

CITY OF PALMERSTON

**Minutes of Council Meeting
held in Council Chambers
Civic Plaza, Palmerston
on Tuesday 21 March 2017 at 6.30pm.**

Mayor Ian Abbott
Chair

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

Audio Disclaimer

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

Acknowledgement of Traditional Ownership

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

1 PRESENT

Elected Members:	His Worship the Mayor Ian Abbott (Chair) Deputy Mayor Seranna Shutt Alderman Athina Pascoe-Bell Alderman Andrew Byrne Alderman Sue McKinnon
Staff:	Mark Spangler, Acting Chief Executive Officer Jan Peters, Director of Community Services Alyce Breed, Minute Secretary Gary Boyle, Major Projects Officer
Gallery:	3 members of the public

2 APOLOGIES

Alderman Bunker – Apology

ACCEPTANCE OF APOLOGIES AND LEAVE OF ABSENCE

Moved: Alderman Byrne
Seconded: Alderman McKinnon

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

CARRIED 8/2519 – 21/03/2017

3 CONFIRMATION OF MINUTES

Moved: Alderman Byrne
Seconded: Alderman Pascoe-Bell

1. THAT the minutes of the Council Meeting held Tuesday, 7 March 2017 pages 9021 to 9030, be confirmed.
2. THAT the Confidential minutes of the Council Meeting held Tuesday, 7 March 2016 pages 288 to 290, be confirmed.

CARRIED 8/2520 – 21/03/2017

Moved: Alderman Pascoe-Bell
Seconded: Deputy Mayor Shutt

THAT the order of business be varied to allow the meeting item 16 Public Question Time to be brought forward.

CARRIED 8/2521 – 21/03/2017

16 PUBLIC QUESTION TIME

Joanna Taylor asked questions in regards to the expiry of the YMCA contract at the Palmerston Recreation Centre and Swimming Pool facilities, and the future uses for the recreation facilities being considered by Council.

The Chair provided a verbal response.

4 MAYOR'S REPORT

Nil.

5 REPORT OF DELEGATES

Nil.

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

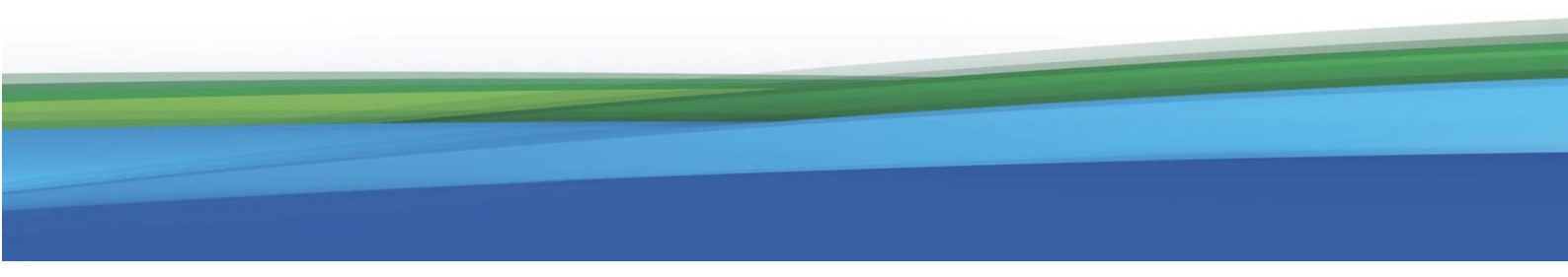
Nil.

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

Nil.

8 PETITIONS

Nil.



9 DEPUTATIONS/PRESENTATIONS

Nil.

10 CONSIDERATION OF MOTIONS FOR WHICH NOTICE HAS BEEN GIVEN

Nil.

11 COMMITTEE RECOMMENDATIONS

11.1 Governance and Organisation

Moved: Alderman Byrne
Seconded: Deputy Mayor Shutt

THAT the minutes from the Governance and Organisation Committee meeting held on 9 March 2017, be received and noted and that Council adopts the recommendations made by the Committee and accordingly resolves as follows:-

11.1.1 FIN27 Related Party Disclosure Policy GOC/0335

THAT Council adopt FIN27 Related Party Disclosure Policy.

11.1.2 Information Section of Council Agenda GOC/0337

THAT items that currently fall under the information section of the Council agenda that have financial implications be included in the debate section of the agenda.

CARRIED 8/2522 – 21/03/2017

11.2 Economic Development and Infrastructure

Moved: Alderman Pascoe-Bell
Seconded: Deputy Mayor Shutt

THAT the minutes from the Economic Development and Infrastructure meeting held on 9 March 2017, be received and noted and that Council adopts the recommendations made by the Committee and accordingly resolves as follows:-

11.2.1 TS2017/02 – Design, Supply and Installation of Shade Sails EDI/0492

1. THAT Council award contract TS2017/02 – Design, Supply and Installation of Shade Sails to Aerosail Engineered Fabric Structures Pty Ltd for the amount of \$249,454.49 (GST exclusive).
2. THAT the Mayor and Chief Executive Officer are granted consent to sign and seal all required contract documentation for the contract TS2017/02 – Design, Supply and Installation of Shade Sails.

CARRIED 8/2523 – 21/03/2017

11.3 Community Culture and Environment

Nil.

12 INFORMATION AGENDA

12.1 Items for Exclusion

12.3.2 Technical Services Quarterly Report October – December 2016 8/1121

12.2 Receipt of Information Reports

Moved: Alderman Pascoe-Bell
Seconded: Alderman Byrne

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

CARRIED 8/2524 – 21/03/2017

12.3.2 Technical Services Quarterly Report October – December 2016 8/1121

Moved: Alderman McKinnon
Seconded: Alderman Pascoe-Bell

THAT Council receives Report Number 8/1121.

CARRIED 8/2525 – 21/03/2017

13 DEBATE AGENDA

13.1 Officer Reports

13.1.1 Financial Report for the Month of February 2017 8/1120

Moved: Alderman McKinnon
Seconded: Alderman Pascoe-Bell

THAT Council receives Report Number 8/1120.

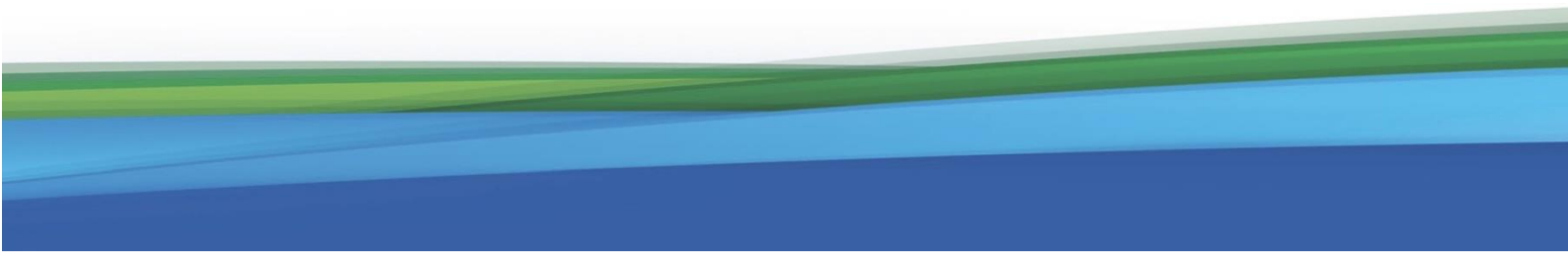
CARRIED 8/2526 – 21/03/2017

13.1.2 Application for Separate Titles by way of Subdivision – Part Lot 9608 and Lot 10029 8/1122

Moved: Alderman Pascoe-Bell
Seconded: Alderman Byrne

1. THAT Council receives Report Number 8/1122.

CARRIED 8/2527 – 21/03/2017



- 13.1.2 Application for Separate Titles by way of Subdivision – Part Lot 9608 and Lot 10029 (continued) 8/1122

Moved: Alderman Byrne
Seconded: Deputy Mayor Shutt

2. THAT Council approves the Mayor and Chief Executive Officer signing and sealing Form 21 – Application for Separate Titles by way of Subdivision and any other required documentation to support the issuing of separate titles for Lot 12964 and Lot 12965.

CARRIED 8/2528 – 21/03/2017

DIVISION

Alderman Byrne called a division – as a consequence the result of the above motion was set aside.

Upon dividing, 4 members voted in the affirmative, 1 member voted in the negative.

Members Voting in the Affirmative

Mayor Abbott
Deputy Mayor Shutt
Alderman Byrne
Alderman McKinnon

Members Voting in the Negative

Alderman Pascoe-Bell

The Chair declared the motion CARRIED

- 13.1.3 Introduction of Paid Car Parking – Communication Strategy 8/1123

Moved: Deputy Mayor Shutt
Seconded: Alderman McKinnon

1. THAT Council receives Report Number 8/1123.
2. THAT Council approves the paid car parking communications strategy.

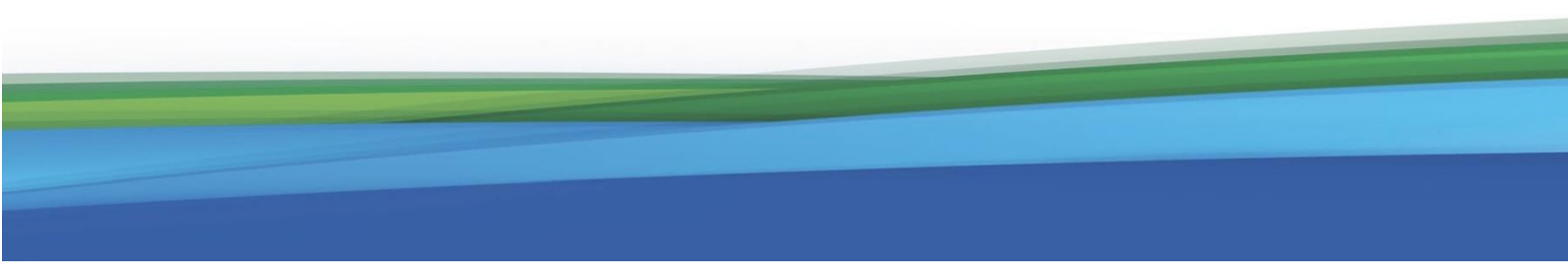
CARRIED 8/2529 – 21/03/2017

- 13.1.4 City Centre Improvement Special Rate 8/1124

Moved: Alderman Byrne
Seconded: Alderman McKinnon

1. THAT Council receives and notes Report Number 8/1124.

CARRIED 8/2530 – 21/03/2017



13.1.4 City Centre Improvement Special Rate (continued) 8/1124

Moved: Alderman Byrne
Seconded: Alderman McKinnon

2. THAT Council endorses the City Centre Improvement levy consultation strategy in Attachment A to Report Number 8/1124 and that consultation commence immediately.

