


CITY OF PALMERSTON

Notice of Council Meeting

To be held at the Council Chambers, Civic Plaza

On Tuesday, 7 February 2017 at 6.30pm



Ricki Bruhn
Chief Executive Officer

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

Audio Disclaimer

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

Acknowledgement of Traditional Ownership

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

1 PRESENT

2 APOLOGIES

3 CONFIRMATION OF MINUTES

RECOMMENDATION

THAT the minutes of the Council Meeting held Tuesday, 17 January 2017 pages 8913 to 8919, be confirmed.

4 MAYOR'S REPORT

4.1 Mayor's Report M8-34

5 REPORT OF DELEGATES

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

6.1 City Centre Car Parking Fees

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

8 PETITIONS

9 DEPUTATIONS/PRESENTATIONS

9.1 Top End Rumble – National Hot Rod Run

Presentation by Jean Wilson, Organiser Top End Rumble and Robert Berry, Committee Member Top End Rumble.

10 CONSIDERATION OF MOTIONS FOR WHICH NOTICE HAS BEEN GIVEN

11 COMMITTEE RECOMMENDATIONS

11.1 Governance and Organisation

Nil

11.2 Economic Development and Infrastructure

Nil

11.3 Community, Culture and Environment

THAT the minutes from the Community, Culture and Environment Committee meeting held on 1 February 2017, be received and noted and that Council adopts the recommendations made by the Committee and accordingly resolves as follows:-

11.3.1 Financial Support – Touch Football NT

THAT Council approve a three (3) year sponsorship to Touch Football NT to the total value of \$43,000, being \$17,000 in 2016/17, \$13,000 in 2017/18 and \$13,000 in 2018/19.

11.3.2 City of Palmerston Scholarships

THAT Council approve FIN18 Grants Donations, Scholarships and Sponsorships Policy.

11.3.3 Financial Support – Variation of Terms of Funding Lung Foundation Australia

THAT Council approve the variation in allocation of funds to Lung Foundation Australia.

11.4 CEO Performance Appraisal

THAT the minutes from the CEO Performance Appraisal Committee meeting held on 27 January 2017, be received and noted.

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 | 8/1072 |
| 12.3.2 Community Benefits Scheme - December 2016 to January 2017 | 8/1078 |

13 DEBATE AGENDA

13.1 Officer Reports

| | |
|---|--------|
| 13.1.1 City of Palmerston Library Closure – Easter Weekend 2017 | 8/1073 |
| 13.1.2 Appointment of Chair to Committees of Council 2017 | 8/1074 |
| 13.1.3 Capital Works for Disability Access 2016/17 | 8/1079 |
| 13.1.4 Extinguishment of Easement in Gross over Lot 11511, Town of Palmerston | 8/1080 |

13.1 Officer Reports (continued)

- | | | |
|--------|---|--------|
| 13.1.5 | Development Application PA2017/004 - Mixed use development comprising of 12 x 2 and 24 x 3 bedroom multiple dwellings, ground and first floor commercial tenancies and a car parking facility in an 8 storey building plus one level of basement car parking on Lot 9609 & 10024 (11) The Boulevard and (7) Palmerston Circuit, Palmerston City | 8/1081 |
| 13.1.6 | Creation of a Drainage Easement over Lot 12087, Town of Palmerston | 8/1082 |
| 13.1.7 | LGANT nomination to the Administration and Legislation Advisory Committee (ALAC) | 8/1084 |

14 CORRESPONDENCE

15 RESPONSE TO PREVIOUS QUESTIONS TAKEN ON NOTICE

16 PUBLIC QUESTION TIME

At the invitation of the Chair

17 OTHER BUSINESS – ALDERMAN REPORTS

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

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

18 CONFIDENTIAL REPORTS

18.1 Financial Hardship Application Assessment 100114

8/1075

RECOMMENDATION

1. THAT pursuant to Section 65 of the Local Government Act, Council orders that the public be excluded from the meeting with the exception of the Chief Executive Officer, Director of Corporate and Community Services, Director of Technical Services and Minute Secretary on the basis that Council considers it necessary and appropriate to act in a manner closed to the public in order to receive, discuss and consider the report and associated documents in relation to confidential agenda item 18.1 Financial Hardship Application Assessment 100114 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 7 February 2017, in relation to confidential item number 18.1 Financial Hardship Application Assessment 100114, the report and associated documents remain confidential and not available for public inspection for a period of 12 months from the date of this meeting or a lesser period as determined by the Chief Executive Officer.

18.2 Financial Hardship Application Assessment 104388

8/1076

RECOMMENDATION

1. THAT pursuant to Section 65 of the Local Government Act, Council orders that the public be excluded from the meeting with the exception of the Chief Executive Officer, Director of Corporate and Community Services, Director of Technical Services and Minute Secretary on the basis that Council considers it necessary and appropriate to act in a manner closed to the public in order to receive, discuss and consider the report and associated documents in relation to confidential agenda item 18.2 Financial Hardship Application Assessment 104388 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 7 February 2017, in relation to confidential item number 18.2 Financial Hardship Application Assessment 104388, the report and associated documents remain confidential and not available for public inspection for a period of 12 months from the date of this meeting or a lesser period as determined by the Chief Executive Officer.

18.3 Financial Hardship Application Assessment 107951

8/1077

RECOMMENDATION

1. THAT pursuant to Section 65 of the Local Government Act, Council orders that the public be excluded from the meeting with the exception of the Chief Executive Officer, Director of Corporate and Community Services, Director of Technical Services and Minute Secretary on the basis that Council considers it necessary and appropriate to act in a manner closed to the public in order to receive, discuss and consider the report and associated documents in relation to confidential agenda item 18.3 Financial Hardship Application Assessment 107951 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 7 February 2017, in relation to confidential item number 18.3 Financial Hardship Application Assessment 107951, the report and associated documents remain confidential and not available for public inspection for a period of 12 months from the date of this meeting or a lesser period as determined by the Chief Executive Officer.

18.4 Hillson Street and Archer Recycling Centre and Waste Transfer Station
Funding Agreement

8/1083

RECOMMENDATION

1. THAT pursuant to Section 65 of the Local Government Act, Council orders that the public be excluded from the meeting with the exception of the Chief Executive Officer, Director of Corporate and Community Services, Director of Technical Services and Minute Secretary on the basis that Council considers it necessary and appropriate to act in a manner closed to the public in order to receive, discuss and consider the report and associated documents in relation to confidential agenda item 18.4 Hillson Street and Archer Recycling Centre and Waste Transfer Station Funding Agreement and that Council is satisfied that the meeting should be conducted in a place open to the public is outweighed in relation to the matter because receiving, considering and discussing the report and associated documentation involves:

- (c) information that would, if publicly disclosed, be likely to:
 - (i) cause commercial prejudice to, or confer an unfair commercial advantage on, any person; or

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

2. THAT Council orders that the minutes from the Confidential Council meeting held on 7 February 2017, in relation to confidential item number 18.4 Hillson Street and Archer Recycling Centre and Waste Transfer Station Funding Agreement, the report and associated documents remain confidential and not available for public inspection for a period of 12 months from the date of this meeting or a lesser period as determined by the Chief Executive Officer.

18.5 CEO Remuneration Review 2016 - CEO Performance Appraisal Committee
Recommendation

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 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 Committee Recommendation in relation to confidential agenda item 18.5 CEO Remuneration Review 2016 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 Committee Recommendation involves:

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

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

- 2. THAT Council orders that the minutes from the Confidential Council meeting held on 7 February 2017, in relation to confidential item number 18.5 CEO Remuneration Review 2016 remain confidential and not available for public inspection.

19 CLOSURE

ITEM NUMBER: 4.1 **Mayor's Report**
FROM: Ian Abbott
REPORT NUMBER: M8-34
MEETING DATE: 7 February 2017

Summary:

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

RECOMMENDATION

THAT Council receives Report Number M8-34.

General:

Thursday, 8 December 2016

- Radio Interview with Territory FM

8 – 11 December 2016

- On Leave of Absence

Monday, 12 December 2016

- Partook in Media opportunity – Painting Goyder Square
- Attended the Moulden Park School Graduation Day

Tuesday, 13 December 2016

- Chaired meeting of Council

Wednesday, 14 December 2016

- Attended Woodroffe Primary 2016 End of Year Presentations

Thursday, 15 December 2016

- Presented end of year Awards at Sacred Heart Catholic School Mass
- Met with NT Boxing Australia
- Partook in Mix 104.9 Stuff the Bus Charity Fund Raiser

Friday, 16 December 2016

- Partook in the Somerville Gift Wrapping Service for Charity

Sunday, 18 December 2016

- Attended the Salvation Army Farewell

Wednesday, 21 December 2016

- Radio Interview with Grassroots ABC

Thursday, 22 December 2016

- Participated in Tunes and Tales at the Palmerston Library
- Partook in the Somerville Gift Wrapping Service for Charity

23 December 2016 – 3 January 2017

- On Leave of Absence

Thursday, 5 January 2017

- Australia Day Awards Judging Panel

Tuesday, 17 January 2017

- Chaired Meeting of Council
- Attended Elected Member Workshop on Recreation Facilities

Thursday, 19 January 2017

- Radio Interview with Territory FM

Friday, 20 January 2017

- Australia Day Events Briefing

Saturday, 21 January 2017

- Attended the NT Thai Association Inc – 100 Day Mourning Ceremony for the King of Thailand
- Attended the 22nd Australia Black Tie Ball

Tuesday, 24 January 2017

- Hosted the Australia Day Awards Presentation Evening

Wednesday, 25 January 2017

- Radio Interview with Grassroots
- Radio Interview with Radio Larrikia
- Radio Interview with 360, Mix 104.9

Thursday, 26 January 2017

- Attended Litchfield Council's 2017 Australia Day Flag Raising and Citizenship Ceremony
- Hosted the City of Palmerston 2017 Australia Day Flag Raising and Citizenship Ceremony

Friday, 27 January 2017

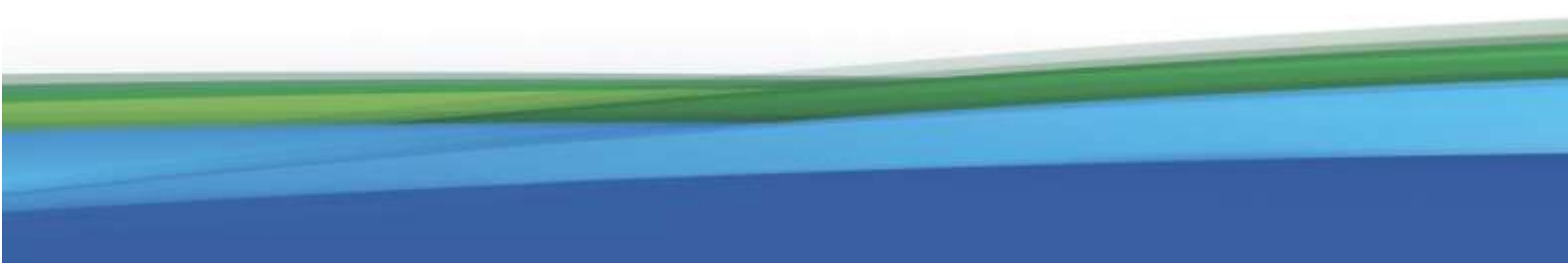
- Chaired the CEO Performance Appraisal Committee Meeting

Monday, 30 January 2017

- Attended the Palmerston Senior's Advisory Group Meeting
- Teleconference with Mayor Damien Ryan of Alice Springs

Tuesday, 31 January 2017

- Attended Elected Member Workshop on Rates



Forwarding Schedule:

17 February 2017

LGANT Executive and Strategic Planning Meeting

5 – 6 April 2017

- LGANT Mayor's and Presidents Forum, held in Palmerston
- LGANT General Meeting, held in Palmerston

Recommending Officer: Ian Abbott, Mayor

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

Schedule of Attachments: Nil



COUNCIL MEETING DATE: *7 February, 2017.*

QUESTION DIRECTED TO: **CEO**

BACKGROUND:

At the Council Meeting 15 November, 2016, Staff prepared a report on Car Parking Financial Models. Although this report was withdrawn, the report centered on a user pays model, so as not to impact rate payers, to service the \$14.5M loan for a multi storey car park. Similar models have been presented to elected members since the withdrawal of this report, they also centered on a user pays model to discharge the loan.

At the December 13, 2016 Council Meeting, Council resolved to implement on and off street parking charges across the city centre.

At the Special Meeting of Council on 16 December, 2016, Council resolved:

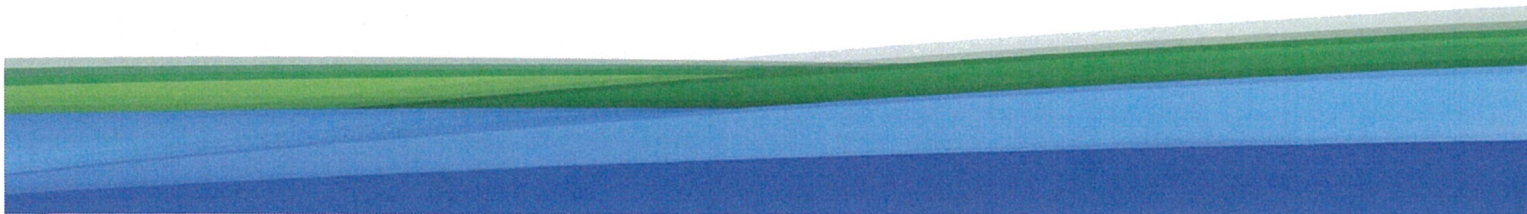
1. THAT Council receives Report Number 8/1060.
2. THAT Council approves the installation of 58 Strada Rapide Evo 2 coin and credit card parking meters in the Palmerston city centre at a rate of - \$6,500 each (ex GST) installed.
3. THAT Council award Schedule of Rates Contract TS2016 -13 Supply, Installation and Maintenance of car parking meters to APARC.
4. THAT Council approves the Mayor and Chief Executive Officer signing and sealing all required contract documentation for the Contract TS2016-13 Supply, Installation and Maintenance of car parking meters.
5. THAT Council approve a project budget of \$500,000 (ex GST).

Council has made a large number of resolutions in relation to charging for car parking in the City Centre however, Council does not have parking by-laws and may not have the power to enforce the collection of car parking charges. Palmerston does however have a by-law in relation to charges.

In my brief assessment of parking regulations and laws I have found the following, although this might not be the relevant issue or the only issue in relation to Council parking by-laws:

Under NT Traffic Regulation 47, an officer of competent authority (which includes an officer or employee of the Council) may serve notices if they believe a parking infringement has occurred.

A parking infringement is defined as a contravention of a provision of Part 12 of the Australian Road Rules. In relation to parking where fees are payable, Reg 207 of the Australian Road Rules states the following:



207 Parking where fees are payable

- (1) This rule applies to a driver who parks on a length of road, or in an area, to which a *permissive parking sign* applies if information on or with the sign indicates that a fee is payable for parking by buying a ticket or putting money into a parking meter.

Note **With** is defined in the dictionary.

- (2) The driver must:
- (a) pay the fee (if any) payable under the law of this jurisdiction; and
 - (b) obey any instructions on or with the sign, meter, ticket or ticket-vending machine.

Offence provision.

Whilst Council may declare a charge or fee, under its current Charges by-laws, there does not appear to be any provision for the enforcement of charges for parking due to an absence of a by-law that states Council can install parking meters and charge parking fees.

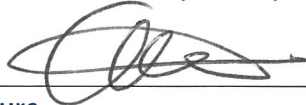
Without the ability to enforce parking fees, I don't believe that Council can apply to the Minister for a loan for the multi storey car park, as its intention on meeting loan repayments is through a user pays system of charging for car parking. Council will require by-laws for enforcement of the collection of these charges in order to demonstrate that a user pays system is enforceable and will collect enough revenue to meet loan repayments.

OBJECTIVE:

To identify what enforcement powers Council has for the collection of parking fees, what action needs to be taken and what time frames Council would be looking at for the implementation of such by-laws.

QUESTION ON:

1. THAT the CEO clearly identify the powers that Council currently has for the enforcement of the collection of car parking charges, in relation to Northern Territory Traffic Regulations, the Australian Road Rules and any relevant NT Local Government Legislation or Regulations.
2. THAT if Council does not currently have enforcement powers, what action needs to be taken, with an estimated timeframe for implementing these enforcement powers, e.g. the introduction of specific parking by-laws.

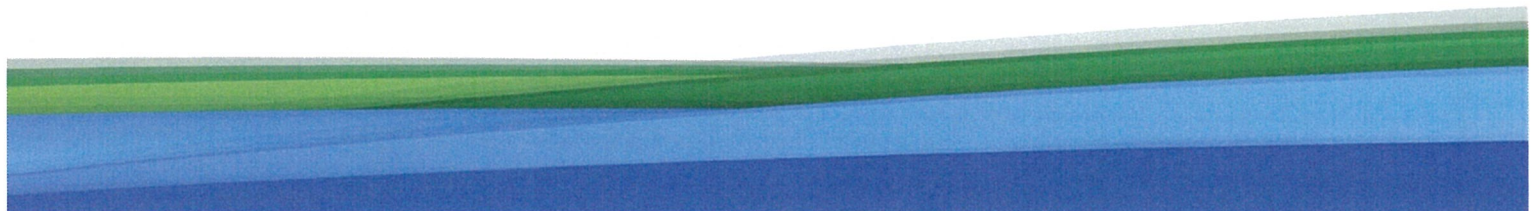


Signature

Athina Pascoe-Bell

Print Name

1 February 2017



Date

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

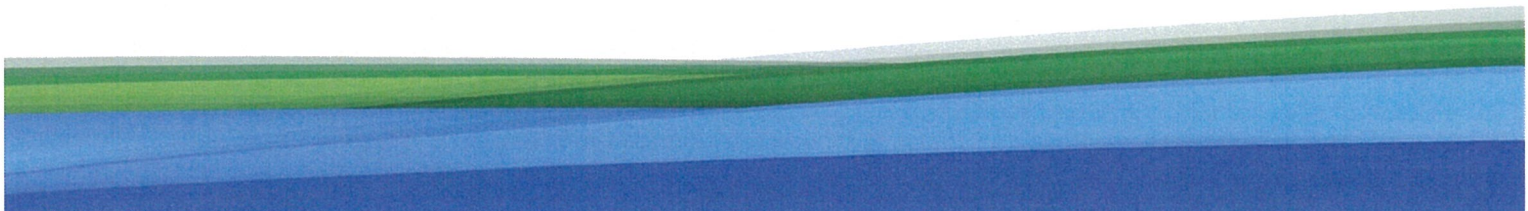
For office use only

1/2/2017

Date Received

7/2/2017

Agenda meeting to be included



Application

Name: Jean Wilson

Organisation: Top End Rumble

Contact Tel: 0406072718

Contact Email: mail@topendrumble.com

Presentation topic: Requesting Sponsorship for National Hot Rod Run

Date of Request: 17 January 2017

Meeting date requested: 7 February 2017

Time requested (length): 20 minutes

Up to 20 minutes

Names of those making the address: _____

1: Jean Wilson

Title: Organiser

Organisation: Top End Rumble

2: Robert Berry

Title: Committee Member

Organisation: Top End Rumble

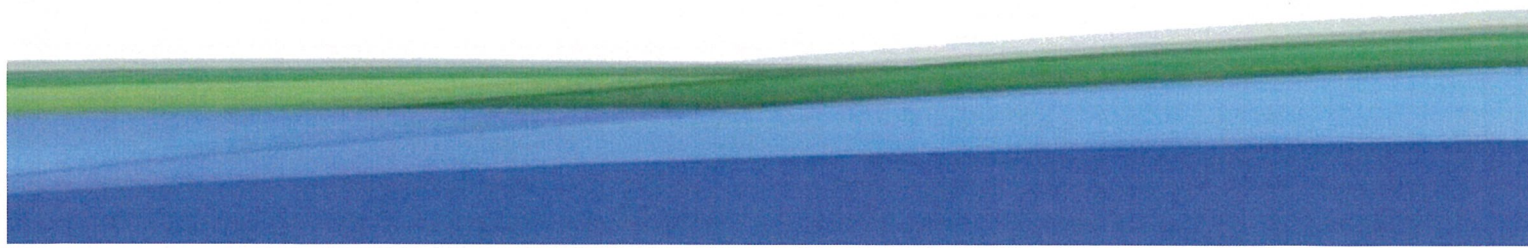
Purpose of the deputation: _____

A copy of the presentation is required on application.

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

Ricki Bruhn
Approved (Chief Executive Officer)

[Signature]
Approved (Mayor of Palmerston)



ITEM NUMBER: 12.3.1 Action Report

FROM: Chief Executive Officer

REPORT NUMBER: 8/1072

MEETING DATE: 7 February 2017

Municipal Plan:

4. Governance & Organisation

4.3 People

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

Summary:

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

RECOMMENDATION

THAT the Council receives Report Number 8/1072.

| Dec # | Task Date | Owner | Matter | Action | Update |
|--------|-----------|-------|---|---|---|
| 8/0949 | 18/2/2014 | DTS | Car Parking Contribution Plan Update | Matter on the table | |
| 8/1126 | 17/6/2014 | DTS | Reconstruct Radford Road | Council to enter into a memorandum of understanding regarding the use of any contractor security held by LDC. | Scope of works is now complete. Final handover inspection has taken place. We are waiting on asset information and outstanding defects to be attended to. |
| 8/1666 | | DTS | The Heights Durack Eastern Collector Road | Mayor and CEO to be delegated the ability to apply Council's seal and to sign all documents for the establishment of a road access easement on Lot 11504, 80 University Avenue, Durack. | Awaiting construction and transfer documents from developer. No further action expected until mid to late 2016. |

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|----------------------------|------------|-----|--|--|---|
| 8/1776 | 8/12/2015 | DTS | Goyder Walking Trail | A draft Goyder Walking trail be provided to Council for consideration. | Consultation report expected in late January 2017. |
| 8/2005 8/2006 | 17/05/2016 | DTS | City Centre Improvement Levy | <p>Consultation commence with City Centre land owners regarding the introduction of a City Centre Improvements Levy in 2017/18.</p> <p>City Centre Improvement Reserve be established and a reserve policy be forwarded to Council for consideration.</p> | Consultation strategy being developed. |
| 8/2084 | 21/06/2016 | DTS | Fencing Playgrounds | <ul style="list-style-type: none"> - THAT a playground risk management policy be developed and all playgrounds be assessed against the future policy. - Improvement works required to address the risks identified by the future playground risk management policy be costed and brought back to Council for budget consideration. | |
| 8/2126 | 19/07/2016 | DTS | City Centre Car Parking | Council endorsed opening a discussion with the NT Government regarding the use of vacant crown land Lot 10027, and the owner of Lot 4273 and other vacant lots for use as formal car parking in the Palmerston City Centre. | Owner of lot 4273 contacted. Layout plan and costing for carpark being commissioned. |
| 8/2203 8/2204 8/2207 | 16/08/2016 | DTS | On and Off-Street Car Parking Charges in the City Centre | <ul style="list-style-type: none"> - Stakeholders to be notified of Council's intention to commence charging for parking within the City Centre via the level 2 consultation process. - preparation of drawings and contract documents for the implementation of paid parking in the city centre commence. - charges be included in the Fees and Charges Register for 2016/17 to be applied at a date determined by Council. - | Actions underway. Refer to 8/2417. |
| 8/2225 | 06/09/2016 | DTS | Thai Temple and NT Thai Association | Council are to further consider the request by Thai Temple and NT Thai Association for land following the completion of the land use plan for Marlow Lagoon and adjoining Crown Land. | Council officers met with members from both the Thai Temple and NT Thai Association. Discussions ongoing. |

| | | | | | |
|--------|------------|-----|--|--|--|
| 8/2235 | 06/09/2016 | DTS | Proposed Future Multistorey Car Park Lot 10024 and Part Lot 9629 Frances Street, Palmerston City | Council are to continue to pursue the option of including a public car park in the building development on Lot 10024 and neighbouring Lot 9629 with the future owner of Lot 10024. | Staff continue to pursue this option for a multistorey Carpark in the CBD. |
| 8/2252 | 20/09/2016 | DTS | Addition of Colour and Vibrancy to the City Centre | Report to be brought to Council which examines opportunities to add colour by way of lighting, flags, etc. to existing features in and around Goyder Square. | Brief has been sent to consultant for a fee proposal. |
| 8/2254 | 20/09/2016 | DTS | Closure of a section of Wallaby Holtz Road in Yarrowonga | CEO to seek consent, pursuant to section 187 of the Local Government Act, from the Minister for Local Government and Community Services and the Minister responsible for the administration of the Control of Roads Act, for the permanent closure of the unmade section of Wallaby Holtz Road (between the Stuart Highway and the intersection with Yarrowonga Road) in Yarrowonga north. | 28 days advert placed in the NT News has closed. No comments or feedback received. |
| 8/2269 | 04/10/2016 | DTS | Goyder Square Shade | Staff to provide a report on current and potential shade options for Goyder Square, including implications and whole of life costings, with this to be submitted to the EDI Committee by the second budget review. | Brief has been sent to consultant for a fee proposal. |
| 8/2276 | 04/10/2016 | DTS | Senior's Centre Consultation | Council undertake a consultation with Palmerston Seniors Groups and support agencies to establish the potential future facility uses. A report is then to be prepared and presented to Council | |
| 8/2330 | 15/11/2016 | DTS | Goyder Square Review | <ul style="list-style-type: none"> - Discussion take place with the Palmerston and Rural Markets Association regarding the relocation of food vans and overall layout. - Detailed traffic management plan satisfactory to the CEO be provided by the Palmerston and Rural Markets Association as a condition of their market permit. - Planter beds in Goyder Square be repopulated with plants and | |

| | | | | | |
|--------|------------|------|---|--|---|
| | | | | <p>re-established through the coming wet season.</p> <ul style="list-style-type: none"> - Proposal for additional features around garden beds in Goyder Square and Frances Mall be developed in conjunction with the investigation into additional shade in the Square for council consideration. | |
| 8/2330 | 15/11/2016 | DTS | Grading Classification and installation of appropriate signage to the Escarpment Park Walking Track | Council assign a grading classification of 4 and install appropriate signage to the Escarpment Park Walking Track in accordance with Australian Standard 2156.1-2001, Australian Standards Walking Tracks Part 1: Classification and Signage. | Approved. Staff are planning to install signage in this Financial Year. |
| 8/2330 | 15/11/2016 | DTS | Durack Seepage Water Capture | Council to undertake the design and documentation of a low flow capture system in Durack. | Design is underway. |
| 8/2333 | 15/11/2016 | DCCS | Palmerston Scholarships | Council Officers to review the FIN18 Grants, Donations, Scholarships and Sponsorships Policy to include the possibility of educational scholarship to members of the Palmerston community. | Completed. Report provided to the February CCE Committee Meeting. |
| 8/2340 | 15/11/2016 | DTS | Funding received under the Australian Government Black Spot Program 2016-17 | <p>Council to include the following two (2) projects funded under the Black Spot Program 2016-17 in its 2016-17 Capital Works Program:</p> <ul style="list-style-type: none"> - Intersection of Temple Terrace and Essington Avenue - alter the location of holdline on side road to improve sightline and provide a left turn lane \$20,000. - Intersection of Temple Terrace and Tilston Avenue - alter the location of holdline on side road to improve sightline and provide a left turn lane \$20,000 | Projects will enter budget at the second review. |
| 8/1268 | 13/12/2016 | DTS | Palmerston Animal Management Reference Group Meeting 24 November 2016 | Staff to assess environment grants that may be available for information signage related to the effects of feeding native animals. | |
| 8/2368 | 13/12/2016 | DCCS | Service Review of Communications and Marketing | Council to undertake a service review of its communications and marketing. | To commence in February. |

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|--------|------------|-----|---|---|------------------------------|
| 8/2378 | 13/12/2016 | DTS | Comment on the Direct Sale of Crown Land situated at Lot 10282 (133) Flynn Circuit, Bellamack | Council to write to the Northern Territory Government (Crown Land Estate) and advise that Council support the use of Lot 10282 for a child care centre and proposed community facility only. Council request that the rear half of the site be excised from the lot and donated to Council for the provision of Community Infrastructure in accordance with the Palmerston Community Infrastructure Plan. | Completed, awaiting response |
| 8/2417 | 16/12/2016 | DTS | Award of Tender – Supply, Installation and Maintenance of Car Parking Meters | Mayor and CEO to sign and seal all required contract documentation for the Contract TS2016-13 Supply, Installation and Maintenance of car parking meters. | Completed. |
| 8/2428 | 17/01/2017 | DTS | Additional Driveway Access to Lot 3968 (38) Gunter Circuit, Woodroffe | Council to prepare a 'driveway policy' that sets the requirements and assessment standards for considering second driveway applications. | |

Recommending Officer:

Ricki Bruhn, Chief Executive Officer

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

Schedule of Attachments:

Nil

ITEM NUMBER: 12.3.2 Community Benefits Scheme - December 2016 to January 2017

FROM: Director of Corporate and Community Services

REPORT NUMBER: 8/1078

MEETING DATE: 7 February 2017

Municipal Plan:

4. Governance & Organisation

4.2 Service

4.2 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 on 1 February 2017, the committee resolved that the report be brought to council for information.

