, Director of Corporate and Community Services and Director of Technical Services to provide a verbal update on the outstanding matters contained within the Action Report.

Officers provided a verbal report to the meeting.

12.3.2	Severe Storm Event 5 November 2016	8/1037
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Moved: Alderman McKinnon
 Seconded: Alderman Pascoe-Bell

1. THAT Council receives Report Number 8/1037.

CARRIED 8/2370 – 13/12/2016

Moved: Alderman McKinnon
 Seconded: Alderman Bunker

2. THAT at the next budget review all clean-up costs for the storm event that occurred on Saturday 5 November 2016 be met from funds held in the Disaster Recovery Reserve.
3. THAT any insurance payouts for claims lodged by Council resulting from damage caused by the storm event that occurred on Saturday 5 November 2016 be moved to the Disaster Recovery Reserve.


CARRIED 8/2371 – 13/12/2016

12.3.4	Community Purpose Land or Crown Land for new Seniors Centre	8/1040
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Moved: Alderman Bunker
 Seconded: Deputy Mayor Shutt

THAT Council receives report number 8/1040.

CARRIED 8/2372 – 13/12/2016



13 DEBATE AGENDA

13.1 Officer Reports**13.1.1 On and Off-Street Parking Charges in the City Centre 8/1034**

Moved: Alderman Pascoe-Bell

Seconded: Alderman McKinnon

1. THAT Council receives Report Number 8/1034.

CARRIED 8/2373 – 13/12/2016

Moved: Deputy Mayor Shutt

Seconded: Alderman Bunker

2. THAT Council adopts the City Centre Parking Policy, REG03, in Attachment B to Report Number 8/1034 with the following amendments made:

- Removal of Alderman Bays.

CARRIED 8/2374 – 13/12/2016**13.1.2 Library Materials – Stock Write Off 8/1035**

Moved: Alderman McKinnon

Seconded: Alderman Pascoe-Bell

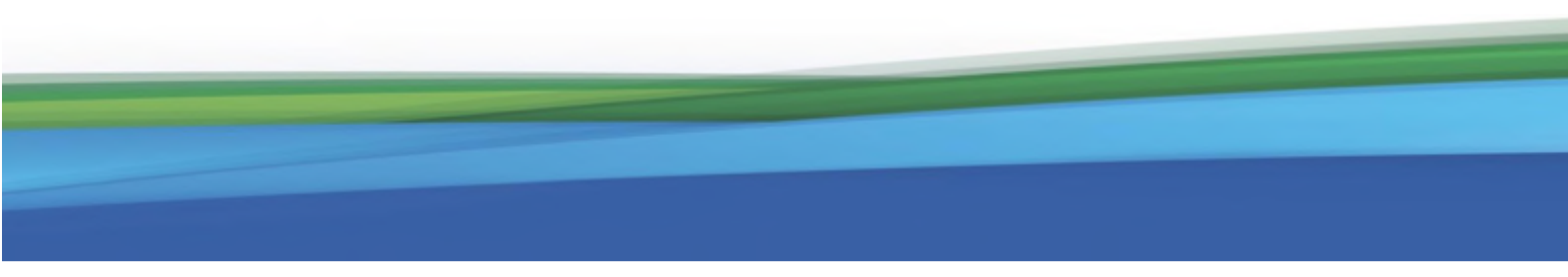
1. THAT Council receives Report Number 8/1035.
2. THAT Council approves the amended stock write off \$78,748.69.

CARRIED 8/2375 – 13/12/2016**13.1.3 End of Year Library Acquittal June 2016 8/1036**

Moved: Alderman McKinnon

Seconded: Deputy Mayor Shutt

THAT Council receives Report Number 8/1036.

CARRIED 8/2376 – 13/12/2016

13.1.4 Comment on the Direct Sale of Crown Land situated at Lot 10282 (133) Flynn Circuit, Bellamack 8/1038

Moved: Alderman Bunker
Seconded: Deputy Mayor Shutt

1. THAT Council receives Report Number 8/1038.

CARRIED 8/2377 – 13/12/2016

Moved: Alderman Bunker
Seconded: Deputy Mayor Shutt

2. THAT Council write to the Northern Territory Government (Crown Land Estate) and advise that Council support the use of Lot 10282 for a child care centre and proposed community facility only. Council request that the rear half of the site be excised from the lot and donated to Council for the provision of Community Infrastructure in accordance with the Palmerston Community Infrastructure Plan.

CARRIED UNANIMOUSLY 8/2378 – 13/12/2016

13.1.5 Proposed Marlow Lagoon Land Use Plan 8/1041

Moved: Deputy Mayor Shutt
Seconded: Alderman McKinnon

1. THAT Council receives Report Number 8/1041.

CARRIED 8/2379 – 13/12/2016

Moved: Deputy Mayor Shutt
Seconded: Alderman McKinnon

2. THAT Council proceeds with the preparation of a Marlow Lagoon Land Use Plan.

CARRIED 8/2380 – 13/12/2016

13.1.6 DRAFT AD03 Liquor Licence Policy 8/1042

Moved: Alderman Pascoe-Bell
Seconded: Alderman Bunker

1. THAT Council receives Report Number 8/1042.

CARRIED 8/2381 – 13/12/2016

Moved: Alderman McKinnon
Seconded: Deputy Mayor Shutt

2. THAT Council endorses Attachment A to Report Number 8/1042.

CARRIED 8/2382 – 13/12/2016



13.1.7 Palmerston Community Infrastructure Plan 2016-2026 – Report on Consultation and Endorsement of Final Plan 8/1043

Moved: Alderman Bunker

Seconded: Deputy Mayor Shutt

1. THAT Council receives Report Number 8/1043.

CARRIED 8/2383 – 13/12/2016

Moved: Alderman Pascoe-Bell

Seconded:

2. THAT Council adopt the Palmerston Community Infrastructure Plan 2016-2026 in Attachment A to report number 8/1043, with the following amendment:
 - That the Marlow Lagoon CP Lot be identified as a multipurpose community use site.

MOTION LAPSED FOR WANT OF A SECONDER

Moved: Alderman McKinnon

Seconded: Alderman Bunker

2. THAT Council adopt the Palmerston Community Infrastructure Plan 2016-2026 in Attachment A to report number 8/1043.

CARRIED UNANIMOUSLY 8/2384 – 13/12/2016

Moved: Alderman Pascoe-Bell

Seconded: Deputy Mayor Shutt

3. THAT Council write to the Northern Territory Government expressing interest in acquiring the Zone CP component of Lot 12087 and outline the community infrastructure needs for the Zuccoli CP site in accordance with the Palmerston Community Infrastructure Plan 2016-2026.

CARRIED 8/2385 – 13/12/2016

13.1.8 Financial Report for the Month of November 2016

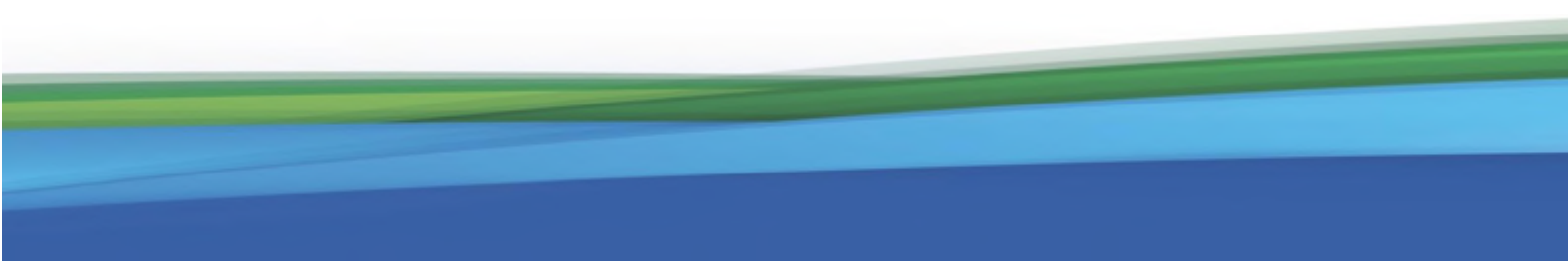
8/1045

Moved: Deputy Mayor Shutt

Seconded: Alderman Bunker

THAT Council receives Report Number 8/1045.

CARRIED 8/2386 – 13/12/2016



13.1.9 TS2016/12 – Asset Revaluation

8/1058

Moved: Alderman Pascoe-Bell

Seconded: Alderman McKinnon

1. THAT Council receives Report Number 8/1058.
2. THAT Council award contract TS2016/12 – Asset Revaluation to AssetVal Pty Ltd for the amount of \$47,600 (GST exclusive).
3. THAT the Mayor and Chief Executive Officer are granted consent to sign and seal all required contract documentation for the contract TS2016/12 – Asset Revaluation.

CARRIED 8/2387 – 13/12/2016

14 CORRESPONDENCE

14.1 Palmerston Christian School – Part Lot 4153

Moved: Alderman McKinnon

Seconded: Alderman Pascoe-Bell

THAT Council receives the correspondence from Palmerston Christian School – Part Lot 4153.

CARRIED 8/2388 – 13/12/2016

17 OTHER BUSINESS

17.1 22nd Australia Day Black Tie Ball

Moved: Mayor Abbott

Seconded: Deputy Mayor Shutt

THAT Council purchase two tickets for the Mayor, plus guest to attend the 22nd Australia Day Black Tie Ball on Saturday 21 January 2017 at the Darwin Convention Centre at a cost of \$220 per ticket.

CARRIED 8/2389 – 13/12/2016

17.2 Deputy Mayor Shutt

Commended the Christmas Tree Lighting event and passed on positive feedback received by members of the community.

18 CONFIDENTIAL REPORTS

Moved: Alderman Pascoe-Bell
Seconded: Alderman Bunker

18.1 Rate Concession/Change in Rating**8/1048**

1. THAT pursuant to Section 65 of the Local Government Act, Council orders that the public be excluded from the meeting with the exception of the Chief Executive Officer, Director of Corporate and Community Services, Director of Technical Services, Manager Planning and Environment 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 and discuss the presentation in relation to confidential agenda item 18.1 Rates Concession/Change in Rating 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 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 13 December 2016, in relation to confidential item number 18.1 Rates Concession/Change in Rating 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 101506**8/1049**

1. THAT pursuant to Section 65 of the Local Government Act, Council orders that the public be excluded from the meeting with the exception of the Chief Executive Officer, Director of Corporate and Community Services, Director of Technical Services, Manager Planning and Environment 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 and discuss the presentation in relation to confidential agenda item 18.2 Financial Hardship Application Assessment 101506 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 13 December 2016, in relation to confidential item number 18.2 Financial Hardship Application Assessment 101506 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.

18.3 Financial Hardship Application Assessment 105874

8/1050

1. THAT pursuant to Section 65 of the Local Government Act, Council orders that the public be excluded from the meeting with the exception of the Chief Executive Officer, Director of Corporate and Community Services, Director of Technical Services, Manager Planning and Environment 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 and discuss the presentation in relation to confidential agenda item 18.3 Financial Hardship Application Assessment 105874 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 13 December 2016, in relation to confidential item number 18.3 Financial Hardship Application Assessment 105874 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.

18.4 Recreation Facilities

8/1051

1. THAT pursuant to Section 65 of the Local Government Act, Council orders that the public be excluded from the meeting with the exception of the Chief Executive Officer, Director of Corporate and Community Services, Director of Technical Services, Manager Planning and Environment 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 and discuss the presentation in relation to confidential agenda item 18.4 Recreation Facilities 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:

(c) information that would, if publicly disclosed, be likely to:

(i) cause commercial prejudice to, or confer an unfair commercial advantage on, any person;
or

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

2. THAT Council orders that the minutes from the Confidential Council meeting held on 13 December 2016, in relation to confidential item number 18.4 Recreation Facilities 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.

18.5 Digital Strategy

8/1047

1. THAT pursuant to Section 65 of the Local Government Act, Council orders that the public be excluded from the meeting with the exception of the Chief Executive Officer, Director of Corporate and Community Services, Director of Technical Services, Manager Planning and Environment 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 and discuss the presentation in relation to confidential agenda item 18.5 Digital Strategy 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:

(c) information that would, if publicly disclosed, be likely to:

- (i) cause commercial prejudice to, or confer an unfair commercial advantage on, any person;
or

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

2. THAT Council orders that the minutes from the Confidential Council meeting held on 13 December 2016, in relation to confidential item number 18.5 Digital Strategy 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.

18.6 Financial Hardship Application Assessment 113545

8/1052

1. THAT pursuant to Section 65 of the Local Government Act, Council orders that the public be excluded from the meeting with the exception of the Chief Executive Officer, Director of Corporate and Community Services, Director of Technical Services, Manager Planning and Environment 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 and discuss the presentation in relation to confidential agenda item 18.6 Financial Hardship Application Assessment 113545 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 13 December 2016, in relation to confidential item number 18.6 Financial Hardship Application Assessment 113545 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.

18.7 Financial Hardship Application Assessment 100035

8/1053

1. THAT pursuant to Section 65 of the Local Government Act, Council orders that the public be excluded from the meeting with the exception of the Chief Executive Officer, Director of Corporate and Community Services, Director of Technical Services, Manager Planning and Environment 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 and discuss the presentation in relation to confidential agenda item 18.7 Financial Hardship Application Assessment 100035 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 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 13 December 2016, in relation to confidential item number 18.7 Financial Hardship Application Assessment 100035 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.

18.8 Financial Hardship Application Assessment 102230

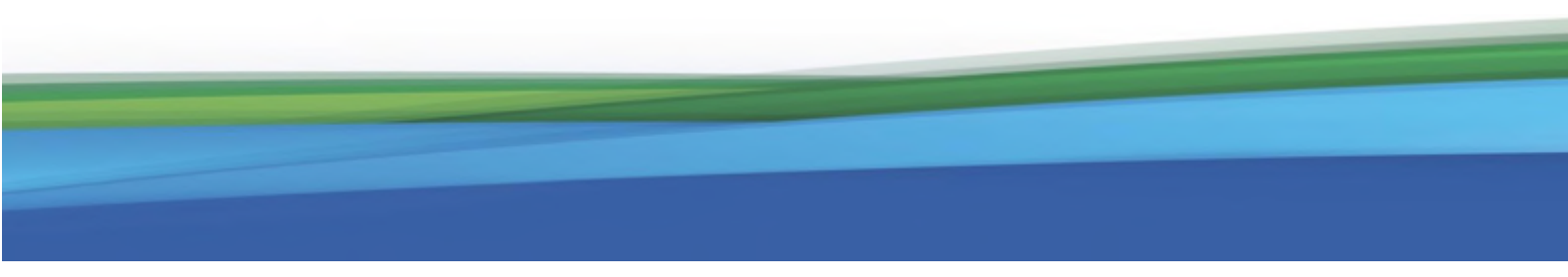
8/1054

1. THAT pursuant to Section 65 of the Local Government Act, Council orders that the public be excluded from the meeting with the exception of the Chief Executive Officer, Director of Corporate and Community Services, Director of Technical Services, Manager Planning and Environment 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 and discuss the presentation in relation to confidential agenda item 18.8 Financial Hardship Application Assessment 102230 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 13 December 2016, in relation to confidential item number 18.8 Financial Hardship Application Assessment 102230 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.



18.9 Financial Hardship Application Assessment 100808

8/1056

1. THAT pursuant to Section 65 of the Local Government Act, Council orders that the public be excluded from the meeting with the exception of the Chief Executive Officer, Director of Corporate and Community Services, Director of Technical Services, Manager Planning and Environment 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 and discuss the presentation in relation to confidential agenda item 18.9 Financial Hardship Application Assessment 100808 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 13 December 2016, in relation to confidential item number 18.9 Financial Hardship Application Assessment 100808 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.

18.10 Financial Hardship Application Assessment 101930

8/1057

1. THAT pursuant to Section 65 of the Local Government Act, Council orders that the public be excluded from the meeting with the exception of the Chief Executive Officer, Director of Corporate and Community Services, Director of Technical Services, Manager Planning and Environment 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 and discuss the presentation in relation to confidential agenda item 18.10 Financial Hardship Application Assessment 101930 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 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 13 December 2016, in relation to confidential item number 18.10 Financial Hardship Application Assessment 101930 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.

18.11 Multistorey Progress Report Name

8/1059

1. THAT pursuant to Section 65 of the Local Government Act, Council orders that the public be excluded from the meeting with the exception of the Chief Executive Officer, Director of Corporate and Community Services, Director of Technical Services, Manager Planning and Environment 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 and discuss the presentation in relation to confidential agenda item 18.11 Multistorey Carpark Progress Report 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:

(c) information that would, if publicly disclosed, be likely to:

- (i) cause commercial prejudice to, or confer an unfair commercial advantage on, any person;
or

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

2. THAT Council orders that the minutes from the Confidential Council meeting held on 13 December 2016, in relation to confidential item number 18.11 Multistorey Carpark Progress Report 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.

18.12 CEO Performance Appraisal Committee Recommendation

CPA/0034 – CPA/0035

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 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 and discuss the report in relation to confidential agenda item 18.12 CEO Performance Appraisal Committee Recommendation 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 involves:

- (a) information about the employment of a particular individual as a member of the staff or possible member of the staff of the council that could, if publicly disclosed, cause prejudice to the individual;

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

2. THAT Council orders that the minutes from the Confidential Council meeting held on 13 December 2016, in relation to confidential item number 18.12 CEO Performance Appraisal Committee Recommendation remain confidential and not available for public inspection.

CARRIED 8/2390 – 13/12/2016

The meeting moved into the Confidential Session at 8:31pm.

18.13 Moving decisions from the Confidential Session into the Open Session

In accordance with the resolutions of Council, the following decisions from the Confidential Session are moved into the Open Session:

4.2 Financial Hardship Application Assessment 101506 8/1049

1. THAT Council receives Report Number 8/1049.
2. THAT Council approves remission of interest for the period 11 November 2016 to 30 June 2017 for assessment 101506 under the conditions of the rates concession policy FIN17.
3. THAT the resolutions only come back to the open session.


4.3 Financial Hardship Application Assessment 105874 8/1050

1. THAT Council receives Report Number 8/1050.
2. THAT Council approves remission of interest for the period 1 July 2016 to 30 June 2017 for assessment 105874 under the conditions of the rates concession policy FIN17.
3. THAT the resolutions only come back to the open session.

4.6 Financial Hardship Application Assessment 113545 8/1052

1. THAT Council receives Report Number 8/1052.
2. THAT Council approves remission of interest for the period 9 November 2016 to 30 June 2017 for assessment 113545 under the conditions of the rates concession policy FIN17.
3. THAT the resolutions only come back to the open session.

4.7 Financial Hardship Application Assessment 100035 8/1053

1. THAT Council receives Report Number 8/1053.
 2. THAT Council approves remission of interest for the period 3 November 2016 to 30 June 2017 for assessment 100035 under the conditions of the rates concession policy FIN17.
 3. THAT the resolutions only come back to the open session.
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4.8 Financial Hardship Application Assessment 102230

8/1054

1. THAT Council receives Report Number 8/1054.
2. THAT Council approves remission of interest for the period 26 October 2016 to 30 June 2017 for assessment 102230 under the conditions of the rates concession policy FIN17.
3. THAT the resolutions only come back to the open session.

4.9 Financial Hardship Application Assessment 100808

8/1056

1. THAT Council receives Report Number 8/1056.
2. THAT Council approves remission of interest for the period 1 July 2016 to 30 June 2017 for assessment 100808 under the conditions of the rates concession policy FIN17.
3. THAT the resolutions only come back to the open session.

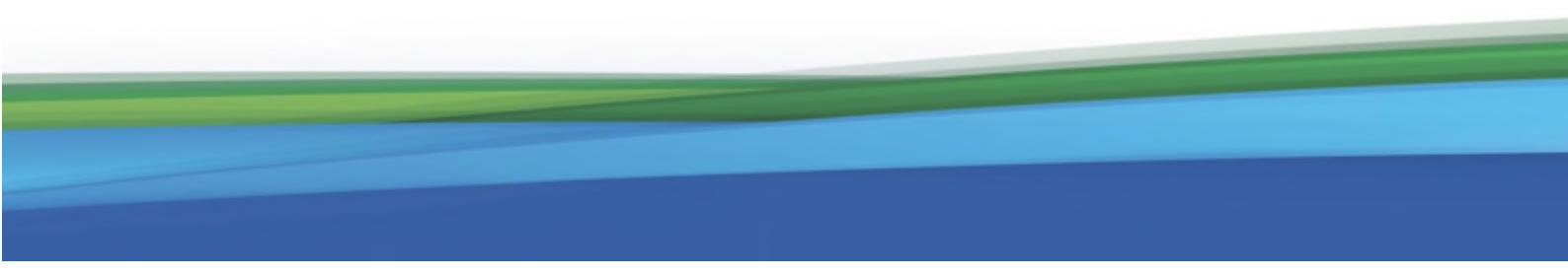
4.10 Financial Hardship Application Assessment 101930

8/1057

1. THAT Council receives Report Number 8/1057.
2. THAT Council approves remission of interest for the period 6 December 2016 to 30 June 2017 for assessment 101930 under the conditions of the rates concession policy FIN17.
3. THAT the resolutions only come back to the open session.

19 CLOSURE

Meeting closed at 10.16pm



CITY OF PALMERSTON

**Minutes of Confidential Council Meeting
held in Council Chambers, Civic Plaza, Palmerston
on Tuesday, 8 December 2015 at 9.00pm**

RELEASED TO THE PUBLIC RECORD

1. PRESENT

Elected Members: His Worship the Mayor Ian Abbott (Chair)
Deputy Mayor Sue McKinnon
Alderman Paul Bunker
Alderman Andrew Byrne
Alderman Geoff Carter
Alderman Seranna Shutt
Alderman Athina Pascoe-Bell

Staff: Ricki Bruhn, Chief Executive Officer
Gerard Rosse, Acting Director of Technical Services
Silke Reinhardt, Acting Director of Corporate Services
Jan Peters, Acting Director of Community Services
Emily Fanning, Minute Secretary

Gallery: Gary Boyle, Major Projects Officer

2. APOLOGIES

Nil

3. DEPUTATIONS / PRESENTATIONS

Nil

4. OFFICER REPORTS**4.1 Discharge of Statutory Charge, assessment 104190****8/0782**

Moved: Alderman Bunker
Seconded: Alderman Carter

1. THAT Council receives Report Number 8/0782.
2. THAT the Mayor and Chief Executive Officer be authorised to sign and seal the application to discharge statutory charges on assessment 104190.
3. THAT the Resolutions only come back into the Open Session.

CARRIED 8/1791–08/12/2015

4.2 Application – Remission of Interest for assessment 100114

Moved: Deputy Mayor McKinnon
Seconded: Alderman Shutt

1. THAT Council receives Report Number 8/0783.
2. THAT Council approves the remission of interest for the period 13 November 2015 to 31 March 2016 for assessment 100114 under financial hardship policy FIN17.
3. THAT the Resolutions only come back into the Open Session.

CARRIED 8/1792–08/12/2015

4.3 Application – Remission of Interest for assessment 107440

8/0784

Moved: Alderman Carter
Seconded: Alderman Bunker

1. THAT Council receives Report Number 8/0784.
2. THAT Council approves the remission of interest for the period 16 November 2015 to 29 February 2016 for assessment 107440 under financial hardship policy FIN17.
3. THAT the Resolutions only come back into the Open Session.

CARRIED 8/1793–08/12/2015

4.4 Application – Remission of Interest for assessment 105694

8/0785

Moved: Alderman Carter
Seconded: Alderman Byrne

1. THAT Council receives Report Number 8/0785.
2. THAT Council approve to waive the interest for the period 24 November 2015 to 30 June 2016 for assessment 105694, under financial hardship policy FIN17, subject to repayments being made in accordance with the future agreed repayment plan.
3. THAT the Resolutions only come back into the Open Session.

CARRIED 8/1794–08/12/2015

4.5 The Boulevard Stage 2

Moved: Alderman Bunker
Seconded: Alderman Carter

1. THAT Council receives Report Number 8/0788.

CARRIED 8/1795—08/12/2015

Moved: Alderman Carter
Seconded: Deputy Mayor McKinnon

THAT the Major Projects Officer be present during the discussion regarding Item 4.5 The Boulevard Stage 2.

CARRIED 8/1796—08/12/2015

Gary Boyle, Major Projects Officer entered the Chambers at 9.05pm.

MEETING PROCEDURES

Suspension of Standing Orders

Moved: Alderman Bunker
Seconded: Deputy Mayor McKinnon

THAT Standing Orders be suspended for up to 20 minutes to allow for open discussion.

CARRIED 8/1797—08/12/2015

Standing orders were suspended at 9.14pm

Reinstatement of Standing Orders

Moved: Alderman Carter
Seconded: Deputy Mayor McKinnon

THAT Standing Orders be reinstated.

CARRIED 8/1798—08/12/2015

Standing orders were reinstated at 9:45pm

4.5 The Boulevard Stage 2

8/0788

Moved: Alderman Bunker
Seconded: Alderman Byrne

2. THAT Council direct that a report on funding options for construction of The Boulevard Stage 2 be provided to a Special Meeting of the Economic Development and Infrastructure Committee prior to 28 January 2016.
3. THAT a report be provided to Council regarding the impact of a reduced scope of works on The Boulevard Stage 2.

4.5 The Boulevard Stage 2 (continued)

4. THAT Council directs the City of Palmerston to investigate and report the options for consolidation of the excess Boulevard road reserve with adjacent Lot 4537 and Lot 10027.
5. THAT the Resolutions only come back into the Open Session.

CARRIED 8/1799–08/12/2015

5. MOVE TO OPEN

Moved: Alderman Carter
Seconded: Alderman Byrne

THAT the Council move into the open session.

CARRIED 8/1800–08/12/2015

The meeting moved to the Open Session at 9.46pm

(Chair)

ITEM NO. 18.1 Discharge of Statutory Charge, assessment 104190

FROM: Acting Director of Corporate Services
REPORT NUMBER: 8/0782
MEETING DATE: 8 December 2015

Municipal Plan:**4. Governance & Organisation****4.1 Responsibility**

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

Summary:

With the meeting held on the 1 April 2014 Council approved to send assessment 104190 into the process of power of sale of land for non-payment of rates under Northern Territory Local Government Act. The owner has satisfied the liability to which the charge relates in full and Council must apply to cancel the registration of statutory charge on the title under Section 171 (5) Local Government Act

Background:

Division 3 Overriding statutory charge

171 Registration of charge

- (1) After rates have been in arrears for at least 6 months, the council may apply to the appropriate registration authority for registration of the charge over the land to which the charge relates.
- (2) The registration authority must, on payment of the appropriate fee by the council:
 - (a) register the charge as an overriding statutory charge; and
 - (b) notify all persons with a registered interest in or over the land of the registration of the charge.
- (3) Failure to give notice of the registration of the charge under subsection (2) (b) does not invalidate the registration of the charge.
- (4) A registration authority must cancel registration of a charge if the council applies for the cancellation.
- (5) The council must apply for cancellation if the liability to which the charge relates is fully satisfied, and may apply for cancellation for any other reason.

General:

Assessment 104190 is a residential property in Driver and has had a registered statutory charge on the title since April 2014. In October 2015, the owner paid the account in full.

Under Section 171 (5) Local Government Act Council must apply for cancellation if the liability to which the charge relates is fully satisfied.

Financial Implications:

Cost for the application to discharging the statutory charge on the title will be charged onto the rates account and will not be at any cost to council.

RECOMMENDATION

1. THAT Council receives Report Number 8/0782.
2. THAT the Mayor and Chief Executive Officer be authorised to sign and seal the application to discharge statutory charges on assessment 104190.
3. THAT the Resolutions only come back into the Open Session.

Recommending Officer: Silke Reinhardt, Acting Director of Corporate Services

Any queries on this report may be directed to Silke Reinhardt, Acting Director of Corporate Services on telephone (08) 8935 9922 or email silke.reinhardt@palmerston.nt.gov.au.

Schedule of Attachments:

Nil.

ITEM NO. 18.2 **Application – Remission of Interest for assessment 100114**

FROM: **Acting Director of Corporate Services**

REPORT NUMBER: **8/0783**

MEETING DATE: **8 December 2015**

Municipal Plan:

4. Governance & Organisation

4.1 Responsibility

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

Summary:

Application for remission of interest for the 2015/2016 financial year in regards to assessment number 100114.

In line with policy FIN17, application for remission of interest is required to be presented to council for consideration. Council is asked to approve the remission of interest.

Background:

The owner of assessment 100114 is applying for interest remission under financial hardship in line with policy FIN17.

The ratepayer has contacted our office and has advised that he is committed to repaying his significant debt but hopes that by being granted a rates concession for hardship he may reduce the principle of the debt. The current outstanding amount is \$4,589.87.

General:

The ratepayer has owned the property since 2004 and during this time rates instalments have been intermittently overdue. The ratepayer has received several Letters of demands, Field calls and other debt recovery correspondence over the term of the last four years. The owner has more recently been presented with the default letter advising him that council will place a statutory charge on the property. The owner has since seen a financial counsellor at Anglicare and discussed his financial situation. Anglicare has provided council with an application on behalf of the owner requesting a remission of interest until March 2016 whilst paying \$150 per fortnight. By March 2016 the owner believes to have sold assets he owns and be able to pay the debt in full.

If the ratepayer does not maintain the payment plan, one written warning will be sent. If the ratepayer fails a second time to maintain the pay agreement the interest will immediately be reinstated and the assessment will go back to debt collection.

Financial Implications:

Interest remission calculated at 18% pa from 13 November 2015 until 31 March 2016 equates to approximately \$314.

Policy Legislation:

Pursuant to Part 11.7 Section 163 of the Local Government Act.

Part 11.7 Interest on unpaid rates

163 Remission of interest
A council may remit interest wholly or in part.

RECOMMENDATION

1. THAT Council receives Report Number 8/0783.
2. THAT Council approves the remission of interest for the period 13 November 2015 to 31 March 2016 for assessment 100114 under financial hardship policy FIN17.
3. THAT the Resolutions only come back into the Open Session.

Recommending Officer: Silke Reinhardt, Acting Director of Corporate Services

Any queries on this report may be directed to Silke Reinhardt, Acting Director of Corporate Services on telephone (08) 8935 9922 or email silke.reinhardt@palmerston.nt.gov.au.

Schedule of Attachments:

Nil

ITEM NO. 18.3 **Application – Remission of Interest for assessment 107440**

FROM: **Acting Director of Corporate Services**

REPORT NUMBER: **8/0784**

MEETING DATE: **8 December 2015**

Municipal Plan:

4. Governance & Organisation

4.1 Responsibility

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

Summary:

Application for remission of interest for the 2015/2016 financial year in regards to assessment 107440.

In line with policy FIN17, application for remission of interest is required to be presented to council for consideration. Council is asked to consider the remission of interest.

Background:

The owner of this residential property is claiming financial hardship and received financial counselling from Somerville. Somerville has lodged an application on the ratepayer's behalf for a rates concession on the grounds of hardship.

Somerville has advised that the ratepayers are currently unemployed and have limited funds to meet their commitments. They have not specified a set repayment amount but have asked for a remission of interest for three months until the ratepayers have secured employment.

General:

The ratepayer has owned this property since 2011 and during this time rates instalments have been intermittently overdue. The owners had previously been making irregular payments of \$50 but from September 2015 the ratepayers have been making irregular weekly payments of \$25. The current amount outstanding is \$2,757.81.

Somerville has not outlined a specific repayment plan as required by policy. City of Palmerston's Rate Concession Policy (FIN17) 4.1.2 (b), states that 'ratepayers must enter into a feasible payment schedule and maintain such agreement'. Management believes for the short period of three months \$25 a week is appropriate and seems feasible for the ratepayer to maintain. Management accepts the ratepayers to reassess their situation in February 2016.

If the ratepayer enters a repayment schedule and does not maintain the payment plan, one written warning will be sent. If the ratepayer fails a second time to maintain the pay agreement the interest will immediately be reinstated and the assessment will go back to debt collection.