CARRIED 8/2531 – 21/03/2017

13.1.5 TS2017/01 – Irrigation Refurbishment Various Locations 8/1125

Moved: Alderman Byrne
Seconded: Alderman Pascoe-Bell

1. THAT Council receives Report Number 8/1125.
2. THAT Council award contract TS2017/01 – Irrigation Refurbishment Various Locations to Delta Water NT Pty Ltd for the amount of \$306,354.67.
3. THAT the Mayor and Chief Executive Officer are granted consent to sign and seal all required contract documentation for the contract TS2017/01 – Irrigation Refurbishment Various Locations.
4. THAT a variation to the Irrigation Refurbishment budget be addressed at the third budget review 2016/17.

CARRIED 8/2532 – 21/03/2017

14 CORRESPONDENCE

14.1 The Palmerston Tuesday 50+ Club

Moved: Deputy Mayor Shutt
Seconded: Alderman McKinnon

THAT Council receives the correspondence from the Palmerston Tuesday 50+ Club, in response to Question (Without Debate) For Which Notice Has Been Given from the Council Meeting held on 21 February 2017.

CARRIED 8/2533 – 21/03/2017

14.2 Palmerston City Centre and Periphery Area Plan – Northern Territory Planning Commission

Moved: Alderman Pascoe-Bell
Seconded: Alderman Byrne

THAT Council receives the correspondence from Brendan Dowd, Chairman of NT Planning Commission in regards to Palmerston City Centre and Periphery Area Plan.

CARRIED 8/2534 – 21/03/2017

15 RESPONSE TO PREVIOUS QUESTIONS TAKEN ON NOTICE

Nil.

17 OTHER BUSINESS

17.1 Deputy Mayor Shutt

Provided an update on the Nepalese Language and Cultural Class she attended on 18 March 2017, and encouraged other members to attend the family orientated and friendly classes.

17.2 5 November 2016 Storm Damage Costs

Moved: Alderman Byrne
Seconded: Alderman Pascoe-Bell

THAT Council be provided with a further report in regards to the damage costs from the storm on 5 November 2016.

CARRIED 8/2535 – 21/03/2017

18 CONFIDENTIAL REPORTS

Moved: Alderman Pascoe-Bell
Seconded: Deputy Mayor Shutt

18.1 Action Report 8/1126

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 Acting Chief Executive Officer, Director of Community Services and Minute Secretary on the basis that Council considers it necessary and appropriate to act in a manner closed to the public in order to receive, discuss and consider the report and associated documents in relation to confidential agenda item 18.1 Action Report and that Council is satisfied that the meeting should be conducted in a place open to the public is outweighed in relation to the matter because receiving, considering and discussing the report and associated documentation involves:

18.1 Action Report (continued)

8/1126

Items which are still under the provisions of confidentiality.

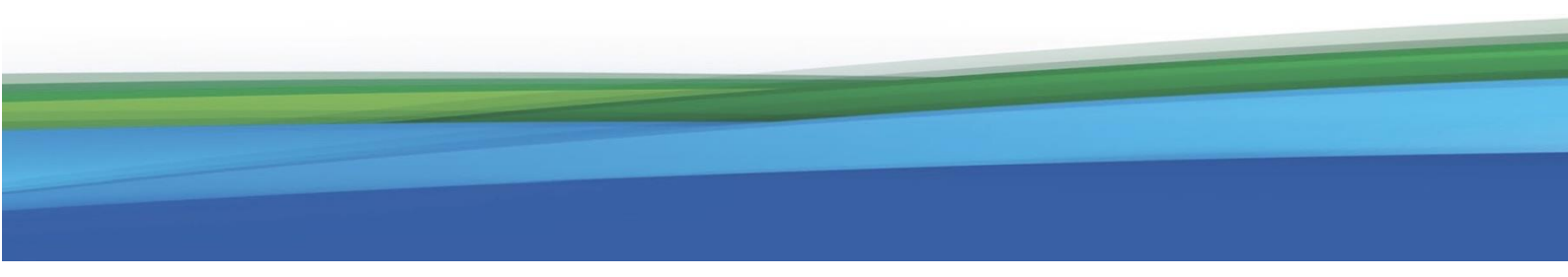
2. THAT Council orders that the minutes from the Confidential Council meeting held on 21 March 2017, in relation to confidential item number 18.1 Action Report, the report and associated documents remain confidential and not available for public inspection for a period of 12 months from the date of this meeting or a lesser period as determined by the Chief Executive Officer.

CARRIED 8/2536 - 21/03/2017

The meeting moved into the Confidential Session at 7:32pm.

19 CLOSURE

Meeting closed at 7.49pm



CITY OF PALMERSTON

**Minutes of Confidential Council Meeting
held in Council Chambers, Civic Plaza, Palmerston
on Tuesday, 1 March 2016 at 7.02pm**

RELEASED TO THE PUBLIC RECORD

1. PRESENT

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

Staff: Ricki Bruhn, Chief Executive Officer
Mark Spangler, Director of Technical Services
Ben Dornier, Director of Corporate and Community Services
Alyce Breed, Minute Secretary

Gallery: Nil

2. APOLOGIES

Mayor Ian Abbott – Apology

ACCEPTANCE OF APOLOGIES AND LEAVE OF ABSENCE

Moved: Alderman Pascoe-Bell
Seconded: Alderman Shutt

THAT the apology received from Mayor Abbott be received and granted.

CARRIED 8/1856–01/03/2016

3. DEPUTATIONS / PRESENTATIONS

Nil

4. OFFICER REPORTS

4.1 Rates Concessions Lots 7765, 7766 and 11037

8/0828

**TO REMAIN IN CONFIDENTIAL AS PER RESOLUTION OF COUNCIL 8/1855 MINUTE BOOK
PAGE 8495**

4.2 Application – Rates Concession for Assessment 105270

8/0830

Moved: Alderman Byrne
Seconded: Alderman Carter

1. THAT Council receives Report Number 8/0830.
2. THAT Council approves the remission of interest for the period of 2 December 2015 to 30 June 2016 for assessment 105270 under the conditions of financial hardship Policy FIN17.
3. THAT the resolutions only come back to the open session.

CARRIED 8/1858–01/03/2016

4.3 Application – Rates Concession for Assessment 103434

8/0831

Moved: Alderman Byrne
Seconded: Alderman Pascoe-Bell

1. THAT Council receives Report Number 8/0831.
2. THAT Council approves the remission of interest for the period of 16 February 2016 to 30 June 2016 for assessment 103434 under the conditions of financial hardship policy FIN17.
3. THAT the resolutions only come back to the open session.

CARRIED 8/1859–01/03/2016

4.4 Greening Australia – Lease Agreement Offer to Operate from Archer Waste Transfer Station

8/0825

Moved: Alderman Bunker
Seconded: Alderman Byrne

1. THAT the Council receives Report Number 8/0825.

CARRIED 8/1860–01/03/2016

Moved: Alderman Pascoe-Bell
Seconded: Alderman Shutt

2. THAT Council approve in principle the offer of a lease agreement to Greening Australia NT.
3. THAT the details of the agreed lease be brought back to Council for final approval.

CARRIED 8/1861–01/03/2016

4.5 Sale of a Portion of Miller Court Road Reserve

8/0829

**TO REMAIN IN CONFIDENTIAL AS PER RESOLUTION OF COUNCIL 8/1855 MINUTE BOOK
PAGE 8498**

5. MOVE TO OPEN

Moved: Alderman Pascoe-Bell
Seconded: Alderman Bunker

THAT the Council move into the open session.

CARRIED 8/1864–01/03/2016

The meeting moved to the Open Session at 7.53pm

(Chair)

ITEM NO. 18.2 **Application – Rates Concession for Assessment 105270**

FROM: Director of Corporate and Community Services
REPORT NUMBER: 8/0830
MEETING DATE: 1 March 2016

Municipal Plan:

4. Governance & Organisation

4.1 Responsibility

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

Summary:

Application for remission of interest for the 2015/2016 financial year in regards to assessment number 105270.

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

Council is asked to consider the remission of interest.

Background:

The owners of assessment 105270 are claiming financial hardship and have received financial counselling from Anglicare, who have lodged an application on the ratepayer's behalf for a rates concession on the grounds of hardship.

The ratepayers have expressed concern in regards to their rates arrears which they have been unable to keep at a reasonable level of arrears, due to the financial hardship they face as a result of unemployment. They wish to hold interest to allow them further time to reduce the arrears and have now secured employment to enable them to maintain their repayment plan.

The owners appear to be committed to repaying their debt and the recommending officer supports the financial hardship concession of remission of interest from 2 December 2015 to the end of financial year with a repayment plan. There was a delay in bringing the application to Council for consideration whilst awaiting confirmation of the repayment plan.

General:

The ratepayer has owned the property since 2008 and rates have fallen overdue since 2011. The owners have been making regular fortnightly repayments of \$130 since the lodgement of their concession application and have previously made intermittent repayments. Anglicare has advised that the ratepayer can continue with the

repayment plan of \$130 per fortnight. The ratepayer has requested a remission of interest from the date of application from Anglicare, which in this case is 2 December 2015 to 30 June 2016.

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

Financial Implications:

Interest remission calculated at 18% pa from 2 December 2015 until 30 June 2016 equates to approximately \$182.

Policy Legislation:

Pursuant to the Local Government Act 2014.

Part 11.7 Interest on unpaid rates

163 Remission of interest

A council may remit interest wholly or in part.

Part 11.8 Rate concessions

164 Rate concessions

- (1) A rate concession is one or more of the following:
 - (a) a waiver in whole or part of rates or a component of rates;
 - (b) a deferment in whole or part of an obligation to pay rates or a component of rates.
- (2) A council may grant a rate concession unconditionally or on conditions determined by the council.
- (3) If a council grants a conditional rate concession under this Part, and the ratepayer fails to comply with a condition, the council may by notice to the ratepayer:
 - (a) withdraw the concession; and
 - (b) require the ratepayer to pay an amount, on or before a date specified in the notice, to neutralise any benefit to the ratepayer of the rate concession.

165 Rate concession to alleviate financial hardship

- (1) A council may grant a rate concession to alleviate financial hardship.
- (2) A rate concession may be granted on application by a person who establishes to the council's satisfaction that the person will suffer financial hardship if the concession is not granted.