This report provides a summary of the Community Benefits Scheme applications processed for the months of December 2016 and January 2017.

RECOMMENDATION

THAT Council receives Report Number 8/1078.

Background:

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

General:

Please see attached a table listing all funding applications and acquittals received during December 2016 and January 2017.

Forrest Parade School, opened January 2017, has been offered and has accepted funding of \$100 for the purpose of an Annual School Award.

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 2016/2017.

Explanation of table:

Committed funds include \$12,000 recurring Sponsorship (Palmerston and Rural Seniors Committee), \$10,000 awarded to the Palmerston Returned Service League and an additional \$4,000 will be committed to Aridagawa Sister City Exchange Scholarships when administrative details are received.

Acquittal:

Successful applicants of funding are required to acquit these funds at an appropriate time and report to Council on the outcomes or their activity/event/purchase.

Included in this report is feedback from Athletics NT Inc., which received funding to support the 2016 Cazaly's Palmerston Fun Run and Walk.

Financial Implications:

The budget for the 2016/2017 year for grants, donations, scholarships and sponsorships is \$100,000. Due to the successful distribution of funds to the community the available budget to date rests at \$64,448.

In addition to this, \$4,000 will be committed as soon as details are confirmed for Aridagawa Sister City Exchange Scholarships, as well as \$10,000 for the Returned Service League ANZAC Day event effectively leaving \$50,448 available funds.

Legislation/Policy:

Policy number FIN18 – Grants, Donations, Scholarships and Sponsorships

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

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

Author: Jan Peters, Manager Community Development

Schedule of Attachments:

Attachment A: Applications/Acquittals Received Summary December 2016 – January 2017, Expenditure to Date

Attachment B: Athletics NT 2016 Cazaly's Palmerston 5k Fun Run Acquittal.



Attachment A: Applications/Acquittals Received Summary – December 2016, January 2017, Expenditure to Date

Community Benefits Scheme

Applications Received

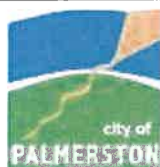
| Activity Project | Applicant | Amount Requested | Amount Received | Outcome |
|--|--|----------------------|-----------------|-----------------------------------|
| Annual School Award | Moulden Primary School | \$100 | \$100 | Successful |
| Annual School Award | Forrest Parade School | \$100 | \$100 | Successful |
| Reach Out Group | Alongside PTSD Partner Support Inc. | \$1250 | \$1250 | Successful |
| Cazaly's 5k Fun Run and Walk | Athletics NT | \$10,000 | n/a | Under consideration |
| Trailer – Palmerston Mobile Youth Outreach Program | YMCA of the Top End Community Services | \$11,750 | n/a | Awaiting further details |
| Nepalese Language and cultural Classes in Palmerston | Nepalese association of NT | \$ to be confirmed | n/a | Awaiting further details required |
| Touch Football NT Titles | Touch Football NT | \$17,000 to \$43,000 | n/a | Under consideration |

Acquittals Received

| Applicant | Activity Project | Amount Granted |
|--------------|-------------------------------|----------------|
| Athletics NT | Cazalys Palmerston 5K Fun Run | \$10,000.00 |

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 | 23,552 | 12,000 | 35,552 | 100,000 | 64,448 |



Grant/Sponsorship/Scholarship/Donation In Excess of \$2000 ACQUITTAL FORM

Acquittal to Chief Executive Officer - City of Palmerston P.O Box 1 Palmerston NT 0831

| | | | |
|-----------------------|--------------------------------|----------------|--|
| Organisation Name: | Athletics Northern Territory | | |
| Name of Contact: | JOHN BOWDEN | | |
| Position of Contact: | GENERAL MANAGER | | |
| Contact Details: | Email: gmn@ntathletics.org.au | PH: 0447717556 | |
| Postal Address: | PO Box 40375 Casuarina | | |
| Amount Received: | \$10,000.00 | | |
| Name of Activity: | Palmy 5K | | |
| Date of Activity: | 17/04/16 | | |
| Location of Activity: | Palmerston Water Park / Durack | | |

Please attach a brief written summary of your project /activity, please include:

- Project Outcomes – Description of the project/activity and its achievements
- Detailed Project Expenditure - Income and Expenditure Statement or a detailed Excel spreadsheet
- Images of your Project/Activity that may be used or shared by Council to promote the grants program

Comments

Please see attached

Signed John Bowden Date 22/11/16



2016 EVENT SUMMARY

The 2016 Cazaly's Palmy 5 Fun Run/Walk was staged in Palmerston on Sunday April 17.

Just over 400 entries were received for the run and walk, across the two distances of 2.5km and 5km. This was an increase by some 30% on entries from the first edition of the event in 2015.

Participants ranged in age from 1 to 81. 62% of entrants were women, with entries being received from NSW, South Australia, Victoria and of course throughout the Northern Territory.

Both events started and finished at the Palmerston Waterpark, with the YMCA being generous in providing use of the facility, not just on the day for the event, but also their recreational centre for registrations the day before.

A particular highlight was being able to engage the new Palmerston Athletics Club to provide officials and have exposure at the post event precinct to recruit potential new members.

FUTURE RECCOMENDATIONS

Feedback from event stakeholders suggest the course ought to change to start and finish in the centre square of Palmerston. Benefits would include a greater engagement of local businesses, enhanced spectating and heightened awareness of the event.

Planning has begun for potential new courses to manage a start and finish from the town centre, including liaison with Core Traffic control on a new traffic management plan.

Consideration is also being given to the potential of conducting the event in the evening.

Growth of the event is likely to come from three key areas;

- Continued engagement with schools
- Specific local advertising to encourage residents of the Palmerston region to become involved, through tergetted local advertising, and
- Utilizing the database of Athletics NT from other fun runs such as the NT City2Surf and Mitchell Street Mile to encourage participants from other Top End events to the Palmerston Fun Run/Walk in future years.

Northern Territory Athletics IncPO Box 40375
Casuarina NT 0811**Job Profit & Loss Statement**

Palmy 5 2016

| Account Name | 2016 Palmy 5 | |
|----------------------------------|---------------------|--|
| Income | | |
| Event - Entry Fees | \$3,408.04 | |
| Event - Grant Palmerston Council | \$10,000.00 | |
| Event - Sponsorships | \$15,000.00 | |
| Total Income | \$28,408.04 | |
| | | |
| Cost Of Sales | | |
| Event - Advertising | \$4,720.59 | |
| Event - Amenities | \$150.00 | |
| Event - Banners | \$1,050.00 | |
| Event - Catering | \$230.46 | |
| Event - Consumables | \$168.79 | |
| Event - Contractors | \$5,250.00 | |
| Event - Equipment Hire | \$1,545.46 | |
| Event - Fees & Permits | \$127.00 | |
| Event - IMG Booking Fees | \$138.65 | |
| Event - Printing, Post, Statio | \$82.61 | |
| Event - Staff & Officials | \$250.00 | |
| Event - Timing Gear | \$2,052.00 | |
| Event - Traffic Control | \$3,160.00 | |
| Event - Travel & Accommodation | \$2,666.06 | |
| Event - Uniforms & Race Bibs | \$420.00 | |
| Event - Wages & Salaries | \$7,974.00 | |
| Total Cost Of Sales | \$29,985.62 | |
| | | |
| | | |
| Net Profit/(Loss) | (\$1,577.58) | |
| | | |



ITEM NUMBER: 13.1.1 City of Palmerston Library Closure – Easter Weekend 2017
FROM: Director of Corporate and Community Services
REPORT NUMBER: 8/1073
MEETING DATE: 7 February 2017

Municipal Plan:

4. Governance & Organisation

4.3 People

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

Summary:

This report provides intended notification of the City of Palmerston's Library operations over the 2017 Easter period.

RECOMMENDATION

1. THAT Council receives Report Number 8/1073.
2. THAT Council approves the City of Palmerston Library closure on Sunday 16 April 2017.

Background:

Traditionally the City of Palmerston Library has closed for the Easter period, due to Easter Sunday 16 April 2017 falling between two (2) public holidays.

General:

The City of Palmerston Library will close from close of business Thursday 13 April 2017, and re-open on Tuesday 18 April 2017.

| | |
|-----------------|---|
| Good Friday | 14 April 2017 – Closed (Public Holiday) |
| Easter Saturday | 15 April 2017 – Closed (Public Holiday) |
| Sunday | 16 April 2017 – Closed |
| Easter Monday | 17 April 2017 – Closed (Public Holiday) |

The Public Holiday information has been extracted from the Office of the Commissioner for Public Employment NT.

Financial Implications:

Nil.

Legislation/Policy:

Local Government Act 2008

Palmerston (Public Places) By-Laws 2008

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

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

Author: Sharon Tollard, Library Services Manager

Schedule of Attachments:

Nil.



ITEM NUMBER: 13.1.2 Appointment of Chair to the Committees of Council 2017
FROM: Chief Executive Officer
REPORT NUMBER: 8/1074
MEETING DATE: 7 February 2017

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:

This report provides Council with a list of nominees to the position of Chair for the; Community, Culture and Environment Committee, Governance and Organisation Committee and Economic Development and Infrastructure Committee.

RECOMMENDATION

1. THAT Council receives Report Number 8/1074.
2. THAT Deputy Mayor Seranna Shutt be appointed as Chair to the Community, Culture and Environment Committee, taking effect on 19 February 2017.
3. THAT Alderman Andrew Byrne be appointed as Chair to the Governance and Organisation Committee, taking effect on 19 February 2017.
4. THAT _____ be appointed as Chair to the Economic Development and Infrastructure Committee, taking effect on 19 February 2017.

Background:

In accordance with Council Policy MEE02 Committees of Council, expressions of interest were called on 1 December 2016, inviting Elected Members to nominate for the position of Chairperson. Expressions of Interest closed on 17 January 2017, during that time the following nominations were received:-

Community, Culture and Environment
Deputy Mayor Seranna Shutt

Governance and Organisation
Alderman Andrew Byrne

Economic Development and Infrastructure
Alderman Paul Bunker
Alderman Athina Pascoe-Bell

General:

Council is asked to consider that Deputy Mayor Shutt be appointed as Chair to the Community, Culture and Environment Committee and that Alderman Byrne be appointed as Chair to the Governance and Organisation Committee.

Two nominations were received for the position of Chair to the Economic Development and Infrastructure Committee. In accordance with Council Policy MEE02 a vote will be held during the Council meeting on 7 February by a show of hands, unless the meeting resolves that a secret ballot be used.

Financial Implications:

Nil

Legislation/Policy:

MEE02 – Committees of Council

4.1.4 The annual appointment of Chairs to the three standing Committees of Council shall take place as follows:

- The nomination period for Chair of the three Standing Committees shall open on the 1st December each year;
- The Chief Executive Officer shall advise all Elected Members when the nomination period opens and invite Expressions of Interest for the position of Chair;
- Expressions of Interest will close on the date of the first Ordinary Council Meeting to be held in January each year;
- After the closing date for the Expressions of Interest, the Chief Executive Officer shall provide details of the Expressions of Interest received to all Elected Members;
- At the first Ordinary Council Meeting in February each year, a report will be presented advising that the appointment of Chairs to the three Standing Committees is required;
- Each Elected Member who has nominated for the position of Chair of a Committee is invited to make a short verbal presentation in support of their nomination;
- Voting for a Chair of a Standing Committee is by a show of hands, unless the meeting resolves that a secret ballot is to be used;
- The 12 month term as a Chair of a Standing Committee commences on 19th February each year and is completed on 18th February in the following year.

Recommending Officer: Ricki Bruhn, Chief Executive Officer

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

Schedule of Attachments:

Nil



ITEM NUMBER: 13.1.3 Capital Works for Disability Access 2016/17
FROM: Director of Technical Services
REPORT NUMBER: 8/1079
MEETING DATE: 7 February 2017

Municipal Plan:

3. Environment & Infrastructure

3.2 Assets and Infrastructure

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

Summary:

This report seeks Council's approval for the proposed locations of disability access improvement projects across the municipality.

The list of proposed works is compiled based on the reports from elected members, complaint register for access related issues, assessments of existing programs likely to require improved access and facilities frequently accessed by people requiring mobility aid.

RECOMMENDATION

1. THAT Council receives Report Number 8/1079.
2. THAT Council approve disability access improvement works for the sites recommended in Table 1.0 of Report Number 8/1079.

Background:

Council has been allocating budget in its annual capital works program in order to improve accessibility for disabled people to various community facilities including pathways, parks and playgrounds, buildings and other facilities. Council staff have prioritised sites for the annual program considering the significance of the locations and seek Council's approval for the same.

General:

Council has allocated \$50,000 for the financial year 2016-2017 to address disability access issues. The sites nominated for this financial year are listed in Table 1.0 and a brief description of the existing issues and proposed works are provided in Attachment A.

Table 1.0: Proposed Works Summary

| S. No. | Suburb | Location | Details of Works |
|--------|------------|----------------------------|---|
| 1 | CBD | Recreation Centre Car Park | Demolish kerb and fit a wheelchair crossing on footpath next to disabled parking bays |
| 2 | Woodroffe | Woodroffe Park | Install footpath along Pollux Court to connect Woodroffe Avenue to Woodroffe Park |
| 3 | Gray | Hannibal Crescent | Install wheelchair crossing on opposite side of laneway between 33 and 35 Hannibal Crescent to connect to existing footpath. |
| 4 | Gray | Hannibal Crescent | Install wheelchair crossing on Eastern End of Hannibal Crescent to connect to existing footpath along Dunbar Street. |
| 5 | Rosebery | Rosebery Drive | Install footpath section and crossing to connect laneway between 20 and 22 Rosebery Drive to footpath on the other side of the road. |
| 6 | Rosebery | Owston Avenue | Install a wheelchair crossing on Owston Avenue at rear of 4 Price Court to provide access to the existing footpath on the other side of the road coming off Pye Street, Bellamack |
| 7 | Bellamack | Flynn Circuit | Install a section of footpath from 26 Flynn Circuit to crossing located at Flynn Circuit/ Flynn Circuit intersection |
| 8 | Yarrowonga | Georgina Crescent | Install crossing and a section of footpath to connect Council Depot and commercial buildings on Georgina Crescent to existing network. |
| 9 | Rosebery | Joan Fejo Park | Install footpath to connect to park benches |
| 10 | Rosebery | Rosebery Park | Install footpath to connect to park benches |
| 11 | Farrar | Phyllis Uren Park | Install footpath to connect to park benches |
| 12 | Farrar | Atria Park | Install footpath to connect to park benches |
| 13 | Farrar | Eric Asche Park | Install footpath to connect to park benches |
| 14 | Farrar | Pastry Wilson Park | Install footpath to connect to park benches |

Financial Implications:

\$50,000.00 has been allocated in the 2016-17 financial years' capital works budget.

Legislation/Policy:

Disability Discrimination Act (DDA) 1992

Recommending Officer: Mark Spangler, Director of Technical Services

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

Author: Pawan Gautam, Civil Operations Team Leader.

Schedule of Attachments:

Attachment A: Location and details for proposed works.

Attachment B: Cost estimations for proposed works.



Location 1: Recreation Centre Car Park, CBD

There are couple of disabled car parking bays at the rear of Recreation Centre. But there is no crossing to access the adjoining pathway networks. It is proposed to install a standard wheelchair crossing to provide access from car park to the existing pathway.



Pic 1: Car Park at the rear of Recreation Centre with two disability parking bays

Location 2: Woodroffe Park, Woodroffe

Woodroffe Park has got pathway access from Sirius Street only. The other end of park on Pollux Court is not connected to pathway network. Installation of path along Pollux Court will provide easy access for people requiring mobility aid.



Pic 2: Proposed pathway and crossings along Pollux Court

Locations 3 & 4: Hannibal Crescent, Gray

Laneway between 33 and 35 Hannibal Crescent is not connected to existing pathway network. Also, Eastern end of pathway along Hannibal Crescent at Dunbar Street intersection is not connected to pathway network. DDA compliant wheelchair crossings in these locations will assist in connecting to the existing network.



Pic 3: Proposed locations of crossings along Hannibal Crescent and Dunbar Street

Locations 5: Rosebery Drive, Rosebery

Laneway between 20 and 22 Rosebery Drive is not connected to the existing pathway network. DDA compliant wheelchair crossings will assist in connecting to the existing network.



Pic 4: Proposed locations of crossings along Rosebery Drive

Locations 6: Owston Avenue, Rosebery

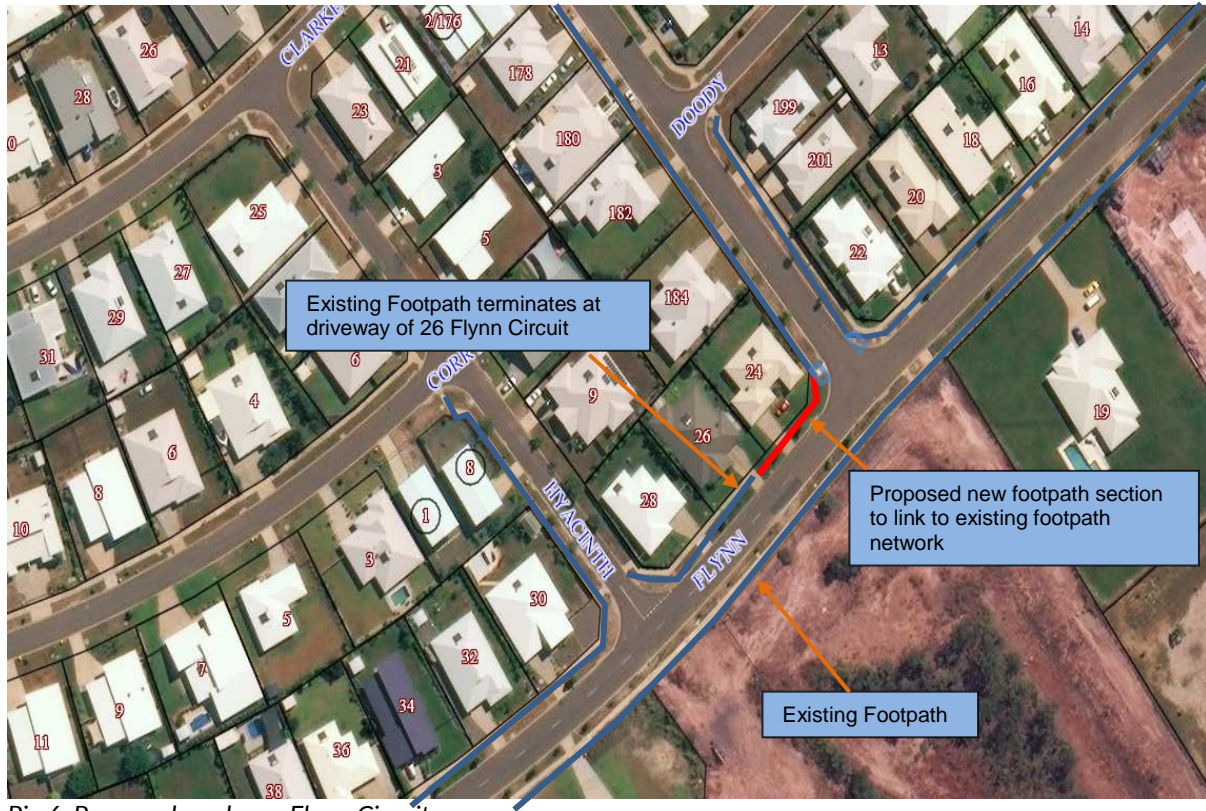
Footpath along Pye Street, Bellamack terminates with a wheelchair crossing on Owston Avenue. However, there is no wheelchair crossing on the other side of Owston Avenue to connect to the footpath along the road. It is proposed to install a new crossing on the other side of the road to connect to the pathway network.



Pic 5: Proposed wheelchair crossing along Owston Avenue

Locations 7: Flynn Circuit, Bellamack

Footpath along Flynn Circuit terminates at the driveway of 26 Flynn Circuit. Installation of footpath between 26 Flynn Circuit and Flynn Circuit- Flynn Circuit intersection will provide easy access for people on wheelchair.



Pic 6: Proposed works on Flynn Circuit

Locations 8: Georgina Crescent, Yarrawonga

Council Depot along Georgina Crescent and a commercial property at the corner of Georgina Crescent and Callanan Road are attended by various types of people including those using mobility aid. There is a footpath on the other side of the road but there is no wheelchair crossing and footpath to connect to these facilities. DDA compliant wheelchair crossing and footpath sections will assist people on wheelchair to easily access these buildings.



Pic 7: Proposed crossings and footpath along Georgina Crescent

Locations 9-14: Various Parks, Palmerston

There are benches inside our parks and are not connected to the footpaths. The parks identified in need of footpath connection to seating structures include Joan Fejo Park, Rosebery; Rosebery Park, Rosebery; Phyllis Uren Park, Farrar; Atria Park, Farrar; Eric Asche Park, Farrar and Pastry Wilson Park, Farrar. It is recommended to install 1.5m wide path and a slab next to the seat for easy access to people on wheelchairs.