Financial Implications:

Interest remission calculated at 18% pa from 16 November 2015 until 29 February 2016 equates to approximately \$120.

Policy Legislation:

Pursuant to Part 11.7 Section 163 of the Local Government Act.

Part 11.7 Interest on unpaid rates

163 Remission of interest
A council may remit interest wholly or in part.

RECOMMENDATION

1. THAT Council receives Report Number 8/0784.
2. THAT Council approves the remission of interest for the period 16 November 2015 to 29 February 2016 for assessment 107440 under financial hardship policy FIN17.
3. THAT the Resolutions only come back into the Open Session.

Recommending Officer: Silke Reinhardt, Acting Director of Corporate Services

Any queries on this report may be directed to Silke Reinhardt, Acting Director of Corporate Services on telephone (08) 8935 9922 or email silke.reinhardt@palmerston.nt.gov.au.

Schedule of Attachments:

Nil.

ITEM NO. 18.4 **Application – Remission of Interest for assessment 105694**

FROM: **Acting Director of Corporate Services**

REPORT NUMBER: **8/0785**

MEETING DATE: **8 December 2015**

Municipal Plan:

4. Governance & Organisation

4.1 Responsibility

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

Summary:

Application for remission of interest for the 2015/2016 financial year in regards to assessment 105694.

In line with policy FIN17, application for remission of interest is required to be presented to council for consideration. Council is asked to consider the remission of interest.

Background:

The owner of this residential property is claiming financial hardship and received financial counselling from Somerville. Somerville has lodged an application on the ratepayer's behalf for a rates concession on the grounds of financial hardship.

The ratepayer has accumulated substantial arrears of \$8,657.50 and a statutory charge was placed against the property in April 2014. The property is eligible to proceed to our lawyers for sale of land (as per Chapter 11 Rates & Charges, Part 11.9 Recovery of rates, Division 4 Sale of Land).

The ratepayer has irregularly made contact with our office to discuss his situation including discussions between our office and his mother (who has legal power of attorney). From these discussions we have been advised that the ratepayer has medical issues so his income is limited and appears to not have the means to repay the debt.

General:

The ratepayer has owned this property since 2009 and during this time rates instalments have been overdue. From May 2015 there have been small repayments made against the account. Somerville has advised that the ratepayer has offered to pay \$50 per fortnight. The owner has started payments. The suggested repayment plan will not reduce the debt due to new rates being levied annually.

Management suggests granting a write off of penalty interest for the period 24 November 2015 to 31 January 2016 with the obligation that the repayment plan is followed and an additional lump sum payment of \$4,000 by the 31 January 2016 is made.

If the ratepayer does not fulfil the obligations, the interest will immediately be reinstated and the assessment will go back to debt collection.

Financial Implications:

Interest remission calculated at 18% pa from 24 November 2015 until 31 January 2016 equates to approximately \$300.

Policy Legislation:

Pursuant to Part 11.7 Section 163 of the Local Government Act.

Part 11.7 Interest on unpaid rates

163 Remission of interest
A council may remit interest wholly or in part.

RECOMMENDATION

1. THAT Council receives Report Number 8/0785.
2. THAT Council approve to waive the interest for the period 24 November 2015 to 30 June 2016 for assessment 105694, under financial hardship policy FIN17, subject to repayments being made in accordance with the future agreed repayment plan.
3. THAT the Resolutions only come back into the Open Session.

Recommending Officer: Silke Reinhardt, Acting Director of Corporate Services

Any queries on this report may be directed to Silke Reinhardt, Acting Director of Corporate Services on telephone (08) 8935 9922 or email silke.reinhardt@palmerston.nt.gov.au.

Schedule of Attachments:

Nil.

ITEM NO. 18.5 **The Boulevard Stage 2**

FROM: Director of Technical Services

REPORT NUMBER: 8/0788

MEETING DATE: 8 December 2015

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:

The EDI Committee directed that a Report on The Boulevard Stage 2 be made available to the Council meeting of 8 December 2015. The Boulevard Stage 2 design has been updated to match into the Northern Territory Government (NTG) design for the Roystonea Avenue intersection. The NTG called tenders for Roystonea Ave works on 26 November 2015. Primary stakeholders were contacted for comment regarding The Boulevard Stage 2 design layout and construction implications. Stakeholder's principal concerns are access to businesses during construction. Council has previously allocated \$231,648 Australian Government (AG) Roads to Recovery funding to The Boulevard Stage 2 and the NTG has provided grant funding of \$2.5M for The Boulevard Stage 2. The \$2M application for funding from the AG National Stronger Regions Fund may not be determined until mid-December. The project construction cost ranges from a lower cost estimate of \$4.2M to an upper cost estimate of \$5.7M. An estimate from a quantity surveyor is pending. Based on the upper cost, Council would be required to allocate an additional \$3M to the project before the project could proceed to tender. Council has resolved to sell land adjacent to the Stuart Highway and The Boulevard to part fund construction of The Boulevard.

Council is asked to:

- Receive the Report
- Direct that a report on funding options for the construction of The Boulevard Stage 2 be provided to Council at the Ordinary Meeting of 2 February 2016
- Direct the City of Palmerston to investigate and report the options for consolidation of the excess Boulevard road reserve with adjacent Lot 4537 and Lot 10027

Background:

EDI Committee resolution EDI/0353 off 12 November 2015 directed that:

a Report on the design and documentation of The Boulevard Stage 2, including options for consultation, funding and calling tenders be made available for Council consideration at the Ordinary Council Meeting to be held 8 December 2015

The design (**Attachment A**) and documentation of The Boulevard Stage 2 has been undertaken by Byrne Design, Cloustons and AGA. Concurrent with the CoP design the NTG has been progressing the design of the Roystonea Avenue – The Boulevard intersection (**Attachment B**), including signalisation as part of the Palmerston Road Upgrade Program. This design incorporates a four-way intersection, however the fourth leg to the north will be an access to a private development, not a through connection to Georgina Crescent. The NTG called public tenders to construct Roystonea Ave Palmerston outbound Third Lane – Overpass to Temple Tce (**Attachment C**) on 26 November 2015.

Extensive public consultation for the Master Plan and The Boulevard was under taken in 2013 and included meetings with stakeholders and information displays. Primary stakeholders have been informed / involved during the design process. The Director Technical Services wrote to primary stakeholders on 9 November 2015 seeking formal comment to be considered by Council prior to CoP calling tenders. A summary of consultation and comments from stakeholders is included at **Attachment D**.

Council has resolved to allocate \$231,648 AG Roads to Recovery funding to The Boulevard Stage 2 and the NTG has provided grant funding of \$2.5M. The project construction cost upper estimate is \$5.7M and Council is required to allocate an additional \$3M to the project before proceeding to tender. Council has resolved to sell land adjacent to the Stuart Highway and The Boulevard to part fund construction of The Boulevard. The project cost estimate, available funding, likely returns from approved Council land sales and shortfall funding options are detailed in **Attachment E**.

General:

Design:

The Boulevard Stage 2 design has now been updated to match into the NTG design for the Roystonea Avenue intersection. Design drawings and documentation have been completed suitable for tendering and a cost estimate by a quantity surveyor is pending.

The removal of the roundabout creates an excess area of road reserve land as indicated in **Attachment F**. If this land was consolidated with the adjacent Lot 4537 and Lot 10027 it would increase the frontage of the Lots to The Boulevard and increase the developable area of the Lots. Retaining these areas as part of the road reserve will require CoP to maintain these areas with associated costs for litter collection, mowing and other landscape maintenance. Consolidating the excess areas with adjacent Lots will increase the UCV of the Lots and the amount of rates payable. Details of the proposed left in left out access from Palmerston Circuit to Bunnings has been provided to Bunnings and the landowner Cenfurn. Following a request from Bunnings, they were also provided with all traffic studies and reports relating to The Boulevard. Bunnings has engaged a traffic engineer to review the design and who

has provided professional comment. These comments are currently being reviewed by the design team and any required design changes will be made prior to calling tenders.

Consultation:

Following a request for comment, primary stakeholders have advised (**Attachment D**) that their concerns are:

- Cenfurn
 - loss of access from The Boulevard to Lot 4537
 - traffic disruption during works
 - consolidation of excess road reserve with Lot 4537
- Bunnings
 - loss of access from The Boulevard
 - Palmerston Circuit and Boulevard traffic impacts and vehicle queues
 - Truck egress
- Quest
 - access from Roystonea Ave
 - noise controls during construction
- Hogs Breath
 - Landscaping to area adjacent to restaurant
 - Loading zone
 - Pedestrian and vehicle access
 - Construction issues such as noise and dust
 - Impact on alfresco area
 - Financial loss

Access to all businesses will be maintained during construction and the contractor will be required to implement an NTEPA registered noise management plan. As the Hogs Breath alfresco area will generally not be suitable for use as a dining area it is proposed that the City of Palmerston waive the alfresco permit charges during the construction period. It is anticipated that Council will assist businesses in proximity to the works with a supported advertising campaign, similar to Goyder Square. A draft communication plan for The Boulevard Stage 2 is shown at **Attachment G**.

No further formal consultation is proposed at this time, however regular project interaction with stakeholders will continue as required to negotiate access arrangements to businesses with the NTG and successful contractor. Project publicity, advertising, signage, media releases and regular updates will be made available to primary stakeholders, media and the public. This will include any co-branding of project information and publicity that may be required under external funding agreements.

Funding:

The Boulevard Stage 2 construction cost estimate is shown in table 1. The project construction cost estimate ranges from a lower cost estimate of \$4.2M to an upper cost estimate of \$5.7M. An estimate from a quantity surveyor is pending. External funding of \$2,731,648 is available for the project as shown in table 2 with a decision on AG funding under the NSRF expected by mid-December 2015. Without NSRF funding the project would require CoP funding of up to \$3M to enable the project to proceed to tender. Council has previously resolved to sell proposed Lot 2 and Lot 3, 168 Stuart Highway for approximately \$1.74M. Initial discussion to date with the adjacent landholder indicates a much lower offer. Based on independent valuations

the sale of proposed Lot 2 and Lot 3, 168 Stuart Highway and sale of part Lot 9608 and 10029 The Boulevard are likely to return around \$860,000 and \$2.17M respectively or a total of approximately \$3M when sold.

Construction considerations:

To improve construction efficiencies and avoid issues with traffic control during construction of the Roystonea Ave intersection, the NTG has requested that NTG contractors undertake works across the road reserve boundary to an agreed limit of works along The Boulevard. This will require CoP financially contributing to the NTG works undertaken on the CoP section of the Boulevard. At this time an estimate of the cost is not available but little difference in cost would be expected if either the NTG or CoP were to undertake the works.

As a result of the Quest meeting with the Minister for Infrastructure, the Department of Transport has suggested that the NTG could construct The Boulevard Stage 2 for Council, however this is not the Department of Infrastructure's (DoI) preferred outcome. DoI has however indicated that additional NTG works leading into the roundabout area could be negotiated. A benefit of the NTG undertaking additional works on The Boulevard is that NTG could construct all works necessary to facilitate the entry of buses to the bus interchange.

Detailed construction considerations cannot be negotiated with the NTG until after the award of the NTG Roystonea Ave tender when a construction timeline is available. The NTG are expecting to award a contract in January 2016 prior to CoP calling tenders for The Boulevard Stage 2.

Call for Tenders:

Design and documentation has been prepared and can be finalised for the calling of public tenders by CoP in February 2016. It is expected that additional items and guidance for tenderers will be included in the final tender documents after further negotiation with NTG following the award of the NTG Roystonea contract and primary stakeholders around access to businesses.

Financial Implications:

As reported to Council on 17 November 2015 the projected Infrastructure Reserve as at 30 June 2016 is expected to be \$2.4M.

The Boulevard Stage 2 construction cost estimate is shown in table 1 and ranges from a lower cost estimate of \$4.2M to an upper cost estimate of \$5.7M. An estimate from a quantity surveyor is pending. Approximately \$2.7M of external funding is available for the project as shown in table 2. At the upper cost limit the project requires approximately \$3M in additional funding before it can proceed to tender or approximately \$1.5M at the lower cost estimate.

Table 1: Construction cost estimate

Item	Lower Amount (\$ ex GST)	Upper Amount (\$ ex GST)
Construction contract	\$3,700,000	\$5,100,000
Superintendent's representative	\$100,000	\$100,000
Construction design advice	\$10,000	\$10,000
Communications / advertising	\$5,000	\$5,000
Contingency (10%)	\$400,000	\$500,000
Total	\$4,215,000	\$5,715,000

Table 2: External funding

Item	Limitations	Amount (\$ ex GST)
AG Roads to Recovery	Expended by 30 Jun 16	\$231,648
NTG Grant		\$2,500,000
Total		\$2,731,648

CoP has applied for \$2M of funding under Round 2 of the NSRF. The AG has advised that a funding announcement for successful projects will be made in early December 2015. If successful this would reduce the required Council funding level to around \$1M.

Council has directed a sale price of approximately \$1.74M for proposed Lot 2 and Lot 3, 168 Stuart Highway. Initial discussions with the adjacent landowner indicate a much lower sale price in the order of the independent valuation which was \$860,000. It is anticipated that up to \$2M in cash would be required in FY2015-16 with the majority of the cash draw down for construction costs occurring post 1 July 2016.

Options:

The options available to Council include:

- (a) Defer a decision on calling tenders until the Council meeting of 2 February 2016 when a better cost estimate will be available, the outcome of the NSRF application is known and the sale of proposed Lot 2 and Lot 3, 168 Stuart Highway has been negotiated;
- (b) Assume the sale of proposed Lot 2 and Lot 3, 168 Stuart Highway for approximately \$1M, allocate funding of \$2M from the Infrastructure Reserve and call for public tenders to construct Stage 2 in February 2016; or
- (c) Reduce the scope of the project to within available funding and only construct the section of The Boulevard from the Roystonea Avenue intersection to the Kilgour Lane intersection including removing the roundabout in conjunction with the NTG; or
- (d) Defer the project until such time as funding may be available and reallocate Road to Recovery funding to alternate road projects.

Option (a) is the preferred option as it defers a decision until the 2 February meeting and will have limited impact on the ability to complete The Boulevard works in 2016 if NSRF funding is available. If NSR funding is not available Council would have the opportunity to consider alternative approaches such as option (b) or option (c).

Option (b) would allow the full scope of The Boulevard Stage 2 to proceed to tender in February 2016. It is anticipated that up to \$2M in cash would be required in FY2015-

16 with the majority of the cash draw down for construction costs occurring post 1 July 2016.

Option (c) would allow some works to proceed in conjunction with scheduled NTG works on Roystonea Ave. This option would utilise external funding ensuring that this funding is not lost but would require the section of The Boulevard between Kilgour Lane and Frances Drive to be completed in subsequent years. This option would not complete works in front of the superblock prior to its development.

Option (d) will not deliver Council's vision to upgrade The Boulevard to Palmerston's main street and may risk losing the \$2.5M in NTG funding allocated to the project. Road to Recovery funding would need to be reallocated to alternative projects that could be completed prior to 30 June 2015.

Legislation / Policy:

Section 29 of the *Local Government (Accounting) Regulations* require a council to publically call tenders for all works over \$100,000.

City of Palmerston Purchasing and Procurement Policy FIN04 sets out Council's processes for purchasing, including financial considerations for a purchase order to be raised. Funding for the project construction costs must be allocated before the City of Palmerston can call tenders.

CoP consultation policy requires a project of this nature to undergo city wide level 3 consultation. This requirement has been met through the 2013 consultation program and subsequent consultation on the 2015 City Centre Master Plan.

RECOMMENDATION

1. THAT Council receives Report Number 8/0788.
2. THAT Council note that due to the urgency of the matter, reports on funding options for construction of The Boulevard Stage 2 will be provided directly to Council rather than through the Economic Development and Infrastructure Committee.
3. THAT Council direct that a report on funding options for construction of The Boulevard Stage 2 be provided to Council at the Ordinary Meeting of 2 February 2016.
4. THAT Council directs the City of Palmerston to investigate and report the options for consolidation of the excess Boulevard road reserve with adjacent Lot 4537 and Lot 10027.
5. THAT the Resolutions only come back into the Open Session.

Recommending Officer: Mark Spangler, Director of Technical Services

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

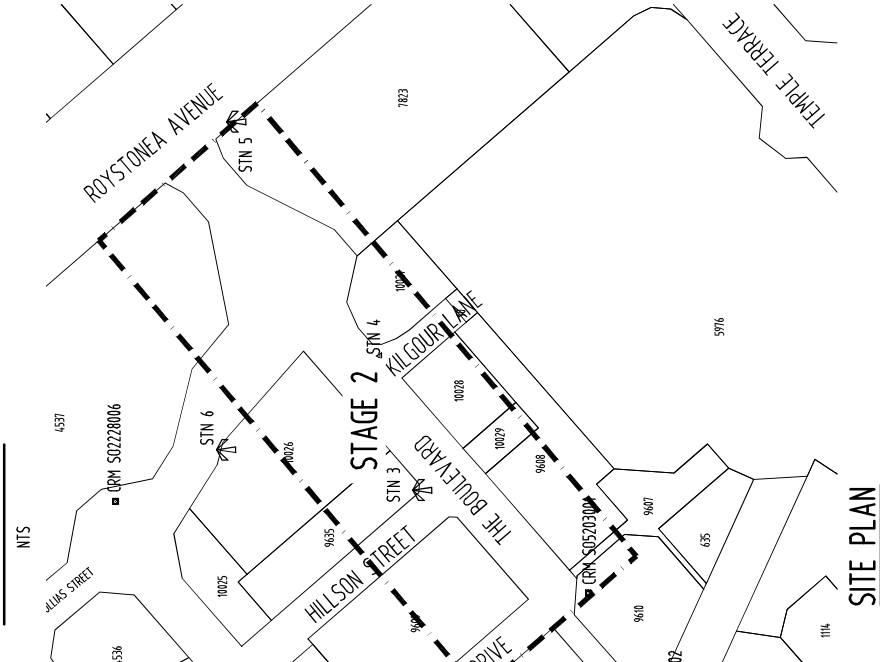
Author: Gary Boyle, Major Projects Officer.

Schedule of Attachments:

- | | |
|---------------|--|
| Attachment A: | The Boulevard Stage 2 design layout |
| Attachment B: | NTG Roystonea Avenue – The Boulevard intersection design layout. |
| Attachment C: | NTG Roystonea Ave Palmerston outbound Third Lane – Overpass to Temple Tce. |
| Attachment D: | Consultation report. |
| Attachment E: | Funding report. |
| Attachment F: | Excess road reserve areas. |
| Attachment G: | Communications plan. |



LOCALITY PLAN



SITE PLAN

SURVEY CONTROL TABLE			
STN	EASTING	NORTHING	RL
CRN S05703001	715681.10	8679600.22	44.91
CRN S02728001	715521.18	8679456.89	44.74
CRN S02728002	715603.24	8679550.44	44.72
CRN S02728006	715732.57	8679819.90	43.61
STN 1	715578.52	8679540.94	44.67
STN 2	715615.57	8679580.47	44.70
STN 3	715738.53	8679692.79	44.67
STN 4	715809.64	8679710.33	44.70
STN 5	715933.57	8679791.05	44.59

- 1349-C38
1349-C39
1349-C41
1349-C42
1349-C43
1349-C44
1349-C51
1349-C52
1349-C53
1349-C54
1349-C61
1349-C62
1349-C71
1349-C72
1349-C73
1349-C74
1349-C81
1349-C82
1349-C83
1349-C84
1349-C85
1349-C86
1349-C87
1349-C88
1349-C89
1349-ESC01
1349-ESC02
1349-ESC03
1349-ESC04
- DEVOLUTION PLAN - SHEET 3 OF 4
DEVOLUTION PLAN - SHEET 4 OF 4
SURFACE FINISH PLAN - SHEET 1 OF 4
SURFACE FINISH PLAN - SHEET 2 OF 4
SURFACE FINISH PLAN - SHEET 3 OF 4
SURFACE FINISH PLAN - SHEET 4 OF 4
CIVIL WORKS & DRAINAGE PLAN - SHEET 1 OF 4
CIVIL WORKS & DRAINAGE PLAN - SHEET 2 OF 4
CIVIL WORKS & DRAINAGE PLAN - SHEET 3 OF 4
CIVIL WORKS & DRAINAGE PLAN - SHEET 4 OF 4
LONGITUDINAL SECTIONS - SHEET 1 OF 2
LONGITUDINAL SECTIONS - SHEET 2 OF 2
LEVELS & SETOUT PLAN - SHEET 1 OF 4
LEVELS & SETOUT PLAN - SHEET 2 OF 4
LEVELS & SETOUT PLAN - SHEET 3 OF 4
LEVELS & SETOUT PLAN - SHEET 4 OF 4
SIGNS & LINEMARKING PLAN - SHEET 1 OF 4
SIGNS & LINEMARKING PLAN - SHEET 2 OF 4
SIGNS & LINEMARKING PLAN - SHEET 3 OF 4
SIGNS & LINEMARKING PLAN - SHEET 4 OF 4
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SERVICES PLAN - SHEET 2 OF 4
SERVICES PLAN - SHEET 3 OF 4
SERVICES PLAN - SHEET 4 OF 4
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EROSION & SEDIMENT CONTROL PLAN - SHEET 2 OF 3
EROSION & SEDIMENT CONTROL PLAN - SHEET 3 OF 3
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TITLE SHEET
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TREE PIT LOCATION PLAN SHEET 2 OF 4
TREE PIT LOCATION PLAN SHEET 3 OF 4
TREE PIT LOCATION PLAN SHEET 4 OF 4
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LANDSCAPE TREATMENTS PLAN SHEET 2 OF 4
LANDSCAPE TREATMENTS PLAN SHEET 3 OF 4
LANDSCAPE TREATMENTS PLAN SHEET 4 OF 4
PLANTING PLAN SHEET 1 OF 4
PLANTING PLAN SHEET 2 OF 4
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IRRIGATION PLAN SHEET 4 OF 7
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LOCALITY PLAN, NOTES & LEGEND
STREET LIGHTING RETICULATION (SHEET 1 OF 2)
STREET LIGHTING RETICULATION (SHEET 2 OF 2)
POLE/LUMINAIRE SCHEDULE BROAD/PATH LIGHTING SINGLE LINE DIAGRAM
LV ELECTRICAL RETICULATION
DETAILS & LV SINGLE LINE DIAGRAM

DRAWING No.	STANDARD	DRAWINGS
(CS) 1005 2	DEPARTMENT OF INFRASTRUCTURE	MANHOLES AND INLET PITS
(CS) 1006 1	STANDARD SIDE ENTRY PITS TYPE 1	STANDARD SIDE ENTRY PITS DETAILS TYPE 1
(CS) 1007 3	STANDARD SIDE ENTRY PITS TYPE 1	STANDARD GRADED SIDE ENTRY PIT
(CS) 1008 1	STANDARD SIDE ENTRY PITS TYPE 1	CATCH DRAIN & LETTER BOX PIT
(CS) 1009 1	STANDARD SIDE ENTRY PITS TYPE 1	CULVERT ENDWALLS AND PIPE LAYING DETAILS
(CS) 1010 1	STANDARD SIDE ENTRY PITS TYPE 1	WHEELCHAIR AND CYCLE CROSSINGS
(CS) 1011 6	STANDARD SIDE ENTRY PITS TYPE 1	LINE MARKING
(CS) 1012 2	STANDARD SIDE ENTRY PITS TYPE 1	CHEVRONS AND RPPM'S
(CS) 1013 2	STANDARD SIDE ENTRY PITS TYPE 1	

DRAWING No.	STANDARD	DRAWINGS
DEV703-C-DWG-001	CITY OF PALMERSTON	TYPICAL CROSSOVER & KERB DETAILS
DEV703-C-DWG-006	G5-1 SIGN	
W1-1-08/3	POWERWATER - WATER STANDARD DRAWINGS	50mm WATER SERVICES - PARKS & GARDEN IRRIGATION COPPER
W1-2-03A 5	STOP ISOLATING VALVES LOCATION MARKING	B5750 SCREW DOWN HYDRANT INSTALLATION IN NATURE STRIP OFF ON
W1-2-03D 1	STOP ISOLATING VALVES LOCATION MARKING	STOP ISOLATING VALVES LOCATION MARKING
W1-2-03F 3	B5750 SCREW DOWN HYDRANT KERB MARKING & MARKER POST DETAILS	B5750 SCREW DOWN HYDRANT KERB MARKING & MARKER POST DETAILS
W1-2-03I 2	SLUCE VALVE INSTALLATION IN NATURE STRIP	SLUCE VALVE INSTALLATION IN NATURE STRIP
W1-2-07 2	HYDROSTATIC TESTING PROCEDURE FOR WATER MAINS	HYDROSTATIC TESTING PROCEDURE FOR WATER MAINS
W1-2-TA 1	APPLICATION OF POLYETHYLENE SLEEVING FOR CORROSION PROTECTION OF DCL PIPES	APPLICATION OF POLYETHYLENE SLEEVING FOR CORROSION PROTECTION OF DCL PIPES
W1-2-TB 2	APPLICATION OF POLYETHYLENE SLEEVING FOR CORROSION PROTECTION OF DCL PIPES	APPLICATION OF POLYETHYLENE SLEEVING FOR CORROSION PROTECTION OF DCL PIPES
W1-2-18 0	WATER MAINS AND SERVICES KERB MARKERS FOR ROAD CROSSINGS	WATER MAINS AND SERVICES KERB MARKERS FOR ROAD CROSSINGS
W1-2-19 3	TEMPORARY DEADENDS DN100 - DN150	TEMPORARY DEADENDS DN100 - DN150
W1-1-23 2	SERVICE CONNECTION TO MAINS DN20 DN150	SERVICE CONNECTION TO MAINS DN20 DN150

STON/WATER DRAINAGE	W	WATER RETICULATION
SEWERAGE	S	SEWERAGE
ELECTRICAL RETICULATION	E	ELECTRICAL RETICULATION
TELSTRA / COMMUNICATIONS	T	TELSTRA / COMMUNICATIONS
HIGH VOLTAGE	HV	HIGH VOLTAGE
LOW VOLTAGE	LV	LOW VOLTAGE
OVERHEAD POWER LINES	<	OVERHEAD POWER LINES
ABANDONED PIPEWORK	X	ABANDONED PIPEWORK
WATERMAIN, SLUCE VALVE, FIRE HYDRANT & ENDCAP	SV FH	WATERMAIN, SLUCE VALVE, FIRE HYDRANT & ENDCAP

ABBREVIATIONS

AC	ACCESS CHAMBER	MS	MAINTENANCE SHAFT
A/G	ABOVE GROUND	MSCL	MILD STEEL CEMENT LINED
BM	BENCH MARK	NIC	NOT IN CONTRACT
CICL	CAST IRON CEMENT LINED	NTS	NOT TO SCALE
CIEL	CAST IRON EPOXY LINED	NSL	NATURAL SURFACE LEVEL
CT	CURVE TO TANGENT	O/H	OVERHEAD
Cu	COPPER PIPEWORK	OL	OBVERT LEVEL
DE	DUCTILE IRON CEMENT LINED	ORG	OVERFLOW RELIEF GULLY
DICL	DUCTILE IRON CEMENT LINED	OOD	OPEN UNLINED DRAIN
DIEL	DUCTILE IRON EPOXY LINED	PP	POWER POLE
DN	NOMINAL BORE	PVC	UPVC PIPEWORK
DP	DOWN PIPE	RCBC	REINFORCED CONCRETE BOX CULVERT
D/S	DOWNSIDE	RCP	REINFORCED CONCRETE PIPE
EW	ENDWALL	RL	REDUCED LEVEL
FEL	FINISHED FLOOR LEVEL	RRJ	RUBBER RING JOINT
FH	FIRE HYDRANT	GSEP	GRADED SIDE ENTRY PIT
FL	FLANGED JOINT	SL	SURFACE LEVEL
FSL	FINISHED SURFACE LEVEL	SS	STAINLESS STEEL
HD	HEAVY DUTY	STN	SURVEY STATION
HW	HEADWALL	SV	SLUCE VALVE
GP	GRADED INLET PIT	TC	TANGENT TO CURVE
GST	GALVANISED STEEL TUBE	TMS	TERMINAL MAINTENANCE SHAFT
GP	GUIDE POST	TP	TANGENT POINT
IL	INVERT LEVEL	TPIT	TELSTRA PIT
INCL	INCLUSIVE	UCM	U/G CABLE MARKER
INT	INTERSECTION	U/G	UNDER GROUND
IP	INTERSECTION POINT	UNO	UNLESS NOTED OTHERWISE
LBP	LETTER BOX PIT	U/S	UPSTREAM
LD	LIGHT DUTY	WMP	WATER MARKER POST
LP	LIGHT POLE		
MH	MANHOLE		
MMOD	MAXIMUM MODIFIED DRY DENSITY		

IN REQUIRED.
DIRECTED BY

1. TO ASSIST THE PLAN SETOUT FOR THIS PROJECT A 2D DIGITAL COPY OF THESE
ENGINEERING DRAWINGS WILL BE MADE AVAILABLE FOR USE BY THE PROJECT SURVEYOR.
ALL DRAWING NOTATION TAKES PRECEDENCE OVER ALL DIGITAL INFORMATION PROVIDED.

3. SELECT FILL
SELECT FILL SHALL BE COMPRISED OF GRAVEL, DECOMPOSED ROCK OR BROKEN ROCK, FREE FROM
ORGANIC MATTER AND LUMPS OF CLAY.
CONFORM TO THE FOLLOWING:

CONFORM TO THE FOLLOWING PROPERTIES:
CBR 4 DAY SOAKED AT 95% MMD AT 2.5mm PENETRATION
MAXIMUM PARTICLE SIZE
PLASTICITY INDEX

15 MINIMUM
100mm
2% - 15%

3. ALL SETOUT AND LEVELLING MUST COMPLY WITH WHAT IS SPECIFIED ON THE DRAWINGS
AND THE LEVEL TOLERANCES NOTED IN THE SPECIFICATION.

IRRIGATION DUCTING

1. THE CONTRACTOR IS REQUIRED TO LIAISE WITH LANDSCAPER TO VERIFY THE LOCATION
REQUIRED FOR IRRIGATION DUCTING. ENSURE DUCTING IS PROVIDED.

TELSTRA

1. CONTRACTOR TO LIAISE WITH TELSTRA (GIVE 7 DAYS NOTICE) - NETWORK INTEGRITY
CONSULTANT (LEO J BOURKE ON 08-9923-2204 OR Mob. 04-29-670-863) WHERE INDICATED,
TO ARRANGE EXPOSURE AND PROTECTION OF TELSTRA CABLES BY TELSTRA BEFORE
COMMENCEMENT OF ANY NEARBY WORKS OR EXCAVATION.

COMMUNICATION (AMCOM) CABLES

1. CONTRACTOR TO LIAISE WITH AMCOM FOR SERVICE PROTECTION & RELOCATION. CONTACT
FRANCO BASSETTI ON 08-9244-6004 OR Mob. 04-09-944-910) BEFORE COMMENCEMENT OF
ANY NEARBY WORKS OR EXCAVATION.

EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL LIAISE WITH THE DEPT. OF LAND RESOURCE MANAGEMENT (DLRM)
AND IS RESPONSIBLE FOR IMPLEMENTATION AND MAINTENANCE OF ALL EROSION AND
SEDIMENT CONTROL MEASURES.
2. ADDITIONAL EROSION CONTROLS MAY BE REQUIRED DURING CONSTRUCTION AS DETERMINED
BY DLRM OR THE SUPERINTENDENT.

OVERS AND

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SECTION A

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REQUIRED FOR IRRIGATION DUCTING. ENSURE DUCTING IS PROVIDED.

TELSTRA

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CONSULTANT (LEO J BOURKE ON 08-9923-2204 OR Mob. 04-29-670-863) WHERE INDICATED,
TO ARRANGE EXPOSURE AND PROTECTION OF TELSTRA CABLES BY TELSTRA BEFORE
COMMENCEMENT OF ANY NEARBY WORKS OR EXCAVATION.

