

CITY OF PALMERSTON

**Notice of Council Meeting
To be held in Council Chambers, Civic Plaza, Palmerston
On Tuesday, 16 February 2016 at 6:30pm**

AGENDA

Audio Disclaimer

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

- 1. PRESENT**
- 2. APOLOGIES**
- 3. CONFIRMATION OF MINUTES**

RECOMMENDATION

THAT the minutes of the Council Meeting held Tuesday, 2 February 2016 pages 8399 to 8409, be confirmed.

- 4. MAYOR'S REPORT** **M8-15**
- 5. REPORT OF DELEGATES**
- 6. QUESTIONS (WITHOUT DEBATE) FOR WHICH NOTICE HAS BEEN GIVEN**
- 7. QUESTIONS (WITHOUT DEBATE) FOR WHICH NOTICE HAS NOT BEEN GIVEN**
- 8. PETITIONS**
- 9. DEPUTATIONS / PRESENTATIONS**
- 10. CONSIDERATION OF MOTIONS FOR WHICH NOTICE HAS BEEN GIVEN**

11. COMMITTEE RECOMMENDATIONS

11.1 Governance and Organisation

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

11.1.1 Review Community Consultation Policy

1. THAT Council approve the Community Consultation Policy COMM003.
2. THAT community assets be defined in the policy to reflect those assets directly providing amenity to the community.
3. THAT changes to the rating structure of Council be identified as requiring a level 2 city wide consultation.

11.2 Economic Development and Infrastructure

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

11.2.1 Lighting of Cross and Tank in Memorial Park

THAT Council approves in principle the proposal by the RSL to improve lighting in Memorial Park.

11.2.2 Tender TS2016/02 – Flockhart Drive Pedestrian/Cycle Bridge

1. THAT Council award contract TS2016/02 – Flockhart Drive Pedestrian/Cycle Bridge to Norbuilt for the amount of \$408,902.11 (GST exclusive).
2. THAT the Mayor and Chief Executive Officer are granted consent to sign and seal all required contract documentation for the contract TS2016/02 – Flockhart Drive Pedestrian/Cycle Bridge.

11.2.3 Street Lighting Charges

THAT Council delegate to the Economic Development and Infrastructure Committee the responsibility to examine consultation options in more detail and forward a recommendation to Council for consideration.

11.2.4 Arch Rival Bar – Alfresco Dining

1. THAT Arch Rival Bar & Grill be advised in writing that should an unconditional bank guarantee or cash security deposit to the value of \$20,000 satisfactory to the Chief Executive Officer not be lodged with Council by 11th March 2016 the current Alfresco Dining licence will be revoked and the site reinstated at no cost to Council.
2. THAT staff take whatever action is necessary to recover verge reinstatement costs should reinstatement become necessary as a result of the revocation of the Arch Rival Bar & Grill Alfresco Dining Licence.

11.3 Community Culture and Environment

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

11.3.1 Flic Nics Program 2016

THAT Council approve the relocation of Flic Nics to Goyder Square and host a FlicNics @ Goyder program each Saturday and Sunday night from April 2016 to October 2016.

11.3.2 Financial Support – Palmerston Rugby Union Club

THAT Council approve the grant request from Palmerston Rugby Union Club to the value of \$6,500 to purchase a new scrum machine.

11.3.3 Financial Support – Lung Foundation Australia

THAT Council approve sponsorship to the value of \$4,750 to Lung Foundation Australia for the 2015/2016 financial year to establish the Lungs In Action – Palmerston program.

11.3.4 Protocol for Welcome to Country and Acknowledgement of Traditional Ownership

THAT Council adopt the Welcome to Country and Acknowledgment of Traditional Ownership protocol.

12. INFORMATION AGENDA

12.1 Items for Exclusion

12.2 Receipt of Information Reports

RECOMMENDATION

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

12.3 Officer Reports

12.3.1 Action Report	8/0817
12.3.2 Community Benefits Scheme 2015/2016	8/0821

13. DEBATE AGENDA

13.1 Officer Reports

13.1.1 Liquor Licence Application "Liquor Merchant" (BWS) on Lots 11037, 7765 and 7766 (11, 5 and 15) Yarrawonga Road, Yarrawonga (Gateway Shopping Centre)	8/0818
13.1.2 Financial Report for the Month of January 2016	8/0820
13.1.3 Sale of Land - Lot 10024 and Part Lot 9609	8/0823

14. CORRESPONDENCE

14.1 Archer Landfill Site

15. RESPONSE TO PREVIOUS QUESTIONS TAKEN ON NOTICE

15.1 Response to Previous Public Questions from Council Meeting held on 2 February 2016	8/0822
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16. PUBLIC QUESTION TIME

At the invitation of the Chair

17. OTHER BUSINESS – ALDERMAN REPORTS

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

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

18. CONFIDENTIAL REPORTS

18.1 Financial Hardship Application – Assessment 102837

8/0819

RECOMMENDATION

1. THAT pursuant to Section 65 of the Local Government Act, Council orders that the public be excluded from the meeting with the exception of the Chief Executive Officer, Director of Technical Services, Director of Corporate and Community Services and Minute Secretary on the basis that Council considers it necessary and appropriate to act in a manner closed to the public in order to receive, discuss and consider the report and associated documents in relation to confidential agenda item 18.1 Financial Hardship Application – Assessment 102837 and that Council is satisfied that the meeting should be conducted in a place open to the public is outweighed in relation to the matter because receiving, considering and discussing the report and associated documentation involves:

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

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

2. THAT Council orders that the minutes from the Confidential Council meeting held on 16 February 2016, in relation to confidential item number 18.1 Financial Hardship Application – Assessment 102837 and the report and associated documentation 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.

19. CLOSURE



Ben Dornier
Acting Chief Executive Officer

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

ITEM NO. 4 **Mayor's Report**
FROM: **Ian Abbott**
REPORT NUMBER: **M8-15**
MEETING DATE: **16 February 2016**

Summary:

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

General:

Tuesday 2 February 2016

6.30pm – Chaired the regular Council meeting

8.30pm – Attended a Council Workshop regarding the Zuccoli Commercial Centre

Wednesday 3 February 2016

8.30am – Attended the Community Culture and Environment Committee meeting

Thursday 4 February 2016

10.30am – Scheduled interview with Territory FM

- Palmerston Arts Strategy
- The Boulevard Stage 2

Saturday 6 February 2016

9.30am – Attended the Welcome to the Top End 2016 event at the Darwin Convention Centre

Monday 8 February 2016

5.00pm – Attended the reception to launch the Aboriginal Affairs Strategy at Parliament House

6.30pm – Chaired regular Council meeting

Tuesday 9 February 2016

9.30am – Attended the Opening of the First Sitting of Parliament for 2016

Future Schedule:

Nil

Invitations:

Nil

RECOMMENDATION

THAT Council receives Report Number M8-15.

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Recommending Officer:

Any queries on this report may be directed to Ian Abbott on telephone (08) 8935 9911 or email ian.abbott@palmerston.nt.gov.au

Schedule of Attachments:

Nil

ITEM NO. 12.3.1 Action Report

FROM: Chief Executive Officer

REPORT NUMBER: 8/0817

MEETING DATE: 16 February 2016

Municipal Plan:

4. Governance & Organisation

4.3 People

We value our people, and the culture of our organisation. We are committed to continuous improvement

Summary:

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

Dec #	Task Date	Matter	Action	Update
8/0847	19/11/2013	TC Zone Land	Discuss with NT Government on acquiring the Tourist Commercial (TC) Zone land – Part Lot 8405	Letter received 9 April 2014 advising investigations are currently being undertaken to inform the potential release of this site including servicing and development options.
8/0949	18/02/2014	Car Parking Contribution Plan Update	Matter on the table	
8/1126	17/06/2014	Reconstruct Radford Road	Council to enter into a memorandum of understanding regarding the use of any contractor security held by LDC.	Construction work in progress.
8/1354	09/12/2014	Draft Palmerston City Centre Master Plan 2014 and associated documents	<ul style="list-style-type: none">- Draft Palmerston City Centre Parking Strategy to be presented to and considered by the City of Palmerston's Car Parking Committee.- Final documents and application submission to amend the NT Planning Scheme be submitted to Council for endorsement at the Council meeting scheduled 17 February 2015.- Mayor to forward a letter to the Minister for Lands and	<p>Council has adopted the Palmerston City Centre Master Plan and associated documents. Council adopted the Palmerston City Centre Parking Strategy on 2 June 2015.</p> <p>Staff are currently reviewing the proposed NT Planning Scheme Amendment Package for the Palmerston City Centre Master Plan and associated documents. After</p>

			Planning to inform the NT Government of the public consultation process for the Draft City Centre Master Plan "package", prior to lodgement of the formal rezoning application with the Minister in 2015.	the completion of the review, documents will be submitted to the DLPE for their consideration.
8/1666		The Heights Durack Eastern Collector Road	Mayor and CEO to be delegated the ability to apply Council's seal and to sign all documents for the establishment of a road access easement on Lot 11504, 80 University Avenue, Durack.	Awaiting construction and transfer documents from developer. No further action expected until mid to late 2016.
8/1695	06/10/2015	Streetlights Assets – Points of Clarification/Capital Charges	<p>A report to be presented to Council regarding the following:-</p> <ul style="list-style-type: none"> - As the Power and Water Authority denies owning the asset, when a subdivision is signed off who actually signs for the ownership of the power poles; - A legal opinion regarding depreciation if Power and Water Authority do not own the asset how can they charge depreciation on an asset they do not own; - If a streetlight is over 20 years how can they charge depreciation on an item that is fully depreciated; - Once a streetlight reaches 20 years will they consider the asset written down and not charge any further depreciation; - Council is being charged on a per unit basis, can we work out what the actual cost per kilowatt is based on the running times of the light; - Financial implications to ratepayers; - Information to establish a committee/provide consultation with rate payers on whether if the charge is levied they would like an increase in rates or a reduction in services or a combination of both. If it is a reduction of services then which services would they like to see reduced. 	<p>Responses have been received from PWC. Report to be presented to Council in February 2016.</p> <p>Report presented to the EDI Committee at its meeting held 11 February 2016.</p>

8/1707	20/10/2015	Bi-Annual Council Meetings in Community Venue	Council to trial the holding of two Council meetings in 2016 in community venues with a budget allocation of \$4,600.	Meetings will be scheduled in line with Chambers roof repairs approximately April / May 2016.
8/1707	20/10/2015	Policy Review Community Consultation Policy	Council to undertake a City Wide Level 1 Consultation on the Draft Community Consultation Policy.	Completed.
8/1714	20/10/2015	Joy Anderson Centre	CEO to write to the Dept. of Housing, to seek consideration for the freehold title of the Joy Anderson Centre, to be transferred to the City of Palmerston as a community asset.	Letter received by CEO Dept Housing, advising they are currently undertaking a review into NT Government Housing Programs and are unable to comment on future arrangements until the review is completed.
8/1755	17/11/2015	Sale of a Portion of Miller Court Road Reserve	CEO to arrange a valuation and report back to Council.	An independent valuer has been commissioned to undertake the valuation. The valuer's report is expected to be received in February. A report will be provided to the first Council Meeting in March.
8/1755	17/11/2015	Incorporating Yarrowonga Road North Funding into Proposed Territory Government Funding to Resolve Stormwater Issues in Yarrowonga and Pinelands	\$376,000 will be moved from reserves to undertake Baban Place drainage remediation in conjunction with the Northern Territory Government.	NT Government has been notified.
8/1764	17/11/2015	- Costs for Fencing of Playgrounds in Parks	- Council to conduct a level 1 consultation with Palmerston families in 2016, in regards to fencing and partial fencing of some Palmerston playgrounds in our parks.	- A report on the cost of undertaking consultation was provided to the meeting held on 8/12/2015.
8/1768	17/11/2015	- Fencing Options Level 1 Consultation	- Report to be provided to Council regarding the cost of undertaking a Level 1 consultation on fencing options for playgrounds.	
8/1773	8/12/2015	Motorbike Parking on Private Property/Verges	DTS to approach the owner of Highway House regarding the storage of a motorcycle adjacent to Ben and Sam's Café and Bakehouse.	Letter sent 15 December 2015.

8/1776	8/12/2015	Goyder Walking Trail	A draft Goyder Walking trail be provided to Council for consideration.	Heritage Study (CCE/0482) to be undertaken to inform possible Goyder Walking trail. Staff are working on commissioning a consultant for the study.
8/1777 8/1780	8/12/2015	Recreational Fishing – Durack Lakes and Marlow Lagoon	<ul style="list-style-type: none"> - Signage to be erected at Lake 5, 6 and 10 Durack Lakes and Marlow Lagoon. - Estimated cost to construct recreational fishing infrastructure at lakes 5, 6 and 10 be provided to Council for consideration prior to its inclusion in the draft 2016/17 budget. 	Estimated costs for the fishing infrastructure were provided to the Capital Works Workshop held on 3/12/2015.
8/1789	8/12/2015	Significant Tree Register	Options available to establish a significant tree register be referred to the CCE Committee.	
8/1799	8/12/2015	The Boulevard Stage 2	<ul style="list-style-type: none"> - Report on funding options for construction of The Boulevard Stage 2 be provided to a Special Meeting of the EDI Committee prior to 28 January 2016. - Report to be provided to Council regarding the impact of a reduced scope of works on The Boulevard Stage 2. - City of Palmerston to investigate and report the options for consolidation of the excess Boulevard road reserve with adjacent Lot 4537 and Lot 10027. 	<ul style="list-style-type: none"> - Completed - Report to be presented to Council at its 2 February 2016 Council meeting.
8/1802	12/01/2016	Review of Rates Concessions	Council to be provided with a report on the ability to rescind rates concessions at the Gateway site should a gaming licence be approved.	Report expected to Council first meeting in March 2016.
		Community Infrastructure Plan	Progress update.	The draft Community Infrastructure Plan is nearing completion with a Council workshop scheduled to be held in February. Followed by a report to Council seeking formal endorsement. Once endorsed, the Plan will undertake Public consultation in March / April 2016.

8/1813	2/02/2016	Capital Works for Disability Access for 2015/16	DTS to check the requirement to improve the proposed disability path at Location 9: Marlow Lagoon as identified in Attachment A to Report number EDI/198, prior to works commencing.	
8/1814	2/02/2016	Disability Access Works	Report to be provided to the EDI Committee for their review detailing the current process undertaken by Technical Services to compile the disability access improvement works program each year from customer requests and other sources.	
8/1815	2/02/2016	Timed Parking Signs on The Boulevard Stage 1	Timed parking signs to be installed on The Boulevard Stage 1.	
8/1820	2/02/2016	Discharge of Statutory Charge	Mayor and CEO be authorised to sign and seal the application to discharge statutory charges on assessment 111070.	Completed
8/1825	2/02/2016	City of Palmerston By-Election 2015	CEO to complete the Election Evaluation Form and inform the NT Electoral Commission that it will not be pursuing the issuing of infringement notices to those registered voters who failed to vote in the City of Palmerston By-Election held on 31 October 2015.	Completed
8/1827	2/02/2016	Power to Sell Land – Various Assessments	Mayor and CEO be authorised to sign and seal all documentation in relation to the above mentioned properties, including discharge of statutory charges if full payment should occur.	Completed

RECOMMENDATION

THAT Council receives Report Number 8/0817.

Recommending Officer: Ricki Bruhn, Chief Executive Officer.

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

ITEM NO. 12.3.2 **Community Benefits Scheme 2015/2016**

FROM: Director of Corporate and Community Services

REPORT NUMBER: 8/0821

MEETING DATE: 16 February 2016

Municipal Plan:

4. Governance & Organisation

4.2 Service

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

Summary:

At the Community, Culture and Environment Committee meeting held 3 February 2016, the Committee asked for this report to be put to Council for information.

The report provides a summary of the Community Benefits Scheme applications processed for the month of December 2015.

Background:

This report details applications received, approved/not approved against the Community Benefits Scheme eligibility criteria and selection process.

General:

Please see attached table listing all grants and acquittals received during December 2015.

Included is a table with an update of funds paid to recipients and amount of funds remaining in the budget for Grants, Donations, Sponsorships and Scholarships for 2015/2016.

The budget for the 2015/2016 year for grants, donations, scholarships and sponsorships is \$146,750.24. The Community Grant Reserve total remains at \$100,000.

\$4,000 of the remaining funds are committed to Scholarships (1x Environmental study and 3x general City of Palmerston).

Financial Implications:

Nil

Legislation / Policy:

Policy number FIN18 – Grants, Donations, Scholarships and Sponsorships

RECOMMENDATION

THAT Council receives Report Number 8/0821.

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

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

Schedule of Attachments:

Attachment A: Applications / Acquittals Received Summary – December 2015, Expenditure to Date

Attachment A: Applications/Acquittals Received Summary – Dec. 2015, Expenditure to Date

Community Benefits Scheme**Applications Received**

Activity Project	Applicant	Amount Request	Amount Received	Outcome
Lungs in Action - Palmerston	Lung Foundation Australia	\$4750		

Acquittals Received

Applicant	Activity Project	Amount Granted	Outcome
Palmerston Rugby Union Club	Air Conditioning Units Replacement	\$5000	This project was completed 7 January 2015 (funded 2014-2015 financial year). Improved air conditioning has resulted in higher use and comfort levels for users of the Palmerston Rugby Union Clubhouse.

Current Community Benefits Scheme Expenditure to Date

CC name	Account Name	YTD \$	Commitment \$	YTD+Comm \$	Rev. Budget	Budget Available \$
Grants / Donations/Contributions Paid	Community Grants	\$66,749.82		\$66,749.82	\$146,750.24	\$80,000.42

ITEM NO. 13.1.1 **Liquor Licence Application “Liquor Merchant” (BWS) on Lots 11037, 7765 and 7766 (11, 5 and 15) Yarrowonga Road, Yarrowonga (Gateway Shopping Centre)**

FROM: Director of Technical Services
REPORT NUMBER: 8/0818
MEETING DATE: 16 February 2016

Municipal Plan:

3. Environment & Infrastructure

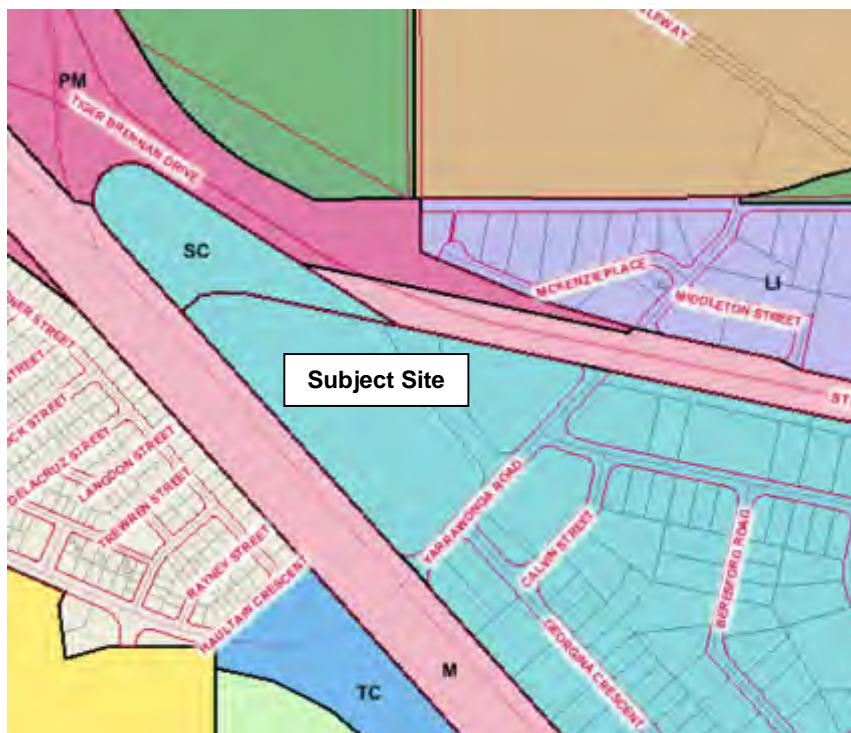
3.2 Assets and Infrastructure

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

Summary:

This report outlines issues to be considered by Council in regard to a Liquor Licence Application on Lots 11037, 7765 and 7766 911, 5 and 15) Yarrowonga Road, Yarrowonga (Gateway Shopping Centre) for a BWS bottle shop.

Background:



Source: NT Atlas and Spatial Data Directory

The subject site will contain the approved Gateway Shopping Centre and associated uses currently under construction.

Previous Liquor License applications:

In November 2015 Council received notice that an application had been made for a "Liquor Merchant" license for a bottle shop ("Gateway Liquor") proposed for the subject site. At the Economic Development and Infrastructure Committee Meeting held on 3 December 2015, the committee resolved to provide the following comment to the Department of Business:

Council does not object to the granting of the proposed Liquor Licence for the following reasons:

- *The proposed liquor license application for a "Liquor Merchant" and proposed hours of operation is considered consistent with the intent of the development and other shopping centre based outlets within the greater Darwin region and interstate*

In December 2015 Council received notice that an application had been made for a Tavern Licences for the "Gateway tavern" on the subject site. At the Ordinary Council Meeting on the 12 January 2015 Council resolved the following:

THAT Council support the granting of a liquor licence (Tavern) on Lots 11037, 7765 and 7766 (11, 5 and 15) Yarrowonga Road, Yarrowonga (Gateway Shopping Centre).

Current Application:

The proposed license application is for "Liquor Merchant" Liquor License authorising the sale of liquor for consumption off the premises for takeaway sales only. The store is a proposed "BWS" (Beer Wine and Spirits) store to be located within the Woolworths supermarket within the centre. The applicant proposes the following trading hours:

- Monday to Friday: 10:00 am and 10:00 pm
- Saturday: 9:00 am and 10:00 pm
- No trading on Sundays, Good Friday and Christmas Day.

General:

The provision of takeaway liquor outlets within a large retail and entertainment land use such as the Gateway Shopping Centre development is to be expected given the retail demands and co-siting with major shopping and grocery store tenants within the development.

While it is noted a previous takeaway application has been lodged (Gateway Liquor), the ultimate size of the development and expected consumer demand justifies the provision of retail choice in a centres such as the Gateway development.

It is also noted the design of the store within the Woolworths is an appropriate design for a liquor outlet within the proposed shopping centre. The location of the store within the overall centre also ensures security, surveillance and safety issues are addressed.

Overall, it is noted that separation exists from areas that may be impacted upon from such a land use (residential uses etc) and the proposal is consistent with other shopping centre based outlets across the Darwin region and interstate.

Based on the above, Council Officers recommend that Council endorse the attached letter that provides a comment of 'No Objection' to the proposed liquor license application.

Financial Implications:

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

Legislation / Policy:

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

RECOMMENDATION

1. THAT Council receives Report Number 8/0818.
2. THAT the attachment to Report Number 8/0818 be endorsed.

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.

Report Author: Gerard Rosse, Manager Planning and Environment Services.

Schedule of Attachments:

Attachment A: Council's letter of comment for a Liquor Licence Application on Lots 11037, 7765 and 7766 911, 5 and 15) Yarrowonga Road, Yarrowonga (Gateway Shopping Centre).

Attachment B: Liquor Licence Application.



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Civic Plaza
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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

File: P11037, 7765 and 7766

ID: MAS:gr

17 February 2016

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

Dear Sir/Madam,

**Liquor Licence Application – “Liquor Merchant” - BWS
Lots 11037, 7765 and 7766 (11, 5 and 15) Yarrowonga Road, Yarrowonga
(Gateway Shopping Centre)**

Thank you for the Liquor Licence Application referred to this office on 21 January 2016 concerning Lots 11037, 7765 and 7766 (11, 5 and 15) Yarrowonga Road, Yarrowonga (Gateway Shopping Centre). This letter may be placed before Council at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following comments are provided for consideration by the Director-General:

Council does not object to the granting of the proposed Liquor Licence for the following reasons:

- The proposed liquor license application for a “Liquor Merchant” and proposed hours of operation is considered consistent with the intent of the development and other shopping centre based outlets within the greater Darwin region and interstate.
- It is noted that the outlet will provide for retail choice and the location of the store within the overall centre also ensures security, surveillance and safety issues are addressed.

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

Yours sincerely

Mark Spangler
Director Technical Services

Grant of a Liquor Store Licence
Public Interest Assessment
BWS Gateway

23 December 2015

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ABOUT THIS APPLICATION

Woolworths Limited (**Woolworths** or the **Applicant**) is applying for the grant of a liquor store licence for a new BWS liquor store (**Proposed Store**) in the proposed Woolworths supermarket to be located in the Gateway Shopping Centre which is currently under construction on the edge of the industrial suburb of Yarrawonga in Palmerston.

This Public Interest Assessment report (**PIA**) is presented in support of an application to the Director General of Licensing (**Director General**) for the grant of a new liquor store licence in respect of the Proposed Store. Under sections 6 and 26 of the *Liquor Act 1979* (**Act**), the Applicant must satisfy the Director General that, on the merits of the application, it is in the public interest to grant the licence.

The Northern Territory Licensing Commission (since changed to the Director-General of Licensing) previously implemented a temporary blanket moratorium on the issuing of all new takeaway liquor licences. The Licensing Commission has since relaxed the moratorium and introduced a new guideline in respect of all new takeaway liquor licence applications which was last approved on 16 December 2014 (**Guideline**). The Guideline is intended to strike a balance between allowing additional takeaway licences to be issued to cater for population growth, while retaining sufficient controls to avoid the spread of additional takeaway alcohol outlets in areas that already have adequate access to alcohol.¹ Accordingly, the Guideline provides that takeaway liquor licence applications will be considered only in relation to the following:

- (a) the takeaway liquor licence will be located in a new residential development;
- (b) the takeaway liquor licence will be located in an area that has had a recent, substantial population increase;
- (c) the takeaway liquor licence will be for a producer of liquor products to enable the licensee to sell as takeaway only the liquor products they produce at the location; or
- (d) the takeaway liquor licence will be for a location where there is a very clearly established public need;

This application complies with the new takeaway licence Guideline. The Proposed Store will be located in an area close to new residential developments. Furthermore, it will be in an area which has had recent, substantial population growth which is forecast to continue. The Proposed Store will cater to the public need for one-stop shopping facilities.

Woolworths submits that this licence application in respect of the Proposed Store:

- (a) is in the public interest;
- (b) satisfies the criteria put in place since December 2014 in respect of new takeaway liquor licence applications; and
- (c) will contribute to the responsible development of the liquor industry in the Main Trade Area.

This PIA is divided into 2 parts:

¹ Department of Business, 'Takeaway Liquor Guideline', <http://www.dob.nt.gov.au/gambling-licensing/licensing-commission/Pages/Takeaway-licence-guideline.aspx>.

ATTACHMENT B

- (a) Part 1 which outlines the background of the application and the development of the Proposed Store; and
- (b) Part 2 which addresses the public interest criteria pursuant to section 6(2) of the Act and demonstrates that the granting of a liquor licence is in the public interest.

PART 1 – BACKGROUND INFORMATION

A PREMISES

This section of the PIA summarises the plans for the Proposed Store.

1 GATEWAY SHOPPING CENTRE

The Proposed Store will be situated in a large shopping and entertainment centre which is currently under construction on a site located at the corner of Roystonea Avenue and Yarrawonga Road, known as 5, 11 and 15 Yarrawonga Road, Yarrawonga, Northern Territory (**Shopping Centre**). A plan of the Shopping Centre can be found at Annexure A.

The Shopping Centre will occupy a site of 15 hectares including over 30,000sqm of undercover shopping and entertainment facilities, with parking for over 1,300 vehicles and a mezzanine level fitness centre. Once completed it will be one of the biggest malls in the Northern Territory. The Shopping Centre will include a Woolworths, Big W, Event Cinemas, a selection of leading mini majors, including Dick Smith plus 60 leading specialty stores, a food court and al fresco dining precinct with leading restaurants.

2 THE PROPOSED STORE

The Proposed Store will be located within the new Woolworths Supermarket to be constructed in the Shopping Centre. The Woolworths supermarket will be approximately 4,200sqm in size. The Proposed Store will be approximately 250sqm and will hold stocks worth approximately \$250,000 at cost value. The Proposed Store will be in the typical BWS format and will employ 3 full-time staff assisted by 5 permanent part-time/casual working staff. A plan of the store is attached at Annexure B.

The Proposed Store will open:

Monday to Friday: 10am to 10pm

Saturday: 9am to 10pm

Sunday: Closed

The Proposed Store will expand and enhance the offering at the Woolworths supermarket to ensure that it will meet the customer requirements of the residents within the area.

3 DEVELOPMENT PERMIT

The development permit for the Shopping Centre was approved on 18 December 2014 under Development Permit DP14/0889 and varied under Development Permit DP15/0437 on 23 July 2015. A liquor store is defined as a shop under the Northern Territory Planning Scheme. No other planning consent is required.

B THE BUSINESS TO BE OPERATED AT THE PROPOSED STORE

4 OVERVIEW OF BWS

The major goal of BWS stores is to provide convenience to customers. BWS stores are strategically located in suburbs or as part of Woolworths supermarkets to cater to a growing consumer demand for “one-stop shopping”. The concept of “one-stop shopping” has become an increasingly important component of contemporary Australian life. In this regard, Buss JA stated in *Woolworths Ltd v Director of Liquor Licensing* that:²

...in contemporary Australian life, one-stop shopping in large suburban shopping centres is of great importance, especially to working people...

BWS’s reputation of providing customers with convenient one-stop shopping access to an extensive range of competitively priced products has positioned BWS as the second most popular store for purchasers of packaged liquor after Dan Murphy’s.³ For more information about BWS please see the statement of James Scott-Mackenzie attached at Annexure C.

4.1 BWS products

BWS offers a comprehensive range of liquor products, including local and international beer, wine and spirits. The range is focused on popular brands and includes brands sold exclusively through Woolworths liquor stores. Approximately 1,501 products will be available at the store, comprised of the following:

Item	Number of products
Beer	151
Ciders	64
White wine	248
Sparkling wine	139
Red wine	287
Fortified and cask wines	91
RTD's	124
Glass spirits	277
Snack foods, soft drinks and cigarettes	120
Total	1,501

² [2013] WASCA 227, 78.

³ Statement of James Scott-Mackenzie

4.2 Success of the BWS brand

BWS has built a strong reputation as both a stand-alone neighbourhood liquor store and also as part of Woolworths' comprehensive supermarket offering. The top six attributes of BWS (previously Woolworths Liquor) are:⁴

- (a) easy parking options;
- (b) easy access in and out of the store;
- (c) clear advertisements for in-store deals;
- (d) comfortable stores to shop in;
- (e) a good range of products; and
- (f) competitive prices.