RECOMMENDATION

1. THAT Council receives Report Number 8/0830.
2. THAT Council approves the remission of interest for the period of 2 December 2015 to 30 June 2016 for assessment 105270 under the conditions of financial hardship Policy FIN17.

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

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

Schedule of Attachments:

Nil

ITEM NO. 18.3 **Application – Rates Concession for Assessment 103434**

FROM: Director of Corporate and Community Services
REPORT NUMBER: 8/0831
MEETING DATE: 1 March 2016

Municipal Plan:

4. Governance & Organisation

4.1 Responsibility

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

Summary:

Application for remission of interest for the 2015/2016 financial year in regards to assessment number 103434.

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

Council is asked to consider the remission of interest.

Background:

The owners of assessment 103434 are claiming financial hardship and have received financial counselling from Somerville. Somerville has lodged an application on the ratepayer's behalf for a rates concession on the grounds of hardship.

The ratepayers have expressed concern in regards to their rates arrears. They wish to hold interest to allow them further time to reduce the arrears and have stated that in addition to their repayment plan, they hope to make additional repayments from income derived due to increased work.

The owners appear to be committed to repaying their debt and the recommending officer supports the financial hardship concession of remission of interest from 16 February 2016 to the end of financial year with a repayment plan.

General:

The ratepayer has owned the property since 2008 and rates have fallen overdue since 2012. One of the ratepayers receives a pension rebate against the account and the owners make regular fortnightly repayments of \$100. Somerville has advised that the ratepayer can continue with the repayment plan of \$100 per fortnight. The ratepayer has requested a remission of interest from the date of application from Somerville, which in this case is 16 February 2016 to 30 June 2016.

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

Financial Implications:

Interest remission calculated at 18% pa from 16 February 2016 until 30 June 2016 equates to approximately \$69.

Policy Legislation:

Pursuant to the Local Government Act 2014.

Part 11.7 Interest on unpaid rates

163 Remission of interest

A council may remit interest wholly or in part.

Part 11.8 Rate concessions

164 Rate concessions

- (1) A rate concession is one or more of the following:
 - (a) a waiver in whole or part of rates or a component of rates;
 - (b) a deferment in whole or part of an obligation to pay rates or a component of rates.
- (2) A council may grant a rate concession unconditionally or on conditions determined by the council.
- (3) If a council grants a conditional rate concession under this Part, and the ratepayer fails to comply with a condition, the council may by notice to the ratepayer:
 - (a) withdraw the concession; and
 - (b) require the ratepayer to pay an amount, on or before a date specified in the notice, to neutralise any benefit to the ratepayer of the rate concession.

165 Rate concession to alleviate financial hardship

- (1) A council may grant a rate concession to alleviate financial hardship.
- (2) A rate concession may be granted on application by a person who establishes to the council's satisfaction that the person will suffer financial hardship if the concession is not granted.

RECOMMENDATION

1. THAT Council receives Report Number 8/0831.
2. THAT Council approves the remission of interest for the period of 16 February 2016 to 30 June 2016 for assessment 103434 under the conditions of financial hardship policy FIN17.

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

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

Schedule of Attachments:

Nil

ITEM NO. 18.4 **Greening Australia – Lease Agreement Offer to Operate from Archer Waste Transfer Station**

FROM: **Director of Technical Services**

REPORT NUMBER: **8/0825**

MEETING DATE: **1 March 2016**

Municipal Plan:

3. Environment & Infrastructure

3.3 Waste

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 to offer a lease agreement to Greening Australia NT to operate from the new Archer Waste Transfer site.

Background:

At the ordinary meeting of 4 June 2013, Council resolved to accept the offer of a Crown Lease Term over proposed lot 11497 Town of Palmerston. The purpose for the lease was to expand operations at Archer Waste Transfer Station.

At a workshop held on 15 August 2013 Council discussed the proposed developments of the site and the various uses that would feed off the waste streams, one of which included a plant nursery.

General:

One of the proposed waste stream uses at the new Archer Waste Management Site is a nursery. It is proposed that a nursery at the site would purchase soils, mulch etc. from the operators and value add to the product thereby reducing the volume of valuable resources going to landfill.

It is also expected that the nursery at the site would undertake various education programs for the residents of Palmerston and provide trees for Councils tree replacement program at a reduced rate.

Council staff have met with Greening Australia NT to discuss the prospect of Greening Australia NT moving their current operations from Thorak Road to the new Archer Waste Transfer Station site.

Greening Australia NT have put forward a proposal to Council for consideration. **(Attachment A).**

In summary Greening Australia NT proposes to:

- Provide Council staff with specialised training.
- Provide 25L street trees to Council at a reduced cost.
- Purchase products such as mulch and soils from other users of the site.
- Coordination of combined community engagement activities such as a Gardens for Wildlife program.
- Provide trainers and training to school based programs around conservation and environment science.
- Develop an opening schedule for weekends on the site.

The requirements for Greening Australia NT for the site are:

- 1-1.5ha of land for nursery and office operations.
- An office/reception facility.
- A training room.
- Workshop/shed and equipment storage.
- Water supplied by bore.

Greening Australia NT has outlined in their proposal the equipment and facilities owned by them that they could relocate to the new site and they have included a copy of a grant application they have submitted for a training facility.

Among the many benefits this proposal provides are the following:

- Specialised training for staff and contractors.
- Commitment to purchase mulch and soils from the site reducing the issue of green waste stockpiles.
- Possibility of grant funding for the Recycling Education Centre.
- Providing access to Greening Australia NT to use the 30m buffer zone for practical lessons in weed management and pruning techniques.
- Meeting lease conditions set out in the Crown Lease Term. **(Attachment B)**.

It is recommended that a lease be offered to Greening Australia NT for an area of 13,960m². Conditions of the lease will include:

- To purchase an amount of mulch and soils each year from other operators on the site. Quantities will be determined at a later date in consultation with Greening Australia NT's horticulturist.
- Permission to utilise the 30m buffer zone for practical lessons for weed management and horticultural purposes.

Financial Implications:

Recoverable Costs

1. An office / reception facility will cost approximately \$7,000 per year (rental) and \$5,000 establishment.
2. A training room for both school groups and Greening Australia use is valued at approximately \$104,000 and would be the subject of a grant application.
3. A workshop / shed of say 50m² is valued at approximately \$25,000.

Council could seek to recover these costs over a period of time, say 10 years. If a lease agreement is approved for this time period, the weekly rent cost to Greening Australia would be approximately \$260.00 per week.

Non-Recoverable Costs

4. A central Exeloo could be provided to satisfy the needs of many uses at the site including the public. The cost of an Exeloo is estimated to be \$150,000 including contingency.

Service Charges

5. Bore water which is expected to be brought onto the site from the Archer Recreation Area Bore is valued at \$0.50 /kL exc GST. Recovery of the bore line construction cost could be through appropriate usage charges.

Policy Legislation:

Nil

RECOMMENDATION

1. THAT the Council receives Report Number 8/0825.
2. THAT Council approve in principle the offer of a lease agreement to Greening Australia NT.
3. THAT the details of the agreed lease be brought back to Council for final approval.

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: Rishenda Moss, Environment and Emergency Operations Officer.

Schedule of Attachments:

Attachment A: Proposal from Greening Australia NT.
Attachment B: Crown Lease Term 2402.

ATT: Mark Spangler
Director of Technical Services

**GREENING AUSTRALIA
PALMERSTON CITY COUNCIL CO-HABITATION OF ARCHER TRANSFER STATION
PRELIMINARY SITE REQUIREMENTS**

Dear Mr Spangler,

To date Dr. Brooke Rankmore, Greening Australia's Director of Conservation, Darwin has held a number of meetings with Palmerston City Council staff (Pam Robinson, Rishenda Moss and Gerard Rosse) about Greening Australia operating from the proposed nursery site at the new Archer waste facility. Greening Australia requires a new low cost base for our operations to maintain the long-term viability in the Northern Territory.

Greening Australia are a national not for profit environmental organisation and has been operating in the Northern Territory for the past 33 years. The Darwin hub, has 5 staff who undertake a range of projects in line with four key operational units, Conservation and Science, Training and Community Engagement, Native Nursery and Seedbank and Environmental Services. The hub currently operates a native plant nursery from our current location at Knuckey Lagoon. The majority of the nursery revenue comes from large 'grow to order' contracts with developers and landscapers, supplemented with smaller orders for Landcare, councils and schools as well as sales to the general public, via appointment.

Over the past 6 months we have evaluated our operations and developed a new business plan for the Greening Australia Darwin hub. The new business plan is better aligned with Greening Australia's national Strategic Plan and sees the focus of our operations shift from large plant supply contracts by downsizing the nursery to a smaller scale best practice nursery, focused on training and community engagement. To this extent we are looking for a new site which is significantly smaller than our current location and will allow greater interaction with the community.

Partnership Opportunities

Greening Australia believe that through co-location with Palmerston City Council we have a great opportunity to create an Eco-hub and make Palmerston a National Pilot for a Green City program: the peri-urban example of people and nature thrive.

At various locations around the country Greening Australia through co-location partnerships have increased the ability to leverage funding and co-investment, examples include;

- In Tas we have partnered with CSIRO, Department of Education and Catholic Education to build a 7 star facility that is the base for Australia's largest river restoration project.
- In Vic we are co-located with Latrobe University and are undertaking ground-breaking grassland restoration.
- In QLD, we built a property on Brisbane City Council land that hosts GA's national office, finance team and Conservation Volunteers. We have plans to turn this facility into an Eco-hub.
- In Townsville we are on-site at Pimlico TAFE and James Cook University and are working on a ground-breaking \$4m program for the Great Barrier Reef.

Benefits of a Partnership

During discussions between Greening Australia and Palmerston Council, Greening Australia has highlighted a number of potential partnership benefits that we could provide to council as part of any in-kind rental agreement.

Greening Australia provides the following suggestions:

- Palmerston City Council staff training (Green Card): Greening Australia can provide specialised training in a number of topics to assist council parks and gardens staff and subcontractors with their on-ground works.
- Greening Australia could provide 25L native species for council street trees. Current value per unit of street trees is \$57.27 or \$61.36 for premium species (GST excl).
- If mulch is being created on site, then Greening Australia could look at using this product when available as part of the propagation media. Consultation on elements of producing this to a nursery standard would need to occur with our horticulturalist, Yvette Brady.
- Greening Australia could provide co-ordination of combined community engagement activities, such as a Gardens for Wildlife program.
- Through the proposed Palmerston City Council education facility, Greening Australia could provide trainers / training to the school based programs around conservation and environmental science, including all aspects of native vegetation and wildlife, to enhance and diversify council programs.
- Currently, Greening Australia's nursery hours of operation are Mon-Fri 8:30 – 16:30. We would consider developing an opening schedule on weekends to provide greater access for Palmerston residents and the broader community.