Pic 8: Proposed footpath works in Joan Fejo Park, Rosebery



Pic 9: Proposed footpath works in Rosebery Park, Rosebery



Pic 10: Proposed footpath works in Phyllis Uren Park, Farrar



Pic 11: Proposed footpath works in Atria Park, Farrar



Pic 12: Proposed footpath works in Eric Ascho Park, Farrar



Pic 13: Proposed footpath works in Pastry Wilson Park, Farrar



Cost Estimation for Disability Access Projects at Various Location of CoP for F/Y 2016/17

| S.No | Location | Suburb | Description of Works | Quantity | Unit | Rate | Amount |
|------|----------------------------|------------|---|----------|------|-------------|--------------|
| 1 | Recreation Centre Car Park | CBD | Demolish and dispose Kerb and section of footpath | 1 | nos | \$ 200.00 | \$ 200.00 |
| | | | Standard Crossings (2.5m) | 1 | nos | \$ 600.00 | \$ 600.00 |
| | | | Reinstatement Works | 1 | nos | \$ 500.00 | \$ 500.00 |
| | | | | | | | |
| 2 | Woodroffe Park | Woodroffe | | | | Sub Total | \$ 1,300.00 |
| | | | Install footpath to connect Woodroffe Avenue to Woodroffe Park | 98 | sqm | \$ 60.00 | \$ 5,880.00 |
| | | | Crossings at Woodroffe Avenue- Pollux Court intersection | 2 | Nos | \$ 437.50 | \$ 875.00 |
| | | | Reinstatement Works | 1 | Nos | \$ 1,000.00 | \$ 1,000.00 |
| | | | Kerb demolition and disposal | 1 | Nos | \$ 200.00 | \$ 200.00 |
| | | | Landing and correction works on existing network | 20 | sqm | \$ 60.00 | \$ 1,200.00 |
| | | | | | | Sub Total | \$ 9,155.00 |
| 3 | Hannibal Crescent | Gray | Install wheelchair crossing on Hannibal Crescent on opposite side of laneway between 33 and 35 Hannibal Crescent | 1 | nos | \$ 437.50 | \$ 437.50 |
| | | | Install footpath and landing pad | 14 | sqm | \$ 60.00 | \$ 840.00 |
| | | | Kerb demolition and disposal | 1 | nos | \$ 200.00 | \$ 200.00 |
| | | | | | | Sub Total | \$ 1,477.50 |
| 4 | Hannibal Crescent | Gray | Install wheelchair crossing on Eastern corner of Hannibal Crescent to connect to existing footpath along Dunbar Street | 1 | nos | \$ 437.50 | \$ 437.50 |
| | | | Install footpath and landing pad | 10 | sqm | \$ 60.00 | \$ 600.00 |
| | | | Kerb demolition and disposal | 1 | nos | \$ 200.00 | \$ 200.00 |
| | | | | | | Sub Total | \$ 1,237.50 |
| 5 | Rosebery Drive | Rosebery | Install footpath section and landing pad to connect laneway between 20 and 22 Rosebery Drive to existing footpath on other side of road | 18 | sqm | \$ 60.00 | \$ 1,080.00 |
| | | | Standard Crossings | 2 | nos | \$ 437.50 | \$ 875.00 |
| | | | Install footpath and landing slab on other side of road | 10 | sqm | \$ 60.00 | \$ 600.00 |
| | | | Kerb demolition and disposal | 2 | nos | \$ 300.00 | \$ 600.00 |
| | | | 100mm high Kerbing and backfilling on high ground side | 10 | m | \$ 70.00 | \$ 700.00 |
| | | | Reinstatement Works | 1 | nos | \$ 1,000.00 | \$ 1,000.00 |
| | | | | | | Sub Total | \$ 4,855.00 |
| 6 | Owston Avenue | Rosebery | Install footpath and landing pad at rear of 4 Price Court | 20 | sqm | \$ 60.00 | \$ 1,200.00 |
| | | | Standard Crossings (2.5m) | 1 | nos | \$ 600.00 | \$ 600.00 |
| | | | Kerb demolition and disposal | 1 | nos | \$ 300.00 | \$ 300.00 |
| | | | Reinstatement Works | 1 | nos | \$ 2,000.00 | \$ 2,000.00 |
| | | | | | | Sub Total | \$ 4,100.00 |
| 7 | Flynn Circuit | Bellamack | Install a section of footpath between 26 Flynn Circuit to Flynn Circuit/ Flynn Circuit intersection | 45 | sqm | \$ 60.00 | \$ 2,700.00 |
| | | | Reinstatement Works including irrigation repair | 1 | nos | \$ 1,000.00 | \$ 1,000.00 |
| | | | | | | Sub Total | \$ 3,700.00 |
| 8 | Georgina Crescent | Yarrowonga | Install 2m wide footpath section along Depot side of Georgina Crescent | 84 | sqm | \$ 60.00 | \$ 5,040.00 |
| | | | Standard Crossings | 2 | nos | \$ 600.00 | \$ 1,200.00 |
| | | | Kerb demolition and disposal | 1 | nos | \$ 200.00 | \$ 200.00 |
| | | | Landing and correction works on existing network | 20 | sq,m | \$ 60.00 | \$ 1,200.00 |
| | | | Reinstatement Works | 1 | nos | \$ 1,500.00 | \$ 1,500.00 |
| | | | | | | Sub Total | \$ 9,140.00 |
| 9 | Joan Fejo Park | Rosebery | Install footpath sections to connect existing network to benches | 66 | sqm | \$ 60.00 | \$ 3,960.00 |
| | | | Reinstatement and irrigation repair works | 1 | nos | \$ 1,000.00 | \$ 1,000.00 |
| | | | | | | Sub Total | \$ 4,960.00 |
| 10 | Rosebery Park | Rosebery | Install footpath to connect to benches in park | 25 | sqm | 60 | \$ 1,500.00 |
| | | | Irrigation reinstatement and necessary repair works | 1 | nos | 200 | \$ 200.00 |
| | | | | | | Sub Total | \$ 1,700.00 |
| | | | | | | | |
| 11 | Phyllis Uren Park | Farrar | Install footpath to connect to benchess in park | 35 | sqm | 60 | \$ 2,100.00 |
| | | | Irrigation reinstatement and necessary repair works | 1 | nos | 200 | \$ 200.00 |
| | | | | | | Sub Total | \$ 2,300.00 |
| | | | | | | | |
| 12 | Atria Park | Farrar | Install footpath to connect to benches | 16 | sqm | 60 | \$ 960.00 |
| | | | Irrigation reinstatement and necessary repair works | 1 | nos | 200 | \$ 200.00 |
| | | | | | | Sub Total | \$ 1,160.00 |
| | | | | | | | |
| 13 | Eric Asche Park | Farrar | Install footpath to connect to benches | 18 | sqm | 60 | \$ 1,080.00 |
| | | | Irrigation reinstatement and necessary repair works | 1 | nos | 200 | \$ 200.00 |
| | | | | | | Sub Total | \$ 1,280.00 |
| | | | | | | | |
| 14 | Pastry Wilson Park | Farrar | Install footpath to connect to the benches in the park | 35 | sqm | 60 | \$ 2,100.00 |
| | | | Irrigation reinstatement and necessary repair works | 1 | nos | 800 | \$ 800.00 |
| | | | | | | Sub Total | \$ 2,900.00 |
| | | | | | | | |
| | | | | | | Total | \$ 49,265.00 |

Budget Available \$ 50,000.00

| | | |
|-----------------------|-----------------|--|
| ITEM NUMBER: | 13.1.4 | Extinguishment of Easement in Gross over Lot 11511, Town of Palmerston |
| FROM: | | Director of Technical Services |
| REPORT NUMBER: | 8/1080 | |
| MEETING DATE: | 7 February 2017 | |

Municipal Plan:

3. Environment & Infrastructure

3.2 Assets and Infrastructure

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

Summary:

This report seeks Council's consent to extinguish a redundant drainage easement over Lot 11511, Town of Palmerston.

RECOMMENDATION

1. THAT Council receives Report Number 8/1080.
2. THAT Council consents to extinguish a drainage easement over Lot 11511, Town of Palmerston.
3. THAT Council authorises the Mayor and Chief Executive Officer to sign and seal Form 53, Extinguishment of Easement in Gross to extinguish the redundant drainage easement over Lot 11511, Town of Palmerston.

General:

On behalf of the Land Development Corporation, the Mibro (NT) Pty Ltd has completed the View subdivision works. There was a drainage easement at the south-east corner of the Lot 11511 pre-development as shown on the **Attachment A**. The post-development reconfiguration of the stormwater drainage infrastructure has made this easement redundant. Staff recommend to council that it consents to the developer extinguishing the easement and registering the new survey plan (**Attachment B**) with the Registrar-General's Office.

Financial Implications:

Nil

Legislation/Policy:

Nil

Recommending Officer: Mark Spangler, Director of Technical Services

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

Author: Jeetendra Dahal, Technical Services Manager.

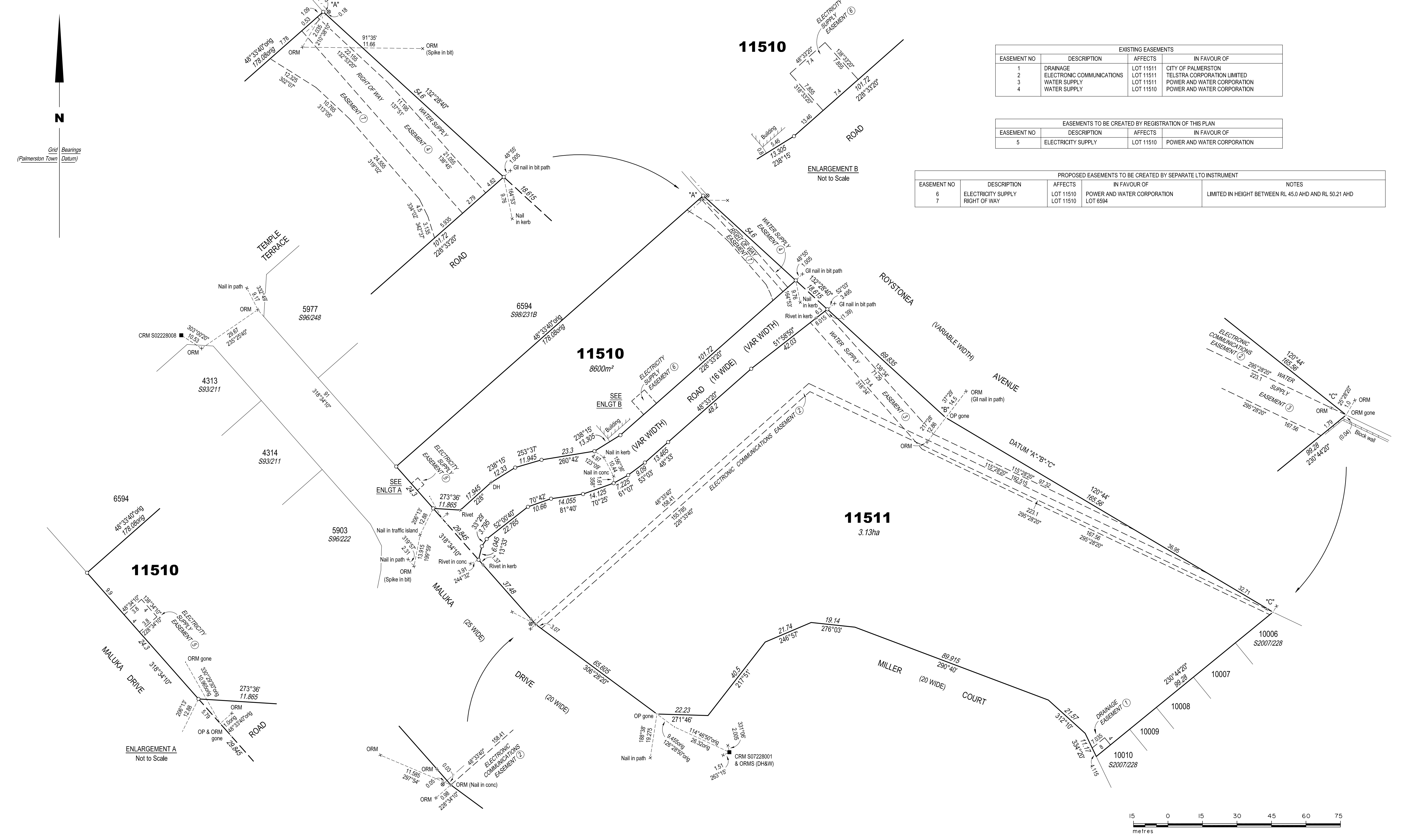
Schedule of Attachments:

Attachment A: Survey Plan - LTO 2015/098

Attachment B: Survey Plan – LTO 2016/050

Attachment C: Form 53 – Extinguishment of Easement In Gross





SURVEYOR'S CERTIFICATE

I, **Keith Leslie Schulz**,
hereby certify that the survey represented on this plan was carried out by me or under my immediate supervision and was completed on **7/8/2015** and that this survey has been executed in accordance with the Licensed Surveyor's Act and the directions thereunder.

KLS
Licensed Surveyor

14/8/2015
Date

L.T.O. REGISTRATION

Lodged on at
Instrument Number
Registered on at
by me
Registrar-General

SURVEY APPROVAL

I, **Craig Leslie Sandy**, the Surveyor-General, being satisfied that Part 5 of the Planning Act has been complied with:

(i) approve the survey under section 49 of the Licensed Surveyors Act;
(ii) acknowledge, on behalf of the Service Authorities designated, the vesting of the Service Easements shown hereon; and
(iii) accept on behalf of the Service Authorities specified, the land designated as roads or reserves hereon vested pursuant to section 64 of the Planning Act and section 7 of the Control of Roads Act

C. Sandy
Surveyor-General

19 August 2015
Date

Note
Dimensions of unmarked boundaries are original unless otherwise shown
Offsets are at 90° to the boundaries unless otherwise shown
Reference marks are at one metre unless otherwise shown
Road is vested in the City of Palmerston

Version 1 - survey plan as lodged

WARNING - Damaged or crossed plan will be rejected.

LOTS 11510 AND 11511
SUBDIVISION OF LOT 11498
TOWN OF PALMERSTON

Drawn by
Earl James & Associates
(9334) 10.08.15

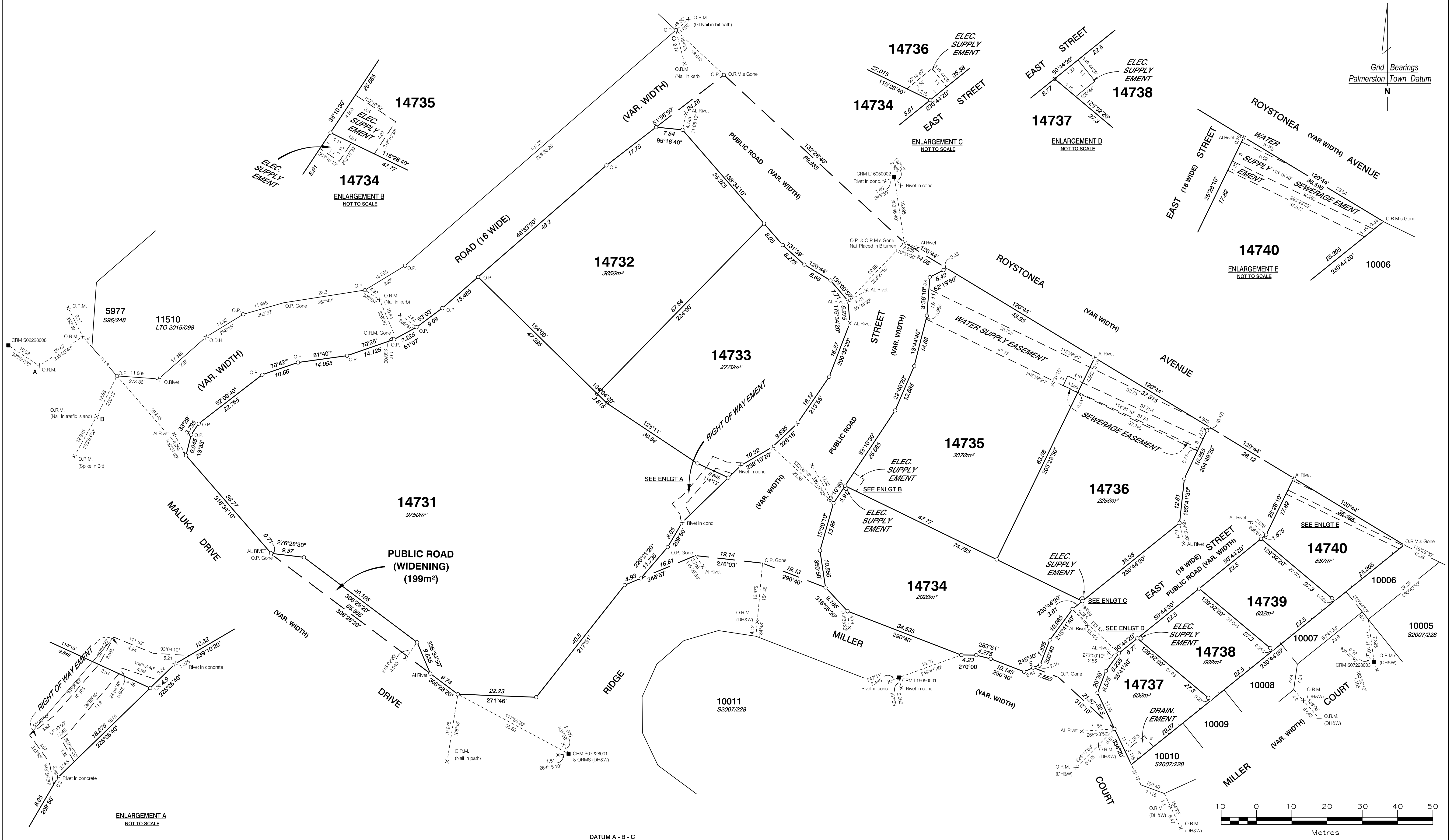
Examined by
Earl James & Associates
(13.08.15)

Map Reference

AZIMUTH
S2012/162A
Assumed from
Observed at

SCALE 1:750 (A1)

LTO 2015/098



| | | | | | | | |
|---|--|--|--|--|--|---|--|
| SURVEYOR'S CERTIFICATE I, <u>Geoffrey Robert Patterson</u> , hereby certify that the survey represented on this plan was carried out by me or under my supervision and was completed on <u>1 February 2015</u> , and that this survey has been executed in accordance with the Licensed Surveyors Act and the Directions thereunder. Licensed Surveyor Date | | NOTE Electricity Supply Easements affects Lots 14734 to 14736 and 14738 are in favour of Power and Water Corporation. Water Supply Easements affects Lots 14735, 14736 and 14740 are in favour of Power and Water Corporation. Sewerage Easements affects Lots 14735, 14736 and 14740 are in favour of Power and Water Corporation. Drainage Easement affects Lot 14737 is in favour of City of Palmerston. Right of Way Easements affects Lots 14731 and 14733 are in favour of City of Palmerston. Public Roads are vested in the City of Palmerston. Reference Marks are at one metre unless otherwise shown. | | SURVEY APPROVAL I, <u>Craig Leslie Sandy</u> , the Surveyor-General, being satisfied that part 5 of the Planning Act has been complied with: (i) approve the survey under section 49 of the Licensed Surveyors Act; (ii) acknowledge on behalf of the Service Authorities designated the vesting of the Service Easements shown hereon; and (iii) accept, on behalf of the Service Authorities specified, the land designated as roads or reserves hereon vested pursuant to section 64 of the Planning Act and section 7 of the Control of Roads Act. Surveyor General Date | | LOTS 14731 to 14740 SUBDIVISION OF LOTS 11511 AND 14730 TOWN OF PALMERSTON | |
| L.T.O. REGISTRATION Lodged on <u>10/12/2015</u> at <u>Palmerston</u> Instrument Number <u>1000000000</u> Registered on <u>10/12/2015</u> at <u>Palmerston</u> by me <u>Geoffrey Robert Patterson</u> Registrar General | | Version 1.0 | | SCALE 1:500 (A1) | | AZIMUTH S2015/098 Assumed from Observed at | |
| | | | | | | LTO 2016/050 | |

Land Title Act
REGISTRAR-GENERAL'S DIRECTIONS



NORTHERN TERRITORY OF AUSTRALIA

| | | |
|----------|----------|------------|
| E | E | |
| P | E | No: |

Commissioner of Territory Revenue use only

IMPORTANT NOTICE

Please Note Privacy Statement Overleaf

**EXTINGUISHMENT OF
EASEMENT IN GROSS**

The person(s) in whose favour the easement in gross is registered extinguishes the easement over the land specified for the value expressed below. (NOTES 1 – 3)

**EASEMENT BEING
EXTINGUISHED**

Drainage Easement No. 1 in favour of City
of Palmerston

LTO: Plan LTO 2015/098

(NOTE 4)

| Register | Volume | Folio | Location | Lot Description | Plan | Unit |
|----------|--------|-------|--------------------|-----------------|-----------------|------|
| CUFT | 808 | 411 | Town of Palmerston | 11511 | LTO 2015/098 | |

(NOTE 5)

**OWNER OF THE
LAND BURDENED
BY THE
EASEMENT**

Land Development Corporation (ABN 11 768 147 358)

(NOTE 6)

**PERSON
RECEIVING THE
BENEFIT OF THE
EASEMENT**

City of Palmerston

(NOTE 7)

**VALUE (GST
INCLUSIVE)**

Nil

GST amount Nil

(NOTE 8)

.....
SIGNED by the Easement Holder

On (Date)

In the presence of:

.....
Signature of qualified witness

.....
Full name of qualified witness

.....
Witness contact address/phone number

.....
SIGNED by the Easement Holder

on (Date)

In the presence of:

.....
Signature of qualified witness

.....
Full name of qualified witness

.....
Witness contact address/phone number

(NOTE 9)

Registered on At

CONSENT OF REGISTERED MORTGAGEES AND LESSEES

| | |
|---|---|
| Instrument type: | Instrument type: |
| Instrument No: | Instrument No: |
| Name of Parties: | Name of Parties: |
| | |
| I the registered proprietor of the interest shown above consent to the registration of this instrument. | I the registered proprietor of the interest shown above consent to the registration of this instrument. |
| Signed: | Signed: |
| (Date): | (Date): |
| In the presence of: | In the presence of: |
| | |
| Name of Witness: | Name of Witness: |
| Address or Telephone No.: | Address or Telephone No.: |

SCHEDULE OF NOTES

1. A registered easement in gross may be wholly or partly extinguished by registering an instrument of extinguishment of the easement in gross signed by only the person in whose favour the easement in gross is registered. (Internal use only: The PE code is used for extinguishment of an easement created by plan and the EE is for the extinguishment of an easement created by instrument).
2. This form is to be lodged as an original only and must be typed or completed in ink or biro. The imprint of the Commissioner of Territory Revenue must be shown. Alterations to information entered on the form should be crossed out (nor erased or obliterated by painting over) and initialled by the parties.
3. If there is insufficient space in any panel use the space above or an annexure sheet (Form 95).
4. A short description (ie. Sewerage Easement to Power and Water Corporation) will normally be sufficient. In certain circumstances like a partial extinguishment a survey plan may need to be annexed. If the easement was originally created by an instrument that LTO number should also be shown.
5. Volume and Folio of current title is essential together with complete parcel description. If the certificate as to title has been issued it must be produced.
6. Insert owner of the land burdened by the easement.
7. Name only (ie. Northern Territory of Australia).
8. The amount paid or the amount in dollars as valued. For the GST amount, if the easement is subject to the margin scheme and the GST amount is unknown insert "margin scheme" in the box provided.
9. Persons who may witness this document are a Commissioner for Oaths, a member of the Legislative Assembly, a legal practitioner within the meaning of the *Legal Profession Act*, a person holding office under the *Supreme Court Act*, the *Justices Act*, the *Local Court Act* or the *Registration Act*, a member of the Police Force, a person licensed as a conveyancing agent or real estate agent under the *Agents Licensing Act*, a Notary Public and any other person approved by the Registrar-General.

A witness to an instrument executed by an individual must first:

- take reasonable steps to ensure that the individual is the person entitled to sign the instrument;
- have the individual execute the document in the presence of the witness;
- not be a party to the instrument; and
- if witnessing more than one signature, clearly state that he/she has witnessed more than one signature. (ie I have witnessed the two signatures appearing above).

After signing, witnesses must legibly write, type or stamp their names and contact address or telephone number below their signature.

For a corporation, an instrument must be executed in a way permitted by law or sealed with the corporation's seal in accordance with the *Law of Property Act*, Section 48.

For witnessing of instruments executed outside the Northern Territory refer to Schedule 1 of the *Land Title Act* and the Registrar-General's Direction.

PRIVACY STATEMENT – LAND REGISTER FORMS

The Registrar-General's Office is authorised by the *Land Title Act* to collect the information on this form for the establishment and maintenance of the Land Register, which is made available for search by any person, anywhere, including through the Internet, upon payment of a fee. The information is regularly provided to other NT Government agencies, the Australian Valuation Office, local governments, the Australian Bureau of Statistics, the Australian Taxation Office or other Commonwealth Agencies as required or authorised by law, and some private sector organisations for conveyancing, local government, valuation, statistical, administrative and other purposes. The NT Government also uses the information to prepare and sell or licence property sales reports to commercial organisations concerned with the development, sale or marketing of property.

Failure to provide the information in full or in part may prevent your application or transaction being completed.

Your personal information provided on this form can be subsequently accessed by you on request. If you have any queries please contact the Deputy Registrar-General on 8999 5318.

ITEM NUMBER: 13.1.5 Development Application PA2017/004 - Mixed use development comprising of 12 x 2 and 24 x 3 bedroom multiple dwellings, ground and first floor commercial tenancies and a car parking facility in an 8 storey building plus one level of basement car parking on Lot 9609 & 10024 (11) The Boulevard and (7) Palmerston Circuit, Palmerston City

FROM: Director of Technical Services

REPORT NUMBER: 8/1081

MEETING DATE: 7 February 2017

Municipal Plan:

2. Economic Development

2.3 City Planning

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

3. Environment & Infrastructure

3.2 Assets and Infrastructure

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

Summary:

This report outlines issues to be considered by Council in regard to the development application lodged for a mixed use development comprising of 12 x 2 and 24 x 3 bedroom multiple dwellings, ground and first floor commercial tenancies and a car parking facility in an 8 storey building plus one level of basement car parking on Lot 9609 & 10024 (11) The Boulevard and (7) Palmerston Circuit, Palmerston City.

RECOMMENDATION

1. THAT Council receives Report Number 8/1081.
2. THAT Council endorses Attachment A to Report Number 8/1081.

Background:



Source: NT Atlas and Spatial Data Directory

The lot is contained within Zone CB (Central Business). The subject site is central to the Palmerston CBD and is surrounded by Zone CB (Central Business) containing both developed and undeveloped sites.

While the application includes Lot 9609, only part of the lot is applicable to the development. An application to subdivide Lot 9609 and realign boundaries of the lot to accommodate the proposed development was heard by the Development Consent Authority (DCA) on 25 January 2017.

Specifically, the proposed development comprises the following:

- 8 storey car park facility with a total of 487 car parks (including 1 storey basement);
- Ground floor development comprising 3 retail (shop) tenancies with alfresco, 2 office tenancies and child playground area;
- First floor comprising 3 office tenancies;
- Second to sixth floor comprising 15 x 3 and 10 x 2 bed room multiple dwellings with balconies (17m² to 54m²);
- Seventh floor comprising 7 x 3 and 4 x 2 bedroom multiple dwellings with balconies (17m² To 54m²); and
- Gym, pool, outdoor area, community garden and BBQ area for communal use.