A BWS store is usually located at the front of the Woolworths supermarket or directly adjacent to it. This means the store is convenient to those customers who only want to purchase packaged liquor, as well as those customers who are purchasing liquor in conjunction with their grocery shop. It is part of a 'one-stop' shopping experience allowing consumers to purchase all their weekly food and beverage needs at one place. BWS has built its popularity on the basis of its convenience for customers. 46% of people like to purchase packaged liquor as part of their grocery shopping or other shopping trip.⁵

4.3 Responsible management

BWS operates under Woolworths' strict policies and operational guidelines for its licensed premises. It seeks to implement and enforce harm minimisation policies to assist with management of alcohol in the community. These policies are discussed in further detail below at Paragraph 13.2 and include Responsible Service of Alcohol (RSA) training and certification for staff, educational campaigns and responsible buying guidelines.

BWS caters to the public demand for one-stop shopping and convenience in the purchase of liquor. Woolworths has incorporated BWS into its supermarket offerings to provide a 'one stop' shopping experience which has become an essential part of Australian life. The BWS brand is a leader in the retail liquor market and has been well recognised for the strength of its RSA policies and its history of operating safe and responsible liquor stores. The Proposed Store will be operated in accordance with these principles.

⁴ Statement of James Scott-Mackenzie

⁵ Statement of James Scott-Mackenzie

C TAKEAWAY LICENCE GUIDELINE

5 GUIDELINE CATEGORIES

On 16 December 2014, the Northern Territory Licencing Commission issued a takeaway liquor guideline in respect of all new takeaway licence applications. According to the Guideline, an Applicant must establish that a proposed liquor licence application falls within one or more of the guideline categories. In this part of the PIA, the Applicant will demonstrate that the Proposed Store satisfies three out of the four guideline categories.

5.1 A takeaway liquor licence to be located in a new residential development

The Proposed Store's Main Trade Area encompasses a number of new residential developments including The Heights Durack which is currently being developed on land opposite the site of the Gateway Shopping Centre. The Heights Durack is to comprise 882 dwellings and house around 2000 people.⁶ There are also four new suburbs being developed in the Main Trade Area south of the Proposed Store known as Bellamack (nearing completion), Johnson, Zuccoli and Mitchell. In total, these suburbs are planned to provide in excess of 3,000 new dwellings upon completion.

5.2 A takeaway liquor licence to be located in an area that has had a recent, substantial population increase

The Main Trade Area achieved the largest population growth in Greater Darwin between 2012-13 (up by 1500 people).⁷ This was in part due to the new residential developments discussed above. This trend continued between 2013-14 with the Main Trade Area again recording the largest growth in Greater Darwin increasing by 1,700 people to reach 33,900.⁸ Strong population growth is expected to continue within the Main Trade Area over the next 5 years with significant pockets of land available for future residential development.

5.3 A takeaway liquor licence for a location where there is a very clearly established public need

As discussed above, the Main Trade Area has already witnessed rapid population growth over the last few years, with forecasts suggesting this trend will continue for years to come. The growing population within the Main Trade Area is characterised by a high percentage of full-time workers and the existence of traditional families with children.⁹ Increasingly, these consumers are demanding one-stop shopping facilities to meet their consumer needs and their time-sensitive lifestyles.

In *Woolworths Ltd v Drase Coosit Pty Ltd*, the Court commented that:¹⁰

[r]ecent Australian social history shows that facilities which one day are thought to be no more than matters of convenience quickly become, or at least are soon thought to be, necessities. The routines of contemporary Australian life are such that the facility of one stop shopping is of great importance to working people.

⁶ See The Heights Durack webpage for further details: <http://www.theheightsdurack.com.au/>

⁷ 3218.0 - Regional Population Growth, Australia, 2012-13

[http://www.abs.gov.au/ausstats/abs@.nsf/Previousproducts/3218.0Main%20Features102012-13?opendocument&tabname=Summary&prodno=3218.0&issue=2012-13&num=&view=.](http://www.abs.gov.au/ausstats/abs@.nsf/Previousproducts/3218.0Main%20Features102012-13?opendocument&tabname=Summary&prodno=3218.0&issue=2012-13&num=&view=)

⁸ 3218.0 - Regional Population Growth, Australia, 2013-14

[http://www.abs.gov.au/ausstats/abs@.nsf/Latestproducts/3218.0Main%20Features502013-14?opendocument&tabname=Summary&prodno=3218.0&issue=2013-14&num=&view=.](http://www.abs.gov.au/ausstats/abs@.nsf/Latestproducts/3218.0Main%20Features502013-14?opendocument&tabname=Summary&prodno=3218.0&issue=2013-14&num=&view=)

⁹ ABS Census Data 2011 -

http://www.censusdata.abs.gov.au/census_services/getproduct/census/2011/quickstat/70104?opendocument&navpos=220

¹⁰ [2010] SASC 13.

The development of district and regional shopping centres reflects that social fact. Many shopping centres now include “off premises” retail liquor outlets.

At present there are very few one-stop shopping facilities in the Main Trade Area to cater for the growing population.

6 THE PUBLIC NEED

The Applicant engaged McGregor Tan Research to conduct community surveys amongst the residents within the Main Trade Area to determine the public need for the Proposed Store. The results of these surveys have been provided below. A full copy of the survey results has been submitted with this application.

6.1 The Survey

(a) Profile of Respondents

McGregor Tan set out to interview a broad range of respondents to provide the best indication of community attitudes to the Proposed Store. 60% of respondents were female and 38% were aged between 45-49 years of age.¹¹ The most common household compositions of the respondents were older couples or a single older person (42%), and families with mainly school aged children (22%) followed by families with mainly adult children living at home (20%).¹²

(b) Location

The respondents were from a wide range of locations restricted to those suburbs located within the Main Trade Area. 29% of respondents lived in Gray, 27% in Durack, 12% in Roseberry and 12% in Bakewell. The remaining respondents were from Bellamack, Marlow Lagoon, Palmerston, Johnston and Zuccoli.¹³

(c) Shopping Habits

Most (52%) of those surveyed were regular users of the Woolworths Supermarket located at Oasis Shopping village, 15 Temple Terrace, Gray and 40% of the survey participants shopped at the Coles Supermarket at the Palmerston Shopping Centre.¹⁴ More than three quarters (78%) of the respondents had a need to purchase alcohol for their home, social or other occasions.¹⁵ 53% of the respondents preferred to purchase packaged liquor from a store located in a shopping centre or supermarket, followed by a drive through bottle shop attached to a hotel or tavern (22%) and a stand-alone liquor store (8%).¹⁶

76% of the respondents had purchased liquor in the past 6 months.¹⁷ Over half of the respondents who purchased liquor in the past 6 months (51%) considered BWS SM Palmerston as the main store that they frequented, followed by BWS Palmerston Tavern Drive in (48%) and Liquorland Palmerston (46%).¹⁸

¹¹ McGregor Tan Research, BWS Gateway Report (2015) pg 59.

¹² McGregor Tan Research, BWS Gateway Report (2015) pg 61.

¹³ McGregor Tan Research, BWS Gateway Report (2015) pg 60.

¹⁴ McGregor Tan Research, BWS Gateway Report (2015) pgs 11& 12.

¹⁵ McGregor Tan Research, BWS Gateway Report (2015) pg 11

¹⁶ McGregor Tan Research, BWS Gateway Report (2015) pg 57.

¹⁷ McGregor Tan Research, BWS Gateway Report (2015) pg 37.

¹⁸ McGregor Tan Research, BWS Gateway Report (2015) pg 38.

6.2 Proposed store: Benefits and Concerns

(a) Perceived benefits of the Proposed Store

Almost two thirds (63%) of those surveyed indicated that the Proposed Store was a good idea. This number increased to 72% for those that had purchased liquor in the last 6 months.¹⁹ Significantly, 89% of respondents who were likely to purchase from BWS stores indicated that the Proposed Store was a good idea.²⁰ This indicates that there is a large gap in the current liquor offerings in the Locality. The respondents who indicated their support for the Proposed Store stated that this was because the Proposed Store would:

- (i) provide a convenient way of purchasing takeaway liquor and groceries at the same time (60%);
- (ii) be in a convenient location (49%);
- (iii) provide increased/more competition (9%); and
- (iv) provide a better range/more choice (8%).²¹

85% of the respondents who think that the Proposed Store is a good idea have no concerns about the store.²² The majority of those that had purchased liquor in the past 6 months stated that they would be somewhat likely to or extremely likely to use the Proposed Store.²³ Further, 58% of those that have purchased liquor in the last 6 months would prefer to buy liquor from a store located in a shopping centre or supermarket.²⁴

The majority (72%) of the respondents who were somewhat or extremely likely to visit the store stated that they would do so as part of a trip to the Woolworths supermarket and the Gateway Shopping Centre.²⁵ 38% of these respondents stated that they would visit the store as a specific trip to the Proposed Store.²⁶ 32% of respondents who were somewhat or extremely likely to visit the BWS indicated that they would visit the Proposed Store on the way to or from their place of work.²⁷ Whilst 30% of participants who were somewhat or extremely likely to visit the BWS additionally indicated that they would visit the Proposed Store en-route to somewhere else.²⁸

The survey results indicate a high level of support for the Proposed Store. The Proposed Store will provide a liquor store within the Shopping Centre and will provide a convenient and practical liquor shopping experience for Woolworths customers.

¹⁹ McGregor Tan Research, BWS Gateway Report (2015) pg 20-22.

²⁰ McGregor Tan Research, BWS Gateway Report (2015) pg 20.

²¹ McGregor Tan Research, BWS Gateway Report (2015) pg 24-27.

²² McGregor Tan Research, BWS Gateway Report (2015) pg 32.

²³ McGregor Tan Research, BWS Gateway Report (2015) pg 51.

²⁴ McGregor Tan Research, BWS Gateway Report (2015) pg 57.

²⁵ McGregor Tan Research, BWS Gateway Report (2015) pg 52.

²⁶ McGregor Tan Research, BWS Gateway Report (2015) pg 52.

²⁷ McGregor Tan Research, BWS Gateway Report (2015) pg 52.

²⁸ McGregor Tan Research, BWS Gateway Report (2015) pg 52.

(b) Concerns about the Proposed Store

The respondents who did not support the Proposed Store (18%) raised concerns about the number of liquor stores in the area already (74%), the social implications/encourages drinking (34%) and that the Proposed Store will attract undesirables to the area (25%).²⁹

As discussed below at paragraph 9.1, there are no takeaway liquor stores within 1km driving distance of the Proposed Store, and only three liquor stores within 2km driving distance of the Proposed Store, all of which are located in Palmerston City Centre. There are very few liquor stores in the suburbs surrounding Palmerston City Centre despite the growing population of those suburbs.

Another concern raised by the respondents was with regard to the social problems associated with drinking. As discussed below at paragraph 13, BWS is extremely well managed and has strong harm minimisation policies in place. Further, packaged liquor stores do not give rise to the same social issues as venues that offer on-premises consumption as patrons do not consume alcohol at the premises.³⁰ BWS have a number of policies in place to mitigate any alcohol related harm in the community in which they operate. These policies and techniques are outlined below at paragraph 13.

The amount of community support for the Proposed Store and the number of people who indicated they were likely to use the store clearly demonstrates the community need for a BWS liquor store to open alongside the Woolworths supermarket in the Shopping Centre. The current liquor stores do not cater to consumer requirements for convenience and a one-stop shopping experience.

²⁹ McGregor Tan Research, BWS Gateway Report (2015) pg 28.

³⁰ Tanya Chikritzhs, Paul Catalano, Richard Pascal and Naomi Henrickson, 'Predicting alcohol-related harms from licensed outlet density: a feasibility study' (2007), p 16.

D MAIN TRADE AREA AND DEMOGRAPHICS

7 DEFINING THE MAIN TRADE AREA

The City of Palmerston is the Northern Territory's fastest growing city and one of the fastest growing cities in Australia.³¹ The population of Palmerston-East Arm is expected to double from 19,600 in 1999 to between 36,600 and 42,000 in 2021.³² The Main Trade Area is divided into a primary sector (shown in light pink at Annexure D) and a secondary sector (shown in dark pink at Annexure D), described as follows:

- (a) The primary sector encompasses the suburbs of Gray, Gunn, Farrar, Driver, part of Johnston, part of Marlow Lagoon, Palmerston City, Yarrowonga, Durack, Elrondie, Pinelands, part of Wishart, part of Tivendale and part of Woodroffe.
- (b) The secondary sector sits to the south of the primary sector and encompasses part of Marlow Lagoon, Archer, Mitchell, Zuccoli, Rosebery, Bellamack, Moulden, Bakewell, Woodroffe and part of Johnston.

Together, the primary sector and the secondary sector are referred to as the "Main Trade Area" of the Proposed Store throughout the PIA. A map of the Main Trade Area is attached at Annexure D.

8 DEMOGRAPHICS

The following data has been taken from the Australian Bureau of Statistics in December, 2015 and is based on the 2011 Census.

8.1 Population

The Main Trade Area is a relatively young area comprised of mostly traditional families with young children. The average age of residents is below the Northern Territory and Australian averages, with a large percentage of residents under the age of 40 and a below average population of elderly residents. For example, 50.2% of the population in the Main Trade Area is between the ages of 20-49 years compared with 47.8% in the Northern Territory and 41.9% Australia-wide. Furthermore, the population of persons between the ages of 0-14 represents 26.8% in the Main Trade Area compared with 23.2% in the Northern Territory and 19.3% Australia-wide.

8.2 Households

The most common household type in the Main Trade Area is couple families with children, representing 49.7% of the population compared to 46.3% in the Northern Territory and 44.6% Australia-wide.

70.6% of the population in the Main Trade Area work full-time which is higher than the full-time working population in the Northern Territory as a whole (66.9%) and the National average (59.7%). The median family weekly income in the Main Trade Area is also significantly higher, \$2009 compared to \$1759 in the Northern Territory and \$1481 Australia-wide.

³¹ Palmerston City Centre 2030 Master Plan - p4

http://www.palmerston.nt.gov.au/_data/assets/pdf_file/0015/3246/PALMERSTON_master_plan_Main_Document.pdf.

³² Australian Bureau of Statistics "3222.7 - Population Projections, Northern Territory, 1999 to 2021"
<http://www.abs.gov.au/ausstats/abs@.nsf/mf/3222.7>.

8.3 Migrants

The Main Trade Area consists of a population that is mainly Australian-born (75.7%). This is higher than in the Northern Territory (74.6%) and National average (69.8%). Significant migrant groups in the area are from England (2.9%), the Philippines (2.1%) and New Zealand (1.9%).

8.4 SEIFA

The Australian Bureau of Statistics (**ABS**) publishes the Socio-Economic Indexes for Areas (**SEIFA**) which ranks state suburbs in Australia according to relative socio-economic advantage and disadvantage. The index is based on a scale of 1 to 10. On this scale, the most socio-economically advantaged state suburbs in Australia receive a SEIFA score of 10 and the most socio-economically disadvantaged state suburbs in Australia receive a SEIFA score of 1. As a state suburb, Durack, the most populated suburb closest to the store received an exceptional score of 10 within Australia and within the Northern Territory. This score is consistent with the high percentage of full-time workers and high level of average income in Durack and within the Main Trade Area as a whole.

The ABS also publishes a SEIFA index in respect of relative socio-economic disadvantage. This index is also based on a scale of 1 to 10. On this scale, the most socio-economically disadvantaged state suburbs in Australia receive a SEIFA score of 1 and those with the least prevalence of socio-economic disadvantage receive a SEIFA score of 10. As a state suburb, Durack received a SEIFA disadvantage score of 10 as compared with the rest of the Northern Territory and as compared with the rest of Australia. This suggests that Durack has a very low level of disadvantage.

Yarrowonga, the suburb within which the Shopping Centre is to be built, is an industrial suburb with only 68 residents therefore we have focused on Durack as the closest most populated suburb.

The Proposed Store will provide a convenient and efficient one-stop shop for the rapidly growing population which is heavily populated by working families with children.

9 OTHER LICENSED PREMISES IN THE MAIN TRADE AREA

9.1 Other Venues

There are 12 existing licensed premises in the Main Trade Area of the Proposed Store. 11 of these are capable of selling packaged liquor. However, only seven of these premises are licensed to sell packaged liquor to the public and only four are within 3km driving distance of the Proposed Store. Two of these are club licences (restricting the sale to members only), one is a tavern licence (restricting the sale to lodgers only) and one is a liquor merchant licence restricted to the sale of unrefrigerated liquor only to rural residents of Darwin only. The licensed premises are shown on the Locality map attached at Annexure E and summarised in the tables below.

Table 1 – Packaged Liquor Sales

Premises	Location	Licence Type	Distance from Proposed Store (travelling by road)
BWS Palmerston Tavern Drive –In	1110 Chung Wah Terrace, Palmerston	Tavern	1.2km
Liquorland Palmerston	45 Palmerston Circuit, Palmerston	Store	1.5km
BWS SM Palmerston	Corner Chung Wah Terrace & Temple Terrace, Palmerston	Store	1.5km
Gray Supermarket (Bottlemart Express)	1166 Essington Avenue, Gray	Store	2.4km
One Stop Bottleshop Pinelands (Not yet complete)	883 Stuart Highway, Holtze	Liquor Merchant	3.2km
Pit Lane Liquor	3 Middleton Street, Yarrowonga	Liquor Merchant	3.7km
Woodroffe Fresh Food Supermarket (Bottlemart Express)	32 Baldwin Drive, Woodroffe	Store	4.5km
Moulden Supermarket (Bottlemart Express)	37 Moulden Terrace, Moulden	Store	6km

As highlighted in Table 1 there are no liquor stores in the immediate surroundings of the Proposed Store. The closest liquor stores are located in the city centre of Palmerston.

(a) **BWS Palmerston Tavern Drive In**

BWS Palmerston is a drive-in BWS attached to the Palmerston Tavern. It is open 10am-10pm every day. This is in the city centre of Palmerston and therefore most likely convenient only for those residing or working in the city centre.

(b) **Liquorland Palmerston**

Liquorland Palmerston is open 10am – 10pm Monday to Friday and 9am – 10pm on Saturday. It is located in the centre of Palmerston, adjacent to the Coles supermarket. It is likely used by those residing or working in the city centre of Palmerston.

(c) **BWS SM Palmerston**

BWS SM Palmerston is a small store adjacent to the Woolworths supermarket at Oasis Shopping Village. It is open 10am-10pm Monday to Friday, 9am until 10pm on a Saturday and closed on a Sunday.

(d) **Gray Supermarket (Bottlemart Express)**

Gray Supermarket (Bottlemart Express) is a neighbourhood shopping centre which has a small Bottlemart express as part of the supermarket. It would most likely serve only local residents of the neighbourhood.

(e) **One Stop Bottleshop Pinelands**

One Stop Bottleshop Pinelands store has not been built yet. There is a stipulation that sale of liquor is not permitted under this licence until a certificate of occupancy under the Building Act is issued to the licensee and approval in writing to commence sale provided by the Director-General of Licensing. This licence was only issued on 22 July 2015.

(f) **Pit Lane Liquor**

Pit Lane Liquor drive thru bottle shop is located just off the Stuart Highway, adjacent to the Caltex petrol station. It is open Monday to Saturday 10am – 10pm. This bottle shop is likely to service those stopping at the petrol station or simply driving by heading in a southerly direction.

(g) **Woodroffe Fresh Food Supermarket (Bottlemart Express)**

The Bottlemart Express is found within the Woodroffe neighbourhood centre. It has a small browse area (approximately 25sqm) for packaged liquor at the rear of the shop. Therefore, the product offering is very limited. The centre operates primarily as a convenient neighbourhood centre for residents within its immediate vicinity in the suburb of Woodroffe. Notably, this centre is not located along any of the main roads within the Palmerston area. This makes it difficult for residents within the Main Trade Area to access the shopping centre and licensed premises. Therefore the supermarket would likely service those locals living in the immediate vicinity of the store, looking to buy a bottle of wine on the way home or on the way out.

(h) **Moulden Supermarket (Bottlemart Express)**

This Bottlemart Express is located at the 5 Star Handi market in Moulden, a freestanding shop with a small supermarket. The total premises is approximately 350 sqm in size offering a very basic range of groceries and a small 30sqm browse area for packaged liquor in the rear corner of the grocery store. Therefore, the range of liquor products on offer is very limited. The store has a rundown appearance and the fitout is outdated. The store would likely service

those locals living in the immediate vicinity of the store, looking to buy a bottle of wine on the way home or on the way out.

Table 2 – No/Limited Packaged Liquor Sales

Premises	Location	Licence Type	Distance from Proposed Store (travelling by road)
The Arch Rival Bar and Grill	11 University Avenue, Palmerston	Tavern	800m
Palmerston Sports Club (Big Bargain Bottleshop)	3 Maluka Street, Gunn	Club	1.1km
Cazalys Palmerston (Cellarbrations)	10 Temple Terrace, Palmerston	Club	1.3km
Darwin Free Spirit Resort	901 Stuart Highway, Holtze	Tavern	2.3km
Landmark – Darwin	Lot 4615 McKenzie Place, Yarrowonga	Liquor Merchant	3.8km

(a) The Arch Rival Bar & Grill

The Arch Rival Bar & Grill is a local bar and grill which also has a function room. It holds monthly party theme nights and offers a wide range of tap and bottled beers, wine, spirits, cocktail list. The licence does not allow the premises to sell packaged liquor.

(b) Palmerston Sports Club (Big Bargain Bottleshop)

This is a sports club located in the centre of Palmerston that provides food and bar facilities. It has an adjacent bottleshop, Big Bargain Bottleshop, open daily 10am – 10pm and from 9am on Saturday and Public holidays. The bottleshop is for members only.

(c) Cazalys Palmerston (Cellarbrations)

Cazalys Palmerston Club is located in the heart of Palmerston. The Bistro is open from 12pm – 2pm and then again from 6pm – 9pm seven days a week. The premises offers boutique beers and tap beer, along with a large selection of 'ready to drink' drinks and spirits. There is a Cellarbrations drive thru attached to the club which is available to financial members of the club only. It is open Monday-Friday 10am – 10pm, Saturday 9am – 10pm and Sunday 10am – 10pm.

(d) Darwin Free Spirit Resort

Darwin Free Spirit Resort is a holiday resort with villas and cabins, a caravan site and camping site. There is a fully licensed bar and bistro. The bar may sell packaged liquor to lodgers of the resort. Unopened liquor sold for consumption

off the premises to bona fide lodgers is restricted to a maximum of six cans of beer, six cans of pre-mixed spirits and two bottles of wine at any one time.

(e) **Landmark-Darwin**

This is a wholesaler generally selling agricultural goods. They have a liquor merchant licence which enables them to sell only unrefrigerated liquor and only to bona fide residents of the Darwin rural area (which is defined as that area located outside the boundaries of the municipal areas of Darwin and Palmerston) where the liquor forms part of a contemporaneous sale of goods and merchandise.

The Main Trade Area has a growing population that consists mainly of families with children. It is an affluent area with a higher than average median family weekly income and a high proportion of full-time workers. There are currently no liquor stores in the immediate surroundings of the Proposed Store. The closest liquor stores are located in the city centre of Palmerston.

PART 2 – PUBLIC INTEREST TEST

E THE PUBLIC INTEREST CRITERION

The public interest criterion is established under section 6 of the Act. It establishes a set of objective criteria to regulate the sale, provision, promotion and consumption of liquor in a way that takes into account the public interest.

10 WHAT IS THE ‘PUBLIC INTEREST TEST’?

For an application to be approved, an applicant must show that the grant of the licence will be in the public interest with respect to the criterion set out in section 6(2) of the Act. The Northern Territory parliament clarified the purpose of the public interest criterion during the Second Reading Speech of the Liquor Amendment Bill (No 4) (Serial 193):

Another feature of the objects section is the public interest. The public interest is included, replacing the ‘needs and wishes’ criterion, which is vague and uncertain. The public interest criterion is recognised as being appropriate because a licensing approach based on competitive outcomes alone may significantly reduce the welfare and amenity of the community through negative health and social consequences. Hence, the bill proposed the public interest should be the standard against which applications including license condition variations are sought. By including the public interest in the objects, and further defining public interest later in the amendment bill, applications may be prepared in respect to the public interest and the need to minimise harm and uphold the amenity of community life.

11 WHAT NEEDS TO BE SATISFIED TO MEET THE PUBLIC INTEREST TEST?

11.1 Public Interest Criteria

In considering or determining whether an application under the Act is in the public interest, a decision maker must consider any of the criteria that are relevant to the application set out in section 6(2). These criteria include:

- (a) minimising harm or ill health to people by consuming liquor;
- (b) responsible sale and consumption of liquor;
- (c) maintaining public order and safety;
- (d) risk to the safety, health and welfare of people using licensed premises;
- (e) noise emanations from licensed premises must not be excessive;
- (f) the business does not cause undue offence, annoyance, disturbance or inconvenience;
- (g) that a licensee complies with relevant Territory Acts;
- (h) that each person involved in the business receives suitable training;
- (i) controlling the use of credit in the sale of liquor;
- (j) prohibiting practices which encourage irresponsible drinking;

- (k) the desirability of limiting:
 - (i) the kind of liquor sold;
 - (ii) the manner in which the liquor is sold;
 - (iii) the containers or number of containers in which the liquor may be sold; and
 - (iv) when liquor may be sold.
- (l) the possible necessity of prohibiting or limiting:
 - (i) numbers on the licensed premises;
 - (ii) entertainment on the licensed premises; and
 - (iii) promotional activities in which drinks are offered free or at reduced prices. Prohibiting or limiting.

The criteria set out in section 6(2) are not exhaustive. Pursuant to section 6(3) of the Act, a decision maker must also consider:

- (a) any other matter that is relevant to the public interest in the sale, provision, promotion and consumption of liquor; and
- (b) any information or matter contained in an application which is relevant to the public interest in the sale, provision, promotion and consumption of liquor.

A decision maker under the Act does not need to consider every criteria set out under section 6(2). It must only consider those that are relevant to a particular Application.

12 ABOUT THIS PIA

The role of this PIA is to address each of the criteria outlined in the Act with regard to the specific premises. In order to satisfy the public interest test the Applicant has completed research and engaged various experts, including:

- (a) engaging the firm of Pitney Bowes Business Insight in respect of defining the Main Trade Area;
- (b) research and analysis of data on alcohol-related harm and health, alcohol purchasing habits and issues in the Main Trade Area; and
- (c) a review of other packaged liquor outlets in the Main Trade Area.

Part 2 of this PIA addresses the requirements of the public interest test and contains a summary of the information that was collected through the processes outlined above.

F MEETING THE PUBLIC INTEREST CRITERIA

An applicant must satisfy the criteria set out in section 6(2) under the Act to show that the grant of a liquor licence is in the public interest. In this Part of the PIA, the Applicant addresses each of the public interest criteria set out in section 6(2) of the Act, in support of its application for the grant of a licence with respect to the Proposed Store.

13 MINIMISING HARM OR ILL HEALTH

The Act requires in respect of a liquor licence application that harm or ill health caused to people, or a group of people by the consumption of liquor is to be minimised. BWS places the highest priority on this criterion and has developed and implemented a range of management and staff practices to minimise any harm or ill health that may result from the consumption of alcohol.

13.1 Effective Management

A number of studies have shown that well managed environments for the sale and consumption of alcohol contribute to reducing alcohol related harms.³³ The National Alcohol Strategy outlined the following principles for effective policing of licensed drinking environments, which can be applied to the effective management of a liquor store.³⁴

- (a) management practices that comply with legislation and reduce harm to staff and patrons;
- (b) comprehensive staff training;
- (c) implementation and enforcement of RSA policies and procedures;
- (d) premises designed to minimise harm;
- (e) responsible marketing practices;
- (f) community education;
- (g) access to public transport; and
- (h) cooperation with police and local government.

BWS has strong policies relating to each of these practices, which will be implemented at the Store. These policies are discussed in more detail below.

13.2 BWS management, staff practices and RSA

BWS enforces the strict management practices and policies of the Woolworths Liquor Group.

The House Policy and Responsible Service Policies for all BWS stores sets out the RSA procedures that will be implemented. Appropriately RSA trained staff must be present at the Premises at all times. Woolworths encourages its staff to be aware of what is taking place both inside and outside the store. This is an important part of monitoring

³³ Ministerial Council on Drug Strategy, 'The Prevention of Substance Use, Risk and Harm in Australia' (2004), pg 86.

³⁴ See National Alcohol Strategy 2006-2011.

<<http://webarchive.nla.gov.au/gov/20140801013918/http://www.alcohol.gov.au/internet/alcohol/publishing.nsf/Content/nas-06-09>>.

customers who may consume alcohol bought at the premises on site. However, as the Proposed Store will be located in the Shopping Centre this will limit any chance of alcohol being consumed directly outside the Proposed Store.

It is preferred that all staff are RSA approved when commencing employment, if not they are required to complete RSA training within four weeks of commencing employment and to participate in an induction training. The induction covers:

- (a) company policies, such as employee conduct;
- (b) employee benefits and conditions;
- (c) loss prevention issues and theft;
- (d) safety and health policy and practices;
- (e) hazards to be aware of in the store;
- (f) reporting an accident;
- (g) first aid; and
- (h) selling regulated products, such as liquor.

A copy of the BWS harm minimisation policies is attached at Annexure F.

Woolworths undertakes a number of voluntary licence restrictions in the Northern Territory. The following voluntary restrictions will be enforced at the Proposed Store:

- (a) no Cask Wine or Fortified Wine sales in containers larger than two (2) litres;
- (b) must maintain reasonable range and stock of non-alcoholic drinks;
- (c) no 2 litre glass (Flagon) products;
- (d) no 2 litre Fortified Wine or RTD casks;
- (e) no Fortified Wine products sold for less than \$17 per bottle;
- (f) no \$2 Cleanskins;
- (g) Vendor Restriction – No Banrock Station Infusion Casks;
- (h) Vendor Restriction – No Brown Bros Style Series Casks;
- (i) no 2 litre RTD casks;
- (j) no Liquor Demonstrations; and
- (k) no promotional activity related to gambling.

These voluntary licence restrictions are undertaken by Woolworths to ensure that alcohol related harm is minimised. Woolworths implements these voluntary licence restrictions at other BWS store locations within the Palmerston area. Other stores in other locations have different restrictions which aim to respond to the needs of the local

community. This is seen to be more effective than implementing a blanket policy for all of the Northern Territory as it takes into account the social and alcohol related harm in each local community.

13.3 Community education

BWS runs several community education campaigns in its stores, including:

- (a) the 'Don't Buy It For Them' campaign, which seeks to inform adults of the dangers of providing alcohol to youths;
- (b) the 'Look For The Standard Drink Icons' campaign, which seeks to inform people of the different volumes equating to a standard drink for each drink category; and
- (c) the 'It is safest not to drink alcohol while pregnant' campaign in conjunction with Drinkwise Australia, which seeks to inform women and their partners of the importance associated with understanding all the facts about alcohol and pregnancy.

