

## **CITY OF PALMERSTON**

**Notice of Council Meeting  
To be held in Council Chambers, Civic Plaza, Palmerston  
On Tuesday, 3 November 2015 at 6:30pm**

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### **AGENDA**

#### **Audio Disclaimer**

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

#### **1. PRESENT**

#### **2. APOLOGIES**

Mayor Abbott – On Council Business

#### **ACCEPTANCE OF APOLOGIES AND LEAVE OF ABSENCE**

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

#### **3. CONFIRMATION OF MINUTES**

##### **RECOMMENDATION**

1. THAT the minutes of the Council Meeting held Tuesday, 20 October 2015 pages 8287 to 8306, be confirmed.
2. THAT the Confidential minutes of the Council Meeting held Tuesday, 20 October 2015 pages 194 to 196, be confirmed.

#### **4. MAYOR'S REPORT**

#### **5. REPORT OF DELEGATES**

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

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

**8. PETITIONS**

**9. DEPUTATIONS / PRESENTATIONS**

**10. CONSIDERATION OF MOTIONS FOR WHICH NOTICE HAS BEEN GIVEN**

**11. COMMITTEE RECOMMENDATIONS**

**11.1 Governance and Organisation**

Nil

**11.2 Economic Development and Infrastructure**

Nil

**11.3 Community Culture and Environment**

*Consideration of committee recommendation from the Community, Culture and Environment meeting held on 7 October 2015.*

**11.3.1 Joy Anderson Centre**

**CCE/0445**

THAT Council approve the grant in the amount of \$8,000 to Alzheimer's NT.

**12. INFORMATION AGENDA**

**12.1 Items for Exclusion**

**12.2 Receipt of Information Reports**

**RECOMMENDATION**

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

**12.3 Officer Reports**

**12.3.1 Action Report**

**8/0766**

### **13. DEBATE AGENDA**

#### **13.1 Officer Reports**

- |        |   |        |
|--------|---|--------|
| 13.1.1 | Subdivision to create 205 residential lots and 1 public open space lot in 3 stages, and a side setback plan (Zuccoli Stage 3 & 4 - sub-stage 2) on Lot 12432, Zuccoli Parade and Lot 4251 (575) Roystonea Avenue, Zuccoli | 8/0767 |
| 13.1.2 | Annual Report 2014/2015   | 8/0768 |
| 13.1.3 | Rate Concession Application Assessment 103970   | 8/0769 |
| 13.1.4 | Goyder Square Stage 2 – Concrete  | 8/0771 |

### **14. CORRESPONDENCE**

### **15. RESPONSE TO PREVIOUS QUESTIONS TAKEN ON NOTICE**

### **16. PUBLIC QUESTION TIME**

*At the invitation of the Chair*

### **17. OTHER BUSINESS – ALDERMAN REPORTS**

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

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

### **18. CONFIDENTIAL REPORTS**

- |  |               |
|--|---------------|
| <b>18.1 Power to Sell Land – Various Assessments</b> | <b>8/0770</b> |
|--|---------------|

#### **RECOMMENDATION**

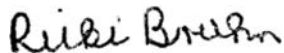
1. THAT pursuant to Section 65 of the Local Government Act, Council orders that the public be excluded from the meeting with the exception of the Chief Executive Officer, Director of Technical Services, Acting Director of Corporate Services, Acting Director of Community Services and Minute Secretary 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 Power to Sell Land – Various Assessments 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 3 November 2015, in relation to confidential item number 18.1 Power to Sell Land – Various Assessments and the report and associated documentation remain confidential and not available for public inspection for a period of 12 months from the date of this meeting or a lesser period as determined by the Chief Executive Officer.

## 19. CLOSURE



**Ricki Bruhn**  
**Chief Executive Officer**

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

**ITEM NO.**      12.3.1      **Action Report**

**FROM:**                      Chief Executive Officer

**REPORT NUMBER:**      8/0766

**MEETING DATE:**        3 November 2015

**Municipal Plan:**

**4. Governance & Organisation**

**4.3 People**

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

**Summary:**

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

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

			Planning to inform the NT Government of the public consultation process for the Draft City Centre Master Plan "package", prior to lodgement of the formal rezoning application with the Minister in 2015.	
8/1434	03/03/2015	Small lot subdivisions	Council approach the Shadow Minister for Lands and Planning requesting a meeting in regards to small lot subdivisions	Meeting to be rescheduled.
8/1653	01/09/2015	Fencing of playgrounds in parks	A report be presented to the Economic Development and Infrastructure Committee detailing the costs for fencing of playgrounds in parks that front collector, sub-arterial or arterial roads.	Report expected to be available at the November EDI meeting.
8/1664		Part Lot 8576 Stuart Highway Yarrowonga	Council seek an independent valuation on the land shown in Attachment B to Report Number 8/0738 as lots 3 and 4.	Valuation underway.
8/1666		The Heights Durack Eastern Collector Road	Mayor and CEO to be delegated the ability to apply Council's seal and to sign all documents for the establishment of a road access easement on Lot 11504, 80 University Avenue, Durack	Awaiting construction and transfer documents from developer.
8/1687	06/10/2015	Goyder Square Traders Meeting	<p>Council continues to undertake the following actions to assist the Goyder Square traders during Stage 2 of the Goyder Square redevelopment:</p> <ul style="list-style-type: none"> <li>a) Daily advertisements on the Library Big Screen TV stating generically that traders are open for business.</li> <li>b) Placement of signage on the project fencing advertising that traders are open for business.</li> <li>c) Continued regular project updates to traders.</li> <li>d) Continued media coverage on radio and in print stating generically that Goyder Square traders are open for business.</li> <li>e) Support for the continued overnight security presence at the site.</li> </ul>	On-going compliance to Council's resolution.

8/1695	06/10/2015	Streetlights Assets – Points of Clarification/Capital Charges	<p>A report to be presented to Council regarding the following:-</p> <ul style="list-style-type: none"> <li>- As the Power and Water Authority denies owning the asset, when a subdivision is signed off who actually signs for the ownership of the power poles;</li> <li>- A legal opinion regarding depreciation if Power and Water Authority do not own the asset how can they charge depreciation on an asset they do not own;</li> <li>- If a streetlight is over 20 years how can they charge depreciation on an item that is fully depreciated;</li> <li>- Once a streetlight reaches 20 years will they consider the asset written down and not charge any further depreciation;</li> <li>- Council is being charged on a per unit basis, can we work out what the actual cost per kilowatt is based on the running times of the light;</li> <li>- Financial implications to ratepayers;</li> <li>- Information to establish a committee/provide consultation with rate payers on whether if the charge is levied they would like an increase in rates or a reduction in services or a combination of both. If it is a reduction of services then which services would they like to see reduced.</li> </ul>	Responses have been requested from PWC.
8/1707	20/10/2015	Bi-Annual Council Meetings in Community Venue	Council to trial the holding of two Council meetings in 2016 in community venues with a budget allocation of \$4,600.	Meetings will be scheduled in line with Chambers roof repairs approximately March 2016.
8/1707	20/10/2015	Policy Review Community Consultation Policy	Council to undertake a City Wide Level 1 Consultation on the Draft Community Consultation Policy.	Community Consultation underway. Placed on website, in the NT News, on Social Media and sent out to networks. Consultation open 28 <sup>th</sup> October – 23 <sup>rd</sup> December 2015.

8/1708	20/10/2015	Affixation of Common Seal – Establish a Public Right of Way Easement over Lot 11510	Mayor and CEO are granted consent to sign and seal all required documents to establish a public right of way easement over Lot 11510 Town of Palmerston.	Completed
8/1709 8/1710	20/10/2015	Johnston Heritage Site Fence	<ul style="list-style-type: none"> <li>- Council are to inform the CE of the DLPE, that it supports the removal of Condition 19 of Planning Permit DP09/0920.</li> <li>- CEO to write to the developer of the Johnston Subdivision, seeking that the value of the fence be made available to Council as a contribution towards providing indented on-street parking on Lind Road</li> </ul>	CE of DLPE advised letter sent to Developer requesting a contribution to indented parking costs.
8/1714	20/10/2015	Joy Anderson Centre	CEO to write to the Dept. of Housing, to seek consideration for the freehold title of the Joy Anderson Centre, to be transferred to the City of Palmerston as a community asset.	Letter has been forwarded.
8/1715	20/10/2015	Goyder Walking Trail in Palmerston	<ul style="list-style-type: none"> <li>- Council are to investigate developing a “Goyder Walking Trail” within the City of Palmerston with a view to establishing appropriate walking trail infrastructure and interpretive signage.</li> <li>- Council will initiate discussions with the City of Darwin and Litchfield Council to develop an integrated Goyder Walking Trail across the three municipalities.</li> <li>- Council seek funding under appropriate Federal and Northern Territory Government funding programs that are available to fund the Goyder Walking Trail project.</li> <li>- Council will investigate the development of an annual Goyder Walking Trail Event in the City of Palmerston to commence in February 2016 as part of the Northern Territory Heritage Week</li> </ul>	Initial discussion with Heritage Branch has taken place.



8/1717	20/10/2015	Tender TS2015/09 – Reseal Various Roads 2015-2016	Mayor and CEO are granted consent to sign and seal all required contract documentation for the Contract TS2015/09 – Reseal Various Roads 2015- 2016.	Completed
8/1718	20/10/2015	Christmas and New Year Meeting Dates 2015-2016	Public notice to be provided of the changes to meeting dates.	Public notice will be sent out end of November 2015.
8/1721	20/10/2015	Tender TS2015/11 – Cleaning City of Palmerston Buildings and Facilities	Mayor and CEO are granted consent to sign and seal all required contract documentation for the Contract TS2015/11 – Cleaning City of Palmerston Buildings and Facilities.	Completed

## **RECOMMENDATION**

THAT Council receives Report Number 8/0766.

**Recommending Officer:** Ricki Bruhn, Chief Executive Officer

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

**ITEM NO.** 13.1.1      Subdivision to create 205 residential lots and 1 public open space lot in 3 stages, and a side setback plan (Zuccoli Stage 3 & 4 - sub-stage 2) on Lot 12432, Zuccoli Parade and Lot 4251 (575) Roystonea Avenue, Zuccoli

**FROM:** Director of Technical Services

**REPORT NUMBER:** 8/0767

**MEETING DATE:** 3 November 2015

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**Municipal Plan:**

**3. Environment & Infrastructure**

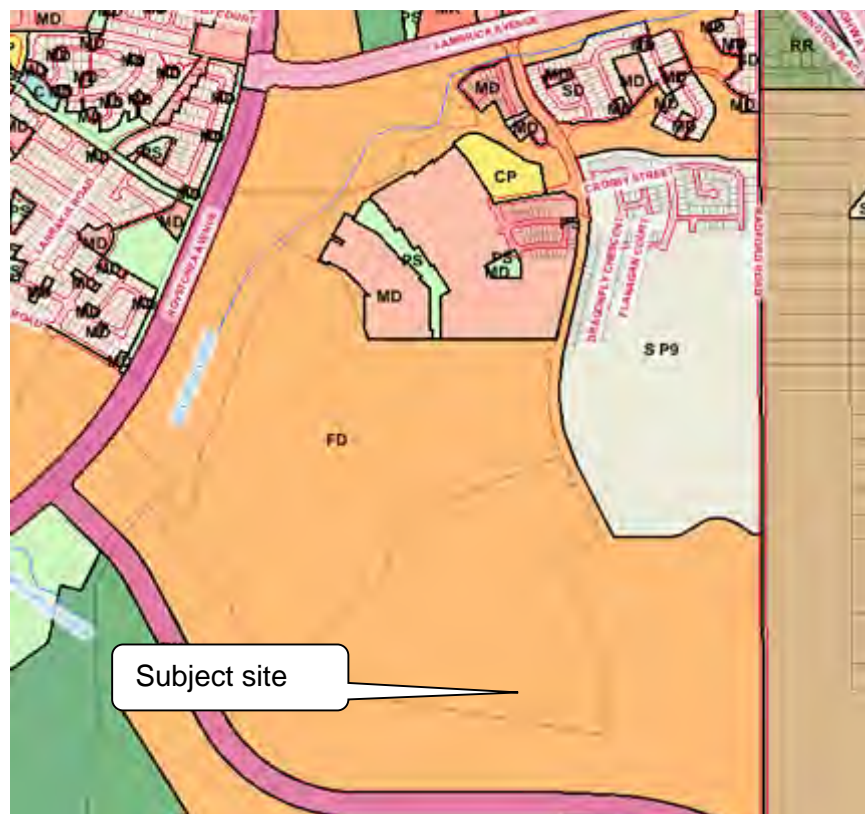
**3.2 Assets and Infrastructure**

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

**Summary:**

This report outlines issues to be considered by Council in regard to the development application for the subdivision to create 205 residential lots and 1 public open space (Zuccoli Stage 3 & 4 - sub-stage 2) on Lot 12432, Zuccoli Parade and Lot 4251 (575) Roystonea Avenue, Zuccoli.

**Background:**

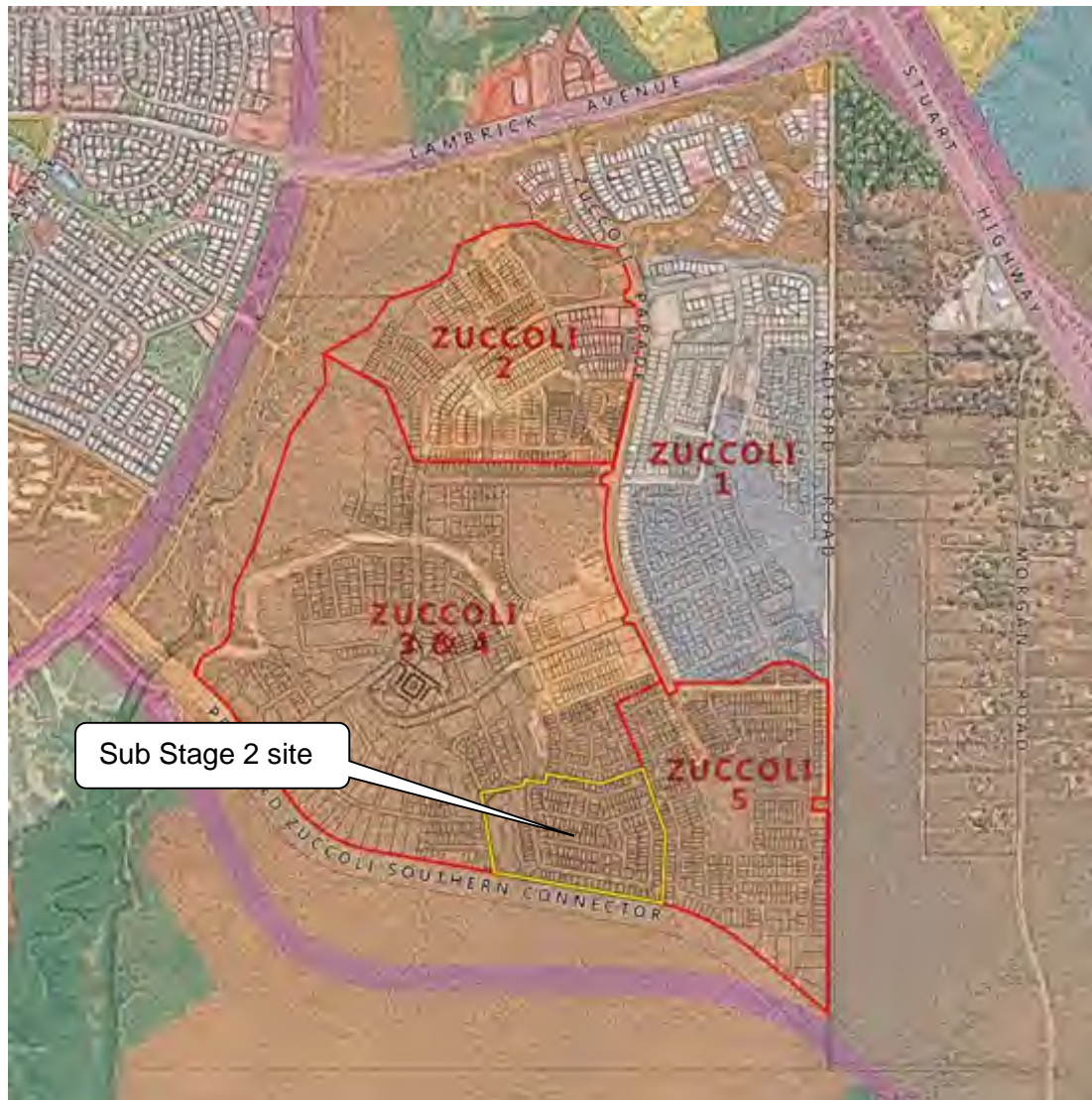


Source: NT Atlas and Spatial Data Directory

The subject site forms part of the Zuccoli suburb and represents sub stage 2 of Stages 3 and 4 of the wider Zuccoli development. The sub-stage 2 site is 14.98 hectares in area and is surrounded by land within Zone FD.

The subdivision of sub-stage 1 of Stage 3 and 4 into 181 residential lots was approved through DP 15/0096 on 2 March 2015.

This particular application seeks consent for the subdivision of sub-stage 2 into a total of 206 allotments, including 205 individual residential allotments and one open space allotment to be developed in 3 stages (2a, 2b and 2c).



Source: Masterplan Planners





Source: Masterplan Planners

A total of 205 residential lots and one open space lot is proposed as part of Sub Stage 2 as outlined in the below table.

Applicable Zone	Lot Size (m <sup>2</sup> )	Number of lots	Percentage
<b>Multiple Dwelling Residential (MD) for single dwellings</b>	300-449	129	62.92
	450-500	33	16.10
<b>Sub-Total</b>		<b>162</b>	<b>79.02</b>
<b>Multiple Dwelling Residential (MD) for multiple dwellings</b>	600-799	3	1.46
	>800	1	0.48
<b>Sub-Total</b>		<b>4</b>	<b>1.95</b>
<b>Single Dwelling Residential (SD) single dwellings</b>	500-599	25	12.19
	600-799	12	5.85
	>800	2	0.98
<b>Sub-Total</b>		<b>39</b>	<b>19.02</b>
<b>Total residential allotments</b>		<b>205</b>	<b>100</b>
<b>PS - Public Open Space</b>	2.66 hectare	1	
<b>Total allotments</b>		<b>206</b>	

Source: Masterplan Planners

## **General:**

It is noted that on the 9 September 2015 the Minister for Lands and Planning adopted a Planning Scheme Amendment (Amendment No. 415) that altered provisions relating to the subdivision of Greenfield areas which applies to the eastern suburbs of Palmerston. Amongst provisions of the NT Planning Scheme that were amended, changes included provisions relating to the zoning of smaller lots along with permitted building setbacks (front side and rear) that now determine how a dwelling is sited without the need for setback variations to be requested. Although Council voiced its discontent of aspects relating to these provisions, the changes now approved form part of the Scheme and are the tool used to determine the siting of dwellings and zonings for much of the new subdivisions in the Palmerston eastern suburbs.

With consideration to the above, the requested side setback plan for this subdivision only relates to the new scheme requirement for the 0m (built to boundary setback) to be varied to 0.3m. This request comes about largely in part for termite treatment to occur along building boundaries. It is recognised this setback allowance is an ongoing discussion point between the NTG and the building industry and in that regard Council may allow the NTG and industry to determine the outcome of this request. Regardless of the outcome, Council's stormwater requirements will be applicable to new developments whether they are built to boundary or to a 0.3m variation.

With consideration to the above Planning Scheme changes that are now legislated via the scheme, the following comments and concerns have been submitted to the Department regarding the subject application.

### Lot Size and density:

Concern is raised with the lot sizes for the 205 residential lots as part of this particular development (Stage 3 and 4 - sub-stage 2).

With regards to the 205 residential lots proposed as part of Sub-Stage 2 it is noted that over 79% of the lots proposed are below 500m<sup>2</sup>.

It is further noted that the Palmerston Eastern Suburbs Area Plan envisages a mix of housing types and lot sizes including smaller lots and medium density housing in areas within or adjacent to neighbourhood centres, public transport and areas of high amenity such as close to parks. The proposed development fails to achieve this.

Achieving the intent of the Palmerston Eastern Suburbs Area Plan contained within the NT Planning Scheme includes the provision alternative housing typologies to reflect a true mix of lots sizes which includes traditional sized type lots along with smaller lots for Single Dwellings. The large percentage of lots (79% below 500m<sup>2</sup>) provides for only one dominant housing typology and that is small lot housing.

### Road Hierarchy:

With reference to the *SMEC Design Report Stage 2, September 2015*, Road Hierarchy Plan, Drawing No. 30080027E-MP-201 Rev 7, Council requires Road 15 to be upgraded from a Minor Road (15m Road reserve width and 6m Carriageway width) to a Local Access Road (16m Road reserve width and 7m Carriageway width). This particular road will provide access to a large number of lots within sub-stage 2 and its future function warrants its form as a Local Access Road rather than a Minor Road.

### Stormwater Drainage and Site Works:

Section 4.2 SMEC Design Report Stage 2, September 2015 states that no lakes are proposed as part of Stage 2. However, the submitted SMEC Landscape Master Plan (Page 11) identifies a lake within the Open Space Area of sub stage 2. While it is noted the lake management strategy remains under discussion with NTG and CoP it is important that the information presented in the application material is not contradictory.

Given the extent of works required on the site combined with the proposed lot size areas and subsequent dimensions, a site stormwater drainage plan indicating how the concentrated flow is to be collected on site and connected to Council's stormwater drainage system will be required, prior to the commencement of works. To eliminate the increased occurrence of unsightly retaining walls and stormwater drainage issues that have been emerging as an issue in new developments, it is also requested that the plan is to indicate how the stormwater can be collected on the site and discharged without the need for excessive cut / fill / retaining wall works for the proposed Development. In addition to the Stormwater plan, a site earthworks plan indicating finished levels of proposed lots is also requested. The site earthworks are to propose works that eliminate the need for excessive cut / fill / retaining wall works for the proposed lots.

#### Additional stormwater treatment comments (greater catchment)

Since initial comments were provided to the Department on this application further consideration of the stormwater treatment for the greater Zuccoli catchment has occurred. While it is noted that ongoing discussions are occurring between the applicant, the NTG and CoP it must be highlighted that the wider development has reached a point where the stormwater treatment methodology should be resolved.

It is recommended Council request a Condition Precedent be placed on the Development Permit that requires resolution of the stormwater treatment of this development and the wider locality prior to works occurring. Stage 1 drainage flows into stage 2 and is untreated. Treatment is expected to occur in stage 2 but so far the developer has not stated what that treatment will be. The stormwater treatment type and ultimate function has implications on the open space design, construction design and long term maintenance costs and should be resolved prior to the detailed subdivision design and subsequent works occurring on this site.

#### Summary

It is recommended Council endorse the revised letter in **Attachment B** which objects to the granting of a Development Permit for the reasons outlined above along with providing Council specific comments and requirements should the subdivision be approved.

#### **Financial Implications:**

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

#### **Legislation / Policy:**

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

## **RECOMMENDATION**

1. THAT Council receives Report Number 8/0767.
2. THAT the Attachment B to Report Number 8/0767 be endorsed.

**Recommending Officer:** Mark Spangler, Director of Technical Services

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

Author: Gerard Rosse – Manager Planning and Environment Services

## **Schedule of Attachments:**

Attachment A: Council's letter of comment for Subdivision to create 205 residential lots and 1 public open space lot in 3 stages (Zuccoli Stage 3 & 4 - sub-stage 2) on Lot 12432, Zuccoli Parade and Lot 4251 (575) Roystonea Avenue, Zuccoli.

Attachment B: Council's revised letter of comment for Subdivision to create 205 residential lots and 1 public open space lot in 3 stages (Zuccoli Stage 3 & 4 - sub-stage 2) on Lot 12432, Zuccoli Parade and Lot 4251 (575) Roystonea Avenue, Zuccoli

Attachment C: Development Application and Drawings.





Please include the following reference in all correspondence

File: P12432 and 4251

ID: MS:gr

16 October 2015

**Telephone** (08) 8935 9922

**Facsimile** (08) 8935 9900

**Email**

palmerston@palmerston.nt.gov.au

**Web**

www.palmerston.nt.gov.au

Civic Plaza

2 Chung Wah Terrace

Palmerston NT 0830

Please address  
all correspondence to:

**Chief Executive Officer**

PO Box 1

Palmerston NT 0831

ABN 42 050 176 900

Ms Deborah Curry  
Development Assessment Services  
Department of Lands, Planning and Environment  
GPO Box 1680  
DARWIN NT 0801

Dear Deborah

**PA2015/0713**

**Development Application - Lot 12432, Zuccoli Parade and Lot 4251 (575)  
Roystonea Avenue, Zuccoli**

**Subdivision to create 205 residential lots and 1 public open space lot in  
3 stages, and a side setback plan (Zuccoli Stage 3 & 4 - sub-stage 2)**

Thank you for the Development Application referred to this office on 5 October 2015, concerning Lot 12432, Zuccoli Parade and Lot 4251 (575) Roystonea Avenue, Zuccoli. This letter may be placed before Council at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

**Council wishes to lodge the following submission under Section 49 of the Planning Act, in which the Council objects to the granting of a Development Permit for the following reasons:**

- a) Council raises concern with the lot sizes for the 205 residential lots as part of this particular development (Stage 3 and 4 - sub-stage 2).

With regards to the 205 residential lots proposed as part of Sub-Stage 2 it is noted that 79% of the lots proposed are below 500m<sup>2</sup>.

It is further noted that the Palmerston Eastern Suburbs Area Plan envisages a mix of housing types and lot sizes including smaller lots and medium density housing in areas within or adjacent to neighbourhood centres, public transport and areas of high amenity such as close to parks. The proposed development fails to achieve this.

Achieving the intent of the Palmerston Eastern Suburbs Area Plan contained within the NT Planning Scheme includes the provision alternative housing typologies to reflect a true mix of lots sizes which includes zone SD type lots along with smaller lots for Single Dwellings. The large percentage of lots (79% below 500m<sup>2</sup>) provides for only one dominant housing typology and that is small lot housing.



- b) With reference to the *SMEC Design Report Stage 2, September 2015*, Road Hierarchy Plan, Drawing No. 30080027E-MP-201 Rev 7, Council requires Road 15 to be upgraded from a Minor Road (15m Road reserve width and 6m Carriageway width) to a Local Access Road (16m Road reserve width and 7m Carriageway width). This particular road will provide access to a large number of lots within sub-stage 2 and its future function warrants its form as a Local Access Road rather than a Minor Road.
- c) Section 4.2 *SMEC Design Report Stage 2, September 2015* states that no lakes are proposed as part of Stage 2. However, the submitted *SMEC Landscape Master Plan* (Page 11) identifies a lake within the Open Space Area of sub stage 2. While it is noted the lake management strategy remains under discussion with NTG and CoP it is important that the information presented in the application material is not contradictory.

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

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

- d) Engineering design and specifications for the proposed and affected roads, including:
  - i. street lighting,
  - ii. stormwater drainage,
  - iii. vehicular access,
  - iv. pedestrian/cycle corridors,
  - v. street-scaping and landscaping of nature strips;shall be submitted for approval by the Director Technical Services; with all approved works constructed at the applicant's expense to the requirements of the City of Palmerston.

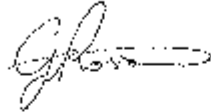
Specifically, detail designs for roads and other Council related infrastructure is to meet Council's standards as stated in City of Palmerston Development Guidelines.

- e) A site stormwater drainage plan indicating how the concentrated flow is to be collected on site and connected to Council's stormwater drainage system shall be provided to the satisfaction of the City of Palmerston, prior to the commencement of works. No stormwater will be permitted to discharge across the boundary to the neighbouring property. The plan is to indicate how the stormwater can be collected on the site and discharged without the need for excessive cut / fill / retaining wall works for the proposed Development. No stormwater will be permitted to discharge across the boundary to the neighbouring property.
- a) Council requests a site earthworks plan indicating finished levels of proposed lots. All cut and fill works are to be designed to eliminate the need for excessive cut / fill / retaining wall works for the proposed lots.

- f) Any easements or reserves required for the purposes of stormwater drainage, roads, access or for any other purpose, shall be made available free of cost to the City of Palmerston and/or neighbouring property owners.

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

Yours sincerely

A handwritten signature in black ink, appearing to read 'Gerard Rosse', with a long horizontal flourish extending to the right.

**Gerard Rosse**  
**Manager Planning and Environment**



Please include the following reference in all correspondence

File: P12432 and 4251

ID: MAS:gr

4 November 2015

**Telephone** (08) 8935 9922

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Civic Plaza

2 Chung Wah Terrace

Palmerston NT 0830

Please address  
all correspondence to:

**Chief Executive Officer**

PO Box 1

Palmerston NT 0831

ABN 42 050 176 900

Ms Deborah Curry  
Development Assessment Services  
Department of Lands, Planning and Environment  
GPO Box 1680  
DARWIN NT 0801

Dear Deborah

**PA2015/0713**

**Development Application - Lot 12432, Zuccoli Parade and Lot 4251 (575)  
Roystonea Avenue, Zuccoli**

**Subdivision to create 205 residential lots and 1 public open space lot in  
3 stages, and a side setback plan (Zuccoli Stage 3 & 4 - sub-stage 2)**

Thank you for the Development Application referred to this office on 5 October 2015, concerning Lot 12432, Zuccoli Parade and Lot 4251 (575) Roystonea Avenue, Zuccoli. This letter replaces the previous letter dated 16 October 2015 for this application, additional comments are identified in item d).

The following issues are raised for consideration by the Authority:

**Council wishes to lodge the following submission under Section 49 of the Planning Act, in which the Council objects to the granting of a Development Permit for the following reasons:**

- a) Council raises concern with the lot sizes for the 205 residential lots as part of this particular development (Stage 3 and 4 - sub-stage 2).

With regards to the 205 residential lots proposed as part of Sub-Stage 2 it is noted that 79% of the lots proposed are below 500m<sup>2</sup>.

It is further noted that the Palmerston Eastern Suburbs Area Plan envisages a mix of housing types and lot sizes including smaller lots and medium density housing in areas within or adjacent to neighbourhood centres, public transport and areas of high amenity such as close to parks. The proposed development fails to achieve this.

Achieving the intent of the Palmerston Eastern Suburbs Area Plan contained within the NT Planning Scheme includes the provision alternative housing typologies to reflect a true mix of lots sizes which includes zone SD type lots along with smaller lots for Single Dwellings. The large percentage of lots (79% below 500m<sup>2</sup>) provides for only one dominant housing typology and that is small lot housing.

- b) With reference to the *SMEC Design Report Stage 2, September 2015*, Road Hierarchy Plan, Drawing No. 30080027E-MP-201 Rev 7, Council

*Palmerston - A Place for People*

requires Road 15 to be upgraded from a Minor Road (15m Road reserve width and 6m Carriageway width) to a Local Access Road (16m Road reserve width and 7m Carriageway width). This particular road will provide access to a large number of lots within sub-stage 2 and its future function warrants its form as a Local Access Road rather than a Minor Road.

- c) Section 4.2 *SMEC Design Report Stage 2, September 2015* states that no lakes are proposed as part of Stage 2. However, the submitted *SMEC Landscape Master Plan* (Page 11) identifies a lake within the Open Space Area of sub stage 2. While it is noted the lake management strategy remains under discussion with NTG and CoP it is important that the information presented in the application material is not contradictory.
- d) Since initial comments were provided to the Department on this application further consideration of the stormwater treatment for the greater Zuccoli catchment has occurred. While it is noted that ongoing discussions are occurring between the applicant, the NTG and CoP it must be highlighted that the wider development has reached a point where the stormwater treatment methodology should be resolved.

Council requests a Condition Precedent be placed on the Development Permit that requires resolution of the stormwater treatment of this development and the wider locality prior to works occurring. Stage 1 drainage flows into stage 2 and is untreated. Treatment is expected to occur in stage 2 but so far the developer has not stated what that treatment will be. The stormwater treatment type and ultimate function has implications on the open space design, construction design and long term maintenance costs and should be resolved prior to the detailed subdivision design and subsequent works occurring on this site.

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

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

- e) Engineering design and specifications for the proposed and affected roads, including:
  - i. street lighting,
  - ii. stormwater drainage,
  - iii. vehicular access,
  - iv. pedestrian/cycle corridors,
  - v. street-scaping and landscaping of nature strips;shall be submitted for approval by the Director Technical Services; with all approved works constructed at the applicant's expense to the requirements of the City of Palmerston.

Specifically, detail designs for roads and other Council related infrastructure is to meet Council's standards as stated in City of Palmerston Development Guidelines.

- f) A site stormwater drainage plan indicating how the concentrated flow is to be collected on site and connected to Council's stormwater drainage system shall be provided to the satisfaction of the City of Palmerston, prior to the commencement of works. No stormwater will be permitted to discharge across the boundary to the neighbouring property. The plan is to indicate how the stormwater can be collected on the site and discharged without the need for excessive cut / fill / retaining wall works for the proposed Development. No stormwater will be permitted to discharge across the boundary to the neighbouring property.
- a) Council requests a site earthworks plan indicating finished levels of proposed lots. All cut and fill works are to be designed to eliminate the need for excessive cut / fill / retaining wall works for the proposed lots.
- g) Any easements or reserves required for the purposes of stormwater drainage, roads, access or for any other purpose, shall be made available free of cost to the City of Palmerston and/or neighbouring property owners.

If you require any further discussion in relation to this application please feel free to contact me on 8935 9958.

Yours sincerely

**Mark Spangler**  
**Director Technical Services**



# ZUCCOLI 3&4 SUB-STAGE 2

PLANNING REPORT  
SEPTEMBER 2015

PREPARED BY



**MASTERPLAN**  
TOWN + COUNTRY PLANNERS





PREPARED BY



**MASTERPLAN**  
TOWN + COUNTRY PLANNERS

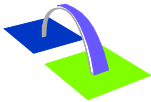
ON BEHALF OF



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## 1.0 INTRODUCTION

MasterPlan NT has been engaged by Costojic Pty Ltd to prepare a development application for the subdivision of Stages 3 and 4 of Zuccoli, located at Lots 12432 and 12433, Town of Palmerston (575 Roystonea Ave, Zuccoli).

The subdivision of Lots 12432 and 12433 into 181 residential lots, 4 public open space lots and the remaining balance was approved through DP 15/0096 on 2 March 2015. That subdivision application facilitated the subdivision of Sub-stage 1, of 6 sub-stages. The sub-stages are in accordance with the Staging Plan provided as part of the Master Plan document that forms the basis of the development of Zuccoli 3 and 4.

The Zuccoli Stages 3 and 4 Master Plan has status as the principle agreement between the Northern Territory Government (NTG) and the developers Costojic, and development is to be broadly in accordance with this Master Plan. For details pertaining to the background of the site, topography and drainage, land units and site constraints as well as the design philosophy underlying future development applications, you are referred to the initial planning report through which the Sub-stage 1 subdivision was approved.

The purpose of this application is to seek consent for the subdivision of Sub-stage 2 into a total of 206 allotments, including 205 individual residential allotments and one open space allotment to be developed in 3 stages, as well as for the variation to side setbacks.

Included in the application are this Statement of Effect, Land Owner Authorisation, and Title Documents. The following documents are included in the Statement of Effect:

- **Attachment A**                      Location Plan
- **Attachment B**                      Site Plan
- **Attachment C**                      Zuccoli 3 and 4 Concept Master Plan
- **Attachment D**                      Zuccoli 3 and 4 Staging Plan
- **Attachment E and E1**      Subdivision and staging Plan
- **Attachment F**                      Allotment Mix Plan
- **Attachment G**                      Subdivision Concept Plan
- **Attachment H**                      Setback Plan
- **Attachment I**                      Landscape Master Plan
- **Attachment J**                      Typical Building Envelope Plans



- **Attachment K** Civil Design Report
- **Attachment L** Engineering Master Plan Report
- **Attachment M** Compliance with Planning Principles
- **Attachment N** Notice of Intent Letter
- **Attachment O** AAPA Certificates
- **Attachment P** Concept Master Plan with Staging

In preparing this Statement of Effect, we have examined the development application and associated documents, inspected the subject land and locality, and considered the most relevant provisions of the Northern Territory Planning Scheme.

Throughout the planning phase, consultation was undertaken with the Department of Lands, Planning and the Environment (Development Assessment Services, Land and Economic Development) the Power and Water Corporation, and the City of Palmerston. Information from all meetings have been considered and incorporated into the proposal.

## **2.0 LOCALITY AND SITE DESCRIPTION**

### **2.1 Description of Locality**

The subject site forms part of the Zuccoli suburb and is located within the City of Palmerston Council boundaries, approximately 6.0 kilometres to the south of the Palmerston Central Business District (CBD) and 21 kilometres from the Darwin CBD. Access to Stuart Highway is through Lambrick Avenue, and Zuccoli Parade runs from Lambrick Avenue in the north and southwards to Southern Loop Road. Access to Zuccoli 3 and 4 will be via a roundabout from Zuccoli Parade. Sub-stage 2 is to the most southern area of Zuccoli 3 and 4 and will be accessed through Sub-stage 1 that is currently under construction. It is bounded to the south by the unconstructed Southern Weddell Connector road. A Locality Plan is provided at **Attachment A**.



**Figure 1 – Locality Plan**

## 2.2 Description of Site

The site comprises Lots 12433 and 12432, Town of Palmerston, and totals 132.08 hectares within the FD (Future Development) Zone, pursuant to the Northern Territory Planning Scheme. Lot 12433 and Lot 12432 comprises Zuccoli Stages 3 and 4 and is the subject of a Crown lease with Costojic Pty Ltd. The site is mostly vacant, however headworks are in process for Sub-stage 1. No known easements exist over the subject land. The land is irregular in shape, and in the broader context, is bound by Roystonea Avenue to the west, Lambrick Avenue to the north, Zuccoli Parade to the east and the Weddell Southern Connector to the south. Mitchells Creek runs immediately to the west of Zuccoli, separating it from Roystonea Avenue and Brookings Creek is to the south.

Sub-stage 2 is 14.98 hectares in total, almost square and with no physical constraints preventing the development of the land. Sub-stage 2 is bordered by Sub-stage 1 to the north, Zuccoli Stage 5 to the east, the Southern Weddell Connector to its southern boundary and to the west by the most southern point of the open space network of the master planned development of Zuccoli 3 and 4. A Site Plan is provided at **Attachment B**.

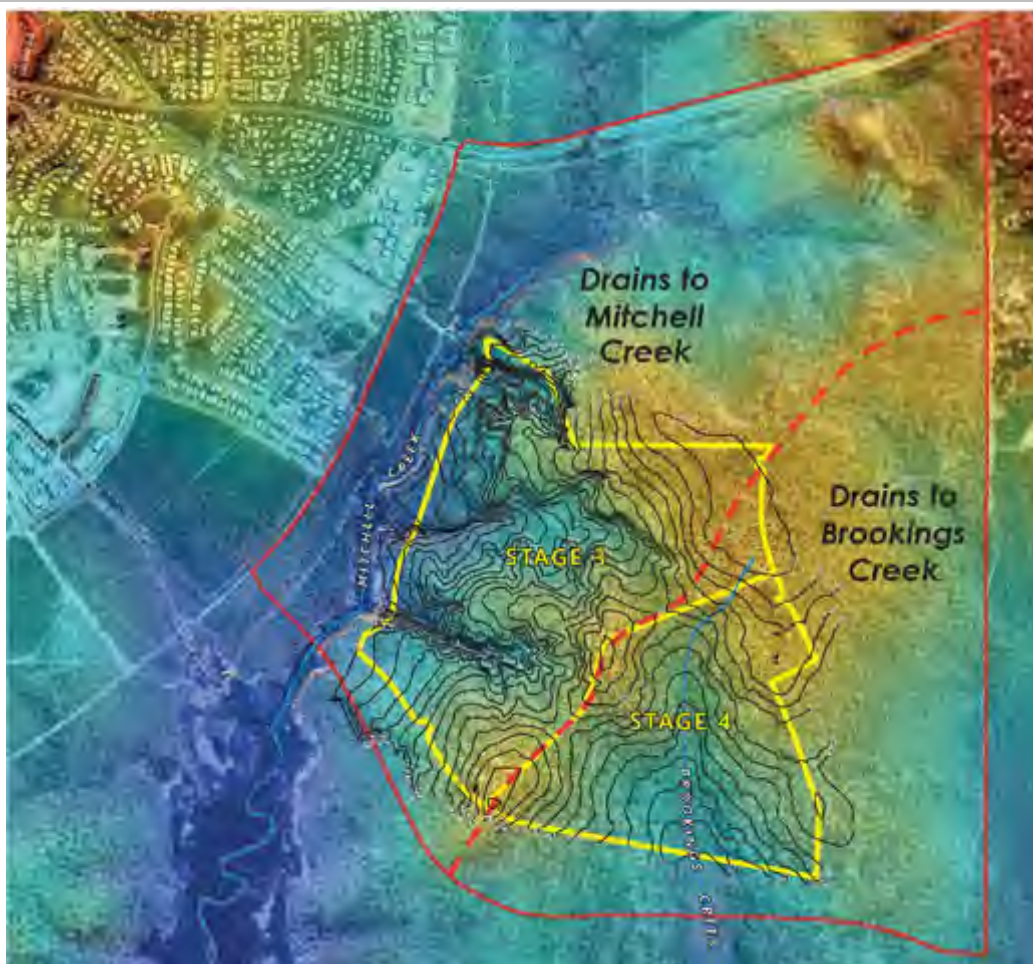


### 2.3 Topography and Drainage

The topography of the Zuccoli area is predominantly gently undulating with steeper rockier slopes in the first order creek lines. It is dominated by a ridge running south-east through the site (shown as a dashed red line in **Figure 3**). The area to the west of the ridge drains to Mitchells Creek and features well defined and generally incised, rocky, eroded creek lines. The area to the east drains to Brookings Creek and features wide shallow wetland drainage corridors and seepage zones.