COMMUNICATION (AMCOM) CABLES

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FRANCO BASSETTI ON 08-9244-6004 OR Mob. 04-09-944-910) BEFORE COMMENCEMENT OF
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CBR 4 DAY SOAKED AT 95% MMD AT 2.5mm PENETRATION
MAXIMUM PARTICLE SIZE
PLASTICITY INDEX

15 MINIMUM
100mm
2% - 15%

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SECTION B

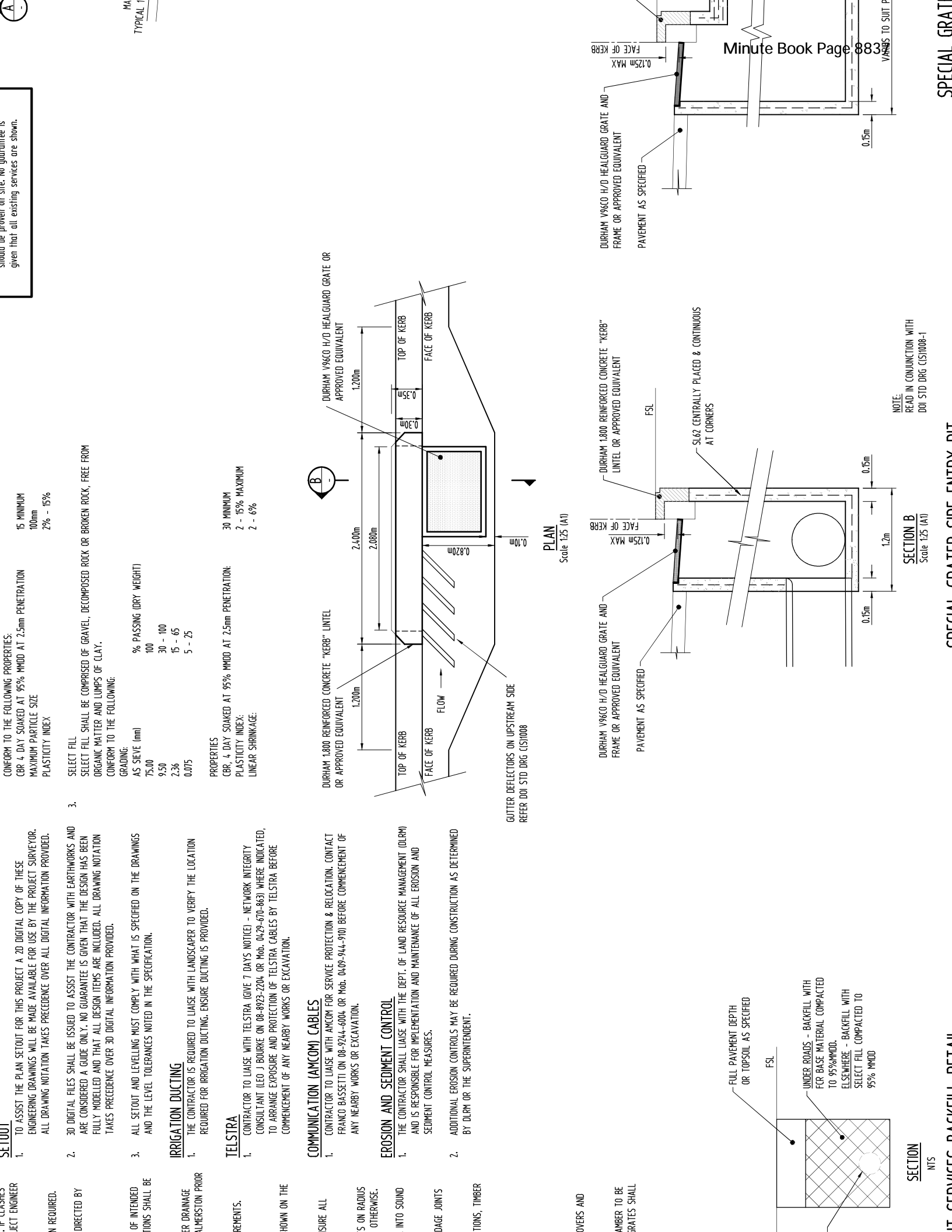
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TELSTRA

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CONSULTANT (LEO J BOURKE ON 08-9923-2204 OR Mob. 04-29-670-863) WHERE INDICATED,
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COMMENCEMENT OF ANY NEARBY WORKS OR EXCAVATION.

COMMUNICATION (AMCOM) CABLES

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FRANCO BASSETTI ON 08-9244-6004 OR Mob. 04-09-944-910) BEFORE COMMENCEMENT OF
ANY NEARBY WORKS OR EXCAVATION.



MODIFIED KERB & GUTTER

STD KERB

600mm WIDE CONCETE INVERT

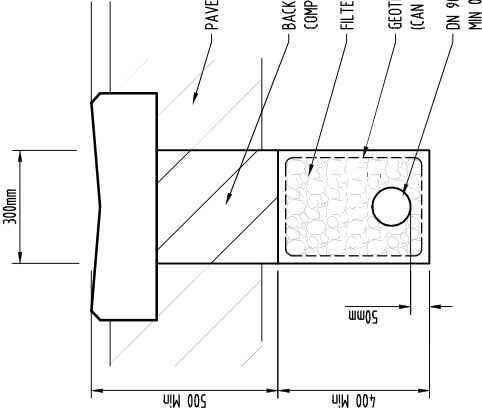
MODIFIED FLUSH KERB

KERB SETOUT DETAILS

NTS

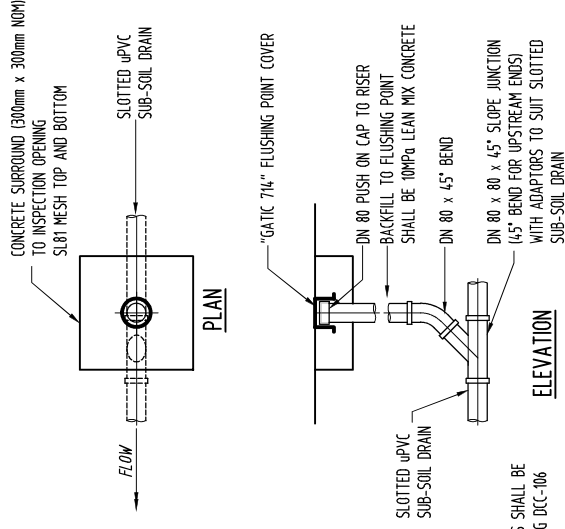
NOTES:

1. KERB PROFILE AS SHOWN
2. EXTEND BASE / SUB-BASE UNDER KERB MIN 100mm SUB-BASE COMPACTED TO 98% MMD



NOTE:

1. WHEN LOCATING CONCRETE SURROUND CONTRACTOR TO TAKE INTO CONSIDERATION LOCATION OF SERVICES AND LOT ACCESS. GENERALLY LOCATE AT TOP OF THE LINE AND AT MAXIMUM 60in SPACINGS.
2. SUBSOIL DRAIN CONNECTION TO STORMWATER PITS SHALL BE SIMILAR TO SUBSOIL CONNECTION DETAIL ON D.C.C. STD. DRG. DCC-106

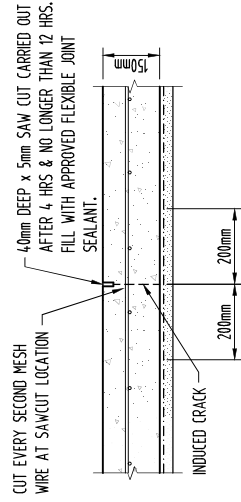
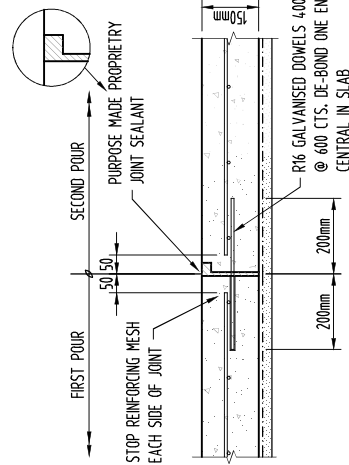


NOTE: SUBSOIL DRAIN CONNECTION TO STORMWATER PITS SHALL BE SIMILAR TO SUBSOIL CONNECTION DETAIL ON D.C.C. STD DRG DCC-106

SUBSOIL DRAIN DETAILS

SUBSOIL FLUSHING POINT DETAIL

NTS

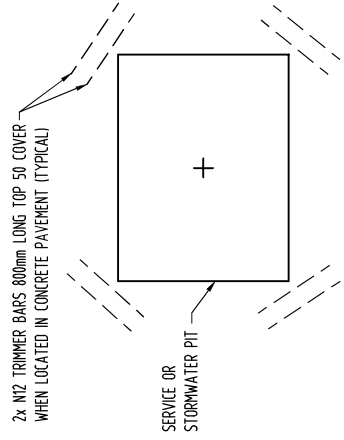


CONSTRUCTION JOINT (CJ) DETAIL

NTS

CONCRETE JOINT DETAILS

NTS



TAIL

WITH
OR LEVEL

2% Max

1% MIN - 2% MAX FALL

FOOTPATH / LANDING MIN

LANDING -

CYCLE PATH OR WHEELCHAIR
CROSSING AS PER DPI STD DE

PATHWAYS SHALL COMPLY WITH THE REQUIREMENTS OF THE
PROVIDE LANDINGS AS REQUIRED BY THE CODE.

77%

LINKING RAMP GRADE MAX 1%
(MIN 2% FALL)

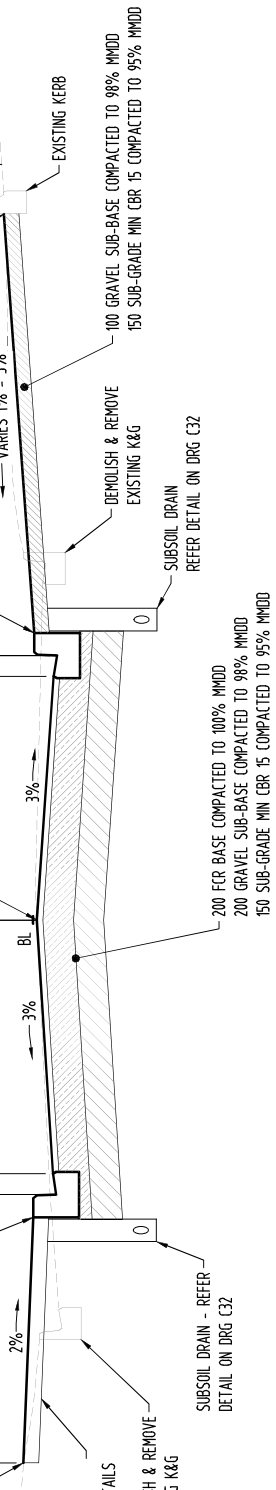
100mm THICK 25MPa CONCRETE
SL72 MESH CENTRALLY PLACED ON
50mm SAND BEDDING LAYER
SUBGRADE COMPACTED TO 95%MM
CONTROL JOINTS AT MAX 4m CRS.
EXPANSION JOINTS EVERY 3RD JOINT

Book Page

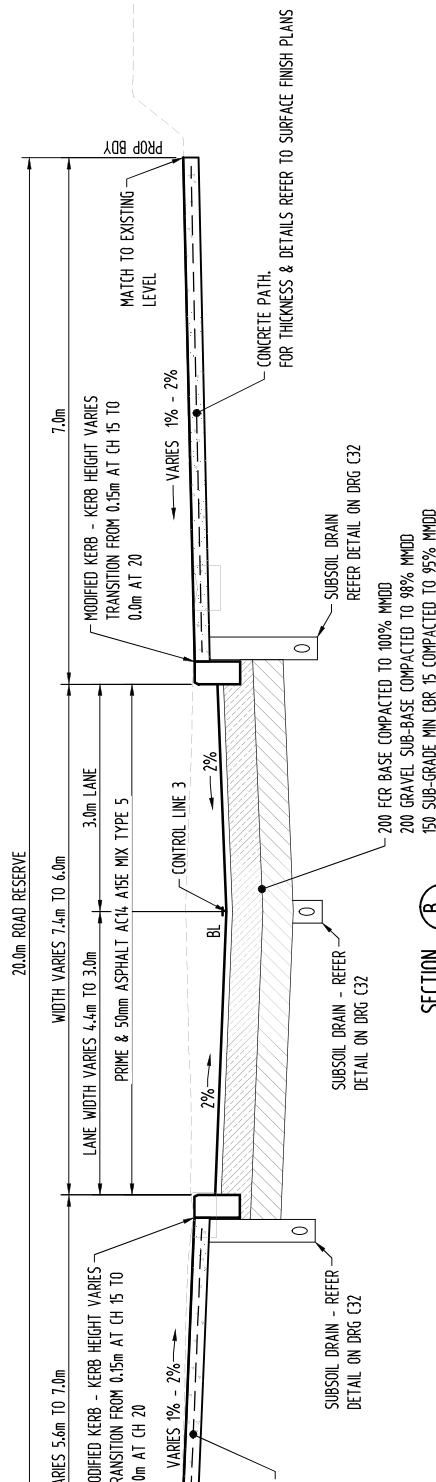
TYPE AI PA

1. READ INCONJUNCTION WITH DPI S
 2. FOR PATH LOCATION & WIDTHS I
 3. LOCALLY GRADE EARTHWORKS T
- OR AS DIRECTED BY COUNCIL

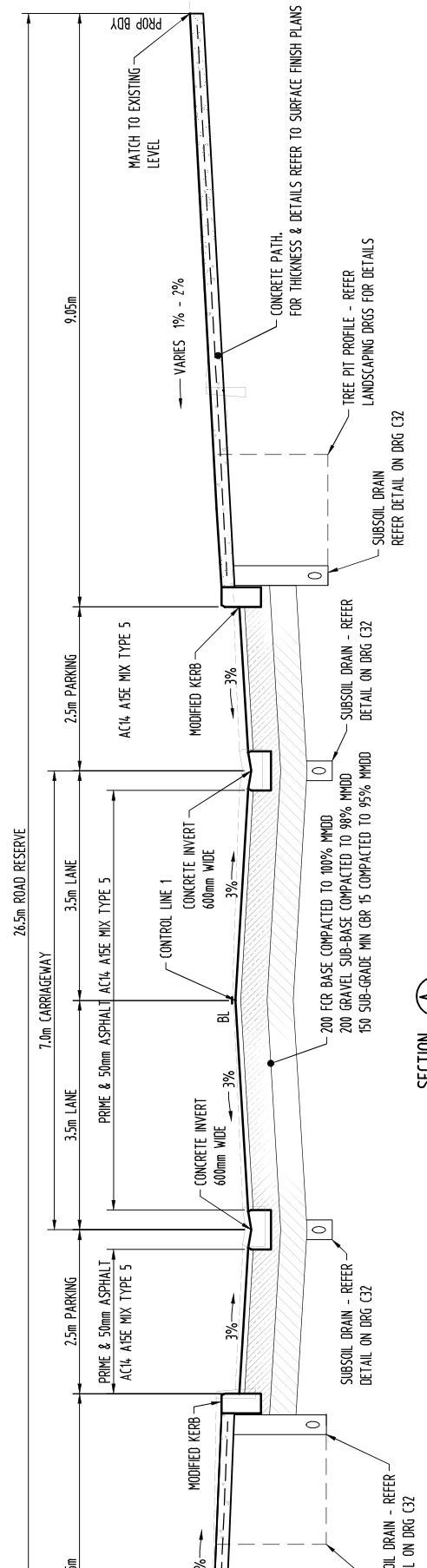
WARNING
BEWARE OF UNDERGROUND SERVICES
The locations of underground services are



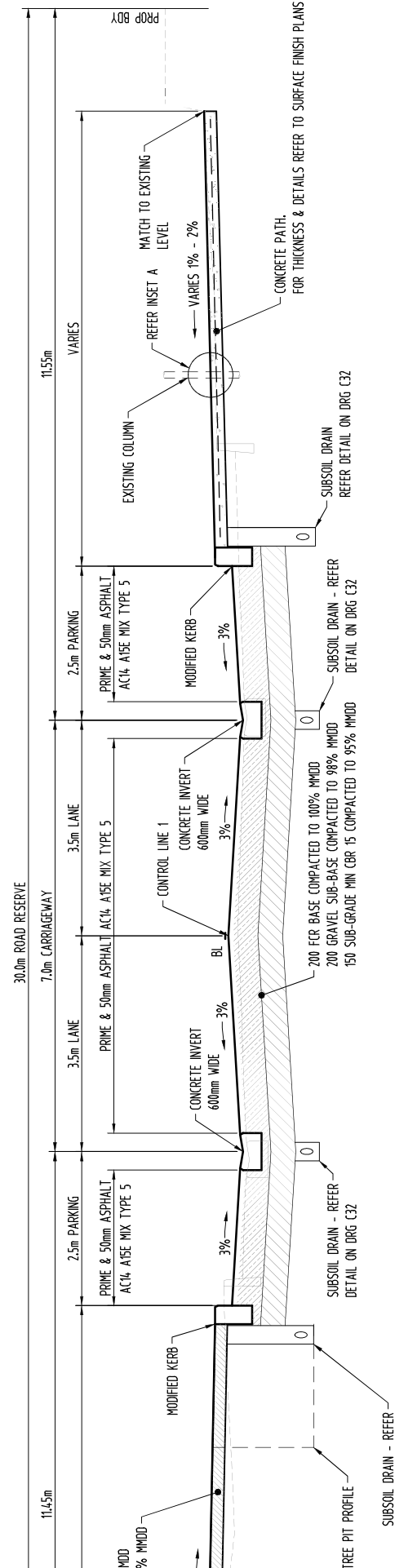
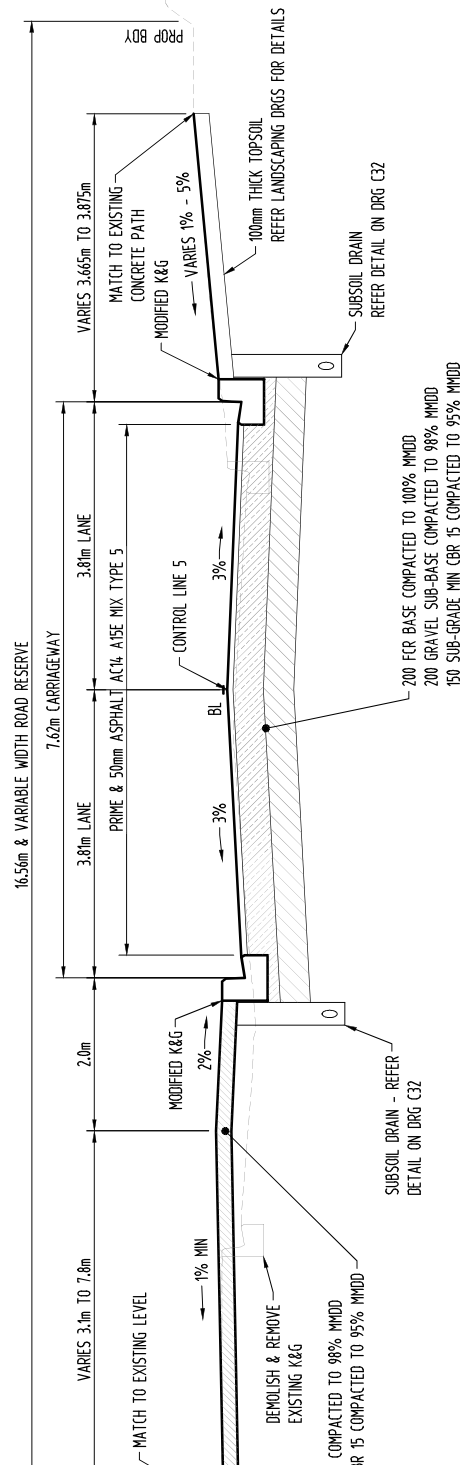
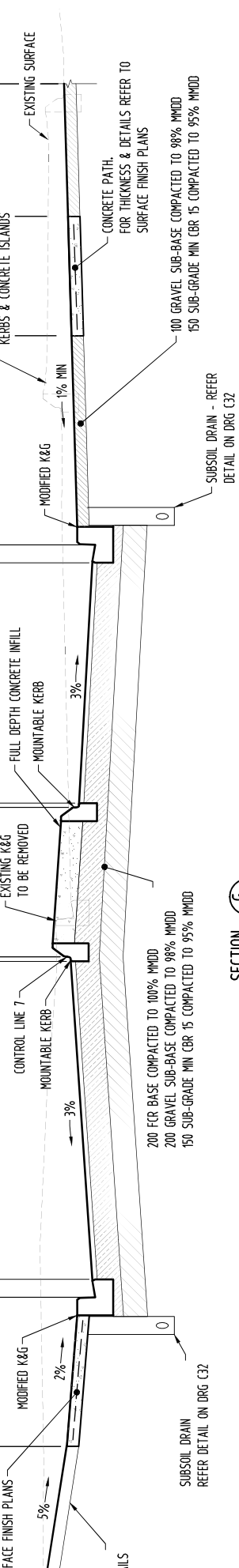
SECTION C
Scale 1:50



SECTION B
Scale 1:50



SECTION A
Scale 1:50

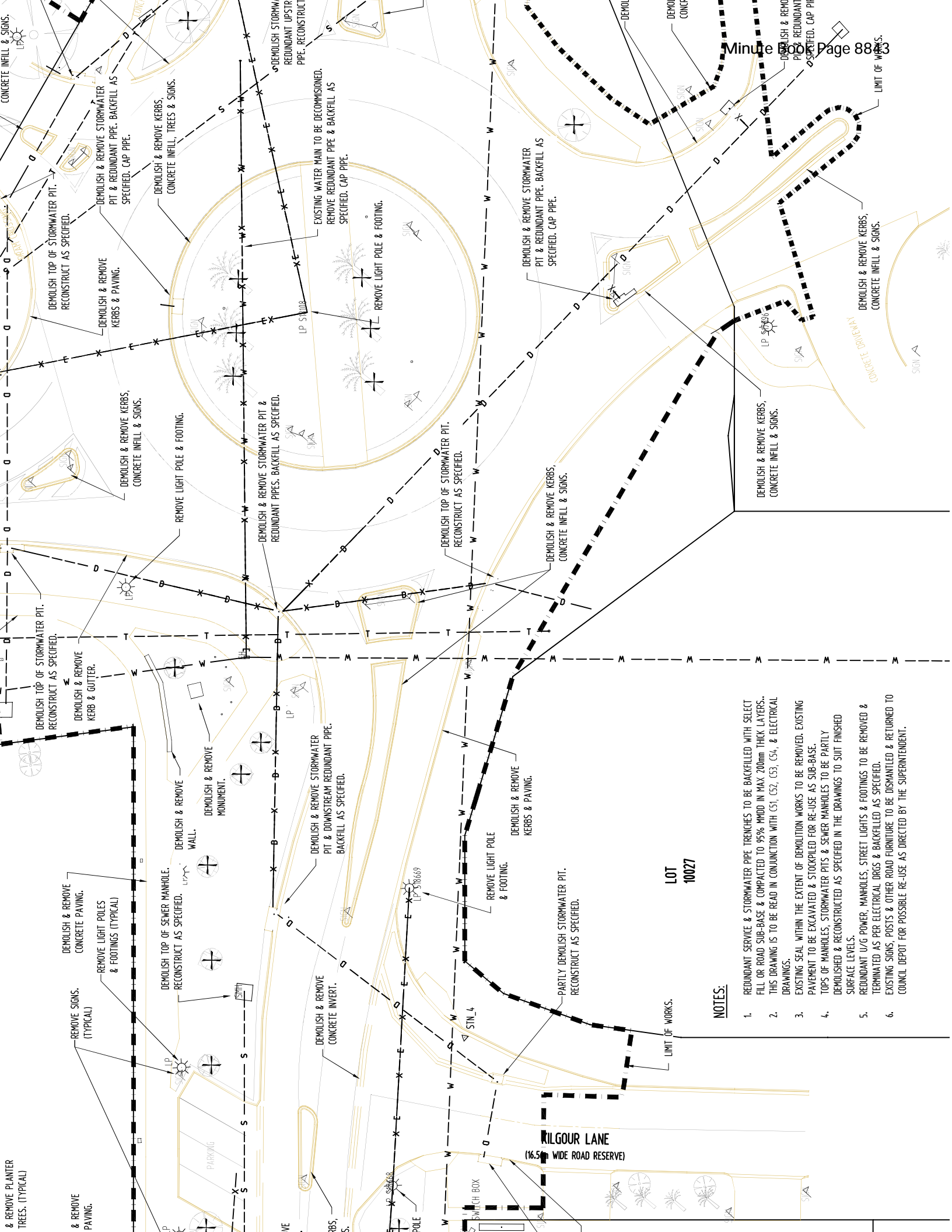




8096
LOT

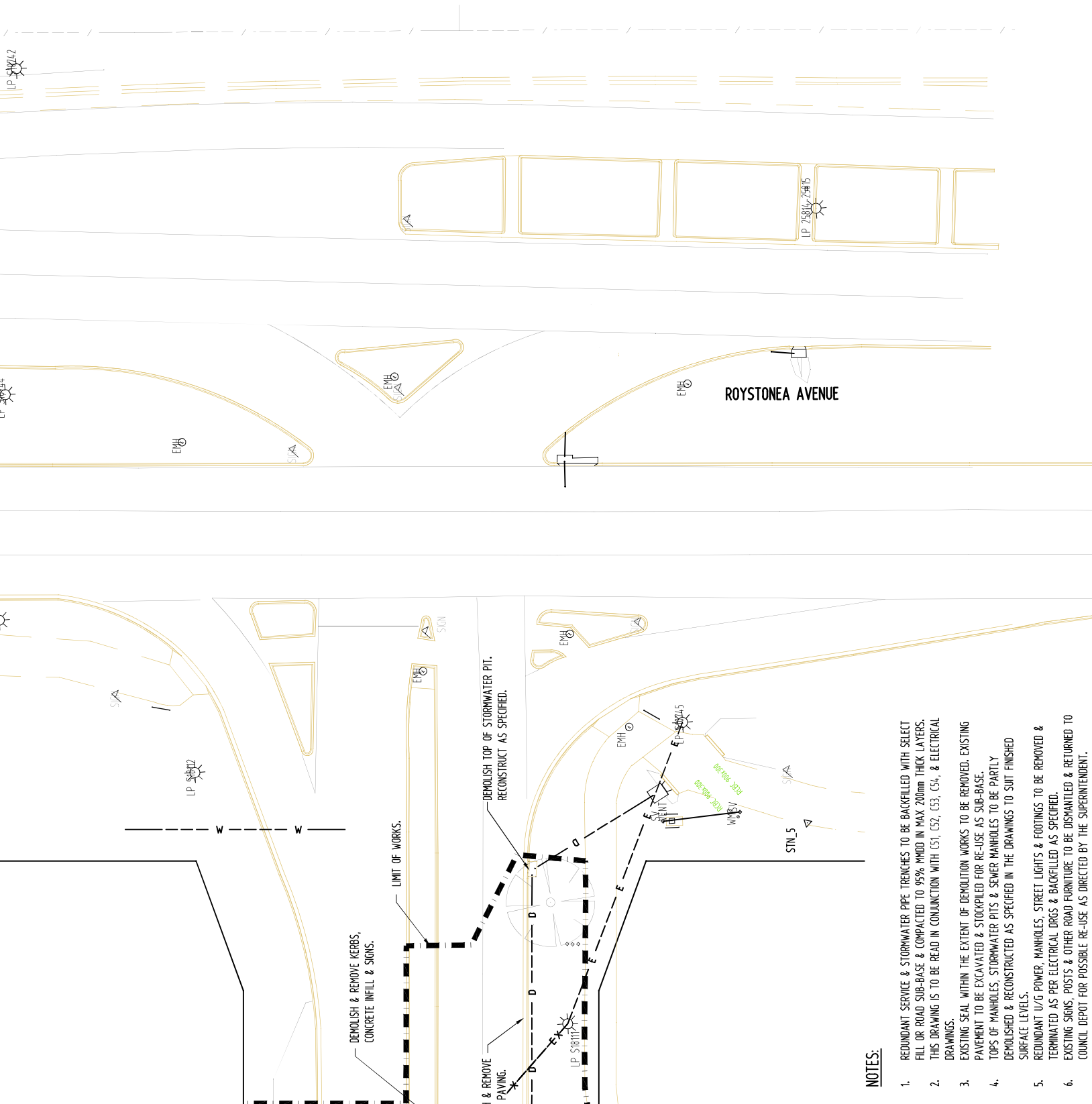
1. REDUNDANT SERVICE & STORMWATER PIPE TRENCHES TO BE BACKFILLED WITH SELECT FILL OR ROAD SUB-BASE & COMPACTED TO 95% MMD IN MAX 200mm THICK LAYERS.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH C51, C52, C53, C54, & ELECTRICAL DRAWINGS.
3. EXISTING SEAL WITHIN THE EXTENT OF DEMOLITION WORKS TO BE REMOVED. EXISTING PAVEMENT TO BE EXCAVATED & STOCKPILED FOR RE-USE AS SUB-BASE.
4. TOPS OF MANHOLES, STORMWATER PITS & SEWER MANHOLES TO BE PARTLY DEMOLISHED & RECONSTRUCTED AS SPECIFIED IN THE DRAWINGS TO SUIT FINISHED SURFACE LEVELS.
5. REDUNDANT U/G POWER, MANHOLES, STREET LIGHTS & FOOTINGS TO BE REMOVED & TERMINATED AS PER ELECTRICAL DRS & BACKFILLED AS SPECIFIED.
6. EXISTING SIGNS, POSTS & OTHER ROAD FURNITURE TO BE DISMANTLED & RETURNED TO COUNCIL DEPOT FOR POSSIBLE RE-USE AS DIRECTED BY THE SUPERINTENDENT.