These campaigns are all prominently displayed in-store and also on the BWS website.

13.4 Community involvement

BWS is committed to participating in relevant community education programs in the local communities where its stores are located. BWS also supports local organisations and charities, and the following campaigns:

- (a) the Alcohol Beverages Advertising (and Packing) Code Scheme which is a combination of industry, advertising and government representatives who administer complaints about alcohol advertising;
- (b) White Ribbon which is the world's largest male-led movement to end men's violence against women;
- (c) Jawun which forms partnerships to benefit corporate, government and Indigenous Australia; and
- (d) Drinkwise Australia which aims to educate consumers on the harmful effects of alcohol abuse.

These policies make BWS one of the most responsible liquor retailers.

14 IMPACT ON SPECIFIC AT RISK GROUPS

The National Drug Strategy Survey (**National Survey**) found that certain groups within the population are at greater risk of developing harmful drug and alcohol use behaviours.³⁵ This section of the PIA examines the potential impact of the Proposed Store on specific at-risk groups within the Northern Territory.

(a) People from regional, rural and remote communities.

Palmerston is not a regional, rural or remote community. This factor significantly reduces the level of risk within the Main Trade Area, as compared with other rural and remote communities located throughout the Northern Territory. An

³⁵ National Drug Strategy Household Survey 2013, p83.

independent study exploring alcohol restrictions in indigenous communities and frontier towns concluded that:

Alcohol consumption figures vary across Australia, particularly between urban and rural areas and between states and territories. Alcohol consumption levels are consistently lower for people living in major cities compared to outer regions.³⁶

The National Survey concluded that people living in remote and very remote areas are twice as likely to drink alcohol in risky quantities.³⁷ The Proposed Store will be located within the City of Palmerston. It will not be located in a rural or remote community. The City of Palmerston is the second largest settlement in the Northern Territory, after Darwin. According to the findings of the National Survey, the level of alcohol consumption should be significantly lower within the Main Trade Area, as compared with other rural and remote communities throughout the Northern Territory.

(b) Aboriginal people and communities

The National Survey found that high proportions of Aboriginal and Torres Strait Islander people drank alcohol at risky levels compared with non-Indigenous Australians.³⁸ The National Survey also found that overall, Indigenous Australians were more likely to abstain from drinking alcohol than non-Indigenous Australians (28% compared with 22% respectively)³⁹. The Main Trade Area has a low percentage of Aboriginal and Torres Strait Islander people at 11.16% compared with the Northern Territory as a whole at 26.8% therefore the Proposed Store should not be of concern in this respect.⁴⁰ Furthermore, Durack, which is the closest residential suburb to the Proposed Store, has a very low population of Aboriginal and Torres Strait Islander people at 4.4%.

(c) Children and young adults

Research suggests that risky drinking behaviour generally tends to be a pursuit of the young, with most people outgrowing excessive drinking habits as they mature and start working and raising a family. According to the National Survey:

The average Australian drinker makes a rapid transition to a weekend heavy drinker at 20 and then almost as rapidly changes to a moderate drinker of increasing frequency by 30, appearing to reach a stable pattern by about 40.⁴¹

Although there is a slightly higher percentage of individuals aged 20-29 in the Main Trade Area as compared with the Northern Territory as a whole, the Main Trade Area also has a higher percentage of families with children.⁴² This is reflective of the nature of Palmerston as a growing area, comprised of traditional families. The Proposed Store's Main Trade Area also has a higher percentage of full time workers than the Northern Territory as a whole and Australia generally⁴³. This suggests that the individuals within the Main Trade Area are at a stage in

³⁶ Sara Hudson, Alcohol Restrictions in Indigenous Communities and Frontier Towns – The Centre for Independent Studies 2011.

³⁷ National Drug Strategy Household Survey 2013, p84.

³⁸ National Drug Strategy Household Survey 2013, p10.

³⁹ National Drug Strategy Household Survey 2013, p94.

⁴⁰ Australian Bureau of Statistics 2011 Census.

⁴¹ Jim Lemon, Drinking and Health in the 2007 National Drug Strategy Household Survey, Technical Report Number 306 (Sydney: National Drug and Alcohol Research Centre, University of New South Wales, 2009), p11.

⁴² Australian Bureau of Statistics 2011 Census.

⁴³ Australian Bureau of Statistics 2011 Census.

their life where they have outgrown excessive drinking habits they may have had prior to commencing work and raising a family.

Further, the policies implemented by BWS discussed in relation to children and young people will also be relevant in minimising any alcohol-related harm that could be caused to families. As discussed at paragraph 13, BWS has strong harm minimisation policies aimed at targeting underage drinking. BWS enforces a strict ID25 policy which requires staff to check the identification of anyone who appears to be under 25 years old. If the customer cannot produce a valid form of ID, staff are required to refuse service. These policies will help minimise harm to children in the Main Trade Area.

(d) Low socio-economic groups

Low socio-economic groups are generally at a greater risk of alcohol related harm than higher socio-economic groups within the community. Research shows that a major reason for this is the increased amount of leisure time or unstructured time amongst lower socio-economic groups. An independent study exploring alcohol restrictions in indigenous communities and frontier towns found that:

The concentration of large numbers of people reliant on welfare with nothing meaningful to do has created a social environment where it is extremely hard for people to abstain from drinking.⁴⁴

The Proposed Store will not be contributing to the sorts of irresponsible consumption of alcohol outlined in the extract above. The Main Trade Area does not have the socio-economic characteristics of an area in which there is a high level of leisure and unstructured time available, which generally leads to an increased risk of alcohol related harm.⁴⁵

The social environment within the Proposed Store's Main Trade Area is relatively affluent and hard-working. Significantly, the percentage of full time workers in the Main Trade Areas is very strong, with 70.6% of the population working full time, as compared with the 66.9% Northern Territory wide and 59.7% Australia wide. The average income level in the Main Trade Area is above the Northern Territory average and the Australian average.⁴⁶

The ABS publishes the SEIFA which ranks state suburbs in Australia according to relative socio-economic advantage and disadvantage. The index is based on a scale of 1 to 10. On this scale, the most socio-economically advantaged state suburbs in Australia receive a SEIFA score of 10 and the most socio-economically disadvantaged state suburbs in Australia receive a SEIFA score of 1. As a state suburb, Durack, the most populated suburb closest to the store received an exceptional score of 10 within Australia and within the Northern Territory. This score is consistent with the high percentage of full-time workers and high level of average income in Durack and within the Main Trade Area as a whole.

These statistics reflect a decreased risk of alcohol related harm to the residents within the Main Trade Area. They also reinforce the growing need within the Main

⁴⁴ Sara Hudson, "Alcohol Restrictions in Indigenous Communities and Frontier Towns", Centre for Independent Studies <<http://www.indigenousjustice.gov.au/db/publications/287906.html>>, p22-23.

⁴⁵ IBISWORLD – industry market research, Australia industry reports, liquor retailing, industry performance <<http://www.ibisworld.com.au/industry/default.aspx?indid=398>>.

⁴⁶ Australian Bureau of Statistics 2011 Census.

Trade Area for convenient and efficient one-stop shop facilities to cater to the needs of the high proportion of time-poor, full-time workers in the area.

15 LIQUOR MUST BE SOLD AND CONSUMED IN A RESPONSIBLE MANNER

In respect of a liquor licence application, the Act requires that liquor is to be sold, or sold and consumed, on licensed premises in a responsible manner.

15.1 Responsible Sales

Woolworths provides its staff with guidelines for assessing whether a customer is intoxicated. Woolworths requires that if a customer is intoxicated the staff member refuses to serve the customer and asks the customer to leave the premises. If any issues arise the staff member is required to ask for assistance from the store manager and contact the police if necessary. Staff must refuse to serve any alcohol to the intoxicated person and may refuse to admit any person to the store who has previously been asked to leave.

Woolworths also enforces strong policies regarding evidence of age and preventing service to juveniles. If a juvenile enters the store and is not accompanied by a responsible adult, the staff on duty are required to approach the juvenile and ask why they are present in the store. The ID25 policy is strictly applied and staff must ask for proof of age identification from anyone who looks under 25 years old. If the person is unable to produce valid identification, the staff member must refuse service. The School Uniform policy requires that staff must not serve alcohol to students in school uniform, even if they are over the age of 18. The Secondary Supply policy requires staff to refuse service of alcohol if they are aware that a person who is legally entitled to buy alcohol is going to pass that alcohol on to a minor or an intoxicated person.

Each BWS store contains an incident register which is required to be used consistently to record any incidents and ID checks. The staff members at the store must ensure that responsible service posters are displayed throughout the store to promote the responsible consumption of alcohol.

15.2 Responsible Buying

BWS complies with the Woolworths Liquor Group Responsible Buying Charter (**Responsible Buying Charter**) to ensure that internal purchasing and ranging decision making processes comply with best practice guidelines for retailers and drinks manufacturers worldwide. The Responsible Buying Charter is designed to help ensure that BWS adds value to the community rather than adding harm. The Responsible Buying Charter is a guideline to ensure that only products which are appropriately branded are stocked at Woolworths Liquor Group stores. It prohibits BWS from stocking products that appeal to minors, encourage inappropriate drinking practices, or make inappropriate associations, such as associations with illicit drugs.

The Responsible Buying Charter requires that any products sold do not:

- (a) have the potential to appeal to minors;
- (b) have the potential to lead to confusion with confectionary or soft drink;
- (c) have an appearance that may lead to confusion about the alcoholic nature and strength of the product;

- (d) draw any association with drug culture;
- (e) encourage illegal or immoderate consumption;
- (f) suggest association with violent, dangerous, aggressive or anti-social behaviour;
- (g) suggest consumption could lead to sporting, social or sexual success or popularity;
- (h) feature imagery or language that could be offensive on cultural, religious, ethnic or gender grounds; or
- (i) suggest any physical or mental health benefit can be obtained by consumption.

Each new product that is sold in the stores must meet these requirements, which are aimed at minimising the potential for alcohol marketing to encourage consumers to drink in ways that could be potentially harmful.

16 PUBLIC ORDER AND SAFETY MUST NOT TO BE JEOPARDISED

In respect of a licensing application, the Act provides that public order and safety must not be jeopardised, particularly where circumstances or events are expected to attract large numbers of persons to licensed premises or an area adjacent to those premises.

The Proposed Store is not located within the Palmerston CBD designated area, where the Northern Territory government is currently concerned about alcohol fuelled violence and crime. The Proposed Store will be located within a shopping centre where there is minimal risk that the public order and safety of the residents in the Main Trade Area will be jeopardised. BWS does not envisage circumstances or events where large numbers of persons will come onto the Proposed Store within the meaning of section 6(2)(c) of the Act.

As has been discussed, the setup of the Proposed Store is markedly different from licensed premises where the on-site consumption of alcohol is encouraged and where events are marketed to attract large numbers of persons onto the licensed premises. It is expected that most customers who enter the licensed premises will be parents and full time workers carrying out their weekly shopping who will benefit from the convenience of a one-stop shop facility.

17 THE SAFETY, HEALTH AND WELFARE OF PERSONS WHO USE LICENSED PREMISES MUST NOT BE PUT AT RISK;

In respect of a licensing application, the Act provides that the safety, health and welfare of persons who use licensed premises must not be put at risk.

17.1 Security

The Proposed Store will be modern, well-maintained and located within the new Shopping Centre. The Shopping Centre's environment will provide additional security given the number of people who will be patronising the complex and the on-site security staff will patrol the premises. This set up minimises the potential risk to persons who use the licensed premises.

The site will also have the standard BWS security features such as CCTV (including a minimum of 6 cameras), back to base alarms, duress buttons for hold-ups and EAS gates.

17.2 Harm Minimisation

As discussed at paragraph 13, BWS implements strong harm minimisation policies to ensure that the safety, health and welfare of persons who use the premises are not put at risk. BWS also has strongly implemented responsible service of alcohol policies.

All BWS stores are recognised for being well managed and are staffed by well trained, passionate people. The Proposed Store will be operated in a manner consistent with BWS' reputation. Management will take all steps to ensure that the Proposed Store is operated in a fashion supportive of the amenity, quiet and good order of the surrounding Main Trade Area.

17.3 Environmental factors: Crime prevention through environmental design

Furthermore, crime prevention through environmental design policies are used in the design of all BWS stores to ensure that a safe and secure environment is provided for customers.

The Australian Institute of Criminology has outlined risk factors that affect the likelihood of alcohol related harm at licensed premises.⁴⁷ These include the capacity of the venue, the atmosphere and décor, and the culture of the premises. BWS has a strong commitment to Crime Prevention through Environmental Design (**CPTED**).

(a) Surveillance and lighting

All BWS stores are designed to minimise the risk of crime. The cash register is located near the public entrance to the store to ensure visual surveillance. Bright lighting is also used throughout the store. External and security lighting will operate during non-trade hours. The location of the Proposed Store within the Shopping Centre will also increase surveillance. A high quality CCTV system will be installed in the store with a minimum of 6, but up to 8 cameras to reduce crime.

(b) Territorial reinforcement

The Proposed Store will be clearly branded with BWS branding and will be housed within the Woolworths supermarket which will further reinforce the branding. BWS staff are all highly trained and wear uniforms. Effective internal design of the stores limits the opportunities for concealment. External areas are maintained and kept tidy and clear from litter.

(c) Access control

The Proposed Store will be located within the Shopping Centre which will help limit access. The Proposed Store is located near the entrance to the Woolworths store to ensure that access to the BWS itself can be properly managed.

The environmental design of the Proposed Store, including the bright lighting and extra security, will discourage problem drinkers and particular at risk groups from frequenting the premises.

⁴⁷ Australian Institute of Criminology, Key Issues in alcohol-related violence, December 2009, pg 5.

18 NOISE EMANATIONS MUST NOT BE EXCESSIVE

In respect of a licensing application, the Act provides that noise emanations from licensed premises must not be excessive.

The Proposed Store will not create excessive noise. The Proposed Store must be distinguished from other licensed venues which are licensed to permit on-site alcohol consumption, where excessive noise emanations can disturb the amenity of a community. As the Proposed Store does not permit on-site alcohol consumption and is located in a Shopping Centre it is unlikely to create excessive noise which will disturb surrounding premises or neighbours.

19 LICENSED PREMISES MUST NOT CAUSE UNDUE OFFENCE, ANNOYANCE, DISTURBANCE OR INCONVENIENCE

In respect of a licensing application, the Act provides that business conducted at licensed premises must not cause undue offence, annoyance, disturbance or inconvenience to persons who reside or work in the neighbourhood of the premises or who are making their way to or from, or using the services of, a place of public worship, hospital or school (**Sensitive Premises**).

There are 32 Sensitive Premises in the Main Trade Area – 10 places of worship, 10 childcare centres, 9 educational institutes, 2 Alcoholics Anonymous venues and 1 super clinic. There are no homeless shelters within the Main Trade Area.

The sensitive premises and the distance from the Proposed Store are shown in the table below:

Sensitive Premises	Approximate Driving Distance from Proposed Store
Alcoholics Anonymous, Shop A3, Electoral Office, Palm Plaza 17 University Avenue	650m
Farrar Early Learning Centre Child Care	1.3km
Palmerston GP Super Clinic	1.3km
Mission Australia Early Learning Kids Brigade	1.5km
Charles Darwin University - Palmerston	1.8km
Durack Primary School	2.1km
Gray Primary School	2.7km
Gray Child Care Centre Inc	2.7km
Driver Primary School	2.9km
Anglican Church of Australia	2.9km
Apostolic Church of Australia	3.1km

Sensitive Premises	Approximate Driving Distance from Proposed Store
Jehovahs Witnesses	3.2km
Cross- Roads Christian Church	3.2km
Palmerston Baptist Church	3.3km
Luthern Church of Australia	3.4km
Good Shepherd Lutheran College – Palmerston	3.7km
Bakewell Primary School	3.7km
Palmerston Senior College	3.8km
Sacred Heart Primary School	3.8km
Alcoholics Anonymous, Sacred Heart Primary School	3.8km
The Uniting Church	3.9km
Palmerston Early Learning Centre	3.9km
Palmerston Catholic Church	4km
Palmerston Christian School	4.1km
Goodstart Early Learning Bakewell	4.2km
Goodstart Early Learning Moulden – Temple Terrace	4.6km
Sallywags Child Care Centre	5.1km
Woodroffe Child Care Centre	5km
Palmerston Corps Church	5.2km
Rosebery Early Learning Centre	5.6km
Goodstart Early Learning, 2440 Moulden Terrace, Moulden	5.7km
Hope City Church	5.7km

Generally the impact of licensed premises on sensitive premises is greater where the licensed premises are a social facility which provides on-site drinking.⁴⁸ This is due to the potential noise issues and patron behavioural problems which may impact on the surrounding area. BWS is a packaged liquor store and, as such, consumption will not occur on the premises. The BWS store will also only operate until 10pm which will greatly minimise any potential impact on surrounding premises that might arise from late night trading.

The closest sensitive premises to the Proposed Store are the Farrar Early Learning Centre Child Care, the Palmerston GP Super Clinic and Shop A3, Electoral Office, Palm Plaza 17 University Avenue where weekly Alcoholics Anonymous meetings are held. The Proposed Store will not be visible from any of these premises. We also note that there are existing licensed premises located in closer proximity to the above premises. To the best of our knowledge, the existing liquor stores have not caused any concern to these Sensitive premises.

The integration of the Proposed Store within the Shopping Centre and, more specifically, within the Woolworths supermarket also helps mitigate any annoyance, disturbance or inconvenience to neighbours and sensitive premises in the Main Trade Area. This setup acts as a deterrent against the sort of antisocial behaviour and disturbance that sometimes arises in hotels, bars and night clubs.

BWS has strict policies in place to prevent the sale of alcohol to people who are intoxicated. Staff are instructed not to sell alcohol to anyone they believe is already under the influence of alcohol. As discussed elsewhere in this PIA, well-run licensed premises have been proven to actually improve issues with alcohol related harm.

20 A LICENSEE MUST COMPLY WITH PROVISIONS OF THE ACT

In respect of a licensing application, the Act provides that a licensee must comply with the provisions of the Act and any other law in force in the territory which regulate in any manner the sale or consumption of liquor or the location, construction or facilities of licensed premises, including:

20.1 By-laws made under the Local Government Act;

The Proposed Store will comply with all provisions under the Local Government Act.

20.2 Provisions of or under the Planning Act;

The Proposed Store will comply with all provisions under the Planning Act.

20.3 Suitable training;

The Act requires that each person involved in the business conducted at licensed premises must receive suitable training relevant to the person's role in the conduct of the business. The BWS policies and training are outlined in paragraph 13. See also Annexure (BWS Harm Minimisation Policies).

All BWS staff in the Northern Territory are required to complete a recognised RSA Certification at the commencement of their employment and a refresher course each

⁴⁸ Tanya Chikritzhs, Paul Catalano, Richard Pascal and Naomi Henrickson, 'Predicting alcohol-related harms from licensed outlet density: a feasibility study' (2007), p16.

year. Management will be trained and take all steps to ensure that the Proposed Store is operated in a fashion supportive of the amenity, quiet and good order of the surrounding Main Trade Area. As discussed at paragraph 13, BWS staff are provided with quality training and the opportunity to undertake ongoing education in the industry.

20.4 The use of credit in the sale of liquor must be controlled;

BWS will not sell liquor on credit.

20.5 Practices which encourage irresponsible drinking must be prohibited;

As discussed at paragraph 13, BWS implements strong policies which proactively mitigate irresponsible drinking practices. BWS actively supports community education initiatives which encourage responsible drinking practices.

20.6 Other necessary or desirable limitations

It may be necessary or desirable to limit any of the following:

(a) The kinds of liquor that may be sold

The Proposed Store will serve an extensive range of products, including both light strength and mid strength products. BWS will comply with all restrictions imposed by the Director General in respect of the kinds of liquor that may be sold.

(b) The manner in which liquor may be sold;

The Proposed Store will not sell liquor on credit, nor will it sell liquor to any intoxicated person.

(c) The containers, or number or types of containers, in which liquor may be sold;

BWS will comply with all restrictions imposed by the Director General in respect of the kinds of liquor that may be sold.

(d) The days on which and the times at which liquor may be sold;

BWS will comply with all restrictions imposed by the Director General in respect of the days on which and times at which liquor may be sold.

21 THE ENFORCEMENT OF NECESSARY OR DESIRABLE PROHIBITIONS AND LIMITATIONS

In respect of a licensing application, the Act provides that it may be necessary or desirable to prohibit or limit:

- (a)** the number of persons who may be on licensed premises, on any particular part of licensed premises or in an adjacent area subject to the control of the licensee;
- (b)** the entertainment, or the kind of entertainment, which may be provided on licensed premises or in an adjacent area under the control of the licensee; and
- (c)** activities in which drinks are offered free or at reduced prices

As the Proposed Store is a takeaway liquor store which is planned to be located within the Woolworths supermarket, these criteria are not applicable.

BWS manages well run premises that minimise the impact of alcohol on the community in which they operate. The location of the Proposed Store in a large shopping centre will service the needs of the local community. This location will also be optimal for minimising any potential issues of harm in the Main Trade Area. There are not many at-risk groups in the Main Trade Area, and the area is affluent. It is unlikely that the store would contribute to any social issues.

G CONCLUSION

As has been outlined above, the Proposed Store satisfies the Northern Territory Liquor Commission's guidelines in respect of new takeaway liquor store licences. The Main Trade Area of the Proposed Store has many new residential developments including The Heights in Durack which is opposite the Proposed Store. Furthermore, the Main Trade Area has seen recent, substantial population increase which is forecast to continue. There is also a clear public need for the Proposed Store as there are currently no other one-stop shopping centres in the suburbs surrounding Palmerston City Centre. The Survey results also show that the Proposed Store would be a positive addition to the area with the majority of respondents indicating that the Proposed Store was a good idea and that they prefer to buy takeaway liquor at the same time as their grocery shop.

The Proposed Store is to be located within a large Shopping Centre which will attract customers from throughout the Main Trade Area. The demographics of the Main Trade Area make it an ideal location for the Proposed Store and Shopping Centre as the area is characterised by high-earning working families with young children who will be looking to satisfy all their shopping needs under one roof. The area is not a low socio-economic as evidenced by the high full-time employment rate and high income levels and does not present a significant risk to any particular group or sensitive premise within the Main Trade Area.

BWS has an extremely strong reputation for being a responsible liquor retailer. BWS implements a number of RSA policies and ensures that their staff are highly trained and provided with sufficient management support. BWS also takes an active part in several community campaigns and industry groups aimed at eliminating social issues which arise from alcohol consumption.

The harm minimisation policies which are implemented at BWS will ensure that the Proposed Store furthers the development of the liquor industry in a positive way. Well managed premises and responsible liquor operators are essential to changing the liquor culture in Australia and mitigating alcohol-related harm.

The Applicant submits that it has satisfied the requirements and objects of the Act in respect of the Proposed Store and that it is in the public interest for this application to be granted.

H FURTHER INFORMATION

The Applicant reserves the right to supplement this PIA and accompanying submissions if required in order to satisfy the public interest test under the Act. The Applicant would also welcome the opportunity to discuss the application with the Licensing Authority if further information or further consideration of any aspect of this PIA is needed. The Applicant may be required to amend this PIA subject to any specific issues that are identified by the Licensing Authority or any interveners or objectors to this application.

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ANNEXURE A – PLAN OF SHOPPING CENTRE

SITE INFORMATION

Site Area = 112358 m²
 Building Footprint = 36978 m²
 = 33% of Site Area

Land Use	GLA (m ²)
Discount Department Store & Supermarket	11 118
Mini Major	3 872
Specialty (includes food outlets)	6 979
Roads	188
Restaurants	1 912
Cinema (500 seats)	8 000
Petrol Filling Station	150
Total	28 309

Parking Numbers
 Lower Ground Floor
 Ground Floor
 Total

458
 617
 1075

Proposed Car Park to meet the requirements of AS 2876.1:2004

Typical Customer Car parking bays

Standard space 2700 x 5500mm
 Accessible space 2400 x 5500mm with 2400mm wide shared zone

Typical Customer Car Park Access to be 1800mm wide

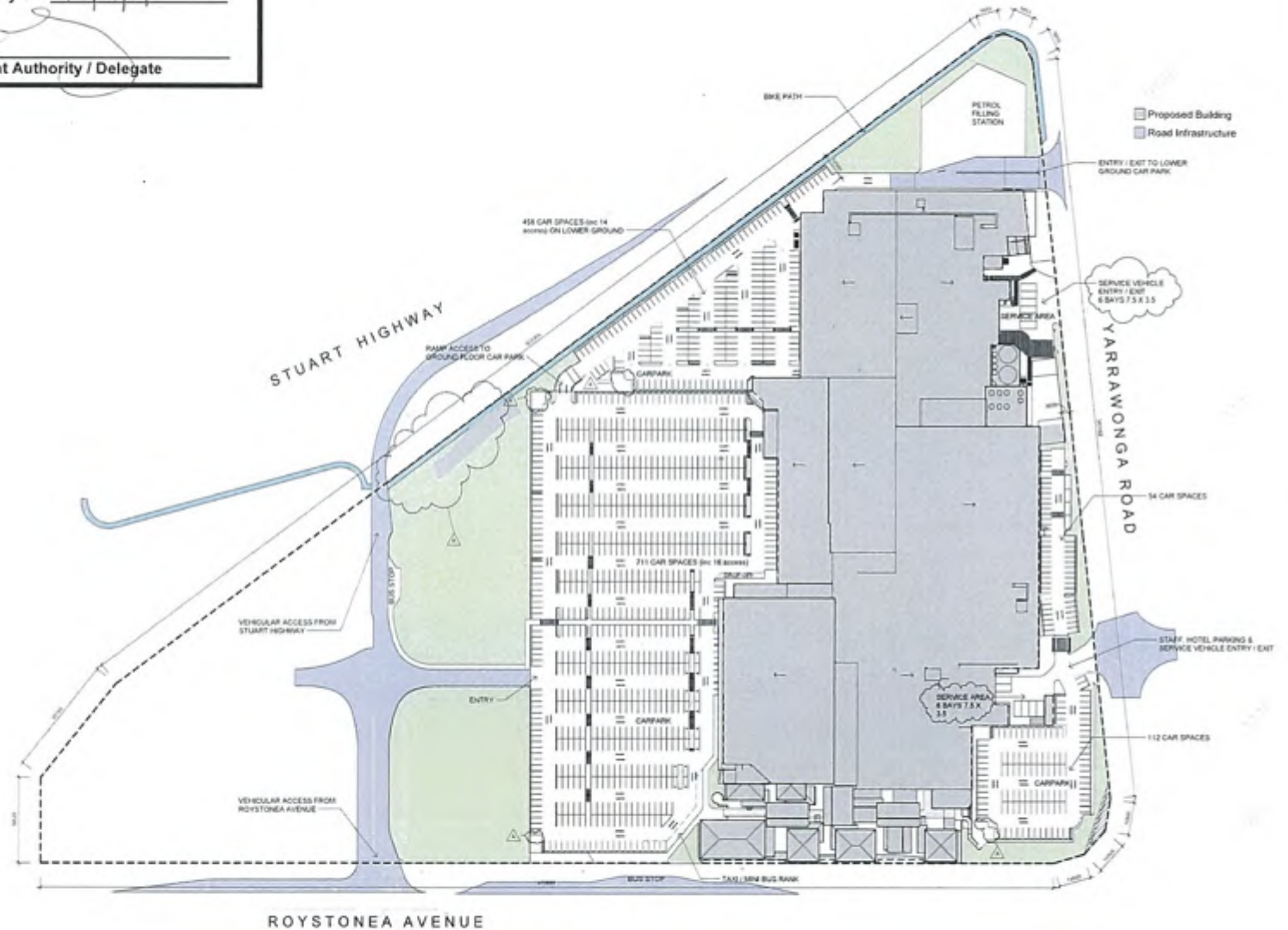
Parking spaces at the end of and perpendicular to driveway to be either 3.5m wide or so that the driveway projects 1m beyond the last parking space

Drawing No: 2014/0706/1 referred to in

Permit No: DP14/0889 issued by

the consent authority on: 18/12/14

[Signature]
 Consent Authority / Delegate





Land Use	GLA (m ²)
Discount Department Store & Supermarket	11,158
Min Malls	3,872
Specialty (includes food outlets)	8,878
Kiosk	158
Proteinery	1,352
Cinema (500 seats)	4,500
Petrol Filling Station	150
Total	28,209

438 Car Spaces
 72 Bike Parks (144 Bike Capacity)

Drawing No: 2014/0706/2 referred to in
 Permit No: 0014/0889 issued by
 the consent authority on: 18/12/14

 Consent Authority / Delegate



LOWER GROUND FLOOR PLAN
 GATEWAY SHOPPING CENTRE

Status: DA
 Path: ROYSTONEA AVENUE, PALMERSTON

Scale: 1:1000 @ A1
 0 80
 © James Sharley



Project Number: SAS0659
 Drawing Number: DA03
 Revision: A
 Date: 23/01/2015

James
 Sharley

ATTACHMENT B



Drawing No: 2014/0706/3 referred to in
 Permit No: DP14/0889 issued by
 the consent authority on: 18/12/14

 Consent Authority / Delegate



Line Item	2019
Operating Expenses	1,118
Goodwill	2,012
Other Intangible Assets	6,819
Other	11
Depreciation	1,972
Amortization	4,887
Other	1,000
Total	18,909