The topography is highlighted in Figure 3 and areas of lower elevation are shown in blue and areas of higher elevation are shown in orange and red. Figure 3 clearly shows the incised rocky creek lines draining to Mitchells Creek. The site is drained by several small creeks and drainage lines, making their way from east to west into Mitchells Creek, and in a south easterly direction towards Brookings Creek. Sub-stage 2 is mostly affected by the drainage lines toward Brookings Creek.

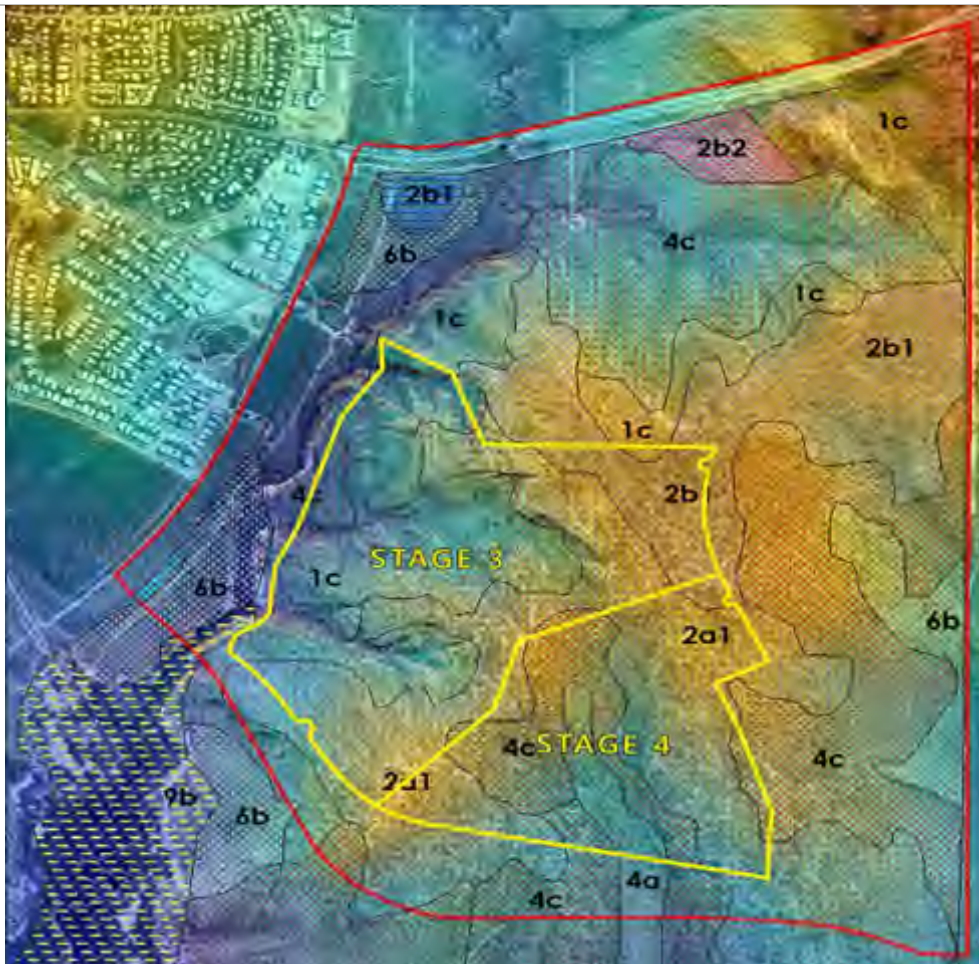




**Figure 3: Topography and Drainage (\*)**

## 2.4 Land Units, Soils and Vegetation

Land units and soils are shown in **Figure 4**. The land units at Zuccoli reflect the site's topography. On the plateau in the east is a small area of shallow gravelly yellow massive earths. Through the escarpment are shallow gravelly lithosols. On the gentle to steep slopes below the escarpment are shallow gravelly massive earths and in the drainage lines are hard setting deep mottled yellow massive earths. Other than in the drainage lines, the soils are generally shallow and gravelly. Sub-stage 2 is mostly within the 2a1, 4a and 4c land unit types. The typical soil surface is also shown in **Figure 4**.



**Figure 4: Land units at Zuccoli (\*)**

These soils can be susceptible to erosion when disturbed, but otherwise a layer of gravel protects the surface. The land/soils and vegetation at Zuccoli are described as shown in **Table 1**.

**Table 1: Land units, soils and vegetation. (\*)**

Ref.	Topography	Soils	Vegetation
2a1	Low rises and upper slopes, gradient to 4 percent	Shallow to moderately deep Rudosols and Kandosols	Open woodland <i>E.miniata</i> <i>E.tetradonta</i>
4a	Lower slopes	Hydrosols	Open woodland <i>E.polycarpa</i>
4c	Lower slopes	Hydrosols	Open forest <i>E.tetradonta</i> <i>E.papuana</i>

\* Equatica – Water Sensitive Urban Design Strategy Dec 2011



### 3.0 DESCRIPTION OF PROPOSED DEVELOPMENT

#### 3.1 Master Plan and Design Philosophy for Zuccoli 3 and 4

A detailed design philosophy and concept master plan is provided in **Attachment C**. This master plan has no status, however formed the basis of agreement between the NTG and the developer.

The proposed Master Plan for Zuccoli suburb 3 and 4 shown in the Figure 5 below, provides an overview of the Zuccoli 3 and 4 urban design.



**Figure 5: Proposed Master Plan for Zuccoli suburb 3 and 4**

The principles of compact urban growth were paramount in the urban design of Zuccoli suburbs 3 and 4. **Figure 6** provides a contextual overview of the entire Zuccoli 3, 4, and 5 suburbs. Sub-stage 2 is indicated on the figure as being within a 400 metre walkable distance from open space and public transport, and within 800 metres walkability to the neighbourhood centre planned to be developed in Sub-stage 3. The main focus was to create a walkable residential neighbourhood with good connections to the neighbourhood centre as well as the education establishment which will be developed in Sub-stage 6.





All sub-stages will have good access to the public open space which almost functions as a backbone for connectivity. Pathways enhance this interconnectivity and support the high level of amenity in this suburb. Sub-stage 2 in its entirety does not provide for a mix of lots through the different zone spectrums, but rather, allotments mostly in the lower density spectrum, i.e. SD (Single Dwelling Residential) and MD (Multiple Dwelling Residential) for single and multiple dwellings within the Zone MD. The reason for mostly lower density in Sub-stage 2, i.e. 16.6 dwellings per hectare is based on the distance from the neighbourhood centre. The MD (multiple dwelling) sites are proposed to be developed to the western side of Sub-stage 2, within the 400 metres walkability distance, whereas most of the bigger allotments in Zone MD (single dwelling) and SD are proposed to be to the south and south east, furthest away from the neighbourhood centre. The higher density developments i.e. MD (multiple dwellings to two storeys) are located closer to the neighbourhood centre.



**Figure 6 – Walkability**



### 3.2 Subdivision and Zoning

The current FD zone allows for subdivision as long as the subdivision does not prejudice the intended ultimate subdivision and future use or development of the land. The proposed subdivision of Sub-stage 2 does not prejudice the potential future development of the site as it is in accordance with the Master Plan which is the principle agreement between the Northern Territory Government and the developer. The zoning of the land will be normalised following subdivision.

The development comprises the subdivision of Sub-stage 2 of the remaining balance of Lots 12433 and 12432, Town of Palmerston (575 Roystonea Ave, Zuccoli). **Attachment D** depicts the six different sub-stages of Zuccoli 3 and 4.

The remaining balance is the area exclusive of Sub-stage 1 that has been approved for the purposes of subdivision to create 181 residential lots and 4 public open space lots through DP15/0096 and is currently under construction.

The Subdivision Plan at **Attachment E** and Staging Plan for Sub-stage 2 are provided at **Attachment E and Attachment E1**.

Sub-Stage 2 is proposed to be subdivided into 206 individual allotments as follows:

Applicable Zone	Lot Size (m <sup>2</sup> )	Number of lots	Percentage
<b>Multiple Dwelling Residential (MD) for single dwellings</b>	300-449	129	62.92
	450-500	33	16.10
<b>Sub-Total</b>		<b>162</b>	<b>79.02</b>
<b>Multiple Dwelling Residential (MD) for multiple dwellings</b>	600-799	3	1.46
	>800	1	0.48
<b>Sub-Total</b>		<b>4</b>	<b>1.95</b>
<b>Single Dwelling Residential (SD) single dwellings</b>	500-599	25	12.19
	600-799	12	5.85
	>800	2	0.98
<b>Sub-Total</b>		<b>39</b>	<b>19.02</b>
<b>Total residential allotments</b>		<b>205</b>	<b>100</b>
<b>PS - Public Open Space</b>	2.66 hectare	1	
<b>Total allotments</b>		<b>206</b>	



It is evident from the table above that of the 205 residential allotments, 162 will be zoned MD for single dwelling development, four will be zoned MD for multiple dwelling development and 39 allotments will be zoned SD for single dwelling development. The subdivision design provides for a mix of different zones in Sub-stage 2 and although not an extreme variety, it should be acknowledged that this is only one stage of four future stages and should be evaluated in context with the entire Zuccoli development proposal which provides for a variety of zones with different density requirements in the appropriate areas.

The neighbourhood centre which will be developed in Sub-stage 3, is proposed with higher density residential developments up to five storeys. Four storey MR (Medium Density Residential) zoned allotments have been approved in Stage 1 at the entrance of Stage 1 on South Loop Road. This will offer an overall greater mix of housing types and allotment sizes, which will provide for a choice in housing typologies. Sub-stage 2 in its own, provides for some diversity in lot sizes which will lead to different building footprints, further supported by the variation in the width of frontages, ranging from 11 metres to 20 metres.

An allotment mix plan is at **Attachment F** and in **Figure 7**. This plan illustrates that 63 percent of all allotments in Sub-stage 2 are in the size range of 300 square metres to 449 square metres, 28.3 percent between 450 square metres and 599 square metres, 5.85 percent between 600 square metres to 799 square metres and 1.46 percent greater than 800 square metres.



**Figure 7 Allotment mix plan**

The subdivision Concept Plan provided at **Attachment G** indicates the allotment frontages and depths. All allotments have a frontage of not less than 11 metres, in accordance with the Planning Scheme whereas the larger blocks have frontages of up to 20 metres. All allotments are between 25 metres to 30 metres in depth. Due to the road layout, four allotments on the eastern side of the development have an almost triangular shape with frontages of 12 to 14 metres. All four of these allotments will be developed with single dwellings in the Zone SD and access to them will be pre-determined to ensure safe ingress and egress.

An overall density of 16.6 dwellings per net hectare is proposed with an average lot density of 437 square metres per allotment. The allotments within Zone SD average a lot size of 600 square metres where gross density would be 13.68 dwellings per hectare.



The subdivision of Sub-stage 2 has been designed as far as possible to provide for east-west orientated lots in order to enable future dwellings with the long axis of buildings facing north-south, thereby reducing heat gain which is also assisted by the northern and southern exposures to be shared with eaves. However, due to the road layout planned to adequately deal with stormwater draining southwards, almost half of the allotments are orientated with the short frontage facing north south, leaving the long axis of the buildings to face east west. These dwelling developments would be exposed to heat gain, however it can be mitigated with good design inclusive of eaves and landscaping to cast shadows on the dwellings. It is also proposed that the distance between buildings will result in buildings casting shadows over others.

An area of open space has been provided in the western side of the development which corresponds with the overarching open space Master Plan. Open space is proposed to be provided as a connected or linked open space corridor to provide amenity and localised play and exercise areas for residents. The open space in Sub-stage 2 is proposed to be developed in sub-sub stage 2A and will also provide for stormwater management in Sub-stage 2.

The total amount of proposed open space is 2.66 hectares, of which 1.76 hectares will be unencumbered. Pedestrian access to the open space is adequate in that the northern section is not abutted by allotments and on the southern side, a pedestrian thoroughway of almost 32 metres wide, unencumbered by allotments will provide easy access from the residential streets. The electrical transformer is proposed to be in this locality, but will not impact the useability of the open space. Almost .90 hectares are to be a detention basin for stormwater management, which will link with the upper stormwater detention basins in future.

### 3.3 Staging

It is proposed to develop Sub-stage 2 in three different stages, i.e. Sub-sub stage 2A with 66 residential allotments and the one open space allotment, Sub-sub stage 2B with 69 allotments and Sub-sub stage 2C with 70 residential allotments. This staging proposal is mostly for the construction programme, but will also allow the developer to apply for Part 5 clearance once the first 66 residential allotments are developed and ready to be transferred to new owners. This can happen concurrently whilst the final sub-sub stages are finalised to deliver the remaining 69, and then 70 residential allotments. **Figure 8** below indicates the Sub-sub stages 2A, 2B and 2C.





The Staging Plan is provided in **Attachment E1**.

### 3.4 Variations

#### 3.4.1 Setbacks

Clause 7.3.3 allows for a zero setback on one side boundary on allotments of less than 600 square metres provided that its external wall is erected to the boundary with no gap. This poses an issue due to pest control requirements. If a wall is to be built on the boundary, it will add to the building cost as wooden trusses will need to be replaced with more expensive steel trusses because ongoing termite treatment will become problematic. Additional cost is not desirable given the requirement of the developer to provide for affordable housing options. It is therefore proposed that an offset of 0.3 metres from the side boundary be supported to allow for the use of timber trusses, and therefore termite treatment. However to be compliant with the requirement of Clause 7.3.3(3), which requires no gap to be created, it is proposed that this arrangement (0.3 metres offset) is only allowed on alternate boundaries. No two lots will share a 0.3 metre building setback boundary, purely for the purpose of preventing gaps that would have arisen due to pest control requirements.



A Setback Plan is contained within **Attachment H**.

The above setback variation proposal was supported and approved by the DCA for Sub-stage 1 in Zuccoli Stage 3 and 4, as well as for Stage 5. The proposed variations to setbacks are to provide for the 0.3 metre separation area required for termite treatment construction. The building industry argues that it is expensive to provide for termite treatment another way and therefore requires the 0.3 metre setback variation.

#### 3.4.2 *Building Envelope*

The typical Building Envelope Plan at **Attachment J**, illustrates that the building envelope prescribed in the Table to Clause 11.2.3 can be met on all lot sizes and lot dimensions.

Lot sizes in Zone MD for single dwelling purposes range from 300 square metres to 450 square metres and provide for the required 7.0 metre by 15 metre building envelope. The open space provision to provide a minimum of 50 square metres total open space, with a minimum dimension of this space to be 6.0 metres by 6.0 metres, is also satisfied.

All lots of 450 square metres to 600 square metres achieve a minimum building envelope requirement of 8 metres by 15 metres to accommodate common building footprints. All lots larger than 600 square metres, accommodate a minimum building envelope of 17 metres by 17 metres. By complying with the minimum building envelope requirements, all lots provide sufficient area for dwellings, landscaping, open space and achieve the required dwelling setbacks. Additionally, all lots, including those with frontage less than 13 metres, can provide side by side car parking on the allotment for both residents and visitors, and maintain the potential for kerbside parking, as required.

All allotments will be developed with the required minimum boundary length fronting a street and all allotments are also intended to be developed with a single vehicle access driveway.

The building envelope plan furthermore indicates that where the 6.0 metre front setback is varied to 3.0 metre setback that the area of reduction is provided for in an equal increase of private open space in the back of the property.







### **Collector Roads**

The primary purpose of Collector roads is to connect the residential cells of a suburb to the traffic carrying sub-arterial roads. The roads generally have a number of access roads branching from them and can provide direct access to residential lots. Collector roads will typically be single width. The following sets out the criteria for:

- *Secondary collectors:*
  - Typically cater for catchments of up to 250 residences and provide access to one or more local access roads. Generally, secondary collector roads servicing more than 125 residences should have more than one access outlet. Typically, no schools, shops or bus routes are established on secondary collectors.
  - Provide an 18 metre Road Reserve (8.0 metre pavement with footpaths).

For Sub-stage 2 specifically, a conventional urban style internal road network is proposed, utilising a kerb and channel road width of 16 metres with underground stormwater drainage. The requirement for a 16 metre road reserve, as established in the Draft City of Palmerston Development Guidelines for 'local access roads', has been applied to the local minor road providing the main circulation in the subdivision. The 16 metre road reserve is designed to allow for a 7.0 metre carriageway, with 4.5 metre verges either side to provide for landscaping, footpath and service provision including stormwater, water and sewer reticulation, and street lighting. The street alignment will assist in maintaining suitable residential speed levels, as stated in the guidelines as follows:

*"a local access road consist of loops and through roads between collector roads. They provide lot frontage and generally give access to up to 60 residences. Local access roads are single lane with a maximum speed limit of 50 km/hr."*

The 16 metre local road reserve, including a 7.0 metre carriageway is considered suitable to provide for the number of dwellings proposed.

*"Minor Roads include short loops and cul-de-sac's which provide direct access to residential lots. Minor roads typically service no more than 25 residences and should generally not exceed 200 metres in length."*

A 15 metre Minor Road reserve is also provided for with a 6.0 metre carriageway width. These roads will carry less traffic and service a fewer number of lots at any given time. Footpaths are provided for in the road reserve.



Overall, the proposed road hierarchy within the subdivision is considered appropriate to provide for access to future dwellings as well as safe and efficient traffic flow and management through the development. The Road Hierarchy as attached to the Engineering Services Report has been developed in consultation with the City of Palmerston and complies with the CoP design guidelines.

The Traffic Impact Assessment included in the Engineering Services Report identifies there will be two major access routes into the Zuccoli Development. The entry points will be from the north and west via Lambrick and Roystonea Avenue's respectively. These access points have been identified due to the individual abilities to facilitate safe vehicle movement including horizontal and vertical geometry, sight distances and turning movements. Access to Zuccoli 3 and 4 will be provided by collector roads, named South Loop Road, West Loop Road and Centre Road.

Vehicle access to the development site is proposed via a number of access points as follows:

- Four primary site access/egress points will be provided onto Zuccoli Parade via newly constructed roundabouts at the following locations:
  - West Loop Road, to the north of the site;
  - Centre Road;
  - South Loop Road; and
  - Road 13 (which will ultimately connect the Zuccoli Stage 4 development to Zuccoli Stage 5 development); and
- One primary site access/egress point will be provided to Zuccoli Southern Connector Road from West Loop Road.

The Traffic Impact Assessment Report prepared by SMEC, December 2014 concluded that:

- The Zuccoli 3 and 4 Master Plan provides satisfactory access/egress to the external road network, via five site access/egress points;
- The proposed road reserves and cross sections as discussed in Section 4.5 are consistent with the City of Palmerston Development Guideline, for the function and anticipated traffic volumes for each road type;
- The proposed road hierarchy will ensure that appropriate integration with future roads surrounding the site can occur;
- The road hierarchy as shown in Appendix C of **Attachment J** to this report should be adopted in order to adequately accommodate the estimated traffic volumes within the site;
- The turn warrant assessment shows that a channelized right turn would ultimately be required at West Loop Road/Centre Road.



- The Master Plan layout has allowed for a permeable network of formal and informal open spaces linked by shared pedestrian and cycle path access.
- West Loop Road and South Loop Road layouts have catered for buses, with the primary bus route linking these roads to Zuccoli Parade and the Stage 2 development.

It is thus clear that the surrounding areas will not be negatively impacted by the development of Zuccoli 3 and 4 and that there is adequate road capacity to deal with the traffic generated through this development.

### 3.5.2 *Pedestrian Walkways and Cycle Paths*

Street widths are designed to provide for adequate sidewalks to at least one side of the road for pedestrians to conveniently move around the suburb. A shared walking trail and cycle path is provided via a looped pathway around the edge of the inner residential area through the open space network for pedestrians and cyclists to enjoy, and also to assist in their transit within the suburb. Retention ponds are to be provided along this shared walkway and cycle track to not only form part of the stormwater management regime, but also provide some amenity features. Playgrounds and sporting equipment are also proposed for added amenity, but also to promote healthy lifestyle choices. A pedestrian and cycle trail is also proposed in the bushland in the north western corner.

The Master Plan layout has allowed for a permeable network of formal and informal open spaces linked by shared pedestrian and cycle path access, including cycle trails along the Mitchells Creek corridor. The Master Plan promotes a sense of walkability, cycling and accessibility throughout the Zuccoli development, and also provides connectivity to parks, commercial precincts, schools and adjacent neighbourhood communities.

### 3.5.3 *Public Transport*

West Loop Road and South Loop Road layouts have been designed to accommodate public buses, with the primary bus route linking these roads to Zuccoli Parade and the Stage 2 development, as agreed with Northern Territory Government (NTG). NTG also confirmed the walkability requirement has been increased from 400 metres to 600 metres, to comply with the bus route specified. Bus stops will be nominated in consultation with the Department of Transport, including the provision of a bus stop in the central Commercial precinct (southern side of shops). It is noted a bus stopping area for the future schools site will be provided on Zuccoli Parade by NTG.

## 3.6 **Servicing and Infrastructure**

A Civil Design Report for Sub-stage 2 detailing the proposed stormwater, water, sewer, and electricity arrangements has been prepared by SMEC, and is enclosed at **Attachment K**.



The Engineering Master Plan Report for Zuccoli 3 and 4 (now named Zuccoli Aspire) is at **Attachment L**. This report forms the basis for all future stages and is provided as a reference document per stage.

### 3.6.1 *Stormwater*

Design assessment of the natural drainage watersheds has been undertaken for the whole of the Zuccoli development catchment area.

The design philosophy for drainage in Sub-stage 2 is consistent with CoP requirements for sustainable surface water management and water sensitive design principles to ensure that downstream discharges are limited to pre-development peak flows for the minor and major storm events (100 year ARI). This includes compensation (with the use of detention basins) and gross pollutant trapping structures prior to being allowed to discharge into the adjacent Mitchells Creek system.

Allotments have been designed to fall towards the road reserve and allotments smaller than 600 square metres will discharge into the main drainage system through DN225 PVC pipe which also has an inspection opening provided inside the property boundary. Medium density (MD) lots have been provided with collection pits to deal with minor storm events and linked to the pipe's stormwater drainage system.

Sub-stage 2 has detention basins appropriately sized for minor and major storm events. There will be no lakes in Sub-stage 2.

### 3.6.2 *Sewer*

The internal sewer reticulation servicing the individual lots will be designed and constructed in accordance with Power and Water Corporation and CoP guidelines and standard drawings, including provision of gas traps.

The Zuccoli sewerage network detailed to service Stages 3 and 4 of the development, are required to discharge to the Zuccoli West Sewer Pump Station (SPS); which has recently been constructed by the NTG. The Zuccoli West SPS has the capacity to service the final Zuccoli Development and additional flow generated by some of the low lying areas in the neighbouring suburbs.

As part of Sub-stage 1 civil works, Zuccoli South SPS and rising main to connect to the Zuccoli West SPS will be constructed, prior to Sub-stage 2 commencing. The Sub-stage 2 sewer reticulation is also to connect with the sewer network from Sub-stage 1.

The construction of Zuccoli South SPS will also service the needs for parts of Stages 3 and 4. Sewer can thus be provided for the development of the entire Zuccoli 3 and 4, inclusive of Sub-stage 2.

A detailed description of the sewer strategy is outlined in the Civil Design Report provided at **Attachment K**.



### 3.6.3 Electricity

Provision for the utility is provided for in the road reserve in accordance with the CoP and other authority guidelines and standard drawings. Design is being undertaken by Aurecon in consultation with SMEC.

### 3.6.4 Water

The design of the water supply was undertaken in accordance with the standard requirements of the Water Supply Code of Australia (WSA 03-2002), and the PWC Part 1 supplement to this code, dated April 2010.

The water network for Sub-stage 2 has been designed on advice from Power and Water to provide for the pressures required under the PWC's Customer Contract. Sub-stage 2 can thus be provided with water supply in accordance with PWC's requirements.

Further detail and a water reticulation plan are provided in the Civil Design Report at **Attachment K**.

### 3.6.5 Earthworks

Conceptual design of the proposed earthworks has been undertaken for the proposed Sub-stage 2 development. This conceptual design has identified that the majority of the site is heavily vegetated. A tree clearing investigation on the vegetated areas will be undertaken by Greening Australia. Cycads and any other significant trees for retention will be relocated prior to clearing works commencing.

Areas requiring earthworks will be cleared of vegetation, stripped of topsoil and grubbed. The topsoil will be stockpiled for respreading over the works area on the completion of earthworks.

The bulk earthworks design for the site is proposed to follow the natural contours of the land to minimise the cut and fill requirement. Allotments will be designed to ensure that the properties fall towards the road reserve in accordance with local authority requirements. It is envisaged that all fill materials required to re-profile the development will be sourced from within the site, with the intention that the net earthwork operations on the site will be balanced.

A detailed earthworks plan for Sub-stage 2 is provided in the Civil Design Report at **Attachment K**.

## 3.7 Open Space and Landscaping

The property is bound by Mitchells Creek to the north western side. Mitchells Creek has natural features which play an important role in the health of surrounding ecological catchments and downstream environments. The values and complexity of this ecosystem has been recognised and several initiatives for the protection, enhancement and management of Mitchells Creek have been identified for implementation:

- creation of an ecological zone for protection;





- creation of a significant buffer between residences and the riverine habitats;
- specific retention of connected corridors between Mitchells Creek and Brookings creek to maintain home range and habitat resources;
- retention of existing vegetation in the open space system with minimum disturbance to create grassed activation areas and ensure CPTED principals are applied to a 'Bush suburb';
- significant whole of catchment weed management program with Greening Australia;
- significant propagation of local native plants for re-vegetation of the open space areas with Greening Australia;
- significant WSUD for the whole catchment including the creation of open water basins to increase habitat richness and manage water quality and flow dynamics; and
- development of an educational program around Mitchells Creek with Greening Australia for the University, new school and local residents.

The NTPS requirement for a minimum of 10 percent open space to be provided in subdivision developments is well exceeded. Quantitatively, it is in excess of 20 percent. Through the design principles, adequate natural landscape is retained and the proposal to provide for active useable bushland adds to the provision of open space.

A 100 metre buffer area to Mitchells Creek has been accommodated in the Master Plan for the area. Sediment ponds/open basins, irrigation and retention ponds are provided, with 100 millimetre rising mains to reticulate the basins. These features are subject to further detailed investigations and feasibility in consultation with Council. An interface with Mitchells Creek is also provided for, enhancing the protection of the Mitchells Creek values and adding to the amenity created in the subdivision design of Zuccoli.

Open space is provided as a connected or linked open space corridor to provide amenity as well as localised play and exercise areas for residents. The open space corridors make provision for the management of stormwater through open basin retention ponds which can be used for activities such as fishing, walking and picnicking. The landscaping features include tree line boulevards for shade and shelter along the arterial roads. The potential for the development of fields where residents could play active formal sports such as tennis, basketball and netball are all possible features that are being considered as part of the landscaping features. All of these propositions are the subject of detailed investigations to determine their practicality and feasibility.

**Figure 5**, extracted from the Concept Master Plan and Design Philosophy provided at **Attachment C**, shows indicative open space and landscaping across future stages of Zuccoli 3 and 4.



**Figure 10: Open Space and landscaping**  
*\*from Page 9 of the Concept Master Plan and Design Philosophy at Attachment C.*

The open space is within walking distance of all residential lots and an integrated network of local and district parks is provided and designed to provide passive recreation opportunities with retained natural vegetation and landform. More formal recreation areas are provided in conjunction with the town square and activity centre designed to accommodate a range of uses and provide an additional community resource to the town square for markets and civic activities.

Open space is provided as follows:

- Natural bushland that includes the areas around the creek (excludes two ponds and future urban development); and
- Natural urban open space includes ponds and surrounding green space and small open spaces.



A Landscape Master Plan has been prepared by SMEC and is contained in **Attachment I**.

### 3.8 Site Constraints

There are no physical site constraints preventing the development of the land.

Biting Insects have been identified to be located in the western portion of the site and impacts Sub-stage 4 of the subdivision area. The Department of Health and Families has certain guidelines that need to be adhered to and these requirements will be complied with at the stage of subdivision application for Sub-stage 4. However Sub-stage 2 is not affected by this.

## 4.0 COMPLIANCE WITH NORTHERN TERRITORY PLANNING SCHEME, NTEPA AND AAPA

### 4.1 Planning principles

Clause 4.1 of the Northern Territory Planning Scheme (NTPS) provides planning principles and sets out the administration of the planning scheme and states:

*"is to contribute to a built, rural and natural environment supporting the diverse lifestyle and the social, cultural and economic development of the Territory promoting amongst others safe communities, housing choice, public infrastructure including a coordinated integrated and efficient transport network, recreational and cultural opportunities and best practice environmental management."*

It further references sustainable use and development of land and water resources, the supply of sufficient use for all types of uses, promotes climatic response in urban design and the conservation of sensitive areas in terms of environment, culture and heritage. All the above mentioned principles were considered in detail and the proposal facilitates urban development consistent with the planning principles.

At the stage when the response to the "Request for Proposal" was prepared through the Master Plan design for Zuccoli 3 and 4 a detailed analysis was undertaken in terms of compliance with the Darwin Land Use Framework and the Palmerston Eastern Suburbs Planning Principles and area Plans. The design response and compliance with the objectives of the planning principles were assessed. This assessment is outlined in **Attachment M** attached to this application.

In summary, it indicates that the design of the proposed development complies with all the objectives of the NTPS. It is relevant to note that Sub-stage 2 had to be assessed in the broader master plan for the Zuccoli Suburb 3 and 4 which will overall provide for and comply with the requirements of housing mix and lot sizes, in order to provide sufficient housing choice. Sub-stage 2 cannot be evaluated in isolation.



## 4.2 Environmental Protection Authority – Notice of Intent

It has been confirmed by the Environmental Protection Authority that since Zuccoli 3 and 4 forms part of the Sub-stage 2 Zuccoli Suburb, and as such, it does not require an NOI. A copy of the letter from Environment and Heritage Division is attached at **Attachment N**.

## 4.3 AAPA Certificates

**Attachment O** holds the AAPA certificates 2009/23 and 2009/24 issued for the development of the Zuccoli Suburb, and a confirmation letter from the AAPA.

## 5.0 STATUTORY REQUIREMENTS – SECTION 46(3) OF THE NT PLANNING ACT

### 5.1 Section 46(3)(a) – Compliance with the Planning Scheme

The site is located within the FD (Future Development) Zone of the Northern Territory Planning Scheme. The intent is to nominate zones across the SD and MD (Multiple Dwelling Residential) Zone for single and multiple dwellings and Public Open Space (PS) Zone to the newly created lots. The following has regard to the relevant provisions of the Planning Scheme for the proposed subdivision within those zones.

#### **Clause 5.26 - Zone FD (Future Development)**

- “1. Zone FD is an interim zone identifying an area that is intended for future rezoning and development in accordance with an Area Plan (where applicable) and its purpose is to:
  - (a) limit uses and development within the zone to a level that will not prejudice the future development; and
  - b) provide for development in accordance with the Area Plan (where applicable) once services are (or can be) made available to the land.
2. Subdivision is not to prejudice the intended ultimate subdivision and future use or development of the land.”

The subdivision will not prejudice the intended use of the land, rather it will facilitate the development of the land in accordance with the area plan and be consistent with the ultimate intent. The zoning of the land will be normalised following subdivision.

**Clause 5.1** provides for the purpose of the SD zone:

1. The primary purpose of Zone SD is to provide for single dwellings on individual lots.
2. Non-residential uses or development should be limited to those which predominantly service the local neighbourhood and do not have any detrimental effect on residential amenity.



**Clause 5.2** provides the purpose of the MD Zone:

- "1. The primary purpose of Zone MD is to provide for a range of housing options to a maximum height of two storeys above ground level.*
- 2. The scale, character and architectural style of infill development should be compatible with the streetscape and surrounding development.*
- 3. A single dwelling on a lot less than 600m<sup>2</sup> should be integrated in terms of design and site layout with adjacent development and street infrastructure."*

The subdivision will facilitate the development of the land for urban residential purposes in accordance with the SD Zone and MD Zone. The proposal is considered consistent with the primary purpose of the relevant zones and the majority of lots would be in the MD zone and developed with single dwellings. 12 allotments in Zone MD are greater than 600 square metres and under the current planning scheme provisions, could be further developed or subdivided. However, the developer proposes to covenant these allotments in order to restrict any further development or subdivision. All these dwellings will be integrated in terms of design and site layout. A school site is proposed to be developed in Sub-stage 6 as well as other community facilities such as the neighbourhood centre proposed in Sub-stage 3. The subdivision of Zuccoli 3 and 4 should be considered when individual stages are evaluated and assessed against policy requirements, for each stage forms part of the master planned suburb of Zuccoli.

Zuccoli Sub-stage 1A and B to the north of Sub-stage 2 are currently under construction and land sales have already occurred. A development application for Sub-stage A and B within Zuccoli 5 has been considered by the DCA on 16 September 2015. There is thus no surrounding development that needs to be taken into consideration. However, building envelope plans have been developed to ensure future developments have appealing streetscapes, are harmonious in design and provide a 'sense of place' and character.

At the time of physical development, consent will be sought and the development plans will be compliant with all the requirements under the Scheme as well as the variations granted through the approval of the building envelope and setback plans.

**Clause 6.13** and **Clause 11.1.3** restricts and/or allows for some development of land in Zone FD in so far as development should be consistent with the intended future use or development of the land.

*Where a development permit for subdivision in Zone FD has been granted the Development Consent authority may permit development of land in Zone FD only if:*

- (a) the development is consistent with any Area Plan in Part 8 applicable in the circumstances;*
- (b) the development is consistent with the intended ultimate zoning; and*



- The Consent Authority furthermore may permit subdivision into lots of a size and configuration consistent with the ultimate zoning of the land.*

Amendment No. 181 gazetted 06.07.2011 includes an Area Plan for Palmerston Eastern Suburbs  
Amendment No. 294 gazetted 01.07.2013 amends the Palmerston Eastern Suburbs Area Plan 2 of 2

**Palmerston Eastern Suburbs Area Plan**  
2 of 3  
June 2015

Opportunity for International Lines of Open Space Above TS AEP Flood Path

Proposed Road Closure

Management of Insect Breeding sites in Doodlakine Creek

Legend

- Urban Envelope
- Primary neighbourhood centre suggested by existing density, residential and commercial development
- Secondary neighbourhood centre with local shop and community uses
- Community Purpose including school and sports facilities
- North-South Corridor between Road 1 & Palmerston supporting public transport and activity
- TS AEP Flood path
- Open space incorporating drainage features, natural habitat and supporting passive recreation
- Natural Open Space for the protection of Doodlakine Creek and Doodlakine Creek, including all passive recreation areas
- Conservation of existing insects to facilitate the north-south link
- Local roads supporting public transport, pedestrian and cycle safety
- 5m Insect Insect Buffer (indicated by a red line)
- Excluded for Insect Insect Buffer subject to appropriate management of breeding sites
- Provision of Cycleway network
- Compact neighbourhoods will maximise the number of dwellings within a 400m walk from the neighbourhood centre and bus stop

Northern Territory Planning Scheme

Part 8-33

**Figure 11 – Palmerston Eastern Suburbs Area Plan**



The entire Zuccoli development will be serviced per stage to provide for power and water, sewer, and a road network in accordance with the Civil Design Report. The engineering services will be provided at each development stage as per the Concept Master Plan and Staging Plan at **Attachment P**. Road networks will be in accordance with the design guidelines of City of Palmerston and the Road Hierarchy Structure. The system is designed to provide for the safe and efficient movement of internal traffic within the proposed development and the interaction of expected site generated traffic with surrounding road networks.

**Clause 6.5.4** – *provides for vehicle access and on-site parking for single dwellings on lots less than 600 square metres in Zone MD.*

In the urban design process, provision has been made for allotments with frontages to a road of a minimum of 11 metres. Crossovers are proposed to comply with the CoP development design guidelines, including the requirement for crossovers to not be wider than a maximum of 3.5 metres. All allotments will thus have a minimum continuous length of 6.5 metres unobstructed by any street furniture or crossovers.

**Clause 7.1.1** *provides for a density compatible with the existing and planned provision of reticulated services and community facilities and consistent with land capability. The density table to this clause limits dwelling density in Zone SD to 1 single dwelling per lot and the potential of an independent unit and in Zone MD to 1 per 300 square metres.*

The maximum number of dwellings in Zone SD will be complied with, and the maximum number of dwellings per multiple dwelling lots will also be compliant with the one per 300 square metre requirement in Zone MD. The setback requirement will also be satisfied, apart from where variations are sought and applied for, then a consequential approval is granted.

## 5.2 Building Setback Plan

**Clause 7.3** provides for the minimum setback requirements for residential buildings. The proposed building envelope and setback plan is discussed in Section 3.4 of this report. The purpose of this clause however is to ensure residential buildings and structures without external walls are located so:

- they are compatible with the streetscape and surrounding development including residential buildings on the same site;
- as to minimise any adverse effects of building mass when viewed from adjoining land and the street;
- as to avoid undue overlooking of adjoining properties; and
- as to encourage breeze penetration through and between buildings.



In preparing the setback plans careful consideration went into the stated criteria to ensure the variations to the setbacks are such that it would not negatively impact on the neighbouring property. Zero setbacks or zero lot line development specifically prevents overlooking as opposed to creating opportunities to prejudice privacy. The setbacks to the front are well planned and are designed to be appealing and varied, adding interest and movement to the streetscape pattern. Building design at development stage will be dealt with to ensure sensitivity to the streetscape and to provide for adequate separation distances to allow for breeze penetration through and between buildings.

It is considered that the building envelope and setback design complies with the purpose of this clause. The Setback Plan and typical Building Envelope Plans are contained in **Attachment H** and **Attachment J**, respectively.

The purpose of Clause 7.3.3 (Reduced setbacks for single dwellings on Lots less than 600 square metres but not less than 300 square metres) is to allow single dwellings on Lots of less than 600 square metres in Zone MD to maximise design opportunities without unduly impacting on adjacent development. Despite Table A to Clause 7.3, a single dwelling subject to this clause may have a zero building setback to no more than one side boundary of the lot, providing:

- (a) *that boundary is internal to the subdivision that created the lot; and*
- (b) *that lot was created after the amendment to introduce this clause to the Planning Scheme.*

Further in Sub-clause 3, *"any part of a dwelling utilising a zero building setback shall have its external wall erected to the boundary with no gap."*

A variation to this sub-clause is sought and although the DCA approved a similar variation in Sub-stage 1, it is not compliant with the NTPS and its performance criteria, hence the variation application. As previously mentioned under Section 3.3.1 the building industry needs this 300 millimetre gap to provide for termite treatment. The overall setback plan prevents allotments from having a 300 millimetre setback on shared boundaries and only allows for 300 millimetre setbacks on alternate allotments, which prevents the creation of 600 millimetre gaps between dwellings, which could potentially create maintenance issues.

Sub-clause 4 of Clause 7.3.3 furthermore require that:

*"despite Table A to clause 7.3 , a single dwelling on a lot subject to this clause may, in accordance with the table to this clause, have a reduced front setback to habitable rooms only, providing.*

- a) *the area of the reduction allow an equal increase to the minimum provision of compliant private open space in accordance with clause 7.5,*



- b) *that any non-habitable structure, such as a garage or carport, shall have a front setback no less than 6m; and*
- c) *a landscaped area is included along the front boundary that will provide visual amenity to the public road."*

Although this is to be assessed at development application stage, the typical building envelope plans at **Attachment J** indicates that the 3.0 metres that a habitable room is drawn forward will be added to the open space provided in the rear of the property.

The purpose of **Clause 7.5** is to ensure that each dwelling has private open space that is of an adequate size to provide for domestic purposes, appropriately sited, permeable and open to the sky; and inclusive of areas of deep soil for shade tree planting. Further that it should be of a size that satisfies the minimum area and dimensions contained in the table to the clause and enable an extension of the function of the dwelling and fulfil certain stormwater management criteria as well as landscaping requirements.

The typical Building Envelope Plans at **Attachment J** indicate compliance potential with all the performance criteria of Clause 7.5, however compliance with these clauses is to be assessed at development application stage.

**Clause 11.1.1** provides minimum lot sizes and requirements to ensure lots are of a size capable of accommodating future uses. Table to Clause 11.1.1 provides for lots in Zone MD to be a minimum lot size of 300 square metres.

