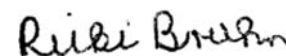


## CITY OF PALMERSTON

### Notice of Council Meeting

To be held at the Council Chambers, Civic Plaza

On Tuesday, 4 October 2016 at 6.30pm



Ricki Bruhn  
Chief Executive Officer

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

### Audio Disclaimer

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

### Acknowledgement of Traditional Ownership

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

## 1 PRESENT

## 2 APOLOGIES

## 3 CONFIRMATION OF MINUTES

### RECOMMENDATION

THAT the minutes of the Council Meeting held Tuesday, 20 September 2016 pages 8692 to 8700, be confirmed.

## 4 MAYOR'S REPORT

## 5 REPORT OF DELEGATES

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

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

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## **8 PETITIONS**

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## **9 DEPUTATIONS/PRESENTATIONS**

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

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**10.1 Goyder Square Shade**

**10.2 Senior's Centre**

## **11 COMMITTEE RECOMMENDATIONS**

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### **11.1 Governance and Organisation**

Nil

### **11.2 Economic Development and Infrastructure**

Nil

### **11.3 Community, Culture and Environment**

Nil

### **11.4 Risk Management and Audit Committee**

#### **11.4.1 Draft General Purpose Financial Statements 2015/2016**

THAT a narrative for inclusion in the annual report regarding the audited financial statements be provided at the next committee meeting for review.

## **12** INFORMATION AGENDA

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### **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**

<b>12.3.1 Action Report</b>	<b>8/0987</b>
<b>12.3.2 Invitation from NT EPA to Comment on Environmental Regulatory Reforms</b>	<b>8/0988</b>
<b>12.3.3 LGANT Executive Minutes – 20 September 2016</b>	<b>8/0994</b>

## **13** DEBATE AGENDA

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### **13.1 Officer Reports**

<b>13.1.1 Invitation to sign the Welcome Scroll</b>	<b>8/0989</b>
<b>13.1.2 SPUN – True Stories Told in the Territory</b>	<b>8/0990</b>
<b>13.1.3 Development Application – PA2016/0532 – Subdivision to create 237 lots (Zuccoli 3 &amp; 4 Sub-Stage 3) on Lot 12432 and 12433 Zuccoli Parade, Zuccoli</b>	<b>8/0993</b>

## **14** CORRESPONDENCE

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

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## **16** PUBLIC QUESTION TIME

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*At the invitation of the Chair*

## 17 OTHER BUSINESS – ALDERMAN REPORTS

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

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

## 18 CONFIDENTIAL REPORTS

### 18.1 Financial Hardship Application Assessment 105820

8/0991

#### RECOMMENDATION

1. THAT pursuant to Section 65 of the Local Government Act, Council orders that the public be excluded from the meeting with the exception of the Chief Executive Officer, Director of Corporate and Community Services, Director of Technical Services and Minute Secretary on the basis that Council considers it necessary and appropriate to act in a manner closed to the public in order to receive, discuss and consider the report and associated documents in relation to confidential agenda item 18.1 Financial Hardship Application Assessment 105820 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 4 October 2016, in relation to confidential item number 18.1 Financial Hardship Application Assessment 105820, the report and associated documents remain confidential and not available for public inspection for a period of 12 months from the date of this meeting or a lesser period as determined by the Chief Executive Officer.



## 18.2 Financial Hardship Application Assessment 111649

8/0992

### RECOMMENDATION

1. THAT pursuant to Section 65 of the Local Government Act, Council orders that the public be excluded from the meeting with the exception of the Chief Executive Officer, Director of Corporate and Community Services, Director of Technical Services and Minute Secretary on the basis that Council considers it necessary and appropriate to act in a manner closed to the public in order to receive, discuss and consider the report and associated documents in relation to confidential agenda item 18.2 Financial Hardship Application Assessment 111649 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 4 October 2016, in relation to confidential item number 18.2 Financial Hardship Application Assessment 111649, the report and associated documents remain confidential and not available for public inspection for a period of 12 months from the date of this meeting or a lesser period as determined by the Chief Executive Officer.

## 19 CLOSURE

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**COUNCIL MEETING DATE:** 4 October 2016

**TOPIC:** Goyder Square Shade

## BACKGROUND:

Goyder Square is a critical element to the activation of our City Centre. The square is still developing natural shade but will take several more years to be effective. Even after establishing shade in the periphery, the large useable area will continue to be unshaded due to ensuring an uninterrupted viewing of the TV screen.

It is often lamented by the public that the lack of shade is a detractor to using the area more often. During the 2016 dry season, there has been many events organized (both internally and externally) requiring constructed shade often at a considerable cost. These events have often been limited to the availability of shade.

## OBJECTIVE:

Investigate shade options, implications and whole of life costings, whether temporary or permanent, that will give protection to Goyder Square users and potentially activate the square to a greater capacity.

## NOTICE OF MOTION:

THAT staff provide a report on current and potential shade options for Goyder Square, including implications and whole of life costings, with this to be submitted to the Economic Development and Infrastructure Committee by the second budget review.



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Signature  
Mayor Ian Abbott JP

---

Print Name  
27/09/2016

---

Date

NOTE: NOTICES OF MOTION MUST BE RECEIVED BY THE CHIEF EXECUTIVE OFFICER 5 CLEAR DAYS PRIOR TO THE MEETING AT WHICH THE MOTION IS TO BE MOVED.

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For office use only

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27/09/2016

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Date Received

---

04/10/2016

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Agenda meeting to be included

COUNCIL MEETING DATE: 4 October 2016

TOPIC: Senior's Centre

## BACKGROUND:

Over a number of years, I have been lobbied by the Seniors Community for a dedicated Senior's Centre to be established. With the opening of the new Durack Heights Community Centre, the discussion has since escalated. With an active, growing and strong senior's community seeking their own facility. This type of facility is also highlighted in our current Draft Community Infrastructure plan.

## OBJECTIVE:

Investigate possible existing and future locations for a Senior's Centre in Palmerston.

## NOTICE OF MOTION:

THAT staff prepare a report detailing existing facilities and new possible locations which could be considered for the establishment of a Senior's Centre in Palmerston with this to be submitted to the Community, Culture and Environment Committee by December 2016.



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Signature

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Mayor Ian Abbott JP

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Print Name

---

27/09/2016

---

Date

NOTE: NOTICES OF MOTION MUST BE RECEIVED BY THE CHIEF EXECUTIVE OFFICER 5 CLEAR DAYS PRIOR TO THE MEETING AT WHICH THE MOTION IS TO BE MOVED.

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For office use only

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27/09/2016

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Date Received

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04/10/2016

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Agenda meeting to be included

**ITEM NUMBER:** 12.3.1

**Action Report**

**FROM:**

**Acting Chief Executive Officer**

**REPORT NUMBER:**

**8/0987**

**MEETING DATE:**

**4 October 2016**

**Municipal Plan:**

**4. Governance & Organisation**

**4.3 People**

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

**Summary:**

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

**RECOMENDATION**

THAT the Council receives Report Number 8/0987.

Dec #	Task Date	Owner	Matter	Action	Update
8/0949	18/2/2014	DTS	Car Parking Contribution Plan Update	Matter on the table	Workshop on Car Parking to be held on 21 April 2016.
8/1126	17/6/2014	DTS	Reconstruct Radford Road	Council to enter into a memorandum of understanding regarding the use of any contractor security held by LDC.	Scope of works is now complete. Final handover inspection has taken place. We are waiting on asset information and outstanding defects to be attended to
8/1666		DTS	The Heights Durack Eastern Collector Road	Mayor and CEO to be delegated the ability to apply Council's seal and to sign all documents for the establishment of a road access easement on Lot 11504, 80 University Avenue, Durack.	Awaiting construction and transfer documents from developer. No further action expected until mid to late 2016.
8/1776	8/12/2015	DTS	Goyder Walking Trail	A draft Goyder Walking trail be provided to Council for consideration.	Consultant was commissioned in early June and the study is now being completed over the coming months.

					The completed study will be presented to Council in November 2016.
		DTS	Community Infrastructure Plan	Progress update.	Public consultation has commenced
8/1872	15/03/2016	DCCS	Expression of Interest Community Activities	EOI to be released to the public calling for submissions to host regular or one off community place making activities in Palmerston.	Currently being advertised.
8/1929	19/04/2016	DTS	Broadarrow Circuit Footpath	Council develop a forward works program for the upgrade of footpath standards throughout Palmerston.	Under development.
8/1980	17/05/2016	DTS	Goyder Square Operational Costs and Level of Service	Council review the level of service provided in Goyder Square in September 2016 following a dry season operation of the area.	Report to November EDI Committee.
8/2005 8/2006	17/05/2016	DTS	City Centre Improvement Levy	<p>Consultation commence with City Centre land owners regarding the introduction of a City Centre Improvements Levy in 2017/18.</p> <p>City Centre Improvement Reserve be established and a reserve policy be forwarded to Council for consideration.</p>	Consultation strategy being developed.
8/2084	21/06/2016	DTS	Fencing Playgrounds	<ul style="list-style-type: none"> <li>- THAT a playground risk management policy be developed and all playgrounds be assessed against the future policy.</li> <li>- Improvement works required to address the risks identified by the future playground risk management policy be costed and brought back to Council for budget consideration.</li> </ul>	
8/2126	19/07/2016	DTS	City Centre Car Parking	Council endorsed opening a discussion with the NT Government regarding the use of vacant crown land Lot 10027, and the owner of Lot 4273 and other vacant lots for use as formal car parking in the Palmerston City Centre.	Owner of lot 4273 contacted. Layout plan and costing for carpark being commissioned.
8/2130	19/07/2016	CEO	2016 Compliance Review Report	- CEO to address the recommended remedial actions and minor items contained in the 2016 Compliance Review Report to the satisfaction of the Department of Local	In progress. Report to Council Meeting scheduled 18 October 2016.

				Government and Community Services. - CEO to report back to Council on all actions taken to address the issues contained in the Compliance Review Report.	
8/2203 8/2204 8/2207	16/08/2016	DTS	On and Off-Street Car Parking Charges in the City Centre	- Stakeholders to be notified of Council's intention to commence charging for parking within the City Centre via the level 2 consultation process. - preparation of drawings and contract documents for the implementation of paid parking in the city centre commence. - charges be included in the Fees and Charges Register for 2016/17 to be applied at a date determined by Council.	Contract documents being developed.
8/2221	06/09/2016	DCCS	Smart Cities	Report to be brought to Council with options and costings for the development of a digital strategy.	Report being prepared.
8/2225	06/09/2016	DCCS	Thai Temple and NT Thai Association	Council are to further consider the request by Thai Temple and NT Thai Association for land following the completion of the land use plan for Marlow Lagoon and adjoining Crown Land.	Ongoing discussions.
8/2235	06/09/2016	DTS	Proposed Future Multistorey Car Park Lot 10024 and Part Lot 9629 Frances Street, Palmerston City	Council are to continue to pursue the option of including a public car park in the building development on Lot 10024 and neighbouring Lot 9629 with the future owner of Lot 10024.	
8/2248	13/09/2016	DTS	Tender TS2016/10 – Baban Place Stormwater Remediation	Mayor and CEO to sign and seal all required contract documentation for the contract TS2016/10 – Baban Place Stormwater Remediation.	Completed.
8/2252	20/09/2016	DTS	Addition of Colour and Vibrancy to the City Centre	Report to be brought to Council which examines opportunities to add colour by way of lighting, flags, etc. to existing features in and around Goyder Square.	
8/2254	20/09/2016	DTS	Closure of a section of Wallaby Holtz Road in Yarrawonga	CEO to seek consent, pursuant to section 187 of the Local Government Act, from the Minister for Local Government and Community Services and the Minister responsible for the administration of the Control of Roads Act, for the permanent	

				closure of the unmade section of Wallaby Holtz Road (between the Stuart Highway and the intersection with Yarrawonga Road) in Yarrawonga north.	
8/2254	20/09/2016	DTS	Renaming of Miller Court Park, Gunn	Council staff to further investigate and provide a list of names based on the theme plant species of the local area for the Park on Lot 10011 Miller Court, Gunn.	
8/2255	20/09/2016	DCCS	Aridigawa Sister City Agreement	Mayor to sign a three (3) year extension to the Memorandum of Understanding between the Town of Aridagawa and City of Palmerston.	Letter sent.
8/2264	20/09/2016	DTS	Rosebery School – Installation of Two (2) School Crossings on Forrest Parade	Subject to the Rosebery Primary and/or Middle Schools providing a written undertaking to manage the school crossing flags two school crossings be provided on Forrest Parade in the locations discussed in Report Number 8/0984.	