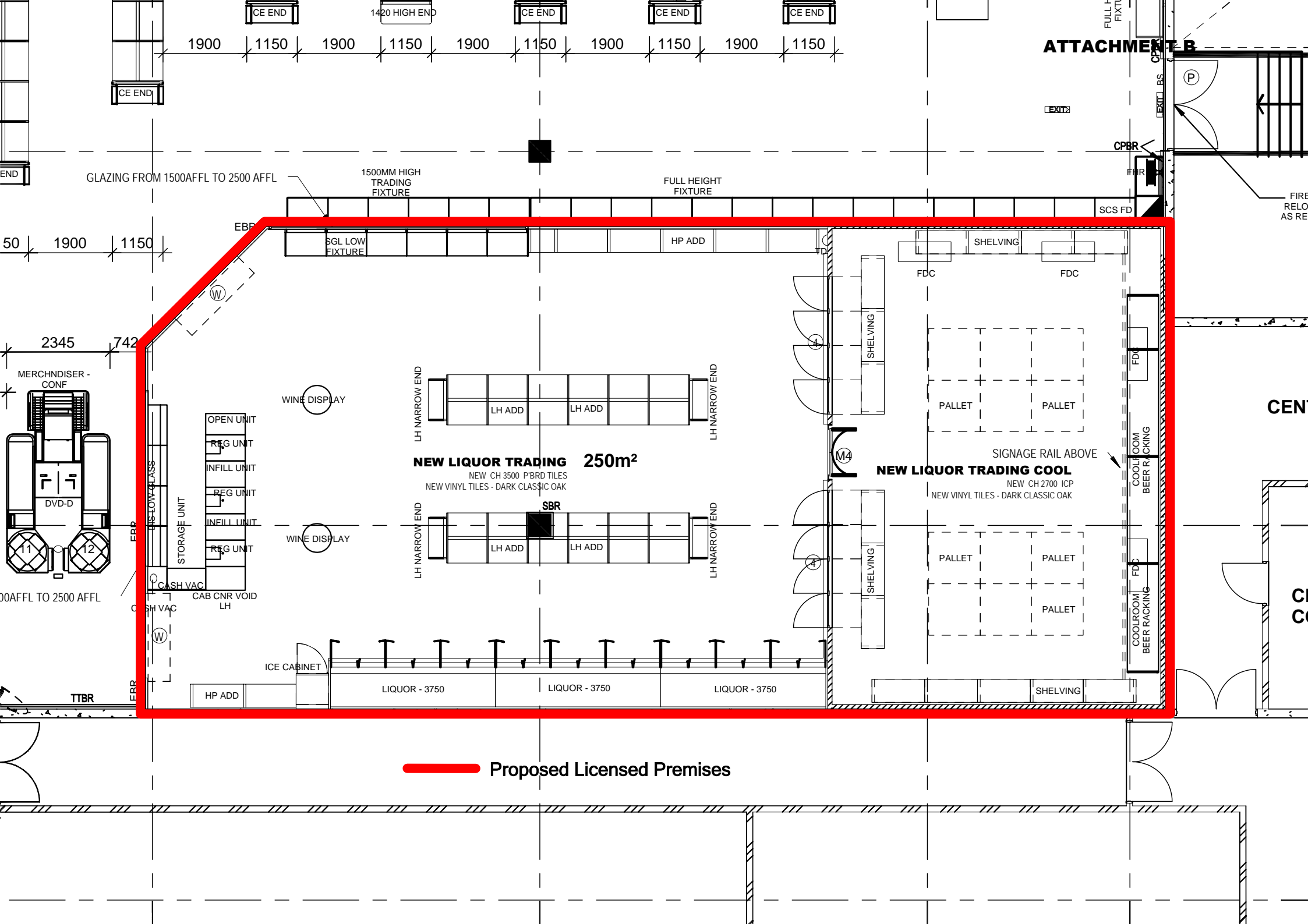
ATTACHMENT B

ANNEXURE B – PLAN OF PROPOSED STORE

SCS FD

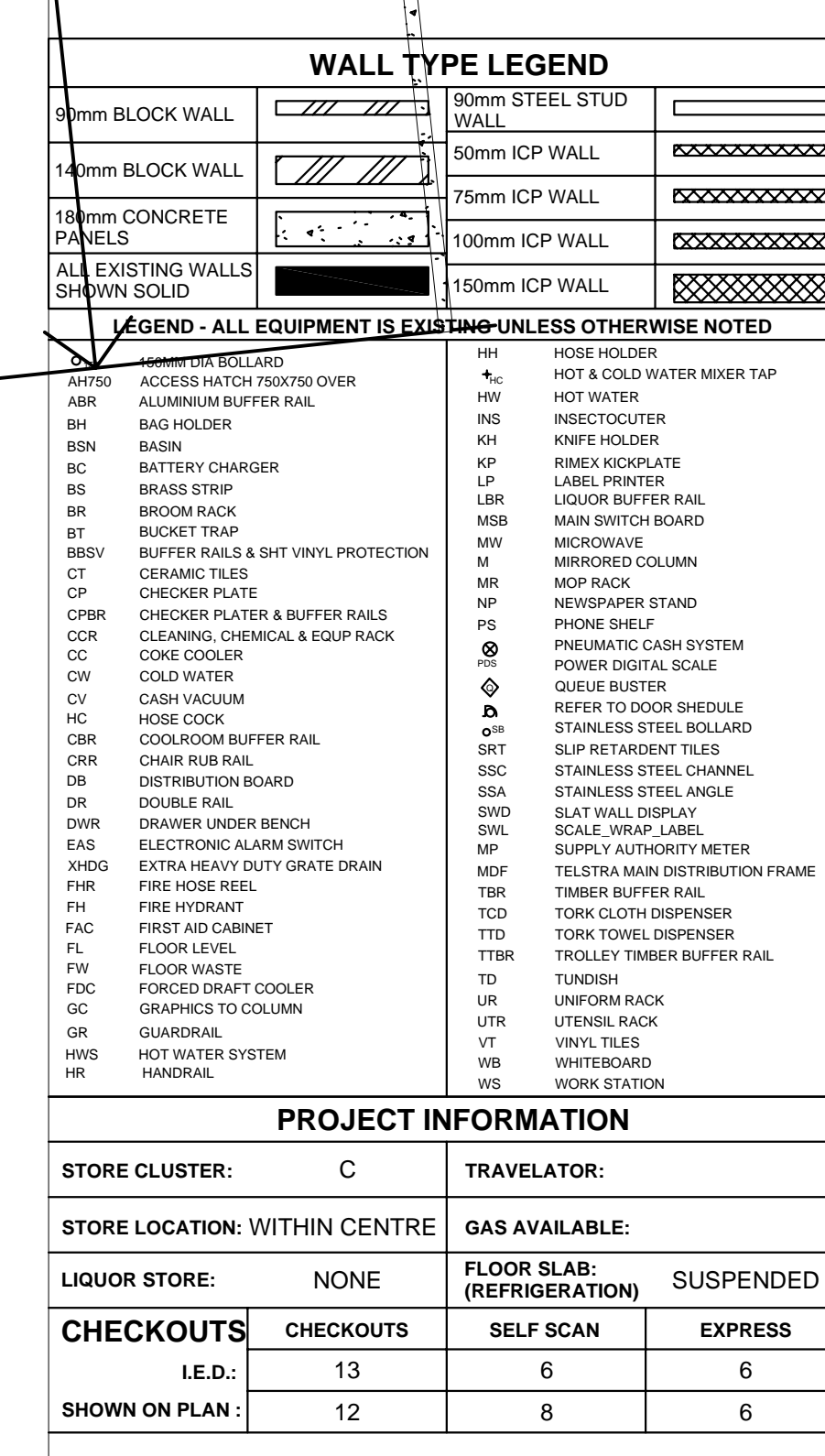
CEN'

CI
CO



NP - FOOTAGES - POST		
Equipment Type	No	Linear Feet
Deli - Service	4	30
RF - Service Glass - Angular Profile: Deli - 126	1	30
	3	30
RF - Glass Door Freezer	1	43
RF - Glass Door Freezer - Metric: Frozen Food - 4 Door	3	43
RF - Glass Door Freezer - Metric: Frozen Food - 5 Door	18	273
Grocery	1	348
RF - End Case - No Doors: Drink - 160mm	1	6
Meal		6
RF - MEAT - Meat - Multisided - 5 Tier - 2500	2	120
RF - MEAT - Meat - Multisided - 5 Tier - 3750	2	120
RF - 17N Low Height - Metric: Meat - 17N	2	120
RF - 17N Low Height - Metric: Meat - 17N	2	120
RF - 17N Low Height - Metric: Meat - End - 1950	2	180
RF - Meat Docks - Metric: Post For Dock	2	18
RF - Severe Door - 3 Tier - Metric: Meat - 3750	19	211.8

NEW / REFURB - TRADING / BUILDING RATIO		NEW / REFURB - BUILDING (EXCLUDING PLANT / LOADING DOCK)		DRA
---	--	--	--	---



WOOLWORTHS LIMITED			
ABEN 88 000 014 675			
1 WOOLWORTHS WAY BELLA VISTA NSW 2103			
PO BOX 6000 BALKLHAM HILLS NSW 2153			
TELEPHONE (02) 9885 0000 FACSIMILE (02) 9885 0008			
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ALL DIMENSIONS, SIZES, ETC. ARE IN MILLIMETERS. FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING OF DRAWING.			
THIS DRAWING TO BE READ IN CONJUNCTION WITH ELECTRICAL, MECHANICAL, HYDRAULIC, TENDAL STANDARD DRAWINGS AND CONSTRUCTION SUMMARY.			
THIS DRAWING IS FOR DESIGN GUIDANCE ONLY. FINAL DETAILS MUST MEET SITE CONDITIONS, RELEVANT AUTHORITIES AND APPLICABLE BUILDING STANDARDS.			
PROJECT: WOOLWORTHS PALMERSTON GATEWAYS CNR ROYSTONEA AVENUE AND YARRAWONGA ROAD, DURACK, NT			
		STORE No. 5680	
DRAWING: CONTROL / BASIC PLAN LAYOUT CONCEPT SKETCH			
DRAWN BY : FR	DESIGN MGR : M. CHOI	PROJECT MGR : N. PITCHERS	
SCALE : As indicated @	NOT ISSUE : 4200 ICP AO 05/2013	DRAWING ISSUE DATE : 10/08/2015	
REGION / STATE NT	PROJECT NO : 5680	DRAWING NO : A440	AMEND. NO : B
DOC STATE: 03 - Control		Print Date:	

ANNEXURE C – JAMES SCOTT-MACKENZIE STATEMENT

**STATEMENT OF JAMES SCOTT-MACKENZIE
BUSINESS DEVELOPMENT MANAGER,
WOOLWORTHS LTD,
1 WOOLWORTHS WAY,
BELLA VISTA NSW 2153**

1 Personal Details

- 1.1** I am the Business Development Manager for the Woolworths Liquor Group of Woolworths Limited in Australia.
- 1.2** This statement is provided by me to support Woolworths' application for a conditional grant of liquor store licence for the proposed new liquor store to form part of the Woolworths Supermarket to be constructed at the proposed new Gateway Shopping Centre at Lots 11037, 07765 and 07766, 5, 11 and 15 Yarrawonga Road, Yarrawonga in the Northern Territory (**Proposed Store**).
- 1.3** The information identified in this statement is within my personal knowledge and belief, certain of which have been provided to me through Woolworths' Head Office in Sydney.

2 Position and experience

- 2.1** I have over 20 years' experience in the retailing industry. In particular, I have significant experience in the liquor industry with both Australian Hospitality and Leisure Group and Woolworths Limited, having managed licensed premises across multiple states and being responsible for large numbers of staff and various departments, including packaged liquor or retail outlets. Further I have had experience in compliance for Woolworths operated Liquor stores nationally and am currently responsible for a large number of liquor licensing matters .
- 2.2** I have been employed by Woolworths since 2008. In my current position I am responsible for making applications for new licences and removing existing packaged liquor licences in the states of the Northern Territory, southern New South Wales, Victoria, Tasmania, South Australia and the Australian Capital Territory.

- 2.3** Through my current role and past experience I am well familiar with the retail liquor industry and how it operates.

3 About BWS

- 3.1** The BWS brand first began operations in June 2001. Originally the brand was associated with Woolworths' liquor stores that were not collocated with its supermarkets and it quickly established itself as the "local neighbourhood" bottle shop brand.
- 3.2** Currently our range of BWS stores includes freestanding stores, stores associated with neighbourhood shopping centres (such as the Proposed Store will be); stores associated with a hotel or tavern; and stores associated with Woolworths Supermarkets.
- 3.3** BWS stores are extremely popular. Market research completed in 2014 by Woolworths revealed that after Dan Murphy's, BWS was the store respondents nominated as being the store they were most likely to go to next to purchase their packaged liquor.¹ Around 35% of packaged liquor consumers "regularly" patronise BWS stores.²
- 3.4** The top attributes of BWS identified by customers are "convenient locations", "excellent customer service" and "great loyalty/reward program".³
- 3.5** At the core of the BWS brand is convenience. This convenience is provided through aspects such as location, e.g. being located in the local, neighbourhood shopping centre or next to a Woolworths Supermarket, and/or facilities, e.g. having a drive-through service.
- 3.6** Woolworths' corporate management and governance of its licensed premises is extremely strict. It devotes considerable resources to put in place stringent policies,

¹ House of Brand Research "Liquor Drivers" market research report 2014, page 2

² House of Brand Research "Liquor Group Brand Tracking Quarterly Report" market research report May 2014, page 10

³ House of Brand Research "Liquor Group Brand Tracking Quarterly Report" market research report May 2014, page 29

procedures and systems to ensure compliance with Woolworths' Responsible Service of Liquor management criteria and provisions of the *Liquor Act 1979* (NT). The effectiveness of these systems and measures is demonstrated in Woolworths' exceptional track record of compliance in the Northern Territory, as well as all other states and territories where its licensed premises operate.

- 3.7** The Proposed Store will operate under the same strict management regime as all of Woolworths other packaged liquor outlets.

4 BWS Stores associated with Woolworths' Supermarkets

- 4.1** Since the opening of its first single basement store in Sydney in 1924, Woolworths now operates over 950 supermarkets Australia wide. Woolworths' first comprehensive supermarket, offering self-selection and a wide range of food and other goods under the one roof, with adjacent parking space to meet the needs of the fast growing population of car-owners, was opened in Warrawong, NSW, in 1960.
- 4.2** Woolworths' supermarkets of today retain these founding principles, but are further enhanced by state of the art design and modern retailing principles. Modern Woolworths' supermarkets are large, fully integrated stores, designed to provide the amenity of several different shops in a "village style" retailing outlet. That is, a bakery, fruit and vegetables, butcher (i.e. the meat section), milk and dairy products, frozen goods, a delicatessen, household items, etc.
- 4.3** Packaged liquor was first added to the range of products offered at a Woolworths' supermarket in 1961. At the time this was revolutionary. Nowadays, it is common place to find a packaged liquor section in, or associated with, most major supermarkets. All the major supermarket brands (being Woolworths, Coles and IGA) offer a licensed area within many of their supermarkets. Currently over 11 of our supermarkets in the Northern Territory have a liquor licensed area forming part of, or associated with, the supermarket.
- 4.4** The association of a licensed area with our supermarkets is now part of Woolworths' standard supermarket design and is now reasonably expected by our customers nationwide. This is particularly so for any of our customers who are aware of, and familiar with, what a fully integrated Woolworths' supermarket provides.

4.5 The association of a packaged liquor section within our supermarkets provides significant convenience to our customers, particularly in terms of time, as it means they only have to visit one store, at the one time, using the same trolley, to acquire all their daily or weekly grocery needs.

4.6 Our research reveals that a large proportion of packaged liquor consumers (around 46%) like to purchase packaged liquor as part of their grocery shopping or other shopping trip.⁴ Having said that, ultimately where and when people buy their packaged liquor will depend on their circumstances and needs at the time. For instance, other key purchase occasions include a "specific trip", "on the way to a social occasion" and "on the way home".⁵ Around 19% of packaged liquor consumers typically purchase their packaged liquor through a drive-through facility during any one of these trip types.⁶

4.7 Our research also reveals:

(a) Consumers believe the retail packaged liquor market is competitive but the bottom line cost of products does not vary significantly. That is, consumers perceive that there is always something on special and whilst most retailers were seen to heavily discount they "basically say the same thing".⁷ Therefore, in a competitive market, consumers do not consider it is worth travelling far to purchase liquor products, except for an occasional stock up.⁸ Other factors, such as convenience, become the primary determinants as to where consumers will choose to shop.⁹

(b) The top six attributes associated with Woolworths Liquor stores (being the brand previously associated with Woolworths's Supermarkets and now applies to BWS stores such as the Proposed Store) are:¹⁰

(i) Easy park.

(ii) Easy in/out.

⁴ Project WLG 2010

⁵ Project WLG 2010

⁶ Project WLG 2010

⁷ Project WLG 2010

⁸ Project WLG 2010

⁹ Project WLG 2010

¹⁰ Project WLG 2010

- (iii) Lots of ads.
 - (iv) Comfortable.
 - (v) Range.
 - (vi) Competitive.
- (c) 37% of consumers “just want to get in and out as quickly as possible”.¹¹
- (d) 45% of liquor consumers buy in bulk when they see a good deal”.¹²
- (e) About 25% of liquor consumers change their preferred liquor retailer/outlet. The main reasons for switching were convenience and price.¹³
- (f) The predominant reason liquor consumers shopped at smaller liquor stores such as BWS and Liquorland was convenience.¹⁴

4.8 The vast majority of consumers express a preference for walk-in stores over other ways to purchase liquor (such as going through a drive-through or ordering over the telephone).

4.9 Usually the packaged liquor section is located at the front of the supermarket, or immediately adjacent to it, (as is the case with the Proposed Store), with easy access in and out. This means the liquor section is also convenient to those customers who only want to purchase packaged liquor.

4.10 As well as the convenience aspect, BWS appeals to many consumers as it offers consistency: consistency in price, product range, modern design and exceptional service. These features are backed up by Woolworths’ commitment to the responsible service of liquor.

5 The Proposed Store

5.1 As detailed earlier, the Proposed Store will form part of a new shopping centre to be known as Gateway Shopping Centre to be located at 11 and 15 Yarrowonga Road,

¹¹ Liquor Customer Insights Overview 2011

¹² Liquor Customer Insights Overview 2011

¹³ Liquor Customer Insights Overview 2011

¹⁴ Liquor Customer Insights Overview 2011

Yarrowonga (**Shopping Centre**). The Shopping Centre is a brand new shopping centre that will provide retail services to the residents of Palmerston.

- 5.2** Research by Woolworths indicates the area has experienced strong population growth, with significant growth projected for the future. At this stage, although the development of the area is well underway, there are few takeaway liquor stores in the area which satisfy the growing consumer need for convenient one-stop shopping.
- 5.3** The Proposed Store will form part of the Woolworths supermarket to be constructed at the Shopping Centre (**Supermarket**). The Supermarket will have a total retail floor space of just over 4200 m². It will be a large, modern and fully integrated supermarket that will offer the latest in Woolworths' supermarket design, configuration and systems. The Proposed Store will occupy approximately 250 m² of the Supermarket floor area.
- 5.4** The Proposed Store will be located on the south-east corner of the Supermarket (near the Supermarket checkout counters), adjacent to (but with no direct access to) the adjoining tenancies within the Shopping Centre.
- 5.5** As with all licensed premises associated with Woolworths' supermarkets, the Proposed Store will be purposively separated and delineated from the general Supermarket area. This is to ensure the Proposed Store can be effectively and stringently controlled and supervised at all times. It also helps to isolate and differentiate liquor products from general grocery items. To illustrate this, I have inserted below a photograph of one of Woolworths BWS liquor stores associated with a Woolworths' supermarket to illustrate the integration between the two areas. The location of the BWS store within the Supermarket will have two entry/exit points, where customers can enter the BWS store from behind the supermarket checkouts or from within the Supermarket.



5.6 As shown in the above photographs:

- (a) The liquor store area, whilst extremely convenient to the general supermarket area, is clearly separated from the general supermarket. This means customers have to make a deliberate choice to go to the liquor store.
- (b) The dividing walls are solid, coloured walls which screen liquor products.
- (c) There is no "specials" advertising on the dividing walls facing the main part of the supermarket.
- (d) There are "electronic article surveillance gates".

All the above enhances the "discreetness" of the liquor store and the ability to effectively control the liquor area.

5.7 By design, the Proposed Store will have wide aisles to enable customers to wheel their grocery trolleys into the store, full of groceries, or before they do their shopping, to complete their packaged liquor purchases.

5.8 As it will adjoin the Supermarket, the Proposed Store will provide the ultimate in one-stop shopping convenience for consumers: the Supermarket will provide for the grocery shopping needs of the local community; the Proposed Store will be under the same roof as the Supermarket; it will be easily accessed from the Supermarket (which is particularly convenient when the weather is inclement, people are in a hurry, have mobility issues or are wheeling heavy shopping trolleys); and there are no obstacles (such as kerbing) that have to be traversed when moving between the Supermarket, the Proposed Store and the other facilities at the Shopping Centre.

5.9 The Proposed Store will offer the standard BWS range which includes a comprehensive range of both liquor and non-liquor products, including local, International and craft beer, wine and spirits. Overall the range is focused on popular brands and includes brands exclusive to Woolworths. Approximately **1,501** products will be available, comprised of the following:

Item	No. products
Beer	151
Ciders	64
White wine	248
Sparkling wine	139
Red wine	287
Fortified and cask wines	91
RTD's	124
Glass spirits	277
Snack foods, soft drinks and cigarettes	120
<i>Total</i>	<i>1,501</i>

6 Safety and security measures

- 6.1** Woolworths has comprehensive measures and management practices and procedures in place to ensure that its licensed premises are effectively controlled and to ensure the responsible service of alcohol.
- 6.2** Crime Prevention through Environmental Design principles are applied in the design of BWS stores. Aspects such as surveillance (both natural and mechanical) and lighting, territorial re-enforcement, space and activity management and access control will be incorporated into the built form of the Proposed Store to help minimise and reduce the incidence of crime.
- 6.3** The layout of the Proposed Store will be designed in a manner to minimise shop lifting. For instance, the cash desk will be located near to the public entrance to the store to ensure there is visual surveillance at all times.
- 6.4** The standard safety and security measures to be installed at the Proposed Store will include the following:
- (a) Bright lighting throughout all areas of the store.
 - (b) External and security lighting on the external areas of the building that will operate during non-trade hours.
 - (c) A high quality colour CCTV system will be installed, both internally and externally with high quality colour images stored for 30 days that specify the time and date. A minimum of 6 and up to 8 cameras will be installed throughout the Proposed Store in strategic positions, making it extremely difficult for a customer to move about the store undetected. In particular cameras will be positioned to capture images as persons are entering/exiting the store.
 - (d) A 41 inch LED CCTV display monitor will be installed in the browse area of the store, making it obvious to any customer when they enter the Proposed Store that they are under surveillance.
 - (e) A "back to base" security alarm system.
 - (f) "Duress buttons", for staff safety.

- (g) An entry buzzer to alert staff to persons entering or exiting the store.
- (h) Many product including wine and spirits will be capped with Llexan caps and positioned on shelving which is within the sight line of the cash desk. (Llexan caps are special security caps that can only be removed by staff when the product is purchased using a special tool. The EAS gate alarm will be triggered where a customer crosses the gate with a product that has a cap that has not been removed). Initially, 1,500 Llexan caps will be provided and the store can place an order for additional or replacement caps as required.
- (i) At least two staff will be present in the store during trading hours, except in traditionally "quiet" times (e.g. 9.00am to noon on Monday, Tuesday and Wednesday).

6.5 Attached as **Annexures 1 and 2** are photographs, showing as an example, of the spirit product displays, in-store CCTV monitor and Llexan security caps that will be put in place at the Proposed Store.

7 Management and minimisation of risk

7.1 The Proposed Store will have a dedicated store manager, who is responsible for the day to day operation of the store. This manager will be a suitably qualified and experienced person. He or she will be supported by an assistant manager.

7.2 In addition to the store management, a BWS State and Area Manager will oversee the operation of the Proposed Store. A key responsibility of the State Manager is to lead and manage each of the stores within his/her State or Territory. This includes monitoring and assessing: all aspects of the operational side of the business; compliance with Woolworth's management policies and procedures and the liquor licensing legislation; and security and safety issues. The State Manager is also responsible for ensuring Woolworths' policies, decisions and strategies are implemented and complied with. There are both informal and formal reporting systems and structures in place which ensure Woolworths is able to closely monitor what is going on at each store and how the stores compare overall. In line with Woolworths' management procedures, many incidents of theft will be reported to the police.

- 7.3** Significant resources within Woolworths are devoted to pro-active systems and processes in identifying risk and taking action. For instance, for BWS stores, we monitor our theft report data base, obtain statistics from Police to identify trends in criminal activity and then assess these risks and take immediate action. Each liquor store is equipped with an in-store *Central Monitoring Station* to stream-line information on incidents. This allows a more effective and quick response to resolving incidents with direct communication to policing departments at Woolworths. We constantly review anti-social activity hot-spots to ensure we are focused on taking action when required. Woolworths also consults with the Police and ensures targeted approaches are in line with Police priorities, for instance, juvenile offending and crime cycles.
- 7.4** If the Application is granted, the Proposed Store will be closely monitored after it opens. If security or safety issues arise it will be assessed whether additional security measures or management practices over and above the standard BWS measures and policies are required and if warranted, these will be put in place. Given the circumstances of the Proposed Store I consider it unlikely that any additional measures will be required.
- 7.5** Woolworths also employs dedicated Risk and Safety Specialists who are responsible for Woolworths' retail operations. This team constantly reviews all relevant data; communicates with local area managers regularly on current issues and hotspots; and liaises with relevant statutory authorities (such as the Police).

8 External advertising

- 8.1** Any advertising on the external shopfront of the Proposed Premises will be limited to designated poster boards.
- 8.2** In 2013 Woolworths signed the Alcohol Beverages Advertising Code. The principles are closely aligned to those set out under the Alcohol Advertising Review Board Code. In short, Woolworths aims to ensure that its alcohol advertising:
- (a) is socially responsible;
 - (b) encourages responsible consumption of alcohol; and
 - (c) does not encourage young people to drink.

9 Existing liquor retailers

There are currently seven other existing outlets (plus one currently under construction) in the "Main Trade Area" of the Application (being the Trade Area Map identified by Pitney Bowes Business Insight that provide for the public sale of packaged liquor. Four of these premises are located over 3km away from the proposed Store by road. A detailed analysis of these premises has been undertaken by the applicant and is included in the PIA.

10 Working with stakeholders and the local community

10.1 Woolworths is committed to working with relevant stake-holders, such as the local police, the local authority, the Health Department and the local community in the operation of its stores.

10.2 Any major issues raised in respect of a liquor licence application are considered by Woolworths and, where it is commercially feasible, Woolworths will address the issues.

10.3 Once a store is open, both Woolworths' local and national management continue to work closely with the relevant stakeholders. Any issues that arise are dealt with promptly and appropriately. An essential part of a store manager's job is to report back on any actual as well as perceived potential issues and there are comprehensive protocols and procedures in place that ensure these are addressed. Further, if the licence is granted the store will become a member of the local Liquor Accord if there is one in place at this location.

11 Practical Impacts arising from the opening of the Proposed Store


11.1 It has been Woolworths' experience that in areas where there are existing packaged liquor outlets, the introduction of a new liquor store merely changes consumer purchasing habits. That is, consumers change where they shop as more choice and competition becomes available. It is not the case that consumers will change their consumption habits simply because there is a new store to buy from. It is similar in this way to any other retail store. If for example you opened a new supermarket in a suburb where there already was a supermarket, it doesn't mean the people in that suburb are going to buy and consume more bread and milk than what they normally do. It just means that they have a choice as to where they can buy it from. In short, like any mature competitive retail consumer market (such as packaged liquor), as

new product choices and new competitors enter the market, consumers can change their buying patterns. This is particularly so when new outlets open that offer services and facilities which may better appeal to, or better suit, an individual's particular consumer requirements. It is equally the case that the existing outlets can still appeal to the consumer for the specific services and facilities they offer (e.g. convenience, personalised service, etc).

- 11.2** Woolworths' research consistently reveals that packaged liquor consumers generally seek out the packaged liquor outlet that suits their particular need at a particular time with the primary driver for shopping location being convenience. When a new licence is granted, regardless of the size or stock holding of that licence, a redistribution of the market share occurs, as consumers adjust their purchasing patterns in line with the increased choice available. A new licence does not create more liquor drinkers nor mean that people will change their long established buying or consumption patterns.

12 Conclusion

- 12.1** The Proposed Store will provide a one-stop shopping experience for customers of the Supermarket in the Shopping Centre. Residents of Palmerston currently have a limited choice of liquor stores and often have to travel a significant distance out of their local area to buy a bottle of wine or other liquor product. The proposed new BWS liquor store will change this and will introduce a brand new, modern liquor store into a planned and purpose built shopping centre that is designed to provide local services and facilities to the surrounding community.