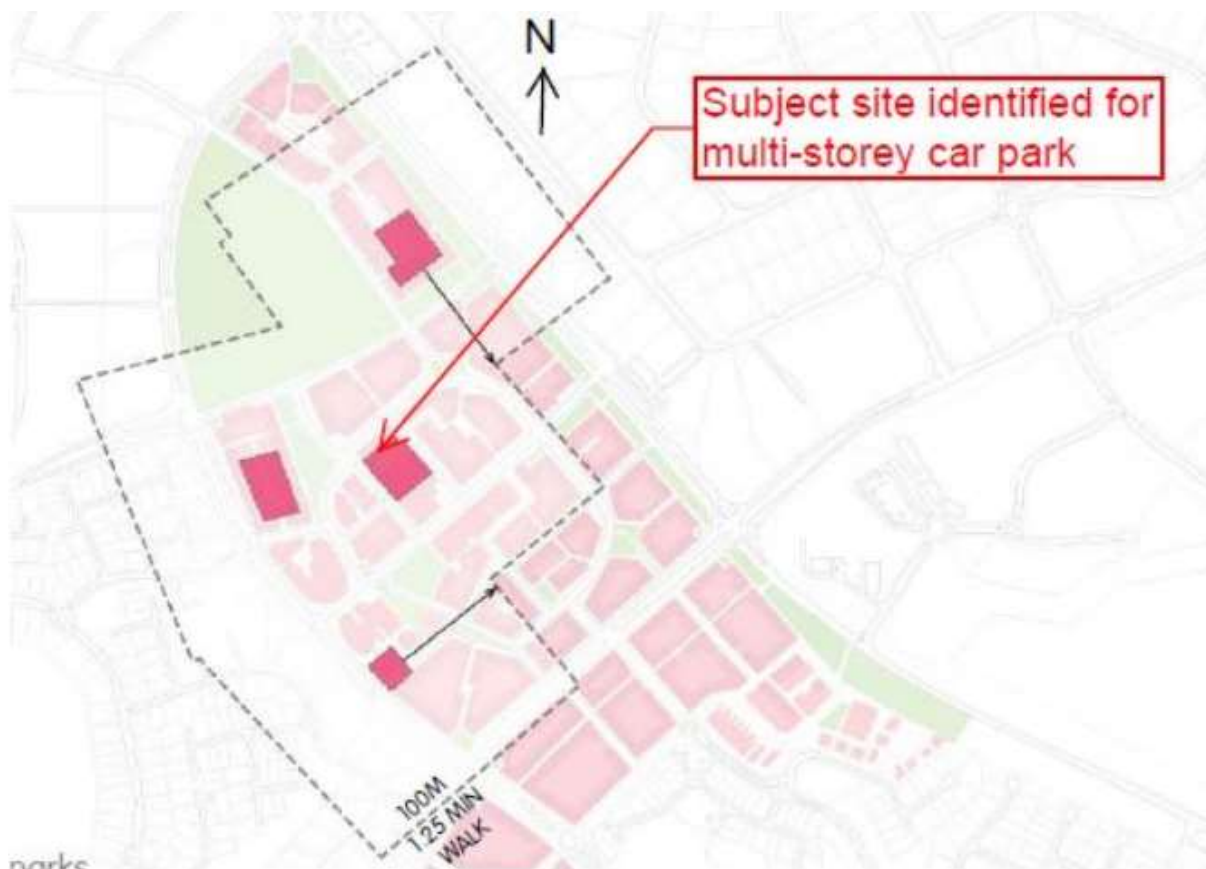
It is noted the basement and ground floor car parks (totalling 109 Car Parks) will service the residential, retail and commercial component of the development and the balance (378 Car Parks) will function as the Council car park.

General:

Palmerston City Centre MasterPlan

The proposed development seeks to advance the Palmerston City Centre Masterplan. Specifically, the proposed development has been prepared in consideration of the requirements and vision of the Draft Palmerston City Centre Planning Framework, Palmerston City Centre Master Plan and Palmerston City Centre Parking Strategy.

Specifically, the City Centre Parking Strategy identifies the subject site as a suitable location for a multi storey car park facility (see extract of City Centre Parking Strategy below). The principles guiding the provision of a multistorey carpark in the City Centre as outlined in the City Centre Parking Strategy and greater Master Plan include the establishment of a multi-storey car parks to replace ground or grade level car parking to be contained in mixed use developments, providing for an active ground floor and are designed for long term adaptability to other uses.



Extract: Palmerston City Centre Parking Strategy

The proposal seeks to achieve these principals and the integration of the car parking facility into the building of mixed use development promotes elements of good urban design principles whilst facilitating both active frontages and attractive facades to the streetscape.

It is noted the design of the development caters for the provision of a multistorey car parking tower integrated with residential, commercial and residential land uses. With regards to setbacks it is acknowledged that a part setback for the North-Eastern boundary has occurred on upper levels. In this particular case, it is acknowledged that a larger setback on all boundaries of the upper levels would have removed the opportunity to provide for a car parking structure suitable to achieve the intent of the Master Plan, however the design seeks to provide upper level facades that seek to advance the purpose

of the Master Plan and commendable tropical design by allowing cross ventilation through the building on upper floors.

The lack of adjacent higher order developments has made the assessment of tower separation difficult, however it is noted that the adjacent site, if developed in the future for a higher order use, will have the opportunity to provide a design that achieves adequate tower separation.

Car Parking on Site

It is noted that proposal complies with the car parking rates in the NT Planning Scheme for the development as a whole. Furthermore, the proposal also complies with parking rates identified in the Palmerston City Centre Masterplan Parking Strategy, for which the development concept (mixed use parking structure) arises from. While the allocation of car parks for the retail/commercial and residential component of development may be below those rates in the NT Planning Scheme (109 car parks provided where 130 car parks are required) they do comply with the rates within the Palmerston City Centre Parking Strategy (109 car parks provided where 87 car parks are required). It is noted the access to available parking by users (via the multi storey car parking structure) will alleviate any possible parking issues on the site as a whole. Furthermore, any shortfall that may occur from the retail/commercial and residential component will be captured and addressed by the balance of the provisions of the Car Parking Strategy and city centre improvement levy upon implementation in the future.

Other comments

In addition to the above comments, a number of standard conditions have also been provided in Council's comment on the 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.

Recommending Officer: Mark Spangler, Director of Technical Services

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

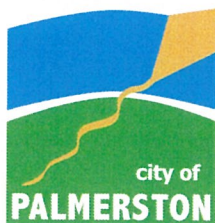
Author: Gerard Rosse, Manager Planning and Environment Services

Schedule of Attachments:

Attachment A: Council's letter of comment for Development Application PA2017/004 - Mixed use development comprising 12 x 2 and 24 x 3 bedroom multiple dwellings, ground and first floor commercial tenancies and a car parking facility in an 8 storey building plus one level of basement car parking on Lot 9609 & 10024 (11) The Boulevard and (7) Palmerston Circuit, Palmerston City.

Attachment B: Development Drawings.





Please include the following reference in all correspondence

ATTACHMENT A

ID: *GR* 27/01/2017 - P9609 10024

27/01/2017

Telephone
(08) 8935 9922

Facsimile
(08) 8935 9900

Email
palmerston@palmerston.nt.gov.au

Civic Plaza
1 Chung Wah Terrace

www.palmerston.nt.gov.au

Mr Anthony Brennan
Development Assessment Services
Department of Infrastructure, Planning and Logistics
GPO Box 1680
DARWIN NT 0801

Dear Tony

PA2017/004
Development Application - Lot 9609 & 10024 (11) The Boulevard and (7) Palmerston Circuit, Palmerston
Mixed use development comprising 12 x 2 and 24 x 3 bedroom multiple dwellings, ground and first floor commercial tenancies and a car parking facility in an 8 storey building plus one level of basement car parking.

Thank you for the Development Application referred to this office on 13 January 2017, Lot 9609 & 10024 (11) The Boulevard and (7) Palmerston Circuit, Palmerston. This letter may be placed before Council at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

Council does not object to the granting of a Development Permit for the following reasons and subject to the following:

Palmerston City Centre MasterPlan

- a) The proposed development seeks to advance the Palmerston City Centre Masterplan. Specifically, the proposed development has been prepared in consideration of the requirements and vision of the Draft Palmerston City Centre Planning Framework, Palmerston City Centre Master Plan and Palmerston City Centre Parking Strategy.

Specifically, the City Centre Parking Strategy identifies the subject site as suitable location for a multi storey car park facility. The principles guiding the provision of a multistorey carpark in the City Centre as outlined in the City Centre Parking Strategy and greater Master Plan principles include the establishment of a multi-storey car parks to replace ground or grade level car parking to be contained in mixed use developments, providing for an active ground floor and are designed for long term adaptability to other uses.

The proposal seeks to achieve these principals and the integration of the car parking facility into the building of mixed use development promotes elements of good urban design principles whilst facilitating both active frontages and attractive facades to the streetscape.

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

- b) It is noted the design of the development caters for the provision of multistorey car parking tower integrated with residential, commercial and residential land uses. With regards to setbacks it is acknowledged that a part setback for the North Eastern boundary has occurred on upper levels. In this particular case, it is acknowledged that a larger setback on all boundaries of the upper levels would have removed the opportunity to provide for a car parking structure suitable to achieve the intent of the Master Plan, however the design seeks to provide upper level facades that seek to advance the purpose of the Master Plan and tropical design by allowing cross ventilation through the building on upper floors.
- c) The lack of adjacent higher order developments has made the assessment of tower separation difficult, however it is noted that the adjacent site, if developed in the future for a higher order use, will have the opportunity to provide a design that achieves adequate tower separation.

Car Parking on Site

- d) It is noted that proposal complies with the car parking rates in the NT Planning Scheme for the development as a whole. Furthermore, the proposal also complies with parking rates identified in the Palmerston City Centre Masterplan Parking Strategy, for which the development concept (mixed use parking structure) arises from. While the allocation of car parks for the retail/commercial and residential component of development may be below those rates in the NT Planning Scheme it is noted the access to available parking by users (via the multi storey car parking structure) will alleviate any possible parking issues on the site as a whole. Furthermore, any shortfall that may occur from the retail/commercial and residential component will be captured and addressed by the balance of the provisions of the Car Parking Strategy and city centre improvement levy upon implementation in the long term.

Other

- e) For all proposed awnings over Council road reserve the proponents must enter into an awning agreement with Council.

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

Should this application be approved, the following conditions pursuant to the Planning Act and Councils responsibilities under the Local Government Act are also recommended for inclusion in the Development Permit issued by the Development Consent Authority.

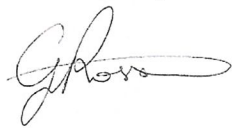
- f) Designs and specifications for landscaping of the road verges adjacent to the property shall be submitted for approval by the Director of Technical Services, City of Palmerston, and all approved works constructed to Council's requirements at the applicant's expense.
- g) The location, design and specifications for proposed and affected crossovers shall be provided to the satisfaction of the Director of Technical Services, City of Palmerston, at no cost to Council.



- h) Kerb crossovers and driveways to the site shall be provided and disused crossovers removed, public footpath and cycleway shall be provided, stormwater shall be collected and discharged into Council's drainage network, and reinstatement works carried out, all to the requirements and satisfaction of the Director of Technical Services, City of Palmerston, at no cost to Council.
- i) Sight lines shall be provided at crossovers to public streets to the satisfaction of the Director of Technical Services, City of Palmerston. No fence or tree exceeding 0.6 metres in height shall be planted in front of the sight line.
- j) Any gate over an access to a public road shall be placed on the subject site at least 4.5m from the face of the kerb line of the adjoining public road.
- k) Car parking spaces and internal driveways shall meet the requirements of the relevant Australian Standard and be line marked and sealed with an impervious material.
- l) All developments on or adjacent to any easements on site in favour of Council shall be carried out to the requirements and satisfaction of the Director of Technical Services, City of Palmerston.
- m) Waste bin storage and pick up shall be provided in accordance with Council requirements.
- n) Further subject to conditions of subdivisions to the satisfaction of service authorities.

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

Yours sincerely



Gerard Rosse
Manager Planning and Environment Services

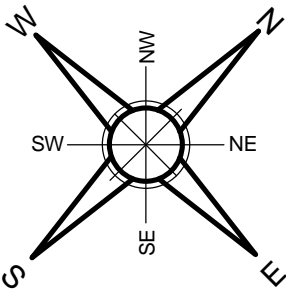


Proposed Mixed Use Development, Inclusive of a 8 Storey Parking Facility, 2 Storeys of Retail / Commercial, 14 x 2 Bedroom Apartments & 22 x 3 Bedroom Apartments in a Single 8 Storey Building Plus Basement

| Sheet Number | Sheet Name |
|--------------|------------------------------|
| A100 | Cover Page |
| A101 | Locality Plan |
| A102 | Site Survey Plan |
| A103 | Basement |
| A104 | Ground Floor Site Plan |
| A105 | 1st Floor Site Plan |
| A106 | 2nd Floor Site Plan |
| A107 | 3rd Floor Site Plan |
| A108 | 4th Floor Site Plan |
| A109 | 5th Floor Site Plan |
| A110 | 6th Floor Site Plan |
| A111 | 7th Floor Site Plan (Podium) |
| A112 | Roof Plan |
| A113 | 2nd Floor Part Plan |
| A114 | 3rd Floor Part Plan |
| A115 | 7th Floor Plan |
| A116 | 7th Floor Part Plan (Podium) |
| A117 | Elevations |
| A118 | Elevations |
| A119 | Elevations |
| A120 | Typical Section |
| A121 | Landscape Plan |
| A122 | Landscape Plan |
| A123 | Perspective |
| A124 | Perspective |
| A125 | Perspective |
| A126 | Perspective |



Mixed Use Development,
Lots 10024 & Part Lot 9609



Locality Plan

Proposed Mixed Use Development

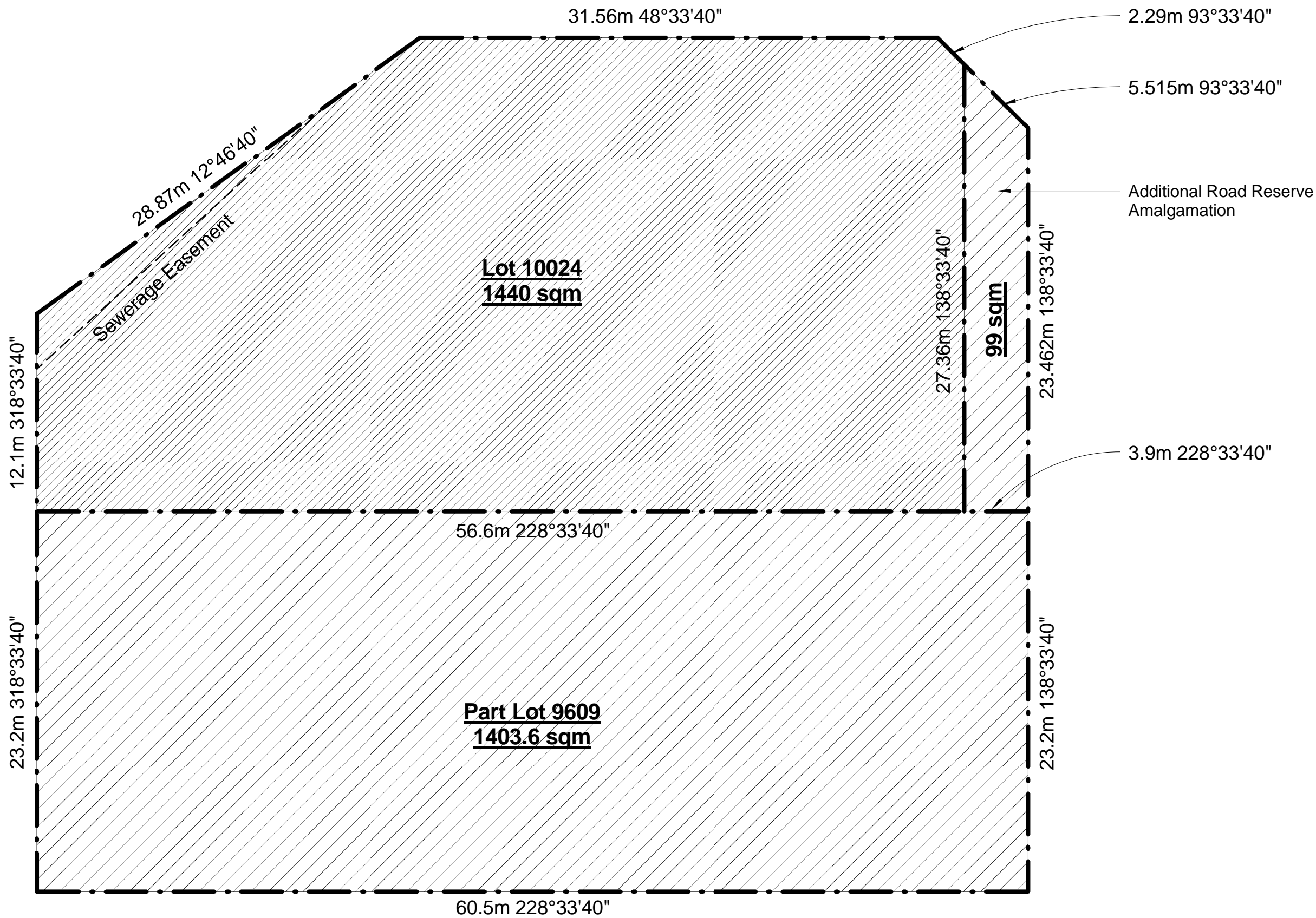
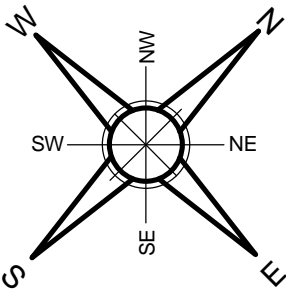
LK Athanasiou Group of Companies

Tropical Lifestyle Developments

concept designs (N.T.) pty ltd

| | | | | |
|-----------------|--------------------------------|-----|------------|--|
| residential | industrial | and | commercial | design |
| dwg no 16024ATH | Designer - George Savvas | | ph | 0407720703 |
| date 03/01/17 | c copyright reserved | | fax | 89412502 |
| scale 1 : 1250 | Proposed Mixed Use Development | | email | gsavvas@bigpond.net.au |
| sheet A101 | | | | |
| drawn by KA | | | | |
| | | | | Lots 10024 & Part Lot 9609, Town of Palmerston |

Mixed Use Development,
Lots 10024 & Part Lot 9609



Site Survey Plan

Proposed Mixed Use Development

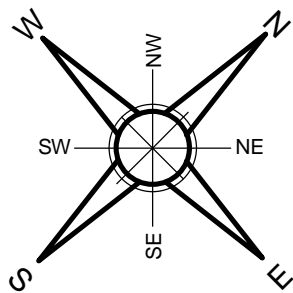
LK Athanasiou Group of Companies

Tropical Lifestyle Developments

concept designs (N.T.) pty ltd

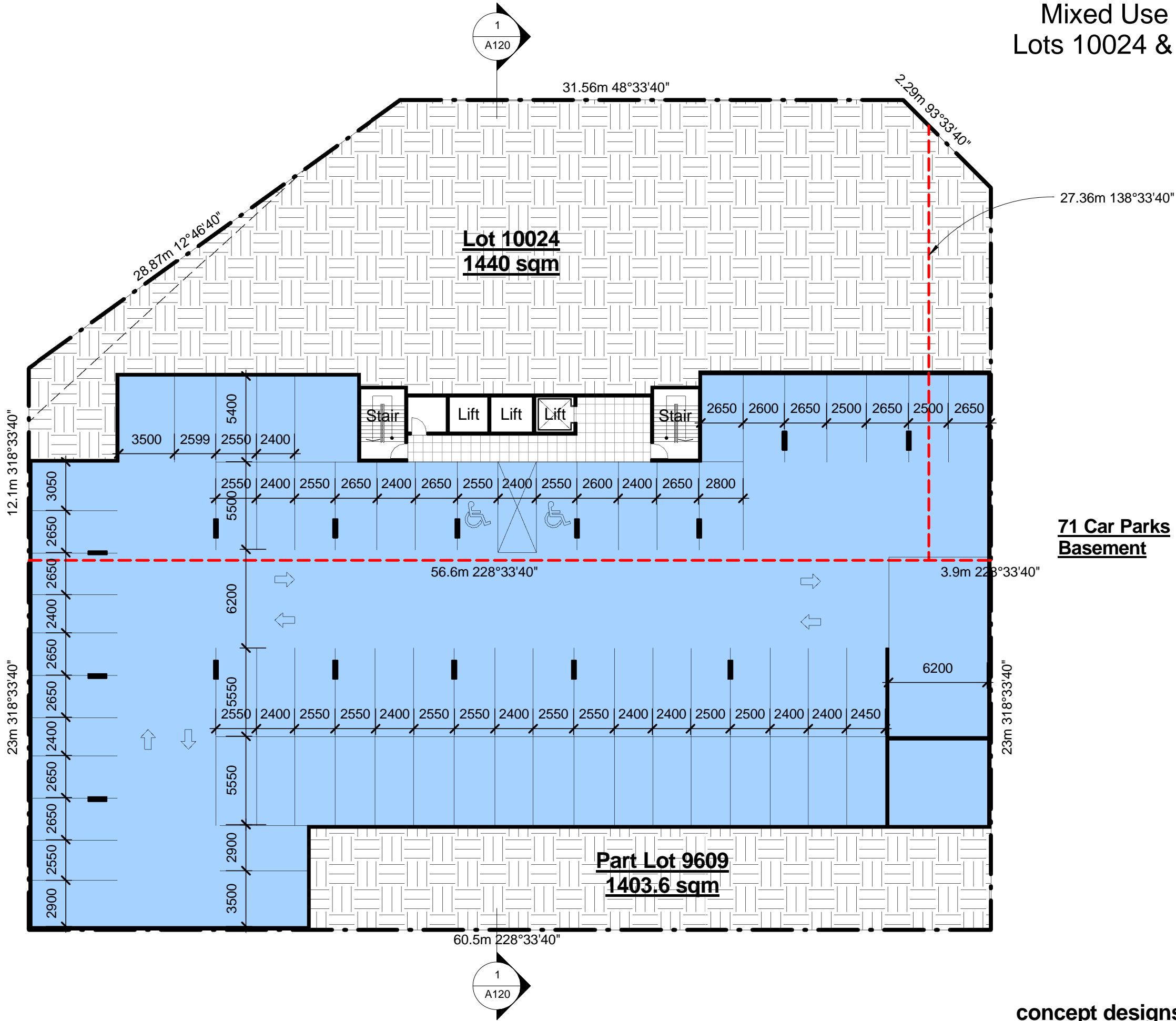
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|-----------------|--------------------------------|-------|------------------------|--|
| residential | industrial | and | commercial | design |
| dwg no 16024ATH | Designer - George Savvas | ph | 0407720703 | |
| date 03/01/17 | c copyright reserved | fax | 89412502 | |
| scale 1 : 250 | Proposed Mixed Use Development | email | gsavvas@bigpond.net.au | |
| sheet A102 | | | | |
| drawn by KA | | | | |
| | | | | Lots 10024 & Part Lot 9609, Town of Palmerston |

Mixed Use Development,
Lots 10024 & Part Lot 9609



- Energy Efficient Building

- Alfresco Areas to be Finished with Recycled Hardwood Timber
- All planting to be maintained with on site rainwater collection tank
- Low 'E' Glass to Windows & Doors to achieve Energy Ratings
- Solar powered common area lighting
- Renewable Energy



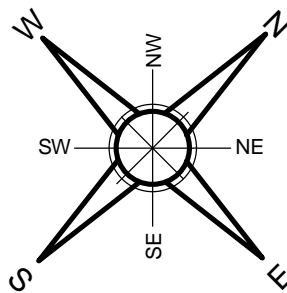
Basement
Proposed Mixed Use Development
Tropical Lifestyle Developments

LK Athanasiou Group of Companies

concept designs (N.T.) pty ltd

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| residential | industrial | and | commercial | design |
| dwg no 16024ATH | Designer - George Savvas | ph | 0407720703 | |
| date 03/01/17 | c copyright reserved | fax | 89412502 | |
| scale 1 : 250 | Proposed Mixed Use Development | email | gsavvas@bigpond.net.au | |
| sheet A103 | | | | |
| drawn by KA | | | | |
| | | | | Lots 10024 & Part Lot 9609, Town of Palmerston |

Mixed Use Development,
Lots 10024 & Part Lot 9609



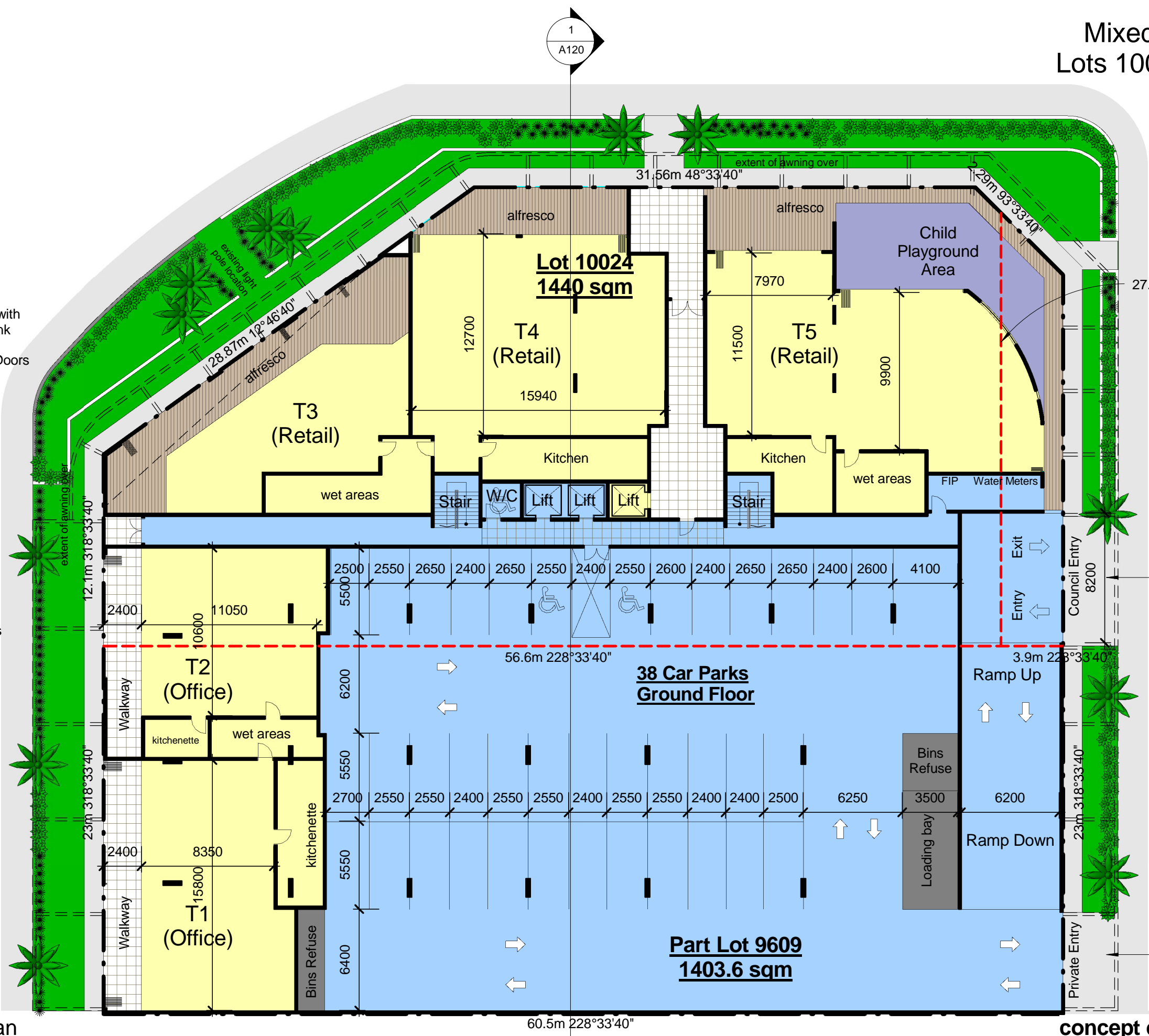
- Energy Efficient Building

- Alfresco Areas to be Finished with Recycled Hardwood Timber
- All planting to be maintained with on site rainwater collection tank
- Low 'E' Glass to Windows & Doors to achieve Energy Ratings
- Solar powered common area lighting
- Renewable Energy