**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)

**Schedule of Attachments:**

Nil



**ITEM NUMBER:** 12.3.2

Environmental Regulatory Reforms –NT EPA response to Dr Allan Hawke's Review of the NT Environmental Assessment and Approval processes

**FROM:**

Director of Technical Services

**REPORT NUMBER:**

8/0988

**MEETING DATE:**

4 October 2016

**Municipal Plan:**

3. Environment & Infrastructure

3.1 Environment Sustainability

3.1 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.

**Summary:**

This report provides Council with an update on the Northern Territory Environment Protection Authority (NT EPA) comments made in response to proposed regulatory reforms relating to legislation and policy pertaining to the Northern Territory's Environmental Assessment and approvals process.

**RECOMMENDATION**

THAT Council receives Report Number 8/0988.

**Background:**

In 2015 the Northern Territory Government commissioned Dr Allan Hawke to conduct a major review of the Territory environmental assessment and approvals processes. The findings of the review were delivered to the Northern Territory Government in May 2015. In response to the Hawke review, the NT EPA has provided detailed advice to the 22 recommendations.

**General:**

In the response to the Hawke Review the EPA noted that the current legislative system is highly fragmented across numerous inconsistent pieces of legislation and a patchwork of different agencies with different aims. Examples of the overall system's inadequacies include regulatory failings associated with the implementation of environmental assessment recommendations and environmental management at the Redbank Copper Mine in the Territory's Gulf country, past failures to undertake any environmental impact assessment of sand mining in the Howard sand plains, an inability to undertake formal environmental impact assessment when there is no responsible minister and inadequate environmental impact assessment of a number of recent development projects. While not directly applicable to the City of Palmerston, shortcomings in the environmental regulation and approval processes no doubt have the potential to affect applications and activities that may occur within or near to the City of Palmerston municipality.



Upon the conclusion and presentation of the review, the Minister at the time specifically sought comment from the NT EPA on:

- each of the review's 22 recommendations;
- a model for a single environmental approval, as envisaged in the review, that is appropriate for the Northern Territory, and including options for a process to implement the model; and
- a process for transition from a sectoral environmental approval to a single environmental approval.

The NT EPA has now responded to these recommendations and has acknowledged change is required however did highlight the conflict of interest across agencies that may result in the implementation of some recommendations. In addition to a broad range of comments and responses, the EPA has also outlined and suggested as an alternate model that implementation of a single environmental approval is the easiest and most practical path for reform. It would achieve the reform's objectives, engender Territorians' trust and confidence, and provide certainty for industry and sound environmental outcomes for the Territory's unique environment. This proposal includes some 89 NT EPA recommendations for reform of the Environmental Assessments Act.

While the City of Palmerston does not regulate environmental legislation and its policy, Council does commend the NTG and EPA for the proposed reforms which aim to address the shortcomings of the current environmental legislative system. It is noted that recommendations include improved opportunities for the provision of agency (including Council) comments on matters such as Environmental Impact Assessments and applicable Terms of Reference for such applications. This provides an improved regulatory process for transparency and an improvement the Council's ability to provide comment on such applications.

While Council has no direct comment at this particular stage, Officers will continue to review and where applicable engage with Government environmental bodies on the implementation of the reforms.

**Financial Implications:**

Nil

**Legislation/Policy:**

Environmental Assessment Act.

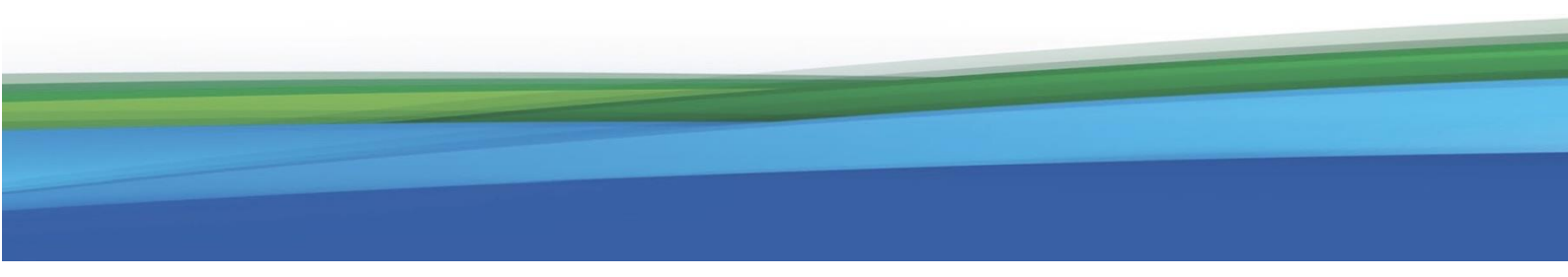
**Recommending Officer:** Mark Spangler, Director of Technical Services

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:** Melissa Moss, Environment and Strategic Support Officer.

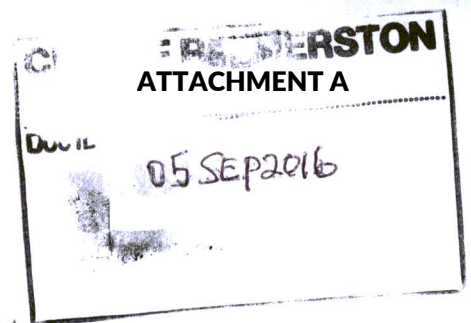
**Schedule of Attachments:**

Attachment A: Letter of invitation to comment to the City of Palmerston from NT EPA.





Northern Territory  
Environment Protection Authority



Our ref: NTEPA2016/0010-02  
Your ref:

Arnhemica House  
Level 1 16 Parap Road  
Parap NT 0820  
Postal address: GPO Box 3675  
Darwin NT 0801  
Tel: 08 8924 4112  
Fax: 08 8942 6554  
Email: [ntepa@nt.gov.au](mailto:ntepa@nt.gov.au)  
Web: [www.ntepa.nt.gov.au](http://www.ntepa.nt.gov.au)

Mr Ricki Bruhn  
Chief Executive Officer  
City of Palmerston  
PO Box 1  
Palmerston NT 0835

Dear Mr Bruhn

**RE: Rare opportunity to comment on environmental regulatory reform**

The Northern Territory Environment Protection Authority (NT EPA) is seeking public comment on its draft advice about reforms recommended for the Territory's environment legislation.

The Minister for the Environment requested the NT EPA provide advice on Dr Allan Hawke's Territory-Government-sponsored 2015 review of the framework for environmental assessment and approvals.

The NT EPA's draft advice reviews and assesses the Hawke review's recommendations and proposed frameworks against objectives for the government's proposed reform.

Comprehensive reform of the *Environmental Assessment Act* is urgently needed and the NT EPA has provided detailed advice on the Hawke review's 22 recommendations, two models for a reformed environmental management framework and a proposed transition from one model to another at some time in the future.

The Hawke review recommended adoption of a framework based on environmental approvals granted under a variety of sector-specific legislation (e.g. the *Planning Act*) following impact assessment by the NT EPA, much like the existing approvals system.

The NT EPA's draft advice identifies that the Hawke review's proposed sectoral model contains significant conflicts of interest and inefficient and ineffective processes likely to perpetuate existing deficiencies in environmental management in the Territory.

- 2 -

The NT EPA proposes an alternate model for a single environmental approval that will ensure the reforms do not promote conflicts of interest in decision making, are efficient, less arduous, less expensive and provide for more certain implementation of a credible model framework than that recommended by the Hawke review.

The NT EPA's draft advice recommends government, following consultation with industry and the community, considers implementation of the NT EPA's model for a single environmental approval framework and makes a number of supporting recommendations to achieve the best reforms for the Territory.

These include 89 NT EPA recommendations for reform of the *Environmental Assessment Act*, and recommendations concerning Dr Hawke's proposed changed roles and responsibilities for the NT EPA and reduction in its independence.

Reforms at the large scale proposed for the environmental assessment and approvals processes are necessarily rare events that are likely to occur only less than once in a generation.

That is why the NT EPA is urging industry and the community to provide feedback so that the NT EPA is able to develop advice that will enable Government to achieve comprehensive reforms capable of protecting our environment while fostering economic growth well into the future.

The NT EPA's draft advice to the Minister will be available for comment during September at <https://ntepa.nt.gov.au/about-ntepa/for-your-comment/comments-open/draft-advice-response-hawke-review>.

Yours sincerely



**DR BILL FREELAND**  
Chair

30 August 2016

**ITEM NUMBER:** 12.3.3 LGANT Executive Minutes – 20 September 2016  
**FROM:** Chief Executive Officer  
**REPORT NUMBER:** 8/0994  
**MEETING DATE:** 4 October 2016

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**Municipal Plan:**

4. Governance & Organisation

4.3 People

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

**Summary:**

At the General Meeting of LGANT in March 2010, it was agreed that draft minutes of each Executive Meeting be made available for Council's information.

**RECOMMENDATION**

THAT Council receives Report Number 8/0994.

**General:**

The LGANT Executive Meeting draft meeting minutes will be sent out approximately on a monthly basis. The draft minutes of the Executive Meeting held on Tuesday, 20 September 2016 are attached for information.

**Financial Implications:**

Nil

**Legislation/Policy:**

Nil

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

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

**Schedule of Attachments:**

Attachment: Draft LGANT Executive Meeting Minutes – 20 September 2016

**LOCAL GOVERNMENT ASSOCIATION  
OF THE NORTHERN TERRITORY**

**MINUTES OF THE LGANT EXECUTIVE MEETING  
HELD ON TUESDAY 20 SEPTEMBER 2016 IN THE LGANT OFFICE  
COMMENCING AT 10:05 AM**

**1. PERSONS PRESENT AT THE MEETING OR ON THE TELEPHONE**

Mayor Damien Ryan	President <b>(telephone)</b>
Alderman Bob Elix	Vice-President – Municipal
Mayor Fay Miller	Executive – Municipal <b>(telephone)</b>
Councillor Greg Sharman	Executive – Regional & Shires <b>(telephone)</b>
Alderman Gary Haslett	Executive – Municipal <b>(telephone)</b>
Councillor Kaye Thurlow	Executive – All Councils <b>(telephone)</b>
<b>IN ATTENDANCE:</b>	
Peter McLinden	LGANT A/CEO
Camden Smith	LGANT
Elaine McLeod	LGANT Secretariat

**2. APOLOGIES FROM MEMBERS WHO WERE ABSENT FROM THE MEETING**

Tony Tapsell	LGANT CEO
Mayor Lothar Siebert	Executive – Regional & Shires
President Barb Shaw	Executive – Regional & Shires

**MEMBERS ABSENT FROM THE MEETING WITHOUT APOLOGY**

Mayor Tony Jack	Vice-President – Regional & Shires
-----------------	------------------------------------

**Discussion**

Members agreed that a report should be prepared for the general meeting on attendance at Executive meetings.

**ACTION**

1. Prepare a business paper for the general meeting on attendance at Executive meetings.

**3. NOTIFICATION OF CONFLICT(S) OF INTERESTS – Nil**

**4. CONFIRMATION OF THE MINUTES OF THE PREVIOUS MEETING**

**RESOLUTION**

THAT the minutes of the previous Executive meeting held on Tuesday 16 August 2016 be confirmed as a true and correct record of that meeting.

**Moved:** Alderman Elix

**Seconded:** Mayor Miller

**Carried**

**5. ACCEPTANCE OF THE AGENDA AND NOTIFICATION OF GENERAL BUSINESS ITEMS**

**RESOLUTION**

THAT the papers as circulated be received for consideration at the meeting and that members agree to the matters to be raised in general business.

**Moved:** Councillor Sharman

**Seconded:** Councillor Thurlow

**Carried**

**LOCAL GOVERNMENT ASSOCIATION  
OF THE NORTHERN TERRITORY**

**6. DECISIONS THE EXECUTIVE IS BEING ASKED TO MAKE THIS MEETING**

**6.1 LGANT Financial Reports for 31 August 2016**

**Discussion**

Members noted the financial reports.

**RESOLUTION**

That the Executive receives and adopts the financial reports for 31 August 2016.

**Moved:** Mayor Miller  
**Seconded:** Councillor Sharman  
**Carried**

**6.2 Community Services Reference Group**

**Discussion**

Members heard that councils requested LGANT to convene a Community Services Reference Group. Peter McLinden from LGANT will chair the inaugural meeting of this reference group and the agenda will be developed in consultation with members on what they would like to discuss. Directors of Community Services from all member councils will be invited to attend.

Members asked for more information on this reference group and that LGANT discuss this with Mayor Siebert and include the President in the dialogue.

**RESOLUTION**

THAT the Executive receives and notes the report and endorses the inaugural meeting of the Community Services Reference Group.