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NOTES:

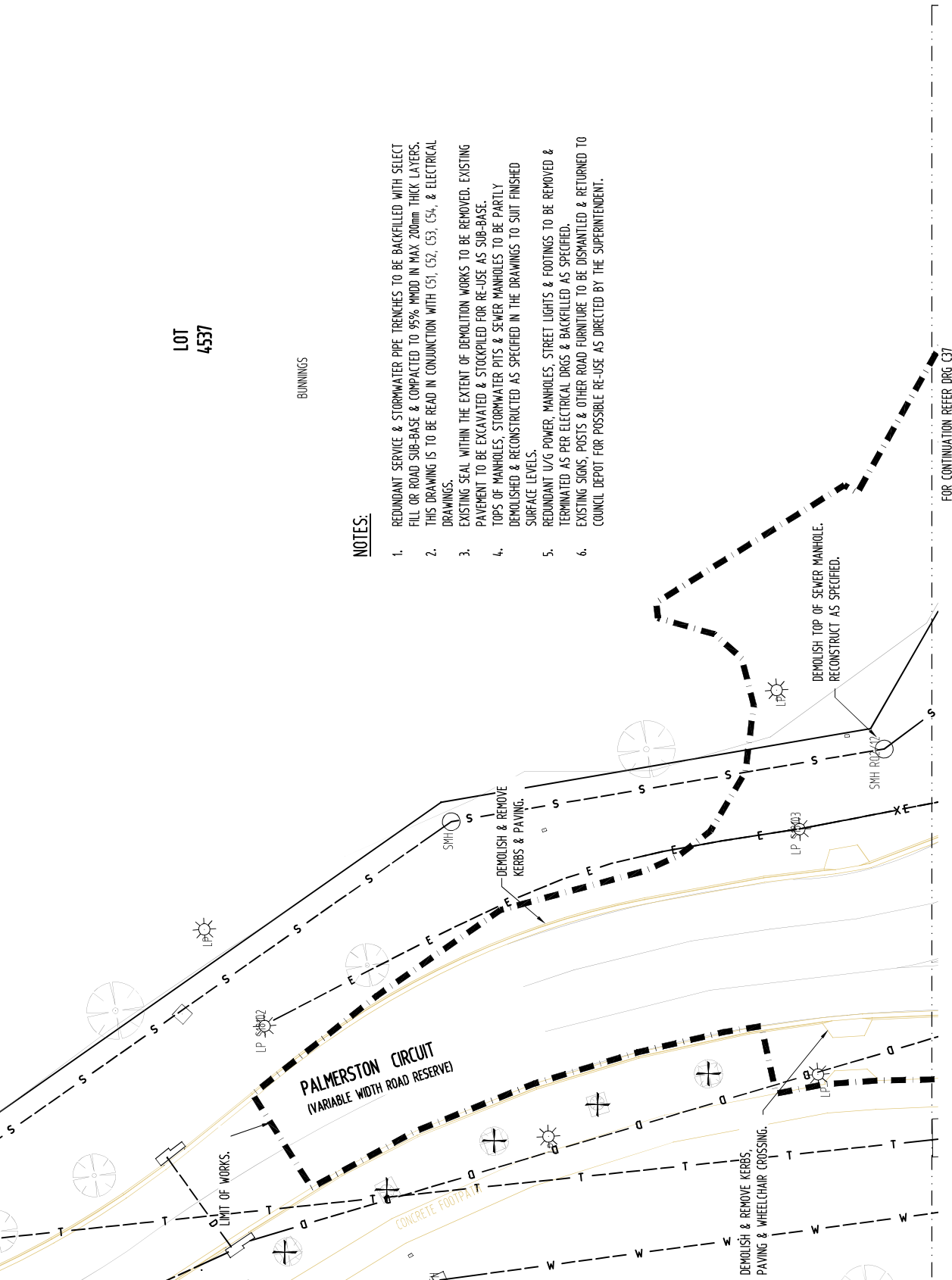
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LOT
4537

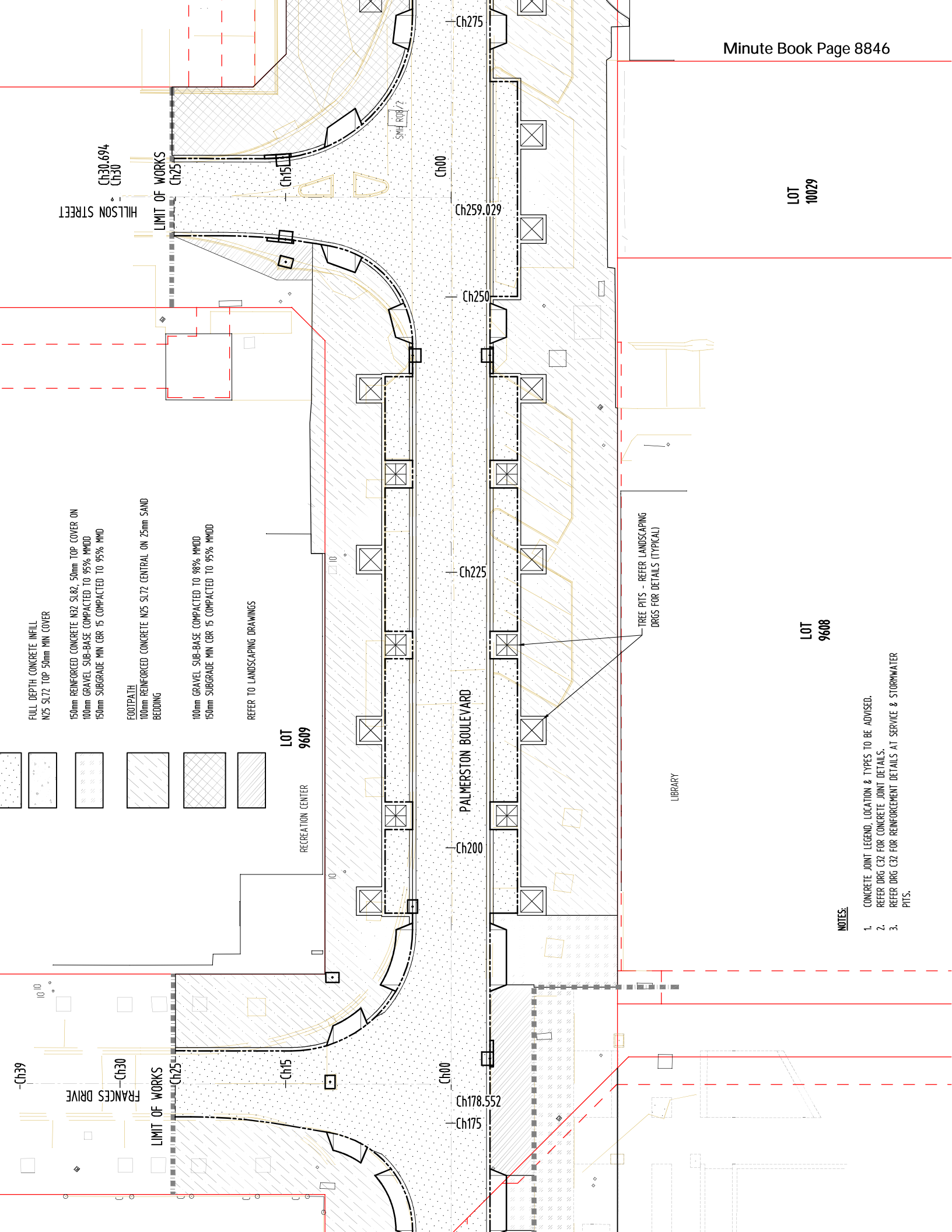
BUNNINGS

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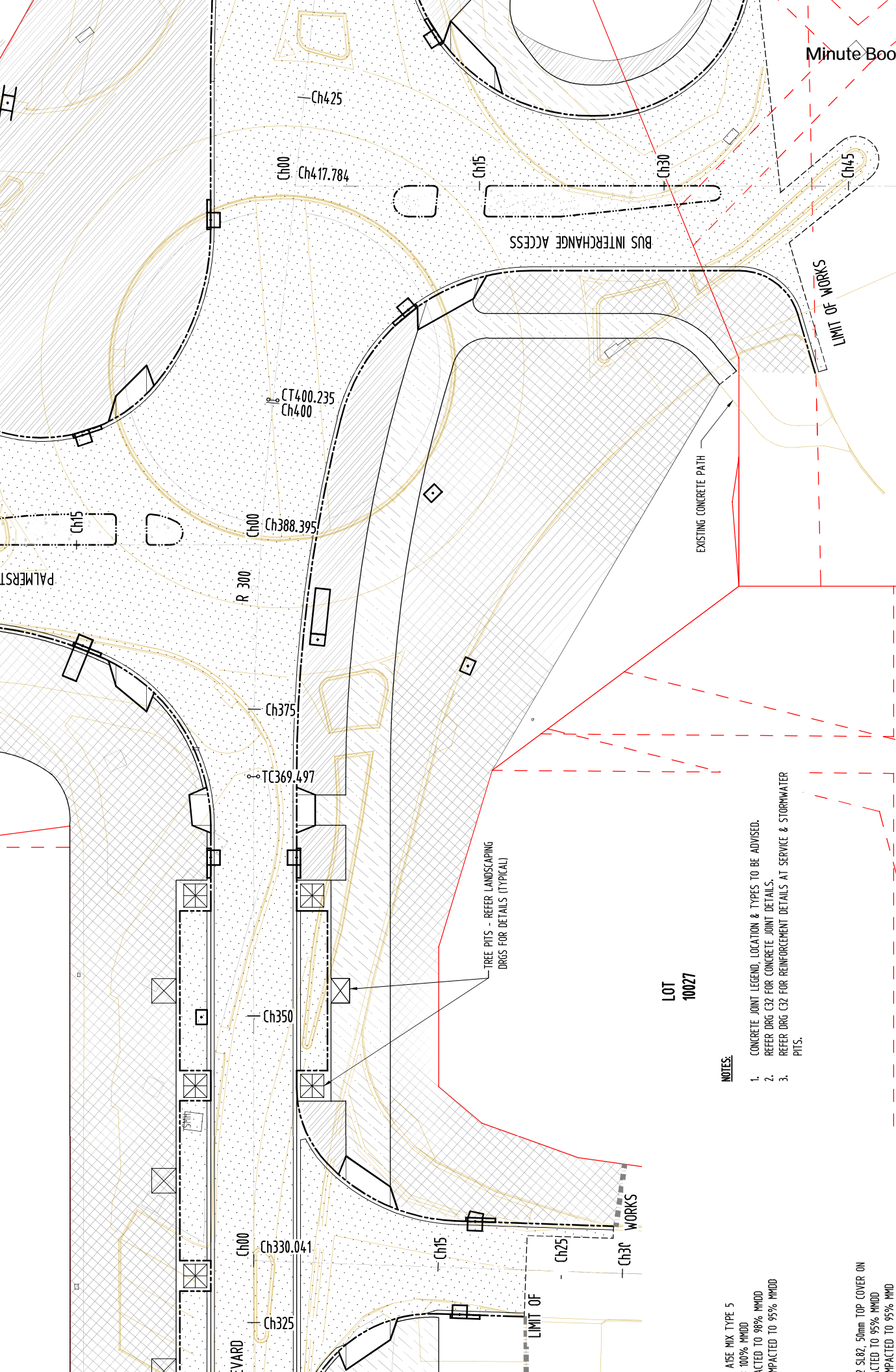


FOR CONTINUATION REFER DRG C37



NOTES:

1. CONCRETE JOINT LEGEND, LOCATION & TYPES TO BE ADVISED.
2. REFER DRG C32 FOR CONCRETE JOINT DETAILS.
3. REFER DRG C32 FOR REINFORCEMENT DETAILS AT SERVICE & STORMWATER PITS.



A15E MIX TYPE 5
: 100% MMDD
ACTED TO 98% MMD
IMPACTED TO 95% M

2 SL82, 50mm TOP COVER ON
ACTED TO 95% MMDD
IMPACTED TO 95% MMD

5 SL72 CENTRAL ON 25mm SAND

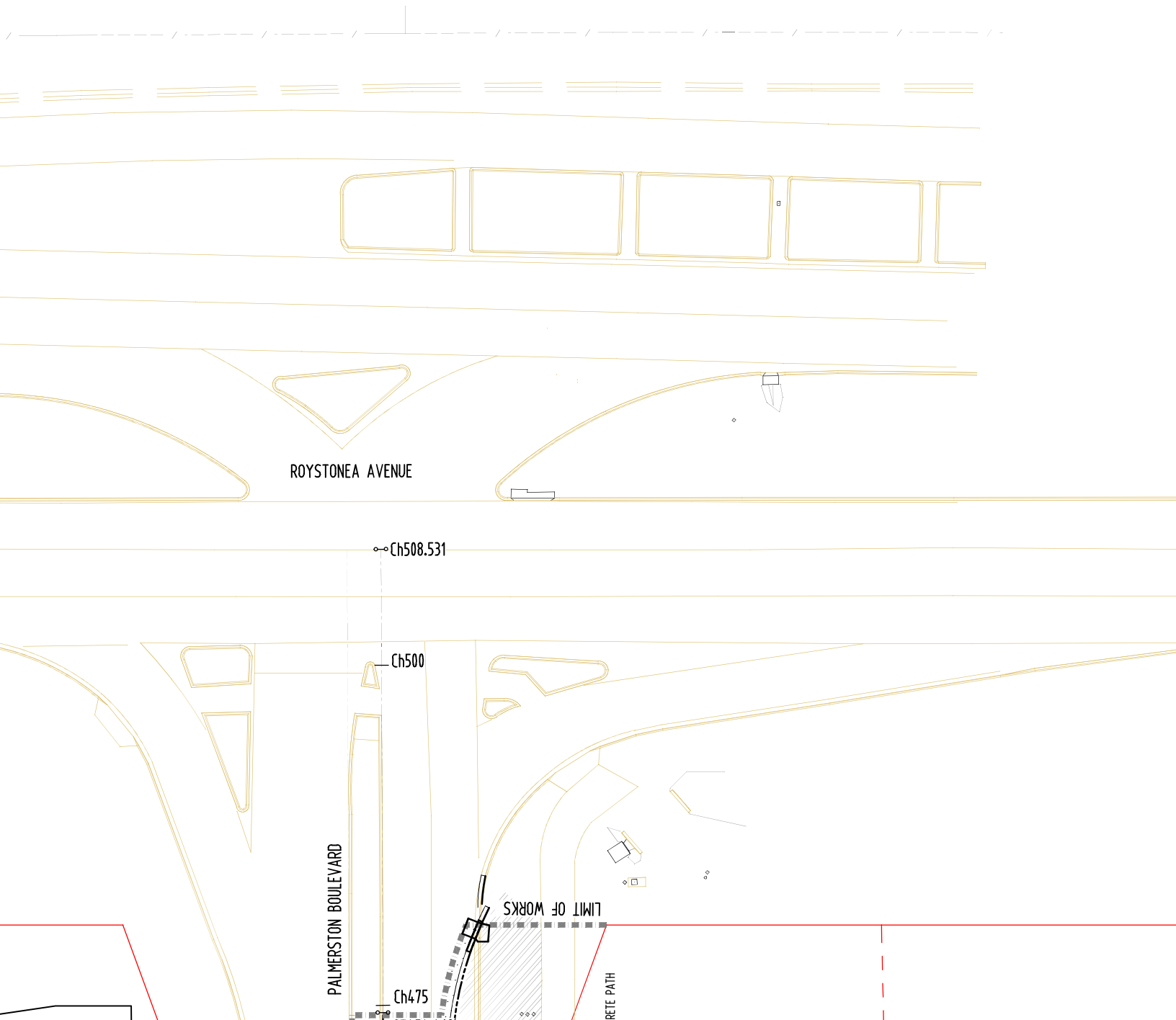
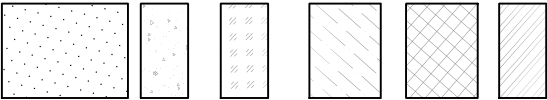
DUCTED TO 98% MMDD
IMPACTED TO 95% MMDD

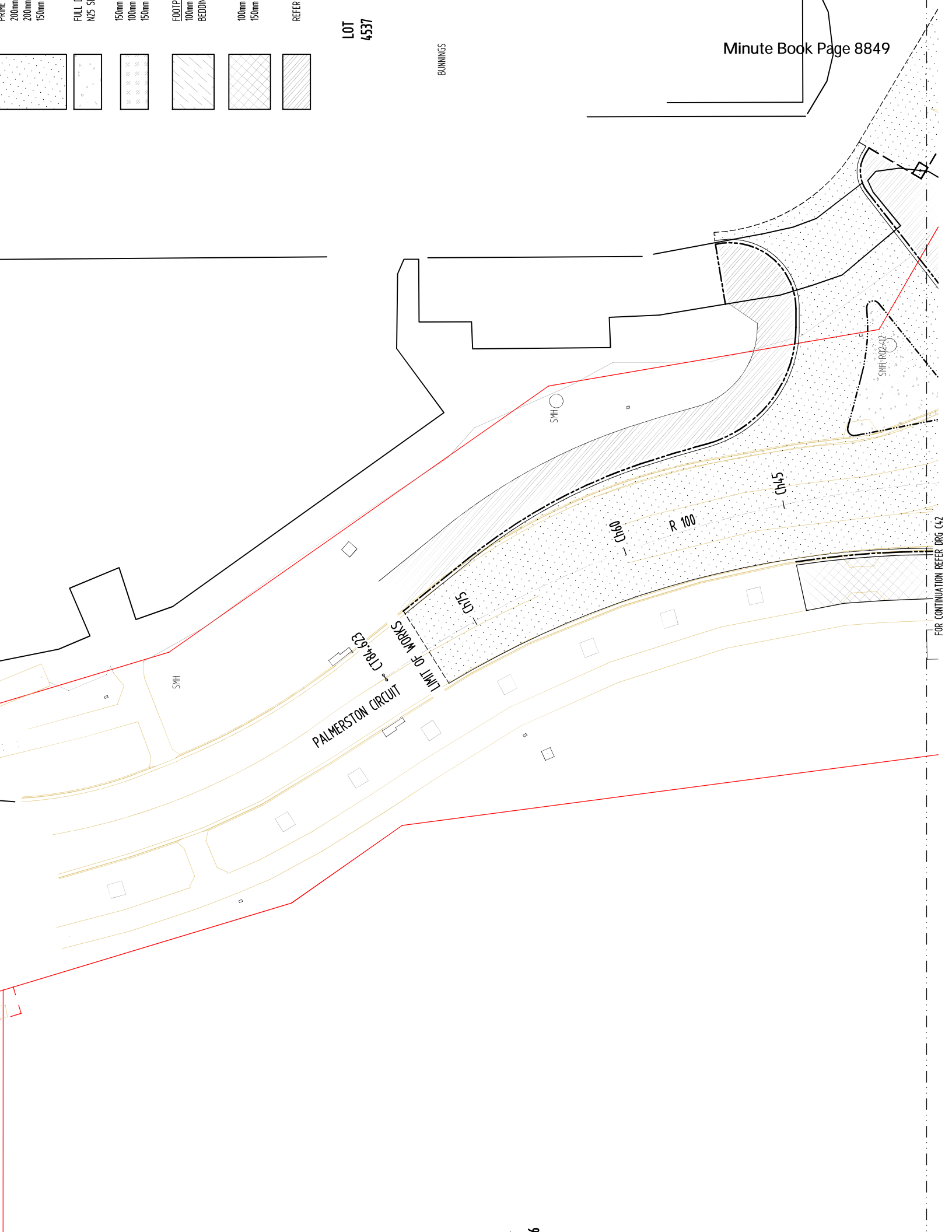
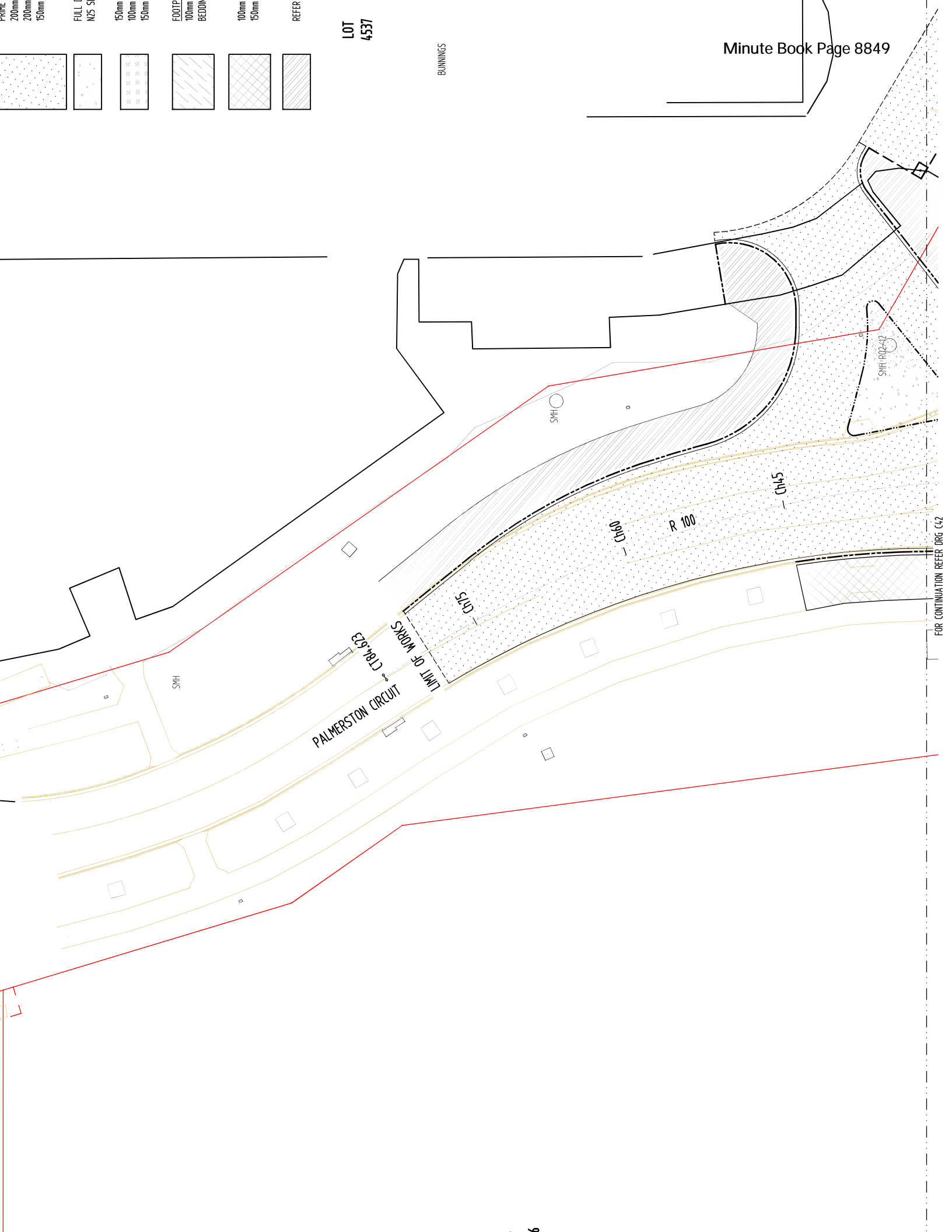
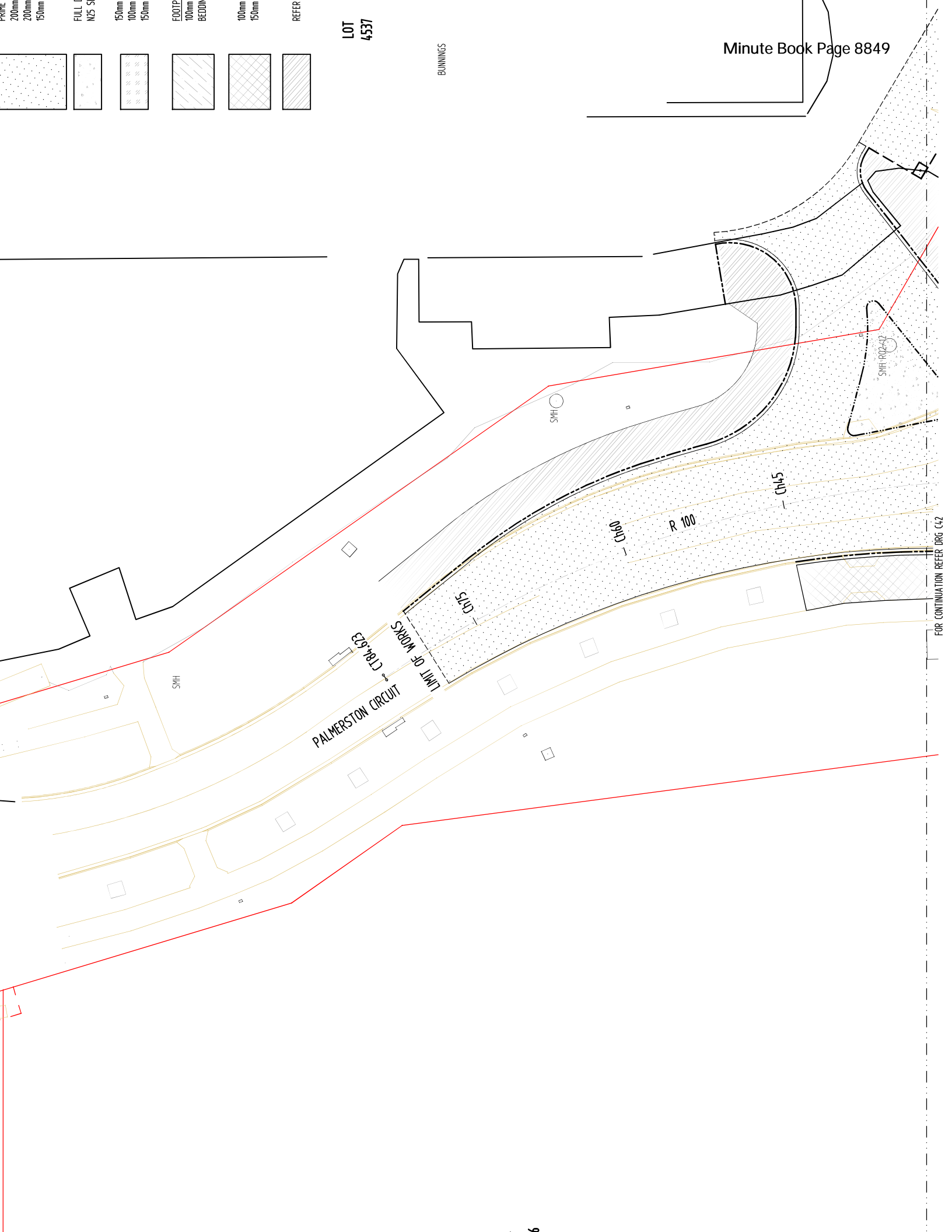
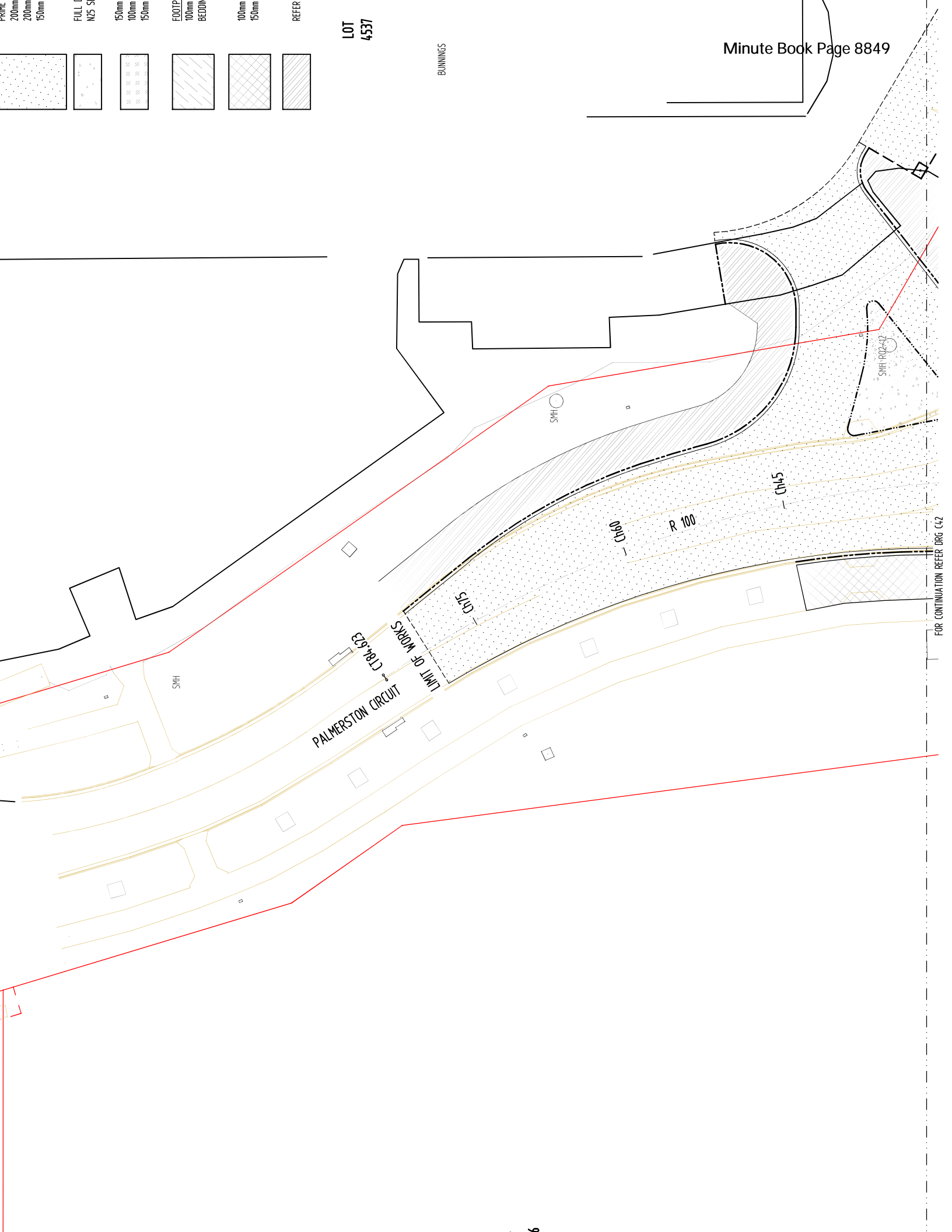
NOTES:

1. CONCRETE JOINT LEGEND, LOCATION & TYPES TO BE ADVISED.
2. REFER DRG C32 FOR CONCRETE JOINT DETAILS.
3. REFER DRG C32 FOR REINFORCEMENT DETAILS AT SERVICE & STORMWATER PITS.

LOT 10027

PROPOSED EASEMENT PRIME 200mm 200mm 150mm FULL NZS S 150mm 100mm 150mm FOOTING 100mm BEDDING 100mm 150mm REFER





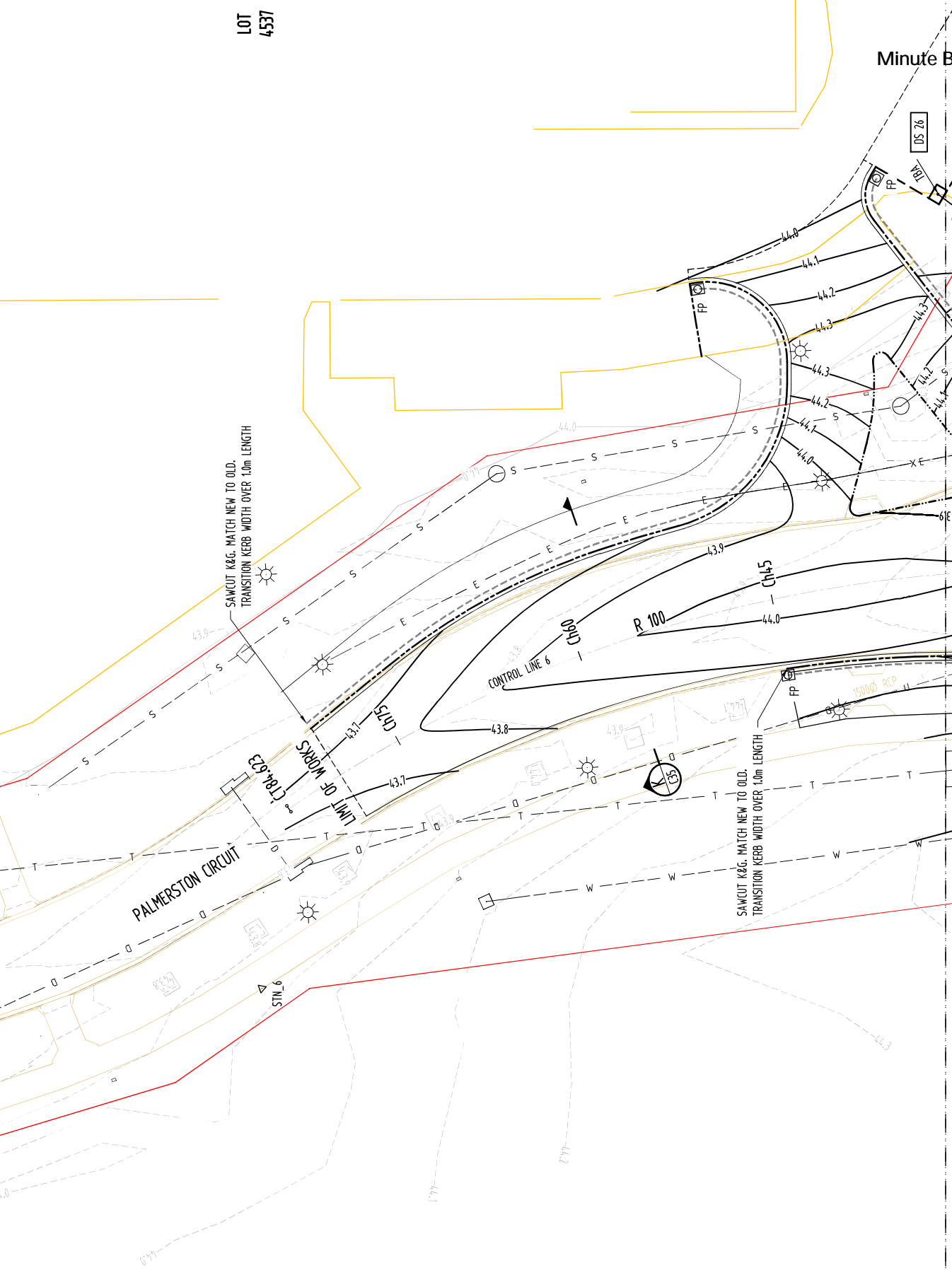


1. CRM_S0203001 TO BE PROTECTED.
2. FOR STORMWATER TABLES REFER DRO C53
3. FOR SETOUT DETAILS REFER DRO'S C71 TO C74
4. FOR LINEMARKING & SIGNS REFER DRO'S C81 & C84
5. FOR SERVICES REFER DRO'S C91 TO 94.
6. 2/DN100 IRRIGATION CONDUITS TO HAVE 750mm MIN COVER UNDER ROAD PAVEMENTS, 400mm MIN COVER ELSEWHERE.