Finishes Schedule:

- Parking to be concrete finish.
- Foyer and walkways to have ceramic tile floor finish.
- Walls to be flushed and painted precast concrete panels.
- Carpark openings to be screened with PCA screening and nominal 600mm high glass balustrade where indicated

Total Car Parks: 487



Area Schedule

| | |
|--------------|---------|
| T1 | 120 sqm |
| T2 | 140 sqm |
| T3 | 170 sqm |
| T4 | 237 sqm |
| T5 | 281 sqm |
| T6 (Level 1) | 168 sqm |
| T7 (Level 1) | 190 sqm |
| T8 (Level 1) | 289 sqm |

Crossovers to Palmerston City Council Approval

Crossovers to Palmerston City Council Approval

Ground Floor Site Plan

Proposed Mixed Use Development

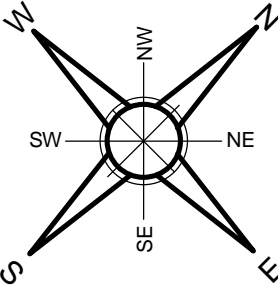
Tropical Lifestyle Developments

LK Athanasiou Group of Companies

concept designs (N.T.) pty ltd

| | | | | |
|-----------------|--------------------------------|-------|------------------------|--|
| residential | industrial | and | commercial | design |
| dwg no 16024ATH | Designer - George Savvas | ph | 0407720703 | |
| date 03/01/17 | c copyright reserved | fax | 89412502 | |
| scale 1 : 250 | Proposed Mixed Use Development | email | gsavvas@bigpond.net.au | |
| sheet A104 | | | | |
| drawn by KA | | | | |
| | | | | Lots 10024 & Part Lot 9609, Town of Palmerston |

Mixed Use Development,
Lots 10024 & Part Lot 9609



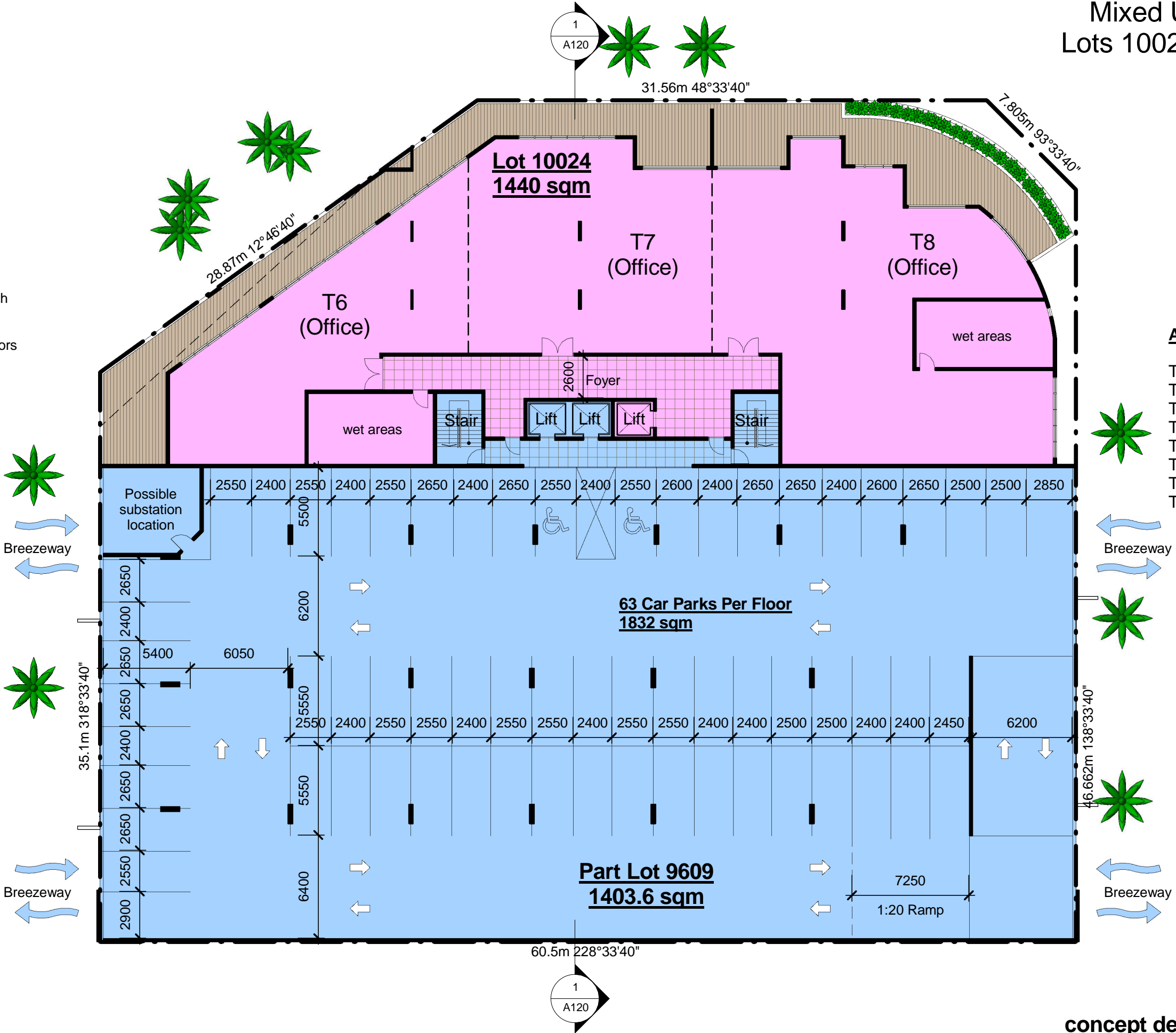
- Energy Efficient Building

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| T7 (Level 1) | 190 sqm |
| T8 (Level 1) | 289 sqm |

1st Floor Site Plan

Proposed Mixed Use Development

Tropical Lifestyle Developments

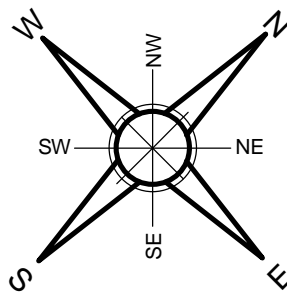
LK Athanasiou Group of Companies

concept designs (N.T.) pty ltd

residential
dwg no 16024ATH
date 03/01/17
scale 1 : 250
sheet A105
drawn by KA

industrial and commercial design
Designer - George Savvas
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Proposed Mixed Use Development
ph 0407720703
fax 89412502
email gsavvas@bigpond.net.au
Lots 10024 & Part Lot 9609, Town of Palmerston

Mixed Use Development,
Lots 10024 & Part Lot 9609



- Energy Efficient Building

- Alfresco Areas to be Finished with Recycled Hardwood Timber
- All planting to be maintained with on site rainwater collection tank
- Low 'E' Glass to Windows & Doors to achieve Energy Ratings
- Solar powered common area lighting
- Renewable Energy

Finishes Schedule:

- Parking to be concrete finish.
- Foyer and walkways to have ceramic tile floor finish.
- Walls to be flushed and painted precast concrete panels.
- Carpark openings to be screened with PCA screening and nominal 600mm high glass balustrade where indicated

Total Car Parks: 487



Area Schedule

| | | |
|---|-----------------------|--|
| <u>Units 201, 301, 401, 501, 601, 704</u> | | |
| Internal | 131 sqm | |
| Verandah | 18 sqm (23 sqm - 201) | |
| <u>Units 202, 302, 402, 502, 602, 705</u> | | |
| Internal | 116 sqm | |
| Verandah | 22 sqm (36 sqm - 202) | |
| <u>Units 203, 303, 403, 503, 603, 706</u> | | |
| Internal | 101 sqm | |
| Verandah | 17 sqm (27 sqm - 203) | |
| <u>Units 204, 304, 404, 504, 604, 707</u> | | |
| Internal | 101 sqm | |
| Verandah | 17 sqm (27 sqm - 204) | |
| <u>Units 205, 305, 405, 505, 605, 708</u> | | |
| Internal | 130 sqm | |
| Verandah | 32 sqm | |
| <u>Unit 701</u> | | |
| Internal | 117 sqm | |
| Verandah | 48 sqm | |
| Courtyard | 54 sqm | |
| <u>Unit 702</u> | | |
| Internal | 117 sqm | |
| Verandah | 48 sqm | |
| Courtyard | 53 sqm | |
| <u>Unit 703</u> | | |
| Internal | 107 sqm | |
| Verandah | 31 sqm | |
| Courtyard | 44 sqm | |
| <u>Unit 709</u> | | |
| Internal | 107 sqm | |
| Verandah | 20 sqm | |
| Courtyard | 33 sqm | |
| <u>Unit 710</u> | | |
| Internal | 117 sqm | |
| Verandah | 27 sqm | |
| Courtyard | 48 sqm | |
| <u>Unit 711</u> | | |
| Internal | 117 sqm | |
| Verandah | 27 sqm | |
| Courtyard | 49 sqm | |

2nd Floor Site Plan

Proposed Mixed Use Development

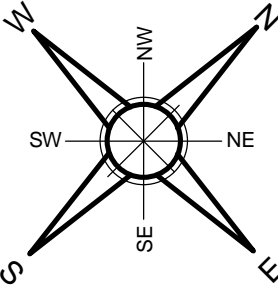
Tropical Lifestyle Developments

LK Athanasiou Group of Companies

concept designs (N.T.) pty ltd

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| residential | industrial | and | commercial | design |
| dwg no 16024ATH | Designer - George Savvas | ph | 0407720703 | |
| date 03/01/17 | c copyright reserved | fax | 89412502 | |
| scale 1 : 250 | Proposed Mixed Use Development | email | gsavvas@bigpond.net.au | |
| sheet A106 | | | | |
| drawn by KA | | | | |
| | | | | Lots 10024 & Part Lot 9609, Town of Palmerston |

Mixed Use Development,
Lots 10024 & Part Lot 9609



- Energy Efficient Building

- Alfresco Areas to be Finished with Recycled Hardwood Timber
- All planting to be maintained with on site rainwater collection tank
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- Solar powered common area lighting
- Renewable Energy

Finishes Schedule:

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Total Car Parks: 487



Area Schedule

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| Unit 703 | | |
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| Unit 709 | | |
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| Verandah | 20 sqm | |
| Courtyard | 33 sqm | |
| Unit 710 | | |
| Internal | 117 sqm | |
| Verandah | 27 sqm | |
| Courtyard | 48 sqm | |
| Unit 711 | | |
| Internal | 117 sqm | |
| Verandah | 27 sqm | |
| Courtyard | 49 sqm | |

3rd Floor Site Plan

Proposed Mixed Use Development

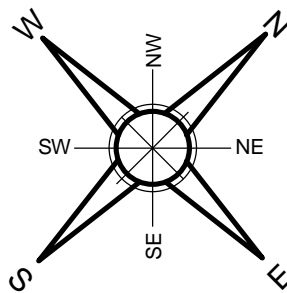
Tropical Lifestyle Developments

LK Athanasiou Group of Companies

concept designs (N.T.) pty ltd

residential industrial and commercial design
dwg no 16024ATH
date 03/01/17
scale 1 : 250
sheet A107
drawn by KA
Designer - George Savvas
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Proposed Mixed Use Development
ph 0407720703
fax 89412502
email gsavvas@bigpond.net.au
Lots 10024 & Part Lot 9609, Town of Palmerston

Mixed Use Development, Lots 10024 & Part Lot 9609



- Energy Efficient Building

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Total Car Parks: 487



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| Courtyard | 48 sqm | |
| <u>Unit 711</u> | | |
| Internal | 117 sqm | |
| Verandah | 27 sqm | |
| Courtyard | 49 sqm | |

4th Floor Site Plan

Proposed Mixed Use Development

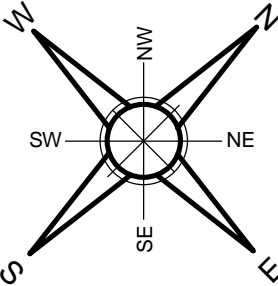
Tropical Lifestyle Developments

LK Athanasiou Group of Companies

concept designs (N.T.) pty ltd

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|-----------------|--------------------------------|-------|------------------------|--|
| residential | industrial | and | commercial | design |
| dwg no 16024ATH | Designer - George Savvas | ph | 0407720703 | |
| date 03/01/17 | c copyright reserved | fax | 89412502 | |
| scale 1 : 250 | Proposed Mixed Use Development | email | gsavvas@bigpond.net.au | |
| sheet A108 | | | | |
| drawn by KA | | | | |
| | | | | Lots 10024 & Part Lot 9609, Town of Palmerston |

Mixed Use Development,
Lots 10024 & Part Lot 9609



- Energy Efficient Building

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Area Schedule

Units 201, 301, 401, 501, 601, 704

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Units 202, 302, 402, 502, 602, 705

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| | |
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Unit 710

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| Courtyard | 48 sqm |

Unit 711

| | |
|-----------|---------|
| Internal | 117 sqm |
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| Courtyard | 49 sqm |

5th Floor Site Plan

Proposed Mixed Use Development

Tropical Lifestyle Developments

LK Athanasiou Group of Companies

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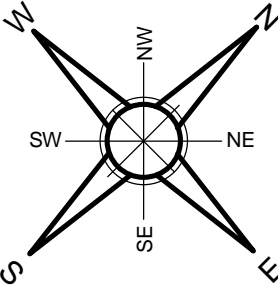
residential industrial and commercial design
dwg no 16024ATH
date 03/01/17
scale 1 : 250
sheet A109
drawn by KA

Designer - George Savvas
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Proposed Mixed Use Development

ph 0407720703
fax 89412502
email gsavvas@bigpond.net.au

Lots 10024 & Part Lot 9609, Town of Palmerston

Mixed Use Development,
Lots 10024 & Part Lot 9609



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| Internal | 101 sqm | |
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| Internal | 117 sqm | |
| Verandah | 27 sqm | |
| Courtyard | 48 sqm | |
| <u>Unit 711</u> | | |
| Internal | 117 sqm | |
| Verandah | 27 sqm | |
| Courtyard | 49 sqm | |

6th Floor Site Plan

Proposed Mixed Use Development

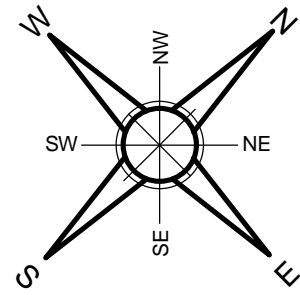
Tropical Lifestyle Developments

LK Athanasiou Group of Companies

concept designs (N.T.) pty ltd

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| dwg no 16024ATH | Designer - George Savvas | | ph | 0407720703 |
| date 03/01/17 | c copyright reserved | | fax | 89412502 |
| scale 1 : 250 | Proposed Mixed Use Development | | email | gsavvas@bigpond.net.au |
| sheet A110 | | | | |
| drawn by KA | | | | |
| | | | | Lots 10024 & Part Lot 9609, Town of Palmerston |

Mixed Use Development, Lots 10024 & Part Lot 9609

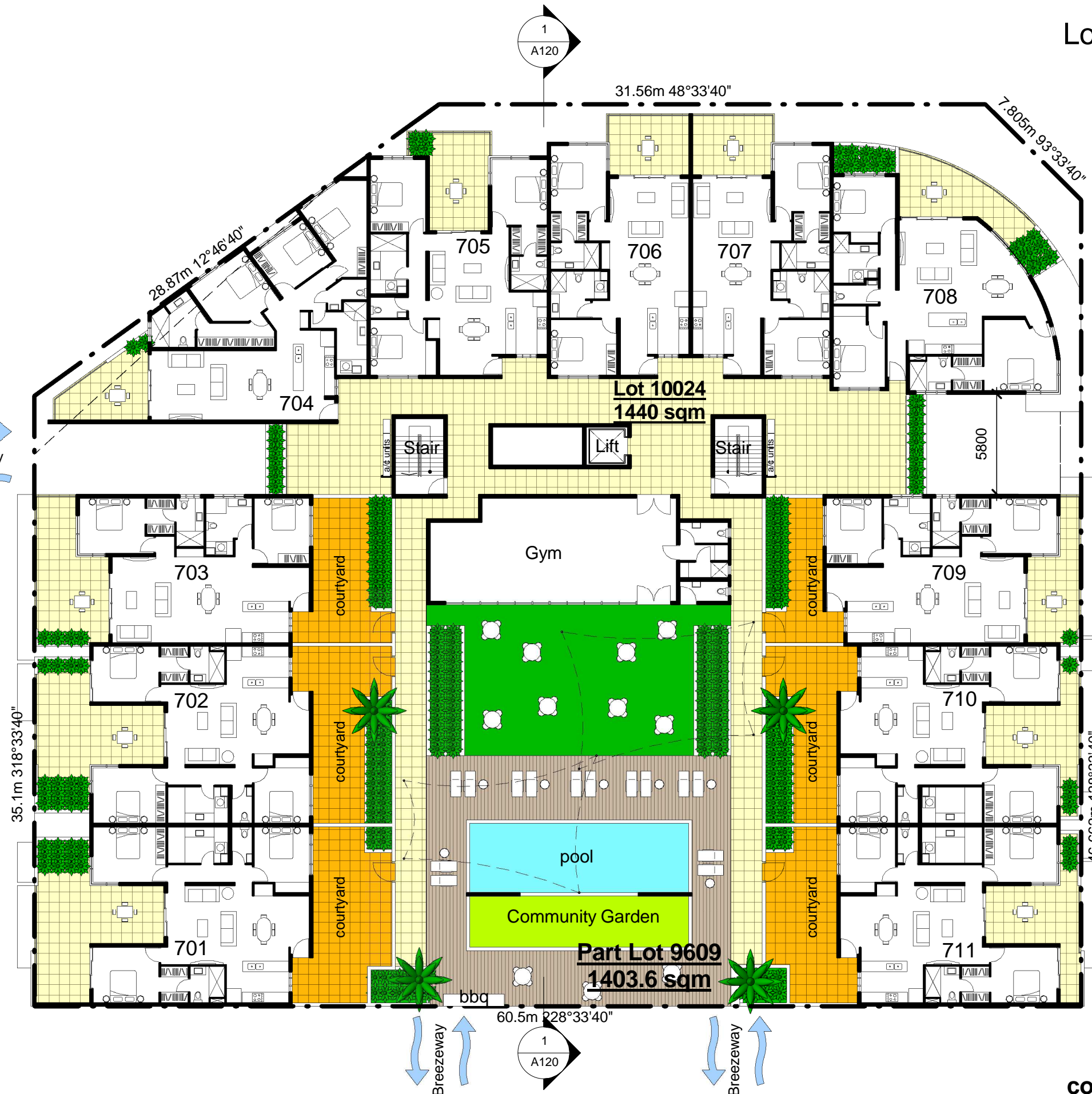


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Breezeway



Area Schedule

Units 201, 301, 401, 501, 601, 704

| | |
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| Verandah | 18 sqm (23 sqm - 201) |

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| | |
|----------|-----------------------|
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Units 204, 304, 404, 504, 604, 707

| | |
|----------|-----------------------|
| Internal | 101 sqm |
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Units 205, 305, 405, 505, 605, 708

| | |
|----------|-----------------------|
| Internal | 130 sqm |
| Verandah | 32 sqm (44 sqm - 205) |

Unit 701

| | |
|-----------|---------|
| Internal | 117 sqm |
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| Courtyard | 54 sqm |

Unit 702

| | |
|-----------|---------|
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Unit 711

| | |
|-----------|---------|
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Breezeway

7th Floor Site Plan (Podium)

Proposed Mixed Use Development

Tropical Lifestyle Developments

LK Athanasiou Group of Companies

concept designs (N.T.) pty ltd

residential industrial and commercial design
 dwg no 16024ATH
 date 03/01/17
 scale 1 : 250
 sheet A111
 drawn by KA

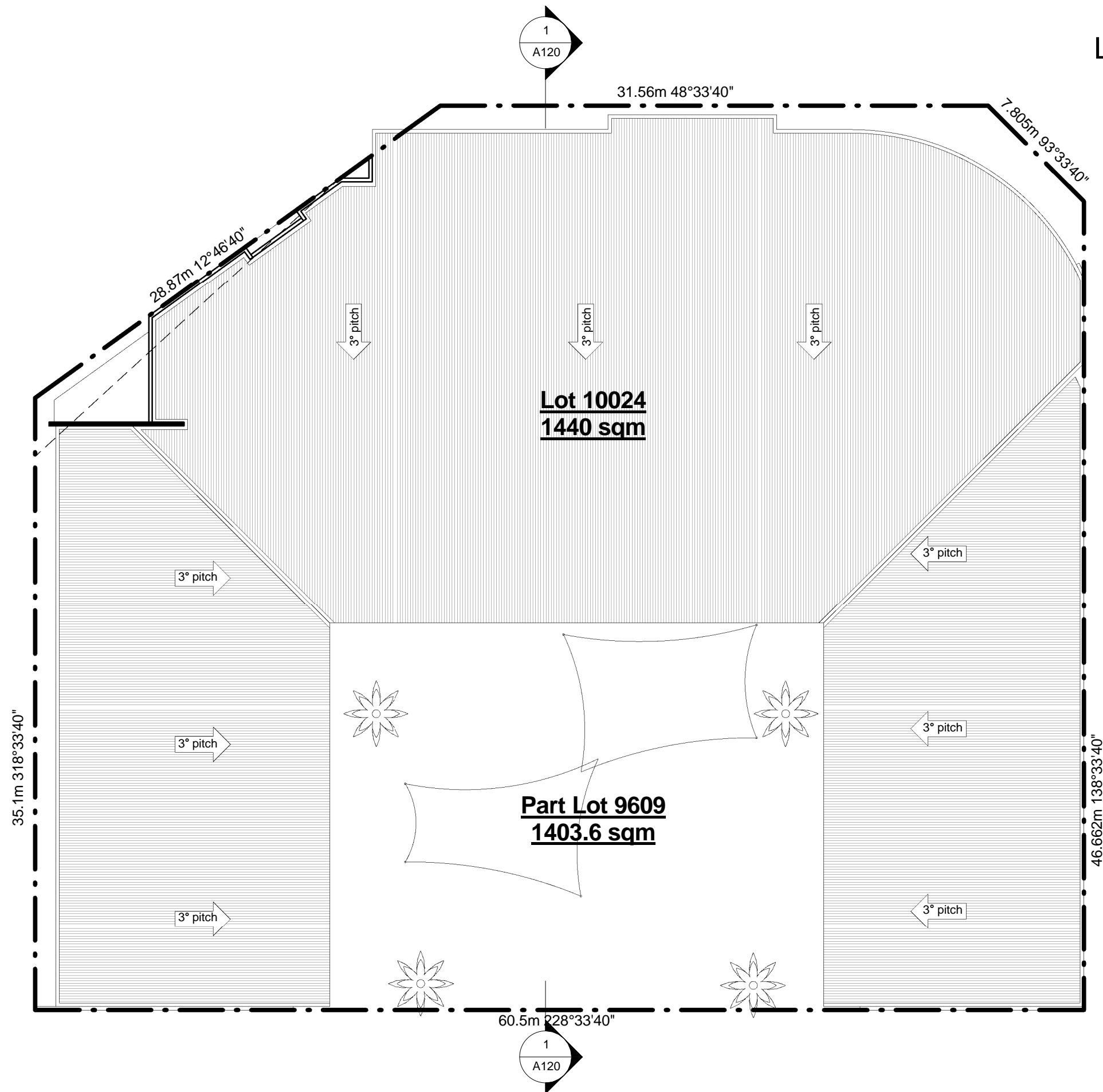
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 Proposed Mixed Use Development

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 fax 89412502
 email gsavvas@bigpond.net.au

Lots 10024 & Part Lot 9609, Town of Palmerston



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Proposed Mixed Use Development

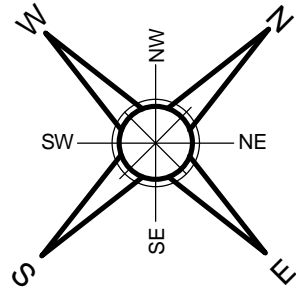
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Tropical Lifestyle Developments

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| scale 1 : 250 | Proposed Mixed Use Development | | email | |
| sheet A112 | | | gsavvas@bigpond.net.au | |
| drawn by KA | Lots 10024 & Part Lot 9609, Town of Palmerston | | | |

Mixed Use Development, Lots 10024 & Part Lot 9609



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2nd Floor Part Plan

Proposed Mixed Use Development

Tropical Lifestyle Developments

LK Athanasiou Group of Companies

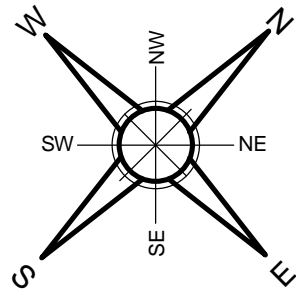
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residential
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date 03/01/17
scale 1 : 200
sheet A113
drawn by KA

industrial and commercial design
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fax 89412502
email gsavvas@bigpond.net.au