**Moved:** Mayor Miller  
**Seconded:** Alderman Haslett  
**Carried**

**ACTION**

2. Arrange discussion with Mayor Siebert and include President.

**6.3 LGANT Policy on Shared Services and Collaboration**

**Discussion**

Members were told that there was a typo in the business paper and that:

- **to benefit from joint initiatives which enable them to do things they might otherwise have the capacity to do on their own**

should read:

- **to benefit from joint initiatives which enable them to do things they might not otherwise have the capacity to do on their own.**

Members requested that LGANT prepare reports for the general meeting on:

- the dollar value spent through LocalBuy
- policies that have been approved throughout the year.

**RESOLUTION**

THAT the Executive approves the draft policy on shared services and collaboration.

**Moved:** Councillor Thurlow  
**Seconded:** Mayor Miller  
**Carried**



**LOCAL GOVERNMENT ASSOCIATION  
OF THE NORTHERN TERRITORY**

**ACTION**

3. Prepare reports for the general meeting on:
- the dollar value spent through LocalBuy
  - policies that have been approved throughout the year.

**6.4 Policy Positions of Political Parties and Independent Candidates**

**Discussion**

Members agreed to defer this issue to the next meeting when Mayor Siebert is in attendance.

**RESOLUTION**

THAT the Executive defers the draft policy on policy positions of political parties and independent candidates.

**Moved:** Mayor Miller  
**Seconded:** Councillor Thurlow  
**Carried**

**ACTION**

4. Take this paper to the next Executive meeting.

**6.5 Abandoned or Derelict Cars Levy**

**Discussion**

Members agreed that it be suggested to West Arnhem Regional Council that it creates a simple by-law on abandoned or derelict cars to put to Parliament. There was discussion around the slow progress of developing by-laws and the need for these to be driven harder.

**RESOLUTION**

THAT the Executive receives and notes the report, supports by-laws and contacts the Minister for Housing and Community Development.

**Moved:** Alderman Elix  
**Seconded:** Alderman Haslett  
**Carried**

**ACTION**

5. Encourage West Arnhem Regional Council to create a by-law on abandoned or derelict cars to put to Parliament.
6. LGANT President to meet with Minister for Housing and Community Development.

**6.6 Nomination of Alternate Member/Observer to the Animal Welfare Advisory Committee**

**Discussion**

Members endorsed Councillor Neil Price as the alternate member/observer.

**RESOLUTION**

THAT the Executive endorses Councillor Neil Price as the LGANT alternate member/observer on the Animal Welfare Advisory Committee.

**Moved:** Alderman Elix  
**Seconded:** Councillor Sharman  
**Carried**

**ACTION**

**LOCAL GOVERNMENT ASSOCIATION  
OF THE NORTHERN TERRITORY**

- |  |
|--|
| 7. Advise AWAC and Councillor Neil Price of nomination as alternate member/observer. |
|--|

## **6.7 Cyber Security Breach of LGANT Business System**

### **Discussion**

Members heard that LGANT will have a meeting next month with JLT and CouncilBIZ regarding cyber fraud insurance.

Members requested that an expert on cyber security be invited to do a presentation at the general meeting.

### **RESOLUTION**

THAT the Executive endorses the action taken to date to recover LGANT's encrypted files and for a budget variation to be presented at the next Executive meeting for approval.

**Moved:** Councillor Thurlow

**Seconded:** Mayor Miller

**Carried**

### **ACTION**

- |   |
|---|
| 8. Arrange a presentation on cyber security for the general meeting.<br>9. Budget variation to be presented for approval at the next Executive meeting. |
|---|

## **7. REPORTS ON ACTIONS REQUIRED TO BE DONE FROM THE LAST MEETING**

### **7.1 LGANT Vice-President-Regional and Shires Resignation whilst running in the NT Election**

#### **Future Action**

No further action required.

#### **Discussion**

Members noted the report.

### **7.2 Incorporation of LGANT**

#### **Future Action**

Commence incorporation proceedings and business papers for the December 2016 general meeting.

#### **Discussion**

Members noted the report.

### **7.3 CouncilBIZ Constitution**

#### **Future Action**

Provide progress reports.

#### **Discussion**

Members noted the report.



**LOCAL GOVERNMENT ASSOCIATION  
OF THE NORTHERN TERRITORY**

**RESOLUTION**

**What decision is the Executive being asked to make?**

THAT the Executive receives and notes the reports on actions required to be done from the last meeting.

**Moved:** Alderman Elix

**Seconded:** Mayor Miller

**Carried**

**8. BUSINESS WHICH ONLY REQUIRES THE EXECUTIVE TO RECEIVE AND NOTE  
INFORMATION**

**8.1 Northern Territory Government's Remote Housing Strategy**

**Discussion**

Members noted the report.

**RESOLUTION**

THAT the Executive receives the report on the Northern Territory Government's Remote Housing Strategy.

**Moved:** Councillor Thurlow

**Seconded:** Councillor Sharman

**Carried**

**8.2 ALGA Indigenous Policy Forum**

**Discussion**

Members noted the report and heard that this forum was formed to provide direction for the ALGA Board on Indigenous policy development.

**RESOLUTION**

THAT the Executive:

- receives and notes the report on the ALGA Indigenous Policy Forum
- supports the ALGA in the re-establishment of the Indigenous Policy Officers Working Group
- supports the ALGA in a concurrent or panel session on Indigenous issues at the 2017 National General Assembly.

**Moved:** Councillor Thurlow

**Seconded:** Councillor Sharman

**Carried**

**8.3 Financial Assistance Grants – Update and Allocation**

**Discussion**

Members were told that the current Chair of the NT Grants Commission, Bob Beadman's, tenure runs out in October 2016.

**RESOLUTION**

THAT the Executive receives and notes the report on NT Grants Commission allocations for 2016-17.

**Moved:** Mayor Miller

**Seconded:** Councillor Sharman

**Carried**

## **LOCAL GOVERNMENT ASSOCIATION OF THE NORTHERN TERRITORY**

### **8.4 Local Government Procurement Forum**

#### **Discussion**

Members heard that there was good attendance by a diverse group of officers at the forum, from both municipal and regional councils. Good feedback was received on the training provided by the University of New England.

#### **RESOLUTION**

THAT the Executive receives and notes the report on the 'Local Government Procurement Forum' held 11/12 August 2016.

**Moved:** Alderman Elix  
**Seconded:** Mayor Miller  
**Carried**

### **8.5 Collaboration on Insurance Practices**

#### **Discussion**

Members noted the report.

#### **RESOLUTION**

THAT the Executive receives and notes the report on the progress made by LGANT and CouncilBIZ over councils' collaboration on insurance practices.

**Moved:** Councillor Thurlow  
**Seconded:** Alderman Elix  
**Carried**

### **8.6 2016 Northern Territory Election**

#### **Discussion**

There was discussion around the Northern Territory being the only jurisdiction in Australia not to have a Minister for Local Government. Local government now comes under the Department of Housing and Community Development with Andrew Kirkman acting in the Chief Executive role. Members heard that Alice Springs Town Council will put forward a motion to the general meeting in December 2016 asking LGANT to call on the government to revisit this anomaly.

#### **RESOLUTION**

THAT the Executive receives and notes the report on the 2016 Northern Territory Election.

**Moved:** Alderman Elix  
**Seconded:** Mayor Miller  
**Carried**

### **8.7 Anti-Corruption, Integrity and Misconduct Commission Inquiry**

#### **Discussion**

Members noted the report.

#### **RESOLUTION**

THAT the Executive receives and notes the report on the Anti-Corruption, Integrity and Misconduct Commission Inquiry.

**Moved:** Alderman Elix  
**Seconded:** Councillor Thurlow  
**Carried**

**LOCAL GOVERNMENT ASSOCIATION  
OF THE NORTHERN TERRITORY**

**8.8 Response to the LGANT Submission on the Planning Act**

**Discussion**

Members noted the report.

**RESOLUTION**

THAT the Executive receives and notes the report on the response to the LGANT submission on the Planning Act.

**Moved:** Mayor Miller

**Seconded:** Councillor Sharman

**Carried**

**8.9 Environmental Assessment and Approval Processes – NT EPA**

**Discussion**

Members asked that LGANT seek clarification from NT EPA and departmental officers of the new government's position on this issue.

**RESOLUTION**

THAT the Executive receives and notes the report on the Environmental Assessment and Approval Processes – NT EPA.

**Moved:** Alderman Elix

**Seconded:** Alderman Haslett

**Carried**

**9. PRESIDENT'S REPORT**

Members heard that the President has met with the new Chief Minister and discussed issues of concern for local government.

The Executive were invited to support Mayor Ryan in running for the position of Vice-President of ALGA at the election in November 2016. Nominations must be submitted to ALGA by 11 October 2016.

**RESOLUTION**

THAT the Executive moves Mayor Damien Ryan being nominated to the position of Vice-President of ALGA.

**Moved:** Mayor Miller

**Seconded:** Alderman Elix

**Carried**

**ACTION**

10. LGANT to lodge nomination of Mayor Damien Ryan to Vice-President of ALGA.

**10. BUSINESS FROM PREVIOUS MEETING THAT IS NOT YET FINISHED**

**10.1 Administration & Legislation Advisory Committee**

**Future Action**

Provide progress reports.

**Discussion**

Members noted the report.

## LOCAL GOVERNMENT ASSOCIATION OF THE NORTHERN TERRITORY

### 10.2 The Transfer of Local Roads from the NT Government to Local Government

#### Future Action

Follow up after the NT election with the Department of Transport as to whether or not a Cabinet submission on roads on Aboriginal land has been done and advise councils.

#### Discussion

Members agreed that there is no desire by local government to take over local roads and the issue needs to be readdressed at the general meeting.

#### ACTION

11. Prepare a business paper for the general meeting on the take over of local roads by local government.

### 10.3 Draft Submission on the Cemeteries Act

#### Future Action

Ascertain from the Department as to when the Act is likely to be introduced into Parliament.

#### Discussion

Members noted the report.

### 10.4 The Transfer of Barge Landings, Boat Ramps and Airstrips to Local Government

#### Future Action

Continue to monitor and report on the Department of Transport's actions with respect to barge landings and boat ramps.

#### Discussion

Members noted the report.

### 10.5 Draft Submission on the Oil and Gas Industry Development Strategy

#### Future Action

Provide progress reports.

#### Discussion

Members noted the report.

### 10.6 Land Development in the Northern Territory – Uniform Subdivision Guidelines

#### Future Action

Provide progress reports.

#### Discussion

Members noted the report.

### 10.7 Community Champions

#### Future Action

Assess the future of this initiative with the new NT Government.

#### Discussion

Members noted the report.

### 10.8 Balanced Environment Strategy Discussion Draft

#### Future Action

Await final release of the strategy and compare with LGANT's submission.

#### Discussion

## **LOCAL GOVERNMENT ASSOCIATION OF THE NORTHERN TERRITORY**

Members noted the report.

### **10.9 New Library Management System for NT Libraries**

#### **Future Action**

A business paper will be provided at the next Executive meeting.

#### **Discussion**

Members noted the report.

### **10.10 Cancellation of CentrePay Deductions for Council Programs**

#### **Future Action**

LGANT to:

- canvas regional councils to ascertain the scope of the issue for Northern Territory councils, and
- contact the relevant Australian Government department and organise a meeting to discuss the issue with a view to devising a solution in which councils will not be subsidising these programs.

#### **Discussion**

Members noted the report.

### **10.11 LGANT Representation on External Committees**

#### **Future Action**

Follow up with the new government its approach with the nomination of LGANT representatives on government committees.

#### **Discussion**

Members noted the report.

### **10.12 NT Library Community Reference Group Nomination**

#### **Future Action**

Await confirmation of the appointment to the reference group from NT Library.

#### **Discussion**

Members noted the report.

### **10.13 Submission to the Draft Alcohol Action Plan**

#### **Future Action**

Do an assessment of the changes proposed by government once legislation is introduced and compare with LGANT's submission.

#### **Discussion**

Members noted the report.

### **10.14 Constitutional Recognition of Aboriginal and Torres Strait Islander Peoples**

#### **Future Action**

Confirm with Recognise Australia its representatives that are to attend the general meeting.

#### **Discussion**

Members noted the report.

**LOCAL GOVERNMENT ASSOCIATION  
OF THE NORTHERN TERRITORY**

**10.15 Street Lighting Arrangements**

**Future Action**

Investigate and develop a position of tariff charges so there is incentive for local government to pursue efficient technology for street lighting.

**Discussion**

Members noted the report.

**10.16 Belyuen, Coomalie, Wagait Local Government Advisory Group**

**Future Action**

Provide progress reports.

**Discussion**

Ascertain from the new government its approach on this matter.

**10.17 Representation to the NT Weeds Advisory Committee**

**Future Action**

Await formal notification from the Minister once appointed.

**Discussion**

Members noted the report.