Sub-clause 4 furthermore prevents the consent authority to approve a subdivision in Zone MD that is not in accordance with the table to this clause.

The minimum lot size proposed in zone MD is 300 square metres for single dwelling development and 600 square metres for multiple dwelling development.

Clause **11.1.2** has recently been introduced to the NTPS for development in greenfield areas. The purpose of this clause is to provide for a range of lot sizes in Zone SD, not smaller than 450 square metres for single dwellings in greenfield development. The greenfield area must be identified for compact urban growth. Lots created under this clause must be no less than 450 square metres and must have an average lot size of 600 square metres.

Zuccoli 3 and 4 is identified in the area plan for Palmerston East as a compact urban growth area within a greenfield area. All lots created in this subdivision and which are proposed to be created under this clause are identified in the subdivision plan at **Attachment E**. Allotments greater than 500 square metres are proposed to be allocated a Zone SD, and the average lot size is identified to be 600 square metres.



The purpose of **Clause 11.2.1** is to ensure residential subdivisions respond to the physical characteristics of the land. Sub-clause 2 requires that residential subdivision design should:

- “(a) avoid the development of land of excessive slope, unstable or otherwise unsuitable soils (e.g. seasonally waterlogged) and natural drainage lines;*
- (b) ensure, by site selection or site grading, that areas intended for lots less than 600m<sup>2</sup> do not slope in excess of 2 %, such that the need for on-site stormwater structures, retaining walls and the like is minimised;*
- (c) retain and protect significant natural and cultural features;*
- (d) avoid development of land affected by 1% AEP flood or storm surge event; and*
- (e) retain and protect natural drainage lines and any distinctive landform features or stands of natural vegetation and incorporate them in public open space.”*

The site has been identified to be gently undulating terrain with no excessive slope. Natural drainage lines exist which direct runoff into Mitchells Creek on the eastern side and to the south into Brookings Creek.

The principles of water sensitive urban design are applied to create a suburb that celebrates the natural features and drainage lines. The natural drainage lines are protected and the natural vegetation is retained in the public open space area, whilst an active interface is created with the natural features of Mitchells Creek.

The Civil Design Report, provided at **Attachment L**, provides further details as to Storm Water Management, Sewerage Network, Water Supply and Lake Management. All measures are put in place to protect the natural environment and this is very evident in Zuccoli 3 and 4.

City of Palmerston requires the slope of allotments to be graded to a 4 percent to 6 percent slope in order to facilitate stormwater to drain towards the streets. There is thus a discrepancy between the NTPS requirements and that of CoP. This issue has been raised with Lands Planning as well as with the DCA and is under further investigation.

**Clause 11.2.2** seek to ensure that residential subdivisions are integrated with infrastructure, community services and facilities. Sub-clause 2 requires that residential subdivision design in relation to connectivity should:

- “(a) provide a high level of internal accessibility and external connections for pedestrian, cycle and vehicle movements*
- (b) provide links to schools, commercial facilities and public transport services;*





- (c) *provide traffic management to restrain vehicle speed, deter through traffic and create safe conditions for all road users;*
- (d) *incorporate street networks capable of accommodating safe and convenient bus routes with stops within a 400m radius of a majority of dwellings;"*

The Zuccoli 3 and 4 Master Plan is specifically designed to provide for circulation and integration both externally and internally. It allows for a network of formal and informal open spaces with shared pedestrian and cycle path access, including cycle trails along the Mitchells Creek corridor. The proposed Master Plan layout promotes walkability, cycling and accessibility throughout the Zuccoli suburb, and also provides connectivity to parks, commercial precincts, schools and adjacent neighbourhood communities.

A pedestrian footpath network is proposed through every stage within the road reserve to allow for ease of movement and connectivity. This Sub-stage 2 will eventually be connected to all other amenities in the development i.e. the school in Stage 6 as well as the neighbourhood centre in Stage 3. Apart from pedestrian access on the sidewalks, specific pedestrian and cycle trails are planned within the natural bushland areas. A 2.5 metre wide cycleway/shared path is also proposed along the main arterial connector roads to provide for external connectivity to the surrounding areas.

Public transport will be available on West Loop Road, South Loop Road and Zuccoli Parade, allowing easy access for all stages to public transport. Sub-stage 2 will have access to an existing bus stop in Zuccoli Parade just over 400 metres away. More bus stops are proposed and will be nominated in consultation with the Department of Transport.

In relation to reticulated services:

- "(e) provide for connection to reticulated services;"*

Each lot will be reticulated with electricity, water and sewer services as described in Section 3.5.

In relation to open space:

- "(f) provide a minimum of 10% of the subdivision area as public open space which:*
  - i. ensures the majority of dwellings are within 400m walking distance of a neighbourhood park;*
  - ii. incorporates recreational open space in larger units available for active leisure pursuits;*
  - iii. is unencumbered by drains and has sufficient flat area for informal recreation;*
  - iv. is designed to provide a safe environment for users by allowing clear views of the open space from surrounding dwellings or passing vehicles."*



The natural landscape in Zuccoli 3 and 4 provides for more than 10 percent open space in the entire development. Sub-stage 2A and B covers 14.98 hectares. A total of 2.66 hectares of open space is provided which includes the detention basin. Of this area, 1.76 hectares are proposed to be unencumbered open space which results in 12 percent of the entire precinct or 14 percent net developable area.

The Landscape Concept Plan, provided at **Attachment I**, provides for active multipurpose recreation facilities, parks and play areas. Active recreation is also provided within the stormwater management areas through fishing in the open basin water ponds and fishing decks. The extent and nature of these facilities will be the subject of assessment and discussion with Council.

The purpose of **Clause 11.2.3** is to ensure residential subdivisions contain lots of a size, configuration and orientation suitable for residential purposes. Sub-clause 2 provides that residential subdivision should satisfy the following:

- “(a) lots have sufficient area and appropriate dimensions to provide for the proposed density of developments including dwellings, vehicle access, parking and ancillary buildings;*
- “(b) lots conform with the building envelope requirements in the table to this clause;”*

Table to Clause 11.2.3 provides the following requirements:

Lot Size	Minimum Building Envelope Requirement
<b>300 m<sup>2</sup> to less than 450 m<sup>2</sup></b>	7 metres x 15 metres (exclusive of any boundary setbacks or service authority easements)
<b>450 m<sup>2</sup> to less than 600 m<sup>2</sup></b>	8 metres x 15 metres (exclusive of any boundary setbacks or service authority easements), or 11.5 metres x 15 metres where there is a common building boundary.
<b>600m<sup>2</sup> and greater</b>	17 metres x 17 metres (exclusive of any boundary setbacks or service authority easements)

The dimensions of all lots are shown on the subdivision concept plan at **Attachment G**, and clearly show full compliance with the minimum lot dimensions as well as building envelope. Lot dimensions range between 11 metres wide by 27.5 metres deep to 20 metres wide by 40 metres deep.



The typical building envelope diagrams at **Attachment J** indicate that lots are of a dimension and shape that provides flexibility for building design and locality and the achievement of useable outdoor private open space.

Lot sizes in Zone MD for single dwelling purposes range from 300 square metres to 500 square metres and provide the required 7 metre by 15 metre building envelope with open space provision of a minimum of 50 square metres with a minimum dimension of 6.0 metres by 6.0 metres.

All lots of 450 square metres to 600 square metres achieve a minimum building envelope requirement of 8 metres by 15 metres to accommodate common building boundaries, and all lots larger than 600 square metres accommodate a minimum building envelope of 17 metres by 17 metres. All lots can accommodate the minimum building envelope requirements and provide sufficient area for landscaping, car parking and open space whilst achieving the required dwelling setbacks.

*“(c) there are no battleaxe lots;”*

No battleaxe lots are proposed as part of the subdivision.

*“(d) lots are orientated to allow dwellings to take advantage of environmental conditions such as prevailing breezes and sunlight;”*

The dimensions and gradient of the Zuccoli 3 and 4 Sub-stage 2 land parcel were determining factors in the design layout and orientation of lots. The topography of the site is predominantly gentle undulating terrain and falls from RL19.6 in the north eastern corner of the site down to RL11.5 in the south west corner. It also falls down to RL14.2 in the north-west corner and down to RL16.4 in the south east corner.

The site thus drains mainly south west and north west with some drainage south east. The road network has been planned in such a way that stormwater can be managed in accordance with the natural fall of the land, thus determining the road layout and eventually the orientation of lots.

The subdivision of Sub-Stage 2 has 71 lots orientated east-west, allowing the long axis of the building to be oriented east-west, reducing passive heat gain. The remaining 134 residential allotments are orientated north-south however sun exposure can be reduced through the implementation of eaves. The east-west lot orientation was not achieved for all lots partly due to the gradient and the site being dominated by a ridge running south-east, with areas to the east draining towards Brookings Creek in the south. The open space system which also accommodates stormwater management is designed cognisant of the general gradient and drainage which impacts the road layout. Stormwater has to be managed through the road design which led roads to be orientated mostly east west. This results in most properties orientated north-south.



Landscaping, both within the streetscape and on individual lots, the open space network, and the minimisation of hardstand surfaces will minimise heat storage in the suburb. Open space focuses on the continuation of linear pedestrian connections which assists in capturing the prevailing breezes and provides attractive site lines.

*"(e) lots are connected to reticulated services;"*

Each lot will be reticulated with electricity, water and sewer services as described in Section 3.7.

*"(f) potential land use conflicts are minimised by taking account of the visual and acoustic privacy of residents;"*

The subdivision comprises the development of urban residential uses in accordance with nominated zones. The entire Sub-stage 2 within Zuccoli 3 and 4 represents a greenfield development of vacant land and it is argued that there would not be any amenity impact on existing residential areas. Zuccoli Stage 2 to the further north and Sub-stage 1 directly north of Sub-stage 2 are all currently under construction, and to the south is the proposed Zuccoli Southern Connector Road. To the west are the future stages of Zuccoli 3 and 4 and further west are the existing new developments, including Johnston. However, the two developments are separated by major roads and Mitchells Creek, providing for natural separation which prevents any amenity impacts.

In addition, adequate management of dust and erosion potential during site works through approved management plans will assist in reducing the construction effects to surrounding developed areas. Noise resulting from the development once occupied will be restricted to that generated by residential uses.

*"(g) where there are lots for medium and higher density residential development, those lots are:*

- i. distributed in small groups serviced by public transport;*
- ii. in close proximity to public open space and with adequate access to community facilities and services; and*
- iii. not located in a cul-de-sac."*

The subdivision creates a range of SD and MD zoned sites. The majority of the lots have ready access to public open space within 400 metres. All lots will be within 600 metres from public transport. Bus stops are planned to be on the ring roads i.e. West Loop and South Loop roads as well as on Zuccoli Parade. Stage 2 will have access to the bus stop on Zuccoli Parade.

Overall, the proposed subdivision is considered consistent with the objectives, intent and technical requirements of the SD and MD Zones.



**Clause 11.2.4** Lots less than 600 square metres for single dwellings in Zone MD.

1. *The purpose of this clause is to provide for the subdivision of land to accommodate single dwellings on lots less than 600 square metres in a manner that has regard to vehicle access, on-site parking and street infrastructure.*

All lots are proposed to comply with the requirements relating to access, street parking and infrastructure. The City of Palmerston has subdivision guidelines requiring that no crossover extend beyond the width of 3.5 metres. This will be complied with at development application stage to ensure that parking will be possible in front of each allotment due to the single width crossover provision.

Infrastructure will be provided as to not impede any access to properties. Compliance with these requirements will be assessed at development application stage.

2. *An application to subdivide land to provide lots subject to this clause must include plans and diagrams to demonstrate that proposed lots, building envelopes, private open space, vehicle access, on-side parking and habitable rooms facing the street will be provided to meet performance criteria and respond to parking and infrastructure in the adjacent public road.*

The typical building envelope plans provided at **Attachment J** demonstrate all allotments between 300 square metres and 600 square metres will be able to provide for all facilities on site, i.e. open space, vehicle access and on-site parking.

At development application stage this will be assessed and the DCA will not consent to any proposal that does not comply with these regulations. However the overall design is of such that it is easily achievable. The planning of the infrastructure was cognisant of this requirement and all services are planned to make provision for unobstructed driveways.

3. *Lots subject to this clause shall not have a boundary to any public road less than specified in the table to this clause.*

The subdivision concept plan at **Attachment G** provides a clear indication that all lots complies with the minimum frontage of 10 metres. All lot frontages vary between 11 metres and 20 metres.

4. *The consent authority must not consent to a subdivision that is not in accordance with sub clauses 2 and 3.*

As mentioned above, it is regarded that the proposed subdivision will be able to be compliant with the requirements under Clause 11.2.4





**Clause 6.5.4** furthermore has requirements for:

- i) *Vehicle access driveways and on-site parking spaces for single dwellings on lots less than 600 square metres and not less than 300m<sup>2</sup> do not unduly reduce the amenity of a public road or the availability of kerbside vehicle parking in the public road.*
- ii) *The on-site parking and its vehicle access from the public road shall be located to ensure that the lot's street frontage has a minimum continuous length of 6.5 metres without in-site parking or vehicle access within that length;*
- iii) *Vehicle access shall be via a single driveway, no wider than 3.5 metres, where required by the table to this clause.*

All lots have a minimum frontage of 11 metres allowing for a potential double vehicle parking configuration on site, of 5.5 metres to 6 metres wide, and with a proposed single vehicle access width of maximum 3.5 metres wide pursuant to CoP subdivision design guidelines. This allows for a minimum of 5.5 metres to 6.5 metres kerbside parking exclusive of a 1.0 to 1.5 metre setback from the boundary as well as any onsite car parking or vehicle access within that length.

A minimum continuous length of approximately 6.5 metres without vehicle access is thus complied with.

### **5.3 Section 46(3)(b) – Interim Development Control Order**

There are no Interim Development Control Orders currently applying to the land.

### **5.4 Section 46(3)(c) – Public Environmental Report/Environmental Impact Statement**

The Environmental Protection Authority confirmed that the advice provided in 2012, i.e. that the proposed development does not require formal assessment under the Environmental Assessment Act, is still the situation. This is discussed in detail in Section 4.

### **5.5 Section 46(3)(d) – Merits of Proposed Development**

The principal merit of the proposal is the creation of a subdivision within the Future Development (FD) Zone which is consistent with the principles and design direction set by the Planning Scheme. The project will assist in meeting the demand for dwellings within the greater Darwin and Palmerston areas and in providing for housing choice at an affordable price range.

The subdivision incorporates a range of SD (Single Dwelling Residential) and MD (single dwelling and multiple dwelling) lot sizes to facilitate housing diversity in accordance with the Palmerston North Area Plan.



The Sub-stage 2 subdivision proposal is in accordance with the Master Plan for Zuccoli 3 and 4, presented to the Government and on which basis this development was awarded. The overall plan provides for an integrated, connected, walkable lifestyle with active recreation in an attractive open space area. It is planned around a neighbourhood hub with an open space network that is accessible to the entire suburb. The road network provides for easy access to all facilities like the neighbourhood centre, schools, and public transport as well as to the broader network. It also provides for shared pathways making pedestrian access and cycling practical, attractive and available.

The natural landscape is retained as part of the integration with Mitchells Creek and to add to the woodland character of the site. The natural landscape is protected through the subdivision design and a liveable, walkable and affordable neighbourhood is created where Territorians can live the lifestyle they desire. Although the minimum lot size is smaller than traditionally, the quality of the amenity and open space in the area will make up for the reduced private open space on the lots, whilst also providing for lots that are more readily maintainable and affordable in a time where “lifestyle” has become more valuable.

Lots are orientated as far as possible to enable future dwellings with the long axis of buildings facing east-west to reduce heat gain. Lots facing north/south are in response to and reflecting the shape of the land practical road design and stormwater management requirements.

The subdivision proposal for Sub-stage 2 is compliant with the provisions of the Planning Scheme and has significant merit in providing increased opportunities for living in Zuccoli in proximity to existing facilities and services. It is a mere continuation of Sub-stage 1 that has been approved by the DCA.

#### **5.6 Section 46(3)(e) – Physical Characteristics of the Subject Land, Suitability of the Proposed Development and Effect on Locality**

For a description of the subject land and locality, refer to Section 2.0. There are no physical site constraints preventing the development of the land. Biting Insects have been identified to be located in the western portion of Zuccoli 3 and 4 and does not impact Sub-stage 2.

It is clear from the Engineering Services Report that the site is suitable for its intended use and that stormwater management, road infrastructure and utilities can be provided in an appropriate manner. The traffic impact assessment also confirms that the surrounding network is capable of receiving the traffic that will be generated through this development.



### 5.7 Section 46(3)(f) – Public Facilities/Open Space

The open space area is proposed in accordance with the requirements of the Planning Scheme and will provide for both passive and active recreation opportunities, allowing for drainage infrastructure, and will be readily accessible through shared pedestrian/cycle paths which are interconnected with the proposed road network.

The provision of open space is outlined in Section 3.7. The subdivision design proposes a public open space of 2.66 hectare of which 1.76 hectares is unencumbered. This accounts for 14 percent of the net developable area or 12 percent of the entire 14.98 hectare of Sub-stage 2. The Subdivision Concept Plan is at **Attachment G**.

### 5.8 Section 46(3)(g) – Public Utilities/Infrastructure

A Civil Design Report and Engineering Master Plan Report has been prepared by SMEC and enclosed at **Attachment K** and **Attachment L**, which details the proposed approach to the delivery of water, sewer and electricity services. This information is summarised in Section 3.6 of this Report. The proposed arrangements demonstrate the land can be suitably serviced to accommodate the proposed development.

### 5.9 Section 46(3)(h) – Impact on Amenity

A high level of residential amenity will be achieved within the subdivision, as it is a fully integrated and designed scheme in terms of the proposed lot orientation and street network, open space, and proposed landscaping treatments.

As addressed in the assessment of Clause 11.2.3 of the Planning Scheme, the subdivision comprises the development of urban residential uses nominated to be SD and MD and PS for the purposes of single dwellings and multiple dwellings up to a maximum of two storeys. The potential for amenity impacts as a result of the development of the site is not considered an issue due to Zuccoli 3 and 4 being a greenfield infill development of vacant land almost on the periphery of Palmerston of which this proposal is only for Sub-stage 2.

### 5.10 Section 46(3)(j) – Benefit/Detriment to Public Interest

The proposal will benefit public interest by providing a range of lots at a price range that aims to improve affordability for the broader community. More broadly it will assist in catering to the high levels of demand for residential land in the Darwin region.



### 5.11 Section 46(3)(k) – Compliance with the Building Act

Section 46(3)(k) of the Planning Act refers to subdivisions ensuring compliance with the Building Act. Since it is a greenfield development on vacant land this requirement is not applicable.

## 6.0 CONCLUSION

The proposal comprises the subdivision of Sub-stage 2 (A, B and C) of Zuccoli 3 and 4, into 205 residential lots and one public open space (PS).

The subdivision incorporates a range of SD and MD (multiple and single dwelling) lot sizes to facilitate housing diversity and affordability. The aim is also to provide all these lots at an affordable price range, as is outlined in the development agreement with the Northern Territory Government.

Lots are orientated as far as possible to enable future dwellings with the long axis of buildings facing east/west to reduce heat gain, with other north/south lots only provided where the topography requires the orientation of lots and street design is such that stormwater is directed off the lots into the street to drain in a southern, south western direction following the main drainage lines.

Open space is provided in Sub-stage 2 at the required percentage. The proposed open space is the continuation of the master planned open space and landscaping plan proposed for Zuccoli 3 and 4, and will assist in management of the micro climate and provide for the development of a high amenity community environment. The MD (multiple dwelling) sites will at DA stage provide the required communal open space and private open space. The requirement for sensitive design and protection of Mitchells Creek are provided for in the overarching master landscaping plan which provides an interface with the Creek. It forms the basis for the creation of high amenity for residents. All residential lots in Sub-stage 2 have access to the proposed open space within 400 metres.

Internal access roads, and infrastructure and servicing provision are provided in accordance with the design guidelines of the City of Palmerston. The requirement for 16 metre internal road reserve widths, with 7.0 metre carriageway and 4.5 metre verges to provide for landscaping and footpath areas on both sides as established in the City of Palmerston development Guidelines are adhered to and provides the main circulation in the subdivision. All other higher order roads are provided in accordance with the design guidelines of the City.

This Sub-stage 2 is another stage in the master plan subdivision in which particular regard was given to ensure adequate internal circulation. All open space areas are accessible within 400 to 600 metres from all dwelling lots. There is a 2.5 metre shared pathway throughout the development for the use of pedestrians and cyclists, and all roads provide for pedestrian walkways, in some instances on both sides, but in all instances on at least one side of the road. The school site in Sub-stage 6 and the neighbourhood centre in Sub-stage 3 will be accessible through all practical modes of travel. Further connectivity and amenity is provided through open space areas as indicated on the site connectivity plan.



The proposal is entirely appropriate and consistent with the NTG objectives for affordable housing, and meets the appropriate land use, design and functional requirements to create an attractive high amenity and accessible community as an integral component of the Zuccoli development.

The proposal is consistent with the requirements of the planning scheme and given its merits is considered to warrant the authority's most favourable consideration and approval.

A handwritten signature in black ink, appearing to read 'L. Henning'.

**Linda Henning**

MasterPlan NT

23 September 2015



**ITEM NO.**        13.1.2        **Annual Report 2014/2015**

**FROM:**                      **Acting Director Community Services**

**REPORT NUMBER:**        **8/0768**

**MEETING DATE:**         **3 November 2015**

---

**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:**

The draft City of Palmerston Annual Report 2014/2015 is ready for review and adoption by Council.

**Background:**

Section 199 of the Local Government Act states:

- (1) A council must, on or before 15 November in each year, report to the Minister on its work during the financial year ending on the preceding 30 June.*
- (2) The report must include a copy of the council's audited financial statement for the relevant financial year.*
- (3) The report must also contain an assessment of council's performance against the objectives stated in the relevant municipal or shire plan (applying indicators of performance set in the plan).*
- (4) As soon as practicable after the report has been delivered to the Minister, the council must:*
  - a. Publish the report on the council's website; and*
  - b. Publish a notice in a newspaper circulating generally in the area informing the public that copies of the report may be downloaded from the council's website or obtained from the council's public office.*

**General:**

The Annual Report 2014/2015, incorporating items (2) and (3) above, has been prepared in draft form and is ready for review and adoption by Council.

Following adoption, an advertisement will be placed in the Palmerston Sun advising that the Annual Report is available on Council's website and copies are available from the front counter at the Civic Centre

**Financial Implications:**

Nil

**Policy / Legislation:**

Pursuant to Section 199 of the Local Government Act.

**RECOMMENDATION**

1. THAT Council receives Report Number 8/0768.
2. THAT Council adopt the Annual Report 2014/2015.
3. THAT the Chief Executive Officer be instructed to send the Annual Report 2014/2015 to the Minister for Local Government.

**Recommending Officer:** Jan Peters, Acting Director of Community Services

Any queries on this report may be directed to Jan Peters, Acting Director of Community Services on telephone (08) 8935 9976 or email [jan.peters@palmerston.nt.gov.au](mailto:jan.peters@palmerston.nt.gov.au).

**Schedule of Attachments:**

Attachment A: Annual Report 2014-2015



# ANNUAL REPORT 2014-2015



CITY OF PALMERSTON | [www.palmerston.nt.gov.au](http://www.palmerston.nt.gov.au)

*City of Opportunity*





## Acknowledgement of Country

The City of Palmerston acknowledges the Larrakia people as the Traditional Owners of all the land and waters of the greater Darwin and Palmerston region.





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Ian Abbott  
Mayor



# MESSAGE FROM THE MAYOR

The City of Palmerston continues to grow rapidly with residential housing and open space being established in Zuccoli, Durack Heights, Johnston and Bellamack.

Council has closely monitored the development of these areas and, when considered necessary, has lobbied the NT Government to ensure these new suburbs are developed in line with good urban planning principles.

The development of the city centre in accordance with the Palmerston City Centre Master Plan continues to be the main priority for Council. Stage 2 of Goyder Square is currently under construction and is due to be completed

for 'The Boulevard' redevelopment. It is reassuring to see the NT Government invest in our city centre and to share the vision outlined in the Palmerston City Centre Master Plan.

The NT Government has also provided details of a systematic upgrade to Palmerston roads over the next two years. This is an excellent initiative and will support many of the major projects currently under construction in Palmerston.

## A “City of Opportunity”

by the end of November 2015. This will provide the Palmerston and Rural Markets with much improved infrastructure and additional room for their growing number of stall holders when they return to Goyder Square for the 2016 dry season.

The City of Palmerston has been fortunate to receive untied grant funding of \$1,487,638 through the Commonwealth Government's Financial Assistance Grants (FAG) program. This funding comprises two components—a general purpose allocation of \$691,350 and a roads allocation of \$796,288. Council is extremely grateful for these allocations along with the “Roads to Recovery” funding and “Black Spot Programme” funding it has received from the Australian Government. Council also acknowledges the financial support it received from the NT Government to support the Palmerston Library and the Festival. A recent application submitted to the NT Government's “Improving Strategic Local Infrastructure Program” was successful with \$2.5M being awarded

For many years the focus on Palmerston has been around residential growth; however, this is now being supported by new shopping centres, hotels, commercial developments, schools and mixed use developments. This will create significant job opportunities for Palmerston residents and will increase the level of social infrastructure available. It is also pleasing to see the construction of the Palmerston Regional Hospital planned for commencement later this year.

Our Community Grants program has seen Council contribute a record \$135,749 to community groups and sporting clubs. Grants awarded varied from Automatic External Defibrillators (AED) in partnership with St John Ambulance to the inaugural NT Athletics 5km Palmerston Fun Run.

The City of Palmerston is shaping into a vibrant, modern regional capital. A city to be proud of, and reflects our vision a “City of Opportunity”.

*S. Abbott*  
(Mayor)

# MESSAGE FROM THE CEO

The 2014-2015 year saw the City of Palmerston continue to focus on delivering the Palmerston City Centre Master Plan.

This included the adoption of several plans / strategies during the year including the:

- Palmerston City Centre Master Plan 2015;
- Palmerston City Centre Planning Framework;
- Palmerston City Centre Public Realm Great Streets Strategy; and
- Palmerston City Centre Parking Strategy.



The implementation of the Master Plan also continued during the year with the completion of Stage 1 of 'The Boulevard' redevelopment which was completed in early 2015 at a cost of \$4.395M. Following the completion of design work for the city centre open space, Council agreed to call tenders for Stage 2 of the Goyder Square redevelopment with these works expected to be completed by the end of November 2015. This will bring the total outlay for City Centre redevelopment projects to \$11M by the end of 2015.

Council has proactively sought grant funding to continue the redevelopment of the City Centre and achieved success through the NT Government's "Improving Strategic Local Infrastructure Program" with an amount of \$2.5M being awarded for Stage 2 of 'The Boulevard' redevelopment. An application has also been lodged with the Australian Government's "National Stronger Regions Fund" for an additional \$2M to complete this project. It is anticipated this project will commence in mid-2016.

The completion of the Odegaard Drive Units has seen this building development leased back to the Department of Housing as part of the NT Government's "Real Housing for Growth" program. This will assist in providing affordable rental housing for a number of Palmerston residents and provide an alternative revenue source for Council.

Residential growth in Palmerston remains strong with Australian Bureau of Statistics Population

**Ricki Bruhn**  
CEO

Growth figures indicating that the population had reached 33,900 at the end of June 2014. This includes an increase of 1,700 people during 2013-2014, the highest growth area in the Northern Territory. Current estimates now have the population in excess of 35,000.

This rapid population growth is also being supported by major developments including:

- Rydges Palmerston Hotel;
- Gateway Shopping Centre;
- Bakewell Woolworths Development;
- Palmerston Regional Hospital;
- Oasis Shopping Centre Refurbishment;
- The Boulevard Plaza Mixed Use Development;
- Bellamack Special School;
- Duplication of Tiger Brennan Drive;
- Commercial developments in Rosebery and Bellamack; and
- Planning for new schools in Zuccoli.

These major developments and the commitment by Council to rejuvenate the City Centre demonstrate considerable confidence in Palmerston by all levels of government and the private sector.

Council also completed its Review of Constitutional Arrangements in accordance with legislative requirements. This has been forwarded to the

Minister for Local Government and Community Services with the following changes proposed:

- increasing the number of elected representatives (not counting the Mayor) from six to eight;
- changing the title of elected members from Alderman to Councillor; and
- amending the boundaries of the Palmerston Municipality.

A decision on these proposals will be made by the Minister in conjunction with proposals received from other councils.

The Council continues to provide a wide range of services and facilities which are well received by residents. Details of a cross-section of these services are provided throughout this Annual Report.

I acknowledge the direction and support I receive from the Elected Members and the dedication of our 77 staff members who work together to create a 'City of Opportunity' and to 'Build a Better Palmerston'.

*R. Bruhn*

*(Chief Executive Officer)*

**33,900**   
**AT THE END OF JUNE 2014.**

Australian Bureau of Statistics  
Population Growth figures indicating  
that the population had reached  
33,900 at the end of June 2014.



# VISION AND MISSION

## Our Vision

*City of Opportunity*

## Our Mission

*Building a Better  
Palmerston*

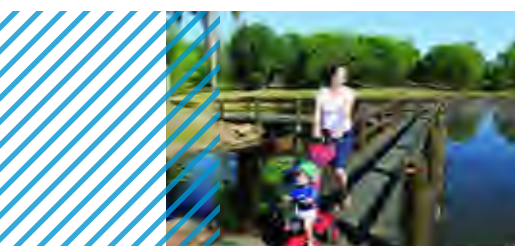
## Our Values

*We are committed to:*

- Community involvement and teamwork
- Commitment and accountability
- Sustainability and self sufficiency
- Support for diversity
- Respect for culture
- A culture of continuous improvement

# 52.9km<sup>2</sup>

Palmerston Area covers



## OUR CITY

The second largest city in the NT, Palmerston is a young, vibrant regional hub with a fast-growing future. Located 20kms from the Territory's capital Darwin, Palmerston is a diverse community with many young families calling the city home, along with defence personnel and a range of local businesses.

The city boasts more than 33,900 residents, two shopping centres, a well utilised regional library, a GP Super Clinic, a swimming and fitness centre, a recreation centre and gymnasium, a number of sporting grounds dotted in and around the city and a water park, proving it has come a long way since welcoming its first resident 33 years ago.

Palmerston is currently undergoing a significant period of infrastructure growth and development, with Council adopting a detailed Master Plan for the city centre to be rolled out over the next 20 years. Designed to accommodate Palmerston's growing population and reinvigorate the City Centre, work on the first stage of the Master Plan commenced at the end of 2013. The redevelopment will see Goyder Square, the City Centre's major open space, transform into a vibrant new social hub where residents are able to meet, relax and enjoy Palmerston's tropical lifestyle. 'The Boulevard' is also being redeveloped to create a bustling new main street for Palmerston. For more information on Palmerston's strong plans for the future of the City Centre visit [www.palmerston.nt.gov.au](http://www.palmerston.nt.gov.au).

The growth of Palmerston continues to expand with a number of major projects announced and several of these already underway:

<b>\$300M</b>	Gateway Shopping Centre
<b>\$200M</b>	Boulevard Plaza Mixed Use Development
<b>\$150M</b>	Palmerston Regional Hospital
<b>\$88M</b>	Tiger Brennan Drive Duplication
<b>\$50M</b>	Rydges Palmerston Hotel
<b>\$20M</b>	Woolworths Bakewell
<b>\$21M</b>	Bellamack Special School





**33,900**   
people

**28 years**   
average age

**25.8%**   
of population under 15 years

**4.1%**   
of population over 65 years

**16**   
suburbs, 2 light industrial areas

**12,289**   
residential properties

**120**   
defined parks

**404**   
assets maintained under contract

The NT and Federal Governments have committed to the construction of a new hospital facility which will be located on the outskirts of the city, servicing residents in both Palmerston and the rural area. It is anticipated the hospital will be completed in 2018.

With a projected population of 42,000 by 2021, accelerated growth is high on the region's agenda with four suburbs under construction including the rapid expansion of existing suburbs Bellamack and Johnston, and new residential developments Zuccoli and The Heights Durack.

A must-see for families is the city's water park which is free to use. Take on the six-lane speed slide challenge, or enjoy the toddler's wet area with a shallow wading pool and water activities. Teenagers will also love the refurbished skate park conveniently located next door. Palmerston is home to an 18-hole golf course and a six-screen cinema complex. Every Friday night during the dry, the Palmerston Markets are a cornerstone of the City's unique culture. Enjoy

fresh fruit and vegetables, local arts, entertainment and a range of delicious cuisine from around the globe – the Palmerston Markets are an experience for the senses!

Palmerston provides a green retreat, with a wealth of picturesque open spaces providing the ideal location for a quiet BBQ or leisurely morning walk. The many kilometres of well-kept bike paths are worth a visit for eager riders looking to explore the region.

The city recently welcomed the opening of the Rydges Palmerston, offering guests 4 star accommodation, to accompany the established Quest Serviced Apartments. When it comes to cuisine, Palmerston caters for a wide range of tastes, from boutique restaurants and cafes to popular chain outlets.

With a strong plan in place for the region's future growth, the City of Palmerston proves to be a

*'City of Opportunity.'*



## OUR COUNCIL

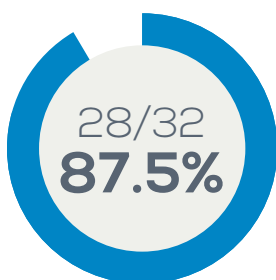
In accordance with the Local Government Act, Council is made up of seven elected members: a principal member holding the title of Mayor, and six elected members holding the title of Alderman.

Each year Council elects one Alderman to serve as Deputy Mayor for a term of 12 months. The City of Palmerston operates under a single (or 'no wards') system with each of the seven elected members representing the entire city. With 17,475 electors as at 2015, this makes a ratio of one elected member for every 2,913 electors.

Shown in the photograph above are, from left to right: (back) Alderman Andrew Byrne, Alderman Paul Bunker, Deputy Mayor Heather Malone (10 April 2014 to 10 April 2015) and Alderman Geoff Carter, and (front) Deputy Mayor Sue McKinnon (11 April 2015 to date), Mayor Ian Abbott and Alderman Seranna Shutt.

Over the course of 2014-2015 Deputy Mayor Heather Malone completed her 12 month term as Deputy Mayor, following which Alderman McKinnon was appointed Deputy Mayor.





Attended Council meetings (regular and special)



Attended Governance and Organisation Committee meetings



Attended Economic Development and Infrastructure Committee meetings



Attended Community, Culture and Environment Committee meetings



**Ian Abbott**  
Mayor

Mayor Ian Abbott was elected in the Local Government Election on 24 March 2012 and provides the following biography:

*"I first joined Council as an Alderman through a By-Election in August 1999 and was re-elected on 27 May 2000 in the full election. I served as Deputy Mayor in 2003-2004 and again in 2007-2008. I aim to fully represent the community and present the wider views of Palmerston residents.*

*In particular, I am interested in youth issues and ensuring the survival of small community and sporting groups. My goal is to ensure a strong representative Council that encourages a strong city."*

Mayor Abbott is ex-officio on all committees of Council but represents Council particularly as a member of the following committees or organisations:

- Palmerston Safe Communities Committee
- CEO Performance Appraisal Committee
- City of Palmerston Administrative Review Committee
- City of Palmerston Internal Audit Committee
- Top End Regional Organisation of Councils (TOPROC)
- Local Government Association NT (LGANT)



## Sue McKinnon

Deputy Mayor (11 April 2015 to Date)

Sue McKinnon was first elected to Council as an Alderman in March 2008 and re-elected at the 2012 Local Government Election.

At its 7 April 2015 meeting Council elected Alderman McKinnon to serve as the City's Deputy Mayor for a 12 month period commencing Saturday 11 April 2015.

Deputy Mayor McKinnon has provided the following biography:

*"I aim to provide a community focused and environmentally aware approach to Council decisions through community consultations and on-ground small community-driven local projects. I am particularly focused on improving access to social, creative and recreational activities for the whole community."*

*I reactivated and incorporated the Mitchell Creek Catchment Landcare Group Incorporated in 2011 with a nine person management committee that I chair, which organises recreation, education, advocacy and planning activities and wider community engagement with the natural environment of the Catchment.*

*In 2013 I received "Individual Natural Resource Management Champion" at the Inaugural NT Natural Resource Management Awards and the "Individual Landcarer Winner" at the 2013 NT Landcare Awards.*

*My interests are reading, gardening, current affairs, politics, music (listening), art and craft, writing, walking, cycling and bird watching."*

Deputy Mayor McKinnon represents Council on the following committees and organisations:

- Palmerston Safe Communities Committee
- City of Palmerston Administrative Review Committee
- Local Government Association NT (Alternate)
- Community, Culture and Environment Committee
- Economic Development and Infrastructure Committee



Attended Council meetings  
(regular and special)



Attended Governance and  
Organisation Committee  
meetings (Observer)



Attended Economic  
Development and  
Infrastructure Committee  
meetings



Attended Community, Culture  
and Environment Committee  
meetings

## Andrew Byrne

Alderman



Following the Local Government Election on 24 March 2012, Andrew Byrne was elected Alderman of City of Palmerston. Alderman Byrne served 12 months as the City's Deputy Mayor in 2013/14.

Andrew provides the following information:

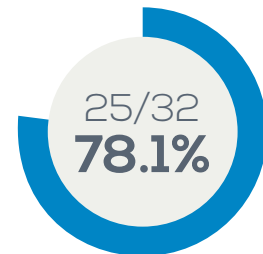
*"I have been involved in the Finance and Insurance Industry for over 20 years. I moved to Palmerston with my young family in 2003. I am the Vice President of the Palmerston Regional Business Association and I am involved with a number of sporting clubs.*

*Palmerston is a vibrant city that is growing rapidly, I believe it is important to attract more business and develop infrastructure that keeps up with this growth.*

*We also need to support community groups and sporting clubs so our children have a choice of activities. I hope being a part of council I can play an active part in ensuring the success and development of these groups."*

Alderman Byrne represents Council on the following committees:

- Youth Inspiring Palmerston
- City of Palmerston Internal Audit Committee
- Development Consent Authority (DCA) Palmerston Division
- Economic Development and Infrastructure Committee
- Governance and Organisation Committee (Chair)



Attended Council meetings  
(regular and special)



Attended Governance and  
Organisation Committee  
meetings



Attended Economic  
Development and  
Infrastructure Committee  
meetings



Attended Community, Culture  
and Environment Committee  
meetings (Observer)



## Seranna Shutt Alderman

Seranna joined the City of Palmerston Council on the 5th of November 2013 following a by-election.

Seranna provided the following information:

*"Since joining Council, some of my highlights include supporting the redevelopment of Goyder Square, keeping a low CPI increase of 1.9% for the majority of Palmerston ratepayers, increasing the overall amount of community grants provided to organisations, introducing the online community directory and the building a better neighbourhood program, and active participation in Council events such as the Palmerston Festival, FlicNics, Palmerston Fun Run, Australia Day and Picnics in the Park.*

*I currently combine my Alderman duties with full time work and as a weekend radio announcer role with Territory FM and can be found at the Palmerston Markets most Friday nights!*

*I am always aiming to improve my professional skills and since being elected I have completed a Diploma of Business Governance and am currently studying a Certificate 4 in Professional Writing and Editing.*

*I believe paying it forward is important, therefore I participate on various community boards including Northern Territory Aids and Hepatitis Council (NTAHC) and Australian Local Government Women's Association (ALGWA) NT branch, I also chair the inaugural ALGWA International Women's Day Dinner Committee who are currently planning the 2016 event.*

Alderman Shutt is currently a member of the following Council committees:

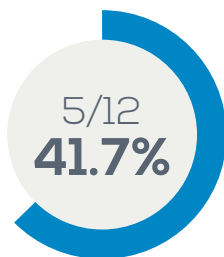
- Community, Culture and Environment Committee
- Governance and Organisation Committee



Attended Council meetings  
(regular and special)



Attended Governance and  
Organisation Committee  
meetings



Attended Economic  
Development and  
Infrastructure Committee  
meetings (Observer)



Attended Community, Culture  
and Environment Committee  
meetings

## Paul Bunker Alderman



Following the Local Government Election on 24 March 2012, Paul Bunker was elected Alderman for the City of Palmerston. Alderman Bunker also served for 12 months as the City's Deputy Mayor in 2012/13.