ED.
ER DRG C53
G'S C71 TO C74
R DRG'S C81 & C84
I TO 94
TO HAVE 750mm MIN COVER UNDER
COVER ELSEWHERE.

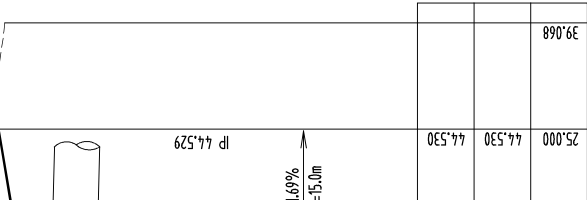
LOT
4537



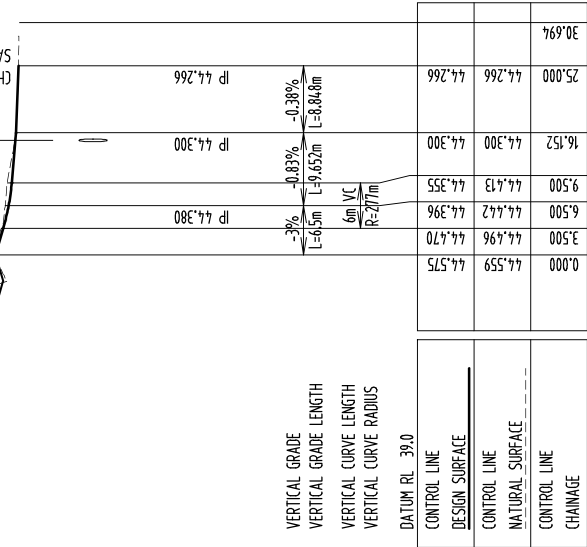
FOR CONTINUATION REFER DRG C52

LOT
4537

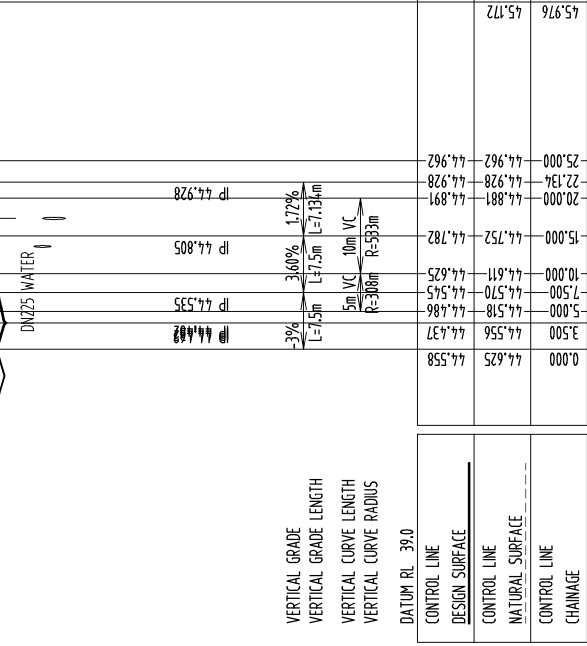
G C53
71 TO C74
C53 C81 & C84
VE 750mm MIN COVER UNDER
ELSEWHERE.



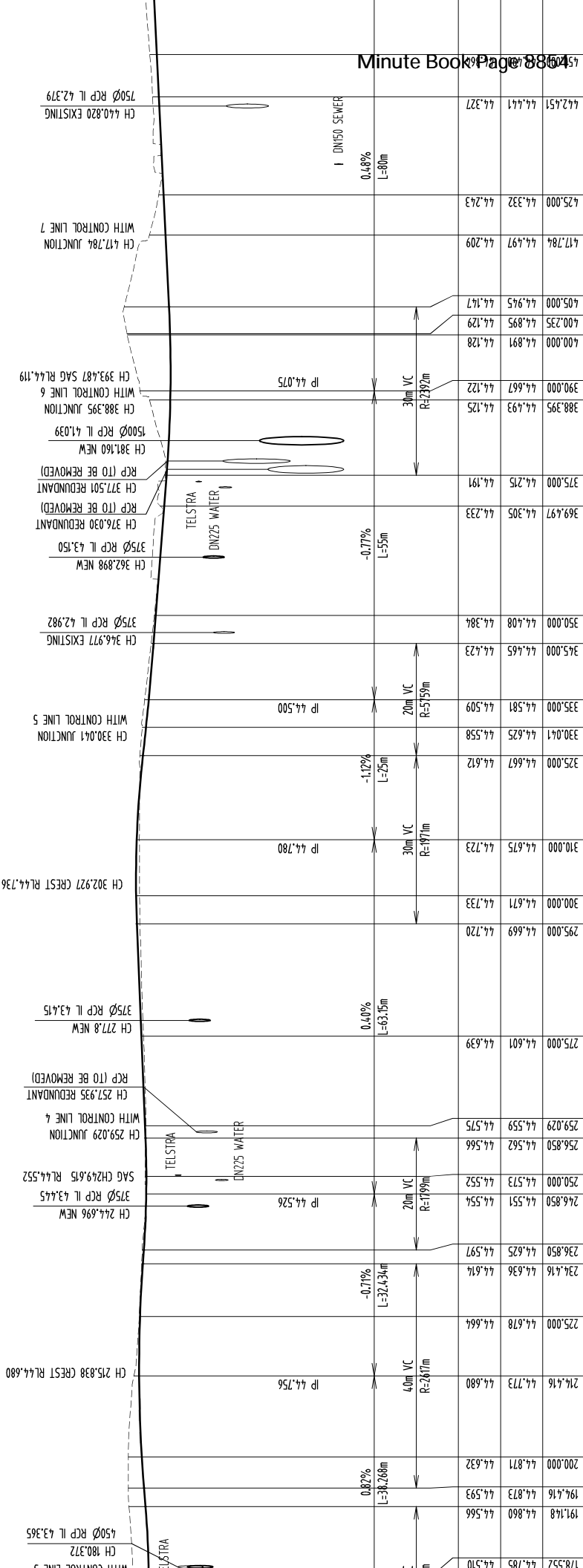
LONGITUDINAL SECTION CONTROL LINE 3 - FRANCES DRIVE



LONGITUDINAL SECTION CONTROL LINE 4 - HILLSON STREET



LONGITUDINAL SECTION CONTROL LINE 5 - KILGOUR LANE

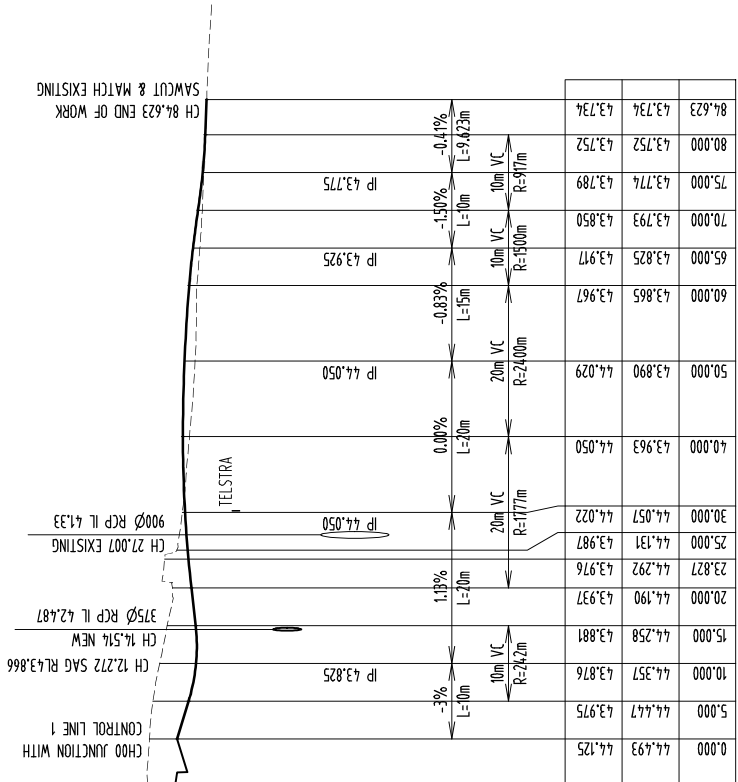


LONGITUDINAL SECTION CONTROL LINE 1 - DALMERSTON BOULEVARD

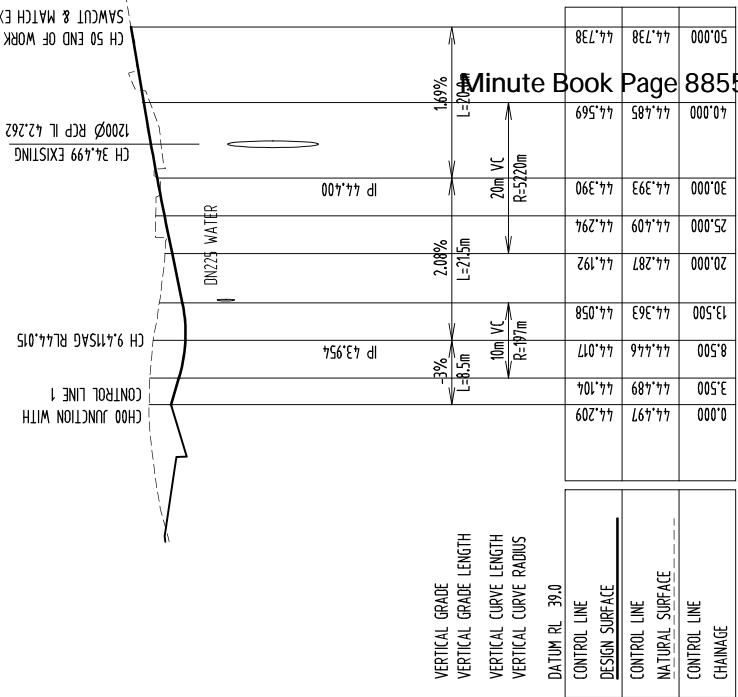
R 300

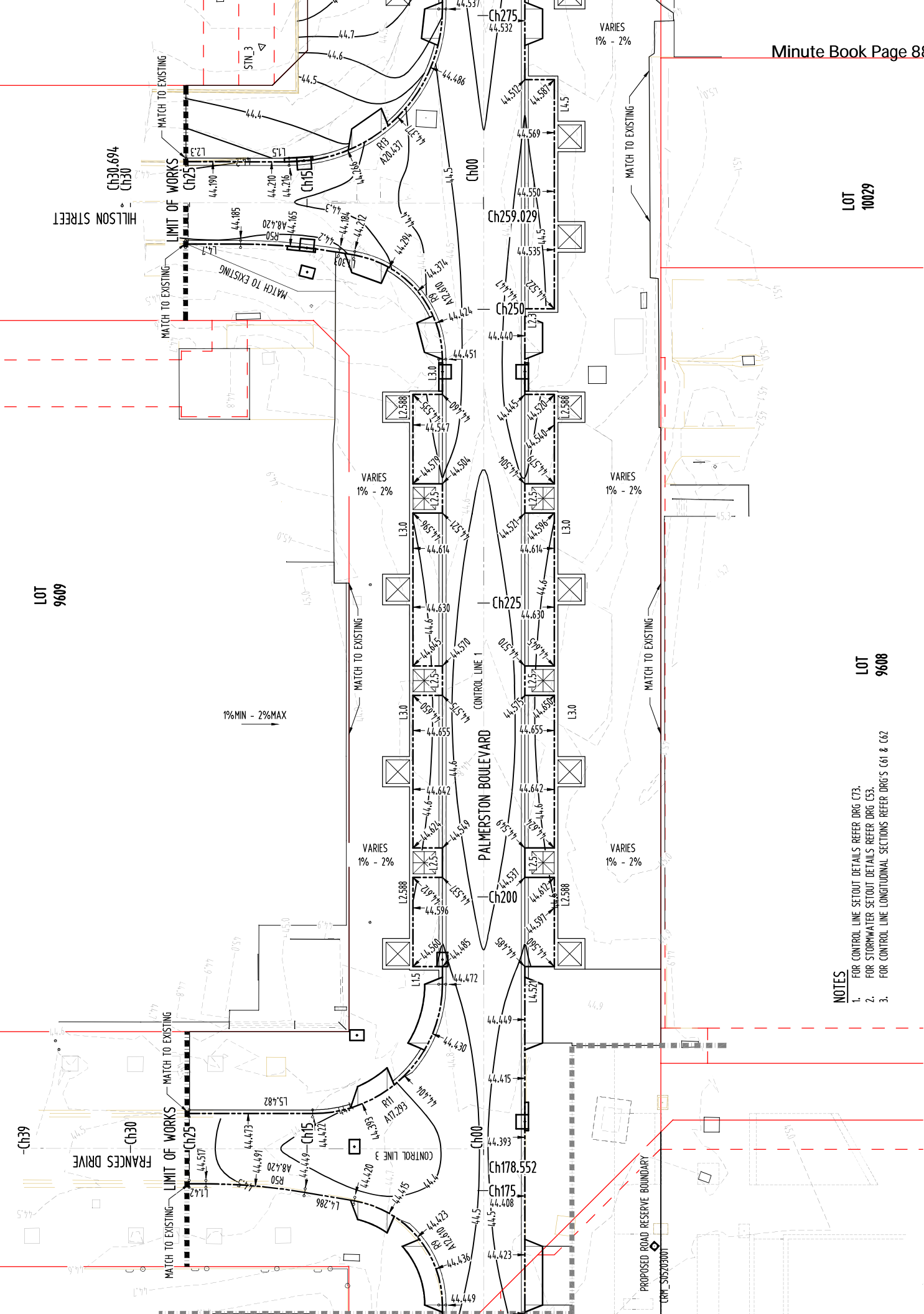
R -30

R -100



HORIZONTAL CURVE DATA





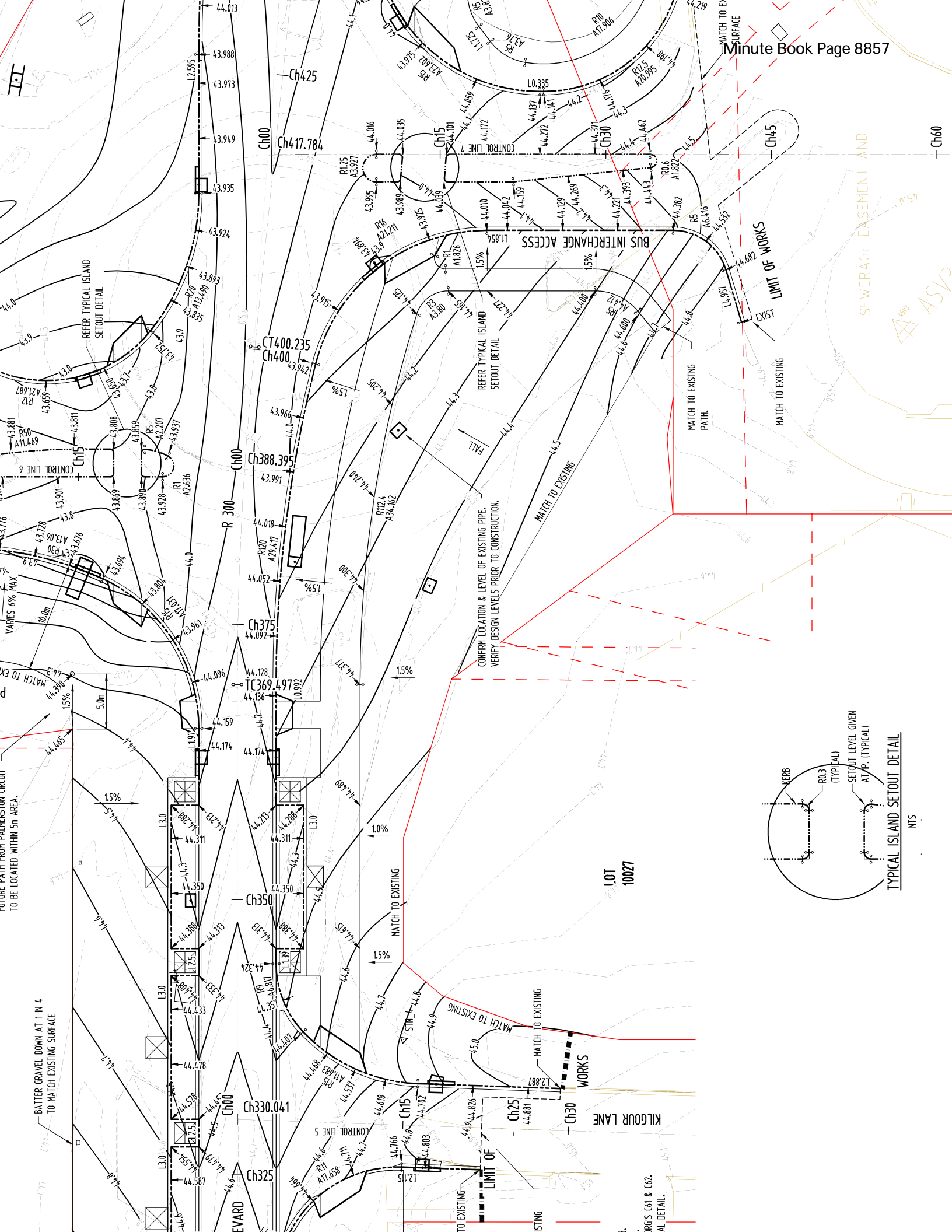
WARNING
BEWARE OF UNDERGROUND SERVICES
The locations of underground services are shown for information only and their exact location may vary.

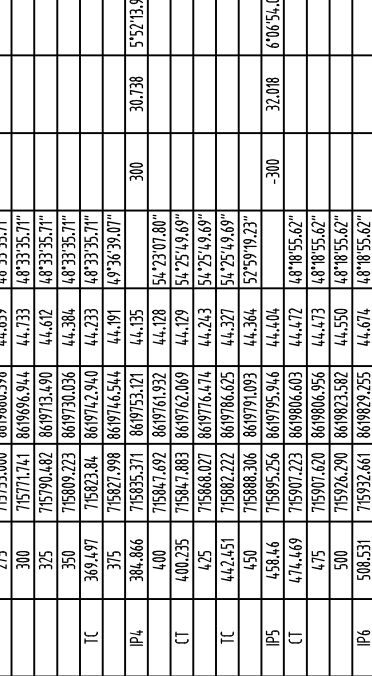
- NOTES**
1. FOR CONTROL LINE SETOUT DETAILS REFER DRG C73.
 2. FOR STORMWATER SETOUT DETAILS REFER DRG C53.
 3. FOR CONTROL LINE LONGITUDINAL SECTIONS REFER DRGS C61 & C62

LOT
9609

LOT
10029

LOT
9608





CONTROL LINE 3 - FRANCES DRIVE						
	Pt	Changeage	Easting	Northing	Level	Bearing
IP1	0		775680.698	861956.566	44.51	318°37'58.09"
	15		775670.784	861927.823	44.361	318°37'58.09"
	30		775660.871	861945.886	44.639	318°37'58.09"
IP2	39.068		775654.878	861963.509	44.639	318°37'58.09"

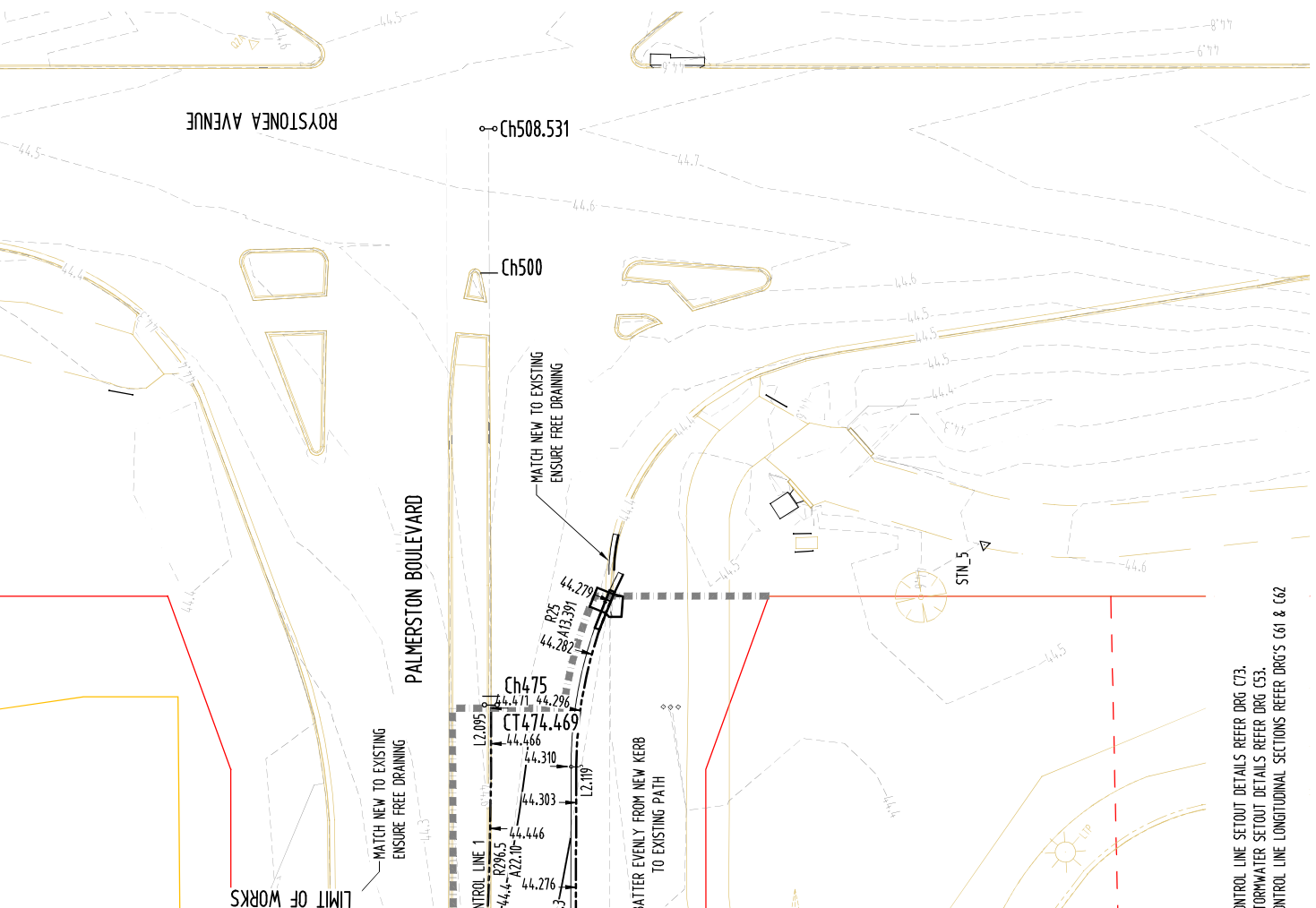
CONTRAIL LINE 4 - HILLSON STREET					
Pt	Change	Easting	Northing	Level	Bearing
IP1	0	715714.1027	8619469.828	44.575	318°37'58.09"
	15	715731.116	8619481.086	44.309	318°37'58.09"
	30	715721.201	8619492.343	44.255	318°37'58.09"
IP2	30.694	715720.742	8619492.864	44.253	318°37'58.09"

CONTROL LINE 5 - KILGOUR LANE						
Pt	Change	Easting	Northing	Level	Bearing	
IP1	0	715794.261	8619716.827	44.558	140°37'01.79"	
	15	715803.796	8619705.247	44.782	140°37'01.79"	
	30	715813.33	8619693.667	45.011	140°37'01.79"	
	45	715822.864	8619682.087	45.168	140°37'01.79"	
IP2	45.976	715832.845	8619681.333	45.178	140°37'01.79"	
IP7	45.976	715832.845	8619681.333	45.178	140°37'01.79"	

CONTROL LINE 6 - INTERCHANGE ACCESS						
Pt	Changeage	Easting	Northing	Level	Bearing	
IP1	0	715862.157	8649772.276	44.209	388°33'40.00"	
	15	715872.085	8649761.032	44.089	388°33'40.00"	
	30	715882.012	8649749.787	44.39	388°33'40.00"	
	45	715891.939	8649738.542	44.654	388°33'40.00"	
	60	715901.867	8649727.297	44.908	388°33'40.00"	
IP2	67.04	715906.576	8649722.019	45.077	388°33'40.00"	

WARNING

The locations of underground services are approximate only and their exact position should be proven on site. No guarantee is

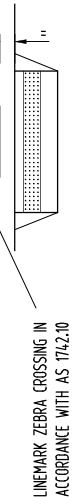
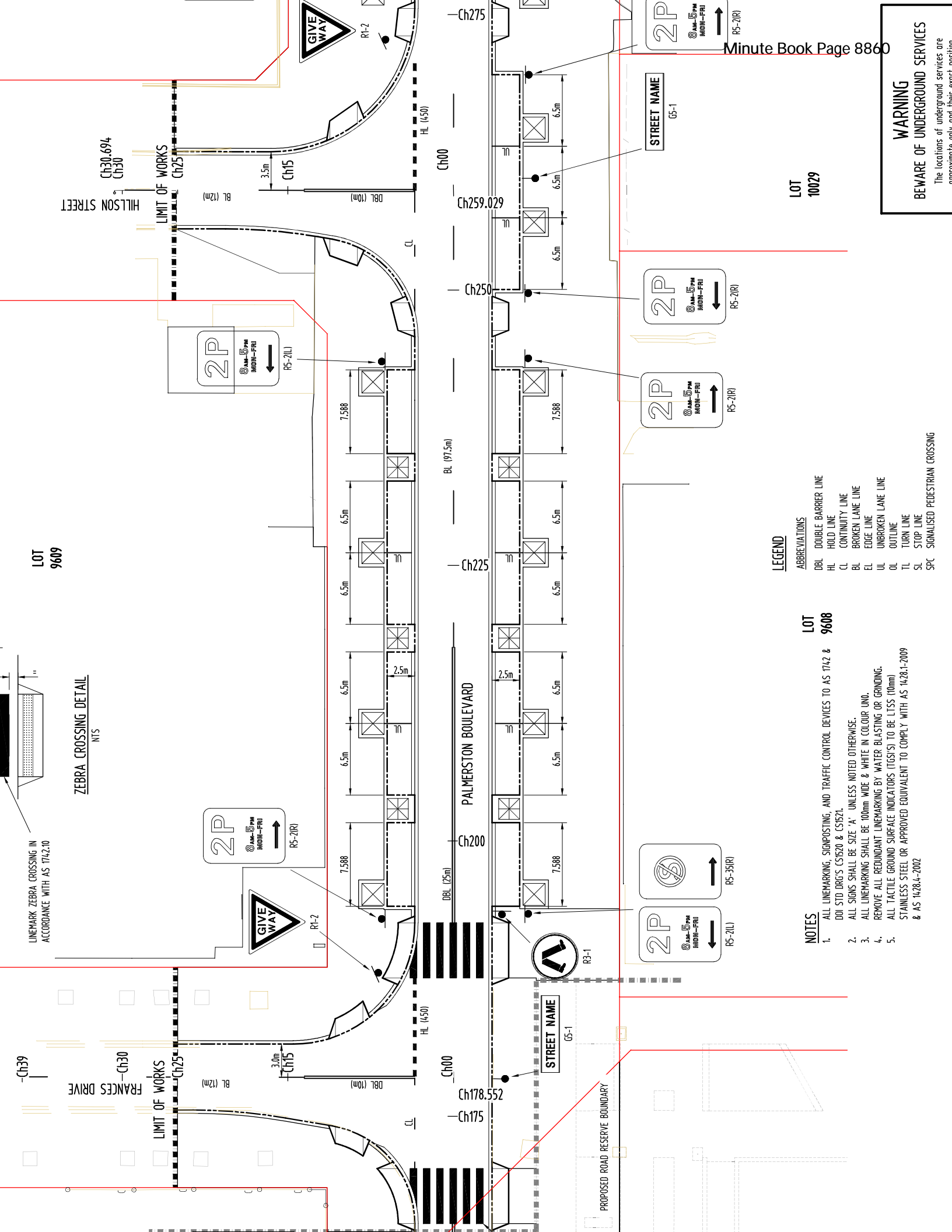


CONTROL LINE SETOUT DETAILS REFER DRG C73.

STORMWATER SETOUT DETAILS REFER DRG C53.

CONTROL LINE LONGITUDINAL SECTIONS REFER DRG'S C61 & C62





ZEBRA CROSSING DETAIL
NTS

LOT
9609

LOT
10029

LEGEND

ABBREVIATIONS

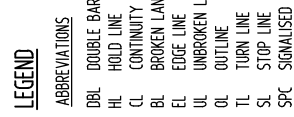
- DBL DOUBLE BARRIER LINE
- HL HOLD LINE
- CL CONTINUITY LINE
- BL BROKEN LANE LINE
- EL EDGE LINE
- UL UNBROKEN LANE LINE
- OL OUTLINE
- TL TURN LINE
- SL STOP LINE
- SPC SIGNALISED PEDESTRIAN CROSSING

NOTES

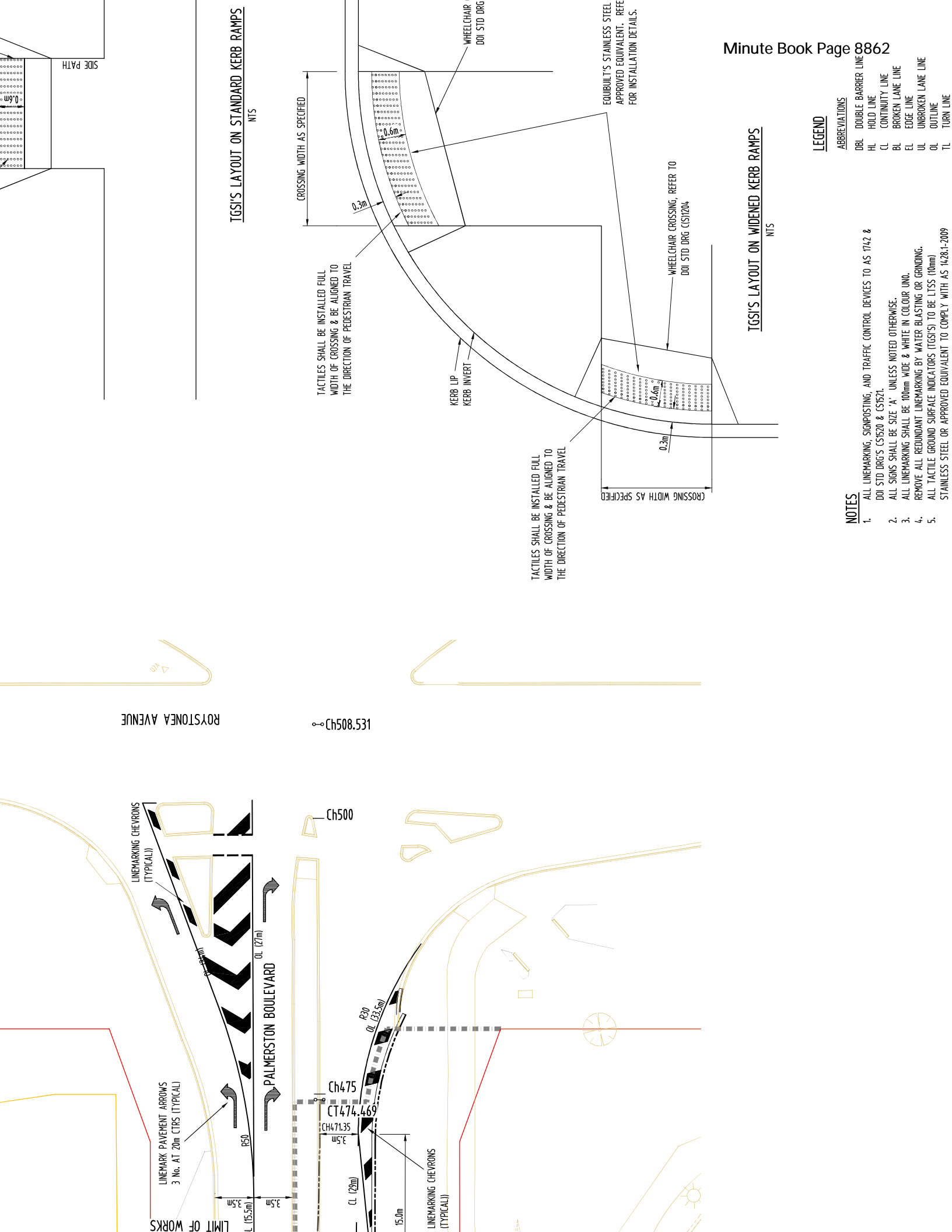
- ALL LINEMARKING, SIGNPOSTING AND TRAFFIC CONTROL DEVICES TO AS 1742 & 9608
- DOI STD DRC'S CS1520 & CS1521
- ALL SIGNS SHALL BE SIZE 'A' UNLESS NOTED OTHERWISE
- ALL LINEMARKING SHALL BE 100mm WIDE & WHITE IN COLOUR UNO
- REMOVE ALL REDUNDANT LINEMARKING BY WATER BLASTING OR GRINDING
- ALL TACTILE GROUND SURFACE INDICATORS (TGSIS) TO BE L155 (10mm) STAINLESS STEEL OR APPROVED EQUIVALENT TO COMPLY WITH AS 1428.1-2009 & AS 1428.4-2002

LOT
9608

WARNING
BEWARE OF UNDERGROUND SERVICES
The locations of underground services are shown for information only and their exact location may vary.