**10.18 Nominations to the NT Grants Commission**

**Future Action**

Await formal notification from the Minister once appointed.

**Discussion**

Members noted the report.

**10.19 LGANT Video Conference Capability**

**Future Action**

Follow up with CouncilBIZ its assessment of options for LGANT and CouncilBIZ to use.

**Discussion**

Members noted the report.

**10.20 NO MORE Campaign**

**Future Action**

Councils to consider endorsing the campaign and hosting a NO MORE event.

**Discussion**

Members noted the report.

**10.21 Review of the Local Government Act**

**Future Action**

Review the matter once the Department releases its next discussion paper.

**Discussion**

Members noted the report.

**LOCAL GOVERNMENT ASSOCIATION  
OF THE NORTHERN TERRITORY**

**10.22 Darwin Regional Transport Plan 2016**

**Future Action**

Ascertain the new government's position in relation to the plan.

**Discussion**

Members noted the report.

**10.23 Aviation Industry and Services Strategy 2020**

**Future Action**

Ascertain the new government's position in relation to the plan.

**Discussion**

Members noted the report.

**10.24 Roads and Bridges Strategy and Network Investment Plan**

**Future Action**

Ascertain the new government's position in relation to the plan.

**Discussion**

Members noted the report.

**10.25 Local Government Excellence Program**

**Future Action**

LGANT to finalise agreement with the Department as a matter of urgency.

**Discussion**

Members noted the report.

**RESOLUTION**

THAT the Executive receives and notes the reports on business from previous meetings that is not yet finished.

**Moved:** Mayor Miller  
**Seconded:** Councillor Thurlow  
**Carried**

**11. BUSINESS NOT YET FINISHED BUT INACTIVE**

**RESOLUTION**

THAT the Executive accept the business not yet finished but inactive.

**Moved:** Alderman Elix  
**Seconded:** Councillor Thurlow  
**Carried**

**12. MEMBERS QUESTIONS**

**12.1 Question:**

**Will there still be a Police presence outside bottle shops under the new government?**

**Answer:**

The commitment from those elected in Central Australia is that it will stay for the time being. The Police Union is actively pushing the government to remove it as soon as possible.

**13. GENERAL BUSINESS**

## **LOCAL GOVERNMENT ASSOCIATION OF THE NORTHERN TERRITORY**

### **13.1 Hydraulic Fracturing**

Members heard that the Terms of Reference for hydraulic fracturing has been released and agreed that LGANT should provide comments. LGANT will prepare a paper and distribute firstly to the Executive and then to council CEOs. Members asked that the short time frame allowed for comments be mentioned in the response. LGANT will prepare a letter to the Chief Minister explaining that some councils meet bi-monthly and when asked for responses to issues, could that be kept in mind. Also could ministers, when visiting local government areas, ensure that they notify the relevant council.

Members supported LGANT writing to each of the new ministers, on behalf of the Executive, congratulating them on their positions.

#### **ACTION**

12. Prepare a submission (mentioning short timeframe for comments) and distribute to Executive followed by CEOs.
13. Prepare letter to Chief Minister explaining occurrence of council meetings and asking that councils be notified in advance of ministerial visits.
14. Write letters of congratulations to new ministers on behalf of the Executive.

### **13.2 Federal Black Spot Funding**

Members heard that \$2.1M has been allocated for Federal Black Spot Funding in the NT and each project is for local government. LGANT will put out a press release on this issue.

#### **ACTION**

15. LGANT to prepare a press release on Federal Black Spot Funding in the NT.

### **14. COMPLETED BUSINESS**

#### **RESOLUTION**

THAT the Executive approves the removal of items of completed business from the agenda for the next meeting.

**Moved:** Mayor Miller  
**Seconded:** Councillor Sharman  
**Carried**

### **15. CONFIDENTIAL BUSINESS**

### **16. NEXT MEETING**

The next meeting of the LGANT Executive will be held on Tuesday 18 October 2016 at 10:00am in the LGANT Boardroom.

**THERE BEING NO FURTHER BUSINESS, THE MEETING CLOSED AT 11:40 am.**



**LOCAL GOVERNMENT ASSOCIATION  
OF THE NORTHERN TERRITORY**

**17. LIST OF ACTIONS FROM THE MEETING**

<b>ACTIONS</b>	<b>Item No</b>
1. Prepare a business paper for the general meeting on attendance at Executive meetings.	2
2. Arrange discussion with Mayor Siebert and include President.	6.2
3. Prepare reports for the general meeting on: <ul style="list-style-type: none"> <li>○ the dollar value spent through LocalBuy</li> <li>○ policies that have been approved throughout the year.</li> </ul>	6.3
4. Take this paper to the next Executive meeting.	6.4
5. Encourage West Arnhem Regional Council to create a by-law on abandoned or derelict cars to put to Parliament.	6.5
6. President to meet with Minister for Housing and Community Development.	6.5
7. Advise AWAC and Councillor Neil Price of nomination as alternate member/observer.	6.6
8. Arrange a presentation on cyber security for the general meeting.	6.7
9. Budget variation to be presented for approval at the next Executive meeting.	6.7
10. LGANT to lodge nomination of Mayor Damien Ryan to Vice-President of ALGA.	9
11. Prepare a business paper for the general meeting on the take over of local roads by local government.	10.2
12. Prepare a submission (mentioning short timeframe for comments) and distribute to Executive followed by CEOs.	13.1
13. Prepare letter to Chief Minister explaining occurrence of council meetings and asking that councils be notified in advance of ministerial visits.	13.1
14. Write letters of congratulations to new ministers on behalf of the Executive.	13.1
15. LGANT to prepare a press release on Federal Black Spot Funding in the NT.	13.2

**ITEM NUMBER:** 13.1.1 Invitation to Sign the Welcome Scroll

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

**REPORT NUMBER:** 8/0989

**MEETING DATE:** 4 October 2016

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**Municipal Plan:**

## 1. Community &amp; Cultural Wellbeing

## 1.3 Arts and Culture

1.3 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

**Summary:**

As a Refugee Welcome Zone, Rural Australians for Refugees (RAR) and the Refugee Council of Australia (RCOA), have invited City of Palmerston to send an electronic signature or endorsement to be printed onto a Welcome Scroll that will travel around Australia before arriving in Canberra for Refugee Week in June 2017. This endorsement by Council will confirm City of Palmerston's commitment to refugees in our community.

**RECOMMENDATION**

1. THAT Council receives Report Number 8/0989.
2. THAT Council approves the addition of City of Palmerston's endorsement to The Welcome Scroll.

**Background:**

In 2013 Council signed a Declaration committing the City of Palmerston as a Refugee Welcome Zone. A Refugee Welcome Zone is a Local Government area which has made a commitment to welcoming refugees into the community, demonstrating compassion, contributing to upholding the human rights of refugees and encouraging and enhancing cultural diversity in the community.

**General:**

A new initiative is being launched jointly by Rural Australians for Refugees (RAR) and the Refugee Council of Australia (RCOA): The Welcome Scroll.

The Welcome Scroll will function as a "baton" or "torch", which will travel around Australia to Refugee Welcome Zones, leaving the National Rural Australians for Refugees Conference in Bendigo on 3 September 2016, and arriving at Parliament House in Canberra during Refugee Week, June 2017.

RAR and RCOA hope that the Welcome Scroll will be endorsed by representatives of all Local Councils who have chosen to become Refugee Welcome Zones. The Scroll's journey will confirm City of Palmerston's commitment to welcome refugees into our community.

The endorsement can take the form of a signature by the Mayor or Chief Executive Officer and the words City of Palmerston. RAR and RCOA will organise for this image to be printed onto the scroll.

Unfortunately, it will not be possible to have the Welcome Scroll visit every Refugee Welcome Zone. Therefore all Refugee Welcome Zones, including City of Palmerston, are invited to send an electronic signature to be printed onto the Welcome Scroll in Bendigo prior to its journey around Australia.

**Financial Implications:**

Nil

**Legislation/Policy:**

Nil

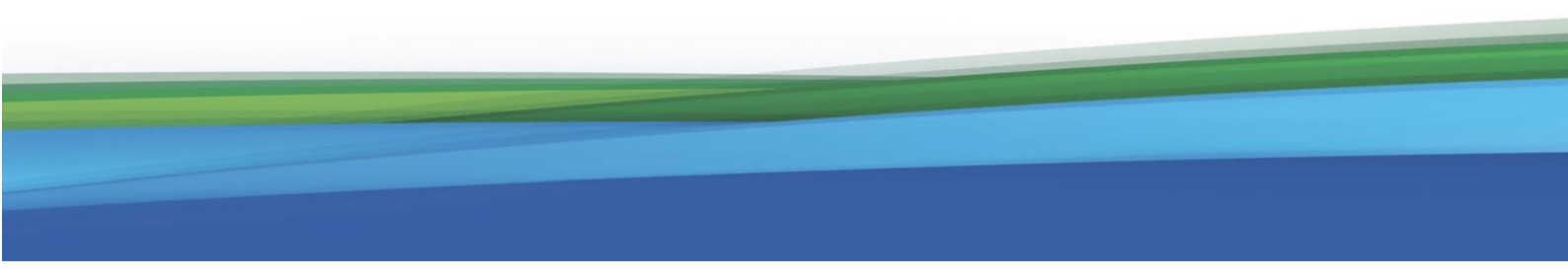
**Recommending Officer:** Ben Dornier, Director of Corporate and Community Services

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

**Author:** Jan Peters, Community Development Manager

**Schedule of Attachments:**

Nil



**ITEM NUMBER:** 13.1.2 SPUN – True Stories Told in the Territory  
**FROM:** Director of Corporate and Community Services  
**REPORT NUMBER:** 8/0990  
**MEETING DATE:** 4 October 2016

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**Municipal Plan:**

## 1. Community &amp; Cultural Wellbeing

## 1.3 Arts and Culture

1.3 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

**Summary:**

This report provides Council with the opportunity to hold SPUN, a live story telling event in Palmerston.

**RECOMMENDATION**

1. THAT Council receives Report Number 8/0990.
2. THAT Council approve *SPUN: True Stories Told in the Territory* to be held in Palmerston in June 2017.

**Background:**

The Palmerston Arts Strategy 2016 – 2021 was endorsed by Council on 6 September 2016. The Strategy sets out goals and actions to be achieved through collaborative planning and strategic partnerships. It identifies strategic programs and projects for all art forms and includes arts initiatives for future capital works and developments.

Outcome two (2) of the strategy is to increase participation and engagement in arts culture and heritage, including through the enhancement of character and identity of Palmerston. Outcome (3) is to improve places and spaces including through activation. Holding SPUN: True Stories Told in the Territory here in Palmerston contributes to achieving both of these outcomes.

**General:**

SPUN is an exciting event for the people of Palmerston, we propose to hold the event in June 2017 and believe the event will attract 200 – 300 guests to listen to the true stories of 6 Territorians.

SPUN is a live storytelling event that showcases extraordinary locals and their stories. Popping up at different venues every three months, SPUN brings people from all walks of life together to share stories under a theme. True stories told live are incredibly powerful. They have the potential to move, confront and inspire.

SPUN is run by a team of professionals who are passionate about oral storytelling. Every storyteller is matched with a story producer who helps bring out the best in their story. City of Palmerston will work with the team at SPUN to develop a theme and SPUN will attempt to source story tellers from the Palmerston region. Bringing SPUN to Palmerston will also celebrate and further enhance the Voices of Palmerston project.

Locations are currently being investigated for their suitability with Goyder Square the primary choice and Sanctuary Lakes secondary.

After each live event, the stories are shared online and via ABC Local Radio so that people all over the Territory can enjoy them. Sometimes the stories are also aired interstate, helping to promote Palmerston. Since launching in March 2015, SPUN have hosted 9 events (in Darwin, Pine Creek and Katherine), featured more than 60 storytellers, reached audiences of 2000+, aired stories across the Northern Territory and developed an online archive of SPUN stories.

SPUN aims to celebrate local people, start conversations, shake things up and ultimately promote social cohesion through the sharing of personal stories.

SPUN does this by:

- Engaging a cross section of locals from diverse backgrounds, ages and stages
- Searching for 'untold stories' that might otherwise go unheard
- Curating a line-up of stories that surprise, challenge stereotypes and promote empathy
- Working with storytellers to enhance their storytelling skills so that the process is both empowering and entertaining
- Hosting events in locations that are accessible to a broad range of locals
- Reaching audiences who wouldn't normally attend an arts event

**Financial Implications:**

The financial implications to host SPUN in Palmerston would be \$15,000, these funds are available in the current 2016/2017 events operational budget.