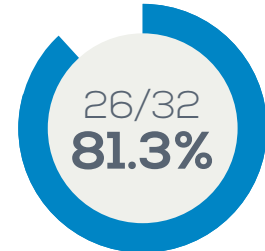
Paul provided the following information:

*"I served 20 years in the Australian Defence Force and upon leaving in 1995 I settled with my family in Palmerston. I have three daughters who have all completed their schooling and grown up in Palmerston, with two still living here. I have worked in the Real Estate industry since leaving the Defence Force and in 2010 established a Real Estate business locally now employing 10 local people. I have lived in numerous cities across Australia while serving in the Defence Force, but when I retired I decided to make Palmerston my home.*

*I believe in our City and have a real passion to drive future development and implementation of our City Centre Master Plan for the future. I am excited for the future of Palmerston and look forward to helping make it a city we can all be proud of."*

Alderman Bunker represents Council on the following committees and organisations:

- CEO Performance Appraisal Committee
- Administrative Review Committee
- Top End Regional Organisation of Councils (TOPROC)
- Development Consent Authority (DCA) Palmerston Division
- Local Government Association NT (LGANT)
- Economic Development and Infrastructure Committee (Chair)
- Governance and Organisation Committee



Attended Council meetings  
(regular and special)



Attended Governance and  
Organisation Committee  
meetings



Attended Economic  
Development and  
Infrastructure Committee  
meetings



## Heather Malone

### Deputy Mayor

Heather Malone was first elected as Alderman for the City of Palmerston at the 2012 Local Government Election.

At its 1 April 2014 meeting Council elected Alderman Malone to serve as the City's Deputy Mayor for a 12 month period commencing Thursday 10 April 2014.

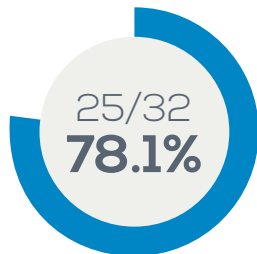
Alderman Malone has provided the following biography:

*"I grew up in the Territory and have resided in Palmerston for 13 years. I am married with two, grown up, boys. I previously owned Penny's Fancy Dress, the Telstra Micro Business of 2010. I also won the Telstra Business Woman of the Year and Commonwealth Bank Business owner 2010.*

*As an active part of the Palmerston community, I intend to bring my business skills, compassion, energy, drive, problem solving skills and strength to the table of the City of Palmerston."*

Alderman Malone represented Council on the following committees and organisations:

- NT Council of the Ageing (COTA)
- Tourism Top End
- Economic Development and Infrastructure Committee
- Community, Culture and Environment Committee (Chair)
- Development Consent Authority (DCA) Palmerston Division (Alternate)



Attended Council meetings  
(regular and special)



Attended Governance and  
Organisation Committee  
meetings (Observer)



Attended Economic  
Development and  
Infrastructure Committee  
meetings



Attended Community, Culture  
and Environment Committee  
meetings



## Geoff Carter Alderman



Geoff Carter was appointed to Council as an Alderman in May 2007 having lived in Palmerston since 2002. He served as Deputy Mayor from 2011-2012. At the local government election on 24 March 2012 he was re-elected as Alderman of City of Palmerston.

Alderman Carter provided the following information:

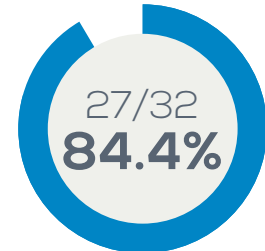
*"Since joining Council, I have been a strong supporter of the arts in our community. Historically I was the founding Bandmaster of the Australian Army Band Darwin and rose to the rank of Warrant Officer Class One in the Australian Army before retiring in June 2013. I was awarded the Conspicuous Service Medal (CSM) in the Queen's Birthday Honours list in 1993 for services to military music.*

*I play with the Arafura Wind Ensemble with whom I was Music Director from 2001 to 2010. I also play (infrequently now) with the Darwin Symphony Orchestra. I am currently Music Director of the Darwin City Brass Band.*

*It is my endeavour to get, for Palmerston, a truly multifunction Entertainment Centre, which will support all levels and genre of the Arts in our great city. I am also very keen to advance effective animal management within the City".*

Alderman Carter represents Council on the following committees:

- Governance and Organisation Committee
- Community, Culture and Environment Committee
- CEO Performance Appraisal Committee



Attended Council meetings  
(regular and special)



Attended Governance and  
Organisation Committee  
meetings



Attended Economic  
Development and  
Infrastructure Committee  
meetings (Observer)



Attended Community, Culture  
and Environment Committee  
meetings

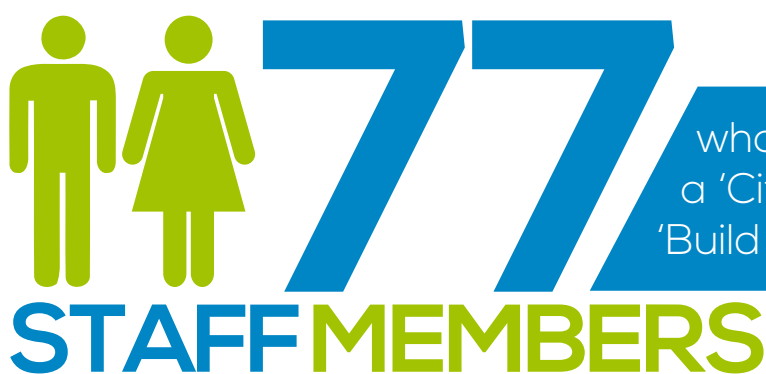
# OUR STAFF

As per the Local Government Act, Council employs a Chief Executive Officer and delegates a number of authorities to carry out the day-to-day functions of Council.

The CEO is responsible for the overall administration of Council affairs and works closely with elected members to ensure Council goals and objectives are met. The CEO is charged by the Local Government Act with the responsibility for managing Council's human resources in an effective and compliant manner.

Approximately 77 staff members operate under the CEO's direction, divided amongst the Corporate and Community Services and the Technical Services departments.

Working at Council provides a number of career opportunities from waste management to healthy eating and nutrition specialisations, and staff are skilled professionals in each of their specialised areas. Council's dedication to continuous improvement means a wide range of professional development and training opportunities are regularly offered in order to strengthen the organisation's capacity and to broaden staff skills.



who work together to create a 'City of Opportunity' and to 'Build a Better Palmerston'.

Working at Council provides a number of career opportunities

**CEO**  
**RICKI BRUHN**

**Director of Corporate  
and Community  
Services**

**Director of  
Technical  
Services**

**Human  
Resources**  
Payroll  
WHS  
Recruitment  
Employee Relations

**Library**  
Life long learning  
Digital Literacy  
Early Literacy  
Community Space  
Reference  
Digital Resources  
Physical Resources  
Outreach Services

**Technical  
Operations**  
Civil Operations  
Major Projects  
Buildings/Facilities  
Open Space  
Maintenance

**Rangers**  
Animal  
Management  
Parking  
Litter  
Open Spaces

**Records**  
Records  
Management

**Finance**  
Rates  
Customer Service  
Accounts Payable  
Accounts  
Receivable

**Planning**  
Strategic  
Statutory

**Environmental  
Services**  
Emergency  
Management  
Environment  
Waste

**Community  
Services**  
Community  
Development  
COPAL  
Arts/Culture  
Youth  
Sport recreation  
Safe Communities  
Children and  
Families  
Seniors  
Grants  
Facilities

**IT**  
Digital Systems  
Trouble Shooting  
Customer Care  
Back Up  
Software  
Hardware

# STRATEGIC HIGHLIGHTS

## 1. Community and Cultural Wellbeing

- Library launches Facebook Page
- Library forms partnership with Tactile Arts to introduce a program of contemporary and educational art workshops
- Council provided \$135,749 in financial support to community groups and organisations through grants, donations and sponsorships
- Palmerston Festival
- Palmerston becomes an official Refugee Welcome Zone
- eBook platform added to the library collection. Wheelers eBook platform was identified as an important diversification to the Library e-resource provision.
- First library in the NT to implement Printer On, a mobile printing service which allows users to access printing facilities remotely from their device whether in the library or at home.

## 2. Economic Development

- The Boulevard Project Stage 1 Completed
- Goyder Square Stage 2 – Design (*construction commenced July 2015*)
- Palmerston City Centre Master Plan 2015;
- Palmerston City Centre Planning Framework;
- Palmerston City Centre Public Realm Great Streets Strategy; and

- Palmerston City Centre Parking Strategy.
- Completion of the 15 unit complex at 48 Odegaard Drive Rosebery.

## 3. Environment and Infrastructure

- Obtaining a NTG Black Spot grant for \$500K for the installation of a roundabout at the intersection of Temple Terrace and Emery Avenue
- National finalist in the Keep Australia Beautiful Sustainable Cities Award 2014
- Road construction and new roundabout on Lakeview Boulevard
- Obtained a 16ha land grant for the future Archer Waste Management Centre.

## 4. Governance and Organisation

- New accounting, payroll and customer request management system
- Technical Services Contract Management Guidelines
- Programmed risk inspections for roads, pathways and stormwater drains
- LGMA NT Management Challenge Winners
- Implementation of Managed ICT Services improving reliability of systems
- Change of Enterprise Resource Planning System to improve governance and move towards paperless working
- Review of Financial and Human Resource Policies



# YEAR AT A GLANCE

## July 2014

COPAL's Outdoor Explorers Activity is a family version of Race around Palmerston, called "Outdoor Explorers". It was held across the 2014 June/July School Holidays.

## August 2014

Library Facebook page launched!  
2014 Palmerston Festival.

## September 2014

Adelaide 36ers visit along with Townsville Crocs and Japanese National Team.

Library and Tactile Arts introduce a contemporary and educational art workshops program.

## October 2014

The Library became the first library in the NT to implement Printer On, a mobile printing service.

## November 2014

WorkPro was introduced as an online, induction and training tool providing information and training regarding bullying, harassment and Work Health Safety.

## December 2014

In commemoration of Cyclone Tracy, the library created a public display showcasing newspaper clippings from The Melbourne Sun, donated by locals Rex and Ros Palmer.

City of Palmerston Christmas Carols Event and Goyder Square Christmas Tree lighting ceremony.

## January 2015

Australia Day Ceremony welcoming 47 New Australian citizens to Palmerston.

## February 2015

Council released the draft Development Guidelines for public feedback.

## March 2015

Completion of Stage 1 of The Boulevard upgrade from the intersection at The Boulevard-Chung Wah Terrace to the intersection at The Boulevard - Frances Drive.

The Library added an additional eBook platform to their collection.  
City of Palmerston was LGMA-NT Management Challenge winners.

## April 2015

Roberts Day commissioned as the lead design consultant for Stage 2 of Goyder Square.

Major sponsorship of the very first Palmy 5k Fun Run, the event delivered by Athletics NT.

## May 2015

The Activate 2015 program, in it's tenth year, was a huge success, offering 500 participants a choice of 448 physical activity sessions from 18 different providers over eight weeks.

## June 2015

Construction of unit complex 48 Odegaard Drive, Rosebery, completed and head-leased to the Department of Housing under the NT Government's Real Housing for Growth Initiative.

City of Palmerston team competed in the Australasian Final of the Local Government Managers Australia Management Challenge in Melbourne.



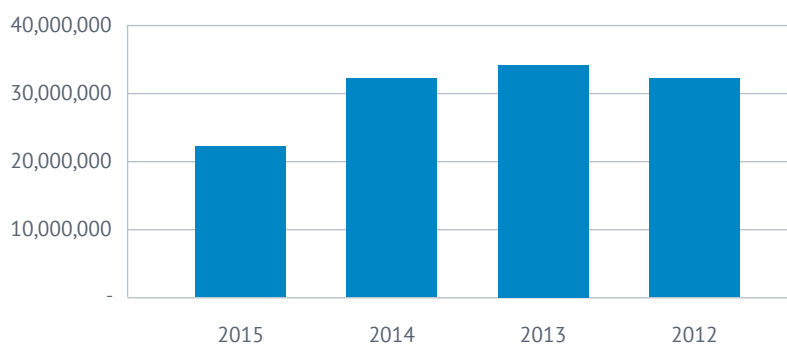
# FINANCIAL OVERVIEW

	2015	2014	2013	2012
<b>TOTAL INCOME</b>	27,382,911	25,143,296	24,398,582	24,226,857
<b>TOTAL EXPENSES</b>	32,907,966	31,203,000	28,332,866	26,228,022
<b>OPERATING SURPLUS / (DEFICIT)</b>	(5,525,055)	(6,059,704)	(3,934,284)	(2,001,165)
<b>LESS DEPRECIATION</b>	8,134,394	8,329,600	6,461,767	6,298,558
<b>OPERATING SURPLUS</b>	2,609,339	2,269,896	2,527,483	4,297,393
<b>TOTAL ASSETS</b>	383,129,959	387,974,667	343,786,965	319,709,845
<b>TOTAL LIABILITIES</b>	4,175,107	3,714,564	3,076,154	2,489,539
<b>NET ASSETS</b>	378,954,852	384,260,103	340,710,811	317,220,306

City of Palmerston has improved its operational financial position for the 2014/2015 financial year by increasing its operating income by 8.91% with only a 5.46% increase to operating expenditure. This has allowed our Operating Deficit (which includes depreciation of \$8,134,394) to be reduced by 8.82% compared to the previous year. The actual results achieved for 2014/2015 align closely with the revised budget for 2014/2015.

## CASH AND CASH EQUIVALENTS

■ Cash and cash equivalents



Following a change to our accounting policies to reflect gifted assets, the City of Palmerston has experienced significant growth in infrastructure assets since the 2012/2013 financial year which is reflected in the growth of Total Assets. Gifted assets (newly created assets funded by developers) are now recognised at the date of practical completion. These new developments in Palmerston increase the amount of infrastructure to be maintained by Council, with an increase in value of over \$60M since 2011/2012.

The gradual increase of Total Liabilities is due to major Capital Works programs running into the dry season. This results in Council accounting for increased Accounts Payable at the end of the financial year.

**12,281** 

residential assessments  
generated \$14.8M in rates

**357** 

commercial  
assessments generated  
\$1.5M in rates

**265** 

industrial assessments  
generated \$0.4M in rates

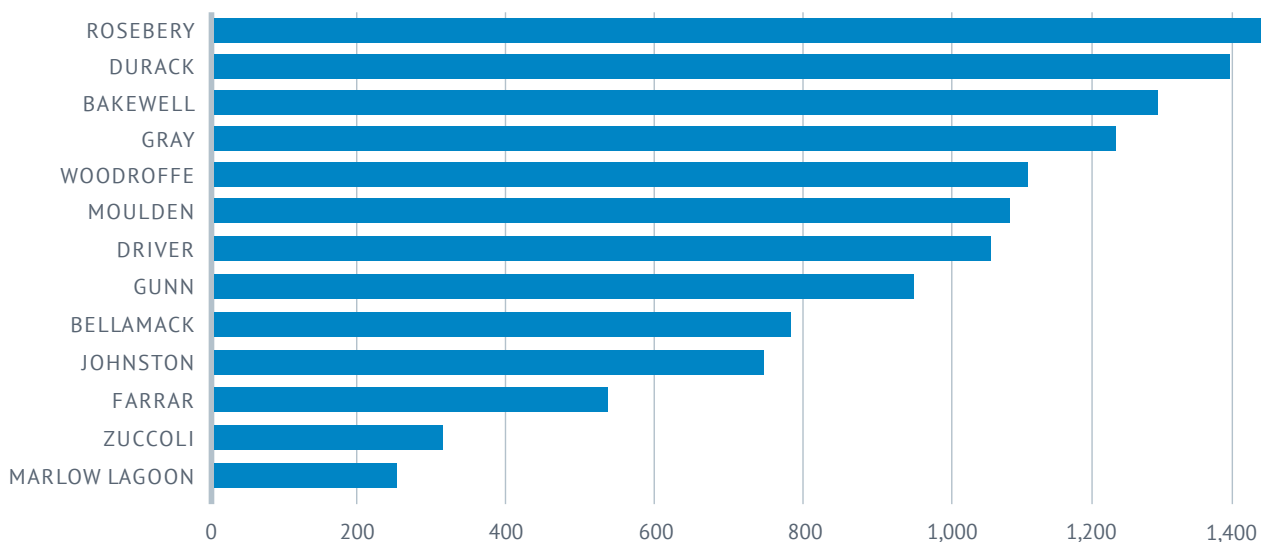


The City of Palmerston has no loan borrowings or debt at the end of the 2014/2015 financial year.

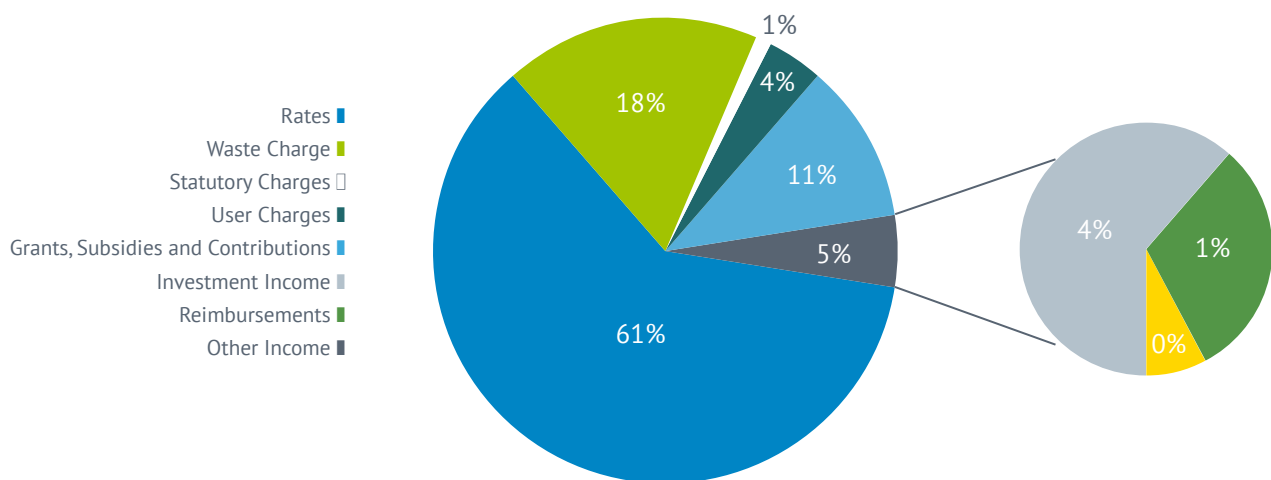
Overall the City of Palmerston is showing a Current Ratio of 5.33:1, meaning the current assets are 5.33 times the amount of current liabilities. Although the Current Ratio has declined over the last four years, the

City of Palmerston is still presenting a healthy cash liquidity position. With major investments within the municipality, Council has created valuable long term assets which provide for income generating opportunities into the future.

#### NO. OF RATED RESIDENTIAL PROPERTIES



#### TOTAL INCOME 2014/2015



The City of Palmerston generated \$27.4M in operational income for 2014/2015. Whilst Rates remain the main source of income at 61%, Council is investigating other opportunities to create alternative sources of income to reduce the pressure on ratepayers. A recently completed project is the residential unit development Odegard Drive Rosebery as part of the 'Real Housing for Growth' initiative announced by the NT Government.

Investment Income reduced by 23% from the previous year due to term deposit rates dropping. The weighted average rate of short term investments decreased from 3.85% in 2014 to 3.35% for 2015. Council also utilised its Reserve Funds to complete significant capital projects including the unit development in Rosebery and the first stage of The Boulevard redevelopment in the Central Business District.

The annual Waste Charge for residential properties generated \$4.875M in 2014/2015, accounting for 18% of total income and balancing the \$4.897M of expenditure to deliver this important service to the residents of Palmerston.

# 8,476

Purchase invoices  
posted in 2014/15

# \$17.5M

paid to suppliers

# 64%

of the \$17.5M paid to  
NT suppliers

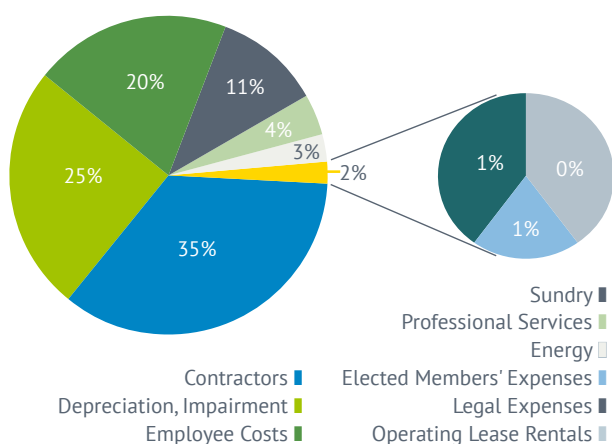


City of Palmerston has received a total of \$2.5M in grants in 2014/15.

FUNDING FOR	FUNDING FROM	\$ IN 2014/15
FAA - ROADS COMPONENT	Department of Local Government & Community Services	796,288
FAA - GENERAL COMPONENT	Department of Local Government & Community Services	691,350
LIBRARY OPERATING GRANT	Department of Natural Resources, Environment, The Arts & Sport	570,612
ROADS TO RECOVERY 2015	Department of Infrastructure & Transport	269,190
COPAL	Department of Health NT	100,000
PALMERSTON FESTIVAL AUGUST 2014	Arts NT	50,000
JOY ANDERSON CENTRE	Department of Health & Ageing	7,311
SCHOOL HOLIDAY PROGRAMS	NT Office of Youth Affairs	3,500
AUSTRALIA DAY GRANT - PALMERSTON AUSTRALIA DAY COMMITTEE	Palmerston Australia Day Committee	1,000

The City of Palmerston would like to acknowledge all levels of government and the individual funding institutions for their financial support during 2014/2015.

## TOTAL EXPENDITURE 2014/2015



The City of Palmerston's main expenditures for 2014/2015 were Contractors at a cost of \$11.4M. These contracts provide for services such as waste

collection, street sweeping, road maintenance, mowing, parks & gardens maintenance, the operation of the waste transfer station and many others.

Depreciation (non-cash item) for the City of Palmerston has increased by 29% from the reinstated 2012/2013 to 2013/2014 year due to new assets handed over by developers. With new suburbs being developed, Council's responsibility to maintain assets increases. Depreciation is the cost of using those assets in a financial year. Currently Council is not fully funding its depreciation through its operating income, however is working towards doing so to ensure a more sustainable financial future.

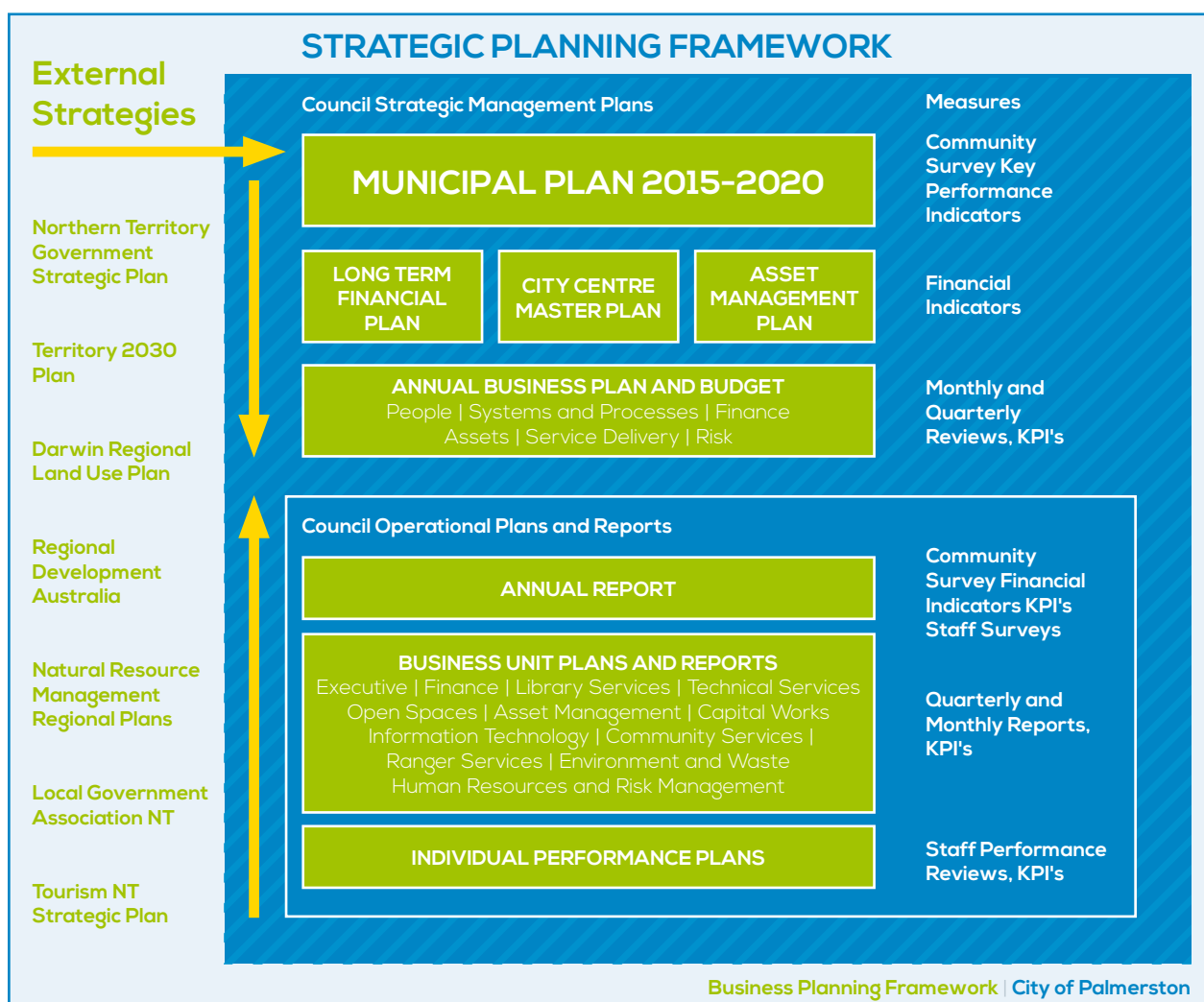
Employee Costs of \$6.7M includes expenses for staff wages and salaries, workers compensation, compulsory superannuation contributions, salary continuance insurance, Fringe Benefits Tax and other employee related expenses. Council currently employs 77 staff (72 full time equivalent) and is operating under the City of Palmerston Enterprise Agreement 2013.

# STRATEGIC PLANNING FRAMEWORK



The Annual Report plays an important role in Council's Strategic Planning Framework, providing a report on Council's activities and performance against the strategies outlined in Council's Municipal Plan, which was reviewed and updated in June 2015. It reports on the four Strategic Focus areas which cover the services and responsibilities of Council: Community and Cultural Wellbeing, Economic Development, Environment and Infrastructure, and Governance and Organisation.

STRATEGIC PLANNING FRAMEWORK DIAGRAM



# MEASURING PERFORMANCE

## *How we Measure Performance*

Primary Performance Indicators:  
Community Satisfaction Survey

Council is very aware performance is 'in the eye of the beholder', and the satisfaction of the community is the primary measure of performance. No matter how well we think we are doing, it is the community's opinion that matters

For this reason, wherever possible there is a survey score for a particular service or activity tied to each outcome. The survey has been conducted annually by Roy Morgan Research on behalf of Council since 2012 and the scores are used to determine overall performance of Council with regards to a

providing an objective outcome the community can rely on.

Results from the survey are expressed with a numerical score. A score of 100 is equivalent of the community expressing its satisfaction with Council's performance, with scores higher than 100 expressing a rising degree of satisfaction, and scores below 100 indicating that Council needs to perform better. Council aims to have scores in all areas above 100.

The public is strongly encouraged to provide feedback regarding the Municipal Plan. The success of this plan is reliant on it matching the needs and addressing the concerns of the community! Email us at [palmerston@palmerston.nt.gov.au](mailto:palmerston@palmerston.nt.gov.au) or call 08 8935 9922.

## Understanding Council's Municipal Plan

most. In Council's Municipal Plan 2015-2020, Council promised to use these measures as the primary reporting mechanism to the community, and this Annual Report 2014-2015 provides this.

particular outcome.

With roughly 400 telephone interviews conducted completely at random, Council has no ability to influence the analysis of community satisfaction, thus

**Performance Table**  
**2012, 2013, 2014, 2015**

		2012	2013	2014	2015
	Sample size	401	407	402	400
	Projected population over 18	18,677	18,678	19,588	19,588
1.1	HEALTHY COMMUNITIES	97.09	98.69	97.73	95.78
1.2	SAFE COMMUNITIES	84.35	86.79	84.93	77.14
1.3	ARTS AND CULTURE	110.47	109.70	111.91	107.45
1.4	RECREATION	119.13	118.18	114.69	111.82
2.1	TOURISM	n/a	n/a	85.75	84.25
2.2	LOCAL BUSINESS AND INDUSTRY	85.63	85.53	85.54	82.92
2.3	CITY PLANNING	n/a	n/a	89.41	80.22
3.1	ENVIRONMENTAL SUSTAINABILITY	95.98	95.19	96.93	91.30
3.2	ASSETS AND INFRASTRUCTURE	110.61	111.79	107.75	106.65
3.3	WASTE	129.69	129.94	133.40	129.25
4.1	RESPONSIBILITY	83.89	82.74	80.93	75.27
4.2	SERVICE	82.02	82.34	82.00	73.18
4.3	PEOPLE	94.09	94.51	94.38	88.20
4.4	SYSTEMS	89.64	92.26	92.69	93.54

# 1. COMMUNITY AND CULTURAL WELLBEING



## 1.1 Healthy Communities

We are committed to providing quality health and family support services to our community.

- Healthy Lifestyle Programs
- COPAL (Childhood Obesity Prevention and Lifestyle) Program
- Support and Advocacy: Families, Youth and Seniors
- Support and Advocacy: Medical Facilities and Services
- Support and Advocacy: Disability Access

Unfortunately our survey results report a slight decrease in satisfaction with the healthy communities services provided by Council. We are encouraged that the score remains relatively high and we will continue to review the services and programs we offer as part of our commitment to providing quality health and family support to the community.

We have a wide network of parks and recreational facilities where people of all ages can be active, healthy and enjoy our great tropical lifestyle. These spaces are brought to life by a range of Council programs, initiatives and resources that help our residents to eat well, be active and be involved in a safe and vibrant community.

We are committed to providing quality health and family support services





## COPAL - Life Looks Brighter Outside

COPAL supports Palmerston children, through their families and communities, to be healthy now and stay healthy for life. The program works with children's biggest influences—family, friends and peers—across the places where children live, learn and play. COPAL works closely with local organisations to support ideas, information, activities and changes within our community that make healthy choices easier for you and your family.

COPAL's Outdoor Explorers activity is a family version of Race around Palmerston that was held across the 2014 June/July School Holidays. Families were encouraged to explore Palmerston's parks using their "COPAL Pocket Guide to Outside" and answer questions along the way. The program culminated in a combined COPAL and Library Family Fun Day at Goyder Square and the winners were awarded with family outdoor activity packs.

COPAL Family Fun Days is a new initiative introduced in 2014-2015. We have hosted four family fun days so far this dry season. The locations have been strategically selected to either bring residents of specific areas together in a fun day at their local park or to add value to other Council activities. Activities included the imagination playground, half-court basketball, Life Be In It games and other engagement activities.

The COPAL Small Grants Program was open to schools and early childhood settings again this past year with a focus on encouraging activities that took learning outdoors, developed school gardens or greening initiatives. For the 2014-2015 year, COPAL provided

support funding for one garden project, three schools to send multiple classes for practical bike education sessions at Parap Road Safety Centre, and two school excursions to field days or other community gardens for environment studies.

In May 2015, with its theme "Life is Brighter Outside", Council and COPAL launched a brand new initiative, Picnic in the Park, connecting families and children with their local parks and encouraging our community to live healthy and active lifestyles. As part of this, a free healthy breakfast was provided at each picnic, educating parents and children on healthy morning eating habits. Kids enjoyed plenty of great outdoor activities including Fun & Games with Life Be In It, Imagination Playground and the smoothie bike.

In its launch phase, the Picnic in the Park initiative proved to be very popular with local residents and families. An overwhelming number of residents participated in the first three events, activating local parks and spaces and creating a community based hub for local residents wanting to form relationships with their community and neighbours.

Council engaged Graeme Denton of Bright Spark Entertainment to perform his acclaimed 'Maximum Power' show for Palmerston school children. From 25 to 31 March, Graeme performed 10 shows, reaching over 1,000 Palmerston kids with his healthy lifestyle messages about eating well, being active and sleeping well so they can reach 'maximum power'. Using a combination of magic and humour he had the kids mesmerised while taking these important messages on board.



## Activate Participant Feedback

"We loved the large participation from the community and their eager attitude to join in on the activities we provided. We also appreciated the prompt and professional interaction with Palmerston Council staff."

"It covered a range of activities for people of all ages and fitness".

"Keep it going all dry season".

"I think it is a great program and cannot think of anything to make it better".

"I think it's fantastic, I have lived in 4 states and never seen anything like this offered.  
It is Brilliant!"

"Such great value for inclusive exercise sessions for all levels of fitness"

"I don't think you need to improve the program you all did a great job with classes early morning, lunch and later in the day. Even Saturday classes I think you catered for everyone very well just make sure it happens every year".

"I have found new activities that I enjoy so in the long run my fitness will have improved".

### Getting Active

Our focus on promoting active healthy lifestyles has seen the delivery of a number of programs and initiatives including a community favourite, the Activate program. The 2015 program is the tenth year that Council have offered Activate in Palmerston. This year's program was a huge success, offering members a choice of 448 physical activity sessions from 18 different providers over eight weeks.

Registrations closed upon reaching our maximum capacity of 500 members, up 15% from 2014. There was a total of 3,505 individual instances of participation in physical activity as a result of Activate. The most popular classes were zumba, aqua aerobics, pilates, tabata and intensity.

Apart from the obvious healthy outcomes for participants, there is the added benefit to physical activity providers in our community. Most providers reported they were able to attract new members to their classes. More than half of the providers offered special incentives to Activate participants following on from the program.

Another great outcome is that some of the activities, like the Sunday walking group, have continued after Activate finished. This year for the first time we offered a weekly personal health and wellness course designed to complement the physical activity sessions by assisting participants to make healthy changes to their lifestyle. These courses were very popular, booking out prior to commencement and requiring an additional timeslot to be made available.

Over 95% of respondents rated the program as good

to excellent. Feedback shows that participants were very pleased with both the variety of classes on offer and the value for money that Activate offers. Almost 90% said that they would participate again next year.

In addition to Activate, the City of Palmerston hosted a Ride2Work daybreakfast in Goyder Square from 6.30am to 9am on 15 October 2014. The event contributed to promoting our bike paths, encouraging cycling and gathering feedback on how we can increase the number of residents cycling in Palmerston. The City of Palmerston also continues to be an Area Coordinator for Heart Foundation Walking.

### Harvest Corner Community Garden

In 2012, Council began working with the community to establish Palmerston's first community garden at Confalonieri Park in Gray. Using funding provided by the Federal Government and in partnership with an enthusiastic bunch of community volunteers, Harvest Corner Community Garden sowed its first seeds in 2013 and continues to grow under the management of its committee of local residents.





The committee's vision is that the Gray Community Garden inspires healthy and sustainable growth in the garden, the gardeners and throughout the entire community.

To achieve this vision we worked in partnership with the committee to create a beautiful, safe and nourishing garden that is welcoming to everyone and shared by all. In the past 12 months some of the Community Garden achievements include:

- Self-management through the community garden and committee becoming incorporated.
- Partnership with COPAL to make the garden family friendly with play areas for children.
- Hosting a number of events including: a promotional stand at the Tropical Garden Spectacular, a visit from Costa Georgiadis of Gardening Australia fame and an official open garden day engaging with local businesses and the community.
- Weave Films shot footage at the garden including interviews with Elected Members and the committee chairperson.
- COPAL has donated a smoothie bike that is now permanently installed at the garden.
- The committee forged links with Community Corrections, to engage workers to assist with garden maintenance, liaised with Alzheimers NT on some garden art projects and with Men's Shed to build and install children's play areas within the garden.

### Working with Young People of Palmerston

Young people represent a large portion of the City's population and, therefore, are a big focus for Council when planning facilities and programs within our municipality. We encourage our youth to be active in our community and provide a number of opportunities for young people to be involved in the future direction and planning for the City and its programs, activities and events throughout the year.

Council undertakes a range of activities including advocacy, youth sector development and youth engagement, and aims to promote the well-being of young Palmerston residents whenever possible.

Council facilitated a National Skatepark Day event in September 2014 to celebrate skate parks nationwide. Over 60 young BMX riders, scooter riders and skaters took the opportunity to participate in a jam session at Palmerston Skate Park demonstrating their skills. The Palmerston Lions Club and St Johns assisted with the event.

Council realises the importance of communicating with our young community members and to do this we need to use mediums that appeal to our young audience, so in January 2015, we launched our youth Facebook page, Palmerston Youth.

We celebrated National Youth Week Activities again in April 2015 with the Race Around Palmerston and pool party. A popular activity that encourages young people to be active and make connections with local youth services. Services organisations such as headspace, YMCA Drop In Centre, Mission Australia and Anglicare supported the event through the provision of interactive activities.



### Youth Inspiring Palmerston (YIP)

The "Youth Inspiring Palmerston" (YIP) is an advisory committee of Council made up of young people from Palmerston. YIP keeps Council informed on issues that are significant and important to young people in the City of Palmerston. YIP assists in making sure that both the services and the way the City of Palmerston goes about its business are as youth friendly and fair as possible. The main aim of YIP is to strengthen the leadership skills of young people in Palmerston by providing pathways for already established young leaders to maximise their potential.

YIP members worked with Council on initiatives throughout the 2014-2015 year including the planning and delivery of the Reel Palmerston Film Festival, the Palmerston Festival Children's Event, the 'I Heart Palmerston' consultation activity and the filming of the 'Children having the right to speak and be heard film' and the Palmerston Carols event.

Council thanks the YIP members for their dedication, advice and activity ideas at formal Council meetings as well as their valuable feedback on the redevelopment of Goyder Square.

### Palmerston and Rural Youth Services (PARYS) Network

Since 1996, Council has convened the Palmerston and Rural Youth Services (PARYS) Network. The PARYS Network provides a forum for workers in the youth



sector to discuss local youth issues and develop strategies to deliver a range of services for Palmerston and young rural people in the 12-25 year age group. Council facilitates meetings approximately every six weeks for workers from community and government agencies who have regular contact with young people, and representatives of agencies which provide and/or fund services for young people. All youth workers/ service providers are welcome to attend the meetings and be part of the network. Other community members who have an interest in addressing youth issues are also welcome to participate.

**Seniors**

The City of Palmerston senior community, although small in comparison to other demographics, is very active and involved in our community. This year seniors have played an integral role in creating a vibrant and strong community through their commitment to local clubs and community groups, delivery of Seniors month events and by providing advice to Council through avenues such as the Seniors Forums and through Council's Seniors Advisory Group.

**Seniors Advisory Group and Forum**

The Palmerston Seniors Advisory Group is an advisory group to the City of Palmerston and an advocacy body for the senior community on issues relating to seniors in the Palmerston municipality. The group aims to identify and progress strategies addressing the issues explored and discussed at the Annual Seniors Forum.

The Palmerston Seniors Forum is the main annual event held in Palmerston for seniors to convene and discuss issues of concern plus share experiences, thoughts and knowledge. It also provides an opportunity for the Seniors Advisory Group and the City of Palmerston to hear directly from our seniors.

The purpose of the forum is to consider and workshop issues and solutions for seniors in the Palmerston community. This year's forum held in March 2015, generated discussion around two key topics— Council's City Centre Master Plan and accessibility and safety of seniors in our community. Over 80 seniors attended the forum and the workshop outcomes have formulated the action plan for the Seniors Advisory Group in areas such as accessibility and safety in the city centre, transport issues and access to services.

**Palmerston and Rural Seniors Week**

Each year the Palmerston and Rural Seniors Week Planning Committee coordinates a week of special events to celebrate seniors month for residents of Palmerston and surrounding rural areas. The City of Palmerston contributes to the costs of some activities and provides administrative support to the Seniors Week Committee. The Palmerston and Rural Seniors

Week provides seniors with a range of opportunities to stay active, keep fit, try new things, meet new people and stay socially connected. Seniors Week in Palmerston is also a time to celebrate the positive aspects of ageing and say thank you to our older people for their commitment to the community.

Seniors Week in Palmerston 2014 included the following special events:

- Opening and Closing Ceremony at Woodroffe Primary School
- Morning Tea and Trivia Quiz at Cazaly's
- Mini Golf and Lunch at the Gardens
- Movie and Morning Tea
- Tour of the Military Museum and Lunch
- Motorcycle Rides and BBQ at Marlow Lagoon
- Sunset Dinner Cruise in Darwin Harbour

This year's event had over 160 individual participants across eleven days of events. Seniors that participated were from the Palmerston and rural areas. Litchfield Council also contributed funds directly to the planning committee for events.

Council's Community Development Team assisted the Planning Committee with becoming an incorporated body so that they could formalise their committee, create a governance structure that improved delivery of their annual program and allow them to apply for funding through peak grant bodies.

300

children, parents and grandchildren attended the Children's Week event

160

senior participants across eleven days of events for Seniors Week 2014

16

senior advisory group members

16 YIP Members



## Children and Families

Council continues to work with the community sector to coordinate a number of activities that best reflect children and families' priorities. Annually Children's Week is celebrated around Australia during the month of October and this year's theme was based upon the United Nations Convention on the Rights of the Child. The City of Palmerston Children's Week event promoted the theme 'children have a right to speak and be heard' through two fantastic free events for grandparents, parents and children.