TRAFFIC CONTROL DEVICES TO AS 1742 &
NOTED OTHERWISE.
& WHITE IN COLOUR UNO.
WATER BLASTING OR GRINDING.
AS (TGS/IS) TO BE LTSS 10mm)
SENT TO COMPLY WITH AS 1428.1-2009



ROYSTONE AVENUE

Ch508.531

Ch500

Ch475

CT474.469

CH471.35

CL (29m)

R30

Q1 (13.5m)

Q1 (27m)

P50

Q1 (10.5m)

Q1 (10.5m)

Q1 (10.5m)

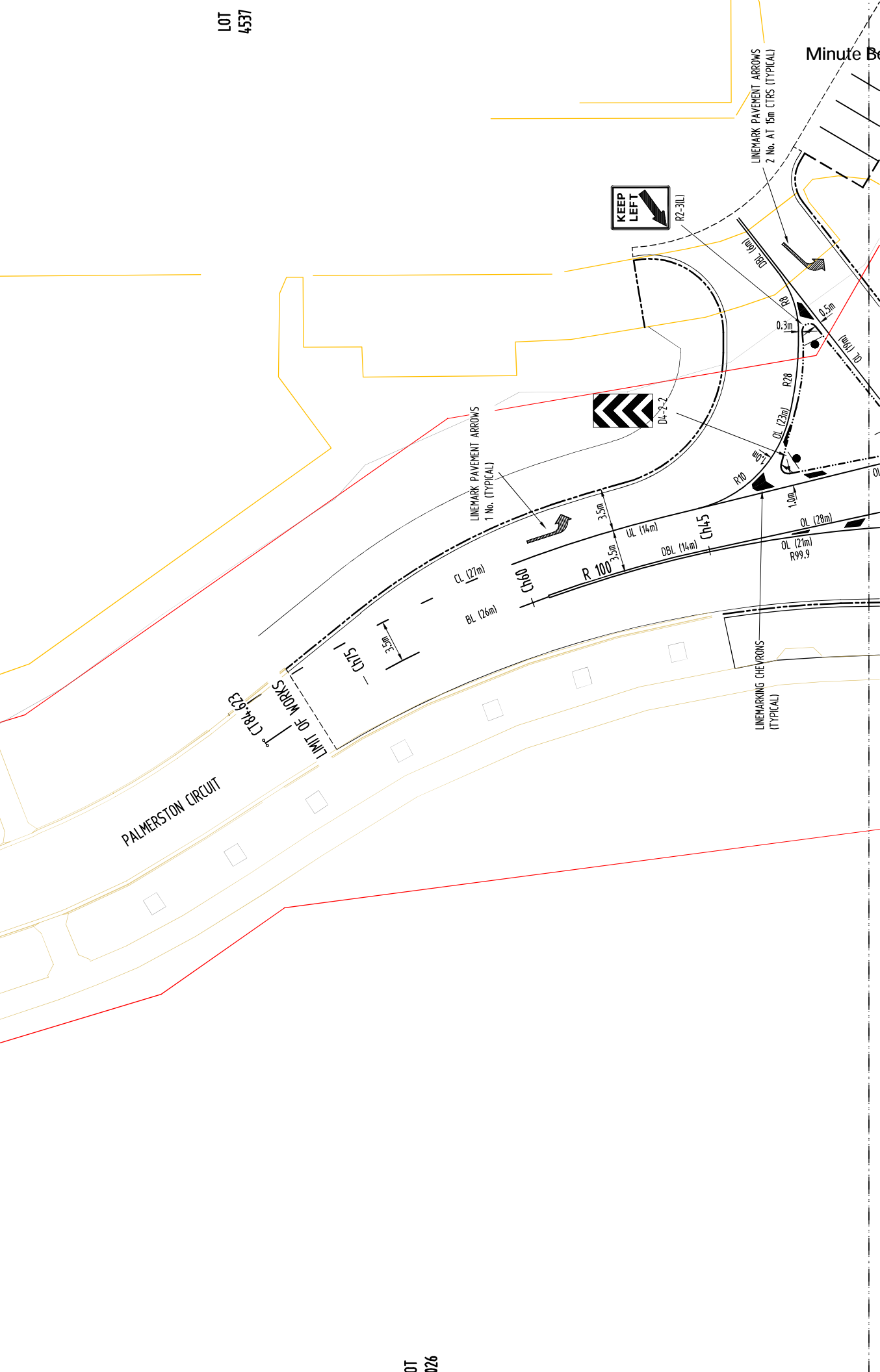
LINEMARKING CHEVRONS (TYPICAL)

LINEMARK PAVEMENT ARROWS 3 No. AT 20m CTRS (TYPICAL)

LIMIT OF WORKS

PALMERSTON BOULEVARD

LINEMARKING CHEVRONS (TYPICAL)

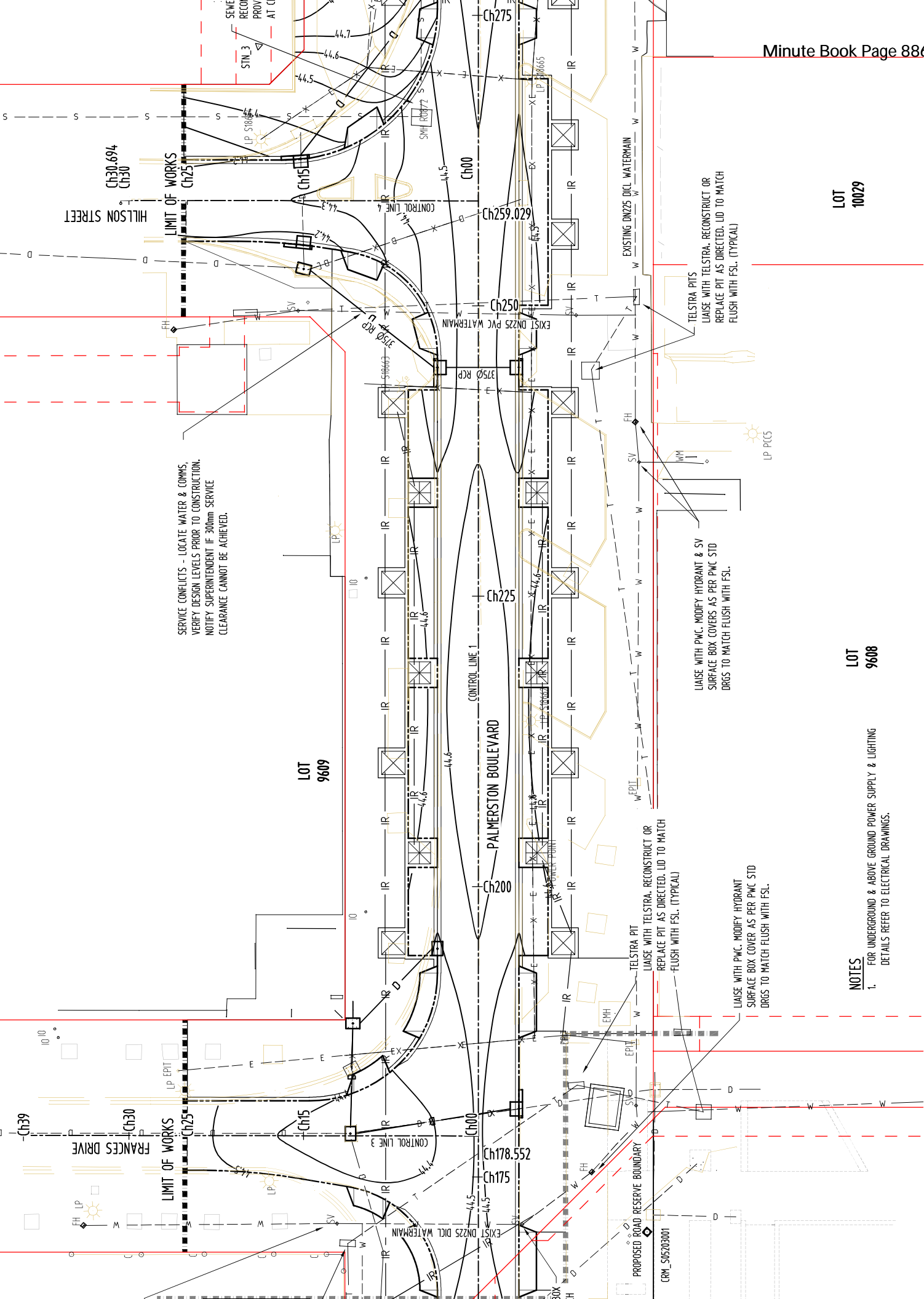


FOR CONTINUATION REFER DRG C82

LEGEND

- ABBREVIATIONS**
- DBL DOUBLE BARRIER LINE
 - HL HOLD LINE
 - CL CONTINUITY LINE
 - BL BROKEN LANE LINE
 - EL EDGE LINE
 - UL UNBROKEN LANE LINE
 - OL OUTLINE
 - TL TURN LINE
 - SL STOP LINE
 - SPC SIGNALISED PEDESTRIAN CROSSING

OL DEVICES TO AS 1742 &
RWSE.
COLOUR UNO.
ASTING OR GRINDING.
TO BE LTSS (10mm)
PLY WITH AS 1428.1-2009

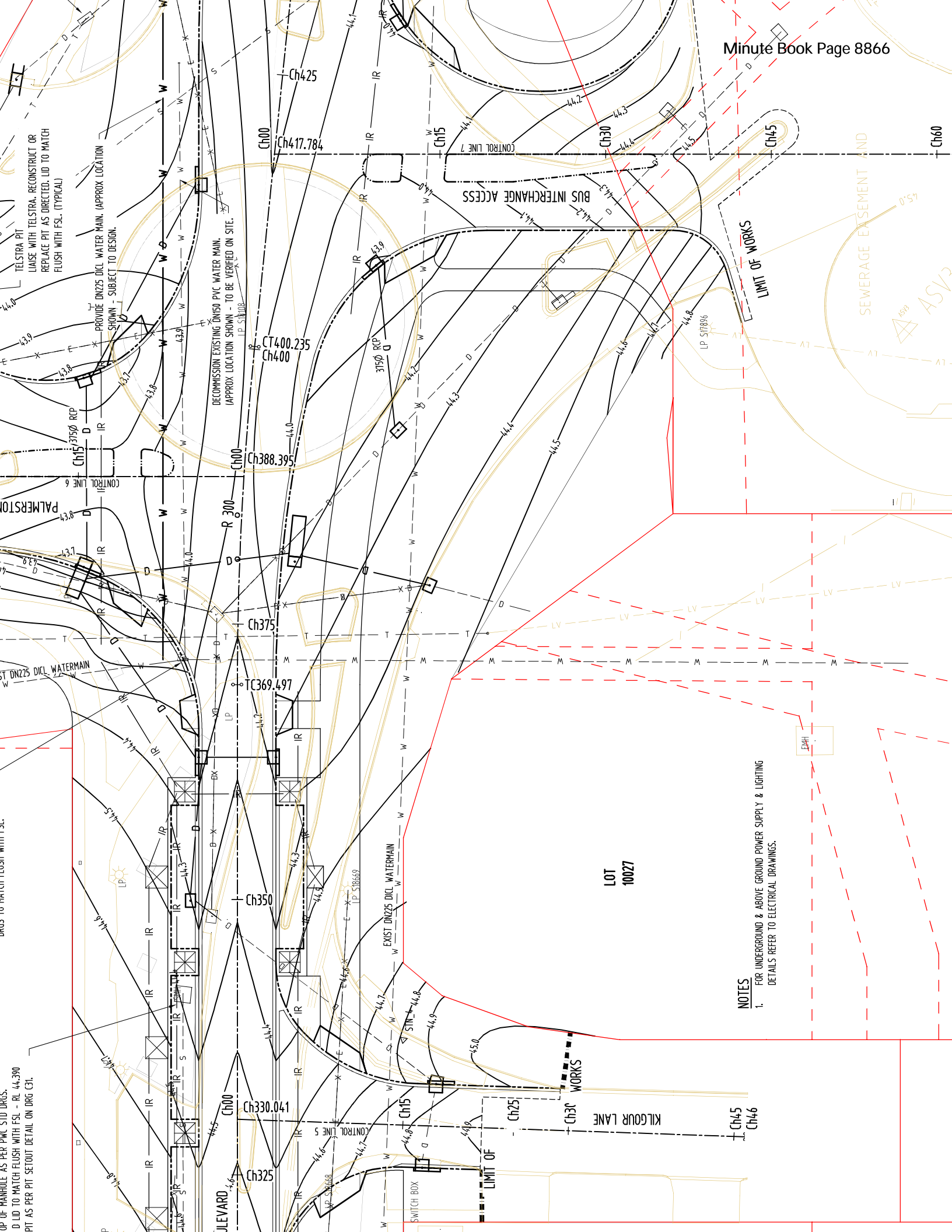


LOT
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LOT
9608

NOTES
1. FOR UNDERGROUND & ABOVE GROUND POWER SUPPLY & LIGHTING DETAILS REFER TO ELECTRICAL DRAWINGS.

WARNING
BEWARE OF UNDERGROUND SERVICES
The locations of underground services are shown on this drawing. It is the responsibility of the contractor to locate and protect all underground services prior to construction.



NOTES

1. FOR UNDERGROUND & ABOVE GROUND POWER SUPPLY & LIGHTING DETAILS REFER TO ELECTRICAL DRAWINGS.

TELSTRA PIT
LIAISE WITH TELSTRA. RECONSTRUCT OR
REPLACE PIT AS DIRECTED. LID TO MATCH
FLUSH WITH FSL (TYPICAL)

PROVIDE DN25 DIOL WATER MAIN (APPROX LOCATION
SHOWN - SUBJECT TO DESIGN.

DECOMMISSION EXISTING DN150 PVC WATER MAIN.
(APPROX LOCATION SHOWN - TO BE VERIFIED ON SITE.

CT400.235
Ch400

3750 RCP
D

Ch15
CONTROL LINE 6

Ch375

TC369.497

Ch350

EXIST DN25 DIOL WATERMAIN

Ch330.041

Ch325

Ch25

Ch30

Ch45

Ch46

Ch47

Ch48

Ch49

Ch50

Ch51

Ch52

Ch53

Ch54

Ch55

Ch56

Ch57

Ch58

Ch59

Ch60

LOT
10027

KILGOUR LANE

JULEVARD

SWITCH BOX

CONTROL LINE 5

CONTROL LINE 7

BUS INTERCHANGE ACCESS

LIMIT OF WORKS

LIMIT OF

SEWERAGE EXEMPTION AND
AS/15

LP 517896

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LP 517898

LP 517899

LP 517900

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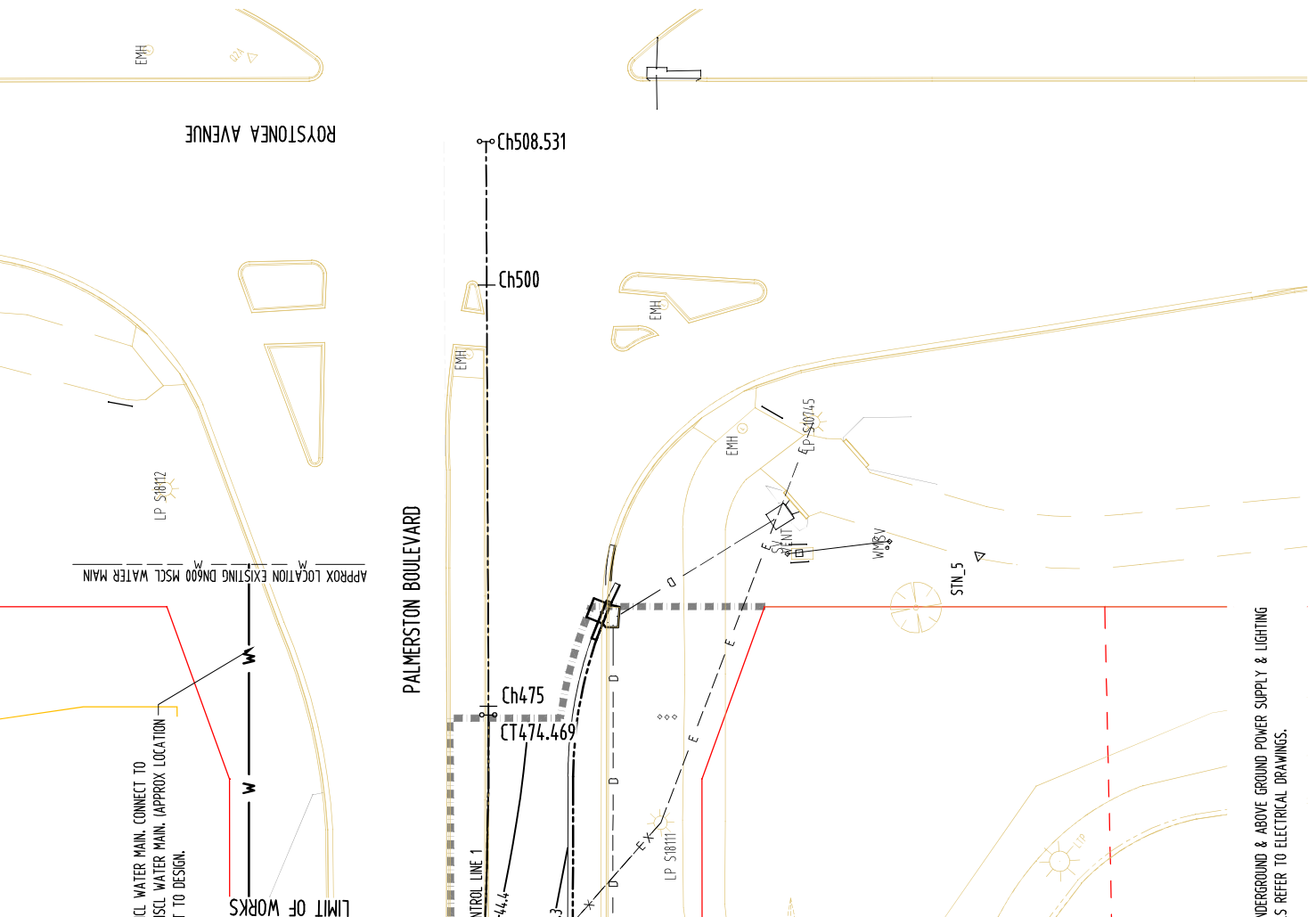
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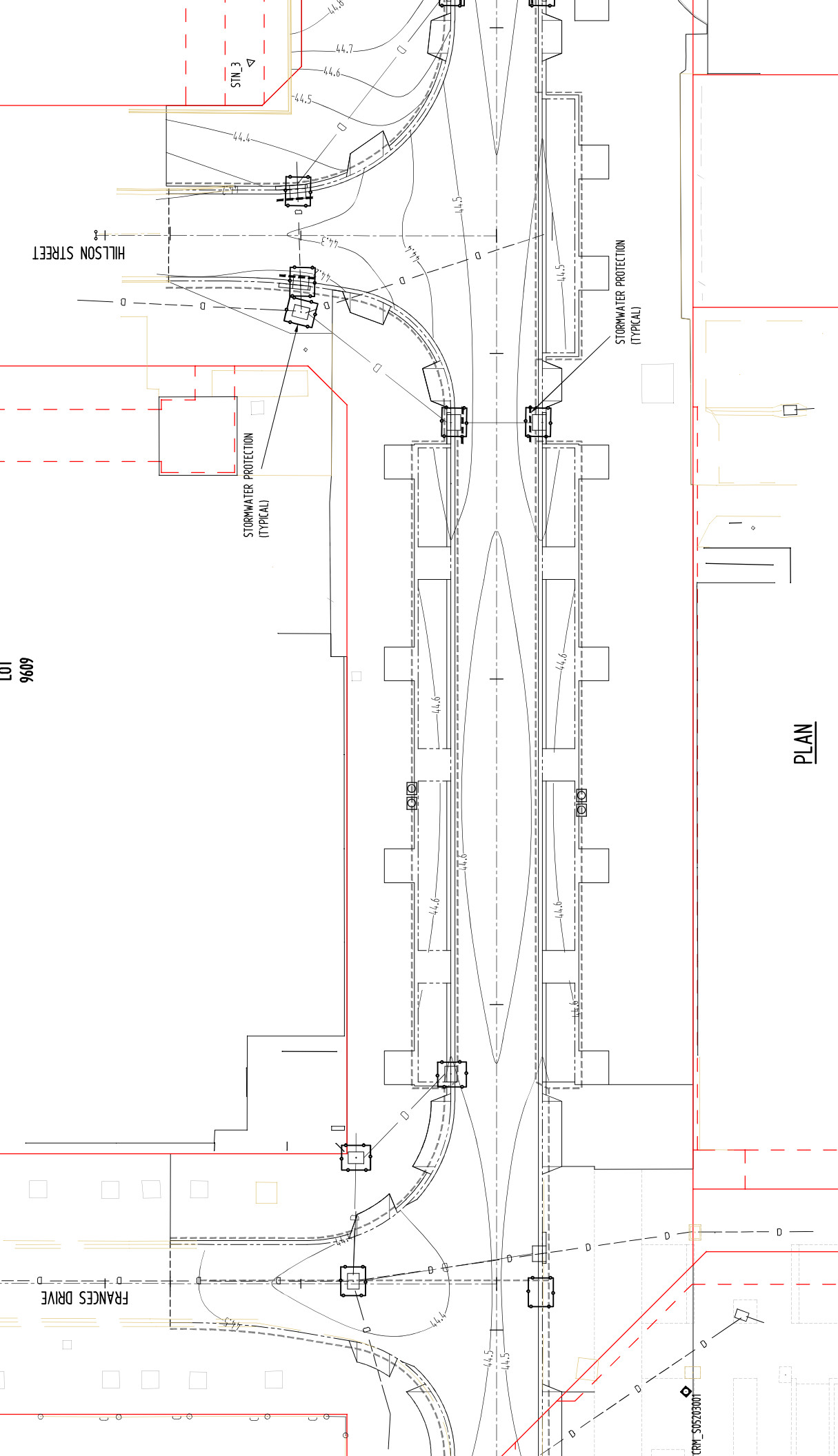
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UNDERGROUND & ABOVE GROUND POWER SUPPLY & LIGHTING
S REFER TO ELECTRICAL DRAWINGS.





WARNING
BEWARE OF UNDERGROUND SERVICES
 The locations of underground services are shown on this drawing for information only and their exact location may vary.

LEGEND

- INDICATIVE SEDIMENT FENCE
- UNDERGROUND STORMWATER DRAIN
- STORMWATER PIT PROTECTION - REFER NOTES & DETAILS ON DRG ESC04

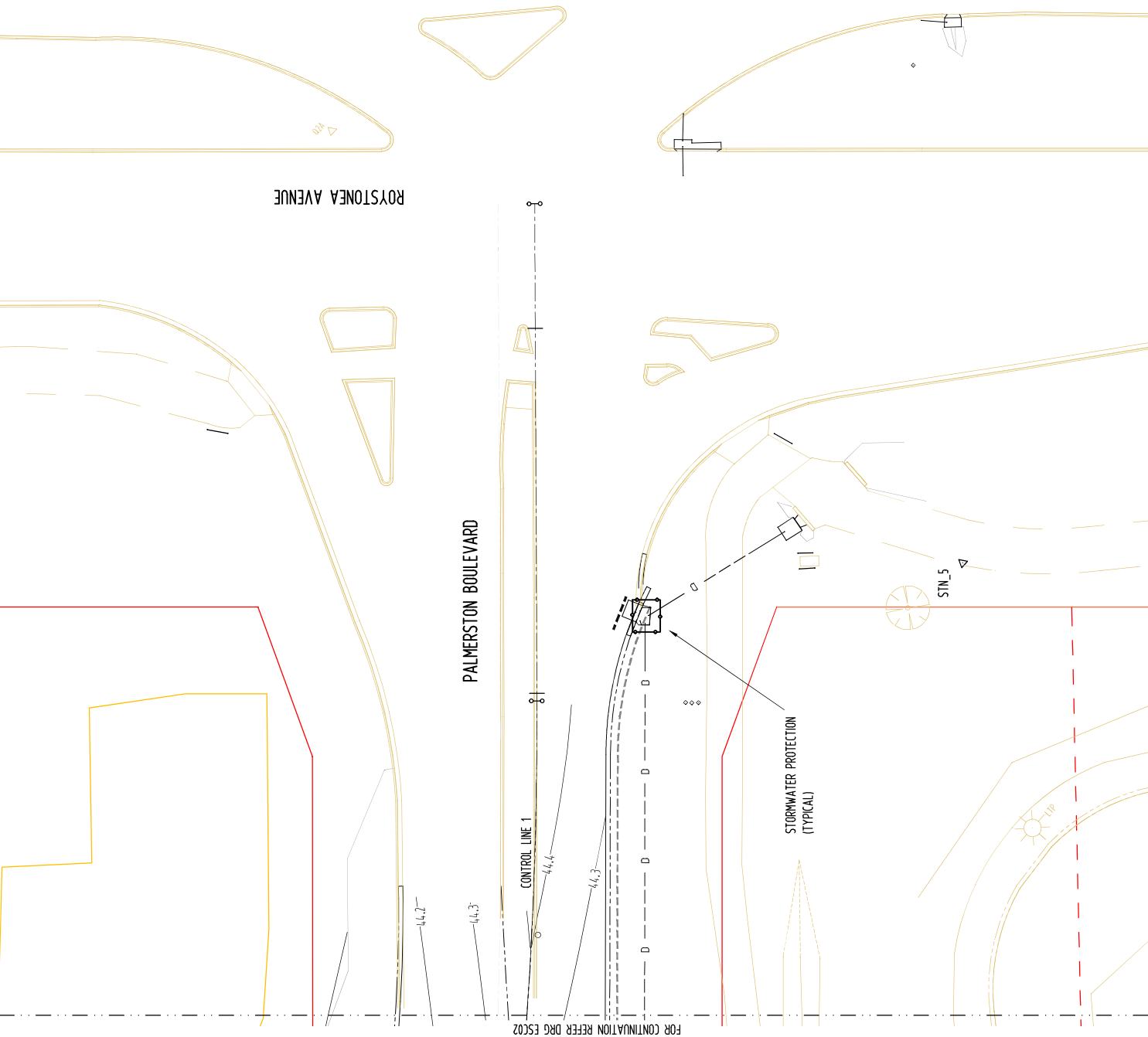
NOTES

1. REFER TO PROJECT DRAWINGS FOR STORMWATER DRAINAGE DETAILS.
2. FOR ADDITIONAL NOTES & DETAILS REFER DRG ESC04



1. REFER TO PROJECT DRAWINGS FOR STORMWATER DRAINAGE DETAILS.
2. FOR ADDITIONAL NOTES & DETAILS REFER DRG ESC04
3. MULCH BERM CAN BE USED IN LIEU OF SEDIMENT FENCE.

SECTION DEED NOTES & DETAILS ON PAGE ESCROW.



FOR CONTINUATION REFER DRG ESC02

STORMWATER PROTECTION (TYPICAL)

PALMERSTON BOULEVARD

ROYSTONEA AVENUE

PLAN

LEGEND

INDICATIVE SE

UNDERGROUND

STORMWATER

NOTES

1. REFER TO PROJECT DRAWINGS FOR STORMWATER
2. FOR ADDITIONAL NOTES & DETAILS REFER TO
3. MULCH BERM CAN BE USED IN LIEU OF SEDIMENT

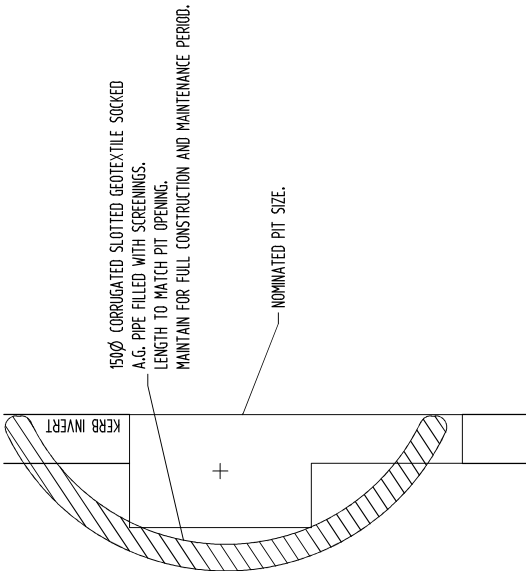
WARNING

BEWARE OF UNDERGROUND SERVICES

The locations of underground services are shown on this drawing for informational purposes only and their exact location and depth may vary.

INSPECT SEDIMENT CONTROL STRUCTURES WEEKLY AND AFTER STORMS TO
TRAPPED SILT TO MAINTAIN STORAGE CAPACITY. REPAIR ANY DAMAGE AND
SUPERINTENDENT.

4. DIVERT ALL STORMWATER RUNOFF AWAY FROM DISTURBED GROUND AND IN
5. ON COMPLETION OF INLET PITS, IMMEDIATELY INSTALL AGG. PIPE IN GEOTEXT
ENSURE PIPE COVERS THE FULL OPENING OF THE PIT. REMOVE ON COMPLET
ALTERNATIVE. ALTERNATIVELY REFER SEDIMENT FENCE AROUND STORMWAT
6. ESTABLISH AND MAINTAIN A STREET SWEEPING PROGRAM FOR THE DURATION
7. ADDITIONAL EROSION CONTROLS MAY BE REQUIRED DURING CONSTRUCTION A
WITH THE DEPARTMENT OF LAND RESOURCE MANAGEMENT (DLRM).
8. ANY CHANGES TO THE EROSION AND SEDIMENT CONTROL PLAN SHALL BE S
APPROVAL PRIOR TO COMMENCEMENT.
9. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE UNDERTAKEN T
10. MINIMUM 900mm WIDE TUREING MAY BE USED TO MINIMISE SCOUR POTENTIAL
STRUCTURES OR PAVING. REGULARLY INSPECT AND MAINTAIN SUFFICIENT W



GRADED SIDE ENTRY PIT PROTECTION
N.T.S.