**Legislation/Policy:**

Nil

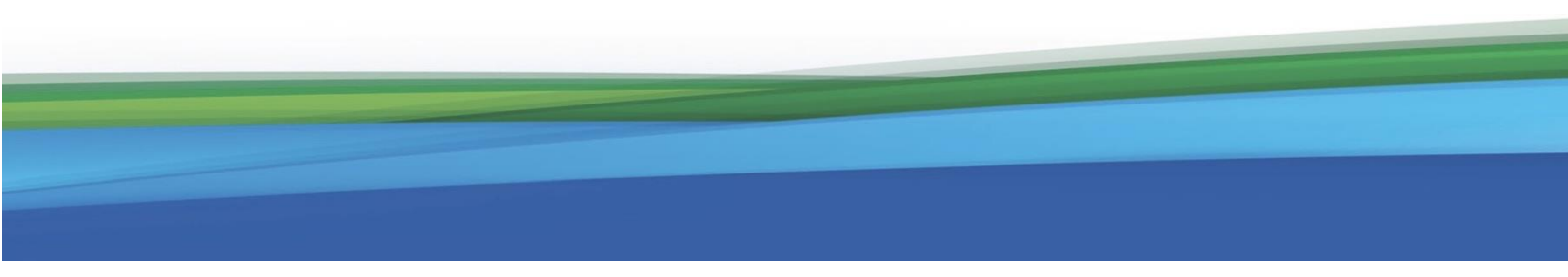
**Recommending Officer:** Ben Dornier, Director of Corporate and Community Services

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

**Author:** Jan Peters, Community Services Manager

**Schedule of Attachments:**

Nil



<b>ITEM NUMBER:</b>	13.1.3	Development Application – PA2016/0532 - Subdivision to create 237 lots (Zuccoli 3 & 4 Sub-Stage 3) on Lot 12432 and 12433 Zuccoli Parade, Zuccoli
<b>FROM:</b>		Director of Technical Services
<b>REPORT NUMBER:</b>	8/0993	
<b>MEETING DATE:</b>	4 October 2016	

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**Municipal Plan:**

## 2. Economic Development

## 2.3 City Planning

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

## 3. Environment &amp; Infrastructure

## 3.2 Assets and Infrastructure

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

**Summary:**

This report outlines issues to be considered by Council in regard to the development application lodged for Development Application for Subdivision to create 237 lots (Zuccoli 3 & 4, Sub-Stage 3) on Lot 12432 and 12433 Zuccoli Parade, Zuccoli.

**RECOMMENDATION**

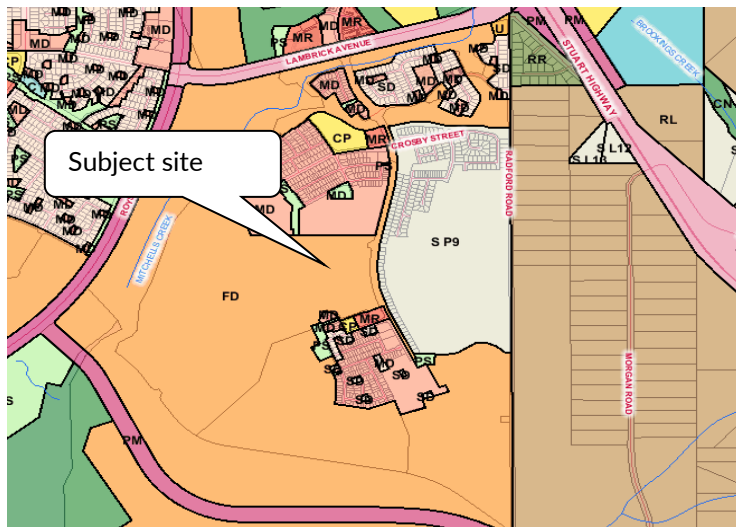
1. THAT Council receives Report Number 8/0993.
2. THAT Council endorses Attachment A to Report Number 8/0993.

**Background:**

The lots are contained within Zone FD (Future Development) and form part of the balance of the undeveloped urban area within the suburb of Zuccoli. The development application for this subdivision area forms part of the stage 3 of the development of the Zuccoli. With respect to the greater development of Zuccoli, "Zuccoli Aspire" (Costojic as the developer) represents Stages 3, 4 and 5 of the development of the suburb of Zuccoli.

Specifically, the subject site for this application is surrounded by Zone FD to the West and the earlier constructed stages of Zuccoli stage 1 and 2 to the North and East and earlier sub stages of Zuccoli Aspire to the South.





Source: NT Atlas and Spatial Data Directory

Council has previously raised concern with earlier stages of “Zuccoli Aspire” citing issues regarding predominantly small lot housing and lack of a genuine mix of lot sizes. Concerns regarding the stormwater treatment for Zuccoli Aspire are now largely resolved with the developer now adopting lakes as the primary form of stormwater drainage cleansing.

#### **CURRENT APPLICATION:**

##### ***Changes to the Master Plan:***

While not technically subject to this subdivision application, the applicant has proposed significant changes to the wider Master Plan for Zuccoli Aspire. It is in the interest of Council to provide comments on this revision as it does have implications across the wider development of Zuccoli.

The revised master plan has altered the subdivision layout and has relocated the proposed commercial centre to be situated along the Future Connector Road adjacent to proposed Rural Residential land road rather than the previous location which was central to the wider Zuccoli community.



***Original Master Plan Concept***



***Revised Master Plan Concept***

Source: Application Material

### ***Subdivision application***

The subdivision application proposes the subdivision of Sub-stage 3, being Lots 12433 and 12432. Sub-Stage 3 is proposed to be subdivided into 237 individual allotments of which 232 are residential allotments, two are community purpose allotments and 3 are open space allotments.

The subdivision of Sub-Stage 3 will occur over 5 stages. The below table outlines the lot breakdown proposed for the development.

For Clarification purposes, it is noted that approximately 72% of the lots intended for Single Dwellings (Zone MD) are below 450m<sup>2</sup> approximately 84% of the proposed lots intended for Single Dwellings are below 500m<sup>2</sup>.

Applicable Zone	Lot Size (m <sup>2</sup> )	Number of lots	Percentage
Multiple Dwelling Residential (MD) for single dwellings	300-449	167	71.98%
	450-599	60	25.86%
Multiple Dwelling Residential (MD) for multiple dwellings	1,510 m <sup>2</sup>	1	0.43%
Single Dwelling Residential (SD) single dwellings	600-799	4	1.72%
Total residential allotments	98525m <sup>2</sup>	232	100%
PS - Public Open Space	29547m <sup>2</sup> /2.95hectare	3	
CP – Community Purpose	94986m <sup>2</sup> /9.49hectare	2	
Total allotments		237	
Total site area	288223m <sup>2</sup> /28.82hectare		

Source: Application Material

### **General:**

Officers raise concern with both the revised master plan and subdivision application for sub stage 3 based on the following matters:

#### **Relocation of Commercial Centre within Master Plan:**

Officers object to the revised commercial centre location as outlined in the revised master plan. The Palmerston Eastern Suburbs Area Plan clearly identifies the future “primary neighbourhood centre” central to the greater urban residential of Zuccoli Stages 2 and 3. It indicates that the centralised centre is to be supported by medium density residential and mixed use development. The area plan identifies the centre as centralised to the surrounding suburb and has a radial indicator for a “compact neighbourhoods” surrounding the centralised centre. It is evidently clear in this instance that the proposed revised master plan and in particular the revised centre location fails to achieve the requirements of the Palmerston Eastern Suburbs Area Plan.

The failure to comply with the Palmerston Eastern Suburbs Area Plan is compounded further with the proposed revised master plan significant inconsistency with the Northern Territory Compact Urban Growth Policy.



The Northern Territory Compact Urban Growth Policy outlines the requirements that compact urban growth should occur around activity centres where dwelling and activity density may be at its highest. The relocation of the commercial centre to the periphery of the site and into constrained land (biting insects) and adjacent to Rural Residential Land is contrary to this. The policy also outlines that lower density should occur in excess of 400m from centres and the proposed relocation of the commercial centre to the periphery of the site into constrained land (biting insects) is also contrary to this.

The proposed location of the centre also reverses the concept of transition in density and is an example of reactive planning, reactive in the sense that the location only seeks exposure along future road corridors irrelevant of constraints planning, best practice and current NTG legislation and the Compact Urban Growth Policy. In fact, it can be highlighted that the relocation of the commercial centre to the periphery of the site into constrained land (biting insects) and adjacent to Rural Residential Land is in fact the opposite of the intent of the Compact Urban Growth Policy and would make welcome addition to the Policy as an example of “what not to do” when planning for development.

Furthermore, the integration of commercial uses and rural residential land is of particular concern. The largely incompatible land uses are proposed adjacent to each other and while it is understood initial commercial uses will complement a shopping centre on the larger site it is the ultimate use of the land for intense commercial uses that has the potential to result in further amenity based impacts than already anticipated. While it is acknowledged that the location of the commercial land seeks to adhere to future commercial tenant requirements, Council is of the view that commercial decisions should not dictate planning decisions where a poor planning legacy is the outcome.

It is noted that the applicant has submitted the previous “Conceptual masterplan and Design Philosophy – Zuccoli 3 and 4” with the current application. Council highlights that the document provides a favourable argument as to why the previous centralised location of the commercial centre achieves the intent of the Area plan but also an appropriate planning outcome. This includes (but not limited to) pages 17 -21 of the submitted document whereby the location of the centralised centre provides for “an attractive, vibrant and accessible neighbourhood centre that is a focal point for the Zuccoli Community and promotes a sense of Place”. The document cites aspects such as “increased housing density adjacent to the neighbourhood activity centre” and the “location providing for integrated density and residential development” as key compliance requirements and design responses. The revised centre location fails to achieve this.

Officers note that 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 Director Technical Services, City of Palmerston, prior to the commencement of works. No stormwater will be permitted to discharge across the boundary to the neighbouring property. Council commends the developer on adopting lakes as the primary form of stormwater drainage cleansing. Council considers the design more acceptable to the community than bio-retention basins and wetlands and result in lower ongoing costs to the community.

### **Sub Stage 3 Subdivision Comments:**

Lack of a mix in lot sizes and predominate small lot housing:

Officers raise concern with the lot sizes for the 205 residential lots as part of this particular development (Zuccoli Aspire - sub-stage 2). With regards to the 232 residential lots proposed as part of Sub-Stage 3 Council raises concern that 72% of the lots intended for Single Dwellings are below 450m<sup>2</sup>. This is compounded further by the fact that approximately 84% of the proposed lots intended for Single Dwellings are below 500m<sup>2</sup>.

It is noted that the Palmerston Eastern Suburbs Area Plan envisages a mix of housing types and lot sizes rather than the delivery of predominately smaller lot housing. The intent of the Palmerston Eastern Suburbs Area Plan contained within the NT Planning Scheme includes the provision of alternative housing typologies to reflect a true mix of lot sizes which includes traditional lot sizes for Single

Dwellings along with smaller lot Single Dwellings. The large percentage of lots (84% below 500m<sup>2</sup>) provides for only one dominant housing typology and that is small lot housing.

Technical comments relating to required amendments to the proposed Road Hierarchy are also highlighted in Council's letter of comment.

**Open Space Areas (within Sub Stage 3 and the wider Master Plan)**

While it is noted detailed design, embellishment requirements and irrigation will be submitted as technical drawings become available, Council request the applicant provide an initial Irrigation Masterplan for Zuccoli Apsire to detail the areas intended for irrigation and how the initial potable water source can be readily transferred to the lake water source once the lakes throughout the area become established.

Officer note that the Park / Open space within the future stage 5 is now intended to remain largely bushland. Council highlights that previous proposals that were supported by Council for the park contained a large open oval kick about type park. Council requires the current stage 5 park be revised and include the initial proposed open oval kick about area. It is noted that the school oval area will remain as private infrastructure for the school use, therefore this large oval area is required for the use of future Zuccoli residents across the wider suburb.

**Summary:**

Based on the above-mentioned matters of concern it is recommended that Council endorse the letter of comment to the northern Territory Government whereby Council objects to the granting of a Development Permit under Section 49 of the Planning Act.