A Children's Week working group was established in early August with a facilitated session that focused on members identifying their skills and strengths and receiving an introduction to the community development principles of doing this with people, not to or for people. The group consisted of motivated grandparents, parents and workers who support families and children in Palmerston.

The 2014 Children's Week working group members included: The Smith Family, Good Beginnings, Gray Primary School, NT Swim Survive Royal Life Saving (RLSS), Red Cross, Road Safety, COPAL, Moulden Park Primary, and community members (Mothers and Grandmothers).

The City of Palmerston is committed as a partner organisation in a strategic collaboration for the well-being of children and young people in Palmerston. Grow Well, Live Well – Collective Impact Project aims to facilitate community-led action, decision making and activities to improve the well-being of children and young people in Palmerston.

## Palmerston Kids Network

A new Council initiative for 2014-2015 has been the establishment of the Palmerston Kids Network (PKN). The PKN is a committed network of workers representing organisations who provide services and programs to children (0-12 years) and their families living in Palmerston. The network meets regularly and is committed to: sharing information about programs and initiatives, showcasing best practice, discussing identified gaps and needs in Palmerston, building relationships and making connections, participating in community engagement and capacity building, as well as taking opportunities to lobby, advocate and influence policy.





The City of Palmerston is committed as a partner organisation in a strategic collaboration for the well-being of children and young people in Palmerston.





128 

new pipes and drains  
warning signs

18 

events supported with  
the Community BBQ

## 1.2 SAFE COMMUNITIES

We are committed to ensuring the safety and security of our community

- Animal Management
- Cyclone Disaster and Emergency Management
- Regulatory Services
- Street Lighting
- Support and Advocacy: Emergency Services
- Support and Advocacy: Crime Prevention and Law Enforcement
- Support and Advocacy: Injury Prevention

Law enforcement and crime prevention is not a traditional core service of Council, we do not hold law enforcement authority, and our ability to influence this area is limited. We do have a supporting role in natural disaster recovery and emergencies to the Federal and NT Government. Council does provide a range of regulatory services that impact community safety and security such as animal management and parking strategies. It is very concerning to see a drop in the safety and security experienced by the community.

Palmerston Safe Communities is a program facilitated by the City of Palmerston to promote community safety and reduce injury in our city, making it a safer place to live, work, study and play. The Safe Communities program is overseen by the Palmerston Safe Communities Committee which meets bi-monthly and includes representatives from Council, government departments, police, business, community organisations and other sectors.

As a designated International Safe Community (ISC), the City of Palmerston's Safe Communities Program is driven by the identification of issues relating to the community through data, consultation and strategic long-term planning in line with the seven key indicators of a safe community set by the World Health Organisation.

### Palmerston Safe Communities Committee

Council coordinates the Palmerston Safe Communities Committee (PSCC). We work in partnership with the NT Government, businesses and the community to reduce and prevent injuries, accidents and crime. The PSCC is committed to promoting the safety and well-being of Palmerston residents and visitors; applying the World Health Organisation Safe Communities Framework in the Palmerston Municipality.

A Palmerston Safety Survey was undertaken in 2006 and a report was produced that detailed the experiences and perceptions of injury, safety and crime in Palmerston. In 2014 the Palmerston Safety Survey was undertaken again in our community to guide the work of the Palmerston Safe Communities Program and in turn the Palmerston Safe Communities Committee. It provided key base level data to inform program priorities. The survey results assisted with the progression of the key objectives of the Safe Communities Strategy and contribute to the City of Palmerston maintaining International Safe Communities Designation with the World Health Organisation.

The City of Palmerston Community Safety Survey was launched in October 2014 as an online survey in the first instance; further respondents were conducted through telephone survey delivered by INSYNCR Surveys.

The survey results report was presented to the Palmerston Safe Communities



Committee and members participated in a priority setting workshop to shape the committee's focus into the future. Utilising the qualitative and quantitative data collected from the Palmerston Community Safety Survey, three clear community safety priorities for the PSCC were established:

**01 Community safety**  
Safe in Palmerston and Safe in Neighbourhoods

**02 Getting around safely**  
Feel safe being a pedestrian

**03 Home safety**  
Adequate safeguards nearby water, fences

These three priorities, identified by the PSCC have shaped the committees focus for 2015-2016.

### Family Safe Environment Fund Grant and Installation of Drainage Signs

The purpose of the Family Safe Environment Fund grant was to install warning/danger signs at stormwater drainage entry and exit points around Palmerston. In February the City of Palmerston applied for a Family Safe Environment Fund grant through the Department of Local Government and Regions for the production and installation of 68 warning/danger signs. These specifically designed danger signs provide important warnings and education to residents in relation to the extreme danger of swimming or playing in or around stormwater draining areas during the wet season.

The expenditure of the Family Safe Environment Fund grant has resulted in the purchase and installation of 70 warning signs situated next to pipes and drains around the Palmerston municipality.

A review of the 2014-2015 budget attributed to the Safe Communities program identified funds available to

provide an additional 58 signs to complement and add value to previous signage placed in the Palmerston municipality with the 2014 Family Safe Environment Fund grant. The new signs have been re-designed to include the contact number for both emergency services (000) and reporting a drain fault (8935 9922). With the installation of additional signs the total number of sign locations for pipes and drains safety has increased to 128, of which 21 are double sided.

The City of Palmerston proudly supported the NT Water Safety 'Stay Out of Pipes & Drains' campaign. The NT Government launched a confronting new advertising campaign in December 2014 to assist in further education and prevention of drownings in pipes and drains. Council funding provided to the Royal Life Saving Society Australia supported the provision of direct education sessions on water safety being held in Palmerston primary schools.

### Building Better Neighbourhoods Program and Launch of Community BBQ Trailer

The Building Better Neighbourhoods Program is about turning strangers into neighbours and streets into neighbourhoods, making neighbourhood's safe, fun and friendly places to live. It's about Palmerston residents taking the time to take part in small and local acts of neighbourliness. For some that may mean a first wave or smile, a chat over the fence, inviting a neighbour over for a cuppa or holding a neighbourhood barbeque. Put simply, it's about going one step further in getting to know those 'next door'. 'Good Neighbours, Make Great Neighbourhoods', when people make the choice to be a good neighbour, individuals, families and neighbourhoods benefit. We know that when Australian communities foster connection and everyday 'neighbourliness', they are soon safer, stronger and more resilient. Besides this, our neighbourhoods provide a great chance for us to meet people who are different from us, which can help us learn how to connect with a variety of people. This year the City of Palmerston purchased a Community BBQ Trailer which is free and available for use by members of the community, local organisations and groups to support activities and programs that directly benefit residents of the City of Palmerston.

The Community BBQ Trailer was launched in October 2014 and since its launch has been used by a number of community groups, including:

- Top End Remote Control Car Association (TERCCA)
- Amity Services
- Anglicare
- Local dance and calisthenics groups
- The Defence Force



# 5,836

dogs were registered

# 42

dogs rehomed  
through the PAWS  
program

# 715

dogs impounded  
**542** being released  
back to their owners

# 120

infringement notices  
issued for dog related  
offences

# 830

infringements for  
parking related  
offences

# 96

abandoned vehicle  
complaints

- Local Schools
- Elected members at community events
- Picnic in the Park events
- FlicNic events

The Building Better Neighbourhoods Program through the Community BBQ will create an opportunity for members of the community and community groups to build better relationships with the people who live around us, strengthening our community through social interaction.

## Ranger Services

Ranger Services are responsible for Public Places By-Law activities such as abandoned vehicles, untidy allotments and litter. This includes Animal Management By-Laws relating to lost or stray animals, aggressive dogs, licensing and annual registration. Signage By-Laws, such as 'sandwich boards' and permanent advertising signs are administered by Ranger Services section. We also take responsibility for traffic regulation under the NT Traffic Act and the Australian Road Rules.

Ranger Services maintained its proactive approach to achieving Council's objective of maintaining a safe, secure and amenable environment for Palmerston residents with an ongoing focus on compliance and education as well as law enforcement.

Close working relationships with the community have been maintained through education programs and regular Animal Management Reference Group meetings conducted throughout the year. The focus being on the development of a Domestic Animal Management Plan in line with the anticipated introduction of new Palmerston Animal Management By-Laws legislation.

Dog health programs are conducted bi-annually at Palmerston Indigenous Village in partnership with an NGO (AMRRIC) Animal Management in Remote and Rural Indigenous Communities and Ark Animal Hospital.

Long grass audits on vacant blocks are conducted annually on the completion of the wet season. Notices are sent to property owners



requiring them to slash overgrown blocks that may continue to become a fire hazard or harbour vermin.

Rangers Services was also involved in City Centre and suburban traffic management including timed parking, loading zones, footpath obstructions and ensuring disabled parking bays were only used for the purpose they were intended. This included the enforcement of time-restricted car parking within the privately owned Palmerston Shopping Centre via a contract agreement.



## Cyclone Disaster and Emergency Management

Cyclones occur predominantly in the Top End during the wet season and preparation is key. In conjunction with the annual Pre Cyclone Clean Up, Council representatives participated in a number of information sessions held by various departments of the NT Government in preparation for the upcoming cyclone season. Internally, a review is conducted of Council's Cyclone Counter Disaster Plan and updated accordingly. Council staff attends compulsory training sessions in relation to the plan and relevant staff also form part of Council's Cyclone Reference Group.

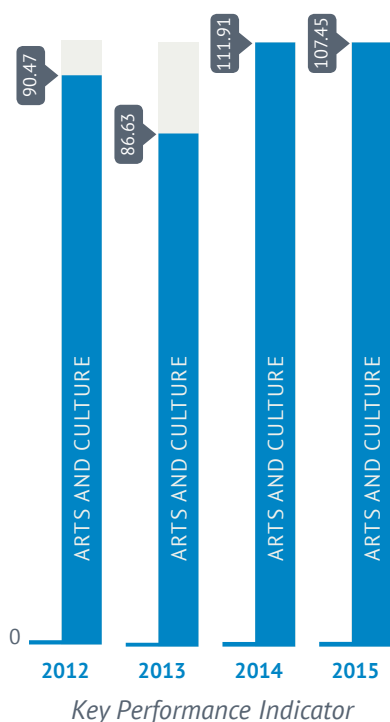
■ *Tips on how to prepare for a cyclone including emergency plans and kits, can be found at [www.securent.nt.gov.au](http://www.securent.nt.gov.au)*

## Street Lighting

Park lights are important for communities as they provide a secure environment to walk along footpaths during dark hours. Council undertook eight audits for lights in all of our parks during night time at an interval of six weeks; a total of 378 lights were found to be faulty and were repaired. Two old and rusty light poles in Durack were replaced with new poles. Forty old park lights across various suburbs were replaced by efficient LED flat panel lights.







53%

of the Palmerston population are library members

146,000

people visited the library

190,314

library items were borrowed

20,302

hours were spent on the library public computers

### 1.3 ARTS AND CULTURE

We are committed to the fostering and promotion of arts and culture within our community, the awareness and promotion of our local history, and advocacy for increased cultural resources.

#### Library Programs and Services

##### Events

##### Public Artwork

##### Support and Advocacy: Arts and Culture Programs

##### Support and Advocacy: Community Groups, Events and Attractions

Council understands that quality of life in our community is improved through the provision of a range of arts and cultural initiatives. Although 2014-2015 experienced an increase in the number and range of services Council provided in this area, we still see a significant drop in community satisfaction. A review of our promotion of initiatives and services may help us turn this around next year.

#### Library Programs and Services

It has been a year of innovation at the City of Palmerston Library with a number of developments aimed at improving our facilities and how we deliver services to our community. In addition to the regular programs the library delivers, including computer classes, story time, KAT in the Park and school holiday events, the library collaborated with Tactile Arts creating a program of contemporary and educational art workshops for our community. These workshops range from henna hand painting to beading and crochet.

With community engagement and communication at the forefront of our minds, we entered the world of social media, joining Facebook in August 2014. With over 550 likes, the library is well on the way to ensuring communication is available on a range of platforms. In line with innovation, the library also became the first library in the NT to implement PrinterOn, a mobile printing service which allows users to access printing facilities remotely from their device whether in the library or at home.

The library also completed a comprehensive stocktake of the entire physical collection in 2015. Over 50,000 items were checked individually by a team of dedicated staff to ensure the best possible service for our community. Post stocktake, library staff also added an additional eBook platform to our collection. Wheelers eBook platform was identified as an important diversification to our e-resource provision. This platform provides access to a number of authors and titles not available on our existing eBook platform.

#### Arts and Culture Programs

Council recognises the valuable contribution of art and culture to a flourishing, innovative and cohesive community and aims to contribute to a positive community and cultural identity for residents of Palmerston through facilitating, supporting and encouraging:

- temporary and permanent public and community art projects;
- artistic expression through a variety of mediums by a diverse range of community members from all demographics;
- initiatives supporting Palmerston's commitment as a Refugee Welcome Zone, including Palmerston's migrant community;
- providing opportunities to participate – building community pride and capacity of community groups and residents; and

- increasing cultural resources within the Palmerston municipality.

Some arts and cultural highlights from 2014-2015 include:

### **Harmony Day Football Festival**

Harmony Day is a national initiative held annually on 21 March which promotes the message that everyone belongs. It is a day of cultural respect and a day to celebrate Australia's diversity. By participating in Harmony Day we assist the Palmerston community to learn more about our cultural richness and understand how all Australians from diverse backgrounds equally belong to this nation and enrich it.

This ethos was demonstrated through our Harmony Day event, which consisted of Council working with a small group of stakeholders to organize a Harmony Day Football Festival. This festival included three football matches with Palmerston Football Club, Football Without Borders and the African Community All-Stars. There was also a Harmony Place underneath

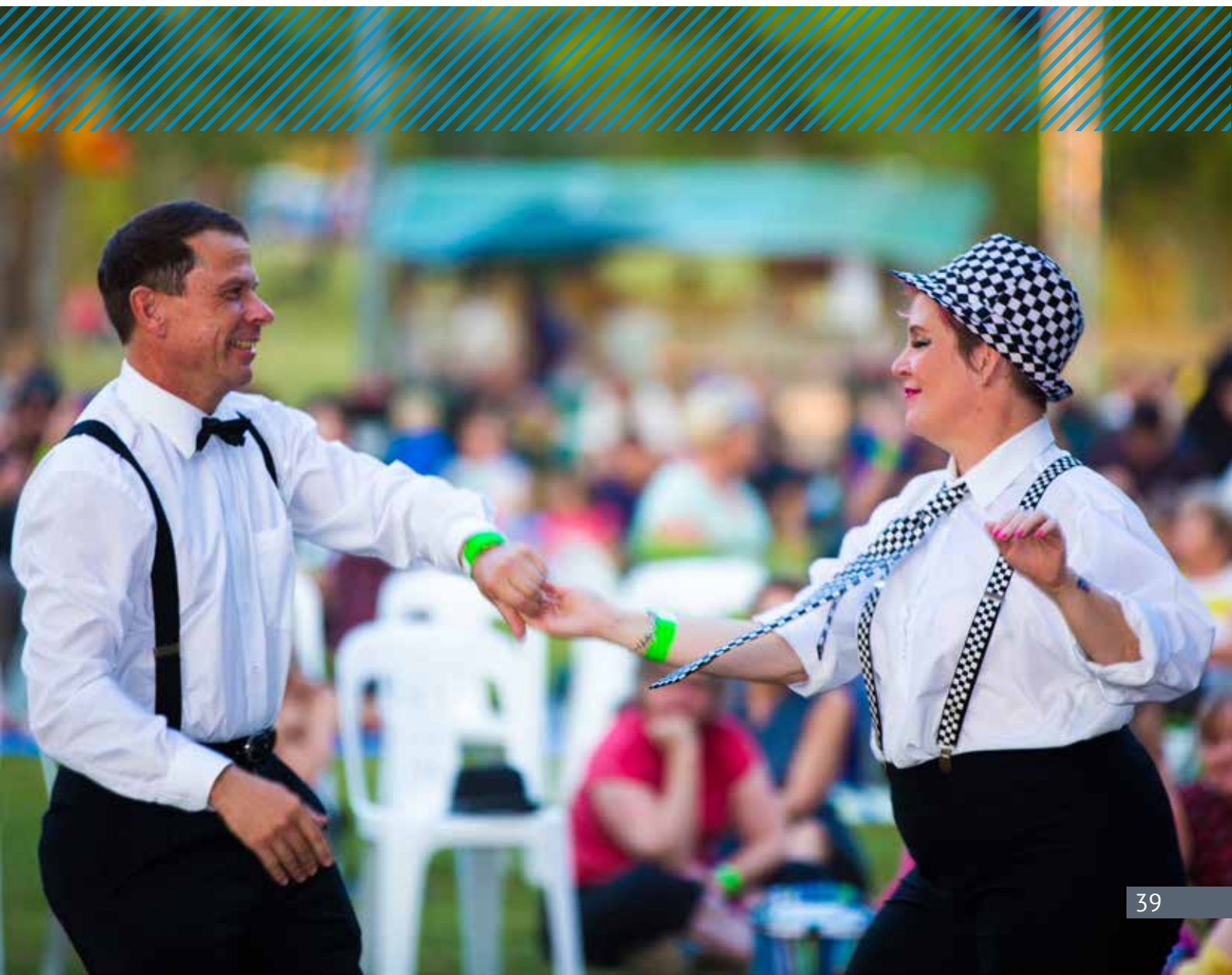
a pavilion overlooking the football matches. This had interactive engagement activities and community group and service provider stalls.

This festival assisted the forging of links and the building of relationships between community groups and services (Football Without Borders, Football Federation NT, Palmerston Football Club, Liberian Community of the NT etc.). Working together helped build the capacity of the community groups by providing opportunities to develop, implement and participate in community events. It was also a great opportunity to connect the community to local service organisations, education and awareness on what is offered to the community.

### **Palmerston Festival**

The 2014 Palmerston Festival was held over one weekend in August at Marlow Lagoon and featured popular music artists with three interstate headline acts supported by local bands and performers.

The Festival included three separate events: a children's event called 'Making a Splash' which was



themed around water fun, a youth event called 'Satellite Sounds', and a broad appeal event 'Live at the Lagoon'. Over 7,000 people attended the Palmerston Festival's activities over the three events.

Captain Barnacles, a character from the popular ABC Children's show *The Octonauts*, was the drawcard for children in the 0-8 year range. A movie booth was created with over 150 children and parents taking part. The footage from the booth was utilised to produce a short film that was shown at the Children's Week FlicNics event held in October 2014 and linked to the theme of 'Children have a right to speak and be heard'.

**We are committed to the fostering and promotion of arts and culture within our community, the awareness and promotion of our local history, and advocacy for increased cultural resources.**

An "I Heart Palmerston" activity consisted of parents and children sharing what they love about living in Palmerston and also what they'd love to see in Palmerston (hanging hearts on a fishing net hanging in the trees). Palmerston Schools were invited to participate in the festival via the production of artwork to be used as decorations. Their artwork was showcased at the festival with an 'Art in the Trees' type of gallery.

On Saturday night the all ages gig featured national headline act San Cisco playing indie pop, with local support acts Helena Smith, Rambutan Jam Band, Miranda Garling, "Saltwater Diva" accompanied by the Desert Divas, indie rock band Skarlett, VanderAa and Afro Moses, an internationally acclaimed musician from Ghana played a selection of reggae music leading into the main performance.

Sunday night featured the 23 piece big band, Melbourne Ska Orchestra, with inimitable front man Nicky Bomba. The popularity of the band saw crowds enjoying the electrifying and energetic performance. The front of the stage was saturated with the local Northern Territory swing dancers and members of the audience enjoying the lively performance.

Melbourne Ska Orchestra was supported by the local 17 piece swing band Hot and Cold. A demonstration by Quito Washington swing dancers entertained the audience then moved into crowd participation. The support act Room 105, a local band, entertained the audience with their laid back music.

### Refugee Week Film Night

Refugee Week 2015 was celebrated around Australia in June, coinciding with World Refugee Day on 20

June. Throughout the week, there were a number of events in the Darwin and Palmerston region encouraging Territorians to improve our welcome for refugees and to acknowledge the skills and energy refugees bring to their new home.

The City of Palmerston helped celebrate Refugee Week by providing a free film night on the Lakeside Lawn at Charles Darwin University, Palmerston Campus. This location was chosen as the film was rated M+ and was not appropriate to be screened at a public location, such as Goyder Square or Sanctuary Lakes.

The chosen film, *The Good Lie*, starring Reece Witherspoon is about 3600 of Sudan's 'lost children'

who were resettled in America.

([www.thegoodliemovie.com.au](http://www.thegoodliemovie.com.au)) This

event was supported by Melaleuca Refugee Centre and the English Migrant Language Program (CDU) who worked in conjunction with the City of Palmerston to deliver the event in Palmerston.

### FlicNics

The 2014 FlicNics program successfully encouraged social health and well-being, and provided free family friendly activities for our residents. The Palmerston community embraced the program, with over 1,500 people representing a diverse range of demographics attending the program during the season. Many people that attended to support their particular community groups ended up returning each month. Although the majority of attendees were families with young and teenaged children, young couples and seniors also attended.

Involving community groups was a valuable exercise that provided additional human resources to assist in the set up/pack down of equipment, and allowed for greater awareness of services available to the community as well as interaction and fundraising opportunities for the community group. Darwin Community Arts were engaged as projectionists and proved to be reliable and skilled in the technical operation of the projection equipment. The event also strengthened relationships with organisations in the arts sector.

The start of the 2015 program proved that our 2014 program had built quite a following. Since the launch of the 2015 program in May, attendance levels have increased to 200-300 people each night and secured opportunities for two community groups per evening to hold fundraising food stalls.

An expression of interest was sent out to community members and film lovers to establish a Palmerston Film Interest Group who would oversee the FlicNics program for 2015 and other projects relating to film in our municipality; unfortunately, this group was short lived with not enough membership



for viability. However, Council was able to refer residents/members of the group to more appropriate avenues/organisations who would be able to assist their specific interests around film making.

### **Fabrication and Installation of City of Palmerston's very own City Centre Christmas Tree**

Artist, Techy Masero, was commissioned in October 2014 to produce an eight metre Christmas tree with a life span of approximately ten years that can be installed in Goyder Square for the month of December each year. The design includes a large steel conical structure four metres in diameter and eight metres tall, with a one metre high Christmas Star on top. Decorations include 250 x 2.7m long garlands, approximately 12,000 lights and dozens of hand crafted traditional Christmas decorations.

The artist's aim was for an elegant, traditional Christmas tree that will appeal to the majority of residents. It is suggested that decorations could be updated every three years to ensure relevancy and freshness of design. The artist also aims for the tree to be part of the landscape, a form of temporary public art that residents get close to and admire.

The installation and dressing of the tree commenced on 1 December 2014 and a tree lighting ceremony was held in conjunction with the Palmerston Carols event on the 6 December 2014. Mayor Abbott wished everyone a merry Christmas and the Sing Australia Choir entertained residents with carols during this event.

Some other arts and cultural initiatives supported by the City of Palmerston in 2014-2015 include:

- Major sponsor of the Palmerston Association of Dance production – Cinderella in 3 Parts, held at the Darwin Entertainment Centre in November 2014.
- The Reel Palmerston – Short film festival competition held at the Palmerston Water Park, 15 short films made by young people were screened on an inflatable movie screen with over 70 young people attending the screening.
- School Holiday Programs for 2014 – Over three weeks of the school holidays six days of creative film making workshops were held for young people in Palmerston. Workshops included Claymation, film making techniques, and costume and character development.

### **Palmerston Carols**

2014 was the first time in quite a few years the City of Palmerston hosted and delivered the City's Carols event which celebrated the festive season with the local community on Saturday 6 December. Palmerston Carols was designed to be a community celebration

involving as many community performances as possible and was targeted at families with young children. Over 230 Palmerston students performed on the night along with two community choirs, a local ensemble band and individual community artists.

The aim was to provide families with an opportunity to celebrate Christmas, build the holiday season spirit within Palmerston, celebrate the past year and spread a message of hope for the coming year. Through community participation, the event also aimed to encourage social health and well-being and bring together families to harness good family relationships.

The Palmerston community embraced the event, with approximately 800 people in attendance. There was a diverse range of ages and nationalities. There were many children and families, but also groups of seniors, large family groups and couples.

The Palmerston Recreation Centre proved to be an excellent venue for an event during the wet season. Palmerston experienced heavy rainfall on the afternoon of the event which, because of the venue, had no effect on the event. The centre also provided valuable resources such as staging, green rooms, stadium seating and toilets which reduced event costs. Having an air-conditioned venue on an extremely humid evening also increased the comfort of the audience.











274 

programs were delivered  
which equals one every  
weekday for the whole year

4,685 

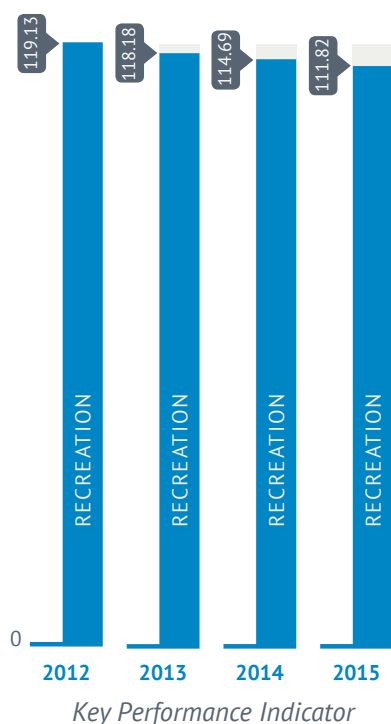
children attended an early  
literacy program

819 

bookings in the community  
and training rooms

11,788  
PEOPLE ATTENDED  
OUR PROGRAMS





## 1.4. RECREATION

We are committed to providing quality recreation and sporting facilities, parks, gardens, playgrounds and open spaces for the benefit of our community

- Sporting, Recreational and Leisure Facilities and Programs
- Walking and Cycling Infrastructure
- Parks, Gardens and Playgrounds
- Streetscapes and Open Spaces
- Support and Advocacy: Increased Recreational Infrastructure

Although well over our target of 100 indicating general satisfaction by the community for recreational facilities and offerings in the city, we have been experiencing an ongoing decline of satisfaction in this area. Council maintains approximately 120 parks, gardens, playgrounds reserves and open spaces for use by residents and visitors along with a broad expanding network of cycling and walking paths, several community centres, one swimming pool and recreational centre.

### Walking and Cycling Infrastructures

Council manages approximately 40km of cycle path asset and 160km of footpath. A significant amount of maintenance and capital works have been carried out on footpaths this past 12 months. Some of the major pathway works include:

- Widening of the footpath in front of Gray Community Hall from 900mm to 2.5m, which serves as an access way for kids, parents and others to get into the Community Hall, Child Care and Gray School.
- Installation of a new footpath to join North End of Wright Crescent with Essington Avenue.
- Replacement of 1200m<sup>2</sup> of concrete and asphalt on paths along laneways, parks and road reserves.
- Edge-patching of 70m of asphalt footpath along Forest Parade.
- Installation of 125m of 1.5m wide footpath in various locations under the disability access program.
- Installation of seven new pram crossings in various locations.
- Weekly sweeping of all pathways in the City Centre and monthly sweeping of footpaths in other suburbs.

### Parks Gardens and Playground, Streetscapes and Open Spaces

The Open Space Section of the Technical Services department manages trees, parks, gardens, playgrounds, irrigation systems and capital work projects to maintain and improve the city's open space network.

Contract management is an important focus of the open space section with annual contracts of approximately \$1.72M for grounds maintenance and \$0.85M for landscape maintenance. Open space officers undertake regular audits and inspections of the areas maintained to ensure work is performed on time and to the prescribed standard.

Asset construction and renewal is another core function of Council and some capital improvements during this 2014-2015 year have been:

- Installation of shade sails over play equipment at Bill Lewis Park in Bakewell and at Marlow Lagoon Recreational Area.
- Designs for BBQ, water fountain and shaded picnic facilities at Dunbar Park in Gray, Haydon Park in Rosebery, and Tiverton Park in Moulden.

**\$1.72M**   
ground maintenance

**\$0.85M**   
landscape maintenance

**144**   
trees planted

**197**   
tree enquiries

291 

instances of remedial tree work

179 

routine park safety/contract inspections

185 

irrigation systems

158 

mowing contract inspections

125 

irrigation locations requiring attention

555 

irrigation repairs

117 

hectares of irrigated grass

141 

playground safety inspections

- Installation of play equipment at Gordon Stott Park in Moulden.

- Installation of 2 x Telemetry irrigation controllers along the Boulevard.

Open Space Officers are skilled in the knowledge of tree science and experienced in spotting defects. Qualified arborists are engaged to undertake the remedial work on trees. A concerted tree planting program was undertaken this financial year with 144 trees planted in parks throughout Palmerston.

In addition to reactive work on trees, each suburb within the city received attention from the Street Tree Pruning Program whereby qualified personnel were engaged to undertake clearance pruning throughout the street network. Companies undertaking this work for Council attend to every street tree in each suburb to provide pedestrian and vehicular clearance and sight lines, and provide feedback to Council officers on whether further work is required, for instance, if the tree is in decline.

Development assessment is a vital function of the open space section. Landscape master plans, designs and construction of new parks and streetscapes are scrutinised to provide new assets in subdivisions to the best standards. In the 2014-2015 financial year, parks, gardens and streetscapes have been accepted by Council in Durack, Johnston and Zuccoli with many more to come as the suburbs continue to grow.

All playgrounds are inspected by contractors on a prescribed frequency. Their findings are reported to

open space officers. Any issue reported is inspected immediately and repairs undertaken where necessary. A comprehensive inspection of every playground was undertaken during the 2014-2015 year to assess the playgrounds against the requirements of the Australian Standards.

Council manages and maintains 185 separate irrigation systems of varying complexity and size with sites ranging from as small as 70m<sup>2</sup> to sites as large as 27,000m<sup>2</sup>. The irrigation system is a complex network of pumps from lakes, bores from aquifers, and mains water supply to irrigate the parks and gardens in the dry season. The city has been calculated to have 117 hectares of irrigated grass with the base replacement value of the irrigation system in the vicinity of \$18M dollars.

Irrigation systems are easily and often vandalised. Reports from the public and Council's telemetry system recognise when something has occurred and shut the system down until repairs can be undertaken.

**\$18M**   
**IRRIGATION ASSETS**





## Adelaide 36ers

Council made significant investment to the irrigation system this year with the replacement of lightning damaged controllers at 10 locations after the wet season and the inspection and repair of the irrigation systems located along Temple Terrace. The Temple Terrace irrigation system section of road measures in excess of 1.8 kms with a sprinkler located every 4 metres on both verges.

### Adelaide 36ers

On 3 June 2014 Basketball NT Executive Officer, Andrew Farley, presented a proposal to Council requesting sponsorship support for the Adelaide 36ers to provide a pre-season match, conduct local school visits, provide clinics and promotional activities to the Palmerston community over two financial years (2014-2015 and 2015-2016).

Major sponsorship was awarded by Council to secure and deliver the basketball event in Palmerston. Two games were played at the Palmerston Recreation Centre between the Adelaide 36ers and the Japanese National Team for a sell-out event both nights. Over 1,000 people attended games and community clinics over the week-long event.

The Adelaide 36ers also delivered a number of free community clinics in the Top End region through Hoops for Health. One highlight was a great session held at the YMCA Recreation Centre with disadvantaged youth from the Palmerston community, who on top of learning new basketball skills and having a bit of fun, received valuable leadership and mentoring from the team.



## 1.5. COMMUNITY BENEFIT SCHEME

Council actively supports initiatives which benefit the community. We allocate funds annually to enable a community benefit scheme which provides financial support by way of grants, donations, scholarships and sponsorships. In 2014-2015 Council issued the following community grants, donations and sponsorships:

### COMMUNITY GRANTS

ORGANISATION	PROJECT TITLE	AMOUNT AWARDED
Palmerston Game Fishing Club	Junior Angler Education Clinic 2014	\$ 2,000.00
Palmerston Men's Shed	Palmerston Men's Shed computer and Equipment	\$ 2,000.00
ECH Inc.	Steady Footsteps Program - Palmerston	\$ 2,000.00
Role Models and Leaders Australia	Deadly Chicks Seminar	\$ 2,000.00
Good Beginnings Australia	Children's Week Event 2014	\$ 2,000.00
The Bump, Bub and Beyond Expo	The Bump, Bub and Beyond Expo	\$ 3,500.00
Somerville Foundation Incorporated	Anti - Poverty Week Event	\$ 450.00
St John Ambulance Australia	2 Defibrillators Palmerston Volunteer Centre Vehicle	\$ 4,600.00
Australia Day Council NT Inc	Australia Day Family Fun Day at the Pool 2015	\$ 2,000.00
Palmerston Bridge Club	Youth Bridge Recruitment	\$ 1,200.00
Palmerston 50+ Club	Community Grants - Easter Extravaganza 2015	\$ 500.00
Melaleuca Refugee Centre	Grant - Football Without Borders Player Registration	\$ 1,700.00
Palmerston Rugby Club	Upgrade of Clubhouse Air Conditioning	\$ 5,000.00
Palmerston and Regional Basketball Association (PARBA)	PARBA Basketball Programs, Equipment & Court Hire Fees	\$ 14,300.00
Mid-Year Junior Golf Clinic	Annual Junior Golf Clinic	\$ 2,000.00
Amity Community Services Incorporated	Family Fun Day Palmerston Indigenous Village	\$ 2,000.00
Palmerston RSL	Anzac Day Services and Commemorative Art Project	\$ 10,000.00
Darwin Community Arts Inc in conjunction with Breakdance NT and headSpace NT	Breaking the Silence Dance Workshops	\$ 2,000.00
Neighbourhood Watch	Mark Your Territory - UV Marker Kits	\$ 10,000.00
Liberian Community in the NT	Celebrating Independence and Reflecting on Ebola Virus - Football Match and Celebrations	\$ 10,000.00

9 

annual school awards

36 

organisations/clubs  
supported through the  
program

18 

community events  
supported by council

6 

donations

4 

major events supported  
by council

## COMMUNITY SPONSORSHIP

ORGANISATION	PROJECT TITLE	AMOUNT AWARDED
Northern Territory Indoor Cricket Incorporated	NT Indoor Cricket	\$ 2,000.00
Palmerston Golf & Country Club	Palmerston Pro Am Sponsorship	\$ 1,500.00
Basketball Northern Territory	Sponsorship to Host 2 Adelaide 36ers & Japan	\$ 25,000.00
Palmerston Association for Dancing Incorporated	Major Sponsor Package - Cinderella Ballet	\$ 25,000.00
Autism NT Inc.	Autism NT Cox Plate Ladies Lunch	\$ 1,800.00
Special Children's Christmas Party	Special Children's Christmas Party 2014 – Darwin Convention Centre	\$ 1,000.00
Athletics Northern Territory	Palmy 5k - Fun Run and Walk	\$ 15,000.00
Australian Local Government Women's Association NT	International Women's Day Dinner	\$ 1,000.00
Total Recreation NT	Dancing with Celebrities Event	\$ 1,000.00
Rotary Club of Darwin	Sponsorship Package - Ladies Long Lunch 29/5/15	\$ 909.09
NT White Ribbon Committee	White Ribbon Ball	\$ 1,500.00
NT Space School Incorporated	NT Space School	\$ 1,000.00

## COMMUNITY DONATIONS

ORGANISATION	PROJECT TITLE	AMOUNT AWARDED
Camp Quality Northern Territory	Camp Quality Radio Auction	\$ 890.31
Clean Up Australia	Donation to Clean Up Australia	\$ 2,000.00
Darwin City Council (Libraries)	Donation Young Territory Author Awards	\$ 500.00

## COMMUNITY SCHOLARSHIPS

ORGANISATION	PROJECT TITLE	AMOUNT AWARDED
Charles Darwin University Foundation	COP Conservation Land Management Scholarship	\$ 2,500.00
Charles Darwin University Foundation	CDU Scholarships	\$ 5,500.00

## SCHOOL COMMUNITY AWARDS

ORGANISATION	PROJECT TITLE	AMOUNT AWARDED
Sacred Heart Primary School	Annual School Awards 2014-2015	\$ 100.00 each
Gray Primary School		
Rosebery Middle School		
Rosebery Primary School		
Palmerston Christian School		
Durack Primary School		
Palmerston Senior College		
Good Shepherd Lutheran College		
Driver Primary School		

**\$79,250** 

grants

**\$3,390** 

donations

**\$76,710** 

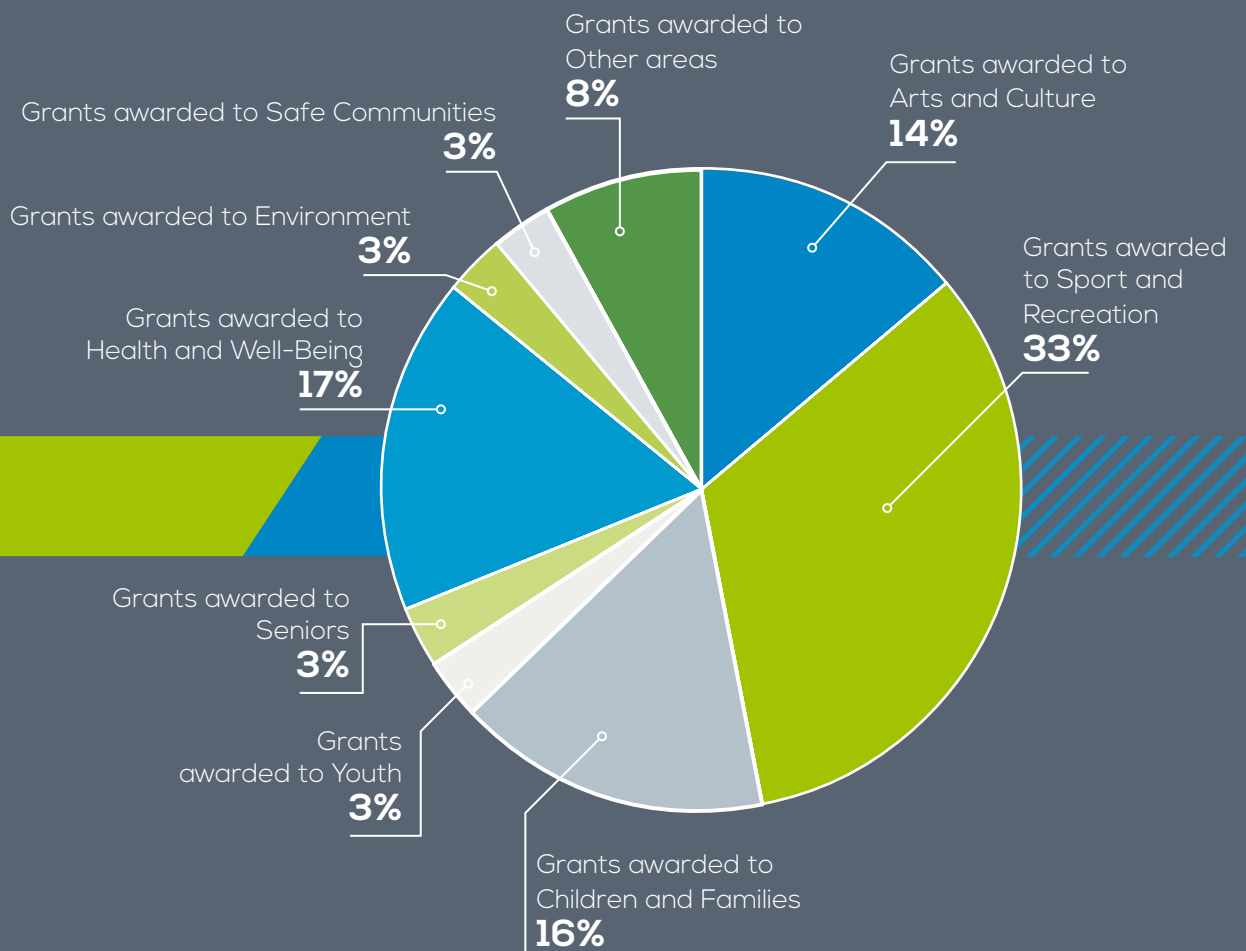
sponsorships

**\$900** 

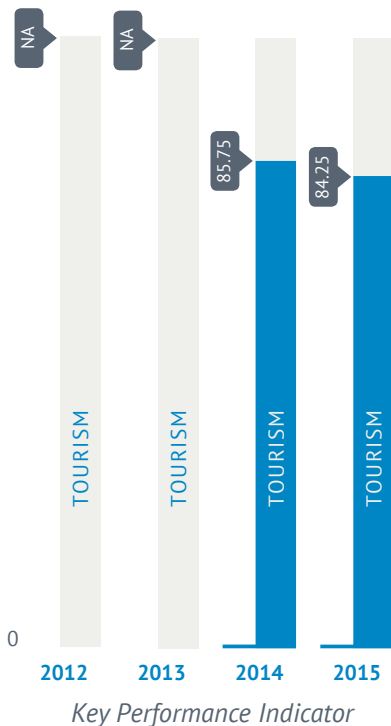
annual school awards

**\$8,000** 

scholarships



## 2. ECONOMIC DEVELOPMENT



### 2.1 TOURISM

We are committed to supporting tourism throughout our region

- Town and Business Signage
- Accommodation
- Support and Advocacy: Tourism Organisations and Operators
- Support and Advocacy: Government initiatives

This is a relatively new indicator for Council, in only its second year of measurement. Even though Council does not play a primary role in the tourism industry, it seeks to influence and facilitate the growth of tourism through advocacy and support, as well as ensuring that by-laws related to town and business signage, car parking strategies and recreational infrastructure allow for growth.