James Scott-Mackenzie

22 December 2015
Date

Annexure 1: Photograph of spirit product displays and CCTV
Annexure 2: Photographs of Llexan caps on spirit bottles

ANNEXURE 1

Photograph of Spirit Product Displays and CCTV



ATTACHMENT B

42 inch LED display
monitor showing store
entry camera footage



CCTV Camera facing
store entry

Spirits prominently
displayed with clear line
of sight from the checkout

EAS Gates

Trading
Hours

Conditions of
Entry

020

We're OPEN
Antar Day

Open

Closed

ANNEXURE 2

Photographs of Llexan Caps on Spirit Bottles

Llexan Caps

ATTACHMENT B

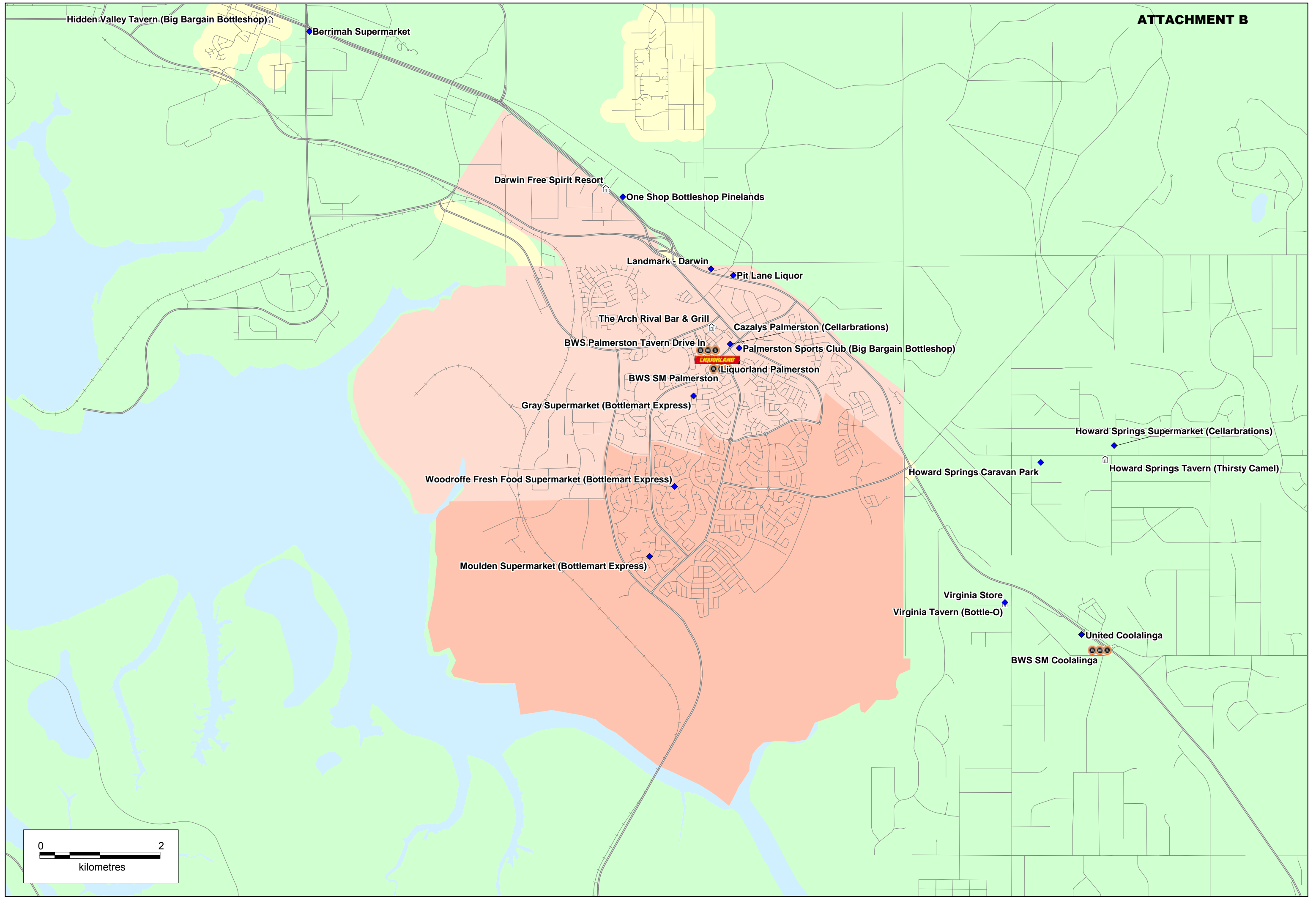


Llexan Caps

ATTACHMENT B



ANNEXURE D – MAIN TRADE AREA MAP



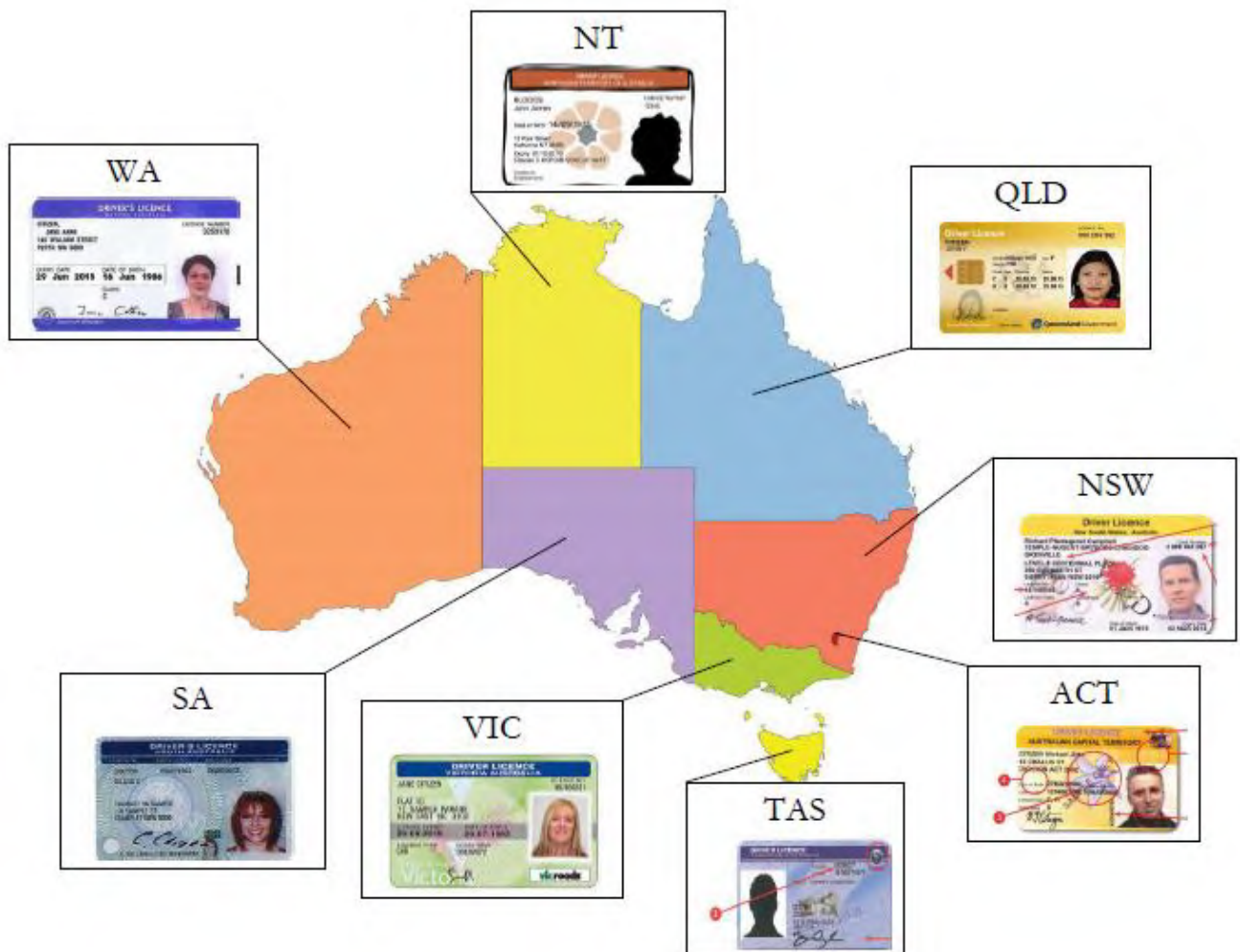
ANNEXURE E – LICENSED PREMISES PLAN



Licensed Premises Map: Cnr Roystonea Ave & Yarrawonga Rd, Durack (5km Radius)

ANNEXURE F – BWS HARM MINIMISATION POLICY

ID Checking Guide



Updated July 2015

Please note –

The forms of ID listed here do not necessarily prove that a person is over 18, some ID's can be issued to minors. Please ensure the date of birth is always checked to confirm age.

Northern Territory – Acceptable ID

ATTACHMENT B

Please note –

The forms of ID listed here do not necessarily prove that a person is over 18, some ID's can be issued to minors. Please ensure the date of birth is always checked to confirm age.

A current Australian Drivers Licence

Northern Territory Drivers Licence

The Northern Territory Drivers Licence is a Photographic plastic card with a stylised Sturt's desert rose in the centre.



Colour Border	Type	Minimum age
Orange	Full	16 Years 6 months
Purple	Heavy Vehicle	18 Years 6 months
Orange	Provisional	16 Years 6 months
Orange	Learn	16 Years 6 months
Grey	Alcohol Ignition lock	16 Years 6 months

Colour Border indicates type of licence

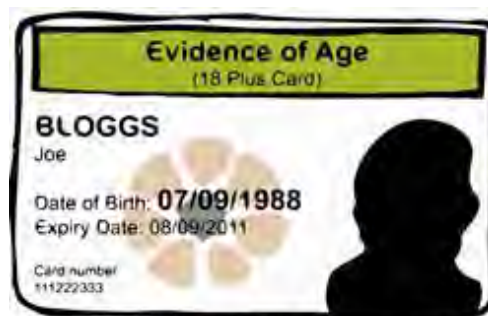
Security Features

- Holographic overlay with silhouette of Australia with Northern Territory map highlighted
- Coat of Arms in corners
- “Northern Territory of Australia” repeated on 5 lines across the centre (not overlapping silhouette of Australia)
- Up to 7 digit licence number at top right corner

A current Australian Government issued Proof of Age Card

The Northern Territory Evidence of Age card

The Northern Territory Evidence of Age card is a Photographic plastic card with a green coloured bar across the top of the card and a stylised Sturt's desert rose in the centre.



Security Features

- Holographic overlay with silhouette of Australia with Northern Territory map highlighted
- Coat of Arms in corners
- “Northern Territory of Australia” repeated on 5 lines across the centre (not overlapping silhouette of Australia)
- Up to 7 digit card number printed at bottom left

A current Keypass card

The Keypass is an accepted form of ID in some states and Territories of Australia, the Northern Territory being one of those. The minimum age for a Keypass is 17 years old



Security Features

- The Placard cards contain security features including holographic logos, embossed stamp, and UV visible logos

A current Passport

A Passport from any country, providing you can find a reference to the age of the patron by looking at it yourself.





IF YOU BELIEVE A CUSTOMER LOOKS UNDER THE AGE OF 25, YOU MUST ASK FOR IDENTIFICATION

The “ID 25” program was introduced to assist you in screening a wider range of people because some minors look older than they really are. It is also about educating our customers that they will be asked for identification if you think they are under 25.

OUR ID 25 POLICY IS:

If you believe a customer looks under the age of 25, you must ask for identification.

To help you make that assessment you **must**:

- Acknowledge and GREET the customer – this is your first chance to assess their age.
- Make prolonged EYE CONTACT with the customer - Ask yourself - Does this person look under 25?
- ENGAGE the customer in conversation and offer assistance.
- Try and make your assessment before the customer gets to the counter.
- Are they nervous? Ask yourself - Does this person look under 25?
- When the customer does approach the counter maintain EYE CONTACT. Be in the moment - focus on the customer and not on the POS. Don't be distracted by phone calls, conversations with other team members, etc.
- Ask yourself - Does this person look under 25?
- Be confident - Ask the customer for identification.

Points to look out for:

- Are they nervous - do they look like they are trying to get out of the store in a hurry?
- Are they paying with cash or cards without showing their wallet?

They can still be underage even if they don't exhibit these signs. Make the call and back your judgement.

When a customer provides you with identification you must also:

- Check the date of birth to make sure the person is 18 years of age or over
- Check the photo clearly resembles the person presenting it
- Check the identification is authentic and not fraudulent
- Check the identification is current.



REMEMBER: if a customer cannot provide you with acceptable identification to prove they are of age, you must refuse to serve them.....No ID, No Purchase.

Always remember to enter all refusal of service incidents in the RSA Incident Register.





IF YOU BELIEVE A CUSTOMER LOOKS UNDER THE AGE OF 25, YOU MUST ASK FOR IDENTIFICATION

Guideline for Disciplinary Matters regarding Responsible Service of Alcohol:

- WLG has numerous obligations to ensure and facilitate the RSA. There may be serious personal and business repercussions for non-compliance with RSA legislation and internal processes.
- This is a guideline to assist managers in applying a consistent and reasonable approach to determining appropriate penalties in response to non-compliance with WLG RSA principles.
- This guideline is not an absolute rule and managers must exercise discretion by weighing up the relevant circumstances and selecting the appropriate penalty where there have been issues of non-compliance.
 - Generally speaking, WLG may consider the following penalties:
 - First Offence:
 - May warrant a warning, training and/or first and final depending on the relevant circumstances. (Note – a warning for a breach should always confirm that a further breach may result in further disciplinary action including termination of employment)
 - Subsequent offence:
 - May warrant a further warning and/or training
 - In instances of serious contraventions or incidents of a similar nature, it may be warranted to consider termination of employment



REMEMBER: if a customer cannot provide you with acceptable identification to prove they are of age, you must refuse to serve them.....No ID, No Purchase.

Always remember to enter all refusal of service incidents in the RSA Incident Register.





Refusal of service – Intoxication



**IF YOU BELIEVE A CUSTOMER IS INTOXICATED,
POLITELY BUT FIRMLY REFUSE SERVICE.**

Whilst on most occasions it is easy to tell if a customer is intoxicated, sometimes you might be a bit unsure.

Here are some key signs to look out FOR when assessing intoxication:

- Speech is slurred or slow
- Breath smells of alcohol
- Difficulty walking, standing, moving around objects
- Fumbling with change
- Difficulty understanding you or answering questions
- Becoming loud and boisterous
- Aggressive behaviour
- Glassy eyes, lack of focus, loss of eye contact
- Making irrational or nonsensical statements

If you are unsure, you should find out more.

Approach the customer, ask if they would like your help, engage in conversation, judge their response and movements, and if you believe they are intoxicated refuse service.

Always remember to enter all refusal of service incidents in the RSA incident Register!





SECONDARY SUPPLY POLICY



**REMEMBER SECONDARY SUPPLY IS ABOUT
WHAT YOU KNOW NOT WHAT YOU THINK.**

ONE OF THE MOST DIFFICULT SITUATIONS THAT WE ARE ASKED TO MANAGE IS THAT OF SECONDARY SUPPLY. SECONDARY SUPPLY IS WHEN SOMEONE WHO IS LEGALLY ENTITLED TO BUY ALCOHOL PASSES THAT ALCOHOL ON TO A MINOR OR TO AN INTOXICATED PERSON.

We want to do everything we can to prevent secondary supply, but just being in the company of a minor is not sufficient reason to refuse service to an adult. You must have a reasonable suspicion that the adult is going to supply the alcohol to the minor. If you don't hear or see anything that would suggest the purchase is for a minor, then you can proceed to serve the customer. You can ask the customer if the purchase is for them or for the minor. Use your common sense and evaluate each situation on its merits.

There are some circumstances where you **MUST** refuse service:

- If you overhear a conversation between an adult and a minor that suggests the purchase is for the minor, e.g. where the minor is asking the adult for the type of liquor he/she likes to drink, and/or
- You witness actions between an adult and a minor that suggest the purchase is for the minor e.g. where the minor picks out the type of liquor he/she wants and takes it to the counter or gives the adult the money to purchase the liquor he/she has picked out.
- If a group of young people enters the store you should request ID from all of them - not just those making a purchase. If one or more of the group cannot produce ID you must refuse service.

It's not possible to forecast every scenario where this may occur so it's important to exercise your judgement and if you are in doubt talk to your manager, area manager or the licensing team.

Obviously if you have to refuse service then this should be done as discreetly as possible. If you have more than one staff member at the counter you should take the customer aside and explain that you are unable to serve them, indicating the 'don't buy it for them' signage that should be displayed in your store.

Always remember to enter all refusal of service incidents including secondary supply situations in the RSA incident Register!



ITEM NO. 13.1.2 **Financial Report for the month of January 2016**

FROM: **Director of Corporate and Community Services**

REPORT NUMBER: **8/0820**

MEETING DATE: **16 February 2016**

Municipal Plan:

4. Governance & Organisation

4.1 Responsibility

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

Summary:

Financial Report for the month of January 2016.

Background:

The Local Government (Accounting) Regulations, prescribes that:

18 Financial reports to council

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

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

General:

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

Financial Implications:

Nil

RECOMMENDATION

THAT Council receives Report Number 8/0820.

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

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

Schedule of Attachments:

Attachment: Financial Management Report – January 2016

Financial Management Reports

January 2016

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

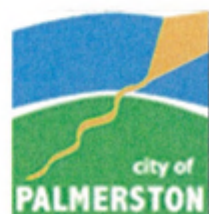


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2.5 Creditor Accounts Paid

2.6 Creditor Accounts Outstanding

2.7 Statement of Credit Card Transactions

2.8 Waste Charges

Section 1

Executive Summary

1.1 Executive Overview
As at 31 January 2016

RESULT

Operating Income

Operating income is currently at 95.23% for the year. Waste income is higher than the annual budget with more connections added as required. Income for Driver Resource Centre is also higher than anticipated with the commencement of a new lead tenant.

Operating Expenditure

Overall operating expenditure is currently at 60.32% of the full year budget, including commitments raised.

Capital Income

Capital income for the current financial year is at 0.74% of the budget. Capital Income of \$35m in the budget relates to gifted assets which will be recognised at the end of the financial year. Income received from the sale of vehicles will be taken up in the second budget review.

Capital Expenditure

Percentage spent on Capital Expenditure is tracking as anticipated at 35.37%. Final payments for Goyder Square are expected to be paid before the end of February and invoices are being assessed for a portion of the Yarrowonga Road contribution. Additionally, other major works are expected to commence from the end of February through to the end of financial year.

CASH POSITION



As at the end of January 2016 the cash and investments balance was \$23.4M. After the first budget review reserve requirements with restricted access is \$5.9M. Interest earned to date is \$310k, circa 77% of budget.

Section 2

Financial Results

31 January 2016

2-1 Budget Summary Report as at

	Total Budget (inc. Revisions) \$	YTD Actuals (incl commitments) \$	Budget to be met \$	Budget Met %
Operating Income	(28,605,075)	(27,239,804)	(1,365,270)	95.23%
Operating Expenditure	33,839,599	20,411,827	13,427,772	60.32%
Capital Income	(37,800,554)	(279,302)	(37,521,252)	0.74%
Capital Expenditure	19,562,923	6,918,968	12,643,956	35.37%
Subtotal	(13,003,106)	(188,312)	(12,814,794)	
Less Depreciation/Revaluation	(8,062,100)	(4,666,725)	(3,395,375)	
Gifted Assets	35,000,000	0	35,000,000	
Net (Income)/Expenditure	13,934,794	(4,855,037)	18,789,831	
Net (Income)/Expenditure Funded by:				
Transfers from Reserves	(10,955,210)			
Transfers to Reserves	1,020,416			
Borrowings	(4,000,000)			
Total	(0)			
Net Surplus/Deficit	13,934,794			
<div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="text-align: left;">  Reviewed by: Finance Manager </div> <div style="text-align: right;">  Approved by: Director of Corporate & Community Services </div> </div>				

Section 2

Financial Results

31 January 2016

2.1 - Budget Summary Report as at Operating Income

	Original Budget	First Budget Review	Total Budget (inc. Revisions)	YTD Actuals	%
Governance					
Office of the CEO	-690,000	-24,856	-714,856	-529,743	74.10%
Governance	-690,000	-24,856	-714,856	-529,743	74.10%
Corporate Services					
Financial Services	-400,000	-10,661	-410,661	-385,896	93.97%
Office of the Director Corp and Community Services	0	-30,000	-30,000	-132,145	440.48%
Rates	-18,181,252	-264,697	-18,445,949	-17,876,232	96.91%
Corporate Services	-18,581,252	-305,358	-18,886,610	-18,394,273	97.39%
Community Services					
Arts & Culture	-12,000	0	-12,000	0	0.00%
Community Development	0	-3,511	-3,511	-3,511	100.01%
Events Promotion	-21,000	0	-21,000	-1,000	4.76%
Library Services	-729,273	0	-729,273	-634,541	87.01%
Senior Citizens	-1,500	0	-1,500	0	0.00%
Youth Services	-4,000	0	-4,000	-2,000	50.00%
Community Services	-767,773	-3,511	-771,284	-641,053	83.11%
Technical Services					
Animal Management	-399,000	0	-399,000	-285,344	71.51%
Aquatic Centre	-95,300	0	-95,300	-55,587	58.33%
Civic Centre	-186,600	0	-186,600	-120,861	64.77%
Driver Resource Centre	-7,500	-10,101	-17,601	-19,063	108.30%
Gray Community Hall	-16,000	0	-16,000	-10,240	64.00%
Office of the Director Technical Services	-49,250	0	-49,250	-34,016	69.07%
Parking & Other Ranger Services	-171,185	0	-171,185	-90,584	52.92%
Private Works	-90,000	0	-90,000	-81,531	90.59%
Roads & Transport	-795,000	-729	-795,729	-595,883	74.89%
Stormwater Infrastructure	-4,000	0	-4,000	-965	24.13%
Subdivisional Works	-180,000	0	-180,000	-127,799	71.00%
Waste Management	-5,771,500	-10,000	-5,781,500	-5,981,808	103.46%
Birripa Court Investment Property	-446,160	0	-446,160	-271,054	60.75%
Technical Services	-8,211,495	-20,830	-8,232,325	-7,674,736	93.23%
	-28,250,520	-354,555	-28,605,075	-27,239,804	95.23%

Section 2 Financial Results

2.1 - Budget Summary Report as at 31 January 2016 Capital Income

	Original Budget	First Budget Review	Total Budget (inc. Revisions)	YTD Actuals	%
Corporate Services					
Office of the Director Corp and Community Services	0	-12,554	-12,554	-57,305	456.47%
Corporate Services	0	-12,554	-12,554	-57,305	456.47%
Technical Services					
Roads & Transport	-1,938,000	-450,000	-2,388,000	0	0.00%
Subdivisional Works	-35,400,000	0	-35,400,000	-221,997	0.63%
Technical Services	-37,338,000	-450,000	-37,788,000	-221,997	0.59%
	-37,338,000	-462,554	-37,800,554	-279,302	0.74%

Section 2 Financial Results

2.1 - Budget Summary Report as at Operating Expenditure

31 January 2016

	Original Budget	First Budget Review	Total Budget (Inc. Revisions)	YTD Actuals	Commitment	Total YTD Actuals plus Commitments	%
Governance							
Elected Members	320,740	0	320,740	248,040	1,342	249,383	77.75%
Office of the CEO	689,986	0	689,986	358,474	227	358,702	51.99%
Public Relations and Communications	113,150	0	113,150	32,791	12,130	44,920	39.70%
Governance	1,123,876	0	1,123,876	639,306	13,699	653,005	58.10%
Corporate Services							
Customer Services	227,737	-4,000	223,737	114,707	0	114,707	51.27%
Financial Services	1,141,467	-23,000	1,118,467	670,440	110,303	780,743	69.80%
Human Resources	271,849	0	271,849	150,440	324	150,764	55.46%
Information Technology	1,090,264	-4,000	1,086,264	482,406	181,061	663,467	61.08%
Office of the Director Corp and Community Services	8,488,694	115,846	8,604,540	5,013,506	1,958	5,015,464	58.29%
Rates	101,000	176,963	277,963	271,253	0	271,253	97.59%
Records Management	339,365	0	339,365	143,421	25,646	169,067	49.82%
Corporate Services	11,660,376	261,809	11,922,185	6,846,173	319,292	7,165,465	60.10%
Community Services							
Arts & Culture	140,000	0	140,000	59,192	38,778	97,970	69.98%
Community Development	939,010	46,750	985,760	448,363	650	449,014	45.55%
Events Promotion	309,000	0	309,000	54,361	1,002	55,363	17.92%
Families & Children	237,292	184,425	421,717	75,439	400	75,839	17.98%
Health and Wellbeing Services	42,000	0	42,000	300	400	700	1.67%
Library Services	1,201,302	-19,830	1,181,472	617,205	30,936	648,140	54.86%
Senior Citizens	9,500	0	9,500	3,684	0	3,684	38.78%
Youth Services	22,000	0	22,000	3,412	0	3,412	15.51%
Community Services	2,900,104	211,345	3,111,449	1,261,956	72,166	1,334,122	42.88%
Technical Services							
Animal Management	79,080	30,000	109,080	60,407	34,122	94,529	86.66%
Aquatic Centre	328,200	63,300	391,500	190,091	120,073	310,164	79.22%
Archer Sports club	12,910	0	12,910	2,609	0	2,609	20.21%
Civic Centre	380,872	0	380,872	168,723	29,675	198,397	52.09%
Depot	87,277	0	87,277	55,646	7,519	63,165	72.37%
Driver Resource Centre	0	2,500	2,500	1,640	0	1,640	65.59%
Emergency Operations	99,917	-1,170	98,747	76,105	359	76,464	77.43%
Gray Community Hall	108,975	0	108,975	31,594	7,359	38,952	35.74%
Office of the Director Technical Services	1,452,956	0	1,452,956	675,396	32,240	707,635	48.70%
Open Space	4,746,932	-2,000	4,744,932	2,452,880	62,780	2,515,660	53.02%
Parking & Other Ranger Services	717,145	0	717,145	331,074	2,076	333,150	46.46%
Private Works	80,023	0	80,023	39,129	719	39,848	49.80%
Recreation Centre	209,930	2,000	211,930	88,036	61,719	149,755	70.66%
Roads & Transport	2,057,719	10,000	2,067,719	1,070,336	66,899	1,137,235	55.00%
Stormwater Infrastructure	241,000	0	241,000	167,425	10,157	177,583	73.69%
Street Lighting	1,161,500	0	1,161,500	356,872	0	356,872	30.73%
Subdivisional Works	80,000	0	80,000	428	0	428	0.54%
Waste Management	5,564,551	-2,500	5,562,051	2,695,779	2,288,545	4,984,323	89.61%
Birripa Court Investment Property	168,974	2,000	170,974	70,824	0	70,824	41.42%
Technical Services	17,577,960	104,130	17,682,090	8,534,994	2,724,241	11,259,235	63.68%
	33,262,316	577,284	33,839,599	17,282,429	3,129,398	20,411,827	60.32%

Section 2 Financial Results

2.1 - Budget Summary Report as at 31 January 2016

Capital Expenditure

	Original Budget	First Budget Review	YTD Bud Reviews	Total Budget (Inc. Revisions)	YTD Actuals	Commitment	Total YTD Actuals plus Commitments	%
Corporate Services								
Information Technology	70,000	0	0	70,000	34,808	0	34,808	49.73%
Office of the Director Corp and Community Services	250,000	31,638	31,638	281,638	254,117	0	254,117	90.23%
Corporate Services	320,000	31,638	31,638	351,638	288,925	0	288,925	82.17%
Community Services								
Library Services	0	21,000	21,000	21,000	23,274	0	23,274	110.83%
Community Services	0	21,000	21,000	21,000	23,274	0	23,274	110.83%
Technical Services								
Aquatic Centre	0	9,800	9,800	9,800	9,800	0	9,800	100.00%
Civic Centre	730,500	0	0	730,500	9,487	91,165	100,652	13.78%
Driver Resource Centre	0	0	0	0	4,700	0	4,700	0.00%
Office of the Director Technical Services	0	6,408,597	6,408,597	6,408,597	5,026,254	47,530	5,073,783	79.17%
Open Space	822,950	417,000	417,000	1,239,950	480,309	74,479	554,787	44.74%
Roads & Transport	3,942,439	442,000	442,000	4,384,439	329,449	292,456	621,904	14.18%
Stormwater Infrastructure	940,000	0	0	940,000	0	0	0	0.00%
Subdivisional Works	0	0	0	0	77,508	0	77,508	0.00%
Waste Management	5,412,000	65,000	65,000	5,477,000	141,829	21,805	163,633	2.99%
Technical Services	11,847,889	7,342,397	7,342,397	19,190,286	6,079,335	527,433	6,606,768	34.43%
	12,167,889	7,395,035	7,395,035	19,562,924	6,391,535	527,433	6,918,968	35.37%

INVESTMENTS REPORT TO COUNCIL AS AT 31/01/2016

COUNTERPARTY	RATING	AMOUNT	INTEREST RATE	MATURITY DATE	DAYS TO MATURITY	WEIGHTED AVERAGE RATE	INSTITUTION TOTALS	%COUNTER PARTY
People's Choice Credit Union		\$ 6.79	0.00%				\$ 6.79	0.00%
Bank of Queensland	S&P A2	\$ 2,000,000.00	2.87%	July 6, 2016	157	0.003446446		
Bank of Queensland	S&P A2	\$ 2,000,000.00	2.87%	July 20, 2016	171	0.003446446	\$ 4,000,000.00	24.02%
National Australia Bank	Fitch F1+	\$ 2,000,000.00	2.91%	March 2, 2016	31	0.003494480		
National Australia Bank	Fitch F1+	\$ 1,000,000.00	2.89%	April 6, 2016	66	0.001735231		
National Australia Bank	Fitch F1+	\$ 2,000,000.00	3.01%	April 27, 2016	87	0.003614565		
National Australia Bank	Fitch F1+	\$ 2,000,000.00	2.99%	May 25, 2016	115	0.003590548		
National Australia Bank	Fitch F1+	\$ 2,000,000.00	2.96%	June 22, 2016	143	0.003554522		
National Australia Bank	Fitch F1+	\$ 7,189.14	2.80%			0.000012086		
National Australia Bank	Fitch F1+	\$ 147,643.88	2.80%			0.000248218	\$ 9,154,833.02	54.97%
MyState Bank	S&P A2	\$ 1,500,000.00	3.00%	May 11, 2016	101	0.002701917	\$ 1,500,000.00	9.01%
Auswide (Wide Bay)	S&P A2	\$ 2,000,000.00	3.04%	February 17, 2016	17	0.003650591	\$ 2,000,000.00	12.01%

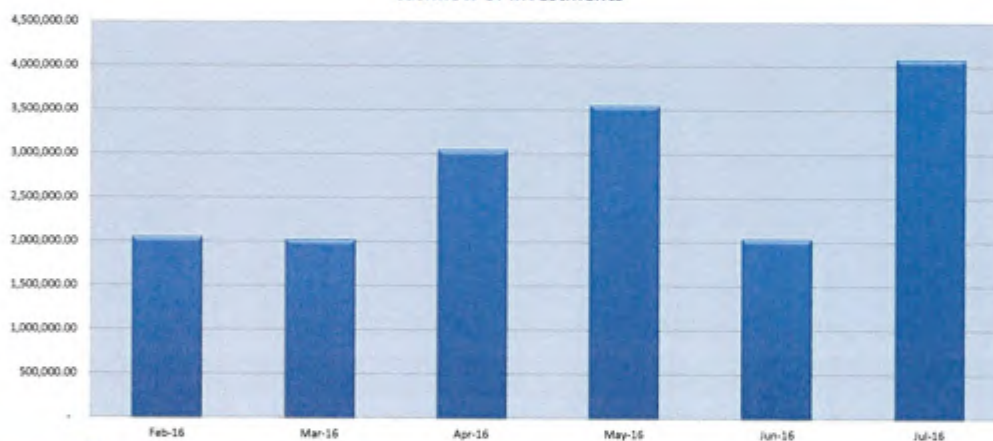
TOTAL SHORT TERM INVESTMENT	\$ 16,654,839.81	Average Days to Maturity	99.00	Weighted Average	2.95%	100.00%
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% OF TOTAL INVESTMENT PORTFOLIO	A1 (max 100%) 0%	F1 (max 100%) 55%	A2 (max 80%) 45%	P2 (max 80%) 0%
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GENERAL BANK FUNDS	\$ 6,840,796.86	Total Budget Investment Earnings	-\$ 400,000.00
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TOTAL ALL FUNDS	\$ 23,495,636.67	Year to Date Investment Earnings	-\$ 310,424.02
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Cashflow of Investments



[Signature]
Reviewed by: Finance Manager

[Signature]
Approved by: Director of Corporate & Community Services

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: Director of Corporate & Community Services

Section 2

Financial Results

2-4 Debtor Control Accounts

SUNDRY DEBTORS:		Jan-16					
BALANCE		CURRENT	30 DAYS	60 DAYS	90 DAYS	OVER 90 DAYS	
\$	90,144.20	36,480.69	34,518.43	4,801.50	18,055.20	-	3,711.62
RATES:		Jan-16					
RATES DEBTORS:		\$6,220,331.58				OVERDUE:	\$2,466,836.30
INFRINGEMENTS:		Jan-16					
			\$				
Animal Infringements			120,430.86				
Public Places			10,404.00				
Parking Infringements			142,629.84				
Litter Infringements			925.00				
Signs			0.00				
Other Law and Order			0.00				
Net Balance on Infringement Debts			<u>274,389.70</u>				