**Financial Implications:**

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

**Legislation/Policy:**

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

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

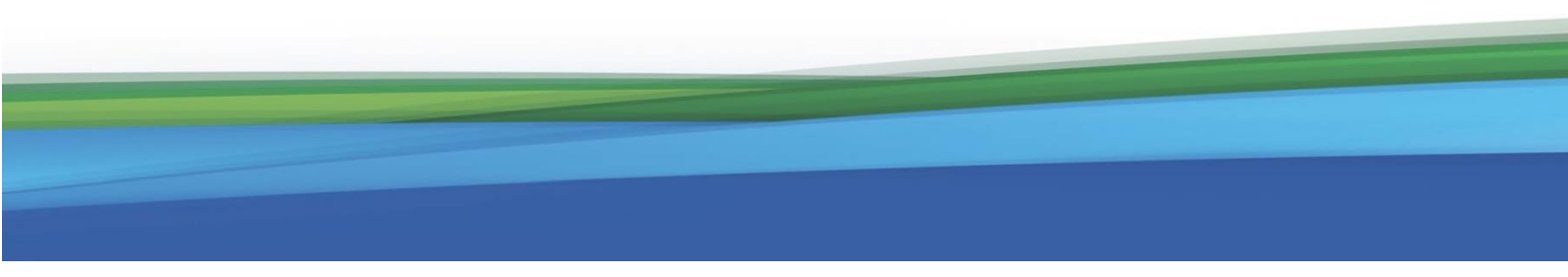
Any queries on this report may be directed to Mark Spangler, Director of Technical Services on telephone (08) 8935 9958 or email [mark.spangler@palmerston.nt.gov.au](mailto:mark.spangler@palmerston.nt.gov.au)

**Author:** Gerard Rosse, Manager Planning and Environment Services

**Schedule of Attachments:**

Attachment A: Council's letter of comment for Development Application – PA2016/0532 - Subdivision to create 237 lots (Zuccoli 3 & 4 Sub-Stage 3) on Lot 12432 and 12433 Zuccoli Parade, Zuccoli.

Attachment B: Development Application and Drawings.





Please include the following reference in all correspondence

ID: \*GR:gr\* 16/09/2016 - 12432\_12433

26/09/2016

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

Dear Deborah

**PA2016/0532**  
**Development Application - Lot 12432 and 12433 Zuccoli Parade, Zuccoli**  
**Subdivision to create 237 lots (Zuccoli 3 & 4, sub-stage 3)**

Thank you for the Development Application referred to this office on 5 September 2016 concerning Lot 12432 and 12433 Zuccoli Parade, Zuccoli. This letter replaces the previous letter dated 16 September 2016 and 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:***

Revised Master Plan:

***Relocation of Commercial Centre:***

- a) Council objects to the revised commercial centre location as outlined in the revised master plan. The Palmerston Eastern Suburbs Area Plan clearly identifies the future "primary neighbourhood centre" central to the greater urban residential of Zuccoli Stages 2 and 3. It indicates that the centralised centre is to be supported by medium density residential and mixed use development. The area plan identifies the centre as centralised to the surrounding suburb and has a radial indicator for a "compact neighbourhoods" surrounding the centralised centre. It is evidently clear in this instance that the proposed revised master plan and in particular the revised centre location fails to achieve the requirements of the Palmerston Eastern Suburbs Area Plan.
- b) The failure to comply with the Palmerston Eastern Suburbs Area Plan is compounded further with the proposed revised master plan significant inconsistency with the Northern Territory Compact Urban Growth Policy.



The Northern Territory Compact Urban Growth Policy outlines the requirements that compact urban growth should occur around activity centres where dwelling and activity density may be at its highest. The relocation of the commercial centre to the periphery of the site and into constrained land (biting insects) and adjacent to Rural Residential Land is contrary to this. The policy also outlines that lower density should occur in excess of 400m from centres and the proposed relocation of the commercial centre to the periphery of the site in into constrained land (biting insects) is also contrary to this.

The proposed location of the centre also reverses the concept of transition in density and is an example of reactive planning, reactive in the sense that the location only seeks exposure along future road corridors irrelevant of constraints planning, best practice and current NTG legislation and the Compact Urban Growth Policy. In fact, it can be highlighted that the relocation of the commercial centre to the periphery of the site into constrained land (biting insects) and adjacent to Rural Residential Land is in fact the opposite of the intent of the Compact Urban Growth Policy and would make welcome addition to the Policy as an example of "what not to do" when planning for development.

Furthermore, the integration of commercial uses and rural residential land is of particular concern. The largely incompatible land uses are proposed adjacent to each other and while it is understood initial commercial uses will complement a shopping centre on the larger site it is the ultimate use of the land for intense commercial uses that has the potential to result in further amenity based impacts than already anticipated. While it is acknowledged that the location of the commercial land seeks to adhere to future commercial tenant requirements, Council is of the view that commercial decisions should not dictate planning decisions where a poor planning legacy is the outcome.

- c) It is noted that the applicant has submitted the previous "Conceptual masterplan and Design Philosophy – Zuccoli 3 and 4" with the current application. Council highlights that the document provides a favourable argument as to why the previous centralised location of the commercial centre achieves the intent of the Area plan but also an appropriate planning outcome. This includes (but not limited to) pages 17 -21 of the submitted document whereby the location of the centralised centre provides for *"an attractive, vibrant and accessible neighbourhood centre that is a focal point for the Zuccoli Community and promotes a sense of Place"*. The document cites aspects such as *"increased housing density adjacent to the neighbourhood activity centre"* and the *"location providing for integrated density and residential development"* as key compliance requirements and design responses. The revised centre location fails to achieve this.
- d) 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 Director Technical Services, City of Palmerston, prior to the commencement of works. No stormwater will be permitted to discharge across the boundary to the neighbouring property. Council commends the developer on adopting lakes as the primary form of stormwater drainage cleansing. Council considers the design more acceptable to the community than bio-retention basins and wetlands and result in lower ongoing costs to the community.



## Sub Stage 3 Subdivision Comments:

***Lack of a mix in lot sizes and predominate small lot housing:***

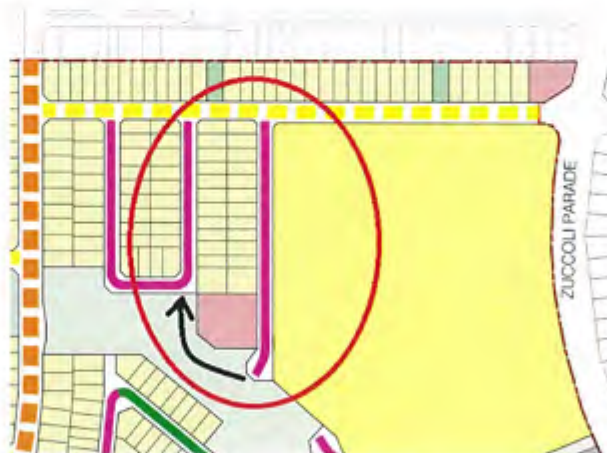
- b) Council raises concern with the lot sizes for the 205 residential lots as part of this particular development (Stage 3 and 4 - sub-stage 2). With regards to the 232 residential lots proposed as part of Sub-Stage 3 Council raises concern that 72% of the lots intended for Single Dwellings are below 450m<sup>2</sup>. This is compounded further by the fact that approximately 84% of the proposed lots intended for Single Dwellings are below 500m<sup>2</sup>.

It is noted that the Palmerston Eastern Suburbs Area Plan envisages a mix of housing types and lot sizes rather than the delivery of predominately smaller lot housing. The intent of the Palmerston Eastern Suburbs Area Plan contained within the NT Planning Scheme includes the provision of alternative housing typologies to reflect a true mix of lot sizes which includes traditional lot sizes for Single Dwellings along with smaller lot Single Dwellings. The large percentage of lots (84% below 500m<sup>2</sup>) provides for only one dominant housing typology and that is small lot housing.

***Proposed Road Hierarchy:***

- c) It is noted that multiple images and plans within the application material are inconsistent with one another, in particular with regard to the proposed road hierarchy for the subdivision and wider master plan. With regards to the "Flanagan Consulting Group - Proposed Road Hierarchy - 4493-SK04C 10 August 2016" Council requires amendments and clarification on the following matters:

- i) The Local Access road adjacent to the CP school lot is to continue through and around the residential land to provide connectivity and circulation. This is outlined on other images and plans throughout the application material however is not reflected in the Road Hierarchy plan.



- ii) According to the traffic volumes outlined in the Northern Territory Government (prepared by GHD) Zuccoli stage Development Report and in accordance with the City of Palmerston Development Guidelines the proposed Secondary Collector connection road, identified in the image below does in fact warrant the status of a Primary Collector Road. In order for the City of Palmerston to take ownership of the road infrastructure, they must meet the requirements



of the City of Palmerston Development Guidelines and in this case the Road Hierarchy should be amended to reflect this.



- iii) Council notes that all proposed bus routes are to occur on Primary Collector roads at minimum whereby an 11m Carriage way/roadway is required.

**Open Space Areas (within Sub Stage 3 and the wider Stage 2 and 3)**

- d) While it is noted detailed design, embellishment requirements and irrigation will be submitted as technical drawings become available, Council request the applicant provide an initial Irrigation Masterplan for Stage 2 and 3 to detail the areas intended for irrigation and how the initial potable water source can be readily transferred to the lake water source once the lakes throughout the area become established.
- e) It is noted that the Park / Open space within the future stage 5 is now intended to remain largely bushland. Council highlights that previous proposals that were supported by Council for the park contained a large open oval kick about type park. Council requires the current stage 5 park be revised and include the initial proposed open oval kick about area. It is noted that the school oval area will remain as private infrastructure for the school use, therefore this large oval area is required for the use of future Zuccoli residents across the wider suburb.

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

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

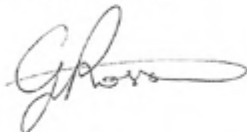
- a) Engineering design and specifications for the proposed and affected roads, including:
- i. street lighting,
  - ii. stormwater drainage,
  - iii. vehicular access,
  - iv. pedestrian/cycle corridors,
  - v. street-scaping and landscaping of nature strips;

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.

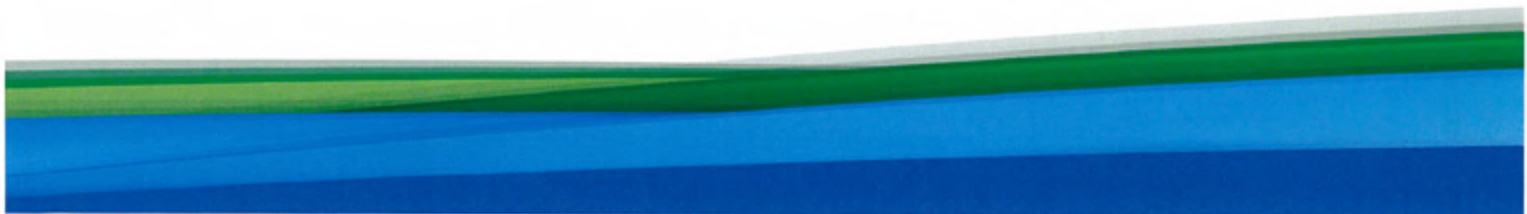
- b) Any easements or reserves required for the purposes of stormwater drainage, roads, access or for any other purpose, shall be made available free of cost to the City of Palmerston and/or neighbouring property owners.
- c) Permit to Occupy shall be withheld until such time as the existing structure on the site is contained within the boundaries of the proposed allotment and until such time as Lot/Portion etc has been subdivided and a new title issued in respect of the proposed allotment.
- d) Permit to Occupy shall be withheld until such time as the Lot/Portion etc has been consolidated and a new title issued in respect of the consolidated allotment.

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

Yours sincerely



Gerard Rosse  
Manager Planning and Environment Services





AUGUST 2016

ATTACHMENT B



ZUCCOLI  
*aspire*

# PLANNING REPORT SUB-STAGE 3

PREPARED BY

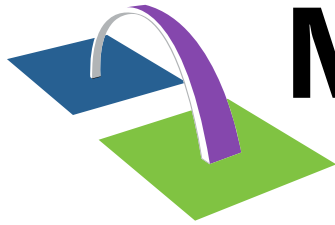


**MASTERPLAN**

TOWN + COUNTRY PLANNERS



PREPARED BY



# MASTERPLAN

TOWN + COUNTRY PLANNERS

ON BEHALF OF



IN CONSULTATION WITH



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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 two sub stages and a remaining balance area were approved on 2 March 2015 and 3 February 2016 respectively. DP15/0096 allowed subdivision into 181 residential lots and 4 public open space lots and DP16/0033 allowed subdivision into 206 residential lots and 1 public open space lot. The remaining balance is to be applied for in a further 4 stages.

The original Zuccoli Stages 3 and 4 Master Plan compiled by SMEC at the time, has status as the principle agreement between the Northern Territory Government (NTG) and the developers Costojic. This Master Plan has however been revised and although some changes to the road layout and the locality of the town centre were necessitated, the basic principles, on which the contract was awarded, are still the same. 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 Zuccoli Stages 3 & 4 together with Zuccoli Stage 5, which was also awarded to Costojic, are now officially known as Zuccoli Aspire. However, for the purposes of this report reference to Zuccoli Aspire only refers to Zuccoli Stages 3 & 4. All plans, however, indicate Zuccoli 5 also, due to the approach of inclusive development, to create a suburb with valuable inter connectivity and a sense of place.