Palmerston is a young city, and as such, is seeking to become a destination for visitors rather than just a residential area. Initiatives such as the City Centre Master Plan will play a major role in ensuring the infrastructure



supports the growth of business and is capable of attracting the tourism industry.

In the past year we have seen the beginning of a number of new and exciting projects that will support the growth of business and tourism such as the Gateway Shopping Centre, The Boulevard Plaza and the new Rydges Hotel behind the Palmerston Sports Club (the Hub).

#### Goyder Square TV

The Goyder Square TV (GSTV) is a large format screen mounted on the Palmerston Library which plays a strategic role in communicating with and attracting residents and visitors to Palmerston's Central Business District. The screen also provides the City of Palmerston with a unique opportunity to link the city with other parts of Australia for a national

64 🎬

individual community  
service and event  
profile short films  
produced and aired



experience, and with the wider international community to celebrate global events of cultural and community significance and entertainment value.

The City of Palmerston worked with the following groups to develop content for the Goyder Square TV and for use by the organisation to showcase and educate our community on the services they provide to our residents.

#### JANUARY 2015

- City of Palmerston Australia Day 2015
- City of Palmerston Christmas
- Harvest Corner - Community Garden
- Film Making Workshop Promotion
- City of Palmerston Irrigation
- Tai Chi

#### MARCH 2015

- 50plus Group
- Banana Freckles
- Chinese New Year CDU
- Clean Up Australia
- YMCA Swimathon
- Down Syndrome
- Harmony Day Football Match
- Joy Anderson Home Alzheimer's NT
- Keep Australia Beautiful
- Mark Your Territory
- Multicultural Football
- Neighbourhood Watch
- Sandra Parker – Poet Laureate
- Palmerston Seniors Forum
- WWII 16 Mile Camp

#### MAY 2015

- Australian Centre for Moving Image Video
- NT Breast Cancer Video
- FlicNics
- Goyder Square Before and After
- Hidden Valley Drag Racing Association (HVDRA)
- Library
- Palmerston and Rural Markets
- SIDS and KIDS
- Staff Interview (David Ronche)
- Tamil Society Event

#### FEBRUARY 2015

- Activate Promotion
- Chinese New Year 2015
- Chinese Language Class
- Clean Up Australia
- Library closed notification
- St John Ambulance

#### APRIL 2015

- Australian Bureau of Statistics
- Alex Mohan
- Cool Mob
- ECO Disco
- Palmerston and Rural Markets
- Race Around Palmerston
- Woodroffe Park
- YMCA Kids Vs Copz Promotion

**5.475**  **HOURS OF**  
**CONTENT STREAMING**  
**FOR 2014-2015**  
(7AM-10PM 7 DAYS A WEEK)

#### JUNE 2015

- Crocwise Promotion
- East Timor Association
- FlicNics
- Hidden Valley Drag Racing Association
- City of Palmerston Rangers
- Refugee Week 2015
- St John Ambulance
- Telstra
- Tournament of Minds Kormilda College



## 2.2 LOCAL BUSINESS AND INDUSTRY

We are committed to ensuring local businesses and industry receive the support they need in order to grow and prosper within our region.

- Transport Infrastructure
- Local Purchasing and Procurement
- Support and Advocacy Government Funding Initiatives
- Support and Advocacy: Training and Employment Initiatives
- Support and Advocacy: Industry Organisations

Council recognises that in order to support local business and industry and to promote continual growth it needs to effectively communicate its strategies and initiatives. Council needs to partner with local business groups to influence the growth of the city. In this spirit, Council continues to participate in the Palmerston Regional Business Association (PRBA) and work on improving partnerships. The past year has seen the development of a Car Parking Strategy and planned new developments as part of our City Centre Master Plan which will invite new commercial and retail businesses back into the heart of our city. Additionally, residential opportunities will aim to make city living an affordable reality for Territorians.

As part of the City Centre Master Plan, The Boulevard is being upgraded to become Palmerston's main street, supporting new opportunities for restaurants, cafes, retailers and inner city living. Stage 1 of The Boulevard upgrade from the intersection at The Boulevard - Chung Wah Terrace to the intersection at The Boulevard - Frances Drive included:

- Installation of traffic lights with pedestrian crossing at the Chung Wah Terrace intersection
- Construction of new road pavement and asphalt
- Removal of the roundabout at The Boulevard - Palmerston Circuit intersection
- Closure of Palmerston Circuit adjacent to Goyder Square
- Installation of two pedestrian zebra crossings
- Widening of The Boulevard adjacent to Goyder Square
- Shared bicycle and pedestrian path
- Installation of new LED street lighting
- Landscaping to integrate The Boulevard with Goyder Square

Road maintenance is one of the core functions of Council's Technical Services department. We constantly monitor our roads and carry out necessary maintenance activities to rectify any identified defects.

Major highlights of works carried out on roads are:

- Major road reconstruction work to rectify pavement failure issues at the cul-de-sac of Lobelia Court, Rosebery and Essington Avenue/Raffles Road roundabout, Gray.
- Reconstruction of 1,095m<sup>2</sup> of road.
- Profiling and asphaltting of 6,795 m<sup>2</sup> of road.
- Spray sealing of 21,790 m<sup>2</sup> of road.
- Construction of indented bay on Forrest Parade opposite to the Bakewell School for waste trucks to enable bin collection and improved road safety.
- Reconstruction of the pedestrian crossing in front of Bakewell School along Forest Parade to comply with disability access requirements.
- Completion of four monthly sweeping of all minor and local access roads and quarterly sweeping of all sub-arterial roads.

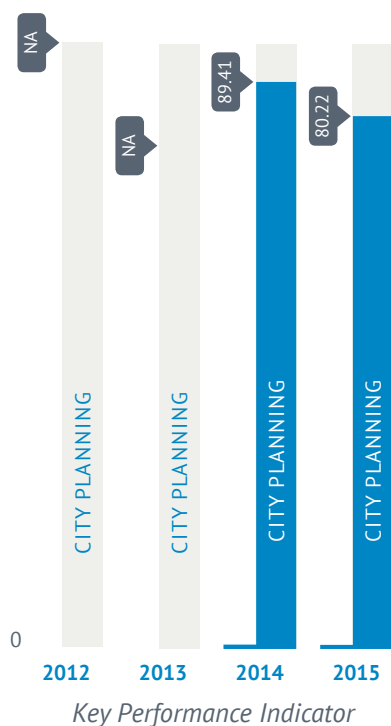
THE BOULEVARD STAGE 1

**\$4.395M**



PROJECT COST





## GOYDER SQUARE

stage 2

**\$0.692M**

design cost

### 2.3 CITY PLANNING

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

#### ■ City of Palmerston City Centre Master Plan Implementation

#### ■ Public Land Use

#### ■ Support and Advocacy: NT Government Planning and Development Control

As with Local Business and Industry, Council continues to refine its plans and strategies with regards to City Planning. This past year has seen the major progress in the implementation of Council's Master Plan for the City Centre.

Following the completion of Goyder Square Stage 1 in April 2014, the City of Palmerston commissioned Roberts Day as the lead design consultant for Stage 2 of Goyder Square.

The project encompasses Frances Mall, Goyder Square and the water tower park. Stage 2 works will create an exciting public space in the City Centre that will support a range of activities including an outdoor cinema, the Friday night markets, and a performance area and recreational area for future inner city residents. Large shade trees, grassed areas and a water feature will create a refreshing oasis for residents and workers in the City Centre during the day. Lighting will energise the area at night and will provide opportunities for the City Centre to grow into an active and safe space for alfresco dining and other activities by night.



Goyder Square Stage 2 is currently under construction and is due for completion in December 2015.

Council continues to work closely with developers and NT Government planners as new suburbs are developed. As local government in the NT does not have the planning authority functions existing in other states in Australia, it needs to be even more effective in communication with and advocating for appropriate planning decisions. Where possible, Council has sought to influence and persuade stakeholders to provide outcomes which benefit the community as a whole. This year Council has employed their own planning officer to ensure Council provides expert advice and



feedback to the Northern Territory Planning Authority on planning applications and planned developments. To create a vision for Palmerston City Centre and to develop an active and revitalised City Centre in line with that vision, City of Palmerston adopted the Palmerston City Centre 2030 Master Plan in February 2012.

Changing economic trends and other influences outside the control of Council, such as major development proposals within and surrounding the City Centre were determined to have a significant impact on the implementation of the Master Plan and the redevelopment of the City Centre. Consequently, the City of Palmerston decided in late 2012 to review the Master Plan to better reflect the City Centre's development potential and to include a clear vision for implementation.

The Palmerston City Centre Master Plan package was adopted by Council in February 2015 and consists of the Master Plan supported by a Public Realm Strategy and a Car Parking Strategy.

### The Palmerston City Centre Master Plan

The Palmerston City Centre Master Plan is the overarching document that sets out the future vision

*open space, and creates a unique identity; facilitated by authentic city streets that supports a variety of activities, events, informal gathering spaces and entertainment; sustained by safe and convenient public transport and pedestrian links to the wider community.*

By setting out clear urban design principles, objectives and supporting design guidelines, it seeks to make the city centre an attractive place for people to live, work and visit. Council will use the master plan in any discussions with government or private sector to guide development or the public realm. The Master Plan is proposed to be included into the Northern Territory Planning Scheme as a reference document. The intentions of the Master Plan is to be included into an amended Area Plan and new clauses into the Northern Territory Planning Scheme.

### The Palmerston City Centre Public Realm Strategy

The Palmerston City Centre Public Realm Strategy has been prepared to guide the design of the public realm in the City Centre, including streets, public space, parks, plazas, drainage, lighting and public art. The strategy provides a common reference for designers, developers and stakeholders involved in the construction of the city centre's public realm. It sets out a design philosophy, principles, strategies and design details for streets and public spaces.

### The Palmerston City Centre Car Parking Strategy

The Car Parking Strategy sets out an alternative approach to the conventional parking model. The strategy outlines new trends in relation to car parking, car parking principles, revised minimum/maximum parking rates as well as options for a funding model to facilitate the implementation of the car parking strategy. It outlines a viable alternative to the conventional parking model in the Northern Territory, facilitating the introduction of a Civic Infrastructure Fund that will allow the construction of consolidated parking garages on key sites in the city centre.

The strategy, while allowing developers to adopt the alternative model for car parking through participation in the Civic Infrastructure Fund, will still enable them to provide car parking on site under the existing model. The strategy identifies the opportunity for approximately 800 plus on street car parking spaces and 4 parking garages (to be built across the City Centre subject to market demand).

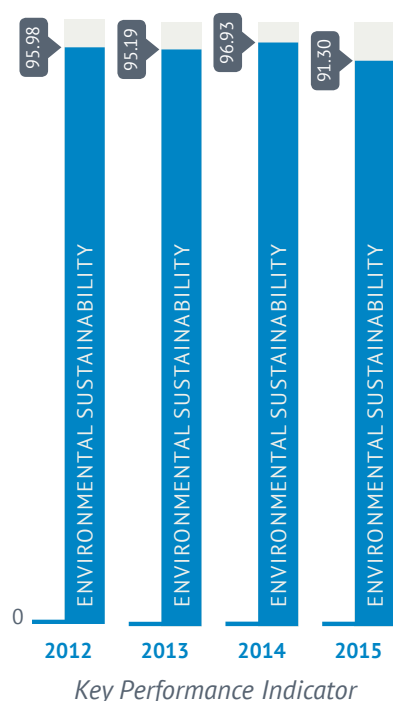


for the Palmerston City Centre. The vision of the Master Plan is that:

*The city will foster a sense of community in a clean, safe friendly and sustainable environment that supports and nurtures the lifestyles of residents, workers and visitors.*

*It will create a vibrant, tropical and lush place that connects a mix of commercial, retail, community, residential and*

# 3. ENVIRONMENT AND INFRASTRUCTURE



## 3.1 ENVIRONMENTAL SUSTAINABILITY

We are committed to actively protecting and enhancing the environmental assets and infrastructure of the City of Palmerston, while supporting local businesses and industry in sustainable land use.

- Climate Change Impact Reduction
- Greenhouse Emissions Measurement and Reduction
- Energy and Water Resource Management Initiatives
- Support and Advocacy: Planning and Development Controls
- Support and Advocacy: Community Action, Education and Organisations
- Support and Advocacy: Conservation and Biodiversity

The City of Palmerston is committed to Sustainability and Greening Palmerston.

Council's Sustainability Strategy 2013 – 2018: At Work In the Community has been developed to enable the City to achieve excellence in the management of environmental and climate change responsibilities and to work with the community to enable a sustainable future for the city as a whole. It takes into consideration risks to city assets and operations from natural hazards and climate change to improve performance and resilience.

The Australian Centre of Excellence for Local Government reviewed the draft strategy and noted it as a comprehensive and visionary document addressing the wide range of challenges facing the City of Palmerston community and the implications of challenges for all areas of the city's activities and functions.

Measuring progress of the strategy is based on 10 key priorities, strategic directions and targets over the five year plan, and quarterly activities are linked through quarterly Key Performance Indicator Reporting.

### Environmental Achievements

Throughout the year, participation in a variety of community, Council and staff environmental initiatives enabled many of the key priorities of the Sustainability Strategy to be achieved. Council harnesses all opportunities to avail itself of new and innovative programs that become available for its own operations and for engagement with the community.

### Water Wise City

'Living Water Smart' is one such program and Council keenly took up two of the opportunities provided by PowerWater.

- 01 Swap It Shower Heads. Council participated in the first day launch of the program in Palmerston and to achieve greater water efficiency and water savings; all showerheads in Council buildings and reserves were swapped to the new three-star water efficient showerheads.

02

Water Audits. Mindful of costs and water efficiency, Council has taken up the opportunity of the free Water Efficiency Consultation and an Audit of all its assets. The program provides Council with an analysis of water usage showing simple water efficiency solutions and how to implement water efficiency plans to maintain ongoing water savings.

### Community Engagement

Council was delighted to be a national finalist and the NT winner of the Keep Australia Beautiful Australian Sustainable Cities Awards 2014. The Award recognised our growing city's commitment to the range of sustainable practices being undertaken within our organisation and within the community.

Council annually participates in Clean Up Australia Day in March, during Sustainability Week and World Environment Day in June, and engages with local organisations and schools throughout a variety of opportunities during the year.



### Eco Disco

In collaboration with Keep Australia Beautiful and Eco Schools Australia, Council held the first Palmerston Eco Disco. Five participating Primary Schools (Rosebery, Kormilda, Wagaman, Tipperary Station and Parap) came to perform and share their play, provide a display, to sing a song and disco dance in the 'Re-thinking Waste in the School Challenge' in March. The Planet doesn't need us but we need the Planet was the overall theme conveying respect and care of the environment and of each other.

### Living Memorials

In recognition of the ANZAC Centenary this program links shared ANZAC heritage through nature based events. With an early expression of interest and submission, Council was successful and Palmerston was selected by Telstra as their NT site for four days planting with their staff volunteers. Working alongside the program providers, Conservation Volunteers Australia and Council, the first planting was held in June with the remaining plantings to be undertaken during the 2015 wet season.

Council harnesses all opportunities to avail itself of new and innovative programs that become available for its own operations and for engagement with the community.







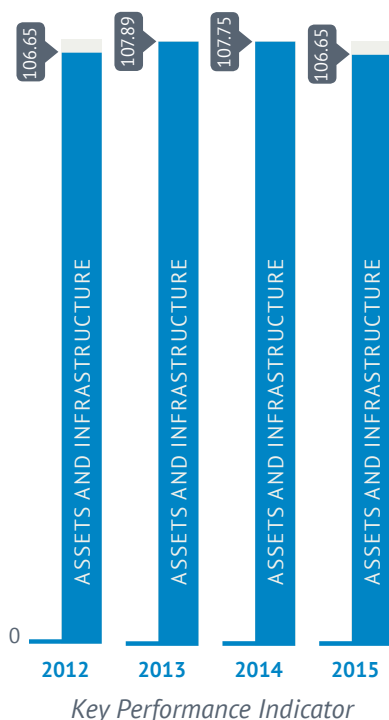
UNIT COMPLEX 48 ODEGAARD DRIVE

**\$5,95M** PROJECT COST

### 3.2 ASSETS AND INFRASTRUCTURE

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

- Roads, Bridges, Footpaths and Car Parking
- Council Buildings and Facilities
- Stormwater Infrastructure
- Support and Advocacy: Traffic Management and Road Safety
- Support and Advocacy: Territory and Federal Infrastructure and Land



It is good to see the results remain well above our target of 100 in this area. Council maintains over \$300M worth of assets on behalf of the community and we are continually aiming to improve how well we do it.

To address the shortage of community space for organisations and community activities, Council has made a commitment to partner with the Durack Heights developers to deliver a new Neighbourhood Arts Centre and hopes to complete the facility in 2016.

Our Technical Services Department introduced a major change in the procedure of risk management of Council infrastructure. Council began the implementation of the Risk Based Infrastructure Inspection Manual for the condition based inspection and maintenance of roads, footpaths and stormwater assets. Two new positions of Asset Inspection Officers were created and the positions were filled in August 2014 for the execution of the works.

Council also developed and finalised the new Development Guidelines and Contract Management Guidelines this past year. Substantial time and effort was invested in conducting research and consultations at various levels to give the final form for these guidelines.

Grants form an important aspect of the Technical Services budget and are used for various major construction projects. This past year Council has negotiated with the NT Government for Black Spot programme funding to construct a new roundabout at the intersection of Temple Terrace and



Emery Avenue. Council also held discussions with NT Government relating to grants for the upgrade of stormwater infrastructure in Baban Place and the safety upgrade of Flockhart Bridge.

### Unit Complex 48 Odegaard Drive, Rosebery

The City of Palmerston has developed a 15 unit complex at 48 Odegaard Drive, Rosebery. The units have been head-leased to the Department of Housing under the NT Government's Real Housing for Growth Initiative which allows eligible key workers to access rental properties at 30% below market rate. The unit complex comprises seven 2 bedroom villas and eight 3 bedroom townhouses.

The project has constructed an asset for the City of Palmerston that will provide a low risk, guaranteed revenue stream into the future.

### Stormwater Infrastructure

Periodic inspection and maintenance of stormwater infrastructure is critical for the safety of properties and lives. Stormwater infrastructure throughout the municipality was inspected in accordance with the Risk Based Infrastructure Manual to check safety, blockage and damage. All of the secured stormwater structures were inspected three times during the year to check the safety conditions of structures. Necessary repair work was carried out as required. Other major works carried out on stormwater infrastructure include:

- Replacement of 45 stormwater pit lids and reinstatement of 29 dislodged lids
- Cleaning of 12 blocked stormwater pipes at various locations
- Inspection of all major open drains with debris and silts cleared as necessary

### Car Parks

Council maintains around 12 car parks. This year, the Palmerston Shopping Centre Car Park was resurfaced and new line-marking was installed. Potholes and pavement issues in the car parks were regularly monitored and rectification works carried out as required.

Council carried out weekly sweeping of City Centre car parks, Sanctuary Lake Car Park and Marlow Lagoon Car Park. Monthly sweeping of Palmerston Swimming and Fitness Centre Car Park and quarterly sweeping of Joan Fejo Car Park, Gray Community Hall Car Park and Driver Resource Centre Car Park was undertaken.

### Bridges

Council owns and maintains all the road bridges, culverts and footbridges located within its road reserves and open spaces. Major maintenance activity was carried out on the footbridge joining Emerald Place and the Palmerston Golf Course in Durack, where the damaged decks and rails were replaced. Fences were installed at approaches to the foot bridge over Lake 5 in Durack to ensure safety of bridge users. Two road bridges in Gunn were repainted.

### Buildings and Facilities

In the year 2014-2015 an asbestos register was prepared for all the buildings and facilities built before 1 January 2004, as per legislative requirements. No asbestos issues were identified. Regular audits of fire services, air conditioning services, RCD tests, testing and tagging of appliances and pest control were also carried out.

Some of the highlights of works undertaken in buildings and facilities are

33 

signage requests

57

stormwater requests

244 

enquiries related to trees

214 

driveway requests

49 

verge requests

67 

work on council reserve permits

68 

general road enquiries

194.6km 

of roads

summarised below:

- New exeloo was installed and opened for public use in Marlow Lagoon Park in March 2015.
- At the Swimming and Fitness Centre, an old and inefficient air-conditioning unit serving office rooms of Tang So Do was replaced. Sealant within expansion joints of the swimming pool were replaced. The steps and mushroom head in the kid's swimming pool were repainted. Backwash valves were repaired and hair line baskets for all the pool pumps were replaced.
- In the Library, the manager's room was refurbished and supplied with new furniture to allow for two occupants. The bi-fold door of the community room was replaced with a roller door. A worn out compressor and regulator valve of the main air conditioner (Stage 4) was replaced.
- Archer Sporting Complex clubhouse building was demolished in October 2014 and 'Unauthorised Entry Prohibited' signs were installed on the gate of the complex to discourage itinerants from trespassing inside the complex. Vandalised main gates were

replaced to prevent unwanted vehicular access.

- At the Civic Plaza, a new ceiling cassette style air conditioning system was installed at the reception area. The old air conditioner unit in the Ranger's office was replaced. New office room was constructed for the Strategic Planning Officer.
- In the Recreation Centre, the old issue of water leaking through high louvre windows during wet season was rectified. The AC circuit fault causing frequent shutting off of the air conditioning system in the gymnasium was repaired.
- In the Joy Anderson Centre, two new split-type air conditioners were installed in common areas.

## Developments

One of the principle roles of Technical Services is Design Approval and Acceptance of Gifted Assets from Major Developments in the City of Palmerston. As reported in the Annual Roads Return, 8.1kms of roads was gifted to City of Palmerston. This brings the total length of roads under the ownership of the City of Palmerston to 194.6kms.

The following table provides the brief summary of progress of Development works in 2014-15.

DEVELOPMENT NAME	DEVELOPER	STAGE	NEW DEVELOPMENT DESIGN REVIEW COMMENCED	NUMBER OF LOTS RELEASED
Gateway Development	NESFALL P/L	Yarrawonga Rd	✓	
The Heights Durack	CIC	5 & 8		46
The Heights Durack	CIC	6		45
The Heights Durack	CIC	7		40
The Heights Durack	CIC	9		50
The Heights Durack	CIC	10	✓	
The Heights Durack	CIC	11	✓	
Maluka Views	LDC	Stage 1	✓	
Manikan Court	Woolworths	N/A	✓	
Radford Road	LDC	Radford Road	✓	
Zuccoli Stage 1	Urbex	Phase 2.1		79
Zuccoli Stage 1	Urbex	Phase 2.2		1
Zuccoli Stage 1	Urbex	Phase 2.3		18
Zuccoli Stage 1	Urbex	Phase 2.4	✓	
Zuccoli Stage 2	Territory Life	Stage 2A		48
Zuccoli Stage 2	Territory Life	Stage 2B	53	
Zuccoli Stage 2	Territory Life	Stage 2C	✓	
Zuccoli Stage 2	Territory Life	Stage 2D	✓	
Zuccoli Stage 3	Territory Life	Stage 2 E	✓	
Zuccoli Stage 3 & 4	Costojic	1	✓	



**398** 

new waste connections

**140** 

tonnes of waste collected during the pre-cyclone clean-up



### 3.3 WASTE

We are committed to providing comprehensive and effective waste management services to our community

- Kerbside Waste Collection and Recycling
- Hard and Green Waste Facilities
- Support and Advocacy: Recycling, Re-Use and Minimisation
- Support and Advocacy: Education Initiatives

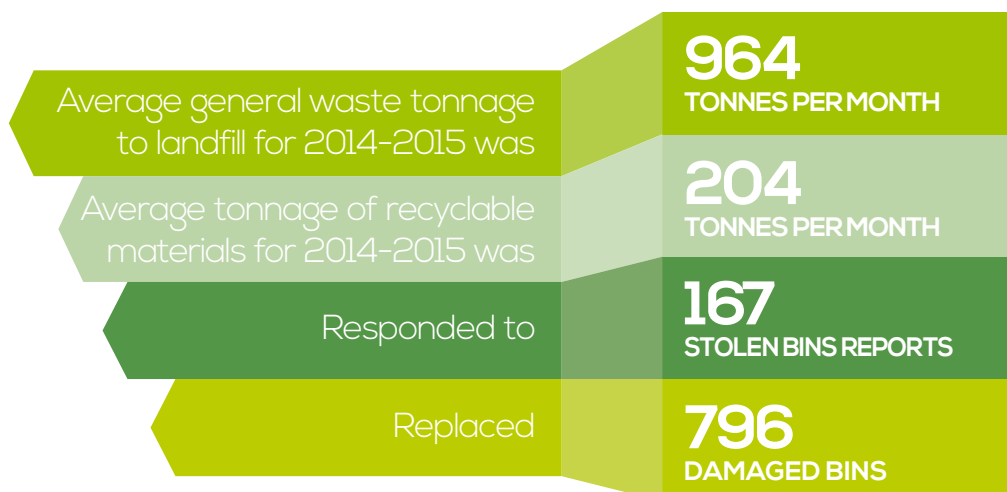
We have received a very high indicator score again this year, this is not surprising given that we continue to offer the same services as in previous years. We received over 2,000 customer requests related to waste and 355 of these were due to waste bins not being picked up. Council provides around 1.5 million household bin services a year. Our complaint/request rate is 0.13%.

Less waste makes for a better City. Council provides services to make it easier to recycle and has a range of waste and recycling 'pick up and drop off' arrangements along with provision of specific education information and designated days to assist residents, such as Pre-Cyclone Clean-Up and E-Waste collections. The City of Palmerston operates the Archer Waste Transfer Station which is situated off Elrundie Avenue and access is free to all residents of Palmerston.

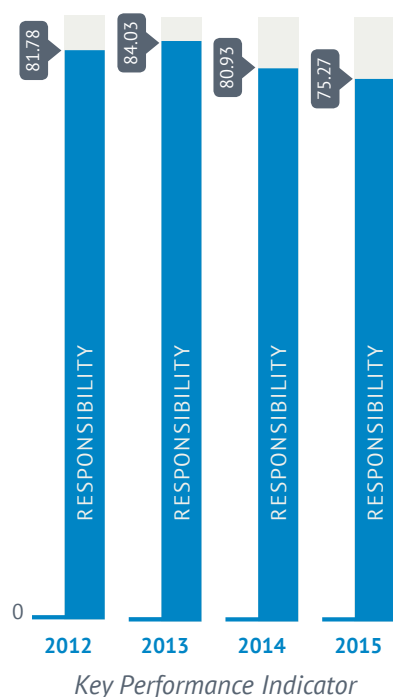
The City of Palmerston continues to offer a twice weekly general waste kerbside collection and a fortnightly recycle kerbside collection for single dwellings. Unit complexes have four collections per week for general waste and a weekly recycle collection. Our focus each year is to reduce the amount of waste that goes to landfill.

In 2013-2014 our monthly average for waste going to landfill was 851 tonnes. In 2014-2015 that figure increased to 964 tonnes. In comparison, our average monthly tonnage being recycled for the 2013-2014 year was 180 tonnes. This figure increased in 2014-2015 to 204 tonnes.

Each year Council conducts a pre-cyclone clean-up in September and October in preparation for the upcoming cyclone season. The aim of the pre-cyclone clean-up is to encourage residents to look around their yard and identify items that are no longer of use that have the potential to become airborne during a severe storm or cyclonic event. These items are placed on the verge by residents over a weekend and then collected by Council's contractors.



# 4. GOVERNANCE AND 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

- Elected Member Accountability to the Community
- Governance, Strategy, Legislation and Policy
- Business Planning and Performance Reporting Frameworks
- Financial Sustainability and Asset Management
- Risk Management and Workplace Health and Safety

As the results above show, Council has not been very successful in communicating our plans to the community for many years. Council recently introduced a new residential rating system based on the unimproved capital value of properties; this major strategic change was adopted just prior to the Community Satisfaction survey being undertaken. Council released information to the community on the new rating system as part of its annual Municipal Plan consultation and wrote to every residential home owner in the municipality, drawing their attention to the plan and the proposed change. There has been some public community disagreement and disappointment with both the new rating system and Council's approach to consultation which is reflected in the scores for this area.

The 2014-2015 year has seen no changes to the membership of Council but has seen ongoing changes and fine-tuning of Council administrative policies and procedures. A number of changes have been made to Council's operating systems to ensure our policies and procedures are followed and more information on these changes can be found in the systems section of this report. Although these changes have resulted in major improvements in the governance and compliance of Council, these changes have not been properly conveyed to residents.

Council continues to publish the decisions made at every Council meeting in the local newspaper in a timely manner, giving increased visibility to decisions which effect residents and businesses. Agendas and minutes for all Council and Committee meetings continue to be posted on Council's website along with Council Strategic Plans and Annual Reports. Council has also recently reviewed its public question time procedure for Council meetings and requested that a review of Council's consultation policy be presented to the Governance and Organisation Committee.

For more information regarding access to information, Council strategy or policy, or elected member accountability visit [www.palmerston.nt.gov.au](http://www.palmerston.nt.gov.au)

### Elected Member Accountability to the Community

As well as attending regular Council meetings, Aldermen participate on a number of committees of Council which provide governance to the strategies and operations of Council.



Below are the Council and Committee meetings held under this structure, together with attendance details for elected members.

## COUNCIL MEETINGS

**MEETINGS HELD** - 22 regular, 11 special

**439** Decisions made

## GOVERNANCE AND ORGANISATION COMMITTEE MEETINGS

*Committee members:*

- Alderman Byrne (chair)
- Alderman Shutt
- Alderman Carter
- Alderman Bunker
- Mayor Abbott\*

**MEETINGS HELD** - 9 regular, 1 special

**87** Decisions made

## ECONOMIC DEVELOPMENT AND INFRASTRUCTURE COMMITTEE MEETINGS

*Committee members:*

- Alderman Bunker (chair)
- Deputy Mayor McKinnon
- Alderman Malone
- Alderman Byrne
- Mayor Abbott\*

**MEETINGS HELD** - 12 regular, 0 special

**140** Decisions made

## COMMUNITY, CULTURE AND ENVIRONMENT COMMITTEE MEETINGS

*Committee members:*

- Alderman Malone (chair)
- Deputy Mayor McKinnon
- Alderman Shutt
- Alderman Carter
- Mayor Abbott\*

**MEETINGS HELD** - 12 regular, 0 special

**164** Decisions made

## INTERNAL AUDIT COMMITTEE

*Committee members:*

- Steve Gibson (Chair in 2014)
- Tim Flynn (Chair in 2015)
- Mayor Abbott
- Alderman Byrne

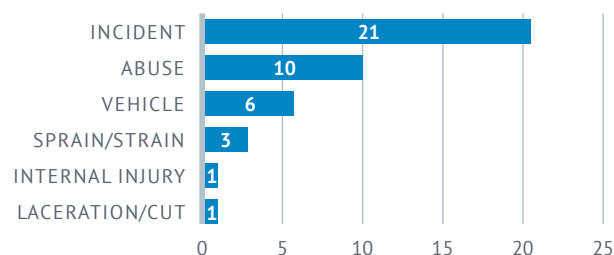
*\*The Mayor is an ex-officio voting member of all committees*

**MEETINGS HELD** - 3 regular

**14** Decisions made

Work Health Safety Policies and Guidelines that had been developed over the last 18 months were introduced and provided to all staff members. These documents provide greater guidance and direction in relation to Work Health and Safety and Injury Management.

## TYPES OF INCIDENTS

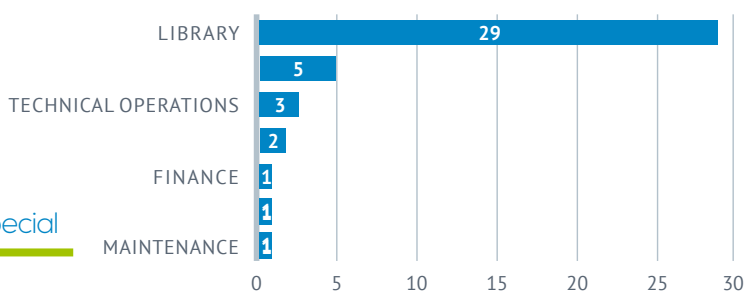


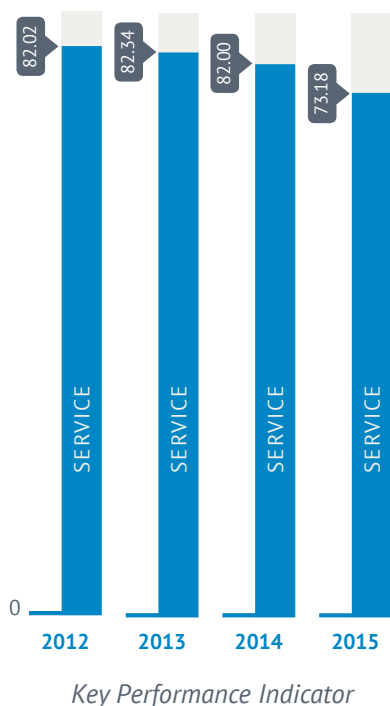
21 general incidents were documented by CoP staff. Almost all of the incidents occurred at the Library and involved patrons or property.

Abuse incidents were most prevalent at the Library with only two being reported from Rangers.

City of Palmerston has not had any workers' compensation claims in the last financial year.

## NUMBER OF INCIDENTS PER WORK AREA





70

hall hire requests  
processed

6,281

customer requests  
received

## 4.2 SERVICE

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

- Customer Service Standards
- Community Engagement and Voter Participation
- Governance and Participation on Council Advisory Groups
- Open Government and Transparency Initiatives

Council continues to put a great amount of effort into delivering a superior level of customer service and attempts to engage with community in many ways to understand our community and enable Council to make decisions in the best interest of the community. You can see from above that our survey score does not reflect this and indicates that Council needs to take greater steps in 2015-2016 in this area to meet the needs of our residents.

Council, in assistance with an IT provider, has developed a new Customer Service Request system, which enables the organisation to better record, track and report on requests. The new system caters for unpredictable staff absences and ensures that requests are acknowledged quicker and responded to in an appropriate timeframe.

Everyone in our organisation will directly serve our customers, or support someone who does. All of our staff are trained in the importance of professional, responsive and personalised service that we want to deliver.

We are committed to:

- Consult with you on all key initiatives,
- Explain bylaws and procedures clearly,
- Provide assistance in a courteous and responsive manner,
- Apply high standards of fairness and ethical behaviour,
- Continuous improvement and the collection of data to do this.

If you have any suggestions for improving our level of service, we would love to hear from you.

Council runs a number of advisory groups that residents can join and provide advice to Council. These include:

**Youth Inspiring Palmerston (YIP)** is an advisory committee to Council made up of young people from Palmerston. YIP keeps Council informed on issues that are significant and important to young people in Palmerston.

**Seniors Advisory Group** is an advisory group to the City of Palmerston and an advocacy body for the senior community regarding issues relating to seniors in the Palmerston municipality.

**Palmerston Safe Communities Committee (PSCC)** works in partnership with Council and the NT Government, businesses and the community to reduce and prevent injuries, accidents and crime. The PSCC is committed to promoting the safety and wellbeing of Palmerston residents and visitors.

**Animal Management Reference Group** serves to facilitate consultation and co-operation between the City of Palmerston and its stakeholders in the development of domestic animal management policy.

**Palmerston and Rural Youth Services (PARYS) Network** provides a forum for workers in the youth sector to discuss local youth issues and develop strategies to deliver a range of services for Palmerston and rural young people in the 12-25 year age group. The network has existed since 1996. Council facilitates meetings approximately every six weeks for workers from community and

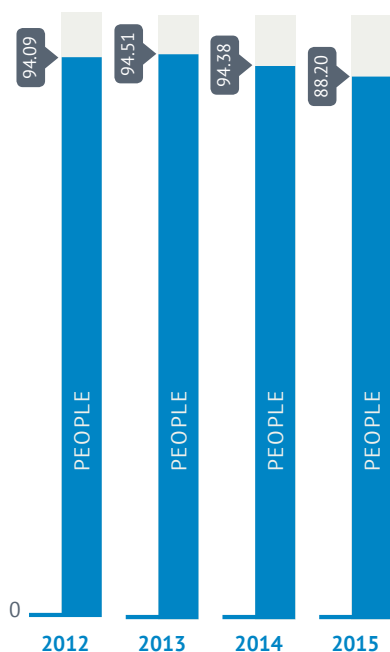


government agencies who have regular contact with young people, and representatives of agencies which provide and/or fund services for young people. All youth workers/service providers are welcome to attend the meetings and be part of the network. Other community members who have an interest in addressing youth issues are also welcome to participate.

**Palmerston Kids Network** is a committed network of workers representing organisations who provide services and programs to children (0-12 years) and their families living in Palmerston. The network meets regularly and is committed to sharing information about programs and initiatives, showcasing best practice, discussing identified gaps and needs in Palmerston,

building relationships and making connections, participating in community engagement and capacity building, as well as taking opportunities to lobby, advocate and influence policy.

**6,213**   
**CUSTOMER REQUESTS  
 COMPLETED**



Key Performance Indicator

## 77 EMPLOYEES



24 male employees **32%**



53 female employees **68%**

Employment Types:

3 casual employees **4%**

12 contract employees **16%**

62 employees with continuing  
positions **80%**

### TECHNICAL SERVICES

19 males or 67%,  
10 females or 33%

### CORPORATE AND COMMUNITY SERVICES

5 males or 11%,  
43 females or 89%

## 4.3 PEOPLE

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

- Human Resources and Workforce Development
- Training and Development of Elected Members
- Cost Reduction and Efficiency Initiatives
- Continuous Improvement, Benchmarking, Research and Innovation

Council remains committed to workforce development and continuous improvement. Without a skilled and dedicated workforce, Council would not be able to meet its commitments to the community and deliver effective and efficient services.

The human resources department was busy throughout the year reviewing, updating and developing all our human resource policies and guidelines. These documents provide guidance and clarity to all levels of Council staff in regards to industrial relations and payroll. Training was rolled out to all managers and employees regarding their entitlements in accordance with the current City of Palmerston Enterprise Agreement.

A highlight and great success story was the implementation and completion of the inaugural trainee programme. The inaugural trainee has completed her studies and gone on to further employment as a direct result of completing the traineeship at City of Palmerston.

EPAC was brought on board as City of Palmerston's partner in salary packaging, with several staff taking advantage of the new salary packaging options.

An employee opinion survey and a HR recruitment and retention report were compiled in order to review City of Palmerston's culture and organisational issues. The results of the employee opinion survey showed significant satisfaction improvement in all departments of Council.

WorkPro was introduced as an online staff induction and training tool. WorkPro enables Council to comply with its legislative requirement to provide information and refresher training regarding bullying, harassment and work health safety. All current and commencing staff have completed WorkPro training.

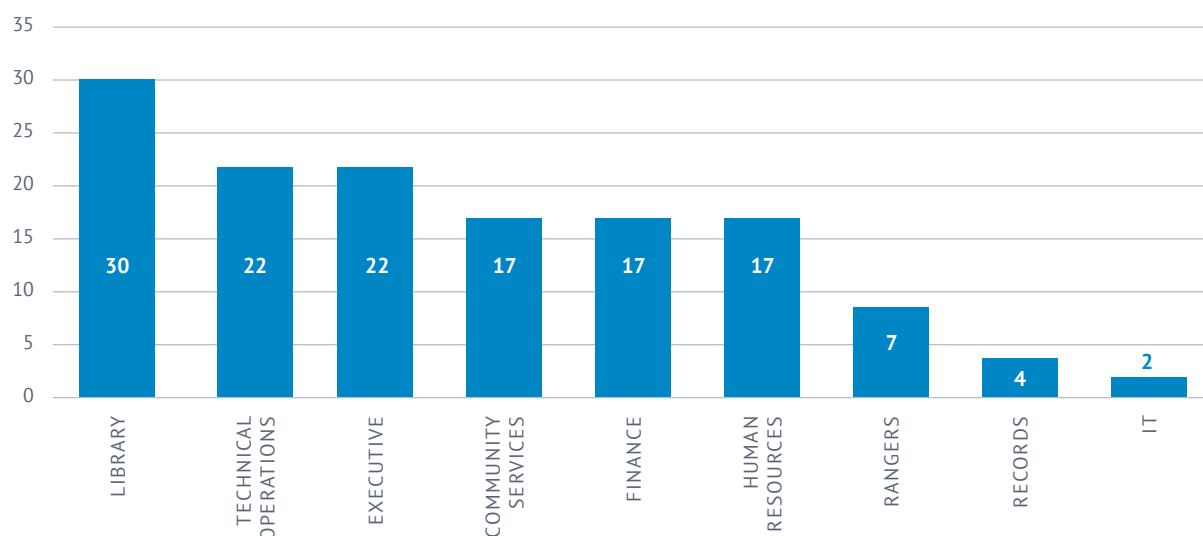
A cloud based recruitment system, ASAP-recruit, was introduced to improve the application process for applicants and to make the recruitment administration process for HR staff easier and more efficient. The recruitment website was updated and a promotional video published.