Reviewed by: Finance Manager


Approved by: Director of Corporate & Community Services

SECTION 2

Financial Results

2.5 - Creditor Accounts paid - January 2016

Creditor No.	Creditor Name	Invoice Number	Invoice Description	Amount
V00622	Harry Mason	82635 RECEIPT REFUND	82635 Receipt Refund Key Deposit - Movie Trailer	\$ 60.00
2186	Optus Billing Services Pty Ltd	14539871	Optus Evolve Internet - 1 Dec to 31 Dec 2015	\$ 2,442.00
V00068	RTM - Department of Lands Planning and the Environ	CHEQUE REQUISITION 14/01/2015	Document Preparation & Lands Title Lodgement Fee	\$ 600.00
V00656	Jeanette Brixey	CAT TRAP DEPOSIT REFUND - R108430	Cat Trap Deposit Refund - R108430	\$ 100.00
932	Mr I Abbott	13JAN2016	Allowance to 13 January 2016	\$ 4,124.27
4966	Mr P Bunker	13JAN2016	Allowance to 13 January 2016	\$ 802.09
4237	Ms S M McKinnon	13JAN2016	Allowance to 13 January 2016	\$ 1,247.16
1809	Alderman G A Carter	13JAN2016	Allowance to 13 January 2016	\$ 802.09
5552	S J Shutt	13JAN2016	Allowance to 13 January 2016	\$ 550.00
4967	Mr A N Byrne	13JAN2016	Allowance to 13 January 2016	\$ 802.09
V00599	Athina Pascoe-Bell	13JAN2016	Allowance to 13 January 2016	\$ 802.09
932	Mr I Abbott	27JAN2016	Allowance to 27 January 2016	\$ 4,124.27
4966	Mr P Bunker	27JAN2016	Allowance to 27 January 2016	\$ 802.09
4237	Ms S M McKinnon	27JAN2016	Allowance to 27 January 2016	\$ 1,247.16
1809	Alderman G A Carter	27JAN2016	Allowance to 27 January 2016	\$ 802.09
5552	S J Shutt	27JAN2016	Allowance to 27 January 2016	\$ 550.00
4967	Mr A N Byrne	27JAN2016	Allowance to 27 January 2016	\$ 802.09
V00599	Athina Pascoe-Bell	27JAN2016	Allowance to 27 January 2016	\$ 802.09
4190	National Australia Bank	NAB CCC - NOV 2015	NAB CCC - NOV 2015	\$ 8,076.81
3648	Mobile Locksmiths Australia Pty Ltd	050507	Repair jammed up lock paper towel dispenser Civic	\$ 88.00
5104	JLM Civil Works Pty Ltd	00004598	Maintenace Civic Plaza	\$ 165.00
4737	D & L Plumbing & Gasfitting	6210	Supply & install 1 x Enware free standing Aquatic	\$ 1,705.00
4737	D & L Plumbing & Gasfitting	6209	Supply and Install Brema Ice cuber with 46kg	\$ 3,344.00
2124	Grinners Catering - Darwin	7141	Christmas Lunch for Council	\$ 1,039.50
3313	Zip Print	11874	COPAL Water Brochure x 2000	\$ 1,287.00
V00476	Water Dynamics (NT) Pty Limited	SLI21003357	Labour irrigation repairs Dec 30.11-4.12.2015 WK 1	\$ 3,520.00
4816	CS Services NT	00004515	Maintenance of stormwater drains at Archer Waste	\$ 2,640.00
1502	Figleaf Pool Products	387286	Monthly services and maint - Pool - 3/12/15	\$ 154.00
V00476	Water Dynamics (NT) Pty Limited	SLI21003358	Labour irrigation repairs Dec 7.12-11.12.15 WK 2	\$ 3,520.00
61	Action Design, Print and Copy Bureau	19707	2016 Waste Collection Calenders x 12,500	\$ 8,125.00
549	City of Darwin	91493	Library-Toll Courier -Karama to Palmer... NOV 2015	\$ 66.88
350	IBM Global Financing Australia Limited	IBM LEASE AGREEMENTS - JAN 2016	IBM Lease Agreements - JAN 2015	\$ 2,388.15
V00476	Water Dynamics (NT) Pty Limited	185001-1000-2668	Parts as purchased for irrigation NOV 2015	\$ 84.02
V00532	Fuso Darwin	H1000145	Redarc brake system	\$ 638.00
5272	Greville Fabrication Pty Ltd	GF973	Foot valve lifting apparatus	\$ 1,210.00
36	Darwin Lock & Key	110151	Darwin Lock Key Numerous Keys	\$ 307.03
2009	The Big Mower (NT) Pty Ltd	177805	Hedge trimmer	\$ 690.00
1569	Australasian Performing Right Assoc Ltd	01419511/00009	Licence fees - period 1/4/2016 to 31/12/2016	\$ 577.80

Creditor No.	Creditor Name	Invoice Number	Invoice Description	Amount
V00166	Diamond International Events T/A Trina's Catering	1516116	Catering - Council Meeting 17/11/2015	\$ 200.00
V00166	Diamond International Events T/A Trina's Catering	1516117	Catering - Council Meeting 8/12/2015	\$ 200.00
4929	Barramundi Group	VWCS99668	Mayor's car CA44QQ servicing and repairs	\$ 1,919.90
5104	JLM Civil Works Pty Ltd	00004539	clean the letterbox pit Driver near culvert	\$ 158.86
5104	JLM Civil Works Pty Ltd	00004489	replace 600mm missing kerb ifo lot 1157 Georgina	\$ 110.00
5104	JLM Civil Works Pty Ltd	00004474	pothole repatched at various location ITC730	\$ 2,890.89
2965	KIK FM Pty Ltd	09008547	The Scoop Wednesday 2 December 2015 Ep. 34	\$ 660.00
5022	Australian Local Government Women's NT	2016 MEMBERSHIP	2016 Membership - Community Development	\$ 30.00
V00625	Nucky Setyawan	DOG REGO REFUND - A122113	Dog Rego Refund - A122113	\$ 24.00
4737	D & L Plumbing & Gasfitting	6234	Replace 2 bubblers on drinking trough Driver FRC	\$ 654.50
938	Nightcliff Electrical	1268	Investigate and repair the blown off fluoro Civic	\$ 100.10
938	Nightcliff Electrical	1254	Investigate and fix the issue of lights Parks	\$ 827.20
938	Nightcliff Electrical	1253	Investigate and fix the issue of lights Parks	\$ 668.80
938	Nightcliff Electrical	1136	Move socket at Library	\$ 759.00
938	Nightcliff Electrical	987	Half yearly RCD testing Depot	\$ 148.50
V00414	Ian Abbott	TAXI FARE REIMBURSEMENT	Taxi fare reimbursement	\$ 38.74
2103	Australia Day Council NT Inc (Darwin)	00000850	21st Australia Day Black Tie Ball 23 January 2016	\$ 500.00
4508	News 4 U	SN00166730112015	Newspapers - CEO - NOV 2015	\$ 50.60
272	City Wreckers	00010180	Towing and Storage of Red Hyunda Excel WA IAG-552	\$ 110.00
272	City Wreckers	00010181	Towing and Storage of White/Toyota/Hilux/NT 643538	\$ 110.00
5104	JLM Civil Works Pty Ltd	00004601	Lake 1b Weed removal	\$ 438.04
3428	Bunnings Group Limited	2315/00131546	Poison and Dye	\$ 251.15
3428	Bunnings Group Limited	2315/00131547	Fertiliser for gardens	\$ 722.12
3428	Bunnings Group Limited	2315/00777450	Items as required (buckets,rain guage,herbicide..)	\$ 134.63
938	Nightcliff Electrical	1332	Sanctuary lakes - Rebot VSD at Lake 2	\$ 93.50
938	Nightcliff Electrical	1331	Locate fault & repalce burnt out bore plugs	\$ 1,470.70
5104	JLM Civil Works Pty Ltd	00004607	Johnston, 57 Lind Road New Driveway	\$ 1,184.93
5104	JLM Civil Works Pty Ltd	00004606	Johnston 19 Currie Crescent	\$ 655.00
5104	JLM Civil Works Pty Ltd	00004605	Rosebery, 17 Yirra Crescent Driveway	\$ 880.70
22	Norsign Pty Ltd	319424	Irrigation Maintenance in Progress Sign	\$ 740.76
V00368	iWater NT	125	Labour for irrigation repairs 14.12-18.12.15 Wk 3	\$ 2,071.00
V00628	Cliff Giles	COLLAR DEPOSIT REFUND R96742	Barking Collar Deposit Refund R96742	\$ 50.00
V00627	Peter Clark	CAT TRAP DEPOSIT REFUND - R104081	Cat Trap Deposit Refund - R104081	\$ 100.00
4929	Barramundi Group	VWCS99685	60,000km Service CA44MH	\$ 1,735.45
5031	All Aspects Recruitment & HR Services	00012014	Temp Staff EA to DCCS - W/E 20/12/2015	\$ 2,925.73
5104	JLM Civil Works Pty Ltd	00004623	Remove sharps container - carpark Marlow Lagoon	\$ 79.75
5104	JLM Civil Works Pty Ltd	00004620	Litter Yarrowonga	\$ 639.76
5104	JLM Civil Works Pty Ltd	00004617	Please collect 3 x dead Birds at 21 staghorn Crt	\$ 88.77
35	Staples Australia Pty Limited	9016744443	LIBRARY Stationary order - 33429222	\$ 2.15
V00078	BMD	008003916	TS2015/06 - Variation 24 - Light tower 20.10.15	\$ 15,284.50
V00284	Wheelers Books	1593057	Library stock- Wheelers Order #AU241445	\$ 350.73
5104	JLM Civil Works Pty Ltd	00004630	Potholes Lambrick Avenue	\$ 310.78
5104	JLM Civil Works Pty Ltd	00004622	Call out fee - trip hazard Delacruz Street	\$ 502.28
4145	International Quadratics & Pierce Pool Supplies	SINV-059901	Dolphin Synchro Start/Stop system8/2 watch	\$ 9,652.50

Creditor No.	Creditor Name	Invoice Number	Invoice Description	Amount
V00328	Capital Security (NT) Pty Ltd	00001854	CAPITAL Security W/E- 20/12/2015	\$ 369.58
4856	Portner Press Pty Ltd	G7607487	Health 7 Safety 2015 Update 9	\$ 77.00
54	Powerwater	PJ000702	FORTNIGHT 2016-13 - From Payroll	\$ 615.00
V00631	Latif Whyte	CAT TRAP DEPOSIT REFUND R97481	Cat Trap Deposit Refund R97481	\$ 100.00
5104	JLM Civil Works Pty Ltd	00004635	Driveway Bakewell 74 Forest Pde	\$ 660.00
610	Data Centre Services (DCS)	66BS070020	Mainframe CPU Usage - NOV 2015	\$ 49.21
V00629	Jacqueline Wait	LIBRARY ROOM DEPOSIT REFUND - R1021	Library Room Deposit Refund - R102188	\$ 125.00
4825	OracleCMS	00122472	AfterHours Call Service (Technical) JULY/SEPT 2015	\$ 868.63
5104	JLM Civil Works Pty Ltd	00004632	remove footing, install new spike and reinstall 1P	\$ 273.54
5104	JLM Civil Works Pty Ltd	00004631	reinstate the Moulden Suburb sign	\$ 507.16
5104	JLM Civil Works Pty Ltd	00004629	Straighten KL sign post near RAB of Farrar Blvd	\$ 76.23
5104	JLM Civil Works Pty Ltd	00004628	Repatch 24 potholes as in the email 17/12	\$ 2,064.07
5104	JLM Civil Works Pty Ltd	00004627	Straighten one post for hazard marker RAB	\$ 76.23
5104	JLM Civil Works Pty Ltd	00004626	Replace 2 SEP lids opposite 50 Marjorie Street	\$ 656.77
5104	JLM Civil Works Pty Ltd	00004624	Replace the post only - Lakeview Blvd	\$ 111.42
5104	JLM Civil Works Pty Ltd	00004621	straighten the street name sign post Hawker/Pitts	\$ 75.92
5104	JLM Civil Works Pty Ltd	00004619	straighten the Dunbar Street sign at intersection	\$ 52.57
5104	JLM Civil Works Pty Ltd	00004614	Moulden Lot 1958, Kafcaloudes Crescent Driveway	\$ 1,898.82
5104	JLM Civil Works Pty Ltd	00004613	Gray, Lot 777, 40 Priest Circuit Driveway	\$ 3,085.58
5104	JLM Civil Works Pty Ltd	00004612	Gray, Lot 769, 68 Priest Circuit, Driveway	\$ 1,803.88
5104	JLM Civil Works Pty Ltd	00004611	Gray, 66 Priest Circuit Lot 770	\$ 1,993.76
5104	JLM Civil Works Pty Ltd	00004610	Zuccoli, 2 Grumman St, New Driveway	\$ 1,064.02
5104	JLM Civil Works Pty Ltd	00004609	remove graffiti from warning sign ifo25 Waterhouse	\$ 35.05
5104	JLM Civil Works Pty Ltd	00004608	Zuccoli, 11 Follington Street New Driveway	\$ 1,683.52
5104	JLM Civil Works Pty Ltd	00004602	reconstruction 4.5 x 1 m section ifo 22 Piper Crt	\$ 804.29
5114	S.E. Rentals Pty Ltd	1500070237	Rental Copier CHC229546 - 15/01/16-14/2/16	\$ 269.17
4065	Southern Cross Protection Pty Ltd	758279	Security Patrols- Library & Civic 16-20th Dec 2015	\$ 365.66
V00585	Asphalt Company Australia Pty Ltd	00014376	Carryout reseal works as per contract TS2015-09	\$ 5,390.00
V00585	Asphalt Company Australia Pty Ltd	00014375	Carryout reseal works as per contract TS2015-09	\$ 12,640.10
V00585	Asphalt Company Australia Pty Ltd	00014373	Carryout reseal works as per contract TS2015-09	\$ 12,764.40
4065	Southern Cross Protection Pty Ltd	754640	Security Patrol Council Buildings - Dec 2015	\$ 2,064.12
4065	Southern Cross Protection Pty Ltd	753295	Security Patrols - 8,9,10 & 13/12/2015	\$ 367.70
5104	JLM Civil Works Pty Ltd	00004555	replace Wheel Chair xing-1.5m wide ifo 72 Flynn	\$ 1,901.56
5104	JLM Civil Works Pty Ltd	00004544	replace footpath Emery Avenue	\$ 3,929.07
2977	Security & Technology Services P/L	98418	Rec Centre - Repair Access Control	\$ 465.91
35	Staples Australia Pty Limited	9016756446	Stationery Order - Civic Centre - PO107879	\$ 111.00
35	Staples Australia Pty Limited	9016681948	Stationery Order - Civic Centre - PO107877	\$ 58.59
V00299	EPAC Salary Solutions Pty Ltd	172860-311215	Salary Packaging - Pay 13 (F/E - 27/12/2015)	\$ 1,112.35
4508	News 4 U	SN00197231122015	Newspapers - DC&CS - DEC 2015	\$ 37.10
V00157	McArthur Management Services (Vic) P/L	TA00434	Performance Review	\$ 8,437.00
4508	News 4 U	SN00134231122015	Library Newspapers - DEC 2015	\$ 125.95
47	Telstra Corporation Ltd	T311- 2 JAN 2015	Account 4640728244 - Satellite x 3 - 2 Jan 2015	\$ 105.00
V00476	Water Dynamics (NT) Pty Limited	SLI21003393	Labour for irrigation repairs 14.12-18.12.15 Wk 3	\$ 3,520.00
V00632	Mark Hoy	CAT TRAP DEPOSIT REFUND R106077	Cat Trap Hire Deposit Refund R106077	\$ 100.00

Creditor No.	Creditor Name	Invoice Number	Invoice Description	Amount
V00284	Wheeler's Books	1593810	Wheeler's Invoice - 1593810	\$ 1,546.95
V00620	CR & GM Horne	R5697	Rates Refund Assessment 109731	\$ 1,149.49
5031	All Aspects Recruitment & HR Services	12025	Temp Staff EA to DCCS - WE 27 Dec 2015	\$ 1,521.72
V00166	Diamond International Events T/A Trina's Catering	1516115	Catering - Citizenship Ceremony - 15/12/15 PO107916	\$ 385.00
938	Nightcliff Electrical	1278	Electrical work on Christmas Tree	\$ 1,000.45
4508	News 4 U	SN00098831122015	Newspapers - Mayor - DEC 2015	\$ 49.50
4007	Ark Animal Hospital Pty Ltd	91357	2x Euth - 7434 & 7433	\$ 132.00
4007	Ark Animal Hospital Pty Ltd	92693	Euth x1 - 7545 - 23/10/15	\$ 66.00
4007	Ark Animal Hospital Pty Ltd	92839	Euth x4 - 27/10 & Consult & Medication - 29 Oct 15	\$ 615.74
4007	Ark Animal Hospital Pty Ltd	93789	Euth 3x cats & 1x dogs - 30 Oct, 18 & 20 Nov 2015	\$ 478.62
4007	Ark Animal Hospital Pty Ltd	94074	Euth x 4 - 27 Nov & 1x - 1 Dec 2015	\$ 293.45
4007	Ark Animal Hospital Pty Ltd	94253	Euth x2 - 2 Dec & x2 - 3 Dec 2015	\$ 264.00
4007	Ark Animal Hospital Pty Ltd	95277	Euth x3 - 7 Dec 2015	\$ 198.00
4007	Ark Animal Hospital Pty Ltd	95278	Euth x 2 - 10 Dec 2015	\$ 132.00
4007	Ark Animal Hospital Pty Ltd	95279	Euth x2 - 14 Dec 2015	\$ 132.00
4007	Ark Animal Hospital Pty Ltd	95280	Euth x2 - 17 Dec 2015	\$ 132.00
4007	Ark Animal Hospital Pty Ltd	95282	Consult & Medication - 19 Dec 2015	\$ 277.76
V00476	Water Dynamics (NT) Pty Limited	18S001-1000-3166	ODS Irrigation parts as required DEC 2015	\$ 723.47
V00476	Water Dynamics (NT) Pty Limited	18S001-1000-3155	ODS Irrigation parts as required DEC 2015	\$ 26.62
V00476	Water Dynamics (NT) Pty Limited	18S001-1000-3154	ODS Irrigation parts as required DEC 2015	\$ 3.34
V00476	Water Dynamics (NT) Pty Limited	18S001-1000-3134	ODS Irrigation parts as required DEC 2015	\$ 375.40
V00476	Water Dynamics (NT) Pty Limited	18S001-1000-3113	ODS Irrigation parts as required DEC 2015	\$ 259.49
V00476	Water Dynamics (NT) Pty Limited	18S001-1001-1107	ODS Irrigation parts as required DEC 2015	\$ 96.53
V00476	Water Dynamics (NT) Pty Limited	18S001-1001-1064	ODS Irrigation parts as required	\$ 92.75
V00633	Elio and Melissa Nunes	DOG REGO REFUND A#125185 & 120880	Dog Registration Refund - A#125185 & 120880	\$ 70.00
5136	RMI Security	S-2811	Security for Xmas Tree	\$ 1,443.20
V00634	Dorothy Daby (Palmerston Senior Scooters)	GRAY HALL KEY REFUND R565123	Gray Hall Key Deposit Refund - R565123	\$ 25.00
5136	RMI Security	S-2454	Security Xmas Tree - December 2014	\$ 1,452.00
V00635	Ken Spencer	CAT TRAP DEPOSIT REFUND - R104906	Cat Trap Deposit Refund - R104906	\$ 100.00
444	Ms Techy Masero	09	Final installment for Christmas Tree installation	\$ 8,500.00
444	Ms Techy Masero	10	Swift Lifts for Anchors Points of Xmas Tree	\$ 700.00
2238	Hollands Print Solutions Pty Ltd	00030833	Stationery supplies	\$ 2,506.00
V00318	StatewideSuper Clearing House	PJ000696	FORTNIGHT 2016-12 - From Payroll	\$ 7,086.16
V00318	StatewideSuper Clearing House	PJ000702	FORTNIGHT 2016-13 - From Payroll	\$ 7,189.52
V00318	StatewideSuper Clearing House	DEC 15 SUPERANNUATIO	Superannuation Contribution	\$ 48,567.08
5104	JLM Civil Works Pty Ltd	00004476	Use vac truck 3 hrs to clean out the pit Gunn	\$ 1,502.38
2587	Top End RACE	00033995	Civic Centre works	\$ 672.87
2587	Top End RACE	00033996	AC not cooling in JLM building; striping of unit	\$ 163.90
337	Darwin Glass (NT) Pty Ltd	38377	Broken Glass in Library building	\$ 425.00
256	The Bookshop Darwin	BD14538	Library Stock - Quotation No: BD3745	\$ 305.50
272	City Wreckers	00010226	Towing and Storage of Silver Nissan Navara SAS556A	\$ 110.00
238	The Australian Local Government Job Directory	1550006ES	Advertisement Comm. Engagement Officer 2 editions	\$ 478.50
5387	Odd Job Bob - Darren John Fillmore	1563	Odd Job Bob Invoice 1563	\$ 201.85
V00582	Ezko Property Services (Aust) Pty Ltd	00039110	Library - Complete Building Clean 12/12/15	\$ 1,237.50

Creditor No.	Creditor Name	Invoice Number	Invoice Description	Amount
V00582	Ezko Property Services (Aust) Pty Ltd	00039109	Driver School - Clean Chairs/ Rooftop Shade 12 DEC	\$ 222.75
5104	JLM Civil Works Pty Ltd	00004633	Weed Removal 1a	\$ 433.93
5104	JLM Civil Works Pty Ltd	00004636	Call out 10.12.2015- Tree on the road	\$ 502.28
5104	JLM Civil Works Pty Ltd	00004637	Reinstatement of works done by PAWA Memorial Pk	\$ 840.09
5104	JLM Civil Works Pty Ltd	00004638	Stormwater maintenance Moulden	\$ 2,025.65
5104	JLM Civil Works Pty Ltd	00004639	Monthly as per Appendix C as per TS 2012-06 Oct	\$ 2,417.99
5104	JLM Civil Works Pty Ltd	00004640	Once every two months as per Appendix C Litter	\$ 1,051.30
5104	JLM Civil Works Pty Ltd	00004641	Once every three months Litter as per Appendix C	\$ 777.95
5104	JLM Civil Works Pty Ltd	00004642	Street sections adjacent to shopping centre Litter	\$ 2,277.81
5104	JLM Civil Works Pty Ltd	00004643	Remove fallen tree after storm at 19 Myola Crt	\$ 110.00
5104	JLM Civil Works Pty Ltd	00004644	Remove fallen tree after storm Inverway Cir Farrar	\$ 110.00
5104	JLM Civil Works Pty Ltd	00004645	Clean debris from blocked SEP in Pretty Park	\$ 149.52
5104	JLM Civil Works Pty Ltd	00004646	Remove Graffiti from play equipment Tracey Park	\$ 55.00
5104	JLM Civil Works Pty Ltd	00004647	Repair vandalised fence panel Temple tce median	\$ 159.50
5104	JLM Civil Works Pty Ltd	00004648	Remove storm damaged tree at 12 Secretary Place	\$ 254.07
5104	JLM Civil Works Pty Ltd	00004649	Tree Maintenance Various Areas	\$ 693.00
5104	JLM Civil Works Pty Ltd	00004650	Tree Maintenance Various	\$ 998.76
5104	JLM Civil Works Pty Ltd	00004651	Flyer Distribution - Rosebery & Bellamack	\$ 1,265.00
5104	JLM Civil Works Pty Ltd	00004667	\$80 inspect vehicle accident near Target.Wed 23.12	\$ 88.00
5104	JLM Civil Works Pty Ltd	00004665	Soap dispenser in disability toilet Library	\$ 79.75
5104	JLM Civil Works Pty Ltd	00004662	Install Candy Canes in CBD	\$ 300.23
5104	JLM Civil Works Pty Ltd	00004661	Call out 23 nov Oil Spill Lambrick Avenue	\$ 1,127.50
5104	JLM Civil Works Pty Ltd	00004660	Birripa Court - landscape maintenance	\$ 508.13
5104	JLM Civil Works Pty Ltd	00004659	Other Stucture Various	\$ 1,441.44
5104	JLM Civil Works Pty Ltd	00004658	Joan Fejo - mulch for Telstra Living Memorial	\$ 1,863.16
5104	JLM Civil Works Pty Ltd	00004656	Inverway rockery - landscape maintenance	\$ 3,784.70
5104	JLM Civil Works Pty Ltd	00004655	Tree Maintenance Driver	\$ 4,065.07
5104	JLM Civil Works Pty Ltd	00004654	play equipments: various	\$ 3,703.59
5104	JLM Civil Works Pty Ltd	00004653	Litter Various Items	\$ 562.54
5104	JLM Civil Works Pty Ltd	00004652	Graffiti Various Areas	\$ 2,049.30
5104	JLM Civil Works Pty Ltd	00004657	Chung Wah median - remove epicormic growth	\$ 846.89
2977	Security & Technology Services P/L	98817	Alarm Reponse - 20/12/2015 - Rec Centre	\$ 82.50
2977	Security & Technology Services P/L	98816	Alarm Reponse - 20/12/2015 Rec Centre	\$ 82.50
V00368	iWater NT	126	Labour for irrigation repairs - Wk 4 - 21-24.12.15	\$ 1,510.00
5104	JLM Civil Works Pty Ltd	00004666	Repair the vandalised door of Community Room 24.12	\$ 79.75
3879	Litchfield Council	2541	Exponare/GIS Services and Support - 22/12/15	\$ 626.73
2977	Security & Technology Services P/L	98847	Library CCTV IP Installation	\$ 38,289.19
272	City Wreckers	00010241	Towing and Storage of Yellow Kia Pregio NT-967897	\$ 110.00
272	City Wreckers	00010239	Towing and Storage of Gold Toyota Sedan NT-708858	\$ 110.00
272	City Wreckers	00010240	Towing and Storage of Blue Ford Sedan NT-CA95IP	\$ 110.00
5038	Central Tree Sevicees	725	Confalonieri Park - remove & sg dead Terminalia,	\$ 924.00
5031	All Aspects Recruitment & HR Services	12036	Temp Staff - Community Services	\$ 1,786.02
4355	Tonkin Consulting	101734	Undertake design & documentation Temple Tce	\$ 16,555.00
V00476	Water Dynamics (NT) Pty Limited	SLI21003121	Irrigation parts consumed for the Month of Nov 15	\$ 4,961.39

Creditor No.	Creditor Name	Invoice Number	Invoice Description	Amount
V00476	Water Dynamics (NT) Pty Limited	SLI21003122	Irrigation repairs Park/Road 23.11-27.11.15 Wk 4	\$ 3,520.00
4508	News 4 U	SN00166731122015	Newspapers - CEO - DEC 2015	\$ 49.50
433	Arafura Wind Ensemble Inc.	AWE-01-291215A	Performance Fee for XMAS Tree Lighting	\$ 165.00
5104	JLM Civil Works Pty Ltd	00004672	remove dead cat on the verge of Lambrick Avenue	\$ 89.12
5104	JLM Civil Works Pty Ltd	00004671	Reedsbed park drain work	\$ 4,638.41
5104	JLM Civil Works Pty Ltd	00004669	Lambrick Avenue Pavement Potholes	\$ 375.30
5104	JLM Civil Works Pty Ltd	00004668	Backfill with topsoil in front of 25 Haultain Cres	\$ 224.86
5104	JLM Civil Works Pty Ltd	00004664	KL Sign Rosebery	\$ 164.20
5104	JLM Civil Works Pty Ltd	00004663	remove debris from first track rack Forrest	\$ 79.75
5104	JLM Civil Works Pty Ltd	00004615	sunken pavement reconstruction at Temple terrace	\$ 12,656.25
5104	JLM Civil Works Pty Ltd	00004625	Remove graffiti from 60km sign	\$ 492.57
5104	JLM Civil Works Pty Ltd	00004618	Zuccoli - Truck and T- Intersection sign post	\$ 52.57
47	Telstra Corporation Ltd	5445534903	0675506800 - MS Exchange - 9 Jan 2016	\$ 796.40
5104	JLM Civil Works Pty Ltd	00004616	repalce 9.6m2 concrete F'path near Lockwood drain	\$ 1,504.80
26	Viva Energy Australia Ltd	1602695866	Shellcards - COP vehicles Dec 2015	\$ 6,373.42
V00315	HWL Ebsworth Lawyers	567866	Professional Services to 2 Nov Services Agreement	\$ 2,904.00
5071	Jobfit Health Group Pty Ltd	1510010098	Staff Medical - Ranger - 9 Dec 2015	\$ 218.90
V00626	Territory Life Magazine Pty Ltd	00700093	DarwinLife January 2016 - Australia Day	\$ 330.00
549	City of Darwin	91629	Operational charges for City of Darwin Shoal Bay	\$ 39,612.54
5104	JLM Civil Works Pty Ltd	00004634	Collect & deliver 2016 waste calendars	\$ 7,100.17
1569	Australasian Performing Right Assoc Ltd	01999587/00008	Australia Day APRA Licence	\$ 82.50
V00295	Jacana Energy	63892310	1011363410 - Streetlights - 6/10 to 31/12/15	\$ 167,565.30
V00295	Jacana Energy	142928	1014166410 - Traffic Lights - Oct to Dec 2015	\$ 1,031.24
3683	Area9 IT Solutions	SIN37059	Service Agreement - Managed IT Services JAN 2016	\$ 11,564.78
V00328	Capital Security (NT) Pty Ltd	00001871	CAPITAL Security W/E - 03/01/2016	\$ 106.10
V00328	Capital Security (NT) Pty Ltd	00001859	CAPITAL Security W/E - 27/12/2015	\$ 212.19
1386	Pitney Bowes Australia Pty Ltd	18023923	Dm Rate D/load 0012212 JAN 16	\$ 264.00
5	Australia Post	1004854693	Monthly Postage - DEC 2015	\$ 6,287.52
V00636	Chinese Language and Culture Centre of Darwin	16001	Chinese Language invoice - 16001	\$ 90.00
938	Nightcliff Electrical	1353	Joan Fejo Park - investigate fault of NE BBQ	\$ 93.50
5038	Central Tree Seivces	723	Street Tree Maintenance for suburb Marlow Lagoon	\$ 2,640.00
5038	Central Tree Seivces	724	Gray Drain - tree maintenance	\$ 4,972.00
5038	Central Tree Seivces	722	Street Tree MaintRosbery + Variation to PO108058	\$ 4,862.00
5038	Central Tree Seivces	721	Street Tree Maintenance for suburb of Bellamack	\$ 5,368.00
938	Nightcliff Electrical	1327	Marlow Lagoon - repair faulty relay on BBQ1	\$ 93.50
V00639	Australia Day Council Inc. (Humpty Doo)	GRANT-AUST. DAY FAMILY FUN POOL DAY	Aust. Day Family Fun Pool Day - Community Grant	\$ 2,000.00
V00476	Water Dynamics (NT) Pty Limited	SLI21003424	Irrigation parts consumed for December 2015	\$ 3,693.02
54	Powerwater	PJ000712	FORTNIGHT 2016-14 - From Payroll	\$ 615.00
V00642	Thomas Scutt	TEMP LIBRARY MEMB REFUND R105877	Temporary Library Membership Refund R105877	\$ 45.00
V00641	Mrs Hayley Farrer	DOG REGO REFUNDS-A126470 & A126473	Dog Rego Refunds - A126470 & A126473	\$ 60.00
V00640	Craig Perry	CAT TRAP DEPOSIT REFUND - R102211	Cat Trap Deposit Refund - R102211	\$ 100.00
V00101	Bellamack Pty Ltd	RATE REFUND - A112927 R5698	Rate Refund - A112927 R5698	\$ 586.98
54	Powerwater	63806859	205522910 -03.11.2015 - 07.12.2015	\$ 27.88
54	Powerwater	63806701	2014004010 -03.11.2015 - 07.12.2015	\$ 27.88