The purpose of this application is to seek consent for the subdivision of Sub-stage 3 of Zuccoli Aspire, into a total of 237 allotments, of which 232 are residential allotments, 3 public open space allotments, and two community purpose allotments. It is proposed to develop Sub-stage 3 into 5 stages.

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**                      Conceptual Master Plan and Design Philosophy
- **Attachment D**                      Endorsed Landscape Master Plan
- **Attachment E**                      Zuccoli Aspire Master Plan





- **Attachment F**                      Zuccoli Aspire Landscape Plan
- **Attachment G**                      Zuccoli Aspire Staging Plan
- **Attachment H**                      Sub-stage 3 Subdivision Plan
- **Attachment I**                      Sub-stage 3 Staging Plan
- **Attachment J**                      Walkability Plan
- **Attachment K**                      Typical Building Envelope Plans
- **Attachment L**                      Preliminary Engineering Services Assessment
- **Attachment M**                      Compliance with NTPS Planning Principles
- **Attachment N**                      Notice of Intent Letter
- **Attachment O**                      AAPA Certificates

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 has 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 Aspire 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 via Zuccoli Parade northwards to Lambrick Avenue, which links with Stuart Highway to the west. Access to Zuccoli 3 and 4 is via a roundabout from Zuccoli Parade. Sub-stage 3 is adjacent to Zuccoli Parade extending into the central area of Zuccoli 3 and 4 and will be accessed through sub-stage 1. It is bounded to the south by sub-stages 2 and 4 and to the west

...



and north by sub-stage 5 and 6. Figure 1 indicates the locality of Zuccoli 3 & 4 in context to Zuccoli 1, 2 & 5 and is also provided at Attachment A.



**Figure 1 – Locality Plan**

## 2.2 Description of Site

The site comprises the remainder of Lots 12433 and 12432, Town of Palmerston, and totals 102.35 hectares within the FD (Future Development) Zone, under 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 for sub-stage 1 are completed, and titles have been issued for sub-sub stage 1A. Sub-stage 2 is in the process of condition precedent clearance with detail design being progressed, where after headworks will commence.

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. Mitchell Creek runs immediately to the west of Zuccoli, separating it from Roystonea Avenue. Brooking Creek is to the south.

As previously mentioned, Zuccoli 3, 4 and 5 are now formally referred to as Zuccoli Aspire but for the purposes of this report, all references to Zuccoli Aspire have regard only to the original Stages 3 & 4 of Zuccoli.

Sub-stage 3 is 28.82 hectares in total, odd shaped, with no physical constraints preventing the development of the land. Sub-stage 3 is bordered by Zuccoli Parade to the east, Sub-stage 1 to the south-east, Sub-stages 2 and 4 to the south and south west and Sub-stages 5 and 6 to the north and north-east. Figure 2 depicts the Site Plan and is also provided at Attachment B.



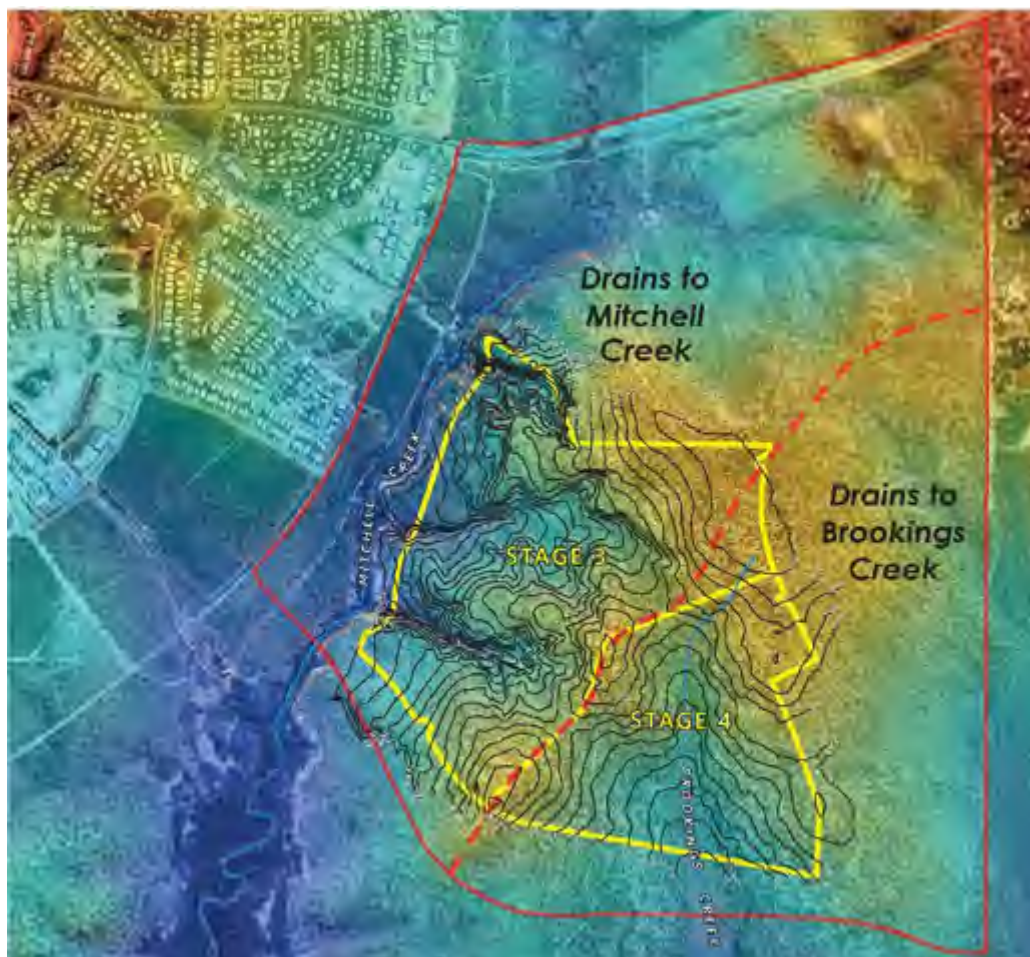
**Figure 2 : Site Plan**



### 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 Mitchell Creek and features well defined and generally incised, rocky, eroded creek lines. The area to the east drains to Brooking 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 Mitchell Creek. The site is drained by several drainage lines, making their way from east to west into Mitchell Creek, and in a south easterly direction towards Brooking Creek. Sub-stage 3 is affected by the drainage lines towards both creeks i.e. Mitchell Creek and Brooking Creek.



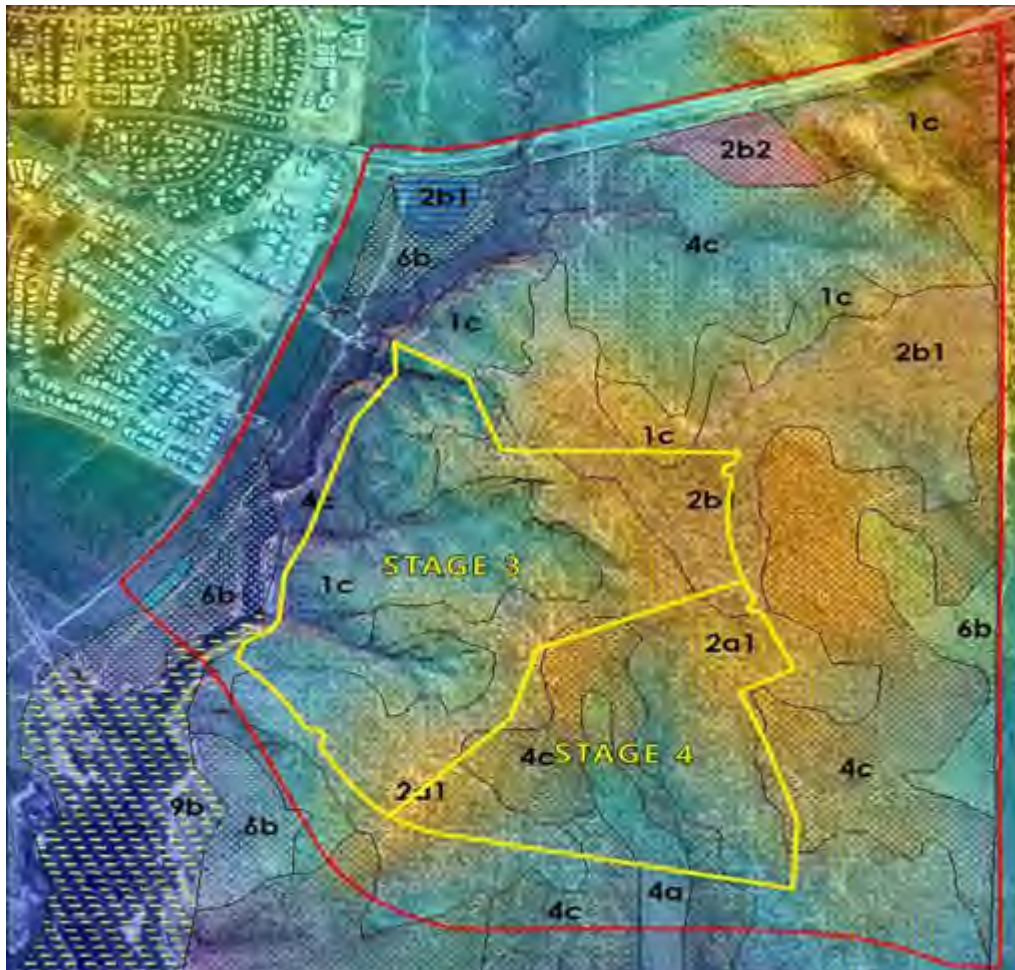
**Figure 3: Topography and Drainage (\*)**





## 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 3 is mostly within the 2a1, 2b1, 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>
2b1	Gentle side slopes to low rises, gradient 2-5%	moderately deep gravelly brown Kandosols	Open woodland <i>E.miniata</i> <i>E.tetradonta</i>
4a	Lower slopes	Hydrosols	Open woodland <i>E.polycarpa</i>
4c	Lower slopes	7	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 Urban Master Plan and Design Philosophy

The original detailed design philosophy and concept overall master plan and landscaping master plan are provided at Attachment C. This version of the master plan originally formed the basis of the agreement between the developer and the NTG and the subdivision design of Sub-stages 1 & 2.

The conditional approval of Sub-stage 2 through DP16-0033 enforced a condition precedent requiring the provision of a detailed landscaping masterplan indicative of areas of public open space which are unencumbered by drains and containing flat areas for informal creation as well as, pathways, playground equipment, family parks and active play space. This required certain studies like the hydrology study to be fast tracked and completed in more detail for the broader area of Zuccoli.

At the DCA's hearing dated 18 May 2016, the DCA was presented with an amended overall Zuccoli Aspire master plan. This revised master plan was informed by the hydrology study that was developed to a greater level of detail, a new urban designer with an alternate view on Zuccoli Aspire and negotiations with potential future anchor tenants about the future neighbourhood centre. Throughout the development of this amended master plan, numerous meetings were held with the Department of Lands Planning and the Environment's Lands Planning and Development Assessment Service divisions as well as with City of Palmerston. Their input and requirements were incorporated in the refinement of the final Zuccoli Aspire Master Plan. The amended plan is also supported by the Department of Economic Development and still forms part of the agreement between the NTG and the developer. Since then the landscaping master plan



which forms an integral part of the overall master plan has been endorsed by the delegate of the DCA on 6 August 2016 and is provided at Attachment D.

Figure 5 provides an overview of the Zuccoli Aspire urban design and also presents the landscaping intend.



**Figure 5: Proposed overall Master Plan for Zuccoli Aspire (^)**

**(^) Courtesy TPG Town Planning Urban Design and Heritage**

The principles of compact urban growth were paramount in the urban design of Zuccoli suburbs 3 and 4.

The master plan for Zuccoli Aspire provided at Attachment E, aims to create a healthy, integrated living environment that enables and encourages local living. Residents will benefit from easy access to schools, childcare services, retail and daily shopping needs that are connected by an inviting series of connected open spaces intended to encourage people out-of-doors and out of their cars.



A variety of housing types will be delivered, with lots catering for a range of large and compact housing, seniors living, rural lifestyle living and urban apartments. The product range has been tailored to provide for a diverse spectrum of future residents at all stages of life and help build a robust and vibrant neighbourhood.

The neighbourhood park will form a key focal point for the neighbourhood, where retail opportunities, density residential and high amenity public domain elements combine to form an urban village that celebrates the best of Top End Living. The Neighbourhood Park forms part of the wider linear open space system that connects to the Mitchell Creek corridor and a network of pedestrian paths. The Neighbourhood Park will feature an integrated playground and plaza with plentiful shade and complementary retail opportunities to encourage incidental visits to the village beyond daily shopping necessities.