An internal newsletter that uses multimedia was reintroduced to improve communication within Council; all departments of Council are making regular contributions and staff is enjoying the monthly read. Additionally, the process of digitalising employee files, payroll records and WHS records was started in accordance with the retention and disposal schedule.

City of Palmerston went live with the government mandated Superstream requirements which commenced with the March superannuation contributions.



## TOTAL NUMBER OF TRAINING OPPORTUNITIES PER DEPARTMENT



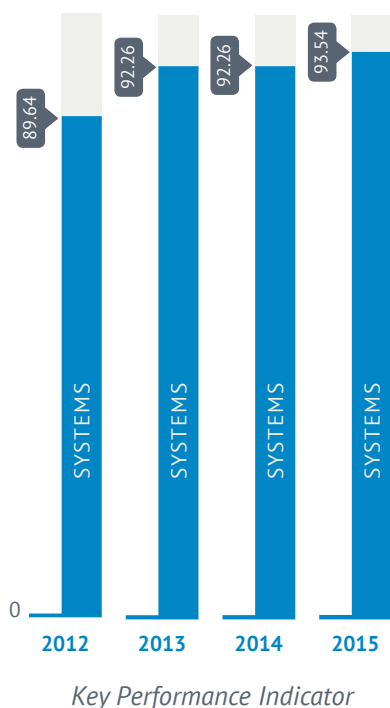
## Professional Development for Elected Members

In accordance with Section 71 of the Local Government Act and the Ministerial guidelines for Council Member Allowance, City of Palmerston Elected Members may access an allowance to attend appropriate and relevant conferences or training courses which sustain a member's professional competence by keeping the member informed of, and able to comply with, development in professional standards applicable to their role as a Council member.

In 2014-2015 City of Palmerston Elected Members could access an amount of up to \$3,567 which included all associated costs such as travel, conference fees, meals and accommodation.

ACTIVITY	VENUE	DATES	NUMBER OF ELECTED MEMBERS ATTENDING
Diploma of Business (Governance)	Training.gov.au	2014-2015 financial year	1
Local Government Internal Audit Forum	SMC Conference & Function Centre, Sydney	6 November 2014	1
Australian Local Government Women's Association (ALGWA) 2015 National Biennial Conference	Barossa Novotel Resort, Barossa Valley	25-28 March 2015	1
ICTC & Mainstreet Conference 2015	Wollongong NSW	21-24 July	1
Local Government Financial Sustainability Conference	Rydges Sydney Central	11-12 March 2015	1

A highlight and great success story was the implementation and completion of the inaugural trainee programme.



## 4.4 SYSTEMS

We are committed to ensuring the systems and processes of Council support the organisation in delivering the best possible services to the community

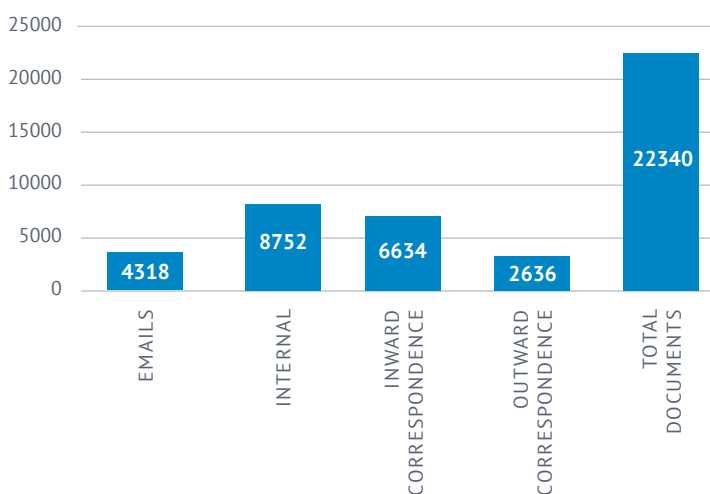
- Internal Business Processes and Service Levels
- Financial and Administrative Services
- Information and Communication Technology Services

Our survey results show a slight improvement in this area which is encouraging, but we do understand that we still have a way to go and need to continually improve our business processes and services.

All Council services rely on Council's "behind the scenes" systems and processes; the administrative and technical support services including finance and information technology. Council relies heavily on a dependable administrative support group to deliver everything from providing library services to rubbish removal in our city centre.

Council has changed its Enterprise Resource System (ERP) in 2014 with major improvements to the way we work. Internal processes like leave requests, timesheets, procurement and invoice approvals are now fully automated. City of Palmerston has been able to improve the governance on essential financial functions and introduced new systems to cater for the growing organisation.

### REGISTERED DOCUMENTS - 1 JULY 2014 TO 30 JUNE 2015



Besides the development of a Customer Service Request system to support our commitment to our customers, City of Palmerston has implemented a Contracts system and has improved financial reporting systems significantly. Financial reports are now automated, reducing the risk for human error and increasing the ability to report on different items more efficiently.

External auditors of Council have identified fewer items in the review of internal processes due to the change and have been satisfied with the process improvements the organisation has made over the last twelve months.

Overall the new ERP has resulted in:

- Less printing,
- Less manual handling,

- Reduced process times,
- Reduction in training time for new staff,
- Increased governance,
- Increased reporting reliability, and
- Better auditing results

Furthermore Council has changed to a Managed ICT Service at the beginning of July 2014. With the help of our supplier, City of Palmerston has been able to reduce outages and increase the reliability of our systems. In cooperation with the provider of the ICT Services we have been updating communication systems and improving our information technology.

City of Palmerston has introduced ten new financial policies in the last year. Those policies are not only governing internal processes but also increase the transparency for residents and provide guidance for ratepayers.





**GENERAL PURPOSE FINANCIAL STATEMENTS**  
**For the year ended 30 June 2015**



# City of Palmerston

## General Purpose Financial Reports for the year ended 30 June 2015

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## City of Palmerston

### ANNUAL FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 June 2015

#### OFFICER'S STATEMENT

I, Ricki Bruhn, the Chief Executive Officer of the City of Palmerston, hereby certify that the Annual Financial Statements:

(a) have been drawn up in accordance with the applicable Australian Accounting Standards, the Local Government Act and the Local Government (Accounting) Regulations so as to present fairly the financial position of the Council and the results for the year; and

(b) are in accordance with the accounting and other records of Council.

*Ricki Bruhn*

(Chief Executive Officer)

14 October 2015

(date)

# City of Palmerston

## STATEMENT OF COMPREHENSIVE INCOME for the year ended 30 June 2015

	Notes	2015 \$	2014 \$
<b>INCOME</b>			
Rates	2	21,723,750	20,084,089
Statutory charges	2	162,591	208,728
User charges	2	1,194,684	1,006,790
Grants, subsidies and contributions	2	2,883,463	2,184,520
Investment income	2	1,152,556	1,469,573
Reimbursements	2	185,299	47,764
Other income	2	80,568	141,832
<b>Total Income</b>		<b>27,382,911</b>	<b>25,143,296</b>
<b>EXPENSES</b>			
Employee costs	3	6,729,842	5,946,382
Materials, contracts & other expenses	3	18,043,730	16,927,018
Depreciation, amortisation & impairment	3	8,134,394	8,329,600
<b>Total Expenses</b>		<b>32,907,966</b>	<b>31,203,000</b>
<b>OPERATING SURPLUS / (DEFICIT)</b>		<b>(5,525,055)</b>	<b>(6,059,704)</b>
Net gain (loss) on disposal or revaluation of assets	4	(2,371,745)	(67,424)
Physical resources received free of charge	2	2,549,867	33,950,453
<b>NET SURPLUS / (DEFICIT)</b>		<b>(5,346,933)</b>	<b>27,823,325</b>
transferred to Equity Statement			
Other Comprehensive Income			
<i>Amounts which will not be reclassified subsequently to operating result</i>			
Gain on revaluation of infrastructure, property, plant & equipment	7	41,682	15,725,967
<b>Total Other Comprehensive Income</b>		<b>41,682</b>	<b>15,725,967</b>
<b>TOTAL COMPREHENSIVE INCOME</b>		<b>(5,305,251)</b>	<b>43,549,292</b>

This Statement is to be read in conjunction with the attached Notes.

# City of Palmerston

## BALANCE SHEET as at 30 June 2015

	Notes	2015 Restated \$	2014 Restated \$	1/07/2013 Restated \$
<b>ASSETS</b>				
<b>Current Assets</b>				
Cash and cash equivalents	5	15,510,614	12,106,050	33,761,522
Trade & other receivables	5	1,394,444	1,336,123	1,283,716
Other financial assets	5	7,500,000	20,500,000	-
<b>Total Current Assets</b>		<b>24,405,058</b>	<b>33,942,173</b>	<b>35,045,238</b>
<b>Non-current Assets</b>				
Investment Property	7	6,611,463	-	-
Infrastructure, Property, Plant & Equipment	7	351,377,151	352,464,456	308,534,549
Other Non-current Assets	6	736,287	1,568,038	207,178
<b>Total Non-current Assets</b>		<b>358,724,901</b>	<b>354,032,494</b>	<b>308,741,727</b>
<b>Total Assets</b>		<b>383,129,959</b>	<b>387,974,667</b>	<b>343,786,965</b>
<b>LIABILITIES</b>				
<b>Current Liabilities</b>				
Trade & Other Payables	8	3,094,002	2,868,081	2,305,511
Provisions	8	643,427	519,254	500,757
<b>Total Current Liabilities</b>		<b>3,737,429</b>	<b>3,387,335</b>	<b>2,806,268</b>
<b>Non-current Liabilities</b>				
Provisions	8	437,678	327,229	269,886
<b>Total Non-current Liabilities</b>		<b>437,678</b>	<b>327,229</b>	<b>269,886</b>
<b>Total Liabilities</b>		<b>4,175,107</b>	<b>3,714,564</b>	<b>3,076,154</b>
<b>NET ASSETS</b>		<b>378,954,852</b>	<b>384,260,103</b>	<b>340,710,811</b>
<b>EQUITY</b>				
Accumulated Surplus		134,798,618	127,761,778	101,572,842
Asset Revaluation Reserves	9	223,487,907	223,446,225	207,720,258
Other Reserves	9	20,668,327	33,052,100	31,417,711
<b>TOTAL EQUITY</b>		<b>378,954,852</b>	<b>384,260,103</b>	<b>340,710,811</b>

This Statement is to be read in conjunction with the attached Notes.



## City of Palmerston

### STATEMENT OF CHANGES IN EQUITY for the year ended 30 June 2015

		Accumulated Surplus	Asset Revaluation Reserve	Other Reserves	TOTAL EQUITY
		\$	\$	\$	\$
<b>2015</b>	Notes				
Balance at end of previous reporting period		127,761,778	223,446,225	33,052,100	384,260,103
<b>Net Surplus / (Deficit) for Year</b>		<b>(5,346,933)</b>			<b>(5,346,933)</b>
<b>Other Comprehensive Income</b>					
<i>Amounts which will not be reclassified subsequently to operating result</i>					
Changes in revaluation surplus - infrastructure, property, plant & equipment			41,682		41,682
Transfers between reserves		12,383,773		(12,383,773)	-
<b>Balance at end of period</b>		<b>134,798,618</b>	<b>223,487,907</b>	<b>20,668,327</b>	<b>378,954,852</b>
<b>2014</b>					
Balance at end of previous reporting period		74,153,684	207,720,258	31,417,711	313,291,653
Adjustment to correct prior period error		27,419,158			27,419,158
Restated opening balance		101,572,842	207,720,258	31,417,711	340,710,811
<b>Net Surplus / (Deficit) for Year</b>		<b>27,823,325</b>			<b>27,823,325</b>
<b>Other Comprehensive Income</b>					
<i>Amounts which will not be reclassified subsequently to operating result</i>					
Changes in revaluation surplus - infrastructure, property, plant & equipment			15,725,967		15,725,967
Transfers between reserves		(1,634,389)		1,634,389	-
<b>Balance at end of period</b>		<b>127,761,778</b>	<b>223,446,225</b>	<b>33,052,100</b>	<b>384,260,103</b>

This Statement is to be read in conjunction with the attached Notes

# City of Palmerston

## CASH FLOW STATEMENT for the year ended 30 June 2015

	Notes	2015 \$	2014 \$
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
<u>Receipts</u>			
Rates - general & other		21,502,833	20,236,357
Fees & other charges		1,330,467	1,153,718
Investment receipts		1,498,983	1,289,100
Grants utilised for operating purposes		2,885,406	2,184,695
Other operating receipts		97,313	254,776
<u>Payments</u>			
Employee Costs		(6,572,099)	(5,900,143)
Contractual services & materials		(17,463,285)	(15,776,227)
Other operating payments		(393,209)	(461,225)
Finance payments		125,152	(125,152)
<b>Net Cash provided by (or used in) Operating Activities</b>		<b>3,011,561</b>	<b>2,855,899</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
<u>Receipts</u>			
Sale of replaced assets		25,000	64,379
Net disposal of investment securities		13,000,000	-
<u>Payments</u>			
Expenditure on renewal/replacement of assets		(6,020,534)	(4,075,750)
Purchase of investment property		(6,611,463)	-
<b>Net Cash provided by (or used in) Investing Activities</b>		<b>393,003</b>	<b>(4,011,371)</b>
<b>Net Increase (Decrease) in cash held</b>		<b>3,404,564</b>	<b>(1,155,472)</b>
Cash & cash equivalents at beginning of period		12,106,050	13,261,522
<b>Cash &amp; cash equivalents at end of period</b>		<b>15,510,614</b>	<b>12,106,050</b>

This Statement is to be read in conjunction with the attached Notes

**CITY OF PALMERSTON**  
**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT**  
**FOR THE YEAR ENDED 30TH JUNE 2015**

**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**(a) Basis of Preparation**

The financial report comprises general purpose financial statements which have been prepared in accordance with Australian Accounting Standards (as they apply to local governments and not-for-profit entities), Australian Accounting Interpretations, other authoritative pronouncements of the Australian Accounting Standards Board, the Local Government Act 2013 and accompanying regulations. Material accounting policies which have been adopted in the preparation of this financial report are presented below and have been consistently applied unless stated otherwise.

Except for cash flow and rate setting information, the report has also been prepared on the accrual basis and is based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and liabilities.

**Critical Accounting Estimates**

The preparation of a financial report in conformity with Australian Accounting Standards requires management to make judgements, estimates and assumptions that effect the application of policies and reported amounts of assets and liabilities, income and expenses.

The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances; the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

**The Local Government Reporting Entity**

All Funds through which the Council controls resources to carry on its functions have been included in the financial statements forming part of this financial report.

**(b) Goods and Services Tax (GST)**

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO).

Receivables and payables are stated inclusive of GST receivable or payable. The net amount of GST recoverable from, or payable to, the ATO is included with receivables or payables in the statement of financial position.

Cash flows are presented on a Gross basis. The GST components of cash flows arising from investing or financing activities which are recoverable from, or payable to, the ATO are presented as operating cash flows.

**(c) Cash and Cash Equivalents**

Cash and cash equivalents include cash on hand, cash at bank, deposits available on demand with banks and other short term highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value and bank overdrafts.

Bank overdrafts are reported as short term borrowings in current liabilities in the statement of financial position.

**CITY OF PALMERSTON**  
**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT**  
**FOR THE YEAR ENDED 30TH JUNE 2015**

**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**(d) Trade and Other Receivables**

Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods sold and services performed in the ordinary course of business.

Receivables expected to be collected within 12 months of the end of the reporting period are classified as current assets. All other receivables are classified as non-current assets.

Collectability of trade and other receivables is reviewed on an ongoing basis. Debts that are known to be uncollectible are written off when identified. An allowance for doubtful debts is raised when there is objective evidence that they will not be collectible.

**(e) Fixed Assets**

Each class of fixed assets within either property, plant and equipment or infrastructure, is carried at cost or fair value as indicated less, where applicable, any accumulated depreciation and impairment losses.

***Valuation of Assets***

The following asset classes were valued by Australian Pacific Valuers (APV) effective 1 July 2013 at Fair Value:

- Land
- Land Improvements
- Buildings
- Infrastructure

All acquisitions made after the respective date of revaluation are recorded as described in section Initial Recognition below.

The asset classes Plant, Furniture and Equipment and Motor Vehicles were valued by Maloney's Field Services effective 1 July 2014 at Fair Value.

***Initial Recognition and Measurement between Mandatory Revaluation Dates***

All assets are initially recognised at cost and subsequently revalued in accordance with the Australian Accounting Standards.

In relation to this initial measurement, cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition. For assets acquired at no cost or for nominal consideration, cost is determined as fair value at the date of acquisition. The cost of non-current assets constructed by the Council includes the cost of all materials used in construction, direct labour on the project and an appropriate proportion of variable and fixed overheads.

Individual assets acquired between initial recognition and the next revaluation of the asset class in accordance with the mandatory measurement framework detailed above, are carried at cost less accumulated depreciation as management believes this approximates fair value. They will be subject to subsequent revaluation..

***Revaluation***

Increases in the carrying amount arising on revaluation of assets are credited to a revaluation surplus in equity. Decreases that offset previous increases of the same asset are recognised against revaluation surplus directly in equity. All other decreases are recognised in profit or loss.



**CITY OF PALMERSTON**  
**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT**  
**FOR THE YEAR ENDED 30TH JUNE 2015**

**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**(e) Fixed Assets (Continued)**

***Transitional Arrangements***

During the time it takes to transition the carrying value of non-current assets from the cost approach to the fair value approach, the Council may still be utilising both methods across differing asset classes.

Those assets carried at cost will be carried in accordance with the policy detailed in the ***Initial Recognition*** section as detailed above.

Those assets carried at fair value will be carried in accordance with the ***Revaluation*** Methodology section as detailed above.

***Land Under Roads***

Effective as at 1 July 2008, Council elected not to recognise any value for land under roads acquired on or before 30 June 2008.

Land under roads acquired on or after 1 July 2008 has not been recognised as in the opinion of Council it is not possible to reliably attribute a fair value, and further that such value if determined would be immaterial.

***Depreciation***

The depreciable amount of all fixed assets including buildings but excluding freehold land, are depreciated on a straight-line basis over the individual asset's useful life from the time the asset is held ready for use.

When an item of property, plant and equipment is revalued, any accumulated depreciation at the date of the revaluation is treated in one of the following ways:

- a) Restated proportionately with the change in the gross carrying amount of the asset so that the carrying amount of the asset after revaluation equals its revalued amount; or
- b) Eliminated against the gross carrying amount of the asset and the net amount restated to the revalued amount of the asset.

Major depreciation periods used for each class of depreciable asset are:

Buildings	25 to 60 years
Furniture and Equipment	3 to 10 years
Plant and Equipment	5 to 15 years
Roads	
Earthworks	100 years
Pavement	30 to 40 years
Seal	10 to 20 years
Road Furniture	20 to 40 years
Footpaths & Bicycle ways	30 to 50 years
Kerb & Gutter	40 to 50 years
Motor Vehicles	5 years
Waste & Sewerage Infrastructure	20 to 30 years
Stormwater Drainage	75 to 100 years
Land Improvement	20 to 50 years

The assets residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.

An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

Gains and losses on disposals are determined by comparing proceeds with the carrying amount.

These gains and losses are included in the statement of comprehensive income in the period in which they arise.

**CITY OF PALMERSTON**  
**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT**  
**FOR THE YEAR ENDED 30TH JUNE 2015**

**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**(e) Fixed Assets (Continued)**

***Capitalisation Threshold***

Expenditure on assets with an economic life in excess of one year are only capitalised where the cost of acquisitions exceeds materiality thresholds established by Council for each asset class.

Buildings	\$5,000
Furniture and Equipment	\$1,000
Plant and Equipment	\$5,000
Roads	\$10,000
Footpaths & Bicycle ways	\$5,000
Kerb & Gutter	\$10,000
Motor Vehicles	\$5,000
Waste & Sewerage Infrastructure	\$10,000
Stormwater Drainage	\$10,000
Land Improvement	\$10,000

**(f) Fair Value of Assets and Liabilities**

When performing a revaluation, the Council uses a mix of both independent and management valuations using the following as a guide:

Fair Value is the price that Council would receive to sell the asset or would have to pay to transfer a liability, in an orderly (ie unforced) transaction between independent, knowledgeable and willing market participants at the measurement date.

As fair value is a market-based measure, the closest equivalent observable market pricing information is used to determine fair value. Adjustments to market values may be made having regard to the characteristics of the specific asset. The fair values of assets that are not traded in an active market are determined using one or more valuation techniques. These valuation techniques maximise, to the extent possible, the use of observable market data.

To the extent possible, market information is extracted from either the principal market for the asset (ie the market with the greatest volume and level of activity for the asset or, in the absence of such a market, the most advantageous market available to the entity at the end of the reporting period (ie the market that maximises the receipts from the sale of the asset after taking into account transaction costs and transport costs).

For non-financial assets, the fair value measurement also takes into account a market participant's ability to use the asset in its highest and best use or to sell it to another market participant that would use the asset in its highest and best use.

***Fair Value Hierarchy***

AASB 13 requires the disclosure of fair value information by level of the fair value hierarchy, which categorises fair value measurement into one of three possible levels based on the lowest level that an input that is significant to the measurement can be categorised into as follows:

**Level 1**

Measurements based on quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date.

**Level 2**

Measurements based on inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly or indirectly.

**Level 3**

Measurements based on unobservable inputs for the asset or liability.

The fair values of assets and liabilities that are not traded in an active market are determined using one or more valuation techniques. These valuation techniques maximise, to the extent possible, the use of observable market data. If all significant inputs required to measure fair value are observable, the asset or liability is included in Level 2. If one or more significant inputs are not based on observable market data, the asset or liability is included in Level 3.

**CITY OF PALMERSTON**  
**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT**  
**FOR THE YEAR ENDED 30TH JUNE 2015**

**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**(f) Fair Value of Assets and Liabilities (Continued)**

***Valuation techniques***

The Council selects a valuation technique that is appropriate in the circumstances and for which sufficient data is available to measure fair value. The availability of sufficient and relevant data primarily depends on the specific characteristics of the asset or liability being measured. The valuation techniques selected by the Council are consistent with one or more of the following valuation approaches:

**Market approach**

Valuation techniques that use prices and other relevant information generated by market transactions for identical or similar assets or liabilities.

**Income approach**

Valuation techniques that convert estimated future cash flows or income and expenses into a single discounted present value.

**Cost approach**

Valuation techniques that reflect the current replacement cost of an asset at its current service capacity.

***Valuation techniques***

Each valuation technique requires inputs that reflect the assumptions that buyers and sellers would use when pricing the asset or liability, including assumptions about risks. When selecting a valuation technique, the Council gives priority to those techniques that maximise the use of observable inputs and minimise the use of unobservable inputs. Inputs that are developed using market data (such as publicly available information on actual transactions) and reflect the assumptions that buyers and sellers would generally use when pricing the asset or liability and considered observable, whereas inputs for which market data is not available and therefore are developed using the best information available about such assumptions are considered unobservable.

**(g) Impairment of Assets**

In accordance with Australian Accounting Standards the Council's assets, other than inventories, are assessed at each reporting date to determine whether there is any indication they may be impaired.

Where such an indication exists, an impairment test is carried out on the asset by comparing the recoverable amount of the asset, being the higher of the asset's fair value less costs to sell and value in use, to the asset's carrying amount.

Any excess of the asset's carrying amount over its recoverable amount is recognised immediately in profit or loss, unless the asset is carried at a revalued amount in accordance with another standard (e.g. AASB 116) whereby any impairment loss of a revalued asset is treated as a revaluation decrease in accordance with that other standard.

For non-cash generating assets such as roads, drains, public buildings and the like, value in use is represented by the depreciated replacement cost of the asset.

**(h) Trade and Other Payables**

Trade and other payables represent liabilities for goods and services provided to the Council prior to the end of the financial year that are unpaid and arise when the Council becomes obliged to make future payments in respect of the purchase of these goods and services. The amounts are unsecured, are recognised as a current liability and are normally paid within 30 days of recognition.

**CITY OF PALMERSTON**  
**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT**  
**FOR THE YEAR ENDED 30TH JUNE 2015**

**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**(i) Employee Benefits**

**Short-Term Employee Benefits**

Provision is made for the Council's obligations for short-term employee benefits. Short-term employee benefits are benefits (other than termination benefits) that are expected to be settled wholly before 12 months after the end of the annual reporting period in which the employees render the related service, including wages, salaries and sick leave. Short-term employee benefits are measured at the (undiscounted) amounts expected to be paid when the obligation is settled.

The Council's obligations for short-term employee benefits such as wages, salaries and sick leave are recognised as a part of current trade and other payables in the statement of financial position. The Council's obligations for employees' annual leave and long service leave entitlements are recognised as provisions in the statement of financial position.

**Other Long-Term Employee Benefits**

Provision is made for employees' long service leave and annual leave entitlements not expected to be settled wholly within 12 months after the end of the annual reporting period in which the employees render the related service. Other long-term employee benefits are measured at the present value of the expected future payments to be made to employees. Expected future payments incorporate anticipated future wage and salary levels, durations of service and employee departures and are discounted at rates determined by reference to market yields at the end of the reporting period on government bonds that have maturity dates that approximate the terms of the obligations. Any premeasurements for changes in assumptions of obligations for other long-term employee benefits are recognised in profit or loss in the periods in which the changes occur.

The Council's obligations for long-term employee benefits are presented as non-current provisions in its statement of financial position, except where the Council does not have an unconditional right to defer settlement for at least 12 months after the end of the reporting period, in which case the obligations are presented as current provisions.

**(j) Provisions**

Provisions are recognised when the Council has a present legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will result and that outflow can be reliably measured.

Provisions are measured using the best estimate of the amounts required to settle the obligation at the end of the reporting period.

**(k) Leases**

Leases of fixed assets where substantially all the risks and benefits incidental to the ownership of the asset, but not legal ownership, are transferred to the Council, are classified as finance leases.

Finance leases are capitalised recording an asset and a liability at the lower amounts equal to the fair value of the leased property or the present value of the minimum lease payments, including any guaranteed residual values. Lease payments are allocated between the reduction of the lease liability and the lease interest expense for the period.

Leased assets are depreciated on a straight line basis over the shorter of their estimated useful lives or the lease term.

Lease payments for operating leases, where substantially all the risks and benefits remain with the lessor, are charged as expenses in the periods in which they are incurred.

Lease incentives under operating leases are recognised as a liability and amortised on a straight line basis over the life of the lease term.

**CITY OF PALMERSTON**  
**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT**  
**FOR THE YEAR ENDED 30TH JUNE 2015**

**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**(l) Rates, Grants, Donations and Other Contributions**

Rates, grants, donations and other contributions are recognised as revenues when the local government obtains control over the assets comprising the contributions.

Control over assets acquired from rates is obtained at the commencement of the rating period or, where earlier, upon receipt of the rates.

Where contributions recognised as revenues during the reporting period were obtained on the condition that they be expended in a particular manner or used over a particular period, and those conditions were undischarged as at the reporting date, the nature of and amounts pertaining to those undischarged conditions are disclosed in Note 2. That note also discloses the amount of contributions recognised as revenues in a previous reporting period which were obtained in respect of the local government's operations for the current reporting period.

**(m) Superannuation**

The Council contributes to a number of Superannuation Funds on behalf of employees.

All funds to which the Council contributes are defined contribution plans.

**(n) Current and Non-Current Classification**

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. The asset or liability is classified as current if it is expected to be settled within the next 12 months, being the Council's operational cycle. In the case of liabilities where the Council does not have the unconditional right to defer settlement beyond 12 months, such as vested long service leave, the liability is classified as current even if not expected to be settled within the next 12 months. Inventories held for trading are classified as current even if not expected to be realised in the next 12 months except for land held for sale where it is held as non-current based on the Council's intentions to release for sale.

**(o) Rounding Off Figures**

All figures shown in this annual financial report, are rounded to the nearest dollar.

**(p) Comparative Figures**

Where required, comparative figures have been adjusted to conform with changes in presentation for the current financial year.

When the Council applies an accounting policy retrospectively, makes a retrospective restatement or reclassifies items in its financial statement, an additional (third) statement of financial position as at the beginning of the preceding period in addition to the minimum comparative financial statements is presented.



**CITY OF PALMERSTON**  
**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT**  
**FOR THE YEAR ENDED 30TH JUNE 2015**  
**SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Pending Accounting Standards**

1. (a) Certain new accounting standards and interpretations have been published that are not mandatory for the 30 June 2015 reporting period.

(i)	AASB 7 Financial Disclosures	Instruments	-
(ii)	AASB 9 Financial Instruments		
(iii)	AASB 15 Revenue from Contracts with Customers		
(iv)	AASB 124 Related Party Disclosures		

Standards containing consequential amendments to other Standards and Interpretations arising from the above - AASB 2010-7, AASB 2014-1, AASB 2014-3, AASB 2014-4, AASB 2014-5, AASB 2014-6, AASB 2014-7, AASB 2014-8, AASB 2014-9, AASB 2014-10, AASB 2015-1, AASB 2015-2, AASB 2015-3, AASB 2015-4, AASB 2015-5 and AASB 2015-6

Council is of the view that none of the above new standards or interpretations will affect any of the amounts recognised in the financial statements, but that they may impact certain information otherwise disclosed.

The Australian Accounting Standards Board is currently reviewing AASB 1004 Contributions. It is anticipated that the changes resulting from this review may have a material effect on the timing of the recognition of grants and contributions, but the financial consequences cannot be estimated until a revised accounting standard is issued.

# City of Palmerston

## NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS for the year ended 30 June 2015

### Note 2 - INCOME

	Notes	2015 \$	2014 \$
<b>RATES REVENUES</b>			
<u>General Rates</u>			
Residential		14,768,116	13,387,201
Commercial		1,506,288	1,473,086
Industrial		406,892	360,807
Rates received in advance		135,823	87,437
Other		31,477	35,642
		<u>16,848,596</u>	<u>15,344,173</u>
<u>Annual Charges</u>			
Waste Management Service		4,875,154	4,739,916
		<u>4,875,154</u>	<u>4,739,916</u>
		<u>21,723,750</u>	<u>20,084,089</u>
<b>STATUTORY CHARGES</b>			
Animal registration fees & fines		26,350	33,320
Parking fines / expiation fees		70,720	126,798
Other fines, penalties & expiations		65,521	48,610
		<u>162,591</u>	<u>208,728</u>
<b>USER CHARGES</b>			
Developer Charges		213,641	199,736
Animal Control		67,385	79,365
Rent & Hire of Council Equipment		345,342	234,243
Library		86,594	73,426
Rate Searches & Dog Registrations		331,159	332,404
Licences & Permits		125,910	59,296
Sundry		24,653	28,320
		<u>1,194,684</u>	<u>1,006,790</u>
<b>INVESTMENT INCOME</b>			
Interest on investments			
Banks & other		1,068,002	1,387,968
interest on overdue rates & charges		84,554	81,605
		<u>1,152,556</u>	<u>1,469,573</u>

# City of Palmerston

## NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS for the year ended 30 June 2015

### NOTE 2 - INCOME (continued)

	Notes	2015 \$	2014 \$
<b>REIMBURSEMENTS</b>			
- for private works		142,118	41,540
- other		43,181	6,224
		<u>185,299</u>	<u>47,764</u>
<b>OTHER INCOME</b>			
Insurance & other recoupments - infrastructure, property, plant & equipment		71,127	11,739
Compensation received		-	126,000
Sundry		9,441	4,093
		<u>80,568</u>	<u>141,832</u>
<b>GRANTS, SUBSIDIES, CONTRIBUTIONS</b>			
Other grants, subsidies and contributions		2,883,463	2,184,520
		<u>2,883,463</u>	<u>2,184,520</u>
<i>The functions to which these grants relate are shown in Note 12.</i>			
<b>Sources of grants</b>			
Commonwealth government		276,501	498,741
Northern Territory government		2,211,750	1,333,773
Other		395,212	352,006
		<u>2,883,463</u>	<u>2,184,520</u>

# City of Palmerston

## NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS for the year ended 30 June 2015

### NOTE 2 - INCOME (continued)

	Notes	2015 \$	2014 \$
<b>Conditions over grants &amp; contributions</b>			
<i>Grants and contributions which were obtained on the condition that they be expended for specified purposes or in a future period, but which are not yet expended in accordance with those conditions, are as follows:</i>			
<i>Unexpended at the close of the previous reporting period</i>		<b>4,369,984</b>	5,108,636
<i>Less: expended during the current period from revenues recognised in previous reporting periods</i>			
<i>Government Grants</i>		<b>(2,514,899 )</b>	(2,728,296 )
<i>Developer Contributions</i>		<b>(202,893 )</b>	(194,876 )
<i>Subtotal</i>		<b>(2,717,792 )</b>	(2,923,172 )
<i>Plus: amounts recognised as revenues in this reporting period but not yet expended in accordance with the conditions</i>			
<i>Government Grants</i>		<b>2,488,251</b>	1,845,466
<i>Developer Contributions</i>		<b>395,212</b>	339,054
<i>Subtotal</i>		<b>2,883,463</b>	2,184,520
<i>Unexpended at the close of this reporting period and held as restricted assets</i>		<b>4,535,655</b>	4,369,984
<i>Net increase (decrease) in assets subject to conditions in the current reporting period</i>		<b>165,671</b>	(738,652 )

### PHYSICAL RESOURCES RECEIVED FREE OF CHARGE

Land	-	3,534,000
Land Improvements	<b>783,841</b>	743,077
Roads & Pavement	<b>657,617</b>	12,816,535
Footpaths and Cycleways	<b>176,797</b>	5,484,331
Kerb & Gutter	<b>58,520</b>	3,830,119
Stormwater Drainage	<b>664,857</b>	6,907,809
Water & Irrigation	<b>208,235</b>	634,582
<b>TOTAL PHYSICAL RESOURCES RECEIVED</b>	<b>2,549,867</b>	33,950,453

# City of Palmerston

## NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS for the year ended 30 June 2015

### Note 3 - EXPENSES

	Notes	2015 \$	2014 \$
<b>EMPLOYEE COSTS</b>			
Salaries and Wages		4,823,640	4,436,868
Employee leave expense		944,687	761,644
Superannuation - defined contribution plan contributions		553,888	488,585
Workers' Compensation Insurance		94,548	103,170
Other		313,079	156,115
<b>Total Operating Employee Costs</b>		<b>6,729,842</b>	<b>5,946,382</b>
<b>Total Number of Employees</b>		<b>71</b>	<b>63</b>
<i>(Full time equivalent at end of reporting period)</i>			
<b>MATERIALS, CONTRACTS &amp; OTHER EXPENSES</b>			
<u>Prescribed Expenses</u>			
Auditor's Remuneration			
- Auditing the financial reports		31,882	30,473
- Other Auditors		3,000	-
Bad and Doubtful Debts		3,788	-
Elected members' expenses		241,958	344,986
Operating Lease Rentals - non-cancellable leases	16		
- minimum lease payments		116,369	85,766
<b>Subtotal - Prescribed Expenses</b>		<b>396,997</b>	<b>461,225</b>
<u>Other Materials, Contracts &amp; Expenses</u>			
Contractors		11,413,656	10,840,221
Energy		1,081,717	1,062,258
Legal Expenses		153,449	112,853
Professional services		1,269,181	1,081,727
Sundry		3,728,730	3,368,734
<b>Subtotal - Other Materials, Contracts &amp; Expenses</b>		<b>17,646,733</b>	<b>16,465,793</b>
		<b>18,043,730</b>	<b>16,927,018</b>



# City of Palmerston

## NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS for the year ended 30 June 2015

### Note 3 - EXPENSES (cont)

		2015	2014
	Notes	\$	\$
<b>DEPRECIATION, AMORTISATION &amp; IMPAIRMENT</b>			
<b>Depreciation</b>	7		
Land Improvements		1,033,072	817,775
Buildings		509,217	636,755
Infrastructure			
- Roads Pavements		2,837,567	3,234,591
- Kerbs & Guttering		472,576	469,475
- Footpaths & Cycleways		558,356	549,951
- Stormwater Drainage		1,567,795	1,555,185
- Water & Irrigation		721,258	699,035
Other Assets		353,914	366,833
		<u>8,053,755</u>	<u>8,329,600</u>
<b>Impairment</b>			
Other Assets		80,639	-
		<u>80,639</u>	<u>-</u>

# City of Palmerston

## NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS for the year ended 30 June 2015

### Note 4 - ASSET DISPOSAL & FAIR VALUE ADJUSTMENTS

	Notes	2015 \$	2014 \$
<b>INFRASTRUCTURE, PROPERTY, PLANT &amp; EQUIPMENT</b>			
<b>Assets renewed or directly replaced</b>			
Proceeds from disposal		25,000	64,379
Less: Carrying amount of assets sold		20,058	131,803
<b>Gain (Loss) on disposal</b>		<u>4,942</u>	<u>(67,424)</u>
<b>Assets surplus to requirements</b>			
Less: Carrying amount of assets disposed		2,376,687	-
<b>Gain (Loss) on disposal</b>		<u>(2,376,687)</u>	<u>-</u>
<b>NET GAIN (LOSS) ON DISPOSAL OR REVALUATION OF ASSETS</b>		<u>(2,371,745)</u>	<u>(67,424)</u>

# City of Palmerston

## NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS for the year ended 30 June 2015

### Note 5 - CURRENT ASSETS

	2015	2014
	\$	\$
<b>CASH &amp; EQUIVALENT ASSETS</b>		
Cash on Hand and at Bank	7,857,613	3,956,691
Short Term Deposits & Bills, etc	7,653,001	8,149,359
	<u>15,510,614</u>	<u>12,106,050</u>
 <b>TRADE &amp; OTHER RECEIVABLES</b>		
Rates - General & Other	597,562	376,645
Accrued Revenues	230,712	577,139
Debtors - general	33,336	38,294
Other levels of Government	-	1,943
GST Recoupment	178,540	9,986
Prepayments	104,612	110,412
Animal Control	116,289	107,535
Parking & Traffic	125,728	105,666
Sundry	11,453	8,503
Total	<u>1,398,232</u>	<u>1,336,123</u>
 Less: Allowance for Doubtful Debts	3,788	-
	<u>1,394,444</u>	<u>1,336,123</u>
 <b>OTHER FINANCIAL ASSETS</b>		
Term Deposits over 90 days	7,500,000	20,500,000
	<u>7,500,000</u>	<u>20,500,000</u>

# City of Palmerston

## NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS for the year ended 30 June 2015

### Note 6 - NON-CURRENT ASSETS

	2015	2014
FINANCIAL ASSETS		
Capital Works-in-Progress	Notes	
	\$	\$
Opening Balance	1,568,038	207,178
Additions	736,287	1,557,418
Transfers to Property, Plant, Equipment	(1,568,038)	(196,558)
	<u>736,287</u>	<u>1,568,038</u>

# City of Palmerston

## NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS for the year ended 30 June 2015

	Fair Value Level	2014 \$				2015 \$			
		AT FAIR VALUE	AT COST	ACCUM DEPN	CARRYING AMOUNT	AT FAIR VALUE	AT COST	ACCUM DEPN	CARRYING AMOUNT
Note 7 - INFRASTRUCTURE, PROPERTY, PLANT & EQUIPMENT									
Land	2	122,180,000	4,554,000	-	126,734,000	121,101,000	3,903,000	-	125,004,000
Land Improvements	3	19,168,566	2,387,222	(9,430,545)	12,125,243	18,926,295	5,115,803	(10,358,588)	13,683,510
Buildings	3	26,491,294	182,926	(9,316,766)	17,357,454	24,334,274	533,799	(8,506,424)	16,361,649
Infrastructure		-	-	-	-	-	-	-	-
- Roads & Pavement	3	104,508,659	16,297,410	(43,424,721)	77,381,348	103,737,256	20,868,091	(45,780,766)	78,824,581
- Kerbs & Gutter	3	31,453,588	944,891	(15,564,420)	16,834,059	31,432,458	1,562,124	(16,023,278)	16,971,304
- Footpaths and Cycleways	3	21,453,495	3,553,728	(9,840,838)	15,166,385	21,397,519	3,829,343	(10,358,900)	14,867,962
- Stormwater Drainage	3	125,941,658	13,761,946	(58,502,917)	81,200,687	125,941,658	14,804,299	(60,070,712)	80,675,245
- Water & Irrigation	3	9,609,150	770,543	(5,574,797)	4,804,896	9,062,699	1,548,400	(6,296,053)	4,315,046
Motor Vehicles	2	-	810,493	(360,075)	450,418	944,951	161,225	(725,714)	380,462
Plant & Equipment	2	-	215,940	(80,920)	135,020	118,500	-	(18,114)	100,386
Furniture & Fittings	2	-	1,294,658	(1,019,712)	274,946	592,490	221,775	(659,892)	154,373
Intangible Assets	2	-	-	-	-	-	57,950	(19,317)	38,633
TOTAL PROPERTY, PLANT & EQUIPMENT		460,806,410	44,773,757	(153,115,711)	352,464,456	457,589,100	52,605,809	(158,817,758)	351,377,151
Comparatives			396,751,019	(88,216,470)	308,534,549	460,806,410	44,773,757	(153,115,711)	352,464,456

This Note continues on the following pages.