Lots 10024 & Part Lot 9609, Town of Palmerston

Mixed Use Development, Lots 10024 & Part Lot 9609



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3rd Floor Part Plan

Proposed Mixed Use Development

LK Athanasiou Group of Companies

Tropical Lifestyle Developments

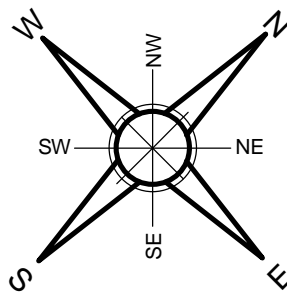
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residential
dwg no 16024ATH
date 03/01/17
scale 1 : 200
sheet A114
drawn by KA

industrial and commercial design
Designer - George Savvas
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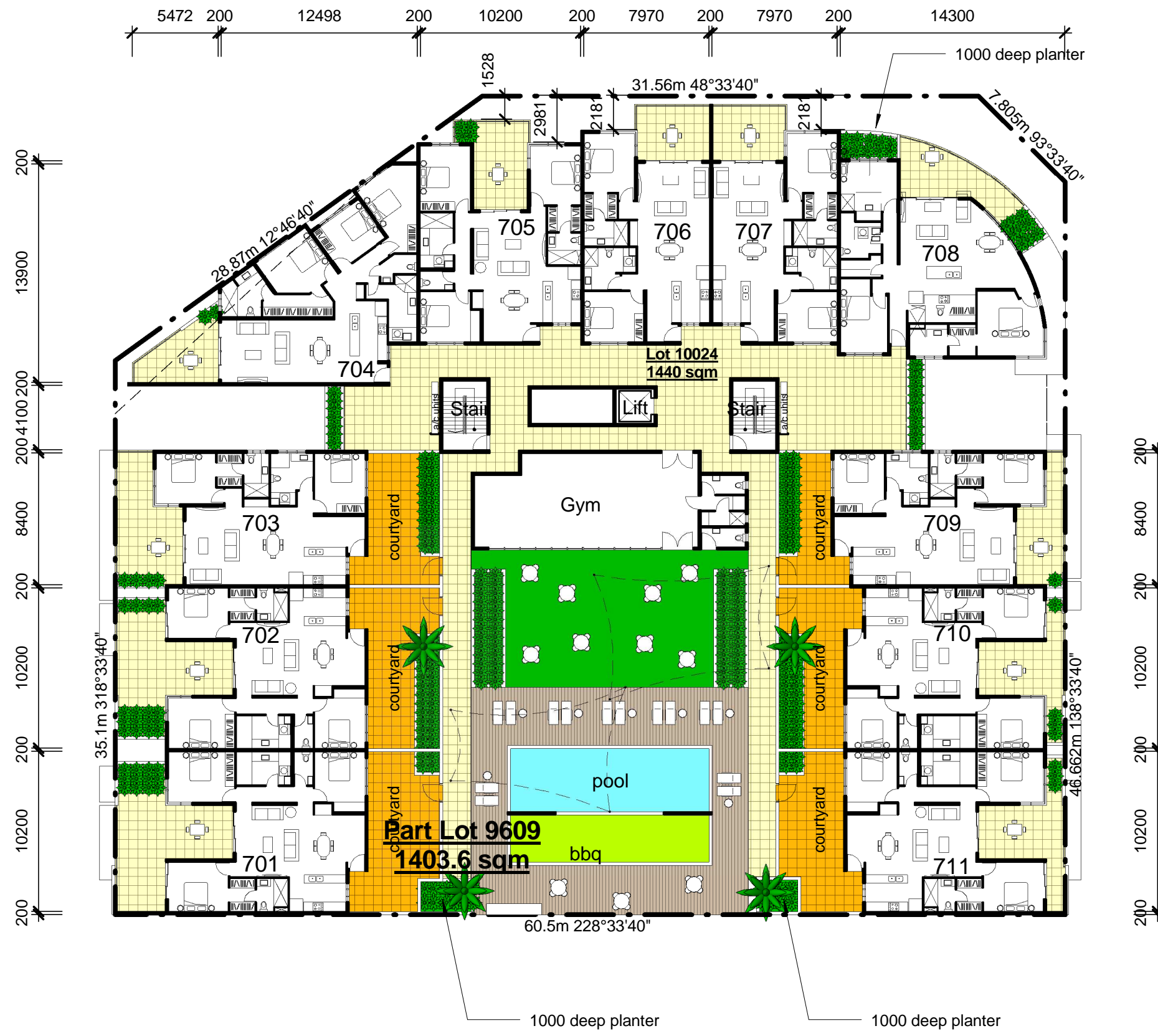
Lots 10024 & Part Lot 9609, Town of Palmerston

Mixed Use Development, Lots 10024 & Part Lot 9609



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7th Floor Plan

Proposed Mixed Use Development

Tropical Lifestyle Developments

LK Athanasiou Group of Companies

concept designs (N.T.) pty ltd

| | | | | |
|-----------------|--------------------------------|-------|------------------------|--|
| residential | industrial | and | commercial | design |
| dwg no 16024ATH | Designer - George Savvas | ph | 0407720703 | |
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| scale 1 : 300 | Proposed Mixed Use Development | email | gsavvas@bigpond.net.au | |
| sheet A115 | | | | |
| drawn by KA | | | | |
| | | | | Lots 10024 & Part Lot 9609, Town of Palmerston |

Lot 10024
1440 sqm

The plan shows a central building with a **Gym** (11200 sqm) and a **Communal Open Space (Podium)** (13000 sqm). The podium area includes a **1000 deep planter** and a **dashed line denotes extent of shade cloth over for cover**. Below the podium is a **pool** and a **Community Garden** (3000 sqm). The garden area includes a **bbq** and another **1000 deep planter**. The building is flanked by **courtyard** areas. The plan also shows **Stair** and **Lift** areas. Dimensions are provided for the building and the overall site.

Dimensions:

- Overall width: 30300
- Overall depth: 21199
- Building width: 17900
- Building depth: 14400
- Gym width: 3000
- Gym depth: 4600
- Podium width: 11200
- Podium depth: 13000
- Pool width: 13000
- Pool depth: 3000
- Community Garden width: 17900
- Community Garden depth: 3000
- Courtyard width: 3200
- Courtyard depth: 2700

industrial and commercial design
Designer - George Savvas ph 0407720703
 c copyright reserved fax 89412502
 Proposed Mixed Use email
 Development gsavvas@bigpond.net.au
 Lots 10024 & Part Lot 9609, Town of Palmerston

Mixed Use Development,
Lots 10024 & Part Lot 9609

Colorbond Trimdek roof sheeting with
colorbond fascias and flashings. Typical

Cement render to paint finish
blockwork walls

PCA window and door
frames. Typical.

Glass balustrades with
top and btm rail

- Energy Efficient Building

- Alfresco Areas to be Finished
with Recycled
Hardwood Timber
- All planting to be maintained with
on site rainwater collection tank
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- Solar powered common
area lighting
- Renewable Energy

Concrete awning to
provide extra protection
to parking bays

Walls to be flushed and
painted precast concrete
panels to public parking.

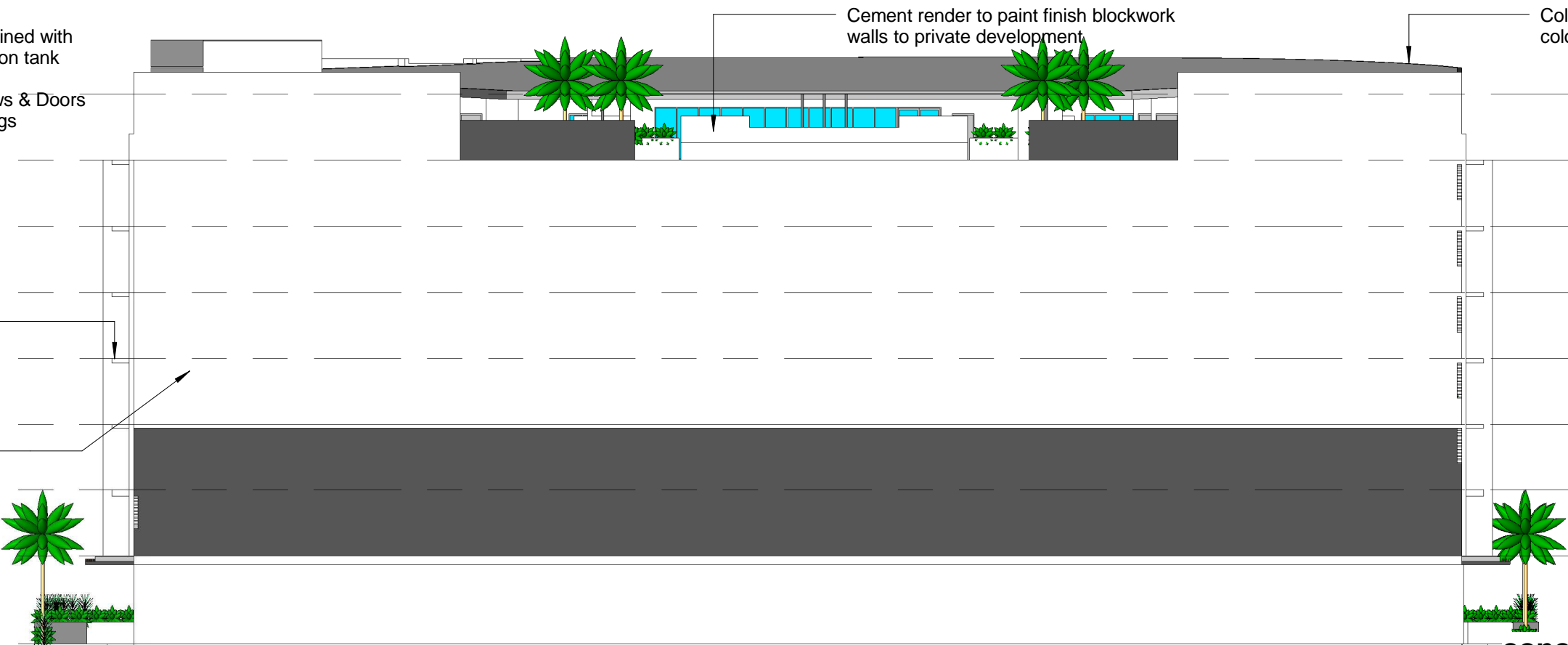


Elevation 1 North - West

| | |
|----------------------------------|-------------|
| Pitching Point | ▼ |
| 23600 | |
| 7th Floor | ▼ |
| 20800 | |
| 6th Floor | ▼ |
| 18000 | |
| PCA screening where indicated | 5th Floor ▼ |
| 15200 | |
| 4th Floor | ▼ |
| 12400 | |
| 3rd Floor | ▼ |
| 9600 | |
| 2nd Floor | ▼ |
| 6800 | |
| 1st Floor | ▼ |
| 4000 | |
| Ground Floor | ▼ |
| 0 | |

Cement render to paint finish blockwork
walls to private development

Colorbond Trimdek roof sheeting with
colorbond fascias and flashings. Typical



Elevation 3 South - East

| | |
|----------------|---|
| Pitching Point | ▼ |
| 23600 | |
| 7th Floor | ▼ |
| 20800 | |
| 6th Floor | ▼ |
| 18000 | |
| 5th Floor | ▼ |
| 15200 | |
| 4th Floor | ▼ |
| 12400 | |
| 3rd Floor | ▼ |
| 9600 | |
| 2nd Floor | ▼ |
| 6800 | |
| 1st Floor | ▼ |
| 4000 | |
| Ground Floor | ▼ |

Elevations

Proposed Mixed Use Development

Tropical Lifestyle Developments

LK Athanasiou Group of Companies

residential
dwg no 16024ATH
date 03/01/17
scale 1 : 250
sheet A117
drawn by KA

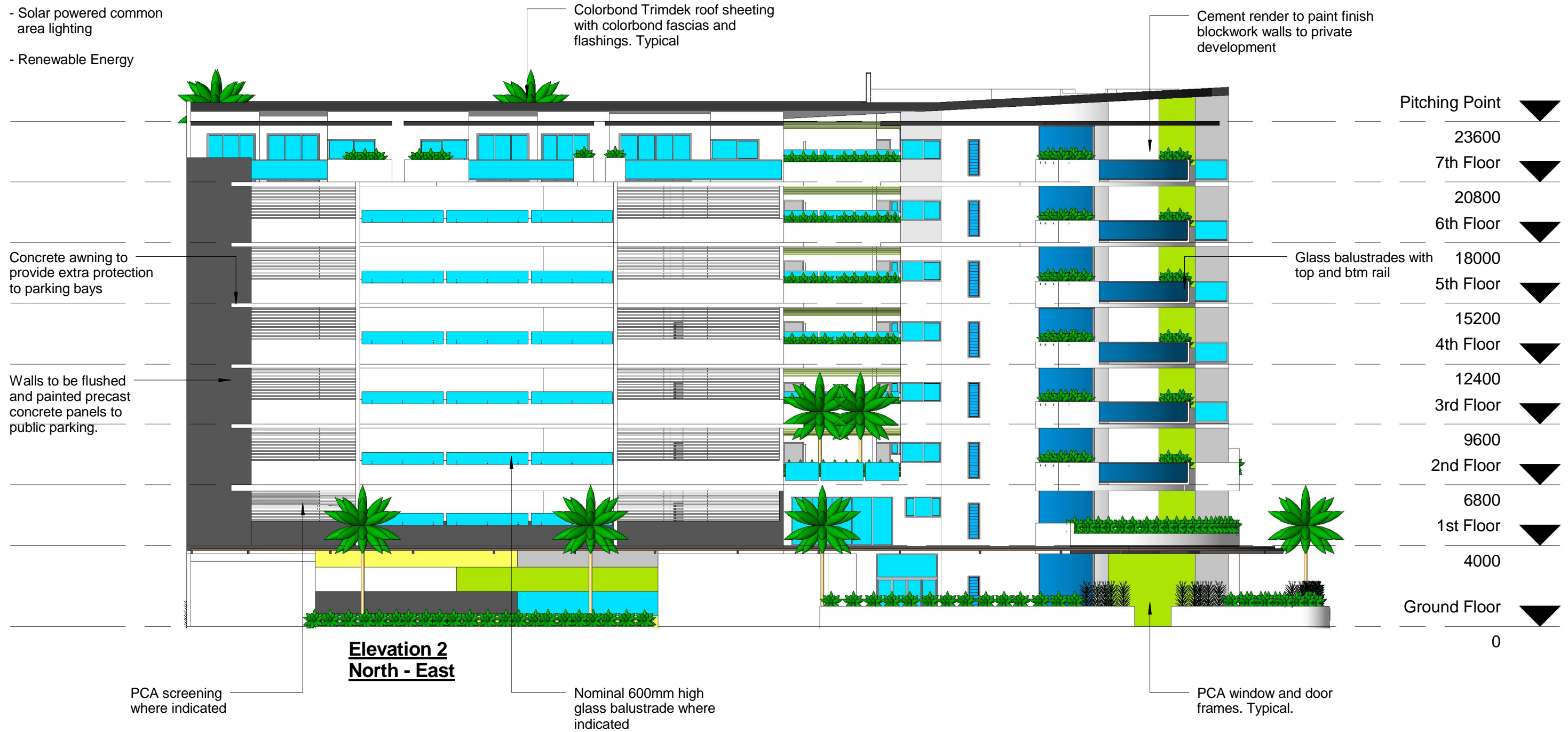
industrial and commercial design
Designer - George Savvas
© copyright reserved
Proposed Mixed Use Development
Lots 10024 & Part Lot 9609, Town of Palmerston

ph 0407720703
fax 89412502
email gsavvas@bigpond.net.au

Mixed Use Development, Lots 10024 & Part Lot 9609

- Energy Efficient Building

- Alfresco Areas to be Finished with Recycled Hardwood Timber
- All planting to be maintained with on site rainwater collection tank
- Low 'E' Glass to Windows & Doors to achieve Energy Ratings
- Solar powered common area lighting
- Renewable Energy



Elevations

Proposed Mixed Use Development

Tropical Lifestyle Developments

LK Athanasiou Group of Companies

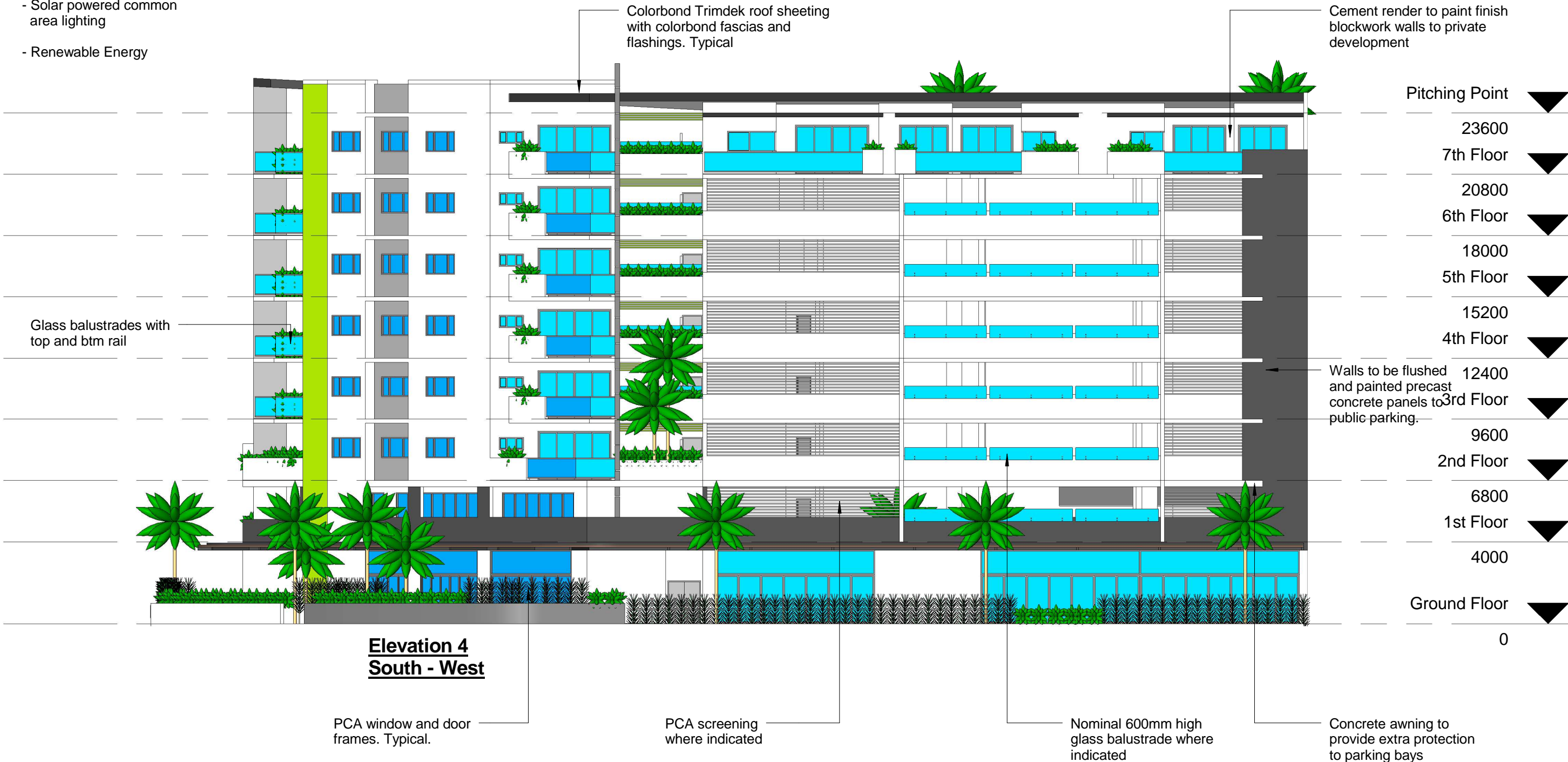
concept designs (N.T.) pty ltd

| | | | | |
|-----------------|--|-----|------------|------------------------------|
| residential | industrial | and | commercial | design |
| dwg no 16024ATH | Designer - George Savvas | | | ph 0407720703 |
| date 03/01/17 | © copyright reserved | | | fax 89412502 |
| scale 1 : 200 | Proposed Mixed Use Development | | | email gsavvas@bigpond.net.au |
| sheet A118 | | | | |
| drawn by KA | Lots 10024 & Part Lot 9609, Town of Palmerston | | | |

Mixed Use Development,
Lots 10024 & Part Lot 9609

- Energy Efficient Building

- Alfresco Areas to be Finished with Recycled Hardwood Timber
- All planting to be maintained with on site rainwater collection tank
- Low 'E' Glass to Windows & Doors to achieve Energy Ratings
- Solar powered common area lighting
- Renewable Energy



Elevations

Proposed Mixed Use Development

LK Athanasiou Group of Companies

Tropical Lifestyle Developments

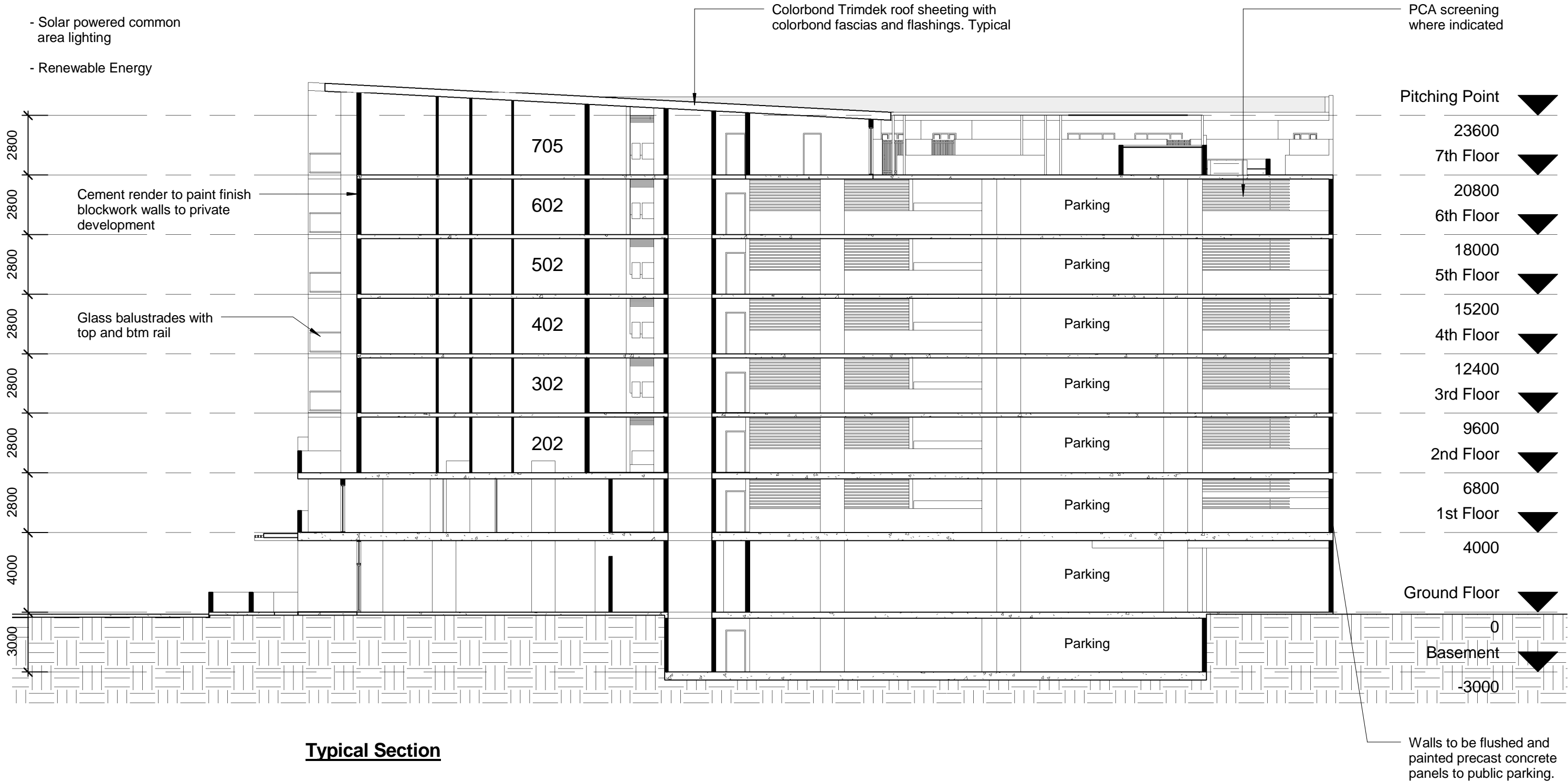
concept designs (N.T.) pty ltd

| | | | | |
|-----------------|--------------------------------|-------|------------------------|--|
| residential | industrial | and | commercial | design |
| dwg no 16024ATH | Designer - George Savvas | ph | 0407720703 | |
| date 03/01/17 | c copyright reserved | fax | 89412502 | |
| scale 1 : 200 | Proposed Mixed Use Development | email | gsavvas@bigpond.net.au | |
| sheet A119 | | | | |
| drawn by KA | | | | |
| | | | | Lots 10024 & Part Lot 9609, Town of Palmerston |

Mixed Use Development,
Lots 10024 & Part Lot 9609

- Energy Efficient Building

- Alfresco Areas to be Finished with Recycled Hardwood Timber
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- Low 'E' Glass to Windows & Doors to achieve Energy Ratings
- Solar powered common area lighting
- Renewable Energy



Typical Section

Typical Section

Proposed Mixed Use Development

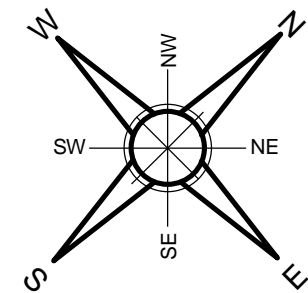
Tropical Lifestyle Developments

LK Athanasiou Group of Companies

concept designs (N.T.) pty ltd

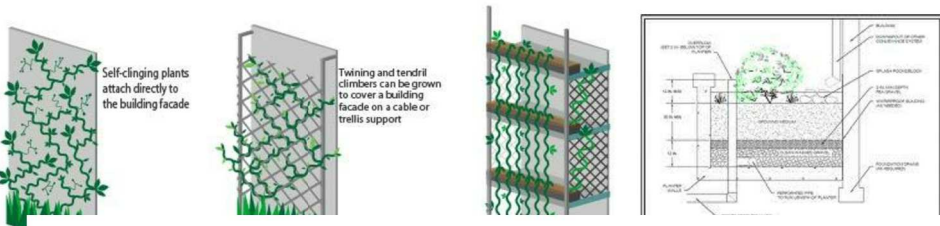
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| residential | industrial | and | commercial | design |
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| date 03/01/17 | c copyright reserved | fax | 89412502 | |
| scale 1 : 200 | Proposed Mixed Use Development | email | gsavvas@bigpond.net.au | |
| sheet A120 | | | | |
| drawn by KA | | | | |
| | | | | Lots 10024 & Part Lot 9609, Town of Palmerston |

Mixed Use Development,
Lots 10024 & Part Lot 9609



Landscaping

- Tropical and low maintenance endemic species
- Hanging gardens and green walls to planters on terraces to upper floors, refer detail