DUST MANAGEMENT

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE EFFECTIVE CONTROL OF
SITE THROUGHOUT THE PERIOD OF THE CONTRACT.
2. THE CONTRACTOR SHALL IMPLEMENT ALL MEASURES NECESSARY TO MINIMISE
BEING BLOWN OVER OR ONTO PROPERTY OUTSIDE THE SITE. THE MEASURES
(i) FREQUENT WATERING OF AREAS DISTURBED BY THE CONTRACTOR.
(ii) ERECTION OF WIND FENCING.
(iii) STAGING, SITE CLEARING AND REPLACING OF TOPSOIL TO MINIMISE THE
(iv) OPERATIONS WITH DUST CREATING POTENTIAL NOT TO BE CARRIED O
(v) THE TIMELY STABILISATION OF COMPLETED EARTHWORKED AREAS.
3. IF DURING THE ACTUAL CONSTRUCTION OF THE WORK, THE CONTRACTOR
THE RESPONSIBILITY FOR CARRYING OUT THE NECESSARY MEASURES TO AC
TOTALLY WITH THE CONTRACTOR AS OCCUPYER OF THE SITE.

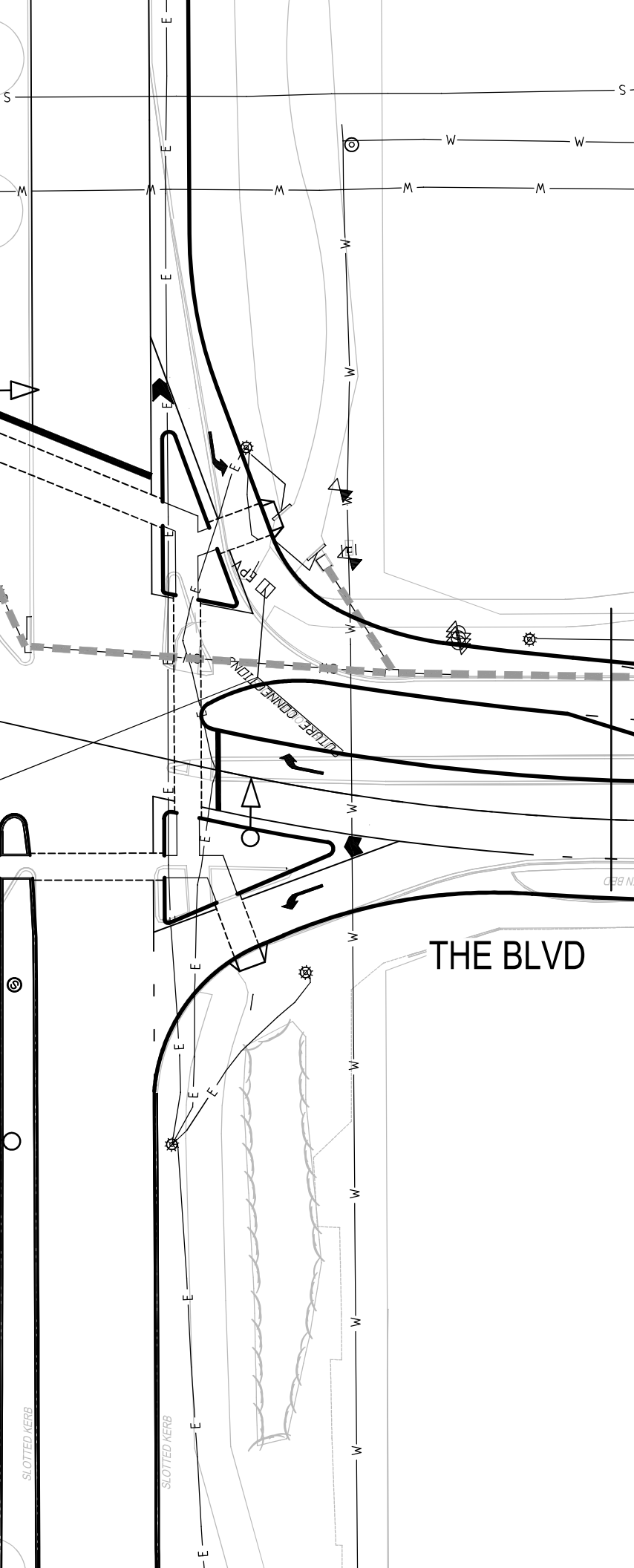
SIDE ENTRY PIT PROTECTION NOTES:

1. USED TO LIMIT SEDIMENT BUILD UP IN STORMWATER DRAINS.
2. PROVIDE AT SIDE ENTRY PITS.
3. PONDING MUST BE ALLOWED TO OCCUR ON THE UPSLOPE OF THE TRAP
IN ORDER TO ACHIEVE PARTICLE SETTLEMENT.
4. COVERS TO GULLY GRATES TO BE REMOVED IF SUPERINTENDENT
INDICATES THAT EROSION POTENTIAL IS MINIMAL.
5. REGULAR MAINTENANCE AND INSPECTION AFTER EACH RUNOFF
PRODUCING STORM EVENT.
6. BULK SEDIMENT SHOULD REGULARLY BE REMOVED, THE REMAINING
SEDIMENT AND SILT SHOULD NOT BE ALLOWED TO WASH INTO THE
STORMWATER DRAIN.

PARTIALLY CONSTRUCTED STORMWATER PIT
REFER NOTE 12 FOR COMPLETED PIT PROTECTION

STORMWATER PITS

SCALE 1:500



THE BOULEVARD, ALL TURN MOVEMENTS 12.5M SINGLE UNIT TURN

PAVEMENT

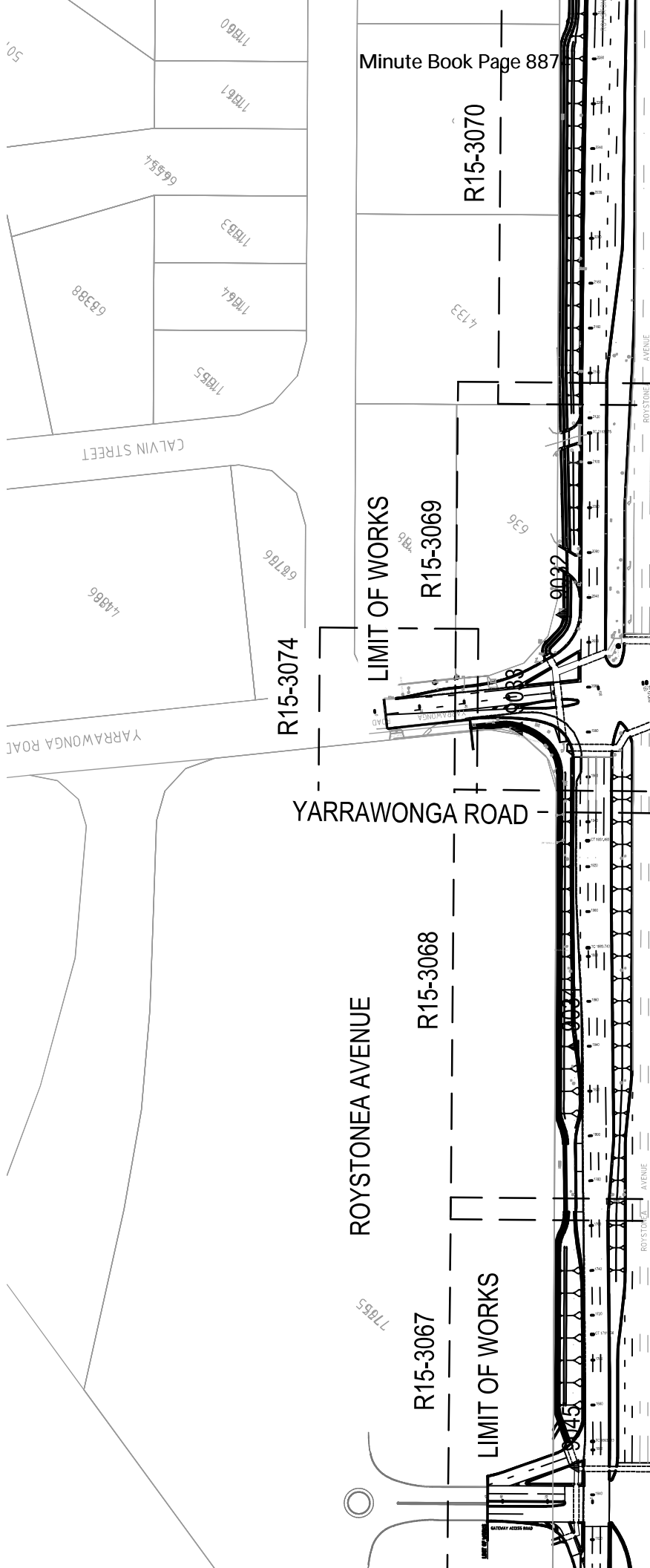
- AUSTRADS GUIDE TO PAVEMENT DESIGN SERIES
- DESIGN PERIOD - 20 YEARS
- DESIGN ESA ON ROYSTONEA AVENUE = 9.8 x 10E6
- DESIGN ESA ON GATEWAY ACCESS 2x106 ESA
- DESIGN ESA ON SERVICE ROAD 3x106 ESA

DRAINAGE

- AUSTRALIAN RAINFALL RUNOFF (1987)

SETOUT

- 12da DESIGN FILES WILL BE PROVIDED FOR PROJECT GEOMETRIC SETOUT



PRIMARY STAKEHOLDER CONSULTATION

Executive Summary

The City of Palmerston (CoP) in conjunction with consultants Michels Warren Munday, undertook a detailed consultation process over March – April 2013 on the proposed upgrade of The Boulevard. CoP subsequently held various meetings and discussions with stakeholders during the planning and design phases of The Boulevard Stage 1 and Stage 2. On 9 November 2015 The Director Technical Services wrote to nine primary stakeholders seeking formal comment on the proposed works. Six stakeholders replied with written comments and follow up meetings were held between the Quest Apartments franchisees and Council and between the Randazzo development team and Technical Services.

Primary issues for existing business include access during construction, noise, impacts on revenue and loss of amenity. Access to all businesses will be maintained during construction and the contractor will be required to implement an NTEPA registered noise management plan. Further traffic analysis to specifically address Bunning's queries has been commissioned. As the Hogs Breath alfresco area will generally not be suitable for use as a dining area the City of Palmerston will waive the alfresco permit charges during the construction period. It is anticipated that Council will assist businesses in proximity to the works with a supported advertising campaign, similar to Goyder Square.

Background

The City of Palmerston (CoP) in conjunction with consultants Michels Warren Munday, undertook a detailed consultation process over March – April 2013 on the proposed plan for The Boulevard (Executive Summary - Annex A). The main issues identified during consultation were:

- Stage 1 – closure of Palmerston Circuit adjacent to Goyder Square
- Stage 1 – car parking impacts around water tower
- Stage 2 – construction impacts on Quest guests
- General - City centre car parking

A project reference group was established for the design process with members drawn from:

- NTG - Public Transport
- NTG – Road Network Division
- NTG – Department of Infrastructure
- NTG – Power and Water Corporation
- Primary stakeholders – Quest, Palmerston Tavern, Randazzo Group

Primary stakeholders were not available to attend meetings but were kept informed of design progress and the design was progressed with the main NTG stakeholders.

The Boulevard Stage 1 commenced construction on 7 August 2014 and was completed on 12 March 2015.

General

On 9 November 2015 The Director Technical Services wrote to nine primary stakeholders (Annex B) seeking formal comment on The Boulevard Stage 2 design layout and construction implications.

Table 1: Primary stakeholders contacted and response

Stakeholder	Interest	Response
Cenfun	Bunnings lot owner	Annex C
Bunnings	Business	Annex D
Pacific Building Supplies	Quest building owner	No response
DeBruyn / Mackenzie	Quest franchisee	Annex E
McCarthy	Hogs Breath	Annex F
Department Transport	Bus interchange Roystonea Ave	Annex G
Randazzo	Superblock developer	Meeting 30 Nov 15
YMCA	Recreation Centre Manager	No response
Yap	6 Frances Drive	No response

The Major Projects Officer also discussed construction options with Department of Infrastructure and the Department of Transport on 20 November 2015.

CoP comment on stakeholder issues raised

Cenfun

Reduction in access to premises: - see Bunnings below

Traffic disruption: - some traffic disruption during road works is inevitable as roads are reconstructed. Lot 4537 currently has two major access points. The access point from Palmerston Circuit roundabout adjacent to Archie's will be unaffected by the proposed Boulevard works.

Consolidation of road reserve and Lot 4537 at no cost to Cenfun: - the removal of the roundabout creates an area of land excess to the road reserve requirement. If this land was consolidated with the adjacent Lot 4537 and Lot 10027 it would increase the frontage of the Lots to The Boulevard and increase the developable area of the Lots. Retaining these areas as part of the road reserve will require CoP to maintain these areas with associated costs for litter collection, mowing and other landscape maintenance. Consolidating the excess areas with adjacent Lots will increase the UCV of the Lots and the amount of rates payable by landowners. Consolidation options requires further consideration of costs and land values and will be the subject of a separate Council Report.

Bunnings

Bunnings have sought an independent assessment by MFY of CoP traffic studies. Issues raised and CoP comment is shown below:

Palmerston Circuit increased traffic queues: - likely as the priority road will be The Boulevard.

Traffic growth modeling: - MFY has failed to identify that the CoP traffic study uses a compounding % growth and is significantly higher than MFY has considered. Traffic modeling was based on expected development of the city centre based on the master plan. The model expected that a bulky retailer such as Bunnings would not continue to be located in the city centre along the main street.

Boulevard traffic queues: - the altered Boulevard – Palmerston Circuit intersection design due to NTG works at Roystonea Ave are expected to improve the level of service of the Boulevard – Palmerston Circuit intersection, however as this design layout has not been modeled, CoP consulting traffic engineer I3 is currently remodeling the traffic flows.

Roystonea: – Boulevard intersection modeling: - this intersection is being upgraded by the NTG including signalization and additional lane. No queuing or service level issues are expected with the new intersection layout.

Egress of trucks: - the proposed left in left out access for Bunnings has been designed for 19m articulated vehicles. No issues are anticipated.

Sight distances: - sight distances will be similar to existing conditions under the proposed arrangement.

Anticipated queues and delays on Palmerston Circuit for Bunnings customers: - I3 is currently remodeling the intersection based on matching to the NTG design layout. Palmerston Circuit is a lower priority road than The Boulevard based on road hierarchy.

Assess alternative options: - there are no known better alternative options than the proposed compromise of the left in left out to Bunnings. Retaining the existing roundabout provides the best access option for Bunnings, however Council's vision for The Boulevard as the main street does not include a high vehicle flow due to a bulky retailer or the retention of the roundabout.

Quest

Maintain access via Roystonea Ave: - CoP will work with NTG to consider options for maintaining access from Roystonea Ave however the intersection is an NTG intersection and not within CoP control. Options for maintaining access to Quest from Roystonea Ave during CoP works will be written into the tender for The Boulevard Stage 2.

Guests not local / detours an issue: - any detours will be signed appropriately including the use of variable message boards (trailer mounted lit signs)

Noise disturbing guests: - the contractor will be required to implement an NTEPA registered noise management plan.

Hogs Breath

Immediate frontage: - briefing for Hogs Breath to be arranged.

Loading zone: - the bus stop in front of Quest (Council road reserve) will be signed as a multi-use zone allowing buses, taxis or goods vehicles to use the embayment.

Pedestrian access from car parks: - pedestrian access from formal car parks will be maintained, however the pedestrian route may change as works progress, particularly for daytime access to Hogs Breath during construction hours.

Vehicle access to car parks: - vehicle access to formal off street car parks will be maintained. On-street parking will not be available during some stages of construction as these car parking bays will be altered from angle parking to parallel parking. Access to the superblock car park from Palmerston Circuit will not be impacted by The Boulevard works. Similarly, the shopping centre car park at the rear of Quest, accessible from Temple Tce, will not be impacted by The Boulevard works.

Dust, noise and visual impacts: - the contractor will be required to implement an NTEPA registered noise management plan, dust suppression plan and erect suitable sight screening. The tender will specify that any shade cloth type covering is to be light coloured and fire resistant.

Alfresco dining area: - alfresco area will generally not be suitable for use as a dining area during construction and the City of Palmerston will waive the alfresco permit charges during this period.

Service outages: - planned service outages will be managed in consultation with the Power and Water Corporation and local businesses. The existing condition of water mains and other services cannot be ascertained until they are uncovered during works. Unplanned service outages during Stage 1 works were caused by third parties and were not due to the works.

Dispute resolution: - the contractor and CoP will maintain an open dialogue with local businesses during the works. Local businesses may raise formal disputes during the works under Council's Standing Operating Procedures.

Compensation for business impacts: - Council's position has been to support local businesses with advertising similar to that used during Goyder Square works.

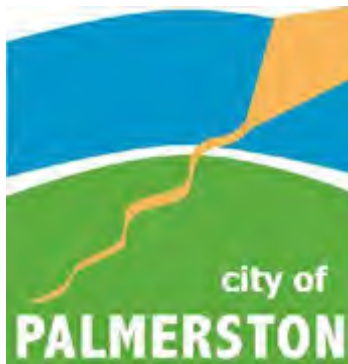
Department of Transport

Access to bus interchange: - access to the bus interchange will be maintained at all times and in negotiation with Public Transport. Public Transport is aware that at some times during construction that a right turn onto The Boulevard may not be available and bus routes will be altered as required. Public Transport is interested in pursuing the Goyder Square bus stop so that they may close the Coles Chung Wah Tce bus stop.

Reduced scope of work: - It is recommended that Council not proceed to tender until funding levels have been confirmed. A further report is expected to be brought to Council on 2 February 2016. If funding has not been secured from the National Stronger Regions Fund, options for reduced work scope or staging will be presented to Council to ensure NTG Roystonea Ave works are adequately matched into The Boulevard.



**MICHELS WARREN
MUNDAY**



Community Consultation Report

The Boulevard Palmerston Master Plan

Prepared by Michels Warren Munday

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City of Palmerston Mayor Ian Abbot and Director Technical Services Mark Spangler at the public information display for The Boulevard redevelopment at the Palmerston Library.

Executive Summary

The City of Palmerston has created a Master Plan to guide the development of the Palmerston City Centre.

The Palmerston City Centre 2030 Master Plan aims to transform the central business district (CBD) into a vibrant, well-planned city centre “to foster a sense of community in a clean, safe, friendly and sustainable environment that supports and nurtures the lifestyle of residents and visitors”.

The Master Plan sets out six stages to develop the CBD and the first stage includes redeveloping The Boulevard into a “civic way” to create a vibrant main street and the focus of civic life, incorporating pedestrian and vehicle friendly elements, wide verges to attract restaurants and cafes with alfresco dining.

Michels Warren Munday created a community engagement strategy to identify and map key stakeholders who could be impacted by the redevelopment and offer the community a chance to have their say on developing the Palmerston City Centre.

A database of stakeholders was created including local businesses and property owners on The Boulevard and nearby streets in the CBD as well as transport representatives, business and industry associations, government and residents’ groups.

A total of 56 key stakeholders were initially identified as being potentially affected by The Boulevard redevelopment and each stakeholder was provided with information and the opportunity to discuss the project. Feedback was gathered from residents and stakeholders over a five week consultation period through a dedicated email address, face-to-face meetings, mail outs, phone calls and a public information display.

Meetings were held with key stakeholders, including the representatives of large property owners on The Boulevard and Palmerston Circuit including Highway House, Goyder Centre, Satepak Building, Palmerston Tavern, Quest Palmerston and Palmerston Shopping Centre.

Displays explaining the Master Plan and the first element of Stage One, the redevelopment of The Boulevard, were put up in the two main shopping centres, Palmerston Library, Palmerston Recreation Centre and Palmerston Aquatic and Lifestyle Centre.

A public information display held at the Palmerston Library attracted 35 people interested in finding out more about redeveloping The Boulevard and plans to rejuvenate the City Centre.

While the Palmerston City Centre Master Plan provided the background to the consultation, it was made clear to stakeholders that the Council was consulting about the first element of Stage 1, the redevelopment of The Boulevard. However, the second element of the Master Plan to create an expanded town park, which could affect the water tower car park and require the closure of a section of Palmerston Circuit, was briefly introduced in communication materials.

The majority of feedback on the first element of Stage One of the Master Plan was very positive. There was an overwhelming view that the City Centre needed to be redeveloped and that a Master Plan to guide development was a good idea. Many of the stakeholders also expressed their appreciation at being consulted before construction began for the first stage of the proposed project.

The ideas that were welcomed by stakeholders included:

- attracting a mix of retail and residential in the City Centre
- redirecting buses down The Boulevard
- creating a central focal point in the CBD
- creating an enhanced town park.

There were also significant issues raised by stakeholders including:

- the closure of Palmerston Circuit
- restricting access to the car park underneath the Water Tower
- restricting access to the Palmerston Shopping Centre via Palmerston Circuit
- work required to relocate the Palmerston Markets
- removal of car parking to expand Goyder Square
- access to the Palmerston Tavern bottle shop
- impact from the road works on guests at Quest Palmerston
- overall car parking in the central business district.

All feedback and correspondence was recorded in a consultation database for each stakeholder along with the preferred method of being kept updated on the project.

The main consultation method for The Boulevard redevelopment was via email, followed by posting letters, face-to-face meetings and hand delivering information.



A total of 150 stakeholders were involved in the consultation, including 123 who received direct information on The Boulevard and 27 who visited the public information display but did not provide direct feedback or register to be kept informed.

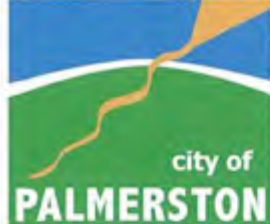
The majority of stakeholders were businesses on The Boulevard, Palmerston Circuit and Chung Wah Terrace, with absentee property owners the largest stakeholder group. The breakdown of stakeholder groups is featured below:

Stakeholder Groups	Events	Stakeholders distinct total	
Business: Absentee landowners	2	29	30
Business: Palmerston Circuit	9	18	24
Business: The Boulevard	9	9	16
Business: Chung Wah Tce	5	11	15
Residents	8	9	10
Industry reps and associations	4	3	5
Business: Frances Drive	2	2	3
Business: Mansfield St	2	2	3
Business: Temple Tce	2	1	2
Business: Frances Mall	1	2	2
Shopping centres	2	1	2
Palmerston based politicians	1	1	1
Public Transport	1	1	1
Special interest groups	1	1	1
Total event search	33	85	109

The stakeholders who owned the larger properties in Palmerston's City Centre were the most active in the community consultation while there was minimal response from the tenants and businesses within these properties.

It is anticipated more interest and interaction with these businesses and tenants will be generated as more concrete details are made available on how the redevelopment of The Boulevard will impact on their day-to-day operations. More staged consultation will need to be done before and during the construction period.

The release of the City of Palmerston's car parking strategy will also help answer questions raised during the consultation about car parking in the City Centre and how it will be impacted by implementing the Palmerston City Centre 2030 Master Plan.



Telephone (08) 8935 9922
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Email
 palmerston@palmerston.nt.gov.au

Web
 www.palmerston.nt.gov.au

Civic Plaza
 2 Chung Wah Terrace
 Palmerston NT 0830

Please address
 all correspondence to:

Chief Executive Officer
 PO Box 1
 Palmerston NT 0831

ABN 42 050 176 900

Please include the following reference in all correspondence
 ID: PRJ10078

9 November 2015

Mr John Mackenzie & Mr Eric de Bruyn
 Franchisee
 Quest Apartments
 E: questpalmerston@questapartments.com.au

Dear Mr Mackenzie & Mr de Bruyn

THE BOULEVARD STAGE 2 – DESIGN LAYOUT

The City of Palmerston (CoP) has been working on the design of The Boulevard Stage 2. As part of this design, CoP has also worked with the Northern Territory Government (NTG) to progress the design of The Boulevard - Roystonea Avenue intersection under the NTG Palmerston Road Upgrade Program. As a result of this joint work, CoP has now updated The Boulevard Stage 2 design layout (Enclosure 1) to reflect the NTG design for the Roystonea Avenue intersection.

In early December 2015, Council is expected to consider calling public tenders for the construction of The Boulevard Stage 2 from Frances Drive to Roystonea Avenue. Tenders are expected to be called in January 2016 with construction likely to commence around early April 2016 and be completed by October 2016.

As you have been identified as a primary stakeholder, you are requested to consider the enclosed design layout for The Boulevard Stage 2 and advise The City of Palmerston in writing of any comments you may have relating to the layout and / or the construction period. Comments received by 25 November 2015 will be considered by Council prior to calling tenders.

If you would like to discuss the matter further please contact the City of Palmerston's Major Projects Officer Mr Gary Boyle 0401 112 777.

Yours sincerely

Mark Spangler
 Director Technical Services

Enc. Boulevard Stage 2 design layout

ATTACHMENT D

WARNING
BEWARE OF UNDERGROUND SERVICES
The locations of underground services are approximate only and their exact position should be proven on site. No guarantee is given that all existing services are shown.



PRELIMINARY



				ADD 10 JUL 2019 PALMERSTON BOULEVARD RECONSTRUCTION STAGE 2 - FRANKES DRIVE TO ROYSTONIA AVENUE OVERALL LAYOUT PLAN - DOB OVERLAY 22/7/15		APPROVED NAME: [] DESIGN: [] DATE: []		SCALE: AS SHOWN PROJECT NO: 1349 DRAWING NO: 1349-0022	
COPYRIGHT The contents and any drawings or plans are the property of Byrne Design and shall remain the property of Byrne Design. No part of this document may be reproduced without the written permission of Byrne Design.		CLIENT		PROJECT		SHEET		TOTAL	
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From: Ernie Koch [mailto:cenfurn1@bigpond.com]
Sent: Wednesday, 11 November 2015 2:08 PM
To: Natasha Clifton; Gary Boyle
Cc: 'Brett Moody'; mkoch@live.com
Subject: FW 20151110 The Boulevard Stage 2 Design layout. ID PRJ 10078

Dear Natasha,

Our tenant Bunnings ,on lot 4537, and ourselves , do have grave concerns about this major change to the existing. The finished new access/ egress may not be as satisfactory as it is now to our tenant and their customers.

The reduction of access to our premises and the removal of the roundabout to an uncontrolled T – intersection is not what either of us wish to see happen .Traffic disruption whilst work is in progress is another concern. Please care for us.

The additional land which is shown to be created , should, in the opinion of Bunnings and ourselves, as some compensation, be consolidated with our Lot 4537 and designated to be made into additional car parking for our Tenant's and their customer's use at no cost to the Tenant or ourselves.

Please give our proposal your thoughtful consideration.

Thanks, in anticipation, Ernie Koch.



25 November 2015

Mr Mark Spangler
Director Technical Service
C/ Chief Executive Officer
City of Palmerston
PO Box 1
Palmerston NT 0831

Dear Mr Spangler

Re: The Boulevard Stage 2 – Design Layout

We refer to your correspondence dated 9 November 2015 in relation to the current proposed design of road works to The Boulevard and Palmerston Circuit.

As per our previous correspondence we are concerned about the implications that any modifications will have to our business and the wider road network based on current and future road demands.

To that end we have attached advice from our traffic engineer in response to a review of current designs and traffic reporting. MFY raises legitimate concerns in relation to the current analysis, proposed design and anticipated safety issues.

We request that you respond and address the specific queries raised so that a sensible outcome can be realised by all parties before tenders are called for any works.

We look forward to your specific response.

Yours faithfully,

A handwritten signature in black ink, appearing to read "Brett Moody".

Brett Moody
Development Manager



Traffic • Parking • Transport

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MFY Pty Ltd

ABN 79 102 630 759

MLM/15-0419

25 November 2015

Mr Jason Eden
Bunnings Ltd
PO Box 2277
MANSFIELD BC
MANSFIELD QLD 4122

Dear Mr Eden,

**PROPOSED PALMERSTON CIRCUIT/THE BOULEVARD INTERSECTION REALIGNMENT
REVIEW OF POTENTIAL IMPACT ON BUNNINGS ACCESS**

I refer to your request to review the proposal to amend the treatment at the intersection of Palmerston Circuit and The Boulevard, Palmerston. You have sought my view in respect to the potential impact on traffic associated with the modifications proposed to the Bunnings access which could result from the proposed intersection modifications.

In undertaking this review, I have considered the proposed option plan (Byrne design Drawing No 1349-SK122 Rev A) provided by the City of Palmerston with its correspondence to Bunnings dated 9 November 2015. I have also reviewed Traffic Impact Assessment (TIA) relating to the proposed upgrade of The Boulevard prepared by i3Consultants dated March 2014.

The existing intersection is improved by a roundabout. The roundabout has, in effect, five legs, including;

- Palmerston Circuit;
- The Boulevard;
- the Palmerston bus interchange access; and
- an access to Bunnings car park.

Such a treatment provides a convenient access for Bunnings customers but more importantly facilitates the egress movements of large delivery vehicles servicing this existing facility.

Amongst other treatments, the proposed upgrade of The Boulevard will include a modification to the Palmerston Circuit/The Boulevard intersection which will result in the removal of the roundabout and the creation of an off-set t-intersection, with Palmerston Circuit and the bus interchange access both forming a t-intersection with The Boulevard. As a result, an access for the

Bunnings site will no longer be facilitated directly to/from The Boulevard. Notwithstanding this, the most recent correspondence from Council identifies a proposal to include a left-in/left-out access to the Bunnings Site on Palmerston Circuit, in close proximity to the Palmerston Avenue/The Boulevard intersection.

I have reviewed the proposal to amend the intersection treatment and the associated modification to the Bunnings access and make the following comments:

- while the i3 consultants TIA included Sidra analysis at the intersection, it did not provide an assessment of the increased queues and delays which occur on Palmerston Circuit as a result of the proposal;
- a small increase in traffic growth of 1.5% was applied in the TIA. However, this does not account for the forecast traffic volumes associated with the vacant land on the north-west corner of the intersection. Development on this land is currently the subject of a Development Application;
- it is not clear whether the proposed right turn lane on The Boulevard will be adequate length to accommodate the queue of drivers entering Palmerston Circuit. This could potentially obstruct access to the bus interchange;
- the TIA includes a Sidra model of the intersection of Roystonea Avenue and The Boulevard (which is to be signalised). However, the assessment assumes no traffic growth on The Boulevard and the proposed development adjacent the subject corner will result in additional traffic volumes. An assessment at the Roystonea Avenue intersection applying this increase in traffic is warranted to ensure there is no queueing issue;
- the proposed egress from the Bunnings site will not adequately or safely cater for the egress movements of the trucks. Sight lines within the site will be impacted due to the relocation of the access. Further, it would appear that turning circles would be constrained for semi-trailers exiting the site. Such vehicles will need to be able to turn left to Palmerston Circuit and the Boulevard on the appropriate side of the road;
- the proposal will result in an internal modification which will create a sight distance constraint for drivers within the Bunnings car park. This will decrease safety for drivers circulating within the car park; and
- the anticipated queues and delays on Palmerston Circuit which could occur as a result of the proposal have not been provided. Such an impact is important to understand so that an assessment of the potential delays to Bunnings customers (in respect to traffic parking and access) can be determined.

In summary, the proposal to modify the Palmerston Circuit/The Boulevard intersection will likely increase queues and delays on Palmerston Circuit. This will potentially impact customers accessing the Bunnings site. Further analysis is warranted to understand this impact and to develop appropriate alternative options to address potential traffic issues.

15-0419
25 November 2015
Page 3 of 3

Minute Book Page 8890



Of significance is that the proposed access to the Bunnings site will result in a potential safety issue being created and a constraint for the delivery vehicle access which must be resolved. Redirection of this vehicle through the car park would not be a safe alternative for trucks.

Consideration should be given to reviewing design options for the intersection to address the safety issues associated with the proposed access but also to develop access options which do not compromise the existing operation of the Bunnings facility.