Greening Australia Requirements of a New Site

In looking for a new site Greening Australia will require the following;

- 1-1.5 ha of land for nursery and office operations.
- An office/reception facility
- A facility or room for undertaking community group training and workshops
- Workshop/shed and equipment storage – including area for media bays, water tanks, shade houses and establishment of a recycled water irrigation system.
- Ideally the site would be supplied by a bore rather than town water, to reduce costs (Desirable).

Greening Australia owns some of the required infrastructure on our current site that we will be able to take with us to a new location. An assessment has been made of requirements for a new facility and some costs of suitable infrastructure requirements has been sourced. These are presented below in detail.

Facility Requirements

Table 1: List of all facility requirements needed to establish new Greening Australia operations and nursery.

Item No	Description of Requested Facility	GA Supplied
1.	Office / Reception facility	
2.	Training facility	Grant applied for
3.	Nursery Facility to include:	
3.a.	Workshop	GA Own
3.b.	Equipment Storage	
3.c.	Media Bays	
3.d.	Recycled Water Irrigation System	GA Own
3.e.	Tanks / Water storage	
3.f.	Seed House	
3.g.	Hardstand area for propagation of stock	GA Own
3.h.	Driveway access for pick-up of trade orders	
3.i.	Nursery equipment	
4.	Seedbank Storage (coolroom)	

1. Stand-alone office facility to house 6 desks + reception area

The office facility would need minimum space requirements for:

1. Director of Conservation, Darwin Hub
2. Nursery Manager / staff person
3. ESU Manager / staff person
4. Conservation & Science project officer
5. Pilbara program manager
6. Flexibility to house Training Managers office either in this facility or permanently in training facility (note 2.)
7. Reception / greeting area / Office Manager
8. Kitchenette / Bathroom facilities
9. Storage room (for stationery, books stock and IT)

2. Training facility

Currently Greening Australia runs one eighteen week training programs with indigenous students (approximately ten students) attaining their Cert I in Conservation and Land Management, funded by Defence Housing Australia in conjunction with their The Breezes, Muirhead suburb development. Discussions have already been extended to other developers in providing the same program as a beneficial community offset program, therefore the training facility detailed provides for expansion of the current works.

Greening Australia has already applied for funding for this facility through the NTG Dept. of Business' Major Community Benefit Fund' which is due to be announced 30 November 2015. If the funding application is successful this building will also be a Greening Australia owned asset that can move to any new location. The training facility plan and budget is attached in Appendix 2.

3. Nursery facility**3.a. Workshop**

A workshop facility to maintain the nursery operations.

3.b. Equipment Storage

Any further equipment storage area would be facilitated by 20' containers of which Greening Australia already owns 4 (3 x high cube, 1 x half height) and can be moved to site for this purpose. These would also be used to assist with moving to the new site.

3.c. Media Bays

Media mixing area is an important part of maintaining the integrity and purity of the media used for potting. It needs to be a clean concreted area with two bays for housing media components (sand, pine chip), sufficient mixing and media storage area and space to house equipment forklift / bobcat. It is estimated sufficient space for this would be approximately a 12m x 12m pad with block walls for bays.

3.d. Recycled Water Irrigation System

We have been in discussions with our Adelaide hub regarding design/construction for a recycled water irrigation system Similar to the one they have installed for their operations. Design components are included in Appendix 1 and will need to be costed out including consideration of any factors with regard to the area in which it would be installed. This system is designed on catchment through laid piping / irrigation; it is possible to achieve the same outcome through a pond for filtration however space restrictions and costs may prohibit this type of system.

3.e. Tanks / Water Storage

Greening Australia has sought quotes for 25,000L tanks. We would envisage one to be installed in conjunction with the office facility to provide rain water for use in the office facility itself. A further two tanks would be envisaged to be used with the recycled water system. Due to watering requirements, it is necessary to hold sufficient water to allow for sufficient flow and pressure. At this point there is no guarantee around the relocation and / or quality of the existing bore in the area, but it is envisaged that the bore would top up and assist where the recycled system lacks due to evaporation, for example. The likelihood would be that these could be positioned to take advantage / switch over to rain water catchment during the wet season. There has been discussions amongst Greening Australia staff that it may be likely to explore either of the two options below in order to reduce the associated costs with water storage:

1. Quote sought from Practical Plastics, in kind could offer signage/advertising displayed on tanks for their product for discount on tank prices.
2. At Greening Australia's current site there are four water tanks including two plastic 20,000L units which could possibly be relocated. Can explore through discussions with current landlord the opportunity to relocate these to new site as we do not believe there will be a need for them when we leave. The other two units are fixed.

3.f. Seed House

Greening Australia has its own protected seeding house which can be brought across for operations.

3.g. Hardstand area for propagation of stock

Consideration has been given to current operations and business development proposal of nursery production. Greening Australia envisages streamlining their native plant product to fewer sizes and specialised species propagated to promote public interest and create community engagement and volunteering opportunities. Hardstand area would be for growing on of plant stock and small area for street tree production and cycad salvage standing area. We have based this on one hectare of nursery production area.

3.h. Driveway access for collection of nursery orders

We believe there needs to be a separate drive in / out created for collection of larger plant orders, generally collected on small body trucks. In planning we would request this collection entrance separate to the community / staff parking area.

3.i. Nursery equipment

Greening Australia has all of its own nursery benches, propagation benches, pot storage and other irrigation materials to assist with the setup of operations. Unquantified at this point, Greening Australia would like to look at opportunities to purchase potting equipment to assist with production efficiencies. Grant opportunities would be explored for this capital expenditure.

4. Seedbank storage

Staff of Greening Australia participate regularly in seed collection activities and use this seed for all native plant propagation. Small requests come in for seed purchase and generally this is to assist with students participating in university studies. The seed requires storage in a sealed facility maintained at a temperature of approximately 21 degrees. Currently Greening Australia has a dedicated volunteer who assists weekly with seed cleaning, storage and cataloguing. The current facility is an insulated block room built into the workshop shed. We would require a similar structure to store current seedbank.

Opportunities for Funding Assistance

There are also a number of opportunities to secure additional funding through council/GA partnerships. As a national NGO Greening Australia have the ability to apply for grants that council would not be eligible for, providing a greater diversity of funding opportunities.

Identified opportunities include;

- Training facility: A Community Benefit Grant has already been sought for construction of the proposed training facility and is due to be announced 30/11/2015. This has been sought through the NT Government Department of Business. Details of this are included in Appendix 2.
- All facilities: The next round of the Federal Government's Stronger Futures Infrastructure Grants is due for release in December. It is proposed that this round will be for projects 1 million and under. Collaboration with NGO's is considered favourably and elements of Greening Australia's training and community engagement activities fit well with the current Stronger Regions brief. Broad discussions have been held with Regional Development Australia NT, who would be very supportive of the project.
- Greening Australia has the opportunity to recycle parts of the non-permanent structures on its current site as well as irrigation materials and other nursery materials to assist with creating the nursery setup.

Greening Australia (NT)
Site Requirements submission

Appendix1. Recycled Water Irrigation System

Materials required	Comments
Polymer (black plastic) to catch water	Throughout the catchment area of the nursery. Requires labour to weld together to create watertight surface for catchment.
Agg pipe to catch water	
Sump	
Sump pump	
Sediment tank	1,000l tank (based on 2/3 hectare)
Sump pump	Sump pump in sediment tank
Filter (sand filter)	Cartridge filter may be required as well.
Large Tank	The size of the tank will depend on the output of water per day, 20,000L may be sufficient. The larger the tank the better. May get away with a smaller tank but reduces the amount of water that can be stored in rain events.
Float for Inlet of mains water	This is to top up large holding tank if recycled water is not sufficient
Back flow prevention valve	Required by law
Pump to feed into nursery irrigation	Price will vary on how much pressure is required.
PVC Pipes and fittings	
Other	Concrete slabs, gravel etc

Greening Australia (NT)
Site Requirements submission

Appendix 2. Training Facility application and quote

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Community Benefit Fund Major Community Grants Application form

Applicants should read the Major Community Grants application guidelines carefully before completing this application form.

Major Community Grants Application form

Applicant details

What is the legal name of your organisation? Greening Australia NT Ltd

Postal address PO Box 1, Berrimah, NT 0828 Street address 125 Thorak rd, Knuckey Lagoon, NT 0828

GST registered ☒ Yes ☐ No No. of members in organisation? 194

ABN: 23 120 429 405

If no ABN, please supply a copy of the 'Statement by a Supplier' form, obtained from the Australian Tax Office website.

☒ Incorporated association ☐ Unincorporated ☐ Associations Act (NT)

☒ Not for Profit company ☐ Office of the Registrar of Indigenous Corporations

☐ Other (please state:)

Are you a government or semi-government organisation such as a hospital, library or council? ☐ Yes ☒ No

If Yes, what population do you service? _____

Contact person (for enquiries regarding this application)

Position in organisation: Director of Conservation

Full name Brooke Rankmore

☐ Mr ☐ Mrs ☐ Ms ☐ Miss ☒ Other Dr.

Email address: brankmore@greeningaustralia.org.au

Telephone (business): 08 8947 3793 Mobile: 0419 123 812

Sponsor details (if applicant is unincorporated). Refer to the grant application guidelines

Name of sponsor: _____

Sponsor's address: _____

ABN: _____ GST registered: ☐ Yes ☐ No

Major Community Grants

Major Community Grants Application form

Regional location

Please indicate the region in the Territory where your organisation conducts its main activities (you may select more than one region if applicable).

- ☒ Northern (Darwin & Darwin regional)
☐ Arnhem (incl. Tiwi Islands, Jabiru, Maningrida)
☐ Katherine
☐ Barkly
☐ Central

Regional location that will benefit from the grant (you may select more than one region if applicable).

- ☒ Northern (Darwin & Darwin regional)
☒ Arnhem (incl. Tiwi Islands, Jabiru, Maningrida)
☒ Katherine
☐ Barkly
☐ Central



Activities of the applicant organisation

Please briefly describe the activities and services provided by your organisation

Greening Australia, established in 1982, is a national, non-government, environmental organisation with over 200 staff in 30 locations across the country. Greening Australia NT has operated in the Northern Territory since 1982. The organisation's aspirational goals are to restore and conserve Australia's diverse natural landscapes to allow people and wildlife to co-exist. We achieve this by providing industry leadership, being proudly community owned and science led and embracing cultural and traditional values and perspectives. The key activities and services in the Northern Territory are;

- **Training** (accredited and non-accredited training in Conservation and Land Management and Horticulture, including our Aboriginal Landcare Education Program ALEP)
- **Science and Conservation** (environmental research, survey, monitoring and coordination of the Land for Wildlife program.
- **Native Nursery** (wholesale plant supply)
- **Environmental Services** (Weed control, native revegetation)
- **Community Engagement**

Summary of grant – a detailed overview of project should be attached separately

Project title: Aboriginal Landcare Education Program Training Facility

Project summary:

Greening Australia, Northern Territory (GANT) have been delivering an Aboriginal Landcare Education Program (ALEP) for the past 2.5 years as a joint partnership with Defence Housing Australia (DHA) and Investa developers, as part of the Breezes Muirhead development. The program has seen 22 indigenous trainees complete their Certificate 1 in Conservation and Land Management, a very high completion rate of 67% of trainees (See attached project overview for more details).

The ALEP training is currently run out of a small, restrictive room at the GANT office in Knuckey Lagoon. In 2016 a second ALEP program will be established. Current GANT facilities are unable to accommodate the additional program and there are inadequate toilet and kitchen facilities.

Major Community Grants

Major Community Grants Application form

Funding is sort to build a transportable training and education facility to house our Aboriginal Landcare Education Programs. The facility will provide two training rooms able to accommodate 10-15 students per room, toilets, a small kitchenette and deck for gathering. The internal wall is to be bi-fold so the room can be opened up to run joint classes and larger workshops to maximise the use of the space.

If for capital works, who owns the building? Greening Australia NT

Estimated completion date: February 2016

Briefly, how will the community benefit from the activity for which you are seeking the grant?

This training facility will allow Greening Australia to provide training for up to 40 indigenous people each year through the ALEP programs, contributing towards improved education and employment outcomes for indigenous Territorians. Having completed the program students have gone on to secure positions in indigenous ranger groups at Borroloola, employment in industry roles including landscaping/groundsman, government roles with Department of Fisheries, and even a traineeship in a Batchelor of Law. Other trainees have gone on to enrol at university to further their studies in fields including conservation and land management (CLM), horticulture and ethno-botany.

The facility will also allow Greening Australia to run accredited and non-accredited training courses in the areas of CLM and horticulture for the general public, corporations, community groups and local and territory government. The facility will also be available to other community groups (e.g. local Landcare groups) to use.

Does this project have a community development focus? Please describe:

This project will contribute towards community development by improving the education and employment outcomes of indigenous Territorians. While the program provides trainees with a Certificate outcome, it's the additional development and personal growth of individuals that the program trainers work hard to support. The low numbers and close working relationship with the trainer provides a supportive environment that allows great change in the trainee's confidence and independence, both emotionally and mentally.

By investing in the development of individuals we invest in the development of the community. Although based in Darwin, the ALEP program has had participants from Elcho, Tiwi Islands, Ngukurr, Belyuen, Katherine and Mataranka.

What capacity does your organisation have to deliver the project?

The project outcome will be delivered by the successful building company. Quotes have been sort from local transportable building specialists. The facility will be built at their warehouse then delivered to site. All development permit requirements will be undertaken by the builder as well as on site installation of all services, including power and water/sewerage.

Greening Australia have significant experience in large project delivery and project management skills. Greening Australia has an accredited project management methodology to ensure project milestones and reporting are delivered on-time and budget. Financial management is delivered through a national finance team headed by a Financial Controller and a Chief Financial Officer.

All activity is tracked through contemporary financial systems and work undertaken is tracked at a project level whereby all time and expense is specifically allocated to a project through timesheets and purchasing systems. GA is accustomed to having to acquit its projects back to funders at least annually and in many cases these acquittals are also audited by our external Auditors.

Major Community Grants

Major Community Grants Application form

Greening Australia NT developed the ALEP program in 1994. Supporting the program are a range of ALEP Learning Guides, which have been developed by Greening Australia for people with English as a 2nd language.

What community support and / or involvement does your project have?

Organisations such as Indigenous Youth Mobility Programme (IYMP), Mission Australia and North Australian Aboriginal Justice Agency (NAAJA) support the ALEP program by identifying and referring suitable candidates. Supporting documentation (Letters of support) can be provided on request (they have not been provided with the application).

ALEP students will undertake landscaping of the facility as part of their studies. While there will be little community involvement in the building of the facility one of the primary outcomes of the facility once established will be to increase community engagement and support community development outcomes.

Performance indicators

What are the expected outcomes?	How will you know if these outcomes have been achieved?
Establishment of a dedicated training facility to house ALEP and other training initiatives	The training facility is build and operational

Please indicate the target group for your project by ticking one of the boxes below:

- ☒ Indigenous people
 ☐ Carers
 ☐ Families
 ☐ Community - general
☐ Isolated people
 ☐ Children
 ☐ Men
 ☐ People with disabilities
☐ Older people
 ☐ Women
 ☐ Young people
 ☐ Unemployed people
☐ Families in crisis situations
 ☐ Members of ethnic communities

Proposed budget for this application – Please summarise your budget requirements and provide a detailed budget attached to this application

Budget	Total cost \$ (GST excl.)
Total project cost	\$213,296
Less organisation's contribution to project (if applicable)	20,000
Less funds to be raised (if applicable)	0
Total amount sought:	\$193,296

Major Community Grants

Major Community Grants Application form

Other funding

Does your organisation currently receive funding from Commonwealth, Territory or local government sources? (including non-government sources)

☒ Yes ☐ No If Yes, please specify:


Program	Amount \$
Land for Wildlife Program – Parks and Wildlife NT: Three year project completion 30/06/2016	300,000
Howard Sand Sheets Art Project Educational Materials – Darwin City Council	7,490
Howard Sand Sheets – Biodiversity Fund (Federal Government): Three year project completion 31/12/2015	451,000
Community Grant – Territory Natural Resource Management	24,916
Community Benefit Fund Auspice Agreement (Casuarina Coastal Reserve Landcare Group) – Northern Territory Government	2102

Have you applied or are you going to apply for any other funding in relation to this project?

☐ Yes ☒ No If Yes, please specify:

Agreement and declaration

- ☒ I certify that the statements in this application are true. I have read and understand the Community Benefit Fund Grant Guidelines.
- ☒ I acknowledge that if the CBF approves this application for a grant, I will be required to meet the eligibility criteria as outlined in the Major Community Grants program guidelines.
- ☒ I acknowledge that the CBF will not accept late applications.
- ☒ I acknowledge that the CBF may vary the level of funding provided through the program at its sole discretion.
- ☒ The CBF cannot guarantee funding for any application, and cannot guarantee funding to the full amount requested by any applicant.

I have been authorised by	Greening Australia	to make this application.
	(name of organisation)	
Full name:	Dr. Brooke Rankmore	
Position in organisation:	Director of Conservation, Darwin	
Signature:		

Major Community Grants

Major Community Grants Application form

Date: 28/8/15

Grant application checklist

Before submitting your application, please use this checklist to ensure your application is accurately completed. Incomplete applications will not be considered.

- ☒ Have you confirmed that your organisation is eligible to apply? (for example, Not for Profit)
- ☒ Have you provided your organisation's details including your ABN and GST information?
- ☒ Have you indicated the region where the funding will be utilised?
- ☒ If your group is not incorporated, have you provided details of your sponsor?
- ☒ Have you attached a detailed project description to your application including full details of your budget items?
- ☒ Have you advised us of other sources of funding your organisation may receive?
- ☒ Have you indicated the target group for your project?
- ☒ Have you provided the name of your Accountable Officer and have they signed the application form?
- ☒ Have you kept a copy of your application for your organisation's internal records?

Completed applications should be posted, faxed or delivered to the Community Benefit Fund Secretariat at:

Posted:
GPO Box 1154
Darwin NT 0801

Delivered:
Level 1, Enterprise House
28 - 30 Knuckey Street
Darwin NT 0800

t: 1300 650 153 (toll free)
f: (08) 8923 7616
e: cbf.ntg@nt.gov.au
w: <http://www.nt.gov.au/cbf>



QUOTATION NUMBER : Q2072
Date: 18/08/2015

Greening Australia

**Quotation of
Training room**





NORTHERN TRANSPORTABLES

Mailing Address:
PO Box 39165
Winnellie NT 0821

Fabrication Facility and Office
36 Lilwall Road
Darwin Business Park
East Arm NT 0828

ABN 22 009 636 882
Phone: (08) 8995 6500
Fax: (08) 8918 8141

18/08/2015

Dear Brooke

RE: Quote No: Q2072

Thank you for contacting us regarding your demountable building needs. Please find following your quotation as per your request, which details costs and specifications as per your requirements.

Lead time on buildings at present is 6-8 weeks to be confirmed from time of order. This does not take into account external party lead times i.e.: Certifiers, Structural engineers, Energy Assessors, Building board etc.

If you would like to proceed or change anything on the quote please contact me and we can make alterations to the quotation or prepare a sales contract tailored to your needs.

Kind regards

Anthony Shuttleworth
Sales consultant
Northern Transportables

Please note the following exclusions and conditions pertaining to your quote

- Quotation valid for 30 days
- Buildings quoted are designed and built in accordance with Region C wind loads
- All building prices are ex yard. Transport is priced separately
- All pricing is gst inclusive unless noted otherwise
- All Northern Transportables staff are federally police cleared.
- Northern Transportables operates under a safety system to AS4801
- Max of two hours on site allowed for delivery trucks. Excess time due to client delays will attract demurrage charges
- We have allowed for clear and unimpeded access to site for trucks and cranes/forklifts
- We have allowed for a cleared and level site to be made available to us
- We have made no allowance for excavation in rock
- We have made no allowance for provision of services to the building
- We make no warranty that building permits or planning approvals will be given for your building however we can carry out further clarification with the certifiers if you are willing to proceed.
- We have made no allowance for compliance to AS1670 but can quote if it is a site requirement.

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Ph (08) 8947 4070

www.northerntransportables.com

Fax (08) 8947 4080

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ABN 23 120 429 405

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Phone: (08) 8995 6500
Fax: (08) 8918 8141

Date	18/08/2015
Quotation Number	Q2072

Company	Greening Australia
Contact Name	Brooke Rankmore
Email Address	brankmore@greeningaustralia.org.au
Phone Number	8947 3793

QTY		Dimensions	per unit	Total
	Building units			
1	Training Room	12x6m		\$76280
1	Prefabricated verandah with roof and Timber decking	12x3m		\$26820
1	Ablutions and Kitchenette	12x3m		\$54365
16	Precast concrete cyclone footings		\$935	\$14960
1	Disability access ramp with a landings as required up to 660mm high			\$16500
1	Steps with a landing and bottom concrete pad		\$1950	\$1950
	Transport pricing and delivery installed		Rate	total
1	Delivery of building modules to Knuckeyes lagoon – Unload with a 25T Franna Crane and Dogman and install onto concrete footings. Interconnection of multi module structural connections and Multi module electrical connections			\$9250
	Designs & Options for certification		Rate	total
1	Development consent application if required			\$3500
1	Certification and Building Permits including relevant mandatory inspections, construction certificates, standard energy assessment, termite spray & occupancy permit. Billed at cost +30% administration and project management		Est. \$5500	Est. \$5500
1	Site plan client to provide sketch with boundaries, existing buildings & location & offset measurements in relation to proposed building location			Excluded
1	Certificate Of Compliance Hydraulic (Not incl. site connection and utilities)			Included
1	Certificate Of Compliance Electrical (Not incl. site connection and utilities)			Included
1	Section 40 engineered plans			Included
1	10% admin fee to include onsite plumbing and electrical connections under our building permit		To be quoted if required	-

PRICING IS GST INCLUSIVE



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Building Fit out 12x6m Training Room

Open plan area
8 double GPOs
Commercial hardsheet vinyl
8x 1190x1050 windows
8x 1200mm single batten fluorescent lights
RAC air conditioning
2x920x2040 external panel door
2 x exit lights
2 x fire extinguishers
6m Operable wall

External areas
2 x External Fluorescents lights above entry doors

Building Fit out 12x3m Ablutions and Kitchenette

Staff amenities 6x3m
3 double GPO
1x920x2040 External panel door
Commercial hardsheet vinyl (Armalon)
2 x 1190x1050 window
2 x 1200mm single batten fluorescent light
RAC air conditioning
1.8m Kitchen bench and cabinets with double bowl sink and flickmaster tap
1x Exit Light
1x Fire Extinguisher

Ablutions 3x3m
1 Disability compliant pan and cistern
1 Disability compliant shower
1 Disability compliant basin and mirror
1x 750x350 window and exhaust fan
1x 600mm single batten fluorescent
1x 920x2040 external panel door
1 x toilet roll holder
1 x clothes hook
1 x towel rail
1 x single GPO
Fully welded commercial flooring and 100mm wall coving

Ablutions 1x3m Female Ambulant
1 x pan and cistern
Small stainless steel sink with taps and mirror above
1x 750x350 window and exhaust fan
1x 600mm single batten fluorescent
1x 920x2040 External panel door

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ABN 22 009 636 882
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Fax: (08) 8918 8141

1 x toilet roll holder

1 x clothes hook

Fully welded commercial flooring and 100mm wall coving

Ablutions 2x3m Male Ambulant

1 x partitioned pan and cistern

1 x Ceramic wall hung urinal

Small stainless steel sink with taps and mirror above

1x 750x350 window and exhaust fan

1x 600mm single batten fluorescent

1x 920x2040 External panel door

1 x toilet roll holder

1 x clothes hook

Fully welded commercial flooring and 100mm wall coving

External areas

2 x External Fluorescents lights

1 x 50L Electric HWS



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Fax: (08) 8918 8141

Short technical specification for buildings

Chassis

Chassis and roof frames as per NTH standard drawings in relation to structure size
Fully welded steel joists and battens
250 I beams used for substructure

Flooring

17mm Structural ply flooring throughout
Commercial 2.0mm vinyl to all areas

Roofing

3mm Aluminium composite panel ceiling lining throughout
R3.2 Etherm insulation system to roof
Zincalume roof sheeting at 3 degrees pitch

Walls

General External walls 75mm panel to Bondor specification
Internal Walls 50mm panel to Bondor specification

Windows and doors

Fully fabricated aluminium framed glass windows installed to manufacturer's specifications

Airconditioning, electrical and Mechanical services

All air-conditioning to be RAC
All GPOs lighting etc supplied and installed
Buildings fitted with an external weatherproof light
All plumbing to subfloor where required
Extraction fans placed adjacent in wet areas

Ancillary specifications

All ceilings and walls to have aluminium cornice
Ceilings 2400 height

Design Criteria

Designed and certified in accordance with Region C, Category 2.5 of AS 1170.2:2002
Electrical wiring to Australian Standards
Plumbing to Australian Standards
All buildings come with certified structural plans

Capability Statement



Practical Environmental Solutions

- ⇒ Native Vegetation Management
- ⇒ Conservation Action Planning & Management
- ⇒ Scientific Research
- ⇒ Community Engagement
- ⇒ Biodiversity Support
- ⇒ Native Plant Nursery
- ⇒ Provenance Seed Bank

Why choose Greening Australia:

- > Combination of scientific expertise and practical on-ground knowledge
- > 30 years' experience in native habitat restoration and management
- > Technically qualified staff who work to the highest environmental standards
- > Specialists in native seed collection and plant nursery production
- > Member of the Nursery and Garden Industry Northern Territory



Conservation and Science



Conservation and Science

Conservation Action Planning

Conservation Action Planning (CAP) is a relatively simple, straightforward and proven approach using specialised software and workshops to capture expert, local knowledge and provides a systematic, science-based framework for planning, implementing and measuring conservation actions.

- > Globally recognised planning process
- > Develops large scale biodiversity conservation programs
- > Involves multiple partners and stakeholders
- > Trained Greening Australia facilitators

Community Biodiversity support

Land for Wildlife

Greening Australia's 'Land for Wildlife' (LFW) is a voluntary program that encourages and assists landholders to provide habitat for wildlife on their properties, through nature conservation and land management. Greening Australia supports landholders and residents to create biodiverse habitats on their private properties through providing a land assessment, which contains specific information about natural resource management. Members also receive access to ongoing advice and support, regular newsletters and access to free workshops and events.

- > Plant identification and biodiversity workshops
- > Biodiversity management advice
- > Property planning
- > Regional and local flora and fauna guides

Surveys, Monitoring and Assessment

Greening Australia has 30 years' experience working with Top End native plants and our staff have extensive botanical knowledge. We have experience with a range of survey methods and can produce products from species lists to complete distribution maps to determine site conditions and trends over time; essential information for implementing adaptive land management.

- > Flora and fauna surveys
- > Bushland condition monitoring
- > Pest plant and animal surveys

Management Plans and Strategies

We specialise in all technical aspects of biodiversity planning and project management. Our clients include government agencies, local government, the private sector and the local community.

- > Site property management plans
- > Weed and pest control strategies
- > Native seed collection strategies
- > Revegetation





Nursery, Seedbank and Training



Nursery and Seedbank

Native Plant Nursery

Greening Australia's accredited commercial nursery supplies high quality native plant stock to Northern Territory projects. We specialise in supply of provenance seed and tubestock and have the capacity to grow orders up to 100,000. Clients include local government, natural resource management groups, government agencies, local community groups, individual landholders and other nurseries.

- > Innovative propagation techniques for difficult species
- > Quality provenance plant supply
- > Native plant 6 packs
- > Corporate propagation days

Seed bank management and storage

Greening Australia maintains a seed bank containing a diverse suite of provenance Top End species. Our trained and experienced staff collect native seed in compliance with the national Florabank standards.

- > Specialised seed collection to match clients requirements
- Seed supply from our comprehensive on-site seed bank
- Storage and maintenance of client seed orders under controlled conditions

Training and Community Engagement

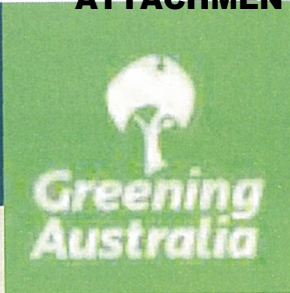
Nationally accredited training

Aboriginal Landcare Education Program

Greening Australia is a Registered Training Organisation and delivers high quality training in Conservation and Land Management (CLM) and best practice techniques. The Aboriginal Landcare Education Program (ALEP) supports Aboriginal communities and people across the Northern Territory. Training is presented as Units of Competency from the Certificate I in Conservation and Land Management Training Package. The course is an entry level qualification which aims to give Aboriginal communities and people the skills and training needed to undertake natural and cultural resource management, with a particular focus on vegetation management.

- > Project planning and development
- > Natural and cultural resource management through education and training
- > Helping with on-ground restoration works
- > Facilitation and linking communities to access resources
- > Developing sustainable vegetation related business
- > Non-accredited training in native plant identification, seed collection, pest plants, plant propagation, bush foods and cooking classes





Environmental Services

Environmental Services

Native Vegetation Management

Greening Australia provides commercial vegetation and environmental services to clients from all levels of government, industry, local community and the private sector. We are a preferred supplier for many Top End vegetation management projects and provide ongoing maintenance. We specialise in:

- > Biodiverse plantings and maintenance
- > Weed control
- > Vegetation monitoring
- > Carbon offset and monitoring
- > Native seed collection
- > Wetland management
- > Native Cycad (*Cycas armstrongii*) plant rescue and relocation



Land Use Types

Greening Australia is experienced in on-ground services in all the Northern Territory ecosystems and landscapes including:

- > Coastal Mangroves and Saltmarsh
- > Sandy Beaches and Dunes
- > Coastal Monsoon Vine Thickets
- > Rivers, Creeks and Riparian Vegetation
- > Wetlands and Swamps
- > Sandsheet Heath
- > Eucalypt Woodlands and Open Forests
- > Riparian or Spring-fed Jungles/Rainforests





Community Engagement

Engaging with Greening Australia

Added Benefits

Working in collaboration with the community and stakeholders, Greening Australia has the ability to provide additional activities to foster wider community and workplace training and participation. As a result we have tailored a suite of activities that deliver educational, inspirational and fun orientated team building experiences for community, corporate and school audiences.

In a team environment, groups can participate in environmental activities such as:

- > Environmental Services workshops
- > Native plant production and nursery activity days
- > Tree planting events (public & exclusive workplace team building days)
- > School engagement workshops

By developing strong linkages with others, Greening Australia engages all parties in strategic and mutually beneficial relationships. We encourage involvement and commitment by taking a flexible and individual approach to each project.

Our volunteer activities have the following objectives:

- > To provide an enriching community experience and making connections with the environment that enhance wellbeing and a sense of place
- > To raise community awareness of local environmental projects and environmentally sensitive sites
- > To give participants a feeling of ownership, continuity and connection with the natural environment

Please speak directly to a member of Greening Australia for more information on our ability to provide a community engagement program that is tailored to suit your next environmental project.

Our Vision

Healthy and productive landscapes where people and nature thrive.

Our Mission

To conserve and restore landscapes at scale through collaborative, science-based and innovative conservation programs.

To find out more and get involved:

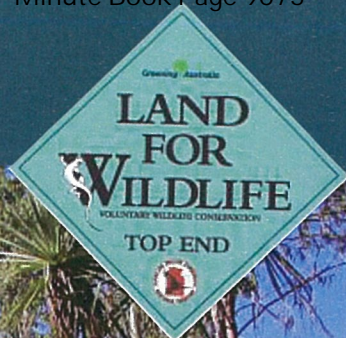
Call (08) 8947 3793, visit www.greeningaustralia.org.au or find us on Facebook and Twitter

Greening Australia NT

125 Thorak Road, Darwin NT 0820

Email: drw.info@greeningaustralia.org.au

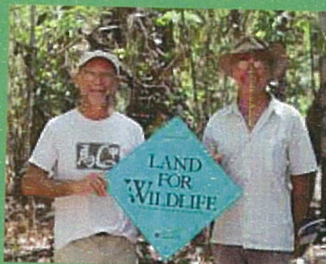
Greening Australia is a proudly independent not-for-profit organisation

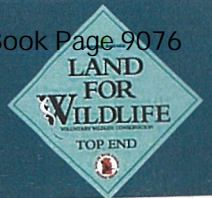


Land for Wildlife

Land for Wildlife is a voluntary program that encourages and assists landholders to provide habitat for wildlife on their properties, through nature conservation and land management.

- In the Top End, Land for Wildlife runs through Greening Australia and is currently funded by the NT Government, through Parks and Wildlife Commission of the NT.
- There are now over 190 registered properties covering over 8000 hectares within the region, ranging from 2.5 to 1000 hectares in size. These are in the Darwin rural, Bachelor, Adelaide River and Katherine regions.
- The majority of properties are residential and managed for conservation
- Educational partners include The Territory Wildlife Park, Darwin International Airport, Council reserves, local schools and scout groups.





Land for Wildlife



Land for Wildlife is a capacity building program that engages and supports landholders to manage native landscapes as wildlife habitat.

Each new property is assessed with the landholder as it is added into the program.

Members are provided with—

- Access to support and advice with regards to habitat management, protection and restoration of land, including fire and weed management, feral animals and working with neighbouring properties
- A link with like-minded people and the chance to network and share ideas and knowledge
- Newsletters and technical notes and relevant re-sources, often hosted through the ever growing website.
- Field days, workshops and other activities that help members in capacity building and increasing knowledge of the native landscape

The program is open to any landholder

- Who manages part or all of their property as habitat for native plants and animals
- Who is interested in integrating nature conservation with other land uses
- Has a property with at least 1 hectare of intact native vegetation
- It is also encourages organisations or individuals who use native landscapes for educational purposes to become involved.

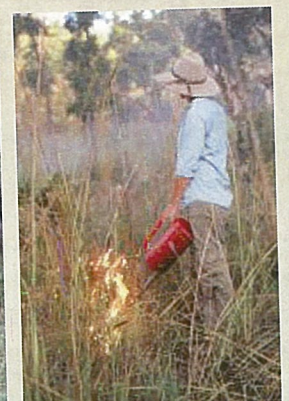
NEW “GARDENS FOR WILDLIFE”.

An urban version of the Land for Wildlife program is currently being developed, based on already successful models in other regions of Australia.

The program will focus on community engagement and education to promote, manage and create environmentally friendly gardens within the suburban settings.

It is envisioned that the program will be run with a collaboration of local councils, “Living Water Smart”, schools and community groups and focus on facilitation of information through demonstration gardens, workshops and online resources.

Sponsorship is being sought to introduce the program into the Darwin and Palmerston region in mid 2016.



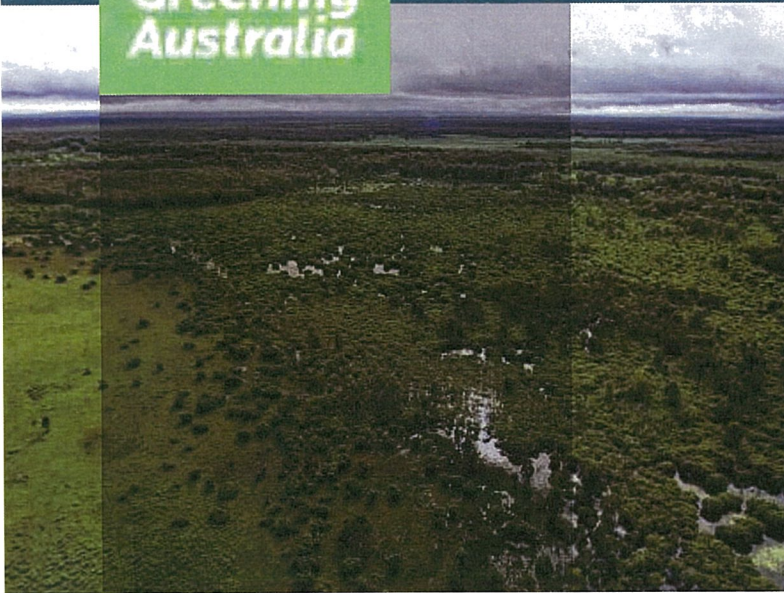
Conservation Action Planning

Conservation Action Planning (CAP) is a simple, straightforward and proven approach for planning, implementing and measuring success for conservation projects.

Major steps in the CAP process:

- Identify conservation assets;
- Analyse the current condition of the assets;
- Rank major threats to the assets;
- Develop actions and measurable objectives to achieve long-term conservation of the assets; and
- Identify practical monitoring indicators to support a monitoring, evaluation and adaptive management framework.





In late 2014 and early 2015, Greening Australia facilitated the development of a Conservation Action Plan (CAP) through a series of workshops aligned with the Greater Darwin Regional Land Use Plan with funding from the Land for Wildlife project.

CAP Workshop Series included:

- Introduction to Greater Darwin CAP (project boundary, conservation assets);
- Condition of conservation assets and threats;
- Conservation Goals and Objectives, and Strategies and Actions.

The CAP workshops brought together approx. 50 representatives from a wide range of stakeholders, including all tiers of government (Federal, territory and local) and from various departments, local landholders, Landcare groups, Indigenous rangers, and industry.

Through the development of the Greater Darwin CAP a number of key regional assets have been identified.

CAP Assets identified:

Coastal ecosystems

1. Coastal Mangroves and Saltmarsh
2. Sandy Beaches and Dunes
3. Coastal Monsoon Vine Thickets

Aquatic ecosystems

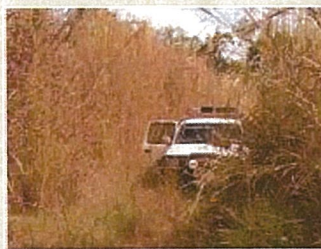
4. Rivers, Creeks and Riparian Vegetation
5. Wetlands and Swamps

Terrestrial ecosystems

6. Sandsheet Heath
7. Eucalypt Woodlands and Open Forests
8. Riparian or Spring-fed Jungles/Rainforests

Greening Australia has identified 5 key projects for development through the CAP process:

1. Land for Wildlife and Gardens for Wildlife;
2. Howard Sand Sheet;
3. Urban sensitive water design;
4. Mammal decline; and





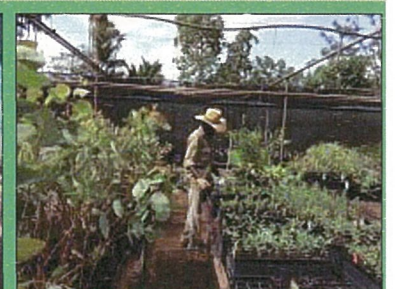
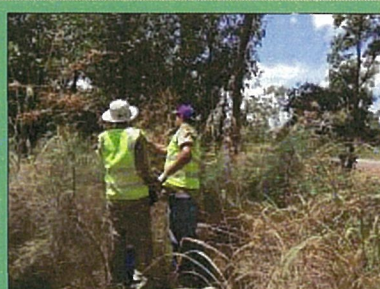
Aboriginal Landcare Education Program



Established in 1994, Greening Australia's Aboriginal Landcare Education Program (ALEP) provides training to Aboriginal youth from across the Northern Territory.

ALEP's work involves:

- Project planning and development
- Education and training
- Helping with on-ground restoration works
- Linking communities to other resources





ALEP

Minute Book Page 9080

Aboriginal Landcare Education Program

SUCCESS

The ALEP program has high success rate with over 67% of trainees completing the course and obtaining their certificate I in Conservation Land Management.

Activities undertaken by the trainees have included:

- Seed collection from more than 20 native species, weed management and landscaping work across 36 hectares of native species dominated parkland, and remnant native bush. Seeds are propagated to secure native plant supply.
- Extraction of 700 *Cycas armstrongii* (listed as vulnerable in the NT) and their re-establishment onsite.
- Hand removal of approximately 30m³ of Mission Grass, protecting native flora and fauna and reducing the significant fire hazard it presents.
- Participation in Corridors of Green Atlas Moth projects at Casuarina Coastal Reserve and East Point to remove weeds and revegetate habitat to support population increase of the endangered Atlas Moth.

The ALEP program was a finalist in the Territory Natural Resource Management Awards in 2014, obtaining a high commendation in the category for Best Collaboration in NRM.



ALEP PARTNERSHIPS

For the past 2.5 years Greening Australia has worked collaboratively with Defence Housing Australia (DHA) and Investa Developers through involvement with The Breezes, Muirhead suburb development in Darwin.

Through financial investment from DHA, Greening Australia has provided training to a Certificate I level in Conservation and Land Management to young Indigenous trainees. The program runs over an 18 week period, with two programs per year.

Successful outcomes from the program have included transition to positions in Indigenous Ranger groups at Borroloola and Belyuen, employment in industry roles including landscaping/groundsman, government role with Department of Fisheries, and a traineeship in a Bachelor of Law. Other trainees have gone on to enrol at university to further their studies in fields of Conservation and Land Management, Horticulture and Ethno-botany.

Date Registered: 10/11/2014**Volume 794 Folio 992****Duplicate Certificate as to Title issued?** No**SEARCH CERTIFICATE****CROWN LEASE TERM 02402**

Lot 11497 Town of Palmerston from plan(s) S2013/193
Area under title is 16 hectares 4100 square metres

Owner:

City of Palmerston
of PO Box 1, Palmerston NT 0831

Easements:

Electricity supply Easement to Power and Water Corporation

Registered Date	Dealing Number	Description
10/11/2014	836084	Notice of a Right to a Grant of Interest
End of Dealings		

Commencement Date: 10th November 2014**Expiry Date:** 9th November 2019**Reservations:**

The Northern Territory of Australia (the Territory) reserves:

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

Provisions:

1. The lease will be for a term of five (5) years.
2. The purpose of the lease ('the Lease Purpose') is for the development and operation of a Waste Transfer Station and ancillary uses.
3. Subject to the Crown Lands Act (the "Act"), the Lessee will use the land only for the purposes for which it is leased.
4. The annual rent for the lease ('Rent') will be nil.
5. The Lessee must obtain consent of the Minister responsible for the Act ("Minister") to transfer, mortgage, sub-let or otherwise part with possession of the land included in this lease ("Land") or part of the Land, including the creation of an easement or a covenant.
6. The Lessee must obtain Ministers approval to further subdivide the Land.
7. This lease is granted under and subject to the Act and the Regulations, and shall be liable for forfeiture for non compliance with a provision or condition of this lease on the part of the Lessee.

Date Registered: 10/11/2014**Volume 794 Folio 992****Duplicate Certificate as to Title issued? No**

8. The Lessee, having paid all Rent due to be paid by the Lessee may at any time surrender the lease in the manner prescribed under the Act.

9. For the purpose of section 58 of the Act the Lessee agrees that the Minister may at his absolute discretion determine the Lessee's rights in improvements.

Conditions:

1. Subject to the Act, the Lessee will not use the Land for a purpose other than the Lease Purpose, viz: the development and operation of a Waste Transfer Station and ancillary uses. For the purpose of this lease, ancillary is defined to mean uses that exist only to facilitate the operation of the waste transfer station, or associated uses, but not limited to; an office; car park; wash bay or weighbridge, but does not include a landfill dump site or Council works depot.

2. The Lessee will, within 12 months from Commencement Date, commence construction of the improvements in accordance with the Lease Purpose and the Lessee will complete the construction of the said improvements within five (5) years from the commencement date or within such further time as may be approved in writing by the Minister. For the purpose of this lease, commence construction means the physical construction of works on the Land such as laying of concrete slabs and/or footings for buildings.

3. The development is considered to be complete when:

a. Each use specified in the proposal is constructed and operational, and a Permit to Occupy or Certificate of Compliance has been issued (if applicable);

b. All traffic accesses and egresses the site via Durack Drive; and

c. A certificate of compliance with permit (subdivision) has been issued.

For the purpose of the lease, each use specified is defined to mean uses described in the proposal, specifically; Caretakers Residence; Plant Nursery; Recycling Education Centre; Soil Blending and Sales Area; Resource Recovery Centre; Green Waste Processing Area, Site Office, Weighbridge and car parking areas.

4. The Lessee is responsible for the cost of the provision and connection of all services to facilitate the development of the Land.

The Lessee will also be required to undertake any upgrading, relocation and/or remedial work that may be necessary, to the satisfaction of the relevant service authorities.

5. The Lessee will at all times comply with the Northern Territory Planning Scheme and/or Development Permit under the Planning Act affecting the Land.

6. The Lessee shall construct, at its cost, all road access and egress requirements to the standards of the relevant authority.

7. The Lessee will pay rates and taxes which may at any time become due in respect of the Land.

8. Any easements required by the relevant service authorities, and the Territory within the Land will be at nil cost to the Territory and/or the relevant authorities.

9. The Lessee will within six (6) months from the Commencement Date establish a firebreak along the full length of all boundaries and be responsible for the fire management of the Land in accordance with the Bushfires Act.

10. The Lessee will at all times maintain and repair and keep in repair all improvements on the Land to the satisfaction of the Minister.

11. The Lessee will ensure that at all times and to the satisfaction of the Minister, that the Land is kept clean of carcasses of animals and other unsightly or offensive matter and harbour for insects, pests or breeding of mosquitoes.

Date Registered: 10/11/2014**Volume 794 Folio 992****Duplicate Certificate as to Title issued? No**

12. The Lessee shall ensure that all times, within 300 meters of a residential property (including those proposed within the suburb of Bellamack), no refuse be stored, or activities take place that may cause dust, odour, excessive noise or other detrimental impacts to affect the amenity of residential properties, to the satisfaction of the Minister.

13. The Lessee shall ensure that all refuse is stored in such a manner and transferred to an approved site at such a frequency as to prevent any dust, odour, nuisance or pest problems from occurring.

14. The Lessee shall maintain clear signposts of refuse depositing areas within the Land.

15. The Lessee shall construct and maintain a fence around the perimeter of the Land, suitable to prevent litter from escaping, and unauthorised persons from entering the Land.

16. If the Lessee fails to observe and carry out or to cause to be observed or carried out the requirements of conditions 10, 11, 12, 13, 14, or 15 or above on its part, the Territory shall have the right to enter onto the Land and do all things necessary to that end and the expense and cost thereof, as determined by the Minister, shall be borne and payable by the Lessee on demand.

17. The Lessee will at all times comply with the requirements of the Waste Management Pollution Control Act and all other laws in force and/or operating in the Northern Territory of Australia.

18. The Lessee will at all times comply with the requirements of the Department of Healths, Environment Health Branch and the Territorys Environment Protection Authority.

19. The Lessee may upon completion, as detailed in condition 3 and upon payment of any monies owing to the Territory, surrender the whole of the lease in exchange for a Crown lease in perpetuity, subject to the payment of any administrative costs and lodgement fees.

20. The Lessee shall upon the surrender or expiry of the lease, remove all development associated with the waste transfer station at its expense except where the lease is surrendered in exchange for a further Crown lease as per condition 19.

CITY OF PALMERSTON

**Minutes of Confidential Council Meeting
held in Council Chambers, Civic Plaza, Palmerston
on Tuesday, 15 March 2016 at 8.33pm**

RELEASED TO THE PUBLIC RECORD

1. PRESENT

- Elected Members:** His Worship the Mayor Ian Abbott (Chair)
Deputy Mayor Sue McKinnon
Alderman Paul Bunker
Alderman Andrew Byrne
Alderman Geoff Carter
Alderman Athina Pascoe-Bell
- Staff:** Ricki Bruhn, Chief Executive Officer
Mark Spangler, Director of Technical Services
Ben Dornier, Director of Corporate and Community Services
Alyce Breed, Minute Secretary
- Gallery:** Nil

2. APOLOGIES

Alderman Seranna Shutt – Apology

ACCEPTANCE OF APOLOGIES AND LEAVE OF ABSENCE

Moved: Alderman Carter
Seconded: Alderman Pascoe-Bell

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

CARRIED 8/1891–15/03/2016

3. DEPUTATIONS / PRESENTATIONS

Nil

4. OFFICER REPORTS

4.1 Application – Rates Concession for Assessment 106207 8/0836

Moved: Alderman Pascoe-Bell
Seconded: Alderman Byrne

1. THAT Council receives Report Number 8/0836.
2. THAT Council approves the remission of interest for the period 25 February 2016 to 30 June 2016 for assessment 106207 under the conditions of financial hardship policy FIN17.

CARRIED 8/1892–15/03/2016

4.2 Sale of Land – Lot 10029 and Part Lot 9608, 14 The Boulevard, Palmerston

8/0842

**TO REMAIN IN CONFIDENTIAL AS PER RESOLUTION OF COUNCIL 8/1890 MINUTE BOOK
PAGE 8511**

5. MOVE TO OPEN

Moved: Deputy Mayor McKinnon
Seconded: Alderman Carter

THAT the Council move into the open session.

CARRIED 8/1895–15/03/2016

The meeting moved to the Open Session at 9.02pm

(Chair)

ITEM NO. 18.1 **Application - Rates Concession for Assessment 106207**

FROM: Director of Corporate and Community Services
REPORT NUMBER: 8/0836
MEETING DATE: 15 March 2016

Municipal Plan:

4. Governance & Organisation

4.1 Responsibility

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

Summary:

Application for remission of interest for the 2015/2016 financial year in regards to assessment number 106207.

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

Council is asked to consider the remission of interest.

Background:

The owner of assessment 106207 is claiming financial hardship and has received financial counselling from Somerville, who have lodged an application on the ratepayer's behalf for a rates concession on the grounds of hardship.

The ratepayer has expressed concern in regards to rates which is now heading into arrears, due to the financial hardship faced as a result of unemployment. The ratepayer wishes to hold interest to allow further time to reduce the arrears. The ratepayer is actively seeking employment to enable them to maintain their repayment plan.

The owner appears committed to repaying their debt and the application for hardship concession for remission of interest would be from date of application being 25 February 2016 to the end of financial year with a repayment plan of \$25 per fortnight.

General:

The ratepayer has owned the property since 2004 and rates have only recently fallen overdue since second instalment. The owner had been making regular repayments up until June 2015 and had been in credit from this repayment plan until the 2015/2016 financial year, when the instalments have fallen due. Somerville has advised that the ratepayer can re-commence a repayment plan of \$25 per fortnight.

The ratepayer has requested a remission of interest from the date of application, which in this case is 25 February 2016 to 30 June 2016.

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

Financial Implications:

Interest remission calculated at 18% pa from 25 February 2016 until 30 June 2016 equates to approximately \$36.

Policy / Legislation:

Pursuant to the Local Government Act 2014.

Part 11.7 Interest on unpaid rates

163 Remission of interest

A council may remit interest wholly or in part.

Part 11.8 Rate concessions

164 Rate concessions

- (1) A rate concession is one or more of the following:
 - (a) a waiver in whole or part of rates or a component of rates;
 - (b) a deferment in whole or part of an obligation to pay rates or a component of rates.
- (2) A council may grant a rate concession unconditionally or on conditions determined by the council.
- (3) If a council grants a conditional rate concession under this Part, and the ratepayer fails to comply with a condition, the council may by notice to the ratepayer:
 - (a) withdraw the concession; and
 - (b) require the ratepayer to pay an amount, on or before a date specified in the notice, to neutralise any benefit to the ratepayer of the rate concession.

165 Rate concession to alleviate financial hardship

- (1) A council may grant a rate concession to alleviate financial hardship.
- (2) A rate concession may be granted on application by a person who establishes to the council's satisfaction that the person will suffer financial hardship if the concession is not granted.

RECOMMENDATION

1. THAT Council receives Report Number 8/0836.
2. THAT Council approves the remission of interest for the period 25 February 2016 to 30 June 2016 for assessment 106207 under the conditions of financial hardship policy FIN17.

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

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

Schedule of Attachments:

Nil