### Note 7 - INVESTMENT PROPERTY

Land	-	-	-	-	-	-	651,000	-	651,000
Buildings & Structures	-	-	-	-	-	-	5,960,463	-	5,960,463
<b>TOTAL INVESTMENT PROPERTY</b>	-	-	-	-	-	-	<b>6,611,463</b>	-	<b>6,611,463</b>
<b>Comparatives</b>							-	-	-

This Note continues on the following pages.



# City of Palmerston

## NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS for the year ended 30 June 2015

	2014	CARRYING AMOUNT MOVEMENTS DURING YEAR							2015
	\$	\$							\$
	CARRYING AMOUNT	Additions New/Upgrade	Renewals	Disposals	Depreciation	Impairment	Transfers	Net Revaluation	CARRYING AMOUNT

### Note 7 - INFRASTRUCTURE, PROPERTY, PLANT & EQUIPMENT (cont.)

Land	126,734,000	-	-	(1,079,000)	-	-	(651,000)	-	125,004,000
Land Improvements	12,125,243	2,652,638	75,943	(137,242)	(1,033,072)	-	-	-	13,683,510
Buildings	17,357,454	350,873	-	(837,461)	(509,217)	-	-	-	16,361,649
Infrastructure	-	-	-	-	-	-	-	-	-
- Roads & Pavement	77,381,348	3,824,225	746,455	(289,880)	(2,837,567)	-	-	-	78,824,581
- Kerbs & Gutter	16,834,059	596,103	21,130	(7,412)	(472,576)	-	-	-	16,971,304
- Footpaths and Cycleways	15,166,385	219,638	55,975	(15,680)	(558,356)	-	-	-	14,867,962
- Stormwater Drainage	81,200,687	1,042,353	-	-	(1,567,795)	-	-	-	80,675,245
- Water & Irrigation	4,804,896	231,408	-	-	(721,258)	-	-	-	4,315,046
Motor Vehicles	450,418	161,225	-	(20,057)	(252,806)	-	-	41,682	380,462
Plant & Equipment	135,020	-	-	-	(7,847)	(26,787)	-	-	100,386
Furniture & Fittings	274,946	17,234	-	(10,011)	(73,944)	(53,852)	-	-	154,373
Intangible Assets	-	57,950	-	-	(19,317)	-	-	-	38,633
<b>TOTAL INFRASTRUCTURE, PROPERTY, PLANT &amp; EQUIPMENT</b>	<b>352,464,456</b>	<b>9,153,647</b>	<b>899,503</b>	<b>(2,396,743)</b>	<b>(8,053,755)</b>	<b>(80,639)</b>	<b>(651,000)</b>	<b>41,682</b>	<b>351,377,151</b>
<b>Comparatives</b>	<b>308,534,549</b>	<b>33,114,726</b>	<b>713,213</b>	<b>(131,802)</b>	<b>(8,329,600)</b>		<b>2,837,402</b>	<b>15,725,968</b>	<b>352,464,456</b>

This Note continues on the following pages.

### Note 7 - INVESTMENT PROPERTY

Land	-	-	-	-	-	-	651,000	-	651,000
Buildings & Structures	-	5,960,463	-	-	-	-	-	-	5,960,463
<b>TOTAL INVESTMENT PROPERTY</b>	<b>-</b>	<b>5,960,463</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>651,000</b>	<b>-</b>	<b>6,611,463</b>
<b>Comparatives</b>									<b>-</b>

This Note continues on the following pages.

# City of Palmerston

## NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS for the year ended 30 June 2015

### Note 8 - LIABILITIES

	Notes	2015		2014	
		\$		\$	
<b>TRADE &amp; OTHER PAYABLES</b>		Current	Non-current	Current	Non-current
Goods & Services		<b>442,066</b>		74,507	
Accrued expenses - employee entitlements		<b>697</b>	-	3,069	-
Accrued expenses - other		<b>2,336,771</b>	-	2,449,375	-
Deposits, Retentions & Bonds		<b>299,515</b>	-	334,425	-
Other		<b>14,953</b>	-	6,705	-
		<b>3,094,002</b>	-	<b>2,868,081</b>	-
<b>PROVISIONS</b>					
Employee entitlements (including oncosts)		<b>643,427</b>	<b>437,678</b>	519,254	327,229
		<b>643,427</b>	<b>437,678</b>	<b>519,254</b>	<b>327,229</b>

# City of Palmerston

## NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS for the year ended 30 June 2015

### Note 9 - RESERVES

<b>ASSET REVALUATION RESERVE</b>		1/07/2014	Net Increments (Decrements)	Transfers, Impairments	30/06/2015
	Notes	\$	\$	\$	\$
Land		114,414,121	-	-	114,414,121
Land Improvements		7,303,658	-	-	7,303,658
Buildings		5,648,196	-	-	5,648,196
Infrastructure					
- Roads Pavements		37,371,656	-	-	37,371,656
- Kerbs & Guttering		4,551,364	-	-	4,551,364
- Footpaths & Cycleways		4,192,922	-	-	4,192,922
- Stormwater Drainage		45,471,325	-	-	45,471,325
Waste Infrastructure		4,463,992	-	-	4,463,992
Other Assets		28,991	41,682	-	70,673
<b>Total Infrastructure, Property, Plant &amp; Equipment</b>		223,446,225	41,682		223,487,907
<b>TOTAL</b>		223,446,225	41,682		223,487,907
<b>Comparatives</b>		207,720,258	15,725,967	-	223,446,225

<b>OTHER RESERVES</b>		1/07/2014	Transfers to Reserve	Transfers from Reserve	30/06/2015
Property Reserve		5,001,375	-	(3,120,187 )	1,881,188
Plant & Equipment Reserve		1,291,451	-	(780,047 )	511,404
Infrastructure Reserve		17,284,880	-	(11,700,696 )	5,584,184
Developer Funds in Lieu of Construction		3,925,967	390,712	(198,392 )	4,118,287
Unexpended Capital Expenditure		3,912,567	6,924,035	(3,912,567 )	6,924,035
Unexpended Grants		378,517	2,492,751	(2,518,789 )	352,479
Election Expenses		150,000	-	-	150,000
Storm/Cyclone Damage		500,000	-	-	500,000
Strategic Initiatives		500,000	-	-	500,000
Community Grants Reserve		107,343	39,407	-	146,750
<b>TOTAL OTHER RESERVES</b>		33,052,100	9,846,905	(22,230,678 )	20,668,327
<b>Comparatives</b>		31,417,711	6,922,204	(5,287,815 )	33,052,100

# City of Palmerston

## NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS for the year ended 30 June 2015

### Note 9 - RESERVES

#### PURPOSES OF RESERVES

##### Asset Revaluation Reserve

The asset revaluation reserve is used to record increments and decrements arising from changes in fair value of non-current assets and available-for-sale financial assets.

##### Other Reserves

These are cash backed reserves and represent funds that are accumulated within the Council to meet anticipated future needs. In each case the amount relates to a perceived future requirement which is not currently a liability.

Property Reserve	The reserve holds funding for renewal, replacement or upgrading of existing assets and/or the establishment of new assets in line with Council's Asset Management Plan for Property.
Plant and Equipment Reserve	The reserve holds funding for renewal, replacement or upgrading of existing assets and/or the establishment of new assets in line with Council's Asset Management Plan for Plant and Equipment.
Infrastructure Reserve	The reserve holds funding for renewal, replacement or upgrading of existing assets and/or the establishment of new assets in line with Council's Asset Management Plan for Infrastructure.
Election Expense Reserve	The reserve will fund expenses related to Local Government elections and By-Elections.
Disaster Recovery Reserve	This reserve will fund expenses occurred due to storms, storm surges, floods or any other natural disaster. The fund will enable City of Palmerston to recover from these disasters and return to operations.
Strategic Initiatives Reserve	This reserve will fund strategic initiatives for the future development of the City of Palmerston in line with the Municipal Plan and the Long-term Financial Plan. Specific initiatives have to be identified and funds have to be
Community Grants Reserve	This reserve is in line with the Grants, Scholarship and Sponsorship Policy (FIN18) of the Council and holds funds that have been committed to initiatives in line with that policy and have not been expensed at the End of
Developer Funds Reserve	This reserve holds the balance of unexpended funds in lieu of construction received by developers. Restrictions to these funds apply in line with individual developer agreements.
Unexpended Capital Works Reserve	This reserve holds the balance of unexpended capital works funds that are requested to be carried forward to the following financial year.

# City of Palmerston

## NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS for the year ended 30 June 2015

### Note 10 - ASSETS SUBJECT TO RESTRICTIONS

The uses of the following assets are restricted, wholly or partially, by legislation or other externally imposed requirements. The assets are required to be utilised for the purposes for which control was transferred to Council, or for which the revenues were originally obtained.

		2015	2014
<b>CASH &amp; FINANCIAL ASSETS</b>	Notes	\$	\$
Unexpended amounts received from Federal Government		-	3,649
Unexpended amounts received from Territory Government or other institutions		352,479	374,869
Developer Funds for works in lieu of construction		4,118,287	3,925,967
		<b>4,470,766</b>	<b>4,304,485</b>
<b>TOTAL ASSETS SUBJECT TO EXTERNALLY IMPOSED RESTRICTIONS</b>		<b>4,470,766</b>	<b>4,304,485</b>



# City of Palmerston

## NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS for the year ended 30 June 2015

### Note 11 - RECONCILIATION TO CASH FLOW STATEMENT

#### (a) Reconciliation of Cash

Cash Assets comprise highly liquid investments with short periods to maturity subject to insignificant risk of changes of value. Cash at the end of the reporting period as shown in the Cash Flow Statement is reconciled to the related items in the Statement of Financial Position as follows:

	Notes	2015 \$	2014 \$
Total cash & equivalent assets	5	<b>15,510,614</b>	12,106,050
Balances per Cash Flow Statement		<b>15,510,614</b>	12,106,050

#### (b) Reconciliation of Change in Net Assets to Cash from Operating Activities

Net Surplus (Deficit)		<b>(5,346,933)</b>	27,823,325
Non-cash items in Income Statement			
Depreciation, amortisation & impairment		<b>8,134,394</b>	<b>8,329,600</b>
Net increase (decrease) in unpaid employee benefits		<b>232,250</b>	<b>(28,268)</b>
Change in allowances for under-recovery		<b>3,788</b>	-
Non-cash asset acquisitions		<b>(2,549,867)</b>	<b>(33,950,453)</b>
Net (Gain) Loss on Disposals		<b>2,371,745</b>	<b>67,424</b>
		<b>2,845,377</b>	2,241,628
Add (Less): Changes in Net Current Assets			
Net (increase) decrease in receivables		<b>(62,109)</b>	<b>(52,407)</b>
Net increase (decrease) in trade & other payables		<b>228,293</b>	<b>666,678</b>
<b>Net Cash provided by (or used in) operations</b>		<b>3,011,561</b>	2,855,899

#### (c) Non-Cash Financing and Investing Activities

Acquisition of assets by means of:

- Physical resources received free of charge	2	<b>2,549,867</b>	33,950,453
<i>Amounts recognised in Income Statement</i>		<b>2,549,867</b>	33,950,453
		<b>2,549,867</b>	33,950,453

# City of Palmerston

## NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS for the year ended 30 June 2015 Note 12 - FUNCTIONS

REVENUES, EXPENSES AND ASSETS HAVE BEEN DIRECTLY ATTRIBUTED TO THE FOLLOWING FUNCTIONS & ACTIVITIES																
GENERAL PUBLIC SERVICES				PUBLIC ORDER & SAFETY				ECONOMIC AFFAIRS				ENVIRONMENTAL PROTECTION			HOUSING & COMMUNITY AMENITIES	
BUDGET	ACTUAL	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	ACTUAL	BUDGET	ACTUAL	ACTUAL	BUDGET	ACTUAL	ACTUAL	ACTUAL
2015	2015	2014	2015	2015	2015	2015	2015	2014	2015	2015	2014	2015	2015	2014	2015	2014
\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
OPERATING REVENUES																
Rates	16,827,734	16,848,596	15,344,173	-	-	-	-	-	-	-	4,927,410	4,875,154	4,739,916	-	-	-
Statutory & User Charges	304,600	232,825	158,354	522,056	527,053	570,430	-	262,025	318,660	199,962	-	6,584	-	-	-	-
Grants - NT recurrent	691,990	691,350	336,347	-	-	-	-	864,391	846,288	416,083	-	-	-	-	-	-
Grants - Cw/lt recurrent	-	-	-	-	-	-	-	269,190	269,190	372,977	-	-	-	-	-	-
Contributions & Donations	-	-	-	-	-	-	-	401,000	391,712	351,418	-	-	-	-	-	-
Investment Income	924,600	1,152,556	1,445,150	-	-	-	-	100,000	-	-	20,000	-	24,423	-	-	-
Reimbursements & Other Revenues	160,180	249,519	148,056	1,000	545	-	-	15,862	10,202	41,540	4,006	4,006	-	-	-	-
Total	18,909,104	19,174,846	17,432,080	523,056	527,598	570,430	1,912,468	1,836,052	1,381,980	4,951,416	4,885,744	4,764,339	-	-	-	-
OPERATING EXPENSES																
Employee Costs	4,163,811	4,449,713	3,679,669	550,778	598,436	577,132	275,294	349,257	337,764	-	-	76,681	-	-	-	-
Materials, Contracts & Other	4,391,700	3,959,043	3,356,705	310,992	282,067	160,676	2,539,247	2,619,258	2,700,634	5,409,123	5,120,742	5,396,300	1,220,000	868,523	602,711	-
Depreciation, Amortisation, Impairment	8,000,100	465,552	873,226	-	947	-	-	4,208,225	5,661,433	-	-	634,919	-	1,816,208	147,770	-
Total	16,555,611	8,874,308	7,909,600	861,770	881,450	737,808	2,814,641	7,176,740	8,699,831	5,409,123	5,120,742	6,107,900	1,220,000	2,684,731	750,481	-
TOTALS	2,353,493	10,300,538	9,522,480	(338,714)	(353,852)	(167,378)	(902,173)	(5,340,688)	(7,317,851)	(457,707)	(234,999)	(1,343,561)	(1,220,000)	(2,684,731)	(750,481)	-
TOTAL ASSETS UTILISED		25,610,211	77,218,184		25,591	18,512		257,808,825	276,163,626					52,344,691	46,308,222	
RECREATION, CULTURE & RELIGION																
BUDGET	ACTUAL	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	ACTUAL	BUDGET	ACTUAL	ACTUAL	BUDGET	ACTUAL	ACTUAL	ACTUAL
2015	2015	2014	2015	2015	2015	2015	2015	2014	2015	2015	2014	2015	2015	2014	2015	2014
\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
OPERATING REVENUES																
Rates	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Statutory & User Charges	233,458	272,153	286,772	-	-	-	-	1,322,139	1,357,275	1,215,518	-	-	-	-	-	-
Grants - NT recurrent	677,612	684,923	579,543	1,500	-	1,800	-	2,235,493	2,222,561	1,333,773	-	-	-	-	-	-
Grants - Cw/lt recurrent	-	-	126,352	-	-	-	-	269,190	269,190	499,329	-	-	-	-	-	-
Contributions & Donations	-	-	-	-	-	-	-	401,000	391,712	351,418	-	-	-	-	-	-
Investment Income	-	-	-	-	-	-	-	1,044,600	1,152,556	1,469,573	-	-	-	-	-	-
Reimbursements & Other Revenues	3,000	1,595	-	-	-	-	-	184,048	265,867	189,596	-	-	-	-	-	-
Total	914,070	958,671	992,667	1,500	-	1,800	-	27,211,614	27,382,911	25,143,296	-	-	-	-	-	-
OPERATING EXPENSES																
Employee Costs	1,246,521	1,332,436	1,275,136	-	-	-	-	6,236,404	6,729,842	5,946,382	-	-	-	-	-	-
Materials, Contracts & Other	5,853,332	5,186,412	4,700,377	10,000	7,685	9,615	19,734,494	18,043,730	16,927,018	-	-	-	-	-	-	-
Depreciation, Amortisation, Impairment	-	1,575,220	966,334	-	68,242	45,918	8,000,100	8,134,394	8,329,600	-	-	-	-	-	-	-
Total	7,099,853	8,094,068	6,941,847	10,000	75,927	55,533	33,970,998	32,907,966	31,203,000	-	-	-	-	-	-	-
TOTALS	(6,185,783)	(7,135,397)	(5,949,180)	(8,500)	(75,927)	(53,733)	(6,759,384)	(5,525,055)	(6,059,704)	-	-	-	-	-	-	-
TOTAL ASSETS UTILISED		45,357,489	45,770,335		1,983,152	2,495,788		383,129,959	387,974,667							

# City of Palmerston

## NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS for the year ended 30 June 2015

### Note 13 - FINANCIAL INSTRUMENTS

#### Accounting Policies

<b>Bank, Deposits at Call, Short Term Deposits</b>	<p><b>Accounting Policy:</b> Carried at lower of cost and net realisable value; Interest is recognised when earned.</p> <p><b>Terms &amp; conditions:</b> Deposits are returning fixed interest rates between 2.80% and 3.90% (2014: 2.80% and 3.95%). Short term deposits have an average maturity of 89 days and an average interest rates of 3.35% (2014: 152 days, 3.85%).</p> <p><b>Carrying amount:</b> approximates fair value due to the short term to maturity.</p>
<b>Receivables</b> - Rates & Associated Charges (including legals & penalties for late payment)	<p><b>Accounting Policy:</b> Carried at nominal values less any allowance for doubtful debts. An allowance for doubtful debts is recognised (and re-assessed annually) when collection in full is no longer probable.</p> <p><b>Terms &amp; conditions:</b> Secured over the subject land, arrears attract interest of 18% (2014: 18%) Although Council is not materially exposed to any individual debtor, credit risk exposure is concentrated within the Council's boundaries in the Territory.</p> <p><b>Carrying amount:</b> approximates fair value (after deduction of any allowance).</p>
<b>Receivables</b> - Fees & other charges	<p><b>Accounting Policy:</b> Carried at nominal values less any allowance for doubtful debts. An allowance for doubtful debts is recognised (and re-assessed annually) when collection in full is no longer probable.</p> <p><b>Terms &amp; conditions:</b> Unsecured, and do not bear interest. Although Council is not materially exposed to any individual debtor, credit risk exposure is concentrated within the Council's boundaries.</p> <p><b>Carrying amount:</b> approximates fair value (after deduction of any allowance).</p>
<b>Receivables</b> - other levels of government	<p><b>Accounting Policy:</b> Carried at nominal value.</p> <p><b>Terms &amp; conditions:</b> Amounts due have been calculated in accordance with the terms and conditions of the respective programs following advice of approvals, and do not bear interest. All amounts are due by Departments and Agencies of the Governments of the Commonwealth &amp; Territory.</p> <p><b>Carrying amount:</b> approximates fair value.</p>
<b>Receivables</b> - Retirement Home Contributions	<p><b>Accounting Policy:</b> Carried at nominal values less any allowance for doubtful debts. An allowance for doubtful debts is recognised (and re-assessed annually) when collection in full is no longer probable.</p> <p><b>Terms &amp; conditions:</b> Amounts due have been calculated in accordance with the terms and conditions of the respective legislation.</p> <p><b>Carrying amount:</b> approximates fair value (after deduction of any allowance).</p>
<p><i>Note:</i> Certain of the above receivables do not meet the definition of <i>financial instruments</i>, being statutory charges rather than arising from a contract. Accounting policies are reported here for purposes of completeness but they are excluded from the remainder of the Note.</p>	
<b>Liabilities</b> - Creditors and Accruals	<p><b>Accounting Policy:</b> Liabilities are recognised for amounts to be paid in the future for goods and services received, whether or not billed to the Council.</p> <p><b>Terms &amp; conditions:</b> Liabilities are normally settled on 30 day terms.</p> <p><b>Carrying amount:</b> approximates fair value.</p>

# City of Palmerston

## NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS for the year ended 30 June 2015

### Note 13 (cont) - FINANCIAL INSTRUMENTS

#### Liquidity Analysis

2015	Due < 1 year	Due > 1 year; ≤ 5 years	Due > 5 years	Total Contractual Cash Flows	Carrying Values
	\$	\$	\$	\$	\$
<b>Financial Assets</b>					
Cash & equivalents	23,010,614			23,010,614	23,010,614
Receivables	517,518			517,518	517,518
<b>Total</b>	<b>23,528,132</b>	<b>-</b>	<b>-</b>	<b>23,528,132</b>	<b>23,528,132</b>
<b>Financial Liabilities</b>					
Payables	3,094,002			3,094,002	3,094,002
<b>Total</b>	<b>3,094,002</b>	<b>-</b>	<b>-</b>	<b>3,094,002</b>	<b>3,094,002</b>

2014					
<b>Financial Assets</b>					
Cash & equivalents	32,606,050			32,606,050	32,606,050
Receivables	839,080			839,080	839,080
<b>Total</b>	<b>33,445,130</b>	<b>-</b>	<b>-</b>	<b>33,445,130</b>	<b>33,445,130</b>
<b>Financial Liabilities</b>					
Payables	2,868,081			2,868,081	2,868,081
<b>Total</b>	<b>2,868,081</b>	<b>-</b>	<b>-</b>	<b>2,868,081</b>	<b>2,868,081</b>

All financial instruments are categorised as loans and receivables.

Note: Statutory receivables, such as rates, have been excluded from the above tables.

	30 June 2015			30 June 2014		
<b>Sensitivity Analysis</b>	Change to risk variable interest	Profit or Loss 2015	Equity 2015	Profit or Loss 2014	Equity 2014	
	+0.5%	115,053	115,053	163,030	163,030	
	-0.5%	(115,053)	(115,053)	(163,030)	(163,030)	

Ageing of Receivables	Total	Current	30-60 Days	61-90 Days	90+ Days	Past Due and Impaired
2015	517,518	512,116	1,904	461	3,037	
2014	839,080	836,898	4,020	(5,902)	4,064	-

#### Net Fair Value

All carrying values approximate fair value for all recognised financial instruments. There is no recognised market for the financial assets of the Council.

#### Risk Exposures

**Credit Risk** represents the loss that would be recognised if counterparties fail to perform as contracted. The maximum credit risk on financial assets of the Council is the carrying amount, net of any provision for doubtful debts. In accordance with regulations, all Council investments are made with authorised deposit taking institutions. Except as detailed in Notes 5 & 6 in relation to individual classes of receivables, exposure is concentrated within the Council's boundaries, and there is no material exposure to any individual debtor.

**Market Risk** is the risk that fair values of financial assets will fluctuate as a result of changes in market prices. All of Council's financial assets are denominated in Australian dollars and are not traded on any market, and hence neither market risk nor **currency risk** apply.

**Liquidity Risk** is the risk that Council will encounter difficulty in meeting obligations with financial liabilities. Liabilities have a range of maturity dates based on cash inflows. Council also has available a range of bank overdraft and short-term draw down facilities that it can access.

**Interest Rate Risk** is the risk that future cash flows will fluctuate because of changes in market interest rates. Most of Council's financial instruments - both assets and liabilities - are at fixed rates. Any such variations in future cash flows will not be material in effect on either Council incomes or expenditures.

# City of Palmerston

## NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS for the year ended 30 June 2015

### Note 14 - COMMITMENTS FOR EXPENDITURE

	2015	2014
<u>Notes</u>	\$	\$
<b>Capital Commitments</b>		
Capital expenditure committed for at the reporting date but not recognised in the financial statements as liabilities:		
Buildings	-	5,342,626
Roads & Footpaths	<u>5,026,719</u>	<u>2,182,765</u>
	<u>5,026,719</u>	<u>7,525,391</u>
These expenditures are payable:		
Not later than one year	<u>5,026,719</u>	<u>7,525,391</u>
	<u>5,026,719</u>	<u>7,525,391</u>
<b>Other Expenditure Commitments</b>		
Other non-capital expenditure committed for in relation to investment properties:		
Waste Management Services	13,579,968	8,891,068
Landscaping and Mowing	2,972,526	1,979,513
Civil Works	2,751,332	627,629
Other	899,061	1,393,644
	<u>20,202,887</u>	<u>12,891,854</u>
These expenditures are payable:		
Not later than one year	9,767,034	4,962,834
Later than one year and not later than 5 years	10,435,853	7,929,020
	<u>20,202,887</u>	<u>12,891,854</u>



# City of Palmerston

## NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS for the year ended 30 June 2015

### Note 15 - FINANCIAL INDICATORS

	2015	2014	2013	2012
<b>Current Ratio</b>				
<u>Current Assets - Externally Restricted Assets</u>	5.33:1	8.75:1	10.67:1	10.67:1
Current Liabilities				
<b>Debt Service Ratio</b>				
<u>Net Debt Service Cost</u>	0:01%	0:01%	0:01%	0:01%
Operating Revenue*				
* as defined				
<b>Rate Coverage Percentage</b>				
<u>Rate Revenues</u>	61.53%	61.03%	56.65%	53.63%
Total Revenues				
<b>Rates &amp; Annual Charges Outstanding Percentage</b>				
<u>Rates &amp; Annual Charges Outstanding</u>	3.47%	2.39%	3.07%	3.70%
Rates & Annual Charges Collectible				

# City of Palmerston

## NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS for the year ended 30 June 2015

### Note 16 - OPERATING LEASES

#### Leases providing revenue to the Council

Council owns various buildings, plant and other facilities that are available for hire or lease (on a non-cancellable basis wherever practicable) in accordance with the published revenue policy. Rentals received from such leases are disclosed as rent and hire of non-investment property in Note 2.

#### Investment Property

Rentals received, and outgoings reimbursed, in relation to Investment Property are also disclosed in Note 2. These lease agreements, all of which are classified as operating leases, are made on a non-cancellable basis wherever practicable.

Lessees commitments under all non-cancellable lease agreements, including those relating to Investment Property, are as follows:

	2015	2014
	\$	\$
Not later than one year	491,964	170,774
Later than one year and not later than 5 years	1,884,840	1,805,293
Later than 5 years	2,307,620	2,602,600
	<u>4,684,424</u>	<u>4,578,667</u>

#### Lease payment commitments of Council

Council has entered into non-cancellable operating leases for various items of computer and other plant and equipment.

Contingent rental payments exist in relation to the lease of one grader if utilisation exceeds 250 hours during any month. No contingent rentals were paid during the current or previous reporting periods.

No lease imposes any additional restrictions on Council in relation to additional debt or further leasing.

Leases in relation to computer and office equipment permit Council, at expiry of the lease, to elect to re-lease, return or acquire the equipment leased.

No lease contains any escalation clause.

Commitments under non-cancellable operating leases that have not been recognised in the financial statements are as follows:

	2015	2014
	\$	\$
Not later than one year	64,156	99,706
Later than one year and not later than 5 years	157,035	84,189
	<u>221,191</u>	<u>183,895</u>

# City of Palmerston

## NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS for the year ended 30 June 2015

### Note 17 - PRIOR PERIOD CORRECTIONS

Under AASB 116 - Assets are required to be recognised when it is probably that future economic benefits will flow to the entity. In regards to Gifted Assets (newly established assets received from developers), the assets should be recognised at the point that the assets are ready for use (ie economic benefit). Council has previously recognised Gifted Assets at the end of the defect liability period, however after discussions between management and Council's auditors, it was agreed that future economic benefit passed to Council at the time of completion of the asset, rather than after the expiry of the defect liability period. As such, a correction has been made to amend these prior period errors commencing 1 July 2013.

Effect of the above: 1/07/2013	Original Balance	Amount of Adjustment	Restated Balance
<b>Statement of Comprehensive Income</b>			
Depreciation, amortisation & impairment	6,461,767	751,233	7,213,000
Total Expenses	28,332,866	751,233	29,084,099
Operating Surplus/(Deficit)	(3,928,653)	(751,233)	(4,679,886)
Physical resources received free of charge	-	28,170,391	28,170,391
Net Surplus (Deficit)	(3,928,653)	27,419,158	23,490,505
Total Comprehensive Income	(3,928,653)	27,419,158	23,490,505
<b>Statement of Financial Position</b>			
Infrastructure, Property, Plant & Equipment	281,115,391	27,419,158	308,534,549
Total Non-Current Assets	281,322,569	27,419,158	308,741,727
Total Assets	316,367,807	27,419,158	343,786,965
Net Assets	313,291,653	27,419,158	340,710,811
Accumulated Surplus	74,153,684	27,419,158	101,572,842
Total Equity	313,291,653	27,419,158	340,710,811
<b>Statement of Changes in Equity</b>			
Net Surplus / (Deficit) for Year	(3,928,653)	(751,233)	(4,679,886)
Accumulated Surpluses	74,153,684	27,419,158	101,572,842
Total Equity	313,291,653	27,419,158	340,710,811
 2014			
<b>Statement of Comprehensive Income</b>			
Depreciation, amortisation & impairment	6,851,839	1,477,761	8,329,600
Total Expenses	29,725,239	1,477,761	31,203,000
Operating Surplus/(Deficit)	(4,581,943)	(1,477,761)	(6,059,704)
Physical resources received free of charge	2,837,402	31,113,051	33,950,453
Net Surplus (Deficit)	(1,811,965)	29,635,290	27,823,325
Total Comprehensive Income	13,914,002	29,635,290	43,549,292
<b>Statement of Financial Position</b>			
Infrastructure, Property, Plant & Equipment	295,410,008	57,054,448	352,464,456
Total Non-Current Assets	296,978,046	57,054,448	354,032,494
Total Assets	330,920,219	57,054,448	387,974,667
Net Assets	327,205,655	57,054,448	384,260,103
Accumulated Surplus	70,707,330	57,054,448	127,761,778
Total Equity	327,205,655	57,054,448	384,260,103
<b>Statement of Changes in Equity</b>			
Net Surplus / (Deficit) for Year	(1,811,965)	29,635,290	27,823,325
Accumulated Surpluses	70,707,330	57,054,448	127,761,778
Total Equity	327,205,655	57,054,448	384,260,103

**INDEPENDENT AUDIT REPORT TO THE MEMBERS OF  
CITY OF PALMERSTON**

**Report on the Financial Statements**

We have audited the accompanying financial statements of the City of Palmerston (the Council), which comprises the Statement of Financial Position as at 30 June 2015, the Statement of Comprehensive Income, Statement of Changes in Equity and the Statement of Cash Flows for the year then ended, notes comprising a summary of significant accounting policies, other explanatory information, and the Officer's Statement.

*Chief Executive Officers' Responsibility for the Financial Statements*

The Chief Executive Officer is responsible for the preparation and fair presentation of the financial statements in accordance with Australian Accounting Standards (including Australian Accounting Interpretations), the Local Government Act (NT) 2015 and Local Government (Accounting) Regulations 2014 and for such internal control as the Chief Executive Officer determines is necessary to enable the preparation and fair presentation of the financial statements that are free from material misstatement, whether due to fraud or error.

*Auditor's Responsibility*

Our responsibility is to express an opinion on the financial statements based on our audit. We conducted our audit in accordance with Australian Auditing Standards. Those standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to Council's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Council's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Chief Executive Officer, as well as evaluating the overall presentation of the financial statements.

When this audit report is included in an Annual Report, our procedures include reading the other information in the Annual Report to determine whether it contains any material inconsistencies with the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

UHY Haines Norton Adelaide ABN 37 223 967 491 SABN 0447 1611

25 Peel Street Adelaide SA 5000  
PO Box 8070 Station Arcade  
Adelaide SA 5000

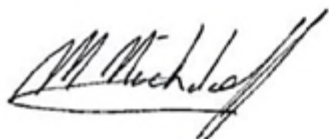
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e [adelaide@uhyhn.com.au](mailto:adelaide@uhyhn.com.au)  
w [uhyhnadelaide.com.au](http://uhyhnadelaide.com.au)

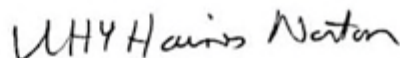
*Auditor's Opinion*

In our opinion,

- a) the Council's accounting records have been kept in accordance with the requirements of the Local Government Act (NT) 2015, Chapter 10 part 10.6 (the Act); and
- b) the financial statements:
  - a. have been presented, in all material respects, in accordance with the requirements of the Act;
  - b. are consistent with the Council's accounting records;
  - c. presents fairly, in all material respects, the Council's financial position as at 30 June 2015 and its financial performance and its cash flows for the year then ended in accordance with Australian Accounting Standards and the Local Government (Accounting) Regulations 2014.
- c) all information relevant to the conduct of the audit has been obtained; and
- d) there are no material deficiencies in the accounting records or financial statements that have come to light during the course of the audit.



**M.D. Nicholaeff**  
Partner



**UHY Haines Norton**  
Chartered Accountants

Signed in Sydney on 14<sup>th</sup> October 2015



## CONTACTING THE CITY OF PALMERSTON

### **COUNCIL OFFICES ADDRESS:**

Civic Centre 2 Chung Wah Terrace  
Palmerston NT 0830  
Postal address: PO Box 1 Palmerston NT 0831  
General enquiries: 08 8935 9922  
Council fax: 08 8935 9900  
Email: [palmerston@palmerston.nt.gov.au](mailto:palmerston@palmerston.nt.gov.au)  
Website: [www.palmerston.nt.gov.au](http://www.palmerston.nt.gov.au)

### **LIBRARY ADDRESS:**

The Boulevard  
Palmerston NT 0830  
Library phone: 08 8935 9999  
Library fax: 08 8935 9998

**ITEM NO.** 13.1.3      **Rate Concession Application Assessment 103970**

**FROM:**                      **Acting Director of Corporate Services**

**REPORT NUMBER:**      **8/0769**

**MEETING DATE:**        **3 November 2015**

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**Municipal Plan:**

**4. Governance & Organisation**

**4.1 Responsibility**

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

**Summary:**

With the Financial Year 2015/16 Council has changed its Rating Policy to a valuation based rating structure for residential properties. With this change some residential property owners have experienced a significant rate increase due to anomalies of zoning and usage of the property. The property owner of assessment 103970 has applied for a rate concession under correction of anomalies in operation of rating system.

Council is asked to consider granting a rate concession for assessment 103970.

**Background:**

The above mentioned property is zoned MR, has a size of 3,530 square metres and the Unimproved Capital Value (UCV) is \$1,340,000 as per 01/07/2014. The property is owner occupied and holds a single dwelling. The rates for 2015/16 were levied at \$5,695.00 and a rates concession for 2015/16 was applied of \$2,259.00 bringing the rates for 2015/16 to \$3,436.00.

The property owners are applying for a rates concession due to rating anomalies under clause 4.4 of FIN17 Rate Concession policy. The owners stipulate in the concession application that the increase of 393% from 2014/15 to 2015/16 is incomprehensible, as there has been no increase in income generated from the property.

**General:**

Councils Rating Policy FIN25 rates properties by land use. The policy does not distinguish rating for residential properties by single or multiple dwelling usages. Council cannot dispute or change the UCV set by the Valuer General, but can grant a rate concession under rating anomalies.

To draw a comparison management has identified a square meterage UCV of neighbouring properties:

UCV per m<sup>2</sup> of assessment 103970: \$379.60

UCV per m<sup>2</sup> of neighbouring SD property: \$234.13

Whilst Council cannot calculate the UCV itself or adjust the UCV set by the Valuer General, management has applied that rate on the size of the assessment to identify a potential rate concession. For 2015/16 this would result in rates of \$3,512.54. This amount is higher than the amount currently charged due to the 50% Rate Concession applied to the property.

The above calculation demonstrates that the property owner receives more benefit of the 50% Rates Concession for 2015/16. The concession has been introduced by council to reduce the impact of change in rating policy for owner occupied residential dwellings in this financial year.

Whilst management understands the impact on the property owner the reason for the discrepancy of rates lies with the property being underdeveloped and the UCV compared to an Improved Capital Value does not reflect this. In the same matter Council is presented with the issue of overdeveloped properties not paying more rates.

Management needs to identify to Council that granting a rates concession on the above mentioned grounds will open Council up for a risk in regards to other land owners making similar claims. As Council does not hold information of improvements on land, management is unable to identify how many properties are underdeveloped in this way.

### **Financial Implications:**

Implications are dependent on the option chosen by Council:

Option 1 – No further concession:

No financial implications.

Option 2 – Concession to similar SD zoned property:

No financial implication as the calculation shows a higher rate than currently applied to the property.

Option 3 – Concession to similar SD zoned property and 50% rates concession:

This option would reduce rates for 2015/16 to \$2,344.77 resulting in a rate concession of \$3,350.23 from the original rates and a write off required of \$1,091.23 (from the currently rebated rate).

### **Policy / Legislation:**

Part 11.8 Rate Concessions Local Government Act Northern Territory  
Section 166 Correction of anomalies in operation of rating system.

FIN17 Rate Concession Policy, City of Palmerston

### **RECOMMENDATION**

1. THAT Council receives Report Number 8/0769.
2. THAT Council grant a rate concession of \$\_\_\_\_\_ for 2015/16 for assessment 103970.

**Recommending Officer:** Silke Reinhardt, Acting Director of Corporate Services

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

**Schedule of Attachments:**

Nil

**ITEM NO.** 13.1.4      **GOYDER SQUARE STAGE 2 – Concrete**

**FROM:** Director of Technical Services

**REPORT NUMBER:** 8/0771

**MEETING DATE:** 3 November 2015

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**Municipal Plan:**

**3. Environment & Infrastructure**

**3.2 Assets and Infrastructure**

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

**Summary:**

The City of Palmerston has contracted with BMD Urban to construct Goyder Square Stage 2. Concrete areas including the mall, footpaths and other areas are approximately 6,000 m<sup>2</sup> of plain concrete. Sealing of concrete to protect the concrete surface has previously been discussed with Alderman. Two different concrete sealers were trialled for their resistance to chewing gum, cooking oil, motor oil and paint. The trial showed that the concrete sealers had limited impact in preventing staining and efforts to remove the paint and oil also removed the sealer. As such it is not intended to proceed with sealing of the concrete. Council is asked to receive this report.

**Background:**

The City of Palmerston has contracted with BMD Urban to construct Goyder Square Stage 2. Concrete areas including the mall, footpaths and other areas are approximately 6,000 m<sup>2</sup> of plain concrete. Sealing of concrete to protect the concrete surface, particularly from cooking oil associated with the Friday night markets has previously been discussed with Alderman.

**General:**

Commercially available concrete sealers were sourced and applied to rejected concrete panels following concrete cleaning with detergent and high pressure water and citric acid and water. The cost to clean the concrete, supply and apply sealer 1 is in the order of \$60/m<sup>2</sup> and sealer 2 is \$40/m<sup>2</sup>.

The two different concrete sealers were trialled for their resistance to chewing gum, cooking oil, motor oil and paint. The trial showed that the concrete sealers had limited impact in preventing staining and efforts to remove the paint and oil also removed the sealer as shown in **Attachment A**. Based on the results of the trial it is not considered cost effective to seal the concrete and as such it is not intended to proceed with concrete sealing.



**Financial Implications:**

There are no financial implications arising from this report.

**Legislation / Policy:**

There are no legal or policy implications arising from this report.

**RECOMMENDATION**

1. THAT Council receives Report Number 8/0771.
2. THAT Goyder Square concrete not be sealed.
3. THAT the Director Technical Services make provision for a thorough clean of all Goyder Square concrete in future maintenance budgets over a 2 year cycle.

**Recommending Officer:** Mark Spangler, Director Technical Services.

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

Author: Gary Boyle, Major Projects Officer.

**Schedule of Attachments:**

Attachment A: Concrete sealer

**Concrete cleaning**

Two different concrete cleaning methods were employed on rejected concrete panels. A citric acid cleaner was applied to the concrete panel on the left shown in image 1 below and detergent with high pressure water was applied to the concrete panel on the right as shown in image 1. The citric acid cleaner was found to work most effectively.

Following cleaning, two concrete sealers were applied to the manufacturer's instructions.



**Image 1: Left panel – citric acid cleaner, right panel detergent and pressure wash**

**Typical concrete stain substances**

Typical stains on concrete in the city centre could be expected from substances such as paint, cooking oil, motor oil and chewing gum. These substances were applied to both treated concrete panels as shown in Image 2. A high pressure water wash was used to try and remove the stains from the sealed surface with little effect as shown in Image 2.



**Image 2: Pressure wash did not remove graffiti, cooking oil or motor oil but chewing gum was removed**

**Commercial cleaners**

As the high pressure water blast had little effect, commercially available cleaning products were tested on the concrete. Graffiti remover and degreaser appeared to remove the sealant from the concrete surface and the concrete sealer would need to be reapplied following cleaning.



**Image 3: Graffiti remover also appeared to remove concrete sealer**

**Conclusion**

The results from cleaning typical city centre concrete staining substances from the sealed concrete surface were little different to those expected from cleaning an unsealed concrete surface.