Yours sincerely,

MFY PTY LTD

A handwritten signature in dark ink, appearing to read 'Melissa Mellen', is written over a horizontal line.

MELISSA MELLEN

Director

From: Eric de Bruyn [mailto:edebruyn@questapartments.com.au]
Sent: Tuesday, 24 November 2015 10:07 PM
To: Gary Boyle
Cc: Cormac MacCarthy
Subject: Stage 2 - The Boulevard and Quest Palmerston

Dear Gary,

We would like to thank the Aldermen, and yourself, for meeting with us this afternoon at short notice.

As you are aware, we requested to see the Aldermen on the grounds that The Boulevard redevelopment proposal, in the form that we understood it, would be untenable.

After our discussion today we look forward to an ongoing process of consultation and regular communication that reduces potential project impacts to our business.

Points as raised during the meeting today:

1. Full closure of The Boulevard for 24 weeks is an option that would severely impact, and financially compromise, both Quest Palmerston and Hogs Breath Café, likely to be in the order of \$2 to \$4M.
2. That the redevelopment take place in stages.
3. That access be maintained from Roystonea Avenue.

Please note the following requests:

1. That, as discussed, options would be fully explored to maintain access via Roystonea Avenue to Quest Palmerston.
2. That access be maintained from Roystonea Avenue to Quest Palmerston in order to minimise disruption to our guests' entry as our guests are not local and finding detours would be an issue.
3. Noise controls to ensure that noise is managed to not disturb guests sleeping times.

Please understand that John and I are supportive of the redevelopment and the "future proofing" of Palmerston and the Palmerston CBD area, but not at the expense of our business, reserving the right to discuss this further as the project progresses.

We look forward to a favourable and fruitful relationship throughout this project and moving into the future.

Kind Regards,
Eric de Bruyn
Franchise Owner
Quest Palmerston
18 The Boulevard
Palmerston NT 0830
Ph: 08 8919 4100 Mbl: 0400 199 920
Fax: 08 8919 4199

From: Cormac MacCarthy [mailto:cormac@macrowe.com.au]
Sent: Tuesday, 24 November 2015 3:58 PM
To: Gary Boyle
Cc: Kirsten MacCarthy; Cormac MacCarthy
Subject: Re: 20151110 - THE BOULEVARD STAGE 2 - Submission from Hogs Breath Cafe

Hi Gary,

Thank you for the opportunity to respond to the proposed works to The Boulevard, Palmerston.

I will canvass the queries we have in point format for ease of reply and reference.

1. **Immediate frontage:** I would like an opportunity to better understand exactly what is intended for the immediate frontage of the restaurant. I understand that the bus bay is planned to remain, but wish to confirm this. Otherwise we would prefer more detail on any changes to the gardens and the footpaths. The aerial image provides some detail, but I would like to elaborate on what's intended here.
2. **Loading zone – goods vehicles:** I have attached a submission dated July 2014 seeking to make the bus bay dual purpose so it may include goods vehicles. I have been advised verbally that this is being considered but have not received a written reply or confirmation otherwise regarding this submission.
3. **Satisfactory pedestrian access to the business during trading hours:** Hogs Breath Café is a volume business, meaning we cater for higher volumes of guests at a lower price point. Volume is important to us and if our volume is impeded we will suffer business detriment. We have two service periods, 11.30am – 2.30pm and 5.00pm to close (usually about 10pm) and it is critical that our guests have satisfactory access to the business during these service periods. The basic pattern of behaviour is that guests prefer to park as close to the restaurant as possible. In practice this means either in the Hogs Breath allocated car parks at the front of Quest, roadside parking and the carpark situated across the road. Therefore we would require access to our front doors situated on The Boulevard from the car parking at the front of Quest and access via the carpark across the road (I imagine roadside car parking may not be an option, but would be welcomed).
4. **Satisfactory vehicular access to parking in the vicinity of the business during trading hours:** Continuing on from the above points, it's pointless having satisfactory pedestrian access to our business if there is unsatisfactory vehicular access to the parking points identified.
5. **Dust, noise, visual impact and other interference by construction workers:** We would like assurances that dust, noise and other disturbance from construction workers and machinery is minimised. How will the visual impact be minimised.
6. **Outside alfresco dining area:** This proposed construction is during the 'dry' season months when the outside alfresco dining area is most popular. Depending on how the construction site presents visually and other factors as identified above, this area in particular may be impacted. We would like to discuss how we would alleviate this impact so this alfresco area still remains an attractive area to be seated.
7. **Advice as to services outages:** I am aware that there was occasion during stage 1 where there were planned and unplanned services outages. Water and electricity are critical services required from 9.30am to about 1am the following day. We hold approximately \$40,000 to \$50,000 in stock at any given time that could be compromised by extended power outages. We would like to understand how these outages are to be managed.
8. **Dispute resolution:** I anticipate there will be issues from time to time that may need to be resolved and would like to understand at the outset how we will go about this.
9. **What the CoP proposes to do regarding compensation for negative business impact:** I am expecting some level of business impact from these works. Over this period of construction I am

not aware of any significant changes in the competitive landscape in our market, and would therefore be able to compare changes in guest numbers reasonably accurately to the same period in previous years. We would like to understand what the CoP proposes to do if as a result of these works we suffer tangible and demonstrable business detriment.

Happy to catch up to discuss these points but at some point I would prefer a response in writing to each of the points listed.

At present I cannot think of anything else that I feel needs to be discussed, but if further issues arise I will bring it to your attention.

Many regards,



From: Natasha Clifton <Natasha.Clifton@palmerston.nt.gov.au>

Date: Tuesday, 10 November 2015 at 12:56 PM

To: Cormac MacCarthy <cormac@maccrowe.com.au>

Cc: Gary Boyle <gary.boyle@palmerston.nt.gov.au>

Subject: 20151110 - THE BOULEVARD STAGE 2 - DESIGN LAYOUT

Good afternoon,

Please find attached correspondence regarding the above.

Kind regards,

Natasha Clifton | Executive Assistant to Director of Technical Services | City of Palmerston
PO Box 1, Palmerston NT 0831 Australia | www.palmerston.nt.gov.au
P 08 8935 9958 | F 08 8935 9900 | natasha.clifton@palmerston.nt.gov.au

Good Afternoon Mark and Gary,

The Department of Transport (DoT) has considered the design layout for The Boulevard Stage 2 and has found this to be acceptable with noting of the following comments.

- The staging of the works need to take into account the Palmerston Bus Interchange and other works being undertaken on Roystonea Ave. It is understood that Council and Government officers will work together to co-ordinate works; and
- If Council are unsuccessful in obtaining Australian Government funding for the full scope of works, a new reduced scope of works is to be formally agreed.

Kind Regards

Andrew Kirkman | Chief Executive

Department of Transport

Darwin Waterfront Corporation

phone (08) 892 47029 | fax (08) 892 47324

email: andrew.kirkman@nt.gov.au | www.transport.nt.gov.au |

www.waterfront.nt.gov.au/darwin-waterfront-corporation/

Level 1, Energy House, 18-20 Cavenagh Street, Darwin
GPO Box 2520, Darwin NT 0801

Our **Strategic Plan** can be found at: www.transport.nt.gov.au/publications



"Quality transport services and systems to support the growth of the Northern Territory"

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From: Natasha Clifton [<mailto:Natasha.Clifton@palmerston.nt.gov.au>]

Sent: Tuesday, 10 November 2015 1:04 PM

To: Andrew Kirkman

Cc: Gary Boyle

Subject: 20151110 - THE BOULEVARD STAGE 2 - DESIGN LAYOUT

Good afternoon

Please find attached correspondence regarding the above.

Kind regards,

Natasha Clifton | Executive Assistant to Director of Technical Services | City of Palmerston

PO Box 1, Palmerston NT 0831 Australia | www.palmerston.nt.gov.au

P 08 8935 9958 | F 08 8935 9900 | natasha.clifton@palmerston.nt.gov.au

Palmerston - A Place for People

BOULEVARD STAGE 2 FUNDING**Background**

Council resolution 8/1688 of 6 October 2015 in part allocated \$231,648 of Australian Government (AG) Roads to Recovery funding to The Boulevard Stage 2 while the NT Government (NTG) has provided grant funding of \$2.5M under the Strategic Local Roads and Regional Economic Infrastructure program (Annex A). Further funding of \$2M has been sought from the AG National Stronger Regions Fund (NSRF).

Council considered funding options for The Boulevard Stage 2 at a meeting on the 17 November 2015 and Council approved:

after giving due consideration to the value of proposed Lots 2 and 3 at 168 Stuart Highway Yarrowonga Council approve the sale of the land at \$220/m²; and

(Council resolution 8/1757)

Lot 10029 and Part Lot 9608, The Boulevard be sold with a caveat that the Lots be developed within a suitable time period in accordance with the CBD Master Plan.

(Council resolution 8/1758)

Council resolution 8/1770 of 25 November 2015 authorised the Mayor and the Chief Executive Officer to sign and seal the capital grant funding agreement for Strategic Local Roads and Regional Economic Infrastructure program.

Current SituationProject cost estimate

The initial construction project estimate for The Boulevard Stage 2 ranges from a lower cost estimate of \$4.2M to an upper cost estimate of \$5.7M. An estimate from a quantity surveyor is pending.

Table 1: Construction cost estimate

Item	Lower Amount (\$ ex GST)	Upper Amount (\$ ex GST)
Construction contract	\$3,700,000	\$5,100,000
Superintendent's representative	\$100,000	\$100,000
Construction design advice	\$10,000	\$10,000
Communications / advertising	\$5,000	\$5,000
Contingency (10%)	\$400,000	\$500,000
Total	\$4,215,000	\$5,715,000

External funding

Approximately \$2.7M of external funding is available for the project as shown in table 1.

Table 1: External funding

Item	Limitations	Amount (\$ ex GST)
AG Roads to Recovery	Expended by 30 Jun 16	\$231,648
NTG Grant		\$2,500,000
Total		\$2,731,648

Additional funding bids

CoP has applied for \$2M of funding under Round 2 of the National Stronger Regions Fund. The Australian Government has advised that a funding announcement for successful projects will be made in early December 2015.

Project funding shortfall

At the lower cost estimate of \$4.2M the funding shortfall is approximately \$1.5M and at the upper cost estimate of \$5.7M the funding shortfall is approximately \$3M.

Sale of Council assets*Sale of Stuart Highway proposed lots*

Council has directed a sale price of approximately \$1.74M for proposed Lot 2 and Lot 3, 168 Stuart Highway. Following discussions between the Director Technical Services and the owner of the adjacent lot to the proposed Stuart Highway lots, the owner has indicated an offered sale price of around \$100 /m². This offer is significantly lower than what Council is seeking but is in line with the independent valuation of \$860,000 ex GST (Annex B).

Sale of The Boulevard part lot 9608 and lot 10029

A previous independent valuation undertaken in 2014 indicated a value of \$2.17M ex GST (Annex C), subject to the subdivision being completed. While the survey has been completed for the subdivision and consolidation of the lots, a number of outstanding issues such as installation of water, sewer and electrical services to the lot would need to be resolved before the proposed lot could be offered for sale outright. Legal advice has been sought (Annex D) that indicates it would be problematic to enforce and would require Council to “buy back” the property (and improvements) if the developer defaults.

Infrastructure Reserve

As reported to Council on 17 November 2015 the projected Infrastructure Reserve as at 30 June 2016 is expected to be \$2.4M (Annex E). There are insufficient funds in the infrastructure reserve to fund the project at the upper cost estimate.

Project funding options

Option (a) The NSRF funding bid for \$2M is successful and Council draws down the Infrastructure Reserve for approximately \$1M with funds from the sale of proposed Lot 2 and Lot 3, 168 Stuart Highway and part lot 9608 and lot 10029 The Boulevard returned to the Infrastructure Reserve when sales settled. This option allows the project to proceed to tender in January / February 2016.

Option (b) The NSRF funding bid for \$2M is successful and Council accepts a lesser amount and negotiates a sale price of around \$1M for proposed Lot 2 and Lot 3, 168 Stuart Highway with no funds drawn from the Infrastructure Reserve. This option allows the project to proceed to tender as soon as a contract for sale of proposed Lot 2 and Lot 3, 168 Stuart Highway is executed.

Option (c) Council accepts a lesser amount and negotiates a sale price of around \$1M for proposed Lot 2 and Lot 3, 168 Stuart Highway and Council draws down approx. \$2M from the Infrastructure Reserve with funds from the sale of proposed Lot 2 and Lot 3, 168 Stuart Highway and part lot 9608 and lot 10029 The Boulevard returned to the Infrastructure Reserve when sales settled. This option allows the project to proceed to tender as soon as a contract for sale of proposed Lot 2 and Lot 3, 168 Stuart Highway is executed.

Option (d) Council borrows the funds to complete the project. This option will require approval of the Minister for Local Government. Based on CoP experience with previous loan requests this approval may take up to 6 months or longer requiring the project to be deferred until 2017.

Option (e) Council sells both proposed Lot 2 and Lot 3, 168 Stuart Highway and part lot 9608 and lot 10029 The Boulevard prior to commencing The Boulevard project. This option allows the project to proceed to tender as soon as contracts for sale of proposed Lot 2 and Lot 3, 168 Stuart Highway and part lot 9608 and lot 10029 The Boulevard are executed. This option may require the project being deferred until 2017.

Suggested position

It is suggested that Council defer a decision on allocating funding to the project until an estimate is prepared by an independent quantity surveyor and the outcomes of the NSRF funding bid is known. This information will be available for the Ordinary Council meeting of 2 February 2016.

Annexes:

- A. Strategic Local Roads and Regional Economic Infrastructure program press release
- B. Proposed Lot 2 and Lot 3, 168 Stuart Highway valuation *extract*
- C. Part lot 9608 and lot 10029 The Boulevard valuation *extract*
- D. Minter Ellison – legal advice development caveats
- E. Infrastructure Reserve



Media Release

Peter Chandler
Minister for Transport

Lia Finocchiaro, Member for Drysdale

Nathan Barrett, Member for Blain

\$9.9 million awarded for Strategic Local Roads and Regional Economic Infrastructure

21 June 2015

The Country Liberals Government today announced the award of \$9.9 million of grant funding for a range of strategic local road infrastructure projects and studies.

Minister for Transport Peter Chandler said these projects and studies will assist in the development of local economies and the delivery of significant road projects.

"The 25 grants were awarded to a diverse range of Local Government agencies and Indigenous Corporations for feasibility studies, detailed planning, capital or minor new works and projects that created employment and opportunity for real sustainability," Mr Chandler said.

"Successful strategic local road infrastructure projects include a traffic management study, implementation of the Darwin Bike Plan projects and traffic signals upgrades.

"I am certain the results from these projects will have a positive impact in communities all over the Territory."

Member for Drysdale Lia Finocchiaro said the \$2.5 million awarded to the City of Palmerston is a great outcome for the community and will assist the Palmerston redevelopment program come to life.

"The Palmerston redevelopment program will see new traffic lights, pedestrian crossings, safe outdoor seating, plus more, making Palmerston city an important transport corridor," she said.

"As well as providing the community with better facilities, the \$2.5 million grant will hopefully offset any rate rises forced on to Palmerston residents."

Member for Blain Nathan Barrett said members in my electorate have expressed their anger in relation to potentially paying double their current rates.

"There has been no consultation with residents, leaving everyone confused and asking questions," he said.

"The \$2.5 million has come at a perfect time and I trust it will be the financial relief the council

needs to leave residents and their rates alone.”

In addition a further \$4.9 million in grants has been awarded as part of the Regional Economic Infrastructure Fund.

“This funding will provide one-off financial assistance to Indigenous organisations, local government or associated groups,” Mr Chandler said.

“The successful Regional Economic Infrastructure Fund grants will fund the development of economic infrastructure in regional and remote areas to enable local business growth through investment.”

Budget 2015 included a continuation of these grants programs and those unsuccessful in the 2014-15 round of submissions will automatically be considered for the 2015-16 calls for submissions, which will open in August 2015.

"The Country Liberal Government is committed to making the Territory a safer place for people to work and live, this is one initiative put in place to get the community involved," Mr Chandler said.

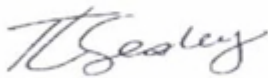
Media Contact: Whitney Jago: 0417 926 426

1.9 Valuation Summary

Subject to the stipulations and conditions contained within the body of this report, it is our opinion that the Market Value of Proposed Lot 2 and Lot 3 (168) Stuart Highway, Yarrowonga NT, as at 22 September 2015, is:

Proposed Lot 2: \$540,000 (Five Hundred and Forty Thousand Dollars) – exclusive of GST

Proposed Lot 3: \$320,000 (Three Hundred and Twenty Thousand Dollars) – exclusive of GST



INTEGRATED VALUATION SERVICES

TESSA SEALEY AAPI

Certified Practising Valuer

22 September 2015.

9.5 Sales Reconciliation Summary

In consideration of all the available sales evidence, the market value of the subject property is considered to be \$1,100 per square metre. A discount of 60% or a value of \$440 per m² is applied to the right of way easement area.

10 VALUATION CALCULATIONS

10.1 Via Summation

Unencumbered Development Site:	1,418	m ² @	\$1,100	per m ²	\$1,559,800
Right of Way Easement:	1,392	m ² @	\$440	per m ²	\$612,480
Total Market Value					\$2,172,280
Rounded, say					\$2,170,000

10.2 Goods and Services Tax

The application of GST will vary from property to property and entity to entity and as such no generic GST statement is possible. It is our understanding that as a leased property it would be considered a going concern and therefore no GST would be applicable to the sale price of the property if the vendor is required to remit GST to the Australian Tax Office following a sale.

It should be noted that we do not profess expertise in the assessment of GST. We recommend the instructing party make their own enquiries as to any GST liability in this case. **Our valuation is exclusive of GST liability.**

11 VALUATION

Subject to the stipulations and conditions contained within the body of this report, the market value of the subject property *on an "as if complete" basis*, being Proposed Lot B subdivision of existing Lots 9608 & 10029, (10 & 14) The Boulevard Palmerston NT, as at 22 October, is:

\$2,170,000 (Two Million One Hundred and Seventy Thousand Dollars) exclusive of GST



.....
INTEGRATED VALUATION SERVICES

PETER TEAGLE - AAPI
Certified Practising Valuer

31 October 2014

Client memo

To Gary Boyle
Major Projects Officer
City of Palmerston

From Lyn Bennett

Date 25 November 2015

Subject Options for sale of 14 The Boulevard, Palmerston

Background

1. City of Palmerston (**Council**) has requested our advice on the options available for the sale of 14 The Boulevard, Palmerston (**Property**) with certain enforceable requirements imposed on the buyer for future specific development within a set timeframe, and on the process for enforcement if the developer does not comply.
2. From our knowledge of the processes adopted by Government and other entities in relation to similar transactions, we set out below the two options we consider most likely to achieve the desired outcome for Council.

Option 1 – Sale without transfer and lease during development

3. Council sells the land for a fixed price, with settlement within a normal commercial timeframe. Settlement might take place within a period of 30 days, or alternatively within 7/14 days of the buyer obtaining whatever development permits are needed to construct the development.
4. At settlement, the buyer pays the Council the full price for the Property but instead of the land being transferred to the buyer, Council enters into a lease with the buyer for a term which would coincide with the time for completion of the development.
5. The contract also sets out the terms which Council imposes in relation to the development – e.g. nature or style of building to be constructed, type of use of the building, compliance with the master plan, timeframes for completion etc.
6. On satisfactory completion of the development works, the buyer surrenders the lease in exchange for a transfer of the Property, for no additional payment.
7. The contract contains terms which enable Council to buy back the Property (with partially completed works, if necessary) on the basis of an expert valuation if the buyer defaults under the agreed arrangement or fails to complete the construction within the required timeframes.

Advantages of option 1

8. Council retains ownership of the Property throughout the process, but with no obligation in relation to the development work.
9. Council receives payment of the whole of the purchase price at commencement of the development, with no requirement to hold the funds.
10. The buyer is required to comply strictly with all imposed conditions for the development and if there is default, Council can take back possession of the Property, with improvements as constructed, without the title having to be transferred back into Council's name. However, some payment would need to be made to the buyer for reimbursement of the value of the Property and improvements even if incomplete.

Disadvantages of option 1

11. Any financier of the buyer must be prepared to take security by way of a mortgage over the lease, and not a mortgage over the Property (i.e. not over the land). Some financiers are reluctant to fund development on that basis and others reject it outright as being insufficient security.
12. A financier which does take a mortgage over the lease will require Council to enter into a deed which provides for what will occur if the buyer defaults under the mortgage. Such deeds are commercially standard, but would require some negotiation to protect Council's interests if the buyer defaults under the development conditions and Council wants to take action under its contract with the buyer.
13. The buy back process may not be practical for Council, as it will have disbursed funds from the sale of the Property and may not have the funds available to re-purchase the land plus improvements.
14. Any buy back is likely to require Council to negotiate and reach agreement with the financier, if it has taken a mortgage over the lease.
15. If the Property is re-purchased before the development is finished, Council would be acquiring a part-constructed development which it would then have to complete or arrange for another developer to complete.

Option 2 – Sale and Development Agreement

16. Council sells the land for a fixed price, with settlement within a normal commercial timeframe. Settlement might take place within a period of 30 days, or alternatively within 7/14 days of the buyer obtaining whatever development permits are needed to construct the development.
17. The Property is transferred to the buyer at settlement.
18. The development agreement, which forms part of the land contract, sets out the terms which Council imposes in relation to the development – e.g. nature or style of building to

be constructed, type of use of the building, compliance with the master plan, timeframes for completion etc.

19. The document prohibits the buyer from further selling the Property until satisfactory completion of the development.
20. Council and the buyer also enter into a buy back deed which allows (but does not oblige) Council to re-acquire the Property if the buyer defaults under the development arrangements, using expert determination to assess the value of any partial construction.
21. The buy back deed gives Council a sufficient "legal" interest in the Property to enable Council to register a caveat over the title. A caveat prevents anyone else registering any document on the title without the consent of the Council, and would give Council warning of any attempt by the buyer to on-sell or give anyone any interest in the Property.

Advantages of option 2

22. Council receives payment of the whole of the purchase price at commencement of the development, with no requirement to hold the funds.
23. The buyer is required to comply strictly with all imposed requirements for the development and if there is default, Council can re-acquire the Property, with improvements as constructed and have the title re-registered in its name.
24. The registration of a caveat allows Council to be notified by the Land Titles Office if any attempt is made to register any dealing which affects the title to the Property.

Disadvantages of option 2

25. A financier would be unlikely to accept the Council having a caveat registered before its mortgage as it would prevent the financier taking immediate action in the event of the buyer defaulting under the mortgage. Council and the financier would need to negotiate a position on this, but there is always the risk of dispute between Council and the financier if the buyer defaults.
26. The buy back process may not be practical for Council, as it will have disbursed funds from the sale of the Property and may not have the funds available to re-purchase the land plus improvements.
27. Any buy back would require Council to negotiate and reach agreement with the financier, if it has taken a mortgage over the Property.
28. If the Property is re-purchased before the development is finished, Council would be acquiring a part-constructed development which it would then have to complete or arrange for another developer to complete.
29. A caveat is not ultimate protection. It serves as a warning on the title, but if challenged in a court, Council would need to protect its interests by issuing court proceedings against the buyer for breach of the development conditions.

General observations

30. Both of the above options would need documents drafted specifically for this transaction, and the obligations of the buyer clearly stated.
31. Either option would protect the interests of the Council if the buyer defaulted, but neither option provides any instant remedy if there is default. No amount of drafting can prevent a party taking a matter to court if there is a subsequent dispute, and nor can there ever be a watertight guarantee given that a party will win any dispute 100%.
32. Council needs to be aware that both options may make the Property commercially unsaleable in the current economic climate. The Property is, no doubt, only one of many which are available for current development in the general area, and the greater the restrictions imposed by Council as part of any sale, the harder the Property is to sell in a difficult economic climate. In other words, if other similar land is available in the market without such restrictions, sale of the Property may prove difficult.
33. Both of the above options can be used without the buy back process. However, without the ability to buy back, Council would not be able to register a caveat (as it would have no "legal" interest in the land, once sold) and Council would then have to rely solely on the contractual arrangements entered into with the buyer. The documents can still be drafted to give the best possible protection to Council, but there would be no remedy available to Council other than to sue the buyer for breach of the contract terms relating to the development.
34. If Council prefers not to include a buy back process, the better option would be option 1, which keeps the title to the Property in Council's name throughout the development process.

If Council would like any of this advice more clearly explained or to discuss any possible variation to the options set out above, we would be pleased to do so.

Lyn Bennett
Consultant

Contact: T: +61 8 8901 5925
lyn.bennett@minterellison.com

Section 2

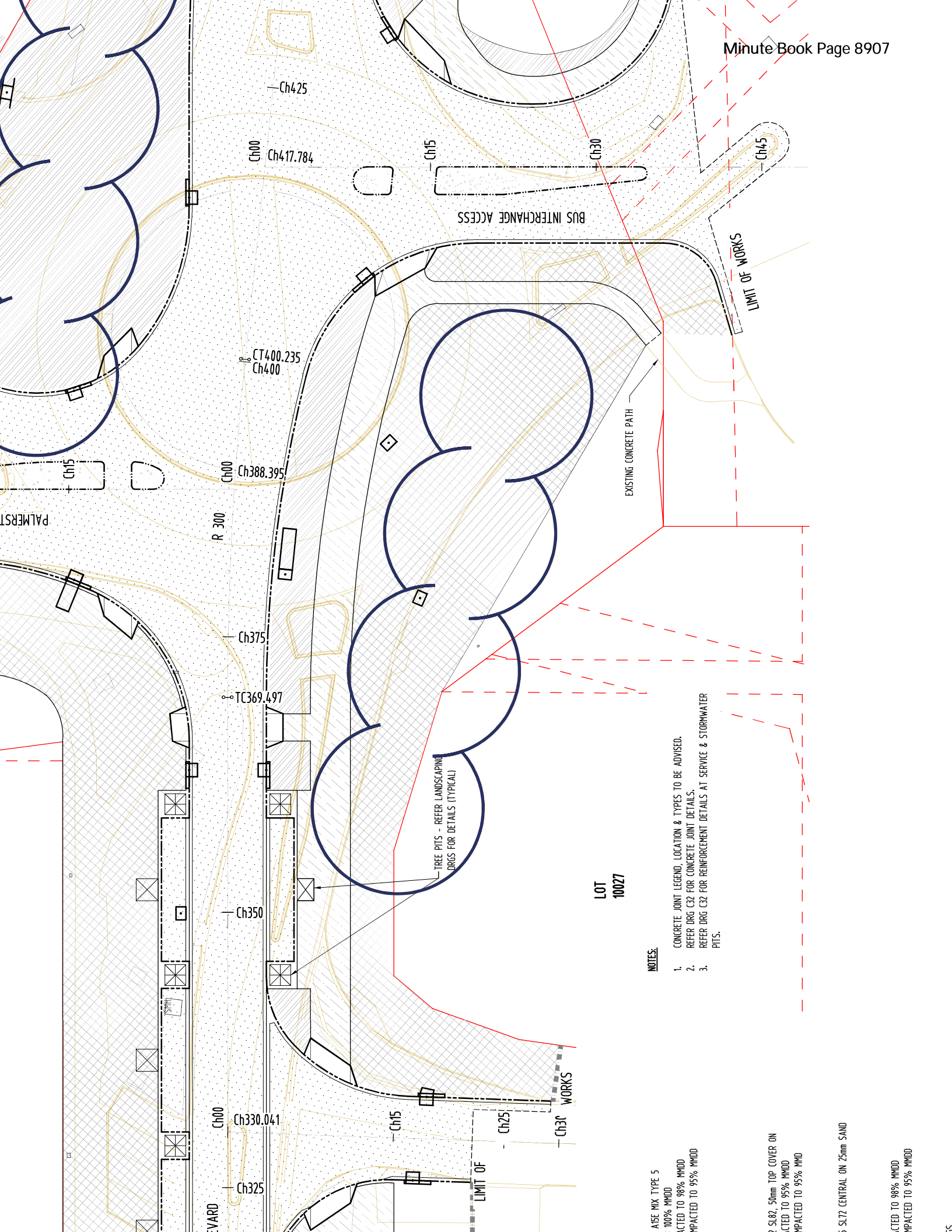
Financial Results

2-3 Reserves Schedule

	Balance as at 1/07/2015	Original Budget	TO RESERVES Budget Reviews 1st Review	Adopted Budget	Original Budget	FROM RESERVES Budget Review 1st Review	Adopted Budget	Balance as at 30/06/2016
Asset Related Reserves								
Property Reserve	1,881,188	0	0	0	0	0	0	1,881,188
Plant and Equipment Reserve	511,404	0	0	0	0	0	0	511,404
Infrastrucutre Reserve	5,584,184	620,416	0	620,416	3,800,000	0	3,800,000	2,404,600
	7,976,776	620,416	0	620,416	3,800,000	0	3,800,000	4,797,192
Other Reserves								
Election Expenses Reserve	150,000	0	0	0	0	0	0	150,000
Disaster Recovery Reserve	500,000	0	0	0	0	0	0	500,000
Strategic Initiatives Reserve	500,000	0	0	0	0	0	0	500,000
Unexpended Grants Reserve	352,479	0	0	0	0	184,425	184,425	168,054
Unexpended Capital Works Reserve	6,924,035	0	0	0	0	6,924,035	6,924,035	0
Developer Funds In lieu of construction	4,118,287	400,000	0	400,000	0	0	0	4,518,287
Community Grants Reserve	146,750	0	0	0	0	46,750	46,750	100,000
	12,691,551	400,000	0	400,000	0	7,155,210	4,121,231	5,936,341
Total Reserve Funds	20,668,327	1,020,416	0	1,020,416	3,800,000	7,155,210	10,955,210	10,733,533


Reviewed by: Finance Manager


Approved by: Chief Executive Officer



NOTES:

1. CONCRETE JOINT LEGEND, LOCATION & TYPES TO BE ADVISED.
2. REFER DRG C32 FOR CONCRETE JOINT DETAILS.
3. REFER DRG C32 FOR REINFORCEMENT DETAILS AT SERVICE & STORMWATER PITS.

LOT
10027

ABE MIX TYPE 5
100% MWD
CTED TO 98% MWD
IMPACTED TO 95% MWD

SL82 50mm TOP COVER ON
CTED TO 95% MWD
IMPACTED TO 95% MWD

SL72 CENTRAL ON 25mm SAND

CTED TO 98% MWD
IMPACTED TO 95% MWD

COMMUNICATIONS STRATEGY

Objectives

The objective of the communications strategy is to ensure that CoP:

- Communicates with key stakeholders
- Identifies key project issues and activities
- Promotes the project in a positive manner
- Addresses media interest as required, including positive opportunities

Primary Stakeholders

Primary stakeholders have been identified and include:

- Land owners
- Business owners / traders
- Residents and rate payers
- Political (including MLAs and CoP aldermen)
- CoP including the library, community development and open spaces
- Media

Key Activities and Issues

- Construction
 - Work site
 - Safety
 - Fencing
 - Noise
 - Dust / mud
 - Visual amenity
 - Access to businesses – vehicle and pedestrian
 - Access to the library and recreation centre
 - Car-parking
 - Construction vehicle access
- Official opening Boulevard Stage 2

Communication Methods

The main communication channels to be utilised will be:

- CoP web site
- Paid newspaper advertisements
- Direct email
- Face to face meetings
- Library big screen
- Signage

Communication Products

Public project communications will be based around prepared information including:

- Fact sheets
- Project updates
- Public notices
- Library big screen advertising
- Signage

Business Support

Council will support businesses that are adjacent to the construction works with a focused advertising campaign to inform customers, residents and the general public that businesses will continue to trade during the construction period and how to access those businesses.

Similar to the Goyder Square advertising campaign Council is expecting to promote businesses through:

- Business signage
- Directional / way finding signage
- Advertisements on library big screen
- Newspaper advertisements and public notices
- Radio support
- CoP website
- CoP facebook