Plant schedule

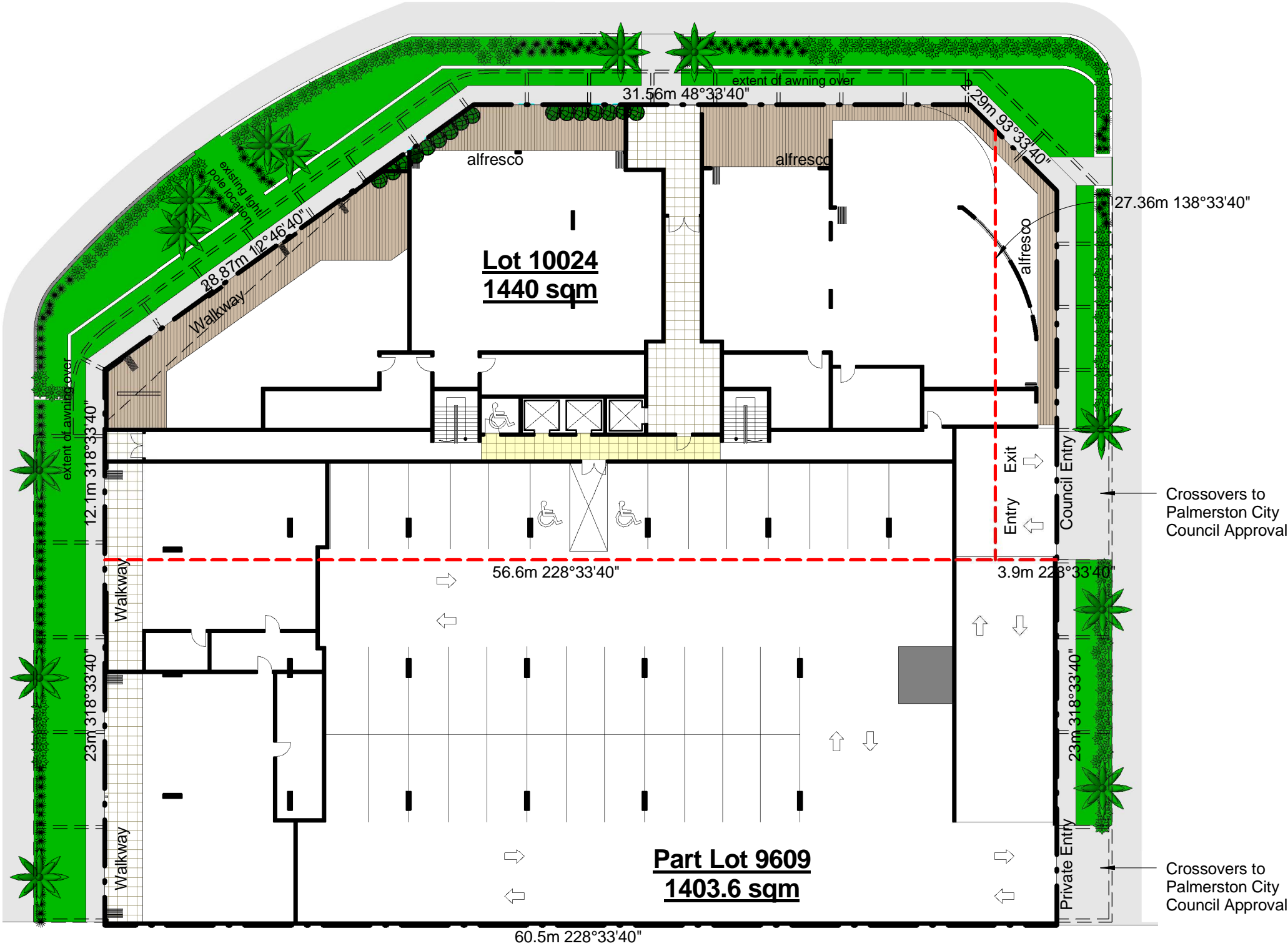
| Plants in raised planters: | Common Name | Mature Height | Pot Size |
|----------------------------|-------------------------|---------------|----------|
| philoderdron xanadu | Xanadu | 1-2 m | 200 mm |
| strlitzia reginae | Bird Of Paradise | 2 m | 200 mm |
| crinum pedunculatum | Spider Lily | 2-3 m | 200 mm |
| asplenium nidis | Birdnest Fern | 1 m | 200 mm |
| alternanthera denata | Ruby Leaf Alternanthera | 1 m | 200 mm |
| liriope evergreen giant | Evergreen Giant | 1 m | 200 mm |
| dracena fragrans | Corn Plant | 2 m | 200 mm |
| tabebuia argetea | Yellow Trumpet Plant | 8 m | 1L |

| Street Trees: | Common Name | Mature Height | Pot Size |
|-----------------|-------------|---------------|----------|
| Mimusops elengi | Bullet Wood | 16 m | 200 L |

| Ground Covers In Verge | Common Name | Mature Height | Pot Size |
|-------------------------|-----------------|---------------|----------|
| liriope evergreen giant | Evergreen Giant | 1 m | 200 mm |
| Pandanus pygmaeus | Pandanus Palm | 1 m | 200 mm |

NOTES:

1. ALL PLANTINGS, INCLUDING STREET TREES ARE TO BE IRRIGATED WITH A FULLY AUTOMATIC IRRIGATION SYSTEM.
2. SUBSOIL DRAINAGE(ATLANTIS DRAINAGE CELL, OR EQUIVALENT) TO BE USED IN ALL RAISED PLANTERS & CONNECTED TO STORMWATER DISCHARGE SYSTEM.
3. IMPORTED TOPSOIL MIX TO RAISED PLANTERS IS TO INCORPORATE A LIGHTWEIGHT PLANTING MEDIUM.
4. STREET TREE PLANTING TO COMPLY WITH DARWIN CITY COUNCIL GENERAL GUIDELINES FOR VERGE PLANTING (POLICY 051 - VERGES). CONSIDERATIONS TO INCLUDE PLANTING TECHNIQUES INCORPORATING A DCC APPROVED ROOT CONTROL SYSTEM TO EACH TREE AND APPROPRIATE TREE SPACING REQUIREMENTS MET.
5. STREET FRONT BUILDING AWNING TO BE DESIGNED TO ACCOMMODATE PROPOSED NEW STREET TREE PLANTING AND TO COMPLY WITH DARWIN CITY COUNCIL GUIDELINES (POLICY 037 - AWNINGS, BALCONIES & VERANDAHS ON COUNCIL PROPERTY).



Crossovers to
Palmerston City
Council Approval

Crossovers to
Palmerston City
Council Approval

Landscape Plan

Proposed Mixed Use Development

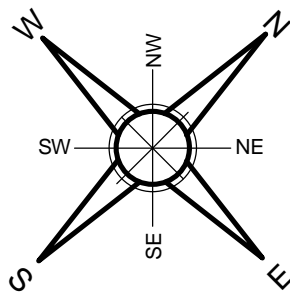
Tropical Lifestyle Developments

LK Athanasiou Group of Companies

concept designs (N.T.) pty ltd

| | | |
|---|--|---|
| residential dwg no 16024ATH date 03/01/17 scale 1 : 300 sheet A121 drawn by KA | industrial and commercial design Designer - George Savvas c copyright reserved Proposed Mixed Use Development Lots 10024 & Part Lot 9609, Town of Palmerston | ph 0407720703 fax 89412502 email gsavvas@bigpond.net.au |
|---|--|---|

Mixed Use Development,
Lots 10024 & Part Lot 9609

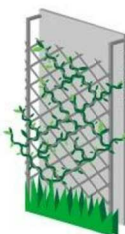


Landscaping

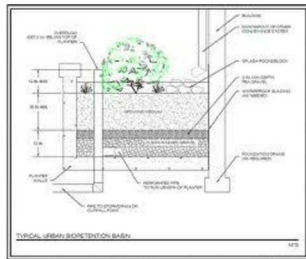
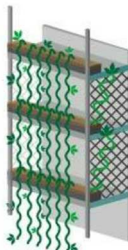
- Tropical and low maintenance endemic species
- Hanging gardens and green walls to planters on terraces to upper floors, refer detail



Self-clinging plants attach directly to the building facade



Twining and tendrill climbers can be grown to cover a building facade on a cable or trellis support



Plant schedule

| Plants in raised planters: | Common Name | Mature Height | Pot Size |
|----------------------------|-------------------------|---------------|----------|
| philoderdron xanadu | Xanadu | 1-2 m | 200 mm |
| strlitzia reginae | Bird Of Paradise | 2 m | 200 mm |
| crinum pedunculatum | Spider Lily | 2-3 m | 200 mm |
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Landscape Plan

Proposed Mixed Use Development

Tropical Lifestyle Developments

LK Athanasiou Group of Companies

concept designs (N.T.) pty ltd

| | | | | |
|-----------------|--------------------------------|-------|------------------------|--|
| residential | industrial | and | commercial | design |
| dwg no 16024ATH | Designer - George Savvas | ph | 0407720703 | |
| date 03/01/17 | c copyright reserved | fax | 89412502 | |
| scale 1 : 300 | Proposed Mixed Use Development | email | gsavvas@bigpond.net.au | |
| sheet A122 | | | | |
| drawn by KA | | | | |
| | | | | Lots 10024 & Part Lot 9609, Town of Palmerston |

Mixed Use Development, Lots 10024 & Part Lot 9609



Perspective

Proposed Mixed Use Development

LK Athanasiou Group of Companies

Tropical Lifestyle Developments

concept designs (N.T.) pty ltd

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dwg no 16024ATH
date 03/01/17
scale
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Lots 10024 & Part Lot 9609, Town of Palmerston

Mixed Use Development, Lots 10024 & Part Lot 9609



Perspective

Proposed Mixed Use Development

LK Athanasiou Group of Companies

Tropical Lifestyle Developments

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scale
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Lots 10024 & Part Lot 9609, Town of Palmerston

Mixed Use Development, Lots 10024 & Part Lot 9609



Perspective

Proposed Mixed Use Development

LK Athanasiou Group of Companies

Tropical Lifestyle Developments

concept designs (N.T.) pty ltd

residential
dwg no 16024ATH
date 03/01/17
scale
sheet A125
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Lots 10024 & Part Lot 9609, Town of Palmerston

Mixed Use Development, Lots 10024 & Part Lot 9609



Perspective

Proposed Mixed Use Development

LK Athanasiou Group of Companies

Tropical Lifestyle Developments

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sheet A126
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email gsavvas@bigpond.net.au

Lots 10024 & Part Lot 9609, Town of Palmerston

| | | |
|-----------------------|-----------------|--|
| ITEM NUMBER: | 13.1.6 | Creation of a Drainage Easement over Lot 12087, Town of Palmerston |
| FROM: | | Director of Technical Services |
| REPORT NUMBER: | 8/1082 | |
| MEETING DATE: | 7 February 2017 | |

Municipal Plan:

3. Environment & Infrastructure

3.2 Assets and Infrastructure

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

Summary:

This report seeks Council's consent to create a stormwater drainage easement over lot 12087, Town of Palmerston for stage 2 of the Zuccoli subdivision. Proposed drainage easement is shown on the drawing 16/8895/5 (Attachment A).

RECOMMENDATION

1. THAT Council receives Report Number 8/1082.
2. THAT Council consents to create a drainage easement over Lot 12087, Town of Palmerston for Stage 2 of Zuccoli subdivision as shown on the **Attachment A** to Report Number 8/1082.
3. THAT Council grants consent to the Mayor and Chief Executive Officer to sign and seal the Form 51 - Creation of Easement (**Attachment B**) to Report Number 8/1082.

General:

The developer, Bellamack Pty Ltd, has completed the subdivision of Stage 2F, Zuccoli. They have proposed the creation of drainage easement over Lot 12087 as shown on Attachment A to this report. Staff have assessed the proposed easement location and the drainage infrastructure on it. This easement contains the rear lot drainage collection and disposal pipes, which were approved by Council as part of the subdivision drawings.

Financial Implications:

Nil

Legislation/Policy:

Nil

Recommending Officer: Mark Spangler, Director of Technical Services

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

Author: Jeetendra Dahal, Technical Services Manager.

Schedule of Attachments:

Attachment A: Plan of the drainage easement (Drawing no: 16/8895/5

Attachment B: Creation of Easement In Gross (form 51)

Attachment C: Copy of Title Details (Lot 12087)



Note
Drainage Easement is in favour of
the City of Palmerston



**SURVEY & PLANNING
CONSULTANTS**
10 HARVEY STREET
DARWIN NT 0801

PH. (08) 89812494
FAX. (08) 89815205
darwin@eja.com.au

LOT 12087
TOWN OF PALMERSTON

DRAINAGE EASEMENT

Client: **BRIERTY**

| | |
|--------------------|-------------------|
| metres | |
| <i>R. Punnett</i> | |
| Licensed Surveyor: | |
| Date: | <u>26/10/2016</u> |
| Drawn by: | RM |
| Date: | 26.10.16 |
| Cad File: | |
| 8895-5.DWG | |

Scale: 1:500 (A3)
Datum:
Drawing No:
16/8895/5

Land Title Act
REGISTRAR-GENERAL'S DIRECTIONS

NORTHERN TERRITORY OF AUSTRALIA

Commissioner of Territory Revenue use only

| | | |
|----------|----------|------------|
| E | G | No: |
|----------|----------|------------|

IMPORTANT NOTICE

Please Note Privacy Statement Overleaf

**CREATION OF
EASEMENT IN GROSS**

The owner of the land grants to the person(s) specified below the easement for the value described below subject to the conditions set out on the back page. (NOTES 1 – 3)

| Register | Volume | Folio | Location | Lot Description | Plan | Unit |
|----------|--------|-------|--------------------|-----------------|-----------|------|
| CUFT | 811 | 293 | Town of Palmerston | Lot 12087 | S2013/203 | |

(NOTE 4)

Easement

| | |
|-------------------|-------------------|
| Drainage Easement | Plan 16/8895/5 |
|-------------------|-------------------|

(NOTE 5)

Person(s) to whom granted

City of Palmerston

(NOTE 6)

Value (GST inclusive)

| | |
|-----|----------------|
| Nil | GST Amount Nil |
|-----|----------------|

(NOTE 7)

SIGNED by the Owner
Executed for and on behalf of Bellamack Pty Ltd
(ACN 135 043 033) in accordance with section 127
of the Corporations Act

Signature (Director)

Full Name of Director

on (date):

Signature (Director/Secretary)

Full Name of Director/Secretary

on (date):

SIGNED by the person(s) receiving the benefit of the
easement
The Common Seal of City of Palmerston was affixed in
the presence of:

Ian Abbott Mayor

Ricki Kevin Bruhn CEO

on (date):

(NOTE 8)

Registered on At

CONSENT OF REGISTERED MORTGAGEES (NOTE 9)

| | |
|---|---|
| Instrument type: | Instrument type: |
| Instrument No: | Instrument No: |
| Name of Parties: | Name of Parties: |
| I the registered proprietor of the interest shown above consent to the registration of this instrument. | I the registered proprietor of the interest shown above consent to the registration of this instrument. |
| Signed: | Signed: |
| (Date): | (Date): |
| In the presence of: | In the presence of: |
| Name of Witness: | Name of Witness: |
| Address or Telephone No.: | Address or Telephone No.: |

CONDITIONS (NOTE 5)

SCHEDULE OF NOTES

1. This form must be used for a Grant of Easement in Gross. For other easements like Access Easements use Form 52.
2. This form may be lodged as an original only and must be typed or completed in biro, and must show the imprint of the Commissioner of Territory Revenue. Alterations to information entered on the form should be crossed out (not erased or obliterated by painting over) and initialled by the parties.
3. If there is insufficient space in any panel use the space above or an annexure sheet (Form 95).
4. Volume and Folio references must be given together with complete parcel description. If a certificate as to title has been issued it must be produced.
5. A summary of the easement (ie. "sewerage easement"), and a survey plan must be annexed. If the intention is to utilise the easements described in the *Law of Property Act* then the precise descriptive words should be used. For easements not utilising the *Law of Property Act* descriptions the panel conditions above must be completed.
6. Name only (ie. Northern Territory of Australia, Power and Water Corporation, Darwin City Council or XYZ Corporation Pty. Ltd.).
7. Set out the value of the easement inclusive of GST. For the GST amount, if the easement is subject to the margin scheme and the GST amount is unknown insert "margin scheme" in the box provided.
8. Persons who may witness this document are a Commissioner for Oaths, a member of the Legislative Assembly, a legal practitioner within the meaning of the *Legal Profession Act*, a person holding office under the *Supreme Court Act*, the *Justices Act*, the *Local Court Act* or the *Registration Act*, a member of the Police Force, a person licensed as a conveyancing agent or real estate agent under the *Agents Licensing Act*, a Notary Public and any other person approved by the Registrar-General.

A witness to an instrument executed by an individual must first:

- take reasonable steps to ensure that the individual is the person entitled to sign the instrument;
- have the individual execute the document in the presence of the witness;
- not be a party to the instrument; and
- if witnessing more than one signature, clearly state that he/she has witnessed more than one signature. (ie I have witnessed the two signatures appearing above.

After signing, witnesses must legibly write, type or stamp their names and contact address or telephone number below their signature.

For a corporation, an instrument must be executed in a way permitted by law or sealed with the corporation's seal in accordance with the *Law of Property Act*, Section 48.

For witnessing of instruments executed outside the Northern Territory refer to Schedule 1 of the *Land Title Act* and the Registrar-General's Direction.

9. The instrument of Easement in Gross must include the consents of all registered mortgagees of the lot burdened by the easement in gross.

PRIVACY STATEMENT – LAND REGISTER FORMS

The Registrar-General's Office is authorised by the *Land Title Act* to collect the information on this form for the establishment and maintenance of the Land Register, which is made available for search by any person, anywhere, including through the Internet, upon payment of a fee. The information is regularly provided to other NT Government agencies, the Australian Valuation Office, local governments, the Australian Bureau of Statistics, the Australian Taxation Office or other Commonwealth Agencies as required or authorised by law, and some private sector organisations for conveyancing, local government, valuation, statistical, administrative and other purposes. The NT Government also uses the information to prepare and sell or licence property sales reports to commercial organisations concerned with the development, sale or marketing of property.

Failure to provide the information in full or in part may prevent your application or transaction being completed.

Your personal information provided on this form can be subsequently accessed by you on request. If you have any queries please contact the Deputy Registrar-General on 8999 5318.

Date Registered: 07/06/2016

Volume 811 Folio 293

Duplicate Certificate as to Title issued? No

SEARCH CERTIFICATE**CROWN LEASE TERM 02445**

Lot 12087 Town of Palmerston from plan(s) S2013/203

Lot 13084 Town of Palmerston from plan(s) S2015/164

Area under title is 28 hectares 9400 square metres

Owner:

Bellamack Pty Ltd (ACN 135 043 033)

of Level 2, 72 Melville Parade, South Perth WA 6151

Easements:

Sewerage Easement to Power and Water Corporation

Sewerage Easement to Power and Water Corporation

Water supply Easement to Power and Water Corporation

| Registered Date | Dealing Number | Description |
|-----------------|----------------|---|
| 14/04/2015 | 847197 | Previous title is Volume 811 Folio 237 Miscellaneous Application - Lot 13084 Town of Palmerston on Survey Plan S2015/164 has been added to Crown Lease Term No 2445 |
| 01/05/2014 | 821211 | Caveat Northern Territory of Australia |
| End of Dealings | | |

Commencement Date:

01/05/2014

Expiry Date:

30/04/2019

Reservations:

1. Reservation of a right of entry and inspection.
2. Reservation of all minerals, mineral substances and ores in or upon the Lease Area, including gems, stones, sands, valuable earths and fossil fuels.
3. Reservation of a power of resumption.

Interpretation:

Unless the contrary intention appears, words and expressions defined, and rules of interpretation in the Development Agreement entered into between the parties on 23 December 2013 ("Development Agreement") have the same meaning in this Lease.

Provisions:

1. This Lease is granted for the purpose of enabling the Lessee to comply with its obligations under the Development Agreement in relation to the Lease Area ("Lease Purpose").

Date Registered: 07/06/2016

Volume 811 Folio 293

Duplicate Certificate as to Title issued? No

2. This Lease is granted under and subject to the Crown Lands Act and the Regulations for the time being in force thereunder, and is conditional upon compliance by the Lessee with the covenants and conditions to be complied with by the Lessee under that Act and those Regulations and will, subject to the Crown Lands Act and the Regulations be liable to be forfeited for non-compliance with any such lease condition.

3. Subject to the Crown Lands Act, if the Development Agreement is lawfully terminated for any reason whatsoever, then this Lease (without prejudice to any other right or action the Territory may have against the Lessee whether arising out of the Lease or the Development Agreement) will likewise terminate without the need for any further or specific action to be taken by the terminating party.

4. Subject to Provision 5 and the terms of the Development Agreement, the Lessee may at any time surrender this Lease or part of this Lease in the manner prescribed by the Crown Lands Act provided that the Lessee complies with, or has complied with the Development Agreement and this Lease and provided the Lessee is not in breach of the Crown Lands Act and any regulations thereunder. Subject to the Development Agreement, upon surrender of this Lease or part of this Lease, the Lessee shall be granted or be entitled to be granted an estate in fee simple in each Developed Lot. The Developer shall not be entitled to an estate in fee simple in any open space, thoroughfare, park, garden, road or path or any other land dedicated to a public purpose and all such land shall vest in fee simple in, or at the direction of, the Territory.

5. This Lease may only be surrendered and estates in fee simple issued in respect of groups of not less than thirty (30) Developed Lots. The surrender and conversion to estates in fee simple of less than thirty (30) individual Developed Lots from an approved survey plan for any stage of development within the Lease Area will not be permitted except in relation to Developed Lots that are to be surrendered to the Territory or the Territory's nominee in accordance with the Development Agreement.

6. The Lessee shall not surrender or attempt to surrender the whole or any part of this Lease with a view to obtaining title for that part of the Lease Area unless there is in respect of that part of the Lease Area a Certificate of Practical Completion issued in accordance with the provisions of the Development Agreement.

Conditions and Covenants:

1. Subject to the Crown Lands Act and the Development Agreement, the Lessee must not use the Lease Area for a purpose other than the Lease Purpose.
2. The Lessee shall in carrying out the subdivision or subdivisional works comply with the terms and conditions imposed or implied in respect of the subdivision by the relevant consent authority under the Planning Act.
3. The Lessee must ensure that at all times and to the satisfaction of the Minister, that the Lease Area is kept clean, tidy and free of weeds, debris, dry herbage, rubbish, carcasses of animals and other unsightly or offensive, poisonous, toxic or hazardous matter and is not permitted to become a harbour for insects, pests or for the breeding of mosquitoes.
4. The Lessee must throughout the term of this Lease comply with the Weeds Management Act (NT) and the regulations for the time being in force thereunder.
5. If the Lessee fails to observe and carry out or to cause to be observed or carried out the requirements of conditions 3 and 4 above on its part, the Territory shall if such failure is not remedied within thirty (30) days of a notice from the Territory requiring the Lessee to remedy it, have the right to enter onto the Lease Area and do all things necessary to that end and the expense and cost thereof, as determined by the Delegate of the Minister, shall be borne and payable by the Lessee on demand.

Date Registered: 07/06/2016

Volume 811 Folio 293

Duplicate Certificate as to Title issued? No



NORTHERN TERRITORY OF AUSTRALIA

Record of Administrative Interests and Information

Record of Administrative Interests and Information

The information contained in this record of Administrative Interests only relates to the below parcel reference.

Parcel Reference: Lot 12087 Town of Palmerston plan(s) S2013/203

(See section 38 of the Land Title Act)

Note: The Record of Administrative Interests and Information is not part of the Land Register and is not guaranteed by the Northern Territory of Australia, and the NT Government accepts no Liability for any omission, misstatement or inaccuracy contained in this statement.

Registrar General

Government Land Register

Controlling Agency

DEPT LANDS, PLANNING AND
THE ENVIRONMENT 141212

Custodian - Registrar General (+61 8 8999 6252)

Current Title

CUFT 811 293 (order 1)

Tenure Type

CROWN LEASE TERM 2445

Tenure Status

Current

Area Under Title

28 hectares 9400 square metres

Owners

Bellamack Pty Ltd (ACN 135 043 033)
Level 2, 72 Melville Parade, South Perth WA 6151

Easements

Water supply Easement to Power and Water Corporation
Sewerage Easement to Power and Water Corporation

Scheme Name

(none found)

Scheme Body Corporate Name

(none found)

Reserved Name(s)

(none found)



Unit Entitlements

(none found)

Transfers

(none found)

Tenure Comments

(none found)

Historic Titles

CUFT 811 237 (order 1)

CUFT 806 708 (order 1)

CUFT 806 706 (order 1)

CUFT 805 701 (order 1)

CUFT 801 357 (order 1)

CUFT 800 178 (order 1)

CUFT 795 357 (order 1)

CUFT 795 311 (order 1)

CUFT 787 717 (order 1)

Visit the website http://www.nt.gov.au/justice/bdm/land_title_office/**Custodian - Surveyor General (+61 8 8995 5362)****Address**

ZUCCOLI

Survey Plan

S2013/203

Survey Status

Approved

Parcel Status

CURRENT

Parcel Area

28 hectares, 9400 square metres

Map Reference

(none found)

Parent Parcels

Lot 04250 Town of Palmerston plan(s) S 911035

Lot 04251 Town of Palmerston plan(s) S 911035

Parcel Comments

PART LOTS 4250 AND 4251. ZUCCOLI STAGE 2 - S2013/151/34. SURVEYED - S2013/203. LOTS 12456 TO 12503 - STAGE 2 - S2014/200. SUBDIVIDED INTO LOTS 12884 TO 12937 - S2014/228. SUBDIVIDED INTO LOTS 13086 TO 13155 - STAGE 2C -S2015/170. SUBDIVIDED INTO LOTS 13502 TO 13554 - STAGE 2D -S2015/212. SUBDIVIDED INTO LOTS 13555 TO 13595 AND LOT 13749 - STAGE 2E -S2015/213. TO BE SUBDIVIDED INTO LOTS 13596 TO 13657 - STAGE 2F -S2015/214. TO BE SUBDIVIDED INTO LOTS 13658 TO 13707 - STAGE 2G -S2015/215. TO BE SUBDIVIDED INTO LOTS 13708 TO 13734 - STAGE 2H -S2015/216. TO BE SUBDIVIDED INTO LOTS 13735 TO 13786 - STAGE 2I -S2015/217. SUBDIVIDED INTO LOTS 13787 TO 13833 - STAGE 2J -S2015/218. TO BE SUBDIVIDED INTO LOT 13503 - S2015/238.