Creditor No.	Creditor Name	Invoice Number	Invoice Description	Amount
54	Powerwater	63869082	206399910 -17.11.2015 - 17.12.2015	\$ 952.35
54	Powerwater	63869084	206480110 -17.11.2015 - 17.12.2015	\$ 24.69
54	Powerwater	63869080	206382310 -17.11.2015 - 17.12.2015	\$ 2,473.80
54	Powerwater	63869073	206233510 -17.11.2015 - 17.12.2015	\$ 386.84
54	Powerwater	63806743	202797611 -03.11.2015 - 07.12.2015	\$ 961.02
54	Powerwater	63850147	2013921810 -17.11.2015 - 18.12.2015	\$ 160.41
54	Powerwater	63852433	207756810 -11.09.2015 - 12.12.2015	\$ 1,874.98
54	Powerwater	63885910	204294410 -19.09.2015 - 21.12.2015	\$ 3,390.32
54	Powerwater	63868745	202777310 -16.09.2015 - 16.12.2015	\$ 140.05
54	Powerwater	63875448	206519910 -19.09.2015 - 21.12.2015	\$ 2,383.34
54	Powerwater	63885889	204093410 -19.09.2015 - 21.12.2015	\$ 298.87
54	Powerwater	63885904	204278410 -19.09.2015 - 21.12.2015	\$ 74.87
54	Powerwater	63869043	205733410 -17.09.2015 - 18.12.2015	\$ 74.07
54	Powerwater	63869069	206145210 -17.09.2015 - 18.12.2015	\$ 74.07
54	Powerwater	63851131	206149210 -17.09.2015 - 18.12.2015	\$ 434.55
54	Powerwater	63869068	206144610 -17.09.2015 - 18.12.2015	\$ 74.07
54	Powerwater	63869067	206138310 -17.09.2015 - 17.12.2015	\$ 73.28
54	Powerwater	63822632	202595910 -10.09.2015 - 11.12.2015	\$ 685.08
54	Powerwater	63833778	202600810 -10.09.2015 - 11.12.2015	\$ 2,251.03
54	Powerwater	63841752	202251310 -17.09.2015 - 16.12.2015	\$ 572.21
54	Powerwater	63841547	205593610 -17.09.2015 - 16.12.2015	\$ 2,209.35
54	Powerwater	63759844	203979910 -01.09.2015 - 30.11.2015	\$ 2,049.15
54	Powerwater	63869072	206213510 -17.11.2015 - 17.12.2015	\$ 24.69
54	Powerwater	63869086	206639310 -17.11.2015 - 17.12.2015	\$ 74.28
54	Powerwater	63869083	206414410 -17.11.2015 - 17.12.2015	\$ 2,528.46
54	Powerwater	63869079	206347110 -17.11.2015 - 17.12.2015	\$ 854.37
54	Powerwater	63869077	206317110 -17.11.2015 - 17.12.2015	\$ 98.56
54	Powerwater	63831010	201514010 -11.09.2015 - 15.12.2015	\$ 5,264.09
54	Powerwater	63776549	206590410 -03.11.2015 - 04.12.2015	\$ 227.81
54	Powerwater	63834326	2015349510 -No dates Portable Metre	\$ 189.38
54	Powerwater	63776566	205691510 -03.11.2015 - 07.12.2015	\$ 1,679.26
54	Powerwater	63776561	202787910 -03.11.2015 - 04.12.2015	\$ 1,826.48
54	Powerwater	63850064	206795510 -17.11.2015 - 17.12.2015	\$ 314.01
54	Powerwater	63869074	206237910 -17.11.2015 - 17.12.2015	\$ 1,337.74
54	Powerwater	63869076	206301310 -17.11.2015 - 17.12.2015	\$ 954.37
54	Powerwater	63776678	2014457910 -03.11.2015 - 04.12.2015	\$ 2,134.92
54	Powerwater	63806744	202798510 -03.11.2015 - 07.12.2015	\$ 605.41
54	Powerwater	63868900	204433210 -17.11.2015 - 18.12.2015	\$ 25.49
54	Powerwater	63804791	2012020910 -12.11.2015 - 10.12.2015	\$ 801.65
54	Powerwater	63776413	2012299510 -03.11.2015 - 07.12.2015	\$ 220.53
54	Powerwater	63850257	2014563410 -17.11.2015 - 18.12.2015	\$ 2,853.29
54	Powerwater	63776054	204417610 -03.11.2015 - 07.12.2015	\$ 668.21
54	Powerwater	63776802	2011848310 -03.11.2015 - 07.12.2015	\$ 192.76
54	Powerwater	63850116	204426110 -17.11.2015 - 18.12.2015	\$ 391.69

Creditor No.	Creditor Name	Invoice Number	Invoice Description	Amount
54	Powerwater	63806689	2012299610 -03.11.2015 - 07.12.2015	1,039.50
54	Powerwater	63868650	2014563310 -17.11.2015 - 18.12.2015	2.02
54	Powerwater	63804803	202810210 -12.11.2015 - 10.12.2015	221.91
V00295	Jacana Energy	63822588	102675310 -10.09.2015 - 11.12.2015	903.39
V00295	Jacana Energy	63806296	1016554010 -03.11.2015 - 07.12.2015	242.30
V00295	Jacana Energy	63776901	1016266810 -03.11.2015 - 04.12.2015	231.36
V00295	Jacana Energy	63850295	1015105310 -17.11.2015 - 18.12.2015	639.57
V00295	Jacana Energy	63850245	1014518010 -17.11.2015 - 17.12.2015	138.27
V00295	Jacana Energy	63868437	106190610 -17.11.2015 - 18.12.2015	26.79
V00295	Jacana Energy	63900892	1010962110 -01.12.2015 - 31.12.2015	707.24
V00295	Jacana Energy	63850272	1014110110 -17.11.2015 - 17.12.2015	1,840.52
V00295	Jacana Energy	63806583	107710210 -03.11.2015 - 04.12.2015	333.02
V00295	Jacana Energy	63868441	106367310 -17.11.2015 - 17.12.2015	989.39
V00295	Jacana Energy	63868042	1010817310 -17.11.2015 - 17.12.2015	390.70
V00295	Jacana Energy	63849962	106382310 -17.11.2015 - 17.12.2015	28.16
V00295	Jacana Energy	63868410	105742210 -17.11.2015 - 17.12.2015	39.42
V00295	Jacana Energy	63850248	1014518410 -17.11.2015 - 17.12.2015	125.76
V00295	Jacana Energy	63850241	1014517910 -17.11.2015 - 17.12.2015	109.80
V00295	Jacana Energy	63850171	106690411 -17.11.2015 - 17.12.2015	1,482.99
V00295	Jacana Energy	63868107	1014111710 -17.11.2015 - 17.12.2015	123.25
V00295	Jacana Energy	63868043	1010817411 -17.11.2015 - 17.12.2015	25.66
V00295	Jacana Energy	63868044	1010866212 -17.11.2015 - 17.12.2015	25.66
V00295	Jacana Energy	63849964	106143211 -17.11.2015 - 17.12.2015	62.26
V00295	Jacana Energy	63850292	102914811 -17.11.2015 - 18.12.2015	780.33
V00295	Jacana Energy	63868106	1014110010 -17.11.2015 - 17.12.2015	201.14
V00295	Jacana Energy	63868104	1014109710 -17.11.2015 - 17.12.2015	309.06
V00295	Jacana Energy	63868231	103579111 -17.11.2015 - 18.12.2015	599.22
V00295	Jacana Energy	63786795	1013979610 -30.08.2015 - 30.11.2015	53.05
V00295	Jacana Energy	63868306	104178910 -17.11.2015 - 18.12.2015	722.14
V00295	Jacana Energy	63901176	104406210 -01.12.2015 - 31.12.2015	455.79
V00295	Jacana Energy	63776860	105650710 -03.11.2015 - 07.12.2015	30.53
V00295	Jacana Energy	63806513	106225010 -04.12.2015 - 04.12.2015	26.48
V00295	Jacana Energy	63868438	106198310 -17.11.2015 - 18.12.2015	26.48
V00295	Jacana Energy	63849960	106399910 -17.11.2015 - 17.12.2015	89.47
V00295	Jacana Energy	63868442	106414410 -17.11.2015 - 17.12.2015	25.66
V00295	Jacana Energy	63868439	106317110 -17.11.2015 - 17.12.2015	25.66
V00295	Jacana Energy	63849980	1010931710 -17.11.2015 - 17.12.2015	73.21
V00295	Jacana Energy	63868233	103598210 -17.11.2015 - 18.12.2015	148.47
V00295	Jacana Energy	63868045	1010884410 -17.11.2015 - 17.12.2015	25.66
V00295	Jacana Energy	63868105	1014109910 -17.11.2015 - 17.12.2015	25.97
V00295	Jacana Energy	63850178	1014109810 -17.11.2015 - 17.12.2015	105.74
V00295	Jacana Energy	63850184	1014109610 -17.11.2015 - 17.12.2015	495.79
V00295	Jacana Energy	63868205	103115310 -17.11.2015 - 18.12.2015	272.03
V00295	Jacana Energy	63875428	1012498610 -19.09.2015 - 21.12.2015	341.48

Creditor No.	Creditor Name	Invoice Number	Invoice Description	Amount
V00295	Jacana Energy	63776039	102137110 -05.11.2015 - 07.12.2015	\$ 28.25
V00295	Jacana Energy	63776038	102137110 -16.10.2015 - 04.11.2015	\$ 18.43
V00295	Jacana Energy	67776676	1014457810 -03.11.2015 - 04.12.2015	\$ 486.30
V00295	Jacana Energy	63776527	102787910 -03.11.2015 - 04.12.2015	\$ 723.71
V00295	Jacana Energy	63806582	107710110 -03.11.2015 - 07.12.2015	\$ 28.97
V00295	Jacana Energy	63850014	106365710 - 17.11.2015 - 17.12.2015	\$ 53.81
V00295	Jacana Energy	63850225	106795510 - 17.11.2015 - 17.12.2015	\$ 265.27
V00295	Jacana Energy	63868450	106720411 - 17.11.2015 - 17.12.2015	\$ 25.66
V00295	Jacana Energy	63868046	1010921910 - 17.11.2015 - 17.12.2015	\$ 26.29
V00295	Jacana Energy	63850012	1011630810 - 17.11.2015 - 18.12.2015	\$ 105.93
V00295	Jacana Energy	63868572	109001210 - 17.11.2015 - 17.12.2015	\$ 155.78
V00295	Jacana Energy	63868571	109001110 - 17.11.2015 - 17.12.2015	\$ 401.02
V00295	Jacana Energy	63868323	104433510 - 17.11.2015 - 18.12.2015	\$ 26.79
V00295	Jacana Energy	63833429	107722111 - 12.11.2015 - 10.12.2015	\$ 412.19
V00295	Jacana Energy	63786748	109005410 -01.11.2015 - 30.11.2015	\$ 7,842.75
V00295	Jacana Energy	63776468	109005610 -03.11.2015 - 07.12.2015	\$ 498.48
V00295	Jacana Energy	63900876	1011831010 -01.12.2015 - 31.12.2015	\$ 11,127.00
V00295	Jacana Energy	63849957	104426110 -17.11.2015 - 18.12.2015	\$ 517.58
V00295	Jacana Energy	63804753	102810210 -12.11.2015 - 10.12.2015	\$ 1,372.17
V00643	Department of Human Resources	107599 180045953	Library Rm Hire Deposit Refund R70285	\$ 125.00
4065	Southern Cross Protection Pty Ltd	759875	Security Patrols - 22/12/15 - 28/12/15	\$ 367.70
4065	Southern Cross Protection Pty Ltd	761526	Sercurity Patrols - 1/1/2016 - 6/1/2016	\$ 147.08
V00247	Clean Up Australia	COMMUNITY GRANT-CLEAN UP AUST. DAY	Community Grant - Clean Up Aust. Day 2016	\$ 1,500.00
47	Telstra Corporation Ltd	P6936499809	9032687000 - Mainline - 12 Jan 2016	\$ 5,995.65
V00299	EPAC Salary Solutions Pty Ltd	172860-140116	Salary Packaging - Pay 14 (F/E 10/01/2016)	\$ 1,112.35
2	Australian Taxation Office	PAYG WE 10/01/2016	PAYG WE 10/01/2016	\$ 60,657.00
V00644	Karen Damen	DOG REGO REFUND - A114115	Prorata Dog Rego Refund - A114115	\$ 20.00
5568	Mr E F Gojar	STAFF REIMBURSEMENT - INV74382455	Staff Reimb - Home Internet 26/1/16 - 26/2/16	\$ 94.90
5031	All Aspects Recruitment & HR Services	12027A	Temp Staff - Comm Services- W/E 10/01/16	\$ 2,402.73
173	Initial Hygiene	95466613	Hygeine Services - 25/10 to 24/11/2015	\$ 1,117.15
173	Initial Hygiene	95484068	Hygiene Services - 25/11/2015 to 24/12/2015	\$ 1,117.15
173	Initial Hygiene	95500889	Hygiene Services - 25/12/2015 to 24/1/2016	\$ 1,117.15
2587	Top End RACE	00033540	Monthly maintenance for Aquatic Centre air con	\$ 390.50
V00646	Tyler Keenan	DOG REGO REFUND - A125913	Prorata Dog Rego Refund - A125913	\$ 5.00
V00645	Sarifah Hudson	DOG REGO REFUND - A118591	Prorata Dog Rego Refund - A118591	\$ 50.00
215	Employee Assistance Services NT Inc (EASA)	00024998	EAP Counselling Sessions For NOV 2015	\$ 851.84
5104	JLM Civil Works Pty Ltd	00004593	installed three supplied bollards at CBD near	\$ 385.00
173	Initial Hygiene	95503171	CR/Adj Note for invoice 95500889	-\$ 391.70
173	Initial Hygiene	95503170	CR/Adj Note for invoice 95484068	-\$ 391.70
173	Initial Hygiene	95503169	CR/Adj Note for invoice 95466613	-\$ 313.35
V00476	Water Dynamics (NT) Pty Limited	18SO01-1000-2979	ODS Irrigation parts as required DEC 2015	\$ 1,251.78
123	Kerry's Automotive Group	NINN449257	Service for Rego CA18AN. 60,000 KM.	\$ 620.00
938	Nightcliff Electrical	1372	Park Lights audit for the month of December	\$ 220.00
938	Nightcliff Electrical	1356	Timer of lights in Recreation Centre.	\$ 93.50

Creditor No.	Creditor Name	Invoice Number	Invoice Description	Amount
V00200	Hidden Valley Ford (Red Earth Automotive P/L)	FOFF35347	Vehicle Service 10,000 + Fix Faulty Aircon CB88LS	\$ 1,100.00
V00193	Amcom Pty Ltd	68842-070116 REF:3031674	AmCom IP Tel Service: DoC ID: 254519 DEC 2015	\$ 5,912.54
4816	CS Services NT	00004528	Brush cut drains at Archer Waste Transfer Station.	\$ 2,640.00
938	Nightcliff Electrical	1438	"Repair works carried for lights various Locations	\$ 880.00
938	Nightcliff Electrical	1391	Check for the fault in RCD RED 13 @ Civic Centre	\$ 93.50
938	Nightcliff Electrical	1202	Repair park lights as per audit list Various	\$ 15,052.40
256	The Bookshop Darwin	BD14545	Library Stock	\$ 277.03
256	The Bookshop Darwin	BD14544	Library Stock	\$ 1,234.50
5104	JLM Civil Works Pty Ltd	00004693	Remove tree branches off the road along Temple Tce	\$ 88.00
5104	JLM Civil Works Pty Ltd	00004692	Pothole Lambrick Avenue	\$ 1,161.04
5104	JLM Civil Works Pty Ltd	00004691	Clean the SEPs McGuire Inter with Bonson Terrace	\$ 110.00
272	City Wreckers	00010320	Towing and Storage of Blue Mitsubishi Pajero	\$ 110.00
5104	JLM Civil Works Pty Ltd	00004705	Remove broken swings and tighten bolts Army Car	\$ 275.00
5104	JLM Civil Works Pty Ltd	00004704	Grind lifted fibre glass Wood Park	\$ 110.00
5104	JLM Civil Works Pty Ltd	00004703	Remove grindings 10 Lorna Lim	\$ 165.00
5104	JLM Civil Works Pty Ltd	00004702	Remove fallen branches paths around Woodlake Blvd	\$ 170.05
5104	JLM Civil Works Pty Ltd	00004701	Remove fallen tree branches blocking p'ways ML	\$ 554.60
5104	JLM Civil Works Pty Ltd	00004700	Remove fallen tree branches outside 32 Noltenius	\$ 170.05
5104	JLM Civil Works Pty Ltd	00004699	Remove fallen tree from Strawbridge Park, Moulden	\$ 535.83
5104	JLM Civil Works Pty Ltd	00004698	Remove fallen tree from 12 Stint Court, Bakewell.	\$ 535.83
5104	JLM Civil Works Pty Ltd	00004697	Remove fallen tree from Vernier Park.	\$ 785.05
5104	JLM Civil Works Pty Ltd	00004696	Remove fallen tree from behind 10 Crown Court	\$ 535.83
5104	JLM Civil Works Pty Ltd	00004694	Remove fallen tree from the road at James Circuit	\$ 395.10
5104	JLM Civil Works Pty Ltd	00004695	Remove hanging tree branches from Antares Court.	\$ 295.42
V00597	Jenny Kerr	0081	Palmerston Arts Strategy	\$ 14,176.80
V00228	Outback Tree Service	INV-0247	Frenella Park - tree maintenance q233 (10+ removal	\$ 4,950.00
5104	JLM Civil Works Pty Ltd	00004706	Please remove 5 dumped garbage bags 7 Tilston	\$ 66.00
5104	JLM Civil Works Pty Ltd	00004708	Maintenance Depot	\$ 1,306.53
5104	JLM Civil Works Pty Ltd	00004718	Weekend work CBD	\$ 757.61
4825	OracleCMS	00122780	AfterHours Call Service (Technical)Aug/Oct 2015	\$ 949.85
35	Staples Australia Pty Limited	9016931946	Stationery	\$ 425.07
5104	JLM Civil Works Pty Ltd	00004711	Order 10 corflute Crocodile Sighted sign	\$ 1,100.00
5104	JLM Civil Works Pty Ltd	00004713	Replace the post for KL and Hazard marker	\$ 316.66
5104	JLM Civil Works Pty Ltd	00004716	Stormwater Temple Terrace	\$ 450.35
5104	JLM Civil Works Pty Ltd	00004715	replace 3.5m2 of concrete footpath requested Cat 1	\$ 550.83
5104	JLM Civil Works Pty Ltd	00004714	Remove trip hazard for cat 1 in Durack (8 hrs	\$ 1,745.39
5104	JLM Civil Works Pty Ltd	00004690	Pavement Durack	\$ 1,143.05
5104	JLM Civil Works Pty Ltd	00004689	4 x 1.5 (6m2) of road reconstruction 12 Emily Crt	\$ 1,238.16
289	Bolinda Publishing Pty Ltd	0445812	Library Stock - O/No 20249536	\$ 293.55
289	Bolinda Publishing Pty Ltd	0445813	library Bolinda Order# 20257093	\$ 415.02
4336	Wavesound Pty Ltd	102511	Wavesound Order #100000617	\$ 179.85
289	Bolinda Publishing Pty Ltd	0445623	Library stock. Quote: 234954	\$ 93.42
1491	Palmerston Rugby Union Club	RATE CREDIT REFUND - A106492	Rate Credit Refund - A106492	\$ 1,384.05
5104	JLM Civil Works Pty Ltd	00004717	Zuccoli - Lot 12773, 9 Grumman CT,	\$ 1,019.68

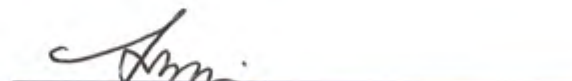
Creditor No.	Creditor Name	Invoice Number	Invoice Description	Amount
V00657	Yasmin Weber	PRORATA DOG REGO REFUND A126665	Prorata Dog Rego Refund A126665	\$ 40.00
V00654	Kovison Christland Yao	47	Drumming Workshop for Kids - Library Program	\$ 400.00
617	Barnyard Trading	275143	Back pack sprayers	\$ 417.56
1502	Figleaf Pool Products	380363	ITC 364 - Montly services and maintenance items	\$ 154.00
1502	Figleaf Pool Products	378423	Monthly services and maintenance items for pool	\$ 154.00
1502	Figleaf Pool Products	372118	Monthly services and maintenance item pool Aquatic	\$ 154.00
350	IBM Global Financing Australia Limited	IBM LEASES - FEB 2016	IBM Leases - FEB 2016	\$ 2,388.15
5104	JLM Civil Works Pty Ltd	00004719	Fix the latch on the community door lock	\$ 79.75
54	Powerwater	PJ000719	FORTNIGHT 2016-15 - From Payroll	\$ 615.00
5760	Touch Football Australia	COMMUNITY GRANT - NT TOUCH FOOTBALL	Community Grant - NT Touch Football Finals 2016	\$ 12,000.00
3880	PAWS Darwin Limited	00000067	Pound Maintenance Contract - 14 Nov to 13 Dec 2015	\$ 7,482.25
V00299	EPAC Salary Solutions Pty Ltd	172860-280116	Salary Packaging - Pay 15 (F/E 24/01/2016)	\$ 1,112.35
V00228	Outback Tree Service	INV-0265	147 Woodlake - remove & sg declining Albizia	\$ 2,475.00
V00228	Outback Tree Service	INV-0264	Allamurr Park - removal of dead wood over path	\$ 418.00
V00228	Outback Tree Service	INV-0263	Phyllis Uren - clearance prune, removals & sg	\$ 1,815.00
V00228	Outback Tree Service	INV-0261	Ariat Park - remove poison 3 wattles & 1 grevillea	\$ 1,320.00
V00659	NT Multiple Birth Club	ROOM HIRE DEPOSIT REFUND R107894	Room Hire Deposit Refund R107894	\$ 125.00
V00658	Palmerston Child and Family Early Learning Centre	BBQ TRAILER DEPOSIT REFUND R111607	BBQ Trailer Deposit Refund R111607	\$ 200.00
2103	Australia Day Council NT Inc (Darwin)	BBQ TRAILER DEPOSIT REFUND R110983	BBQ Trailer Deposit Refund R110983	\$ 200.00
5071	Jobfit Health Group Pty Ltd	J1610001806	Pre employment Medical - L Masters	\$ 221.10
2	Australian Taxation Office	PAYG WE 24/01/2016	PAYG WE 24/01/2016	\$ 59,779.00
5104	JLM Civil Works Pty Ltd	00004494	Pick up fallen tree branch at Marlow Lagoon.	\$ 110.00
394	Civica Pty Limited	C/LG003683	Authority DR Services FEB 2016	\$ 3,311.00
274	CSG Business Solutions (NT) Pty Ltd	INV00078871	Canon Copier#JBA02400-1000046738: DEC 2015	\$ 1,874.68
4528	Miranda's Armed Security Officers Pty	PCC1022	Cash Collection - DEC 2015	\$ 514.80
5104	JLM Civil Works Pty Ltd	00004673	"Replace the broken pavers along footpath CBD	\$ 165.00
5104	JLM Civil Works Pty Ltd	00004685	Repair paper towel dispenser in Ground Floor	\$ 187.00
5104	JLM Civil Works Pty Ltd	00004686	Remove silts and vegetation next to splitter	\$ 110.00
5104	JLM Civil Works Pty Ltd	00004687	Supply 5 Water over Road signs	\$ 660.00
5104	JLM Civil Works Pty Ltd	00004688	Install garden kerb in front of 44 Melbourne St	\$ 466.77
4679	iSentia Pty Ltd	MN0617367	iSentia Media Monitoring 14/12/15 to 31/1/16	\$ 1,105.80
272	City Wreckers	00010244	Towing and Storage of White Toyota Coupe nil plate	\$ 110.00
253	Territory FM 104.1 Darwin - CDU	3931-2	Australia Day Advert - 1/12-2/12/15	\$ 184.80
5104	JLM Civil Works Pty Ltd	00004684	Patch and paint gouges in the wall at the library	\$ 1,235.44
639	Cleanaway Pty Ltd.	15554581	TS2014/01 - Operational charges - Library DEC 2015	\$ 109.33
639	Cleanaway Pty Ltd.	15555418	TS2014/01 - Operational charges Gray Hall Dec 2015	\$ 17.28
639	Cleanaway Pty Ltd.	15555415	TS2014/01 - Operational charges DRC DEC 2015	\$ 22.48
639	Cleanaway Pty Ltd.	15555413	TS2014/01-Operational charges-Civic Centre DEC2015	\$ 91.75
639	Cleanaway Pty Ltd.	15554588	TS2014/01 - Operational charges - Pound DEC 2015	\$ 4.32
639	Cleanaway Pty Ltd.	15555601	TS2014/01 - Operational charges Tenements DEC 2015	\$ 243,645.59
4816	CS Services NT	00004527	TS2011/03 - Operational and tip recharge - DEC 15	\$ 182,359.17
798	YMCA of the Top End Inc	5945	Rental Income Subsidy 2015/2016	\$ 5,798.45
798	YMCA of the Top End Inc	5944	CS2004-01: Operational Subsidy DEC 2015	\$ 32,361.32
5104	JLM Civil Works Pty Ltd	00004682	Replace KL sign at intersection of Bonson Terrace	\$ 492.57

Creditor No.	Creditor Name	Invoice Number	Invoice Description	Amount
5104	JLM Civil Works Pty Ltd	00004681	replace 2 SEP lids near the intersection of Y/Wong	\$ 656.76
5104	JLM Civil Works Pty Ltd	00004680	Reinstate the fallen street name sign post Y/Wonga	\$ 52.78
5104	JLM Civil Works Pty Ltd	00004679	Replacement of Signage in Bakewell	\$ 340.11
5104	JLM Civil Works Pty Ltd	00004678	Replace KL sign post at the intersection of	\$ 603.99
5104	JLM Civil Works Pty Ltd	00004676	Replace 3 post and 5 fence panel at Temple Terrace	\$ 3,852.61
5104	JLM Civil Works Pty Ltd	00004675	Remove debris from all 4 grates in Rosebery	\$ 239.24
639	Cleanaway Pty Ltd.	15556737	Operational Charges - Depot - DEC 2015	\$ 183.04
639	Cleanaway Pty Ltd.	15556651	Operational Charges - Woodroffe Primary DEC 2015	\$ 7.92
87	Industrial Power Sweeping Services Pty	00010516	Carry out street sweeping for the month of	\$ 16,977.09
V00607	DKJ projects. architecture Pty Ltd	D5628	Project No 15-3071 - Stage 1.1	\$ 3,285.76
V00368	iWater NT	127	Labour for irrigation repairs 4.1-8.1.2016 Week 1	\$ 2,900.50
433	Arafura Wind Ensemble Inc.	AWE-01-291215	Carols 2015	\$ 1,400.00
3099	Iron Mountain Australia Pty Ltd	546151-AT1	Records Management - 25 Nov to 26 Dec 2015	\$ 1,550.41
4679	iSentia Pty Ltd	MN0617366	Radio & TV - Metro/Regional - Dec 2015	\$ 45.29
1581	NT Broadcasters Pty Ltd	155-242-HOT-0000	Tree Lighting Radio Advertising HOT 100	\$ 1,100.00
1581	NT Broadcasters Pty Ltd	155-242-MIX-0000	Tree Lighting Radio Advertising MIX & audio	\$ 1,276.00
1581	NT Broadcasters Pty Ltd	155-236-MIX-0001	Australia Day Nominations Radio Advertising-MIX	\$ 325.60
1581	NT Broadcasters Pty Ltd	155-236-HOT-0001	Australia Day Nominations Radio Advertising-HOT	\$ 325.60
36	Darwin Lock & Key	110396	204 50mm Shank Padlocks Engraved A4	\$ 1,075.03
4619	Darwin Office Technology P/L	SA00265707	Toshiba Copier Readings - to 15 Dec 2015	\$ 410.62
4619	Darwin Office Technology P/L	SA00265706	Toshiba Copier Readings - to 15 Dec 2015	\$ 28.78
4619	Darwin Office Technology P/L	SA00265705	Toshiba Copier Readings - to 15 Dec 2015	\$ 431.83
4619	Darwin Office Technology P/L	SA00265708	Toshiba Copier Readings - to 15 Dec 2015	\$ 265.77
V00271	Fuji Xerox Business Centre NT	AB00020123	FujiXerox Copiers(Tech)-D801045443: JAN 2016	\$ 3,096.41
173	Initial Hygiene	95519521	Hygiene Services - 25/1/2016 to 24/2/2016	\$ 725.45
V00582	Ezko Property Services (Aust) Pty Ltd	00039177	TS2015/11: DEC 2015	\$ 8,824.50
4095	Deuce Cleaning Service	4439	Joy Anderson Cleaning Service 13/12/2015	\$ 60.50
4737	D & L Plumbing & Gasfitting	6236	Backflow Annual Testing	\$ 550.00
5071	Jobfit Health Group Pty Ltd	J1610000662	Pre-Employment Medical Park & Gardens Contract Sup	\$ 218.90
V00647	Eric Hombrebveno	DOG REGO REFUND A125491	Prorata Dog Rego Refund A125491	\$ 50.00
V00328	Capital Security (NT) Pty Ltd	00001884	CAPITAL Security W/E - 10/01/2016	\$ 369.58
5104	JLM Civil Works Pty Ltd	00004579	replacement of 75m2 of asphalt laneway Weisenser	\$ 7,796.13
V00075	Mercury Group of Companies Pty Ltd (T/A Fit2Work)	1301206	Employee Police checks DEC 2015	\$ 284.13
5104	JLM Civil Works Pty Ltd	00004674	TS2012/07 - Public Place Bin Collection Dec 15	\$ 14,186.65
5104	JLM Civil Works Pty Ltd	00004603	Library rennovation	\$ 14,097.44
V00585	Asphalt Company Australia Pty Ltd	00014374	Carryout reseal works as per contract TS2015-09	\$ 23,699.07
479	Jardine Lloyd Thompson Pty Ltd	048-018763	Workers Comp Insurance - Instalment 3	\$ 26,052.32
479	Jardine Lloyd Thompson Pty Ltd	048-018764	Motor Vehilce Insurance - Instalment 3 (15/16)	\$ 5,293.75
1502	Figleaf Pool Products	383324	Monthly services and maintenance items for Aquatic	\$ 154.00
444	Ms Techy Masero	EFT REQ 15/1/2016	Reimb: Wire Rope, Padlocks etc.	\$ 87.77
444	Ms Techy Masero	KEY DEPOSIT REFUND - R102685	Key Deposit Refund - R102685	\$ 60.00
846	Nationwide News NT Division	40198346	Advertising Charges - DEC 2015	\$ 3,427.26
36	Darwin Lock & Key	109111	Padlocks	\$ 1,075.03
36	Darwin Lock & Key	109519	supply & deliver 10 x 50mm shank 204 padlocks	\$ 1,075.03