Streets and open spaces are designed to work with and celebrate the existing folds, crests and valleys of the land to build a sense of place and connection to Mitchell Creek. The open space corridors and parks are woven into the urban fabric that binds the houses together and stitches the project in with its existing and emerging neighbours. (^ courtesy TPG).

### 3.2 Landscaping Master Plan and Design Philosophy

The Zuccoli Aspire landscape masterplan provided at Attachment F, through its public realm, embrace and respect the site's unique natural assets to create a place that enriches the lives of the community through the delivery of high quality landscape responses leveraging from the environmental values of Mitchell Creek.'

The open space network is proposed to combine a hierarchy of public spaces comprising of urban parks, bushland reserves and recreational lakes to provide a diversity of passive and active recreational experiences. The public realm will be linked through a network of paths throughout the development to service the local residents and the broader community. The overriding principle that will guide the design of the public open spaces will be the retention of viable remnant bushland and trees to maintain and enhance habitat corridor links to Mitchell Creek and associated conservation areas within Palmerston. The landscape responses aim to maximise the benefits of retained bushland areas and natural assets through the seamless integration of the natural environment into the public open spaces.

Storm water management infrastructure in the form of lakes situated within the public realm will be utilised as recreational assets and become important features of the overall open space network. Picnic facilities, dedicated fishing zones, viewing platforms, walking trails and shaded seating areas will all contribute to activating the lakes and ensure they are key to the development of a vibrant, active and social community. The lakes will play an important role in managing storm water movement and water quality as well as servicing the irrigation needs of the urban parks.

...





A strong focus on facilities that encourages fitness, play, socialising and personal wellbeing will be core to the design of the urban parks. A range of age appropriate facilities and equipment will be situated throughout the development to encourage residents to be active and embrace an outdoor lifestyle. The facilities will consider and complement the sporting and play facilities that the two adjoining schools will provide and make accessible to the wider community.

The overarching guiding considerations for all the landscape treatments will be the ongoing maintenance, sustainability and life cycle of the landscape. The intent of the landscape design is to plan and design to ensure there are minimal resource consumption and reduced ongoing maintenance costs whilst still providing a diverse, visually rich, high quality network of public spaces and streetscapes that maximise recreational opportunities and connectivity. **(Courtesy Clouston).**

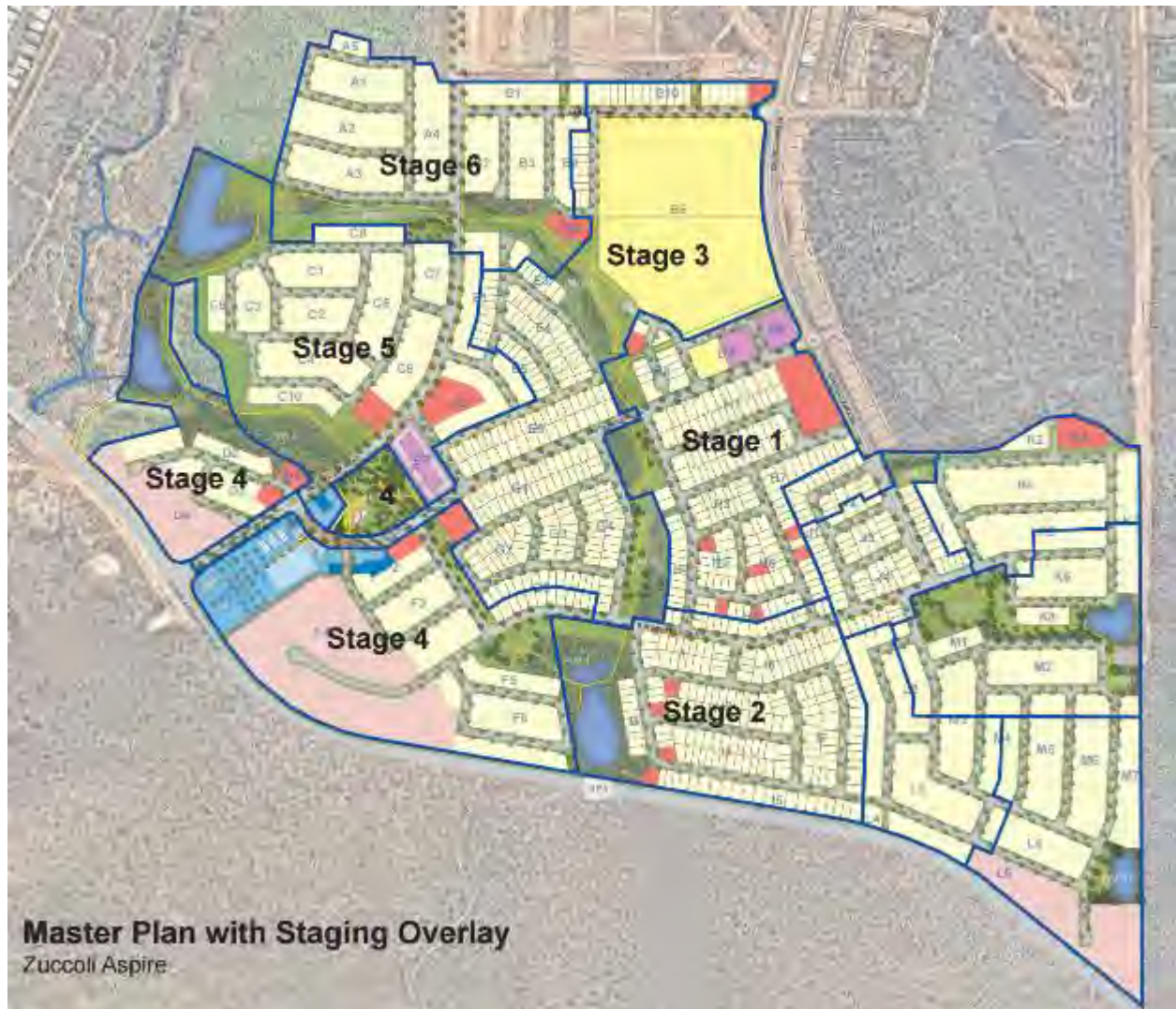
### **3.3 Subdivision and Zoning**

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 3 does not prejudice the potential future development of the site as it is in accordance with the original and revised 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 3 of the remaining balance of Lots 12433 and 12432, Town of Palmerston (575 Roystonea Ave, Zuccoli). Attachment G depicts the six different sub-stages of Zuccoli Aspire. (It is deemed necessary to clarify that this plan indicates the staging as Stages 1 to 6, however, this statement of effect report refers to the staging of Zuccoli Aspire as sub-stages). Sub-stage 1 has been approved for the purposes of subdivision to create 181 residential lots, and 4 public open space lots through DP15/0096 and titles are being issued. Sub-stage 2 has been approved for the purposes of 206 residential lots and 1 public open space lot through DP16-0033. This sub-stage is in the process of condition precedents clearance and detailed civil design. As soon as the final civil plans are completed and signed off, headwork construction will commence. The remaining balance is the area exclusive of Sub-stages 1 and 2.



Figure 6 indicates the overall staging for Zuccoli Aspire as an overlay on the master plan.



**Figure 6 – Zuccoli Aspire Staging (^)**

The Sub-stage 3 Subdivision Plan is at Attachment H. Sub-Stage 3 is proposed to be subdivided into 237 individual allotments of which 232 are residential allotments, two are community purposes allotments and 3 are open space allotments. Table 2 provides a breakdown of the number and percentage of allotments in each Zone.

**Table 2- Lot breakdown**

Applicable Zone	Lot Size (m <sup>2</sup> )	Number of lots	Percentage
<b>Multiple Dwelling Residential (MD) for single dwellings</b>	300-449	167	71.98%
	450-599	60	25.86%
<b>Multiple Dwelling Residential (MD) for multiple dwellings</b>	1,510 m <sup>2</sup>	1	0.43%
<b>Single Dwelling Residential (SD) single dwellings</b>	600-799	4	1.72%
<b>Total residential allotments</b>	98525m <sup>2</sup>	<b>232</b>	<b>100%</b>
<b>PS - Public Open Space</b>	29547m <sup>2</sup> /2.95hectare	3	
<b>CP – Community Purpose</b>	94986m <sup>2</sup> /9.49hectare	2	
<b>Total allotments</b>		<b>237</b>	
<b>Total site area</b>	288223m <sup>2</sup> /28.82hectare		

It is evident from the table above that of the 232 residential allotments, 227 will be in Zone MD for single dwelling development, one will be in Zone MD for multiple dwelling developments, and 4 allotments will be in Zone SD for single dwelling development.

Figure 7 indicates the future zoning once zone normalisation is applied for and the NT Atlas be updated accordingly.

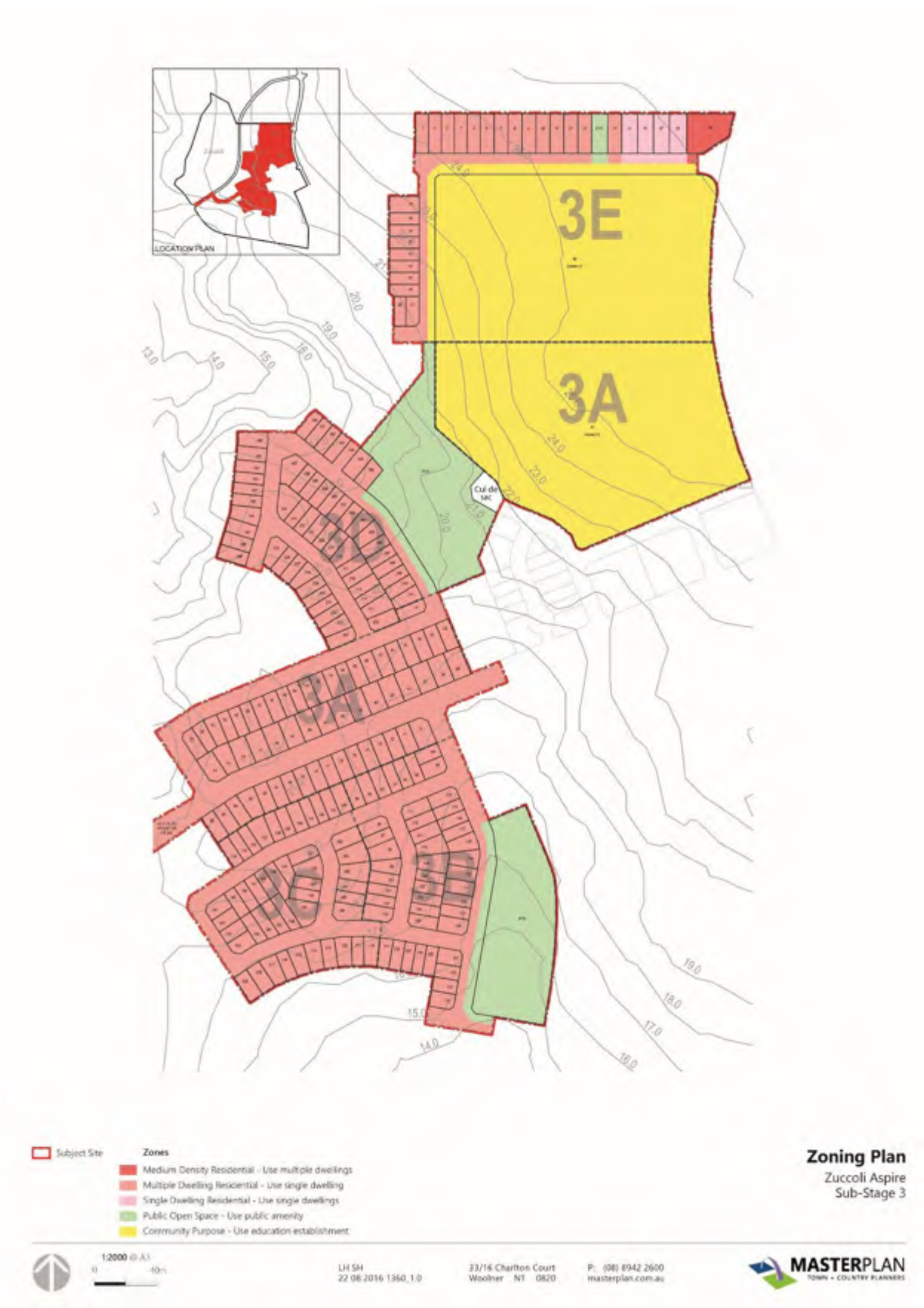


Figure 7 – Zoning Map





It is evident that the subdivision design provides for a mix of different zones, i.e. MD and SD in Sub-stage 3 and although not an extreme variety, it should be acknowledged that the future Sub-stages 4, 5 and 6 will provide for the higher density