Survey Comments

LOT 12087, SUBDIVISION OF LOTS 4250 AND 4251, TOWN OF PALMERSTON.



Proposed Easements

(none found)

Municipality

PALMERSTON MUNICIPALITY

Region

DARWIN

Custodian - Valuer General (+61 8 8943 9193)**Owner's Last Known Address**

Bellamack Pty Ltd (ACN 135 043 033), LEVEL 2, 72 MELVILLE PARADE, SOUTH PERTH WA 6151

Parcels in Valuation

Lot 12087 Town of Palmerston

Unimproved Capital Value

\$11,500,000 on 01/07/2014

\$10,720,000 on 01/07/2011

Valuation Improvements

(none found)

Custodian - Property Purchasing (+61 8 8999 6631)**Acquisitions**

(none found)

Custodian - Building Advisory Service (+61 8 8999 8965)**Building Control Areas**

BBDAR001 - Building Control Area

DARWIN BUILDING AREA

Building Permits**Application Number:**

3 of 4

Description:

Shelter (Located on Proposed Lot 13749)

Number of Residential Units:**Australian Bureau of Statistics Type:**

(none found)

Building Class:

Non-habitable building

Area:

24 square metres

Certification:Non-habitable building - Occupancy Permit - *issued on 30/06/2016***Application Number:**

2 of 4

Description:

Sign

Number of Residential Units:**Australian Bureau of Statistics Type:**

(none found)

Building Class:

Structure (Fence, Mast)

Area:

0 square metres

Certification:Structure (Fence, Mast) - Full Code - *issued on 27/07/2015*Visit the website <http://www.nt.gov.au/building/>

Custodian - Town Planning and Development Assessment Services (+61 8 8999 6046)**Planning Scheme Zone**

MZ (Multi Zone)

Interim Development Control Orders

(none found)

Planning Notes

(none found)

Planning Applications**File Number**

PA2015/0226

Type

Variation of Development Permit

Date Received

27/06/2016

Application Purpose

Sales office, display village (including 13 display homes) and associated car parking.

Application Status

Approved

Other Affected Parcels

(none found)

Instrument Signed

05/07/2016

Instrument Number

DP15/0304A

Instrument Issued

Signed

Instrument Status

Current

File Number

PA2014/0757

Type

Variation of Development Permit

Date Received

21/03/2016

Application Purpose

Subdivision for residential development.

Application Status

Approved

Other Affected Parcels

(none found)



Instrument Signed

08/04/2016

Instrument Number

DP15/0024B

Instrument Issued

Signed

Instrument Status

Current

File Number

PA2016/0145

Type

Development

Date Received

11/03/2016

Application Purpose

Building Setback Plan (Zuccoli Stages 2E-J)

Application Status

Approved

Other Affected Parcels

(none found)

Instrument Signed

29/04/2016

Instrument Number

DP16/0182

Instrument Issued

Signed

Instrument Status

Current

File Number

PA2014/0757

Type

Variation of Development Permit

Date Received

03/11/2015

Application Purpose

Subdivision for residential development.

Application Status

Approved

Other Affected Parcels

(none found)



Instrument Signed

10/11/2015

Instrument Number

DP15/0024A

Instrument Issued

Signed

Instrument Status

Current

File Number

PA2015/0781

Type

Development

Date Received

30/10/2015

Application Purpose

Building Setback Plan (Zuccoli Stage 2D).

Application Status

Approved

Other Affected Parcels

(none found)

Instrument Signed

20/11/2015

Instrument Number

DP15/0726

Instrument Issued

Signed

Instrument Status

Current

File Number

PA2015/0514

Type

Planning Scheme Amendment

Date Received

31/07/2015

Application Purpose

Rezone from Zone FD (Future Development) to Zones MD (Multiple Dwelling), PS (Public Open Space) and CP (Community Purposes).

Application Status

Approved

Other Affected Parcels

(none found)

Instrument Signed**Instrument Number****Instrument Issued**

Not Complete

Instrument Status

Current

File Number

PA2015/0374

Type

Planning Scheme Amendment

Date Received

25/05/2015

Application Purpose

Rezone Part Lot 12087 from Zones MD and FD to Zone MR

Application Status

Approved

Other Affected Parcels

Lot 12884 Town of Palmerston

Instrument Signed**Instrument Number****Instrument Issued**

Not Complete

Instrument Status

Current

File Number

PA2015/0226

Type

Development

Date Received

25/03/2015

Application Purpose

Temporary sales office and display village (including 13 display homes) and associated car parking.

Application Status

Approved

Other Affected Parcels

(none found)

Instrument Signed

29/05/2015



Instrument Number

DP15/0304

Instrument Issued

Signed

Instrument Status

Current

File Number

PA2015/0069

Type

Planning Scheme Amendment

Date Received

04/02/2015

Application Purpose

To rezone part of Lot 12087 from Zone FD (Future Development) to Zone MD (Multiple Dwelling), Zone MR (Medium Density Residential) and Zone PS (Public Open Space)

Application Status

Approved

Other Affected Parcels

(none found)

Instrument Signed**Instrument Number****Instrument Issued**

Not Complete

Instrument Status

Current

File Number

PA2014/0329

Type

Variation of Development Permit

Date Received

30/01/2015

Application Purpose

Realignment of Boundary

Application Status

Approved

Other Affected Parcels

Lot 04251 Town of Palmerston

Instrument Signed

13/02/2015



Instrument Number

DP14/0575A

Instrument Issued

Signed

Instrument Status

Current

File Number

PA2014/0873

Type

Planning Scheme Amendment

Date Received

30/10/2014

Application Purpose

To rezone part of Lot 12087 Town of Palmerston from Zone FD (Future Development) to Zone MD (Multiple Dwelling Residential) and PS (Public Open Space)

Application Status

Approved

Other Affected Parcels

(none found)

Instrument Signed**Instrument Number****Instrument Issued**

Not Complete

Instrument Status

Current

File Number

PA2014/0757

Type

Subdivision

Date Received

29/09/2014

Application Purpose

Subdivision to create 415 lots

Application Status

Approved

Other Affected Parcels

(none found)

Instrument Signed

23/01/2015



Instrument Number

DP15/0024

Instrument Issued

Signed

Instrument Status

Current

File Number

PA2014/0626

Type

Subdivision

Date Received

19/08/2014

Application Purpose

Subdivision to create 58 lots

Application Status

Approved

Other Affected Parcels

(none found)

Instrument Signed

31/10/2014

Instrument Number

DP14/0765

Instrument Issued

Signed

Instrument Status

Current

File Number

PA2014/0329

Type

Subdivision

Date Received

02/05/2014

Application Purpose

Subdivision and consolidation to create 1 allotment (boundary realignment)

Application Status

Approved

Other Affected Parcels

Lot 04251 Town of Palmerston

Instrument Signed

25/08/2014



Instrument Number

DP14/0575

Instrument Issued

Signed

Instrument Status

Current

File Number

PA2014/0241

Type

Development

Date Received

02/04/2014

Application Purpose

Temporary storage of fill material

Application Status

Approved

Other Affected Parcels

(none found)

Instrument Signed

15/08/2014

Instrument Number

DP14/0577

Instrument Issued

Signed

Instrument Status

Current

File Number

PA2014/0193

Type

Development

Date Received

13/03/2014

Application Purpose

Temporary storage of fill

Application Status

Approved

Other Affected Parcels

(none found)

Instrument Signed

30/05/2014



Instrument Number

DP14/0415

Instrument Issued

Signed

Instrument Status

Current

File Number

PA2014/0192

Type

Subdivision

Date Received

13/03/2014

Application Purpose

Subdivision to create 46 residential lots and public open space

Application Status

Approved

Other Affected Parcels

(none found)

Instrument Signed

01/05/2014

Instrument Number

DP14/0337

Instrument Issued

Signed

Instrument Status

Current

File Number

PA2013/1019

Type

Subdivision

Date Received

23/12/2013

Application Purpose

Subdivision to create 1 lot

Application Status

Approved

Other Affected Parcels

(none found)

Instrument Signed

14/03/2014



Instrument Number

DP14/0034

Instrument Issued

Signed

Instrument Status

Current

Custodian - Power and Water Corporation (1800 245 092)**Meters on Parcel**

Power Water - Electricity (none found)

Power Water - Water (none found)

For Account balances, contact the Power and Water Corporation.

Custodian - Pool Fencing Unit (+61 8 8924 3641)**Swimming Pool/Spa Status**

(none found)

For more information, contact the Pool Fencing Unit (+61 8 8924 3641).

Custodian - Mines and Energy (+61 8 8999 5322)

For information on possible Exploration Licences, contact Mines & Energy or visit the website
http://www.nt.gov.au/d/Minerals_Energy/

For information on possible Petroleum Titles, contact Mines & Energy for further details.

Custodian - NT Environment Protection Authority (+61 8 8924 4218)**Results of site contamination assessment**

(none found)

For further information contact Environment Protection Authority or visit the website
<https://ntepa.nt.gov.au/waste-pollution/contaminated-land>

Custodian - Heritage Branch (+61 8 8999 5039)**Heritage Listing:**

(none found)

For further information on heritage places contact Heritage Branch or visit the website
<https://nt.gov.au/property/land/heritage-register-search-for-places-or-objects>

Other Interests

For Account balances, contact Palmerston City Council



NORTHERN TERRITORY OF AUSTRALIA

Record of Administrative Interests and Information

Record of Administrative Interests and Information

The information contained in this record of Administrative Interests only relates to the below parcel reference.

Parcel Reference: Lot 13084 Town of Palmerston plan(s) S2015/164

(See section 38 of the Land Title Act)

Note: The Record of Administrative Interests and Information is not part of the Land Register and is not guaranteed by the Northern Territory of Australia, and the NT Government accepts no Liability for any omission, misstatement or inaccuracy contained in this statement.

Registrar General

Government Land Register

(none found)

Custodian - Registrar General (+61 8 8999 6252)

Current Title

CUFT 811 293 (order 1)

Tenure Type

CROWN LEASE TERM 2445

Tenure Status

Current

Area Under Title

28 hectares 9400 square metres

Owners

Bellamack Pty Ltd (ACN 135 043 033)
Level 2, 72 Melville Parade, South Perth WA 6151

Easements

Sewerage Easement to Power and Water Corporation
Water supply Easement to Power and Water Corporation

Scheme Name

(none found)

Scheme Body Corporate Name

(none found)

Reserved Name(s)

(none found)



Unit Entitlements

(none found)

Transfers

(none found)

Tenure Comments

(none found)

Historic Titles

CUFT 811 237 (order 1)

CUFT 806 708 (order 1)

CUFT 806 706 (order 1)

CUFT 805 701 (order 1)

CUFT 801 357 (order 1)

CUFT 800 178 (order 1)

Visit the website http://www.nt.gov.au/justice/bdm/land_title_office/**Custodian - Surveyor General (+61 8 8995 5362)****Address**

ZUCCOLI

Survey Plan

S2015/164

Survey Status

Approved

Parcel Status

CURRENT

Parcel Area

1710 square metres

Map Reference

(none found)

Parent Parcels

Lot 04251 Town of Palmerston plan(s) S 911035

Parcel Comments

(none found)

Survey Comments

LOT 13084, TO BE EXCISED FROM LOT 4251, TOWN OF PALMERSTON.

Proposed Easements

(none found)

Municipality

PALMERSTON MUNICIPALITY

Region

DARWIN



Custodian - Valuer General (+61 8 8943 9193)**Owner's Last Known Address**

Bellamack Pty Ltd (ACN 135 043 033), LEVEL 2, 72 MELVILLE PARADE, SOUTH PERTH WA 6151

Parcels in Valuation

Lot 13084 Town of Palmerston

Unimproved Capital Value

\$30,000 on 01/07/2014

Valuation Improvements

(none found)

Custodian - Property Purchasing (+61 8 8999 6631)**Acquisitions**

(none found)

Custodian - Building Advisory Service (+61 8 8999 8965)**Building Control Areas**

BBDAR001 - Building Control Area

DARWIN BUILDING AREA

Building Permits

(none found)

Visit the website <http://www.nt.gov.au/building/>

Custodian - Town Planning and Development Assessment Services (+61 8 8999 6046)**Planning Scheme Zone**

MD (Multiple Dwelling)

Interim Development Control Orders

(none found)

Planning Notes

(none found)

Planning Applications

(none found)

Custodian - Power and Water Corporation (1800 245 092)**Meters on Parcel**

Power Water - Electricity (none found)

Power Water - Water (none found)

For Account balances, contact the Power and Water Corporation.

Custodian - Pool Fencing Unit (+61 8 8924 3641)**Swimming Pool/Spa Status**

(none found)



For more information, contact the Pool Fencing Unit (+61 8 8924 3641).

Custodian - Mines and Energy (+61 8 8999 5322)

For information on possible Exploration Licences, contact Mines & Energy or visit the website
http://www.nt.gov.au/d/Minerals_Energy/

For information on possible Petroleum Titles, contact Mines & Energy for further details.

Custodian - NT Environment Protection Authority (+61 8 8924 4218)

Results of site contamination assessment

(none found)

For further information contact Environment Protection Authority or visit the website
<https://ntepa.nt.gov.au/waste-pollution/contaminated-land>

Custodian - Heritage Branch (+61 8 8999 5039)

Heritage Listing:

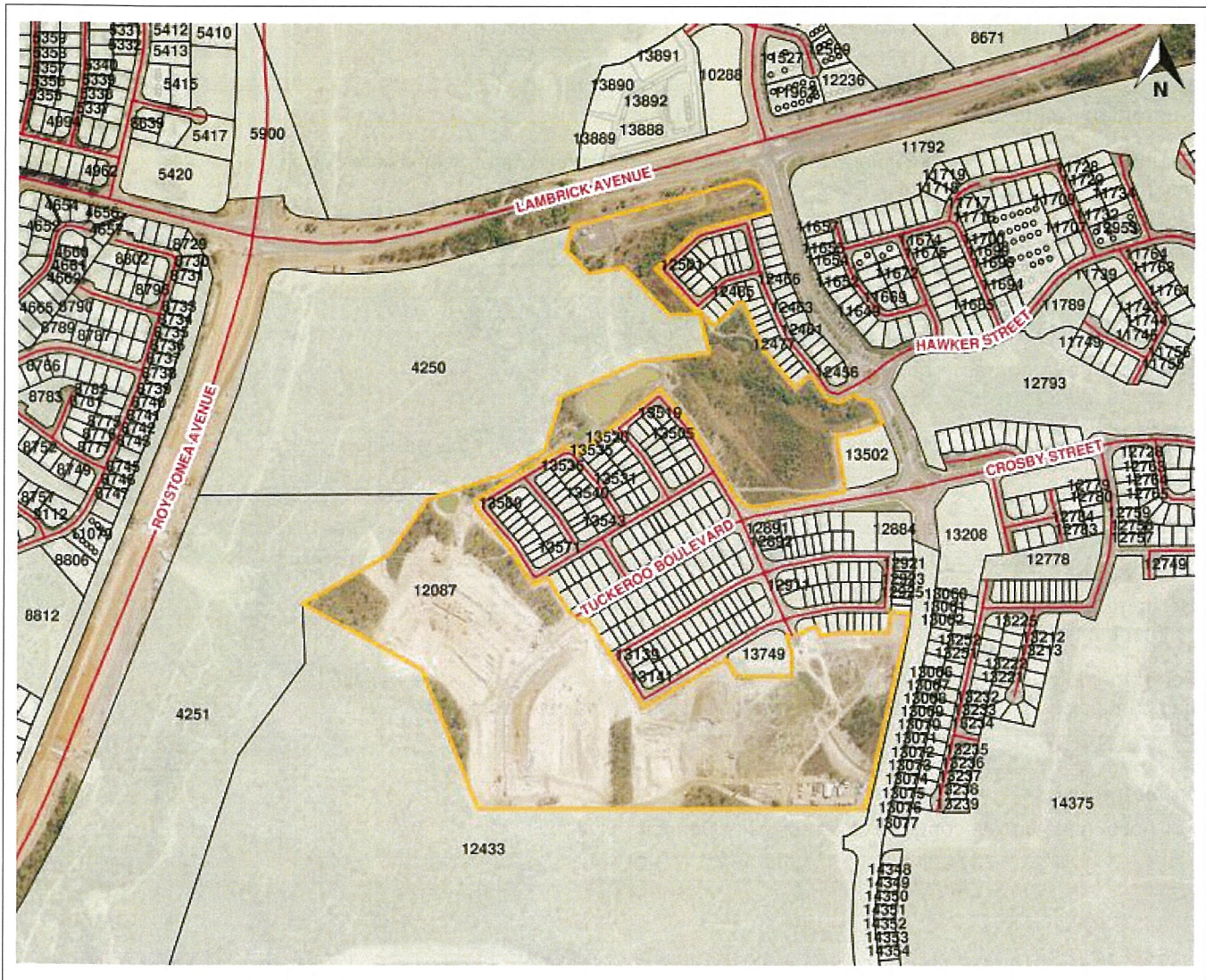
(none found)

For further information on heritage places contact Heritage Branch or visit the website
<https://nt.gov.au/property/land/heritage-register-search-for-places-or-objects>

Other Interests

For Account balances, contact Palmerston City Council





ITEM NUMBER: 13.1.7 LGANT nomination to the Administration and Legislation Advisory Committee (ALAC)
FROM: Chief Executive Officer
REPORT NUMBER: 8/1084
MEETING DATE: 7 February 2017

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:

LGANT are calling for nominations to the Administration and Legislation Advisory Committee (ALAC). The position is open to both elected members and officers of council.

RECOMMENDATION

1. THAT Council receives Report Number 8/1084
2. THAT Alderman Pascoe-Bell be nominated as a member to the LGANT Administration and Legislation Advisory Committee.

General:

The role of ALAC is to provide advice to the Minister of Local Government and the Department of Housing, Local Government and Region in relation to legislative, administrative and operational questions relevant to local government.

ALAC has eight (8) members made up of two members from:-

- the Local Government Association of the NT
- the Department
- Local Government Managers Australia
- two councils

Alderman Pascoe-Bell has put forward an expression of interest to nominate for the position of member to the committee, for council endorsement.

Financial Implications:

Nil

Legislation/Policy:

Nil

Recommending Officer: Ricki Bruhn, Chief Executive Officer

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

Schedule of Attachments:

Attachment A: ALAC Governance Charter

Attachment B: ALAC Nomination Form



**LOCAL GOVERNMENT (ADMINISTRATION AND LEGISLATION) ADVISORY COMMITTEE
(ALAC) GOVERNANCE CHARTER**

REVISED GOVERNANCE CHARTER

**LOCAL GOVERNMENT (ADMINISTRATION AND LEGISLATION) ADVISORY COMMITTEE
(ALAC) GOVERNANCE CHARTER**

TABLE OF CONTENTS

| | |
|---|----------|
| 1. About this Charter..... | 3 |
| 2. Role of ALAC | 3 |
| 3. Administrative Support for ALAC | 3 |
| 4. Membership of ALAC | 3 |
| 5. ALAC Meetings | 4 |
| 6. ALAC Decisions..... | 4 |
| 7. Handling the Media | 5 |
| 8. ALAC Members | 5 |

LOCAL GOVERNMENT (ADMINISTRATION AND LEGISLATION) ADVISORY COMMITTEE (ALAC) GOVERNANCE CHARTER

1. About this Charter

This charter complements provisions in the *Local Government (Administration) Regulations* with the governance arrangements for ALAC. It is intended to act as the rules for governing ALAC's operations. The Chair shall present a review report on this charter at the first ALAC meeting of each calendar year.

2. Role of ALAC

To provide advice to the Minister for Local Government ('the Minister') and the Department of Housing, Local Government and Region ('the Department') in relation to legislative, administrative and operational questions relevant to local government, (*Source: Regulation 4, Local Government (Administration) Regulations*).

In deciding whether a matter falls within the scope of ALAC in accordance with clause 5, the Chair shall have regard to legislation that the Department is responsible for. All legislation not the responsibility of the Department shall be referred to other agencies or LGANT and shall not fall within the scope of ALAC.

3. Administrative Support for ALAC

The Department's Local Government division will provide secretariat and administrative support for the ALAC to exercise its statutory functions. All such resources must be used only for ALAC related business.

The Department shall be responsible for:

- distributing agendas and papers to ALAC members no later than four (5) working days prior to meeting
- recording minutes of meetings and projecting the decisions made at meetings on a screen for members to view during meetings
- preparing the minutes and decision register from all meetings and distributing them within three (3) weeks of a meeting to ALAC members for final comment for the accuracy of discussion.
- preparing and distributing correspondence as requested by the ALAC Chair.

The ALAC Chair shall be responsible for:

- preparing or organising ALAC meeting agendas
- presiding at ALAC meetings
- performing other duties as recorded in this Charter.

4. Membership of ALAC

ALAC has eight (8) members made up of two members from:

- the Local Government Association of the NT (with the CEO being the ALAC Chair)
- the Department
- Local Government Managers Australia
- two councils

(Source: Regulation 5, Local Government (Administration) Regulations).

Each of the above organisations must report to ALAC any change in appointment(s) to the committee. *(Source: Regulation 5(2), Local Government (Administration) Regulations).*

A person ceases to be an appointed member of ALAC if:

- the person resigns by written notice given to the Minister; or
- the person's appointment is not confirmed by the appointing body on an annual review; or
- the person breaches terms and conditions of membership determined by the Minister

(Source: Regulation 5(3), Local Government (Administration) Regulations).

On the occurrence of a vacancy in the office of an appointed member, the Chair shall call for appointments from the relevant member organisation(s) and shall circulate a revised membership list to:

- the Minister
- the Department
- all other member organisations.

LOCAL GOVERNMENT (ADMINISTRATION AND LEGISLATION) ADVISORY COMMITTEE (ALAC) GOVERNANCE CHARTER

5. ALAC Meetings

ALAC shall meet at least once in each quarter and shall be convened by the Chair or the Minister for Local Government (*Source: Regulation 6(2), Local Government (Administration) Regulations*).

The Chair will issue a new calendar of dates at or before the first meeting each calendar year after conferring with ALAC members.

A quorum for a meeting of ALAC consists of 4 members and if the Chair is absent the members shall choose a member to preside from amongst those present at the meeting.
(*Source: Regulation 6 (3) & (4), Local Government (Administration) Regulations*).

Agenda items for an ALAC meeting can be proposed by any person provided it:

- falls within the scope of the role of ALAC
- is capable of being presented as part of ALAC meeting agenda
- is, in the view of the Chair, of suitable quality for it to be considered by ALAC
- is received by the Chair within eight (8) days of an ALAC meeting.

6. ALAC Decisions

Decisions are to be made by majority vote of the members present with each member having one vote and, if the votes are equal, the Chair (or person presiding) may exercise a second or casting vote.

The validity of proceedings of the Committee is unaffected by a vacancy or vacancies in its membership.
(*Source: Regulation 6(5) & (6), Local Government (Administration) Regulations*).

ALAC decisions, other than those that are:

- for noting
- procedural in nature, or
- the subject of further research or investigation

Shall be submitted to the Minister for Local Government under signature of the Chair.

Decision Register

The decision register shall be maintained so that all issues appear on one excel sheet or word table. All issues are to be allocated a number. Apart from the issue number there is to be a title under the "subject" column, a column showing the list of dates on which the matter was discussed, a column describing the issue and its current status and a column indicated "completed" in green or "not completed" or "deferred" in red. The register is to be updated after every meeting to ensure that it is kept current.

7. Handling the Media

The Chair is the spokesperson for ALAC and shall handle interviews with the media only if approached by the media.

LOCAL GOVERNMENT (ADMINISTRATION AND LEGISLATION) ADVISORY COMMITTEE (ALAC) GOVERNANCE CHARTER

| NAME | CONTACT | APPROVED BY | EMAIL |
|----------------------------|---|---|--|
| Mr Tony Tapsell | PO Box 2017 PARAP NT 0804 8944 9688 | Chair LGANT | tony.tapsell@lgant.asn.au |
| Mr Derrick Tranter | PO Box 446 HUMPTY DOO NT 0836 8983 0600 | Litchfield Council | derrick.tranter@lsc.nt.gov.au |
| Ms Lee Williams | GPO Box 4621 DARWIN NT 0800 8999 8405 | Dept of Local Government and Region | lee.williams@nt.gov.au |
| Ms Jeanette Anictomatis | PO Box 84 DARWIN NT 0801 0448 818100 | City of Darwin | janictomatis@fastmail.com.au |
| Mr Mark Blackburn | PO Box 84 DARWIN NT 0801 0448 818100 | City of Darwin | m.blackburn@darwin.nt.gov.au |
| Ms Cathryn Hutton | PO Box 2257 ALICE SPRINGS NT 0871 8958 9530 | Central Desert Regional Council | cathryn.hutton@centraldesert.nt.gov.au |
| Mr Ben Dornier | PO Box 1 PALMERSTON NT 0831 8935 99712 | City of Palmerston | ben.dornier@palmerston.nt.gov.au |
| Mr Michael Chiodo | GPO Box 4621 DARWIN NT 0800 8924 3644 | Department of Local Government and Region | michael.chiodo@nt.gov.au |

LOCAL GOVERNMENT ASSOCIATION OF THE NORTHERN
TERRITORY



NOMINATION FORM

ADMINISTRATION AND LEGISLATION ADVISORY
COMMITTEE

COUNCIL NAME:

1. Agreement to be nominated

I, _____ agree to be nominated as a member of the
(full name)

ADMINISTRATION AND LEGISLATION ADVISORY COMMITTEE.

Signature:

Dated this _____ day of _____ 2017.

2. Council Confirmation of Nomination

I, _____ the Chief Executive Officer

hereby confirm that _____

was approved by resolution of Council to be nominated as a member of the
ADMINISTRATION AND LEGISLATION ADVISORY COMMITTEE at a meeting held
on ____ / ____ /2017.

Signature:

Dated this _____ day of _____ 2017.

3. Nominee Information

The following information is required to enable the Executive to make an informed decision. A current curriculum vitae can be submitted in lieu of section 3 of the nomination form.

3.1 What is your current council position? _____

3.2 How long have you held your current council position? _____

3.3 How long have you been involved in local government? _____

3.4 Please list your educational qualifications:

3.5 What experience do you have that is relevant to this committee?

3.6 Apart from your current position what other roles have you had in the local government sector?

4. You agree to supply the Executive with a report on the committee meetings you attend?

I agree ☐ I Disagree ☐

5. Have you read and agree to the Outside Committee procedures

Yes ☐