Creditor No.	Creditor Name	Invoice Number	Invoice Description	Amount
479	Jardine Lloyd Thompson Pty Ltd	048-018765	Industrial Special Risk - Instalment 3 (15/16)	\$ 28,218.49
1874	Ulverscroft Large Print Books Limited	I109127AU	Library Stock - Web 008502	\$ 263.29
1874	Ulverscroft Large Print Books Limited	I109091AU	LIBRARY STOCK - O/No: web0008029	\$ 57.41
1874	Ulverscroft Large Print Books Limited	I109288AU	Library stock- Ulverscroft Web reference 0008608	\$ 54.44
1874	Ulverscroft Large Print Books Limited	I109133AU	Library Stock - Web 0008502	\$ 97.97
5104	JLM Civil Works Pty Ltd	00004677	Replace 60K damaged sign posts seated	\$ 422.21
5104	JLM Civil Works Pty Ltd	00004683	Repatch of Pavement at Various Locations	\$ 744.71
5104	JLM Civil Works Pty Ltd	00004670	Signs Rosebery	\$ 439.80
1874	Ulverscroft Large Print Books Limited	I109134AU	Library Stock - web0008502	\$ 377.03
V00511	IAP2- International Association	20302	Ad Community Engagement Officer	\$ 206.25
V00474	Lane Print & Post	00035126	3rd Instalment Reminder Notices	\$ 1,227.45
5104	JLM Civil Works Pty Ltd	00004604	Signs Moulden	\$ 1,337.55
V00651	FCD Health Ltd. T/A Palmerston GP Super Clinic	386330	GP Workcover Review With Certificate	\$ 150.00
47	Telstra Corporation Ltd	P 990 817 090-6	Raised Telstra Pit Lid for Goyder Square	\$ 25,986.14
5071	Jobfit Health Group Pty Ltd	1510009929	Staff Medical - Ranger - 7 Dec	\$ 110.00
5071	Jobfit Health Group Pty Ltd	1610000042	CR/Adj Note for invoice 1510009929	-\$ 110.00
4679	iSentia Pty Ltd	MN0617367	iSentia Media Monitoring 14/12/15 to 31/1/16	\$ 1,105.80
4679	iSentia Pty Ltd	CRMN0104361	CR/Adj Note PCR100082	-\$ 319.35
2236	The Top Ender Tri-Services Magazine Inc	00003074	1/4 page Advert Feb/March CREDIT NOTE TO APPLY	\$ 144.00
2236	The Top Ender Tri-Services Magazine Inc	3074	CR/Adj Note PCR100083	-\$ 144.00
V00247	Clean Up Australia	00012101	GST invoice - correction on PINV112856 payment	\$ 1,500.00
V00247	Clean Up Australia	GST CORRECTION PINV112856	CR/Adj Note for GST correction PINV112856	-\$ 1,500.00
2977	Security & Technology Services P/L	96575	Annual Monitoring Fee - CREDIT TO BE APPLIED	\$ 550.00
2977	Security & Technology Services P/L	99580	CR/Adj Note for invoice 96575	-\$ 550.00
V00228	Outback Tree Service	INV-0235	Livistona Park -Duplicate INV- CN TO APPLY	\$ 4,950.00
V00228	Outback Tree Service	CN-0253	CR/Adj Note PCR100087	-\$ 4,950.00
V00585	Asphalt Company Australia Pty Ltd	00014384	TS2015-09 Duplicate Invoice - CN TO APPLY IN FULL	\$ 9,834.00
V00585	Asphalt Company Australia Pty Ltd	00014387	CR/Adj Note PCR100090	-\$ 9,834.00
				\$ 1,674,156.04



Reviewed by: Finance Manager



Approved: Director of Corporate & Community Services

SECTION 2

Financial Results

2.6 - Creditor Accounts outstanding - January 2016

Creditor No.	Creditor Name	Amount
112	Beaurepaires	\$ 34.95
1170	Territory Debt Collectors (TDC NT P/L)	\$ 5,037.20
1476	G J Wigg Plumbing Specialists Pty Ltd	\$ 2,600.00
1502	Figleaf Pool Products	\$ 11,001.00
1607	Sterling NT Pty Ltd	\$ 66,916.33
173	Initial Hygiene	\$ 725.45
185	Bridge Toyota	\$ 336.91
2	Australian Taxation Office	\$ 934.92
2017	Signs Plus	\$ 166.00
2124	Grinners Catering - Darwin	\$ 847.00
238	The Australian Local Government Job Directory	\$ 594.00
272	City Wreckers	\$ 1,100.00
289	Bolinda Publishing Pty Ltd	\$ 325.22
2915	Territory Uniforms	\$ 1,086.20
2965	KIK FM Pty Ltd	\$ 930.00
3099	Iron Mountain Australia Pty Ltd	\$ 1,528.91
3189	Seek Limited	\$ 110.00
3313	Zip Print	\$ 979.00
3428	Bunnings Group Limited	\$ 376.05
3438	NT Shade & Canvas Pty Ltd	\$ 1,320.00
35	Staples Australia Pty Limited	\$ 484.44
36	Darwin Lock & Key	\$ 165.00
3706	Badge-A-Minit	\$ 291.69
3880	PAWS Darwin Limited	\$ 7,202.25
4029	Totally Workwear Palmerston	\$ 633.50
4065	Southern Cross Protection Pty Ltd	\$ 2,064.12
422	Australian Library and Information Association	\$ 360.00
4398	Quality Indoor Plants Hire	\$ 102.40
4737	D & L Plumbing & Gasfitting	\$ 2,590.50
48	Top End Line Markers Pty Ltd	\$ 2,931.50
4816	CS Services NT	\$ 7,150.00
5038	Central Tree Sevice	\$ 13,354.00
5104	JLM Civil Works Pty Ltd	\$ 87,226.38
5114	S.E. Rentals Pty Ltd	\$ 269.17
5195	Bernard Schenkel	\$ 6,160.00
5342	Library Jobs	\$ 275.00
549	City of Darwin	\$ 83.48
5533	Custom Av Pty Ltd	\$ 874.15
5594	Kevin McCarthy	\$ 500.00
610	Data Centre Services (DCS)	\$ 10.93
938	Nightcliff Electrical	\$ 5,337.31
V00202	YACCA GOLD P/L T/A Central Business Equipment	\$ 1,432.42
V00228	Outback Tree Service	\$ 1,771.00
V00318	StatewideSuper Clearing House	\$ 62,236.08
V00368	iWater NT	\$ 4,806.50
V00476	Water Dynamics (NT) Pty Limited	\$ 11,696.13
V00582	Ezko Property Services (Aust) Pty Ltd	\$ 110.00
V00648	Sachiko Hirayama	\$ 100.00
V00652	Belly Buttons	\$ 120.00
		\$ 317,287.09



Reviewed by: Finance Manager



Approved by: Director of Corporate & Community Services

SECTION 2

Financial Results

2.7 - STATEMENT OF CREDIT CARD TRANSACTIONS - DECEMBER 2015

NAB Visa

28 November 2015 to 29 December 2015

Cardholder	Amt.	Cost Code	Description
Emily Buchanan	\$ 69.20	3828.EXEC001.307	Beverages - Chambers
	\$ 13.93	3808.EXEC001.308	Christmas Cards
	\$ 36.36	3828.EXEC001.307	Beverages - Chambers
	\$ 89.00	3828.EXEC001.307	Beverages - Chambers
	\$ 500.00	3852.EXEC001.305	Australia Day Ball tickets - Mayor
Ricki Bruhn	\$ 27.75	3855.EXEC002.302	Taxi fare - LG Professionals Meeting
	\$ 25.64	3855.EXEC002.302	Taxi fare - LG Professionals Meeting
	\$ 55.17	3855.EXEC002.302	Taxi fare - LG Professionals Meeting
	\$ 15.73	3855.EXEC002.302	LG Professionals Meeting
Alyce Breed	\$ 314.00	3111.COMM002.300	Staff Appreciation
	\$ 16.38	3808.CORP005.308	Garbage bags
Ben Dornier	\$ 11.88	3855.CORP005.302	Taxi fare to airport
	\$ 18.00	3855.CORP005.302	Airport shuttle bus
	\$ 18.76	3855.CORP005.302	Taxi fare from airport
	\$ 15.00	3855.CORP005.302	Travel expenses
	\$ 20.01	3821.CORP005.301	Fuel - CB43MM
Jeetendra Dahal	\$ 15.00	3808.TECH009.334	Christmas lights
	\$ 214.50	3808.TECH009.308	Road Construction manual
	\$ 38.00	3111.TECH009.300	Sundry supplies - Tech Services
	\$ 270.00	3111.TECH009.300	Staff Appreciation
Jan Peters	\$ 3,273.99	3207.COMM002.311	Community Directory
	\$ 20.01	3821.COMM002.301	Fuel - CA44MH
Ian Mathers	\$ 695.00	3808.TECH005.308	Training guide
	\$ 37.98	3111.CORP005.300	Staff Christmas Lunch
	\$ 17.99	3111.CORP005.300	Staff Christmas Lunch
	\$ 70.00	3111.CORP005.300	Staff Christmas Lunch
	\$ 306.96	3111.CORP005.300	Staff Christmas Lunch
	\$ 3.99	3111.CORP005.300	Staff Christmas Lunch
	\$ 88.45	3111.CORP005.300	Staff Christmas Lunch
	\$ 77.97	3111.CORP005.300	Staff Christmas Lunch
	\$ 257.00	3111.CORP005.300	Staff Christmas Lunch
	\$ 22.00	3111.CORP005.300	Staff Christmas Lunch
	\$ 13.99	3111.CORP005.300	Staff Christmas Lunch
	\$ 12.99	3111.CORP005.300	Staff Christmas Lunch
	\$ 135.10	3111.CORP005.300	Staff Christmas Lunch
	\$ 28.00	3111.CORP005.300	Staff Christmas Lunch
	\$ 154.00	3111.CORP005.300	Staff Christmas Lunch
	\$ 133.67	3111.CORP005.300	Staff Appreciation
Maeva Masterson	\$ 46.00	3808.COMM007.308	PC mousepads - Public
	\$ 10.00	3841.COMM007.335	Program materials
	\$ 752.69	3819.COMM007.315	Library Stock
	\$ 150.00	3840.COMM007.335	Christmas lunch supplies
	\$ 69.98	3828.COMM007.308	Storage container
	\$ 22.40	3819.COMM007.315	Library Stock
	\$ 58.54	3819.COMM007.315	Library Stock
	\$ 237.47	3841.COMM007.335	Program materials
	\$ 55.77	3819.COMM007.315	Library Stock
	\$ 82.95	3840.COMM007.335	Christmas lunch supplies

Cardholder	Amt.	Cost Code	Description
	\$ 22.77	3819.COMM007.315	Library Stock
Maxie Smith	\$ 240.00	3822.CORP002.301	CoP vehicle detailing
	\$ 100.80	3111.CORP003.300	Milk - Staff Kitchen
	\$ 78.00	3823.EXEC002.301	Roadside Assist - CBo8IQ
	\$ 125.70	3823.TECH005.301	Registration - T16112
	\$ 79.20	3111.CORP003.300	Milk - Staff Kitchen
	\$ 228.00	3810.CORP002.334	Survey Monkey 12 month membership
	\$ 710.00	3810.CORP002.300	CPA Membership
	\$ 450.00	3852. CORP002.302	FBT Training TaxEd
	\$ 46.00	3203.CORP005.312	Discharge Statutory Charges x 2
	\$ 35.77	3111.CORP003.300	Milk - Staff Kitchen
Samantha Abdic	\$ 7.02	3828.EXEC003.308	Social Media
	\$ 13.98	3828.EXEC003.308	Social Media
	\$ 138.05	3807.EXEC003.308	Newsletter
	\$ 322.50	3828.EXEC003.308	NT News Online
	\$ 6.96	3828.EXEC003.308	Social Media
Renee Williams	\$ 75.90	3842.COMM004.335	Carols - supplies
	\$ 64.00	3842.COMM004.335	Carols - supplies
	\$ 19.85	3841.COMM004.335	BBQ Trailer - Gas bottle
	\$ 64.98	3822.COMM005.301	PRJ310071 - COPAL Trailer parts
Silke Reinhardt	\$ 79.20	3111.CORP003.300	Milk - staff kitchen
	\$ 66.00	3806.CORP004.309	Safety Culture subscription
	\$ 165.40	3111.CORP007.300	Staff Appreciation
	\$ 345.25	3111.CORP002.300	Staff Appreciation

\$ 12,104.53



Reviewed by: Finance Manager



Approved by: Director of Corporate & Community Services

Section 2

Financial Results

2.8 - Waste Charges as at 31 January 2016

Waste Management

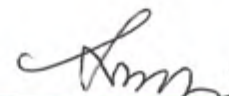
	Original Budget	First Budget Review	Total Budget (inc. Revisions)	YTD Actuals	Commitment	Total YTD Actuals plus Commitments	%
Income							
Rates & Charges	(5,771,500)	-	(5,771,500)	(5,971,278)	-	(5,971,278)	103.46%
Income	(5,771,500)	-	(5,771,500)	(5,971,278)	-	(5,971,278)	103.46%
Expenditure							
Educational Resources	10,000	-	10,000	8,096	400	8,496	84.96%
Utilities	9,450	-	9,450	6,679	-	6,679	70.67%
Security	2,500	(2,500)	-	-	-	-	0.00%
Litter Collection	187,684	-	187,684	119,329	60	119,389	63.61%
Domestic Bin Collection	2,600,600	-	2,600,600	1,192,655	1,242,891	2,435,546	93.65%
Kerb Side Collections	90,000	-	90,000	98,850	-	98,850	109.83%
Tip Recharge Domestic Bin Collection	450,000	-	450,000	228,281	222,322	450,603	100.13%
Transfer Station	1,584,301	-	1,584,301	789,671	667,646	1,457,317	91.98%
Tip Recharge Transfer Station	310,016	-	310,016	140,983	139,066	280,048	90.33%
Expenditure	5,244,551	(2,500)	5,242,051	2,584,544	2,272,385	4,856,928	92.65%
(Profit)/Loss	(526,949)	(2,500)	(529,449)	(3,386,735)	2,272,385	(1,114,350)	

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

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



Reviewed By: Finance Manager



Approved By: Director of Corporate & Community Services

ITEM NO. 13.1.3 **Sale of Land - Lot 10024 and Part Lot 9609**

FROM: Director of Corporate and Community Services

REPORT NUMBER: 8/0823

MEETING DATE: 16 February 2016

Municipal Plan:

2. Economic Development

2.3 City Planning

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

Summary:

This report outlines progress to date regarding the possible sale of all or a portion of Lot 10024 (14 The Boulevard) and part Lot 9608 immediately adjacent, provides an overview of legislation associated with the sale of land owned by Council, and makes the recommendation as to the method by which the land may be sold.

Background:

Council Decision 8/0899 of 14 Jan 2014 directed that an Expression of Interest (EOI) be prepared for the development of Lot 10024 and part Lot 9609 (being the grass area and car park north of the Recreation Centre), with the purpose being for the provision of public car parking combined with a mixed use development comprising of retail, commercial or residential. It had been previously determined on 11 December 2012 that this portion of land was surplus to Council requirements for land in the CBD.

A workshop held with developers in May 2014 indicated strong support for the development of 14 The Boulevard but suggested that development of Lot 10024 and part Lot 9609 as a multi-level car park was not appropriate.

Council Decision 8/1322 of 18 Nov 2014 approved releasing the EOI prior to 25 December 14. Following Council approval to release for consultation the supporting revised Master Plan, Public Realm Strategy and Parking Strategy, the EOI was released on 11 December 2014 and closed on 27 February 2015. The intent was to seek a partner for a joint venture development. This amount of time provided a substantial opportunity for the preparation of responses by interested parties.

Although the EOI documentation was downloaded by 15 parties, only one nonconforming, alternative proposal was received for the EOI, being from an organisation expressing an interest to participate as Council's construction contractor. This was viewed by Council as unsatisfactory, and on 12 March 2015 Council decided to defer the development.

An indicative possibility for the development initially anticipated is provided in the image below:



Following consideration by the Economic Development and Infrastructure Committee, On 17 November 2015, Council decision 8/1758 unanimously determined that Lot 10029 and part Lot 9608 be sold with the caveat that the lots be developed within a suitable time period in accordance with the Palmerston City Centre Master Plan .

General:

Section 182 of the Local Government Act gives Council the power and authority to deal with and dispose of land.

182 Power to deal with and dispose of property

- (1) Subject to the Minister's guidelines, a council may deal with or dispose of property of which council is the owner.*

The Minister has provided **Ministerial Guideline 7: Disposal of Property** as guidance for the disposal of property, which provides Council with options for how it approach land sales, as well as considerations it should make when considering a sale (See Attachment A).

Under *Section 1 Objectives*, the guidelines identify the overarching principle by which land sales are to be made:

- 1. Objectives
The process for the sale and disposal of land and other assets should be considered, fair and transparent to ensure council obtains the best outcomes and price.*

Under *Section 3 General*, the guidelines provide guidance as to confidentiality and documentation of the method of sale:

- (2) Commercial confidentiality should apply to negotiations for sale and disposal of land and other asset transactions unless council decides otherwise.*

- (3) *In circumstances where there is a sale or disposal other than by tender process, as may be considered and determined by council on individual case merits, the reasons for entering such contracts should be documented.*

As such, while discussions and negotiations with potential buyers are required to be confidential in the absence of any Council decision to the contrary, the reasons for entering into a contract of sale where a tender process is not used needs to be appropriately documented.

Under *Section 5 Method to be Used* guidance is given regarding the methods Council has available to sell land:

5. *Method to be Used*

Generally, council will sell or dispose of land and other assets through adoption of the following practices:

- (1) ***direct sale – advertisement for sale and the nature of the advertisement i.e. public notice, local paper etc;***
- (2) *quotation – seeking quotations for the sale of land and other assets;*
- (3) *selected tender – seeking tenders from a selected group of persons, companies, organisations, or other interested parties;*
- (4) *open tender – openly seeking, through advertisement, tenders, or buyers for Council, land and other assets; or*
- (5) *other means as deemed appropriate by council or the CEO (provided disposal has been authorised by council).*

As such, Council has a broad scope for determining how it disposes of land. Under *Section 6 Considerations*, the Minister outlines the considerations to be made by Council prior to determining the method of sale:

6. *Considerations*

- (1) *In considering the method of disposal of an asset, council should consider a number of issues, for example:*
 - (i) *The potential for the council to obtain the best price.*
 - (ii) *The number of known potential purchasers of the land or assets.*
 - (iii) *The current and possible preferred future use of the land or assets.*
 - (iv) *The existence of local purchasers of the land or asset.*
 - (v) *The opportunity to promote local economic growth and development.*
 - (vi) *The total estimated value of the sale.*

Officers provide the following comments regarding the potential sale of Lot 10024 and part Lot 9609:

1. There are limited options for receiving the best possible price. Commercial developments have slowed in the Top End, and the economic climate has deteriorated since the first EOI was released in late 2014.
2. Following an extensive EOI process began in late 2014, no buyer was found. More recently, Council has been approached by a single interested party, but

has yet to determine the interested party's intent beyond this initial interest. Officers recommend that in the current economic climate, and considering that an extensive process to attract a buyer has already occurred, any interested buyer seeking to develop in accordance with the Palmerston City Centre Master Plan ought to be eligible for consideration. Council delegated authority on 2 February 2016 to the CEO to negotiate with this buyer but has not yet determined the method of sale, which would be a key component to any ensuing negotiation.

3. The development of this lot as a multi-story mixed use development is consistent with its future use in the Palmerston City Centre Master Plan.
4. There is only one known interested party, being a local developer. Whereas Council could return to market with a second EOI process, or engage a real estate agent to market the property, it is the recommendation of officers that a direct sale would be a more cost effective method and that the allotment immediately be advertised in the local paper to ensure as many potential buyers as possible are attracted.
5. The valuation of the unencumbered portion of land has been received, and indicates a market value of \$1,200/m² for the 1400m² of unencumbered land in the allotment is a reasonable expectation. This would indicate a sale price of \$1.7M.
6. Legal opinion has been received by officers outlining potential methods for establishing purchase conditions should Council determine it desires to do so.
7. Following the advertising of the allotment, the direct sale of Lot 10024 and part Lot 9609 to a buyer willing to meet the strategies set forth in the Palmerston City Centre Master Plan without a tendering process is compliant with the Ministerial Guidelines where it is appropriately documented, which this report serves to provide.

Considering these points, and bearing in mind the unsatisfactory result of the EOI process carried out in late 2014 / early 2015 for the sale of the land, officers recommend that the most appropriate method for the sale of this land would be to advertise the sale of the allotment in local newspapers followed by the direct negotiation and sale to a buyer, where Council determines the ensuing development meets the strategies set out in Council's Palmerston City Centre Master Plan.

Financial Implications:

A direct sale of Lot 10024 and part Lot 9609 is anticipated to save Council any agent fees and/or tendering costs. Advertising costs are expected to be under \$5,000. Considering that the previous EOI for this property cost Council around \$25,000, this could be significant. Council will incur the legal fees associated with preparing a contract of sale.

Policy / Legislation:

Local Government Act
Ministerial Guideline 7 – Disposal of Property

RECOMMENDATION

1. THAT Council receives Report Number 8/0823.
2. THAT Council set the method of sale for Lot 10024 and part Lot 9609 as a direct sale to any interested buyer following the advertising of the property, based on the considerations documented in Report 8/0823.
3. THAT the Chief Executive Officer bring any offer of purchase for Lot 10024 and part Lot 9609 to Council for its consideration.

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

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

Schedule of Attachments:

Attachment: Ministerial Guideline 7 – Disposal of Property

7. Disposal of Property

1. Objectives

The process for the sale and disposal of land and other assets should be considered, fair and transparent to ensure council obtains the best outcomes and price.

2. Background

Section 182(1) of the *Local Government Act 2008* provides that, "*Subject to the Minister's guidelines, a council may deal with or dispose of property of which the council is the owner.*"

3. General

- (1) Sale and disposal of land and other assets should be consistent with the council's economic, social and/or environmental objectives.
- (1) When considering options for the sale and disposal of land and other assets, council should look for opportunities to advance the objectives of the council's strategic plan.
- (2) Commercial confidentiality should apply to negotiations for sale and disposal of land and other asset transactions unless council decides otherwise.
- (3) In circumstances where there is a sale or disposal other than by tender process, as may be considered and determined by council on individual case merits, the reasons for entering into such contracts should be documented.

4. Authority to Dispose of Property

- (1) Property which has been purchased, or the purchase of which has been contributed to, by a funding source, may not be disposed of unless the terms of the funding agreement have been met. This includes any requirement to gain approval from the funding body to dispose of property.
- (2) Decisions for sale or disposal of real property must be made by council resolution unless council has delegated this authority.
- (3) Council may delegate authority under s32 of the *Local Government Act 2008*. For example, the CEO may be given a delegation to approve the sale or disposal of certain property.
- (4) Where council delegates such authority the delegation should be limited. For example, the CEO may have a delegation to dispose of property that fits certain criteria.

5. Method to be Used

Generally, council will sell or dispose of land and other assets through adoption of the following practices:

- (1) direct sale – advertisement for sale and the nature of the advertisement i.e. public notice, local paper etc;
- (2) quotation – seeking quotations for the sale of land and other assets;
- (3) selected tender – seeking tenders from a selected group of persons, companies, organisations, or other interested parties;
- (4) open tender – openly seeking, through advertisement, tenders, or buyers for Council, land and other assets; or
- (5) other means as deemed appropriate by council or the CEO (provided disposal has been authorised by council).

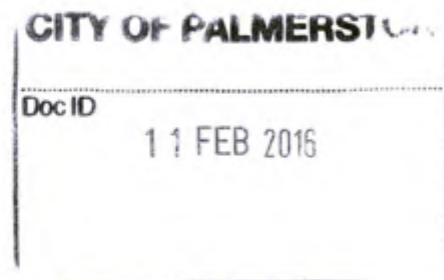
6. Considerations

- (1) In considering the method of disposal of an asset, council should consider a number of issues, for example:
 - (i) The potential for the council to obtain the best price.
 - (ii) The number of known potential purchasers of the land or assets.
 - (iii) The current and possible preferred future use of the land or assets.
 - (iv) The existence of local purchasers of the land or asset.
 - (v) The opportunity to promote local economic growth and development.
 - (vi) The total estimated value of the sale.
 - (vii) Delegation limits taking into consideration accountability, responsibility, operational efficiency and urgency of the sale.
 - (viii) Compliance with statutory and other obligations
- (2) Council or its officers with delegated authority shall, when making decisions, act in accordance with the council's budget, relevant policies, plans, resolutions, and all relevant statutory or common law requirements.

7. Proceeds from Sale of Assets

Proceeds from the sale of assets (capital revenue) should be applied to purposes approved under council policy, for example the policy could include that proceeds are applied:

- (1) to the reduction of any debt associated with the asset acquisition or upgrade since the original purchase or construction; or
- (2) to offset the cost of replacement assets required for operations arising from identified asset sale; or
- (3) to a specific Reserve Fund if appropriate or to the asset replacement reserve.



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File Ref: 2012/02270

Email to: ricki.bruhn@palmerston.nt.gov.au

Mr Ricki Bruhn
Chief Executive Officer
City of Palmerston
PO Box 1
PALMERSTON NT 0831

Dear Mr Bruhn

APPLICATION TO BORROW \$4 MILLION FOR ARCHER LANDFILL SITE

I am pleased to advise the Minister for Local Government and Community Services has approved the City of Palmerston's request to borrow up to \$4 million over eight years to undertake works in response to a Pollution Abatement Notice on the Archer Landfill Site and for your council to offer future revenue as security over the debt.

Once your council has chosen the commercial lending option best suited for its needs please provide details of that option back to this Department for our records. This information can be emailed to lg.compliance@nt.gov.au.

If you have any queries on this matter please contact Ms Meeta Ramkumar, Director Sustainability and Compliance on 8999 8868 or meeta.ramkumar@nt.gov.au.

Yours sincerely

DAVID WILLING

5 February 2016

ITEM NO. 15.1 **Response to Previous Public Questions from Council Meeting held on 2 February 2016**

FROM: Chief Executive Officer

REPORT NUMBER: 8/0822

MEETING DATE: 16 February 2016

Municipal Plan:

4. Governance & Organisation

4.1 Responsibility

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

General:

At the ordinary meeting of Council held on Tuesday 2 February 2016, the Chairman took four questions on notice during the 'Public Question Time' section. The questions asked and Council responses is as follows;

John MacKenzie, Quest Palmerston

- 1. In relation to Item 'The Boulevard Stage 2 – Funding Approval' the roadway and pathway in its current form, is it damaged or unusable?**
- 2. Have we made decisions to redevelop without knowing if that path is damaged?**

The roadway within the scope of works of The Boulevard Stage 2 reconstruction is structurally sound. The project is being undertaken as part of the Palmerston City Centre Master Plan works aimed at revitalising the City Centre. Where significant excavation works are not required, the Boulevard Stage 2 design retains the existing road pavement. (In the traffic lane area adjacent to the Quest and the Hillson St intersection) Retaining the existing road pavement where possible reduces costs and the duration of the works.

- 3. What consideration has council taken in regards to disrupting local businesses and why has Quest not been made aware of this decision happening tonight when communications were agreed to be open?**

As part of Council's formal project consultation with stakeholders, correspondence regarding the proposed Stage 2 of the Boulevard was mailed to stakeholders including the Quest on 10 November 2015. This correspondence provided stakeholders with a copy of the proposed road layout and invited stakeholders to provide comments in writing to the City of Palmerston. The City of Palmerston followed up the correspondence by contacting key stakeholders. Council officers contacted the Quest and subsequently arranged to meet with the Quest on the 20 November 2015.

Following the meeting between a Council officer and the Quest on 20 November 2015 a follow up meeting between the Quest, the Mayor and available Aldermen was held on the 24 November 2015. During this meeting the Quest advised the Aldermen present of the perceived impacts to the Quest and Hogs Breath and requested that during Boulevard Stage 2 works, provision be made to maintain vehicle access from Roystonea Ave to the Quest.

The project design team reviewed options to maintain vehicle access from Roystonea Ave to the Quest and a Council officer again met with the Quest on 21 December 2015 to discuss access options. At this meeting Quest advised that the presented detour option was considered sound and were advised that the detour would be presented to Council for consideration. Quest also requested that the existing Boulevard footpath adjacent to the Quest be retained.

Following further design review and cost estimates, reports relating to The Boulevard Stage 2 were prepared for Committee and Council consideration. These reports included information for Council relating to a detour and retention of the footpath adjacent to Quest. Following promulgation of the Council Agenda and Reports on 28 January 2016 for the Council meeting scheduled for 2 February 2016, the Chief Executive Officer of the City of Palmerston met with the Quest on 29 January 2016 to discuss the Council reports and the associated recommendations

Donald Young, Palmerston Resident

4. What impact will the development have on rates in this and future years?

Council's decision in regards to the funding of the Boulevard Stage 2 will have no direct impact on rates.

Financial Implications:

Nil

Legislation / Policy:

Palmerston (Procedures for Meetings) By-Laws

RECOMMENDATION

THAT Council receives Report Number 8/0822.

Recommending Officer: Ricki Bruhn, Chief Executive Officer

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

Schedule of Attachments:

Nil