

CITY OF PALMERSTON

**Minutes of Council Meeting
held in Council Chambers
Civic Plaza, Palmerston
on Tuesday 2 May 2017 at 6.31pm.**

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 Sue McKinnon Alderman Athina Pascoe-Bell Alderman Andrew Byrne Alderman Paul Bunker Alderman Seranna Shutt
Staff:	Ricki Bruhn, Chief Executive Officer Ben Dornier, Director of Corporate Services Mark Spangler, Director of Technical Services Jan Peters, Director of Community Services Alyce Breed, Minute Secretary
Gallery:	Lauren Roberts, NT News 2 members of the public

2 APOLOGIES

Nil.

3 CONFIRMATION OF MINUTES

Moved: Deputy Mayor McKinnon
Seconded: Alderman Shutt

1. THAT the Minutes of the Special Council Meeting held Thursday, 13 April 2017 pages 9101 to 9102, be confirmed.
2. THAT the Confidential Minutes of the Special Council Meeting held Thursday, 13 April 2017 pages 303 to 304, be confirmed.
3. THAT the Minutes of the Council Meeting held Tuesday, 18 April 2017 pages 9103 to 9114, be confirmed.
4. THAT the Confidential Minutes of the Council Meeting held Tuesday, 18 April 2017 pages 305 to 307, be confirmed.

CARRIED 8/2612 - 02/05/2017

4 MAYOR'S REPORT

M8-38

Moved: Alderman Pascoe-Bell
Seconded: Alderman Shutt

THAT Council receives Report Number M8-38.

CARRIED 8/2613 - 02/05/2017

5 REPORT OF DELEGATES

Nil.

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

Nil.

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

Nil.

8 PETITIONS

Nil.

9 DEPUTATIONS/PRESENTATIONS

Nil.

10 CONSIDERATION OF MOTIONS FOR WHICH NOTICE HAS BEEN GIVEN

Nil.



Moved: Alderman Pascoe-Bell
Seconded:

THAT Agenda item 18.1 from the confidential session be moved to the open agenda with the exclusion of Attachment D.

MOTION LAPSED FOR WANT OF A SECONDER

11 COMMITTEE RECOMMENDATIONS

11.1 Governance and Organisation

Moved: Alderman Byrne
Seconded: Deputy Mayor McKinnon

THAT the minutes from the Governance and Organisation Committee meeting held on 13 April 2017, be received and noted and that Council adopts the recommendations made by the Committee and accordingly resolves as follows:-

11.1.1 Review FIN17 Rate Concession Policy GOC/0343

THAT Council adopt the amended FIN17 Rate Concession Policy.

11.1.2 Second Budget Review 2016/17 GOC/0345

THAT Council adopts the 2nd Budget Review 2016/17, pursuant to Section 128 (2) of Local Government Act NT.

CARRIED 8/2614 - 02/05/2017

11.2 Economic Development and Infrastructure

Moved: Alderman Bunker
Seconded: Alderman Byrne

THAT the minutes from the Economic Development and Infrastructure meeting held on 13 April 2017, be received and noted and that Council adopts the recommendations made by the Committee with the exclusion of 11.2.2 and 11.2.3 and accordingly resolves as follows:-

11.2.1 Golden Grove Park Concrete Edge EDI/0496

THAT the provision of a concrete edge to the drain in Golden Grove park as shown in report number EDI/246 be referred to the 2017/18 budget for consideration.

11.2.4 Collection of Waste Bins at Bus Stops EDI/0504

THAT the Chief Executive Officer advise the Department of Infrastructure, Planning and Logistics that Council accepts the shared responsibility for waste bin servicing at existing and future bus stops and seeks that the Department provide a 50% contribution towards these services.

11.2.5 Upgrade of the Starting Blocks in the Palmerston Swimming Pool EDI/0506

THAT the purchase and installation of starting blocks be referred to the 2017/18 Capital Works Budget for consideration.

11.2.6 Temple Terrace Blackspot Projects 2016/2017 EDI/0508

1. THAT Council support reducing the speed limit from 80km/hr to 60km/hr on Temple Terrace from the Intersection of Chung Wah Terrace down to and including the left-hand turn into Essington Avenue, which includes the two outbound and the two inbound lanes.
2. THAT intersection improvement works identified in Report Number EDI/253 be undertaken without further delay.

CARRIED 8/2615 – 02/05/2017

11.2.2 Local Area Traffic Management School Precincts EDI/0498

Moved: Alderman Bunker
Seconded: Alderman Shutt

THAT an application be made to the next round of the Improving Strategic Local Roads Fund grants to undertake the works identified in Report Number EDI/247.

CARRIED 8/2616 – 02/05/2017

11.2.3 Naming of the Park on Lot 10011 Miller Court, Gunn EDI/0502

Moved: Alderman Bunker
Seconded: Alderman Byrne

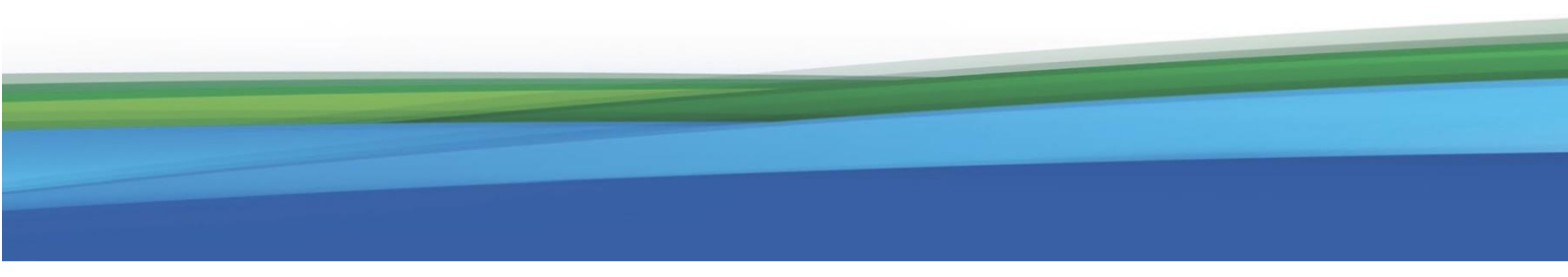
THAT Council advise the Place Names Committee that it strongly supports the previous list of names provided for Miller Court Park on Lot 10011, Miller Court Gunn and seeks that they reconsider the following list of names

- i. Ironwood Park
- ii. Cycad Park
- iii. Stringybark Park

CARRIED 8/2617 – 02/05/2017

11.3 Community Culture and Environment

Nil.



12 INFORMATION AGENDA

12.1 Items for Exclusion

Nil.

12.2 Receipt of Information Reports

Moved: Deputy Mayor McKinnon

Seconded: Alderman Pascoe-Bell

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

CARRIED 8/2618 – 02/05/2017

13 DEBATE AGENDA

13.1 Officer Reports

13.1.1 Development Application PA2017/0138 – Change in landuse of first and second floor from office to hostel (98 beds), roof top terrace additions and changes to the external façade on Lot 2710 (3) Mansfield Street, Palmerston City 8/1154

Moved: Alderman Bunker

Seconded: Deputy Mayor McKinnon

1. THAT Council receives Report Number 8/1154.

CARRIED UNANIMOUSLY 8/2619 – 02/05/2017

Moved: Alderman Bunker

Seconded: Alderman Shutt

2. THAT Council endorses Attachment B to Report Number 8/1154 subject to the following changes:

- a) That the Development Consent Authority be advised that Council supports the proposed development;
- b) That Council's comments regarding carparking capacity be removed from the response letter.

CARRIED 8/2620 – 02/05/2017

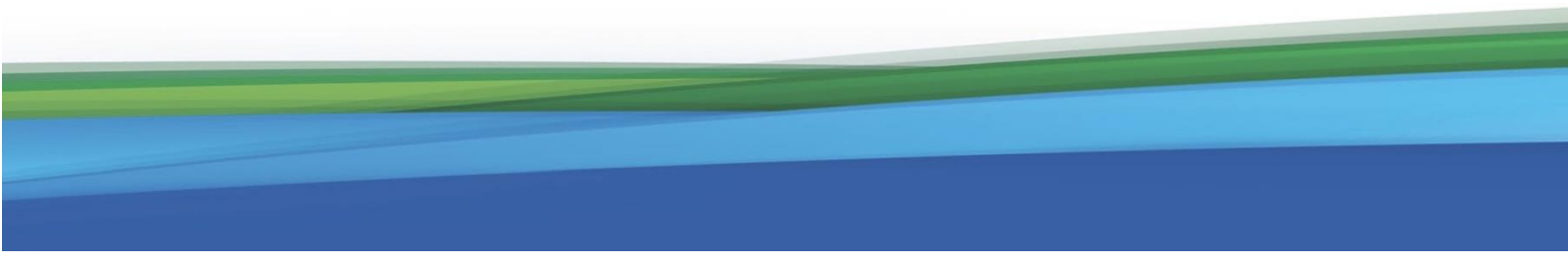
13.1.2 Inclusion for 2016/2017 Fees and Charges – Palmerston Recreation Centre Community Room Hire 8/1156

Moved: Alderman Pascoe-Bell

Seconded: Deputy Mayor McKinnon

1. THAT Council receives Report Number 8/1156.

CARRIED 8/2621 – 02/05/2017



13.1.2 Inclusion for 2016/2017 Fees and Charges – Palmerston Recreation Centre
Community Room Hire (continued) 8/1156

Moved: Deputy Mayor McKinnon
Seconded: Alderman Pascoe-Bell

2. THAT Council adopts the Palmerston Recreation Centre Community Room hire fees and charges, as itemised in Report 8/1156 and include these in the 2016/2017 Fees and Charges Register.

CARRIED 8/2622 – 02/05/2017

13.1.3 Territory Day Fireworks Event in Palmerston 8/1157

Moved: Alderman Pascoe-Bell
Seconded: Deputy Mayor McKinnon

1. THAT Council receives Report Number 8/1157.

CARRIED 8/2623 – 02/05/2017

Moved: Alderman Byrne
Seconded: Alderman Shutt

2. THAT Council make application to NT Government to host a Territory Day Firework display at Goyder Square.
3. THAT Council host an event in conjunction with the Territory Day Firework display at a cost not to exceed the current events budget available.
4. THAT the lighting of public fireworks within the Palmerston City Centre on Territory Day be prohibited.

CARRIED 8/2624 – 02/05/2017

13.1.4 Leasing of Council Property 8/1161

Moved: Alderman Bunker
Seconded: Alderman Pascoe-Bell

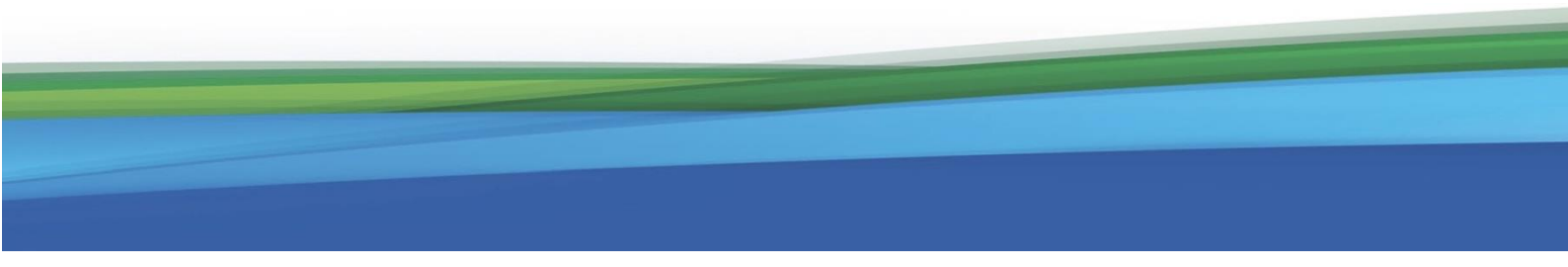
1. THAT Council receives Report Number 8/1161.

CARRIED 8/2625 – 02/05/2017

Moved: Alderman Byrne
Seconded: Alderman Shutt

2. THAT a revised draft Policy AD04 – Lease of Council Property, be referred to the Governance and Organisation Committee.

CARRIED 8/2626 – 02/05/2017



14 CORRESPONDENCE

Nil.

15 RESPONSE TO PREVIOUS QUESTIONS TAKEN ON NOTICE

15.1 Response to Previous Public Questions from Council Meeting held 18 April 2017 8/1158

Moved: Deputy Mayor McKinnon

Seconded: Alderman Shutt

THAT Council receives Report Number 8/1158.

CARRIED 8/2627 – 02/05/2017

16 PUBLIC QUESTION TIME

Donald Young from Bellamack asked in regards to the ombudsman correspondence “what action has the Council taken since receiving the email up until it was made public in regards to advising the members of Council and when were the members of Council made aware of these recommendations?”

The Chair took the question on notice.

17 OTHER BUSINESS

17.1 Local Area Traffic Management School Precinct Works

Moved: Alderman Pascoe-Bell

Seconder:

THAT the Local Area Traffic Management School Precinct Works be referred to the 2017/18 Capital Works Budget for consideration.

MOTION LAPSED FOR WANT OF A SECONDER

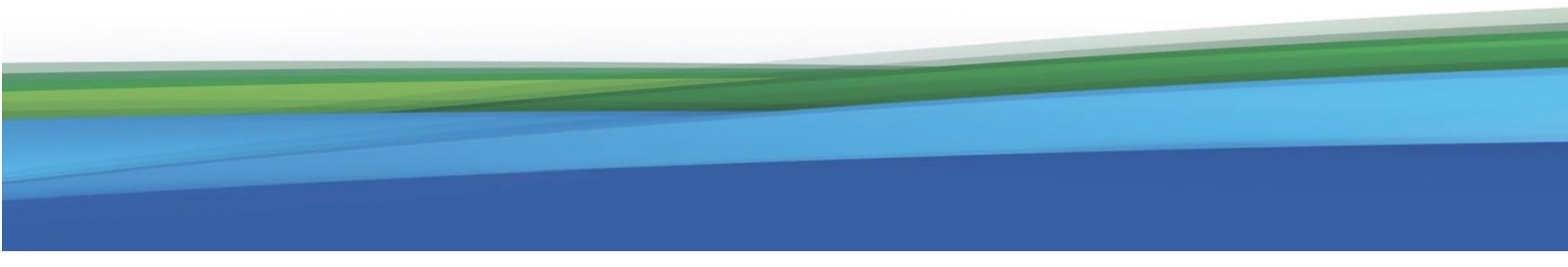
17.2 Action Report Briefing

Moved: Alderman Byrne

Seconded: Alderman Bunker

THAT a briefing be provided on all items contained in the Action Report at the 1st Ordinary Meeting of each month.

CARRIED 8/2628 – 02/05/2017



17.3 Water Tower Lighting Update

Moved: Alderman Byrne

Seconded: Alderman Shutt

THAT Council be provided an update on the lighting of the water tower and this item be included in the Action Report.

CARRIED 8/2629 – 02/05/2017

Alderman Byrne advised he attended the Touch Football NT Titles and acknowledged the good use of Council's sponsorship to Touch Football NT and the positive impact on the grounds and community.

Alderman Shutt informed Council of her attendance at the dawn service held in Adelaide River for ANZAC Day. She also mentioned the Palmerston markets were well attended and noted the additional barriers to protect the gardens within Goyder Square. Alderman Shutt is also presenting at SPUN as a storyteller that will be broadcast on ABC.

18 CONFIDENTIAL REPORTS

Moved: Alderman Byrne

Seconded: Deputy Mayor McKinnon

18.1 City Centre Improvement Special Rate – Results of Consultation

8/1155

1. THAT pursuant to Section 65 of the Local Government Act, Council orders that the public be excluded from the meeting with the exception of the Chief Executive Officer, Director of Corporate Services, Director of Technical Services, 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 City Centre Improvement Special Rate – Results of Consultation and that Council is satisfied that the meeting should be conducted in a place open to the public is outweighed in relation to the matter because receiving, considering and discussing the report and associated documentation involves:

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

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

2. THAT Council orders that the minutes from the Confidential Council meeting held on 2 May 2017, in relation to confidential item number 18.1 City Centre Improvement Special Rate – Results of Consultation, the report and associated documents remain confidential and not available for public inspection for a period of 12 months from the date of this meeting or a lesser period as determined by the Chief Executive Officer.

18.2 Update on Lot 10029

8/1160

1. THAT pursuant to Section 65 of the Local Government Act, Council orders that the public be excluded from the meeting with the exception of the Chief Executive Officer, Director of Corporate Services, Director of Technical Services, 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 18.2 Update on Lot 10029 and that Council is satisfied that the meeting should be conducted in a place open to the public is outweighed in relation to the matter because receiving, considering and discussing the report and associated documentation involves:

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

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

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

2. THAT Council orders that the minutes from the Confidential Council meeting held on 2 May 2017, in relation to confidential item number 18.2 Update on Lot 10029, the report and associated documents remain confidential and not available for public inspection for a period of 2 years from the date of this meeting or a lesser period as determined by the Chief Executive Officer.

18.3 Street Lighting Condition Report

8/1159

1. THAT pursuant to Section 65 of the Local Government Act, Council orders that the public be excluded from the meeting with the exception of the Chief Executive Officer, Director of Corporate Services, Director of Technical Services, 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 18.3 Street Lighting Condition Report and that Council is satisfied that the meeting should be conducted in a place open to the public is outweighed in relation to the matter because receiving, considering and discussing the report and associated documentation involves:

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

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

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

2. THAT Council orders that item number 18.3 Street Lighting Condition associated documents

remain confidential and not available for public inspection.

18.4 Notice of Motion to Amend – Tender for the Palmerston Swimming and Fitness Centre

1. THAT pursuant to Section 65 of the Local Government Act, Council orders that the public be excluded from the meeting with the exception of the Chief Executive Officer, Director of Corporate Services, Director of Technical Services, 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 Notice of Motion to Amend and associated documents in relation to confidential agenda item 18.4 Notice of Motion to Amend – Tender for the Palmerston Swimming and Fitness Centre and that Council is satisfied that the meeting should be conducted in a place open to the public is outweighed in relation to the matter because receiving, considering and discussing the report and associated documentation involves:

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

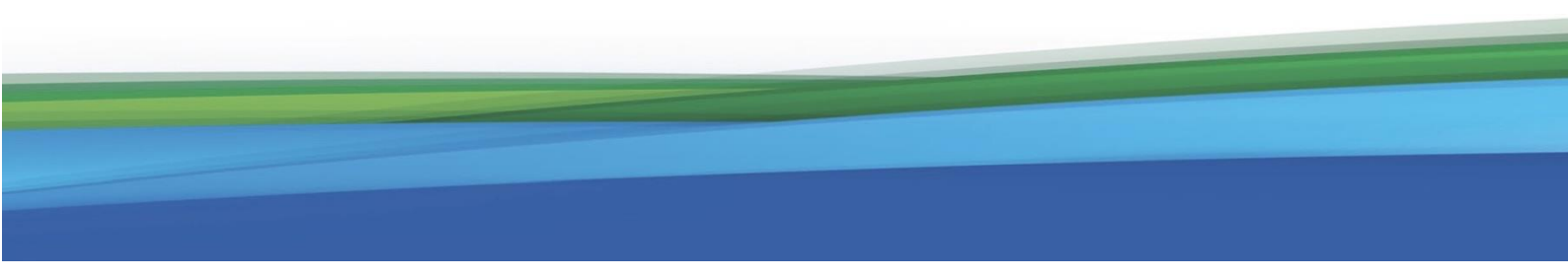
- (i) cause commercial prejudice to, or confer an unfair commercial advantage on, any person; or

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

2. THAT Council orders that the minutes from the Confidential Council meeting held on 2 May 2017, in relation to confidential item number 18.4 Notice of Motion to Amend – Tender for the Palmerston Swimming and Fitness Centre, the Notice of Motion to Amend 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 8/2630 – 02/05/2017

The meeting moved into the Confidential Session at 8:19pm



18.5 Moving decisions from the Confidential Session into the Open Session

4.1 City Centre Improvement Special Rate – Results of Consultation 8/1155

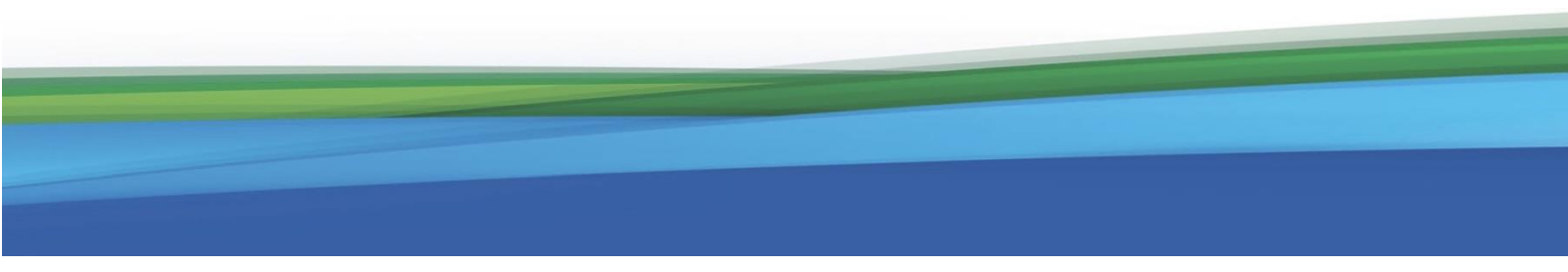
1. THAT Council receives Report Number 8/1155.
2. THAT Council set its Proposed City Centre Improvement Special Rate at \$200 per carpark shortfall bay for 2017/18.
3. THAT Council set a proposed City Centre Improvement Special Rate for inclusion in its draft Municipal Plan 2017-2022.
4. THAT the consultation period during which time comments on the City Centre Improvement Special Rate can be made remain open until such time as the closure of consultation on the Municipal Plan 2017-2022.
5. THAT Report Number 8/1155 and resolutions with the exception of Attachment D be brought back into the open session.

4.4 Notice of Motion to Amend – Tender for the Palmerston Swimming and Fitness Centre

1. THAT Resolution Number 8/2397 be amended to:
 - THAT Council inform the YMCA Top End that the Palmerston Recreation Facilities Management Contract will not be renewed;
 - THAT Council call tender for the management of the Palmerston Swimming and Fitness Centre.
2. THAT the resolutions only come back to the open session.

19 CLOSURE

Meeting closed at 11.07pm



ITEM NUMBER: 18.1 City Centre Improvement Special Rate – Results of Consultation

FROM: Director of Technical Services

REPORT NUMBER: 8/1155

MEETING DATE: 2 May 2017

Municipal Plan:

2. Economic Development

2.3 City Planning

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

Summary:

Council resolved at its ordinary meeting held on 21 March 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

The following report presents the results of the consultation.

RECOMMENDATION

1. THAT Council receives Report Number 8/1155.
2. THAT the consultation period during which time comments on the City Centre Improvement Special Rate can be made remain open until such time as the closure of consultation on the Municipal Plan 2017-2022.
3. THAT Council set a proposed City Centre Improvement Special Rate for inclusion in its draft Municipal Plan 2017-2022.
4. THAT Report Number 8/1155 with the exception of Attachment D be brought back into the open session.

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General:

Consultation on the Special City Centre Improvement Special Rate commenced on 30 March 2017 with announcements being placed on Council's website and social media page. **Attachment A.**

An advertisement was placed in the NT News on 30 March and 13 April 2017. **Attachment B.**

Letters to the City Centre land owners were sent out on 29 March 2017. 8 owners responded to Council's request for comment by the close off date of 24 April 2017.

A summary of issues/comments raised by respondents is shown in **Attachment C.** Written responses from respondents are contained in **Attachment D.**

Financial Implications:

A special rate imposed on the properties within the City Centre can be struck under section 156 of the Local Government Act. It has been proposed that the rate would be applied to carpark shortfalls currently applying to each property. The shortfalls have been calculated as the difference between the number of bays provided by each property less the number of bays generated by each property in accordance with the generation rates of the NT Planning Scheme. No waiving of bays would be granted for items like cross utilisation or public transport convenience.

Special rates

- (1) A [council](#) may at any time declare [rates](#) for a particular purpose (*special rates*).
- (2) If special [rates](#) are imposed for the benefit of a particular part of the [area](#), they may be limited to [allotments](#) within the relevant part of the [area](#).
- (3) A declaration under this section must:
 - (a) state the purpose for which the special [rates](#) are imposed; and
 - (b) state the amount to be raised; and
 - (c) state the basis of the special [rates](#); and
 - (d) state whether the special [rates](#) are imposed on rateable property generally, or on rateable property within a particular part of the [area](#) and, if they are limited to a particular part of the [area](#), identify the relevant part.

Legislation/Policy:

Local Government Act
 Palmerston City Centre Parking Strategy
 Community Consultation Policy COMM003

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

Schedule of Attachments:

Attachment A: Media release and announcements made on Council's website and social media.

Attachment B: Public Notice advertised in the NT News on 30 March and 13 April 2017.

Attachment C: Summary of issues/comments raised by respondents.

Attachment D: Written responses from respondents.





Public Consultation - City Centre Improvement Levy

Council is considering the implementation of a special annual levy for City Centre properties as a means of raising the revenue required to fund improvements in the City Centre; including carparking improvements.

Council recognises that City Centre users also have a responsibility to contribute to carparking costs. In conjunction with the City Centre Improvement Levy hourly and daily parking bay charges will be introduced. Council seeks to determine the balance between annual levy incomes and parking bay charges that will provide a sustainable income stream for the ongoing improvement of its City Centre and the provision of CBD carparking.

Council proposes to enact a levy on property owners within the City Centre, which equitably allocates the costs associated with providing parking and other improvements aimed at supporting the many City Centre businesses.

It is a method that will result in adequate funding being identified for the provision and planning of future car parking, and for the ongoing development of the City Centre public space, to the benefit of all stakeholders, and one that allows for longer term payment rather than an up-front commitment.

The City Centre Improvement Levy will be responsive to changes in the community's use of vehicles over time and can decline in annual value, should commuters and shoppers choose more sustainable forms of transport, such as walking, riding, or bussing to the City Centre.

This special levy will apply only to the properties in Palmerston City Centre, not suburban residential, commercial and industrial properties.

This initiative is identified in Council's City Centre Parking Strategy. The Strategy can be viewed here (http://www.palmerston.nt.gov.au/__data/assets/pdf_file/0007/16567/PCCParkingStrategy-2015_Final.pdf).

At this time Council has not resolved what the levy rate will be. Council has indicated that, if levied, the charge will be based on the value of the car park shortfall at the property. Car park shortfall will be calculated as the difference between the number of bays provided at the property and the number of bays required by the property in accordance with the generation rates given in Table 6.5.1 columns 1 and 2 of the NT Planning Scheme.

Council is seeking feedback on how the proposed City Centre Improvement Levy may impact the community, and whether it is supported as a means of funding improvements in the City Centre.

Written submissions addressed to the Chief Executive Officer can be sent via the following methods:

- Email: palmerston@palmerston.nt.gov.au
- Post: PO Box 1, Palmerston NT 0830
- Delivered in person to Council's Office - cnr University Ave & Chung Wah Tce

All submissions must be received by 5pm, Monday 24 April 2017.



A Place for People

Council Offices

Civic Plaza, First Floor
2 Chung Wah Terrace,
Palmerston, NT, 0831

P 08 8935 9922 (tel:0889359922) (24 hour service)

F 08 8935 9900 (tel:0889359900)

E palmerston@palmerston.nt.gov.au

(mailto:palmerston@palmerston.nt.gov.au)

Office Hours

8.15am - 5.00pm Monday to Friday
Closed public holidays

Palmerston Library

Goyder Square, The Boulevard
Palmerston, NT, 0831

P 08 8935 9999 (tel:0889359999)

F 08 8935 9998 (tel:0889359998)

E library@palmerston.nt.gov.au

(mailto:library@palmerston.nt.gov.au)

Opening Hours

Monday - Thursday 10am - 6pm
Friday 12pm - 8pm
Saturday 10am - 1pm
Sunday 1pm - 4pm
Closed public holidays

Palmerston Recreation Centre

11 The Boulevard
Palmerston, NT, 0831

P 08 8935 9777 (tel:0889359777)

F 08 8931 0122 (tel:0889310122)

E topendmember@ymca.org.au

(mailto:topendmember@ymca.org.au)

Opening Hours

Monday - Friday 6am - 8pm
Saturday 8am - 3pm
Sunday 9am - 1pm
Public holidays 9am - 1pm

Facebook Post



City of Palmerston

April 12 at 1:17pm · 🌐

Min Attachment Page 9130

Consultation on the implementation of a City Centre Improvement Levy is open for feedback. We encourage you to have your say before April 24. Details at <http://bit.ly/2oEwHDZ>

PUBLIC CONSULTATION CITY CENTRE IMPROVEMENT LEVY



Public Consultation - City Centre Improvement Levy - City of Palmerston

Council is considering the implementation of a special annual levy for City Centre properties as a means of raising the revenue required to fund improvements in...

PALMERSTON.NT.GOV.AU

Thursday 30 March 2017

Public Consultation City Centre Improvement Levy

Council is considering the implementation of a special annual levy for City Centre properties as a means of raising the revenue required to fund improvements in the City Centre; including carparking improvements.

Council recognises that City Centre users also have a responsibility to contribute to carparking costs. In conjunction with the City Centre Improvement Levy hourly and daily parking bay charges will be introduced. Council seeks to determine the balance between annual levy incomes and parking bay charges that will provide a sustainable income stream for the ongoing improvement of its City Centre and the provision of CBD carparking.

Council proposes to enact a levy on property owners within the City Centre, which equitably allocates the costs associated with providing parking and other improvements aimed at supporting the many City Centre businesses.

It is a method that will result in adequate funding being identified for the provision and planning of future car parking, and for the ongoing development of the City Centre public space, to the benefit of all stakeholders, and one that allows for longer term payment rather than an up-front commitment.

The City Centre Improvement Levy will be responsive to changes in the community's use of vehicles over time and can decline in annual value, should commuters and shoppers choose more sustainable forms of transport, such as walking, riding, or bussing to the City Centre.

This special levy will apply only to the properties in Palmerston City Centre, not suburban residential, commercial and industrial properties.

This initiative is identified in Council's City Centre Parking Strategy, which can be viewed at www.palmerston.nt.gov.au.

City of Palmerston Mayor Ian Abbott assures the community they have the opportunity to provide feedback about city planning and service provision.

"Council is consulting with all City Centre business owners and property owners. We then determine the impact that an annual levy may have on City Centre based businesses, residents and development owners", he said.

At this time Council has not resolved what the levy rate will be. Council has indicated that, if levied, the charge will be based on the value of the car park shortfall at the property. Car park shortfall will be calculated as the difference between the number of bays provided at the property and the number of bays required by the property in accordance with the generation rates given in Table 6.5.1 columns 1 and 2 of the NT Planning Scheme.

Council is seeking feedback on how the proposed City Centre Improvement Levy may impact the community, and whether it is supported as a means of funding improvements in the City Centre.

Written submissions addressed to the Chief Executive Officer can be sent via the following methods:

- Email: palmerston@palmerston.nt.gov.au
- Post: PO Box 1, Palmerston NT 0830
- Delivered in person to Council's Office - cnr University Ave & Chung Wah Tce

All submissions must be received by 5pm, Monday 24 April 2017.

- ENDS -

Media Contact

Samantha Abdic

08 8935 9922

samantha.abdic@palmerston.nt.gov.au



PUBLIC CONSULTATION

Special City Centre Rate

Council is considering the implementation of a special rate for City Centre Properties. This will apply to the properties in Palmerston City Centre not general residential, commercial and industrial properties. This initiative is identified in Council's City Centre Parking Strategy, available at www.palmerston.nt.gov.au

At this time Council has not resolved what the charge will be. Council has indicated that if levied the charge will be based on the value of the car park shortfall at the property. Car park shortfall will be calculated as the difference between the number of bays provided at the property and the number of bays generated by the property in accordance with the generation rates given in Table 6.5.1 columns 1 and 2 of the NT Planning Scheme.

Council is seeking feedback on how this special rate may impact the community and whether it is supported as a means of funding improvements in the City Centre.

Submissions addressed to the Chief Executive Officer can be sent via:

- Email - palmerston@palmerston.nt.gov.au
- Mail - PO Box 1, Palmerston NT 0831
- Delivered to Council's Office - cnr University Ave & Chung Wah Tce

Submissions close 5pm, Monday 24 April 2017.

Ricki Bruhn

Chief Executive Officer



	Comment	Staff Response	Staff Recommendation
1	Charging for parking in the city centre is inappropriate. Vehicle users will not pay the charge. The weather makes it difficult to cycle and busses are too intermittent to use.	The City Centre special rate is only applied to land owners. It is not a direct charge to car users.	That council note the comment made.
2	We own two lots and we net the carparking shortfall off across the two lots. Will this be allowed to continue?	If the carparking consent between each lot is registered on the titles then carparking can be netted off across multiple lots.	That reductions in parking shortfall for sites only be permitted where an entitlement exists on the title to the land.
3	Property owners will simply pass the charges on to clients and customers as part of their business overheads.	Not all property owners will have charges. Passing the charges on to tenants will be a business decision based on market competition.	That council note the comment made.
4	The proposed levy for property owners seems at odds with current planning practices discouraging vehicles in the CBD areas and encouraging walkable CBD's by penalising motorists. Why wouldn't CoP instead plan and implement from within their current resources a walkable, cycle friendly CBD with additional bus lanes within the CBD rather than letting the public demand drive it?	The special rate is not only for the provision of carparking but also for other improvements to the City Centre. The special rate offers Council flexibility to adjust the annual charge in response to its annual financial needs. Should parking demand reduce due to Council's initiatives then resources can be directed to other City Centre Master Plan activities like cycle paths and bus needs or the special rate can be reduced. Council is seeking to establish a user pay system within the City Centre Infrastructure demand will be met by parking charges and a land owner special rate.	That council note the comment made.
5	I would rather see the CoP invest their energies into concentrating their time and resources into the same level of planning and upkeep in the Palmerston suburbs - especially focussing on the roads, paths and parks. On first glance they are simply neglected.	At the 2015 customer satisfaction survey the community returned a satisfaction level of 111.82 for Recreation and 106.65 for Assets and Infrastructure. A score of 100 indicates that the community is "satisfied" with the performance of Council. City Planning, which includes the implementation of the City Centre Master Plan, scored 80.22	That council note the comment made.
6	The planning authority at the time of construction of my building actively discouraged the provision of on-site carparking. ... We object to the impact of an additional rate and tax burden.	The special rate is being applied in accordance with the Local Government Act not the Planning Act. While the carparking generation rates model from the NTPS have been adopted at this time it is only used to proportion the liability for city centre improvements to the owners of city centre properties.	That council note the comment made
7	We note that the CoP's own strategy quotes a number of authorities, the preeminent one being Shoup, a distinguished Research Professor of Urban Planning. Shoup's seminal work "THE High Cost of Free Parking" recommends that cities should charge fair market prices for on-street parking and use the meter revenue to finance public services in the metered neighbourhoods and discourage off-street parking on development sites. The CoP parking strategy seems to completely ignore this recommendation.	Council recognised in adopting its parking strategy that both users and land owners of the City Centre gain a benefit from the area and as such should contribute to the areas ongoing development and costs. The special rate, while based on a parking shortfall model, is not solely intended to fund carparking. Its intent is to financially assist in rolling out the improvement identified in the City Centre Master Plan.	That council note the comment made.
8	<p>..... the CoP Parking Strategy should take into account:</p> <ul style="list-style-type: none"> • The easily predictable economic forces and knock-on implications. • The need to create a level commercial playing field. • The abuse of statutory powers can lead to the impression of a desperate gun hoe authority which is unpredictable and anti-business, anti-investment, especially small local business. • The long term effects on new investments and replenishing 'plough back' investment. • The impact that Woolworths Bakewell, The Gateway and Coolalinga Shopping Centres will have on the Palmerston City Centre. • The introduction of new rates/taxes, regardless of the rationale should not be visited upon a business group facing unprecedented competition. <p>The introduction of a new rate/tax on existing group of local business & investors whilst providing concessions to new entrants and investors which are in the main not local is most likely to be counter-productive at several levels.</p>		It is recommended that Council give specific consideration to these economic factors when determining the value of the special rate.
9	The consultation period has been too short	This is the first round of consultation. If council resolves to include a special rate in its Municipal Plan 2017-2022 then a further formal consultation period of 3 weeks will be associated with the Municipal Plan prior to a plan being adopted. Furthermore, any comments received between now and when the Municipal Plan consultation ends can be included in the officer's report on the Municipal Plan consultation.	It is recommended that consultation continue on this matter up until the close of consultation on the Municipal Plan 2017-2022.

	Comment	Staff Response	Staff Recommendation
10	Rents will go up. Customers will go elsewhere. Paid car parking will affect business	The value of rents is a commercial decision made by the lessor. Properties with no shortfall will not receive a charge. Customers will not directly receive the charge for the special rate	That council note the comment made.
11	What will the value of the special rate be ?	The council has not set a value for the special rate yet	That council note the comment made.
12	Council previously agreed to our site having a surplus of parking now it is saying it has a deficit	Council is not the Planning Authority and therefore has not approved parking numbers in developments. The City Centre Special Rate is implemented under the Local Government Act and is independent of past planning decisions of the Planning Authority	That council note the comment made.

CITY OF PALMERSTON

**Minutes of Confidential Council Meeting
held in Council Chambers, Civic Plaza, Palmerston
on Tuesday, 5 April 2016 at 7.28pm**

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 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

Alderman Geoff Carter – Apology

ACCEPTANCE OF APOLOGIES AND LEAVE OF ABSENCE

Moved: Alderman Pascoe- Bell
Seconded: Deputy Mayor McKinnon

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

CARRIED 8/1912–05/04/2016

3. DEPUTATIONS / PRESENTATIONS

Nil

4. OFFICER REPORTS

4.1 Application – Remission of Interest 107440 8/0849

Moved: Alderman Bunker
Seconded: Alderman Pascoe-Bell

1. THAT Council receives Report Number 8/0849.
2. THAT Council approves the remission of interest for the period 1 March 2016 to 30 June 2016 under financial hardship policy FIN17.

CARRIED 8/1913–05/04/2016

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

8/0854

**TO REMAIN IN CONFIDENTIAL AS PER RESOLUTION OF COUNCIL 8/1911 MINUTE
BOOK PAGE 8534**

5. MOVE TO OPEN

Moved: Deputy Mayor McKinnon
Seconded: Alderman Pascoe-Bell

THAT the Council move into the open session.

CARRIED 8/1922–05/04/2016

The meeting moved to the Open Session at 8.31pm

(Chair)

ITEM NO. 18.1 **Application – Remission of Interest 107440**

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

REPORT NUMBER: **8/0849**

MEETING DATE: **5 April 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 107440.

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

Council is asked to consider the remission of interest.

Background:

The owner of this residential property is claiming financial hardship and has 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 owner had successfully applied and been granted a rates concession but the original application from Somerville only requested the remission of interest for three months until the ratepayers have secured employment. After advising Somerville that the concession had expired, Somerville have asked to extend the concession and have advised that the ratepayers situation hasn't improved and they continue to experience unemployment and health issues.

General:

The ratepayer has owned this property since 2011 and during this time rates instalments have been intermittently overdue. The owners had successfully maintained a payment arrangement under the previous hardship concession of \$25 per week and wishes for this arrangement to continue.

The previous rates concession expired on 29 February 2016 and it is suggested to grant a further rate concession from that date.

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

Financial Implications:

Interest remission calculated at 18% pa from 1 March 2016 until 30 June 2016 equates to approximately \$157.

Policy Legislation:

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

Part 11.7 Interest on unpaid rates

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

RECOMMENDATION

1. THAT Council receives Report Number 8/0849.
2. THAT Council approves the remission of interest for the period 1 March 2016 to 30 June 2016 under 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

CITY OF PALMERSTON

**Minutes of Confidential Council Meeting
held in Council Chambers, Civic Plaza, Palmerston
on Tuesday, 19 April 2016 at 8.24pm**

RELEASED TO THE PUBLIC RECORD

1. PRESENT

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

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

Deputy Mayor Seranna Shutt – Apology

ACCEPTANCE OF APOLOGIES AND LEAVE OF ABSENCE

Moved: Alderman Carter
Seconded: Alderman McKinnon

THAT the apology received from Deputy Mayor Shutt be received and granted.

CARRIED 8/1947–19/04/2016

3. DEPUTATIONS / PRESENTATIONS

Nil

4. OFFICER REPORTS

4.1 Application – Remission of Interest 100114

8/0859

Moved: Alderman Bunker
Seconded: Alderman Pascoe-Bell

1. THAT Council receives Report Number 8/0859.
2. THAT Council approves the remission of interest for the period 1 April 2016 to 30 June 2016 under financial hardship policy.

CARRIED 8/1948–19/04/2016

4.2 Application – Rates Concession for Assessment 102017

8/0861

Moved: Alderman Bunker
Seconded: Alderman Byrne

1. THAT Council receives Report Number 8/0861.
2. THAT Council approves the remission of interest for the period 5 April 2016 to 30 June 2016 for assessment 102017 under the conditions of financial hardship policy FIN17.

CARRIED 8/1949–19/04/2016

4.3 Internal Audit Committee Call for Independent Representative

8/0864

TO REMAIN IN CONFIDENTIAL AS PER RESOLUTION OF COUNCIL 8/1946 MINUTE BOOK PAGE 8549.

5. MOVE TO OPEN

Moved: Alderman Carter
Seconded: Alderman McKinnon

THAT the Council move into the open session.

CARRIED 8/1953–19/04/2016

The meeting moved to the Open Session at 8.37pm

(Chair)

ITEM NO. 18.1 **Application – Remission of Interest 100114**

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

REPORT NUMBER: **8/0859**

MEETING DATE: **19 April 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 100114.

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

Council is asked to consider the remission of interest.

Background:

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

The owner had successfully applied and been granted a rates concession but the original application from Anglicare only requested the remission of interest until 31 March 2016, until the ratepayer had sold property. After advising Anglicare that the concession had expired, Anglicare have asked to extend the concession and have advised that the ratepayers situation hasn't changed. The property hasn't sold as anticipated and the owner continues to experience hardship.

General:

The ratepayer has owned this property since 2004 and rates instalments have been overdue since 2013. The owner has successfully maintained a payment arrangement under the previous hardship concession of \$150 per fortnight and wishes for this arrangement to continue.

The previous rates concession expired on 31 March 2016 and it is suggested that we reinstate this rates concession from that date. Anglicare provided notice to us on 4 April 2016 that the ratepayer wishes to continue on the concession.

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

Financial Implications:

Interest remission calculated at 18% pa from 1 April 2016 until 30 June 2016 equates to approximately \$166.

Policy Legislation:

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

Part 11.7 Interest on unpaid rates

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

RECOMMENDATION

1. THAT Council receives Report Number 8/0859.
2. THAT Council approves the remission of interest for the period 1 April 2016 to 30 June 2016 under financial hardship policy.

Recommending Officer:

Mr Ben Dornier, Director of Corporate & Community Services

Any queries on this report may be directed to Ben Dornier, Director of Corporate & Community Services on telephone (08) 8935 9922 or email ben.dornier@palmerston.nt.gov.au.

Schedule of Attachments:

Nil

ITEM NO. 18.2 **Application – Rates Concession for Assessment 102017**

FROM: Director of Corporate and Community Services
REPORT NUMBER: 8/0861
MEETING DATE: 19 April 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 102017.

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 102017 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 has fallen 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 5 April 2016 to the end of financial year with a repayment plan of \$25 per fortnight.

General:

The ratepayer has owned the property since 2008 and rates have only recently fallen overdue since third instalment. The owner had been keeping up with his instalments up until January. Somerville has advised that the ratepayer can 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 5 April 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 5 April 2016 until 30 June 2016 equates to approximately \$41.

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 8/0861.

2. THAT Council approves the remission of interest for the period 5 April 2016 to 30 June 2016 for assessment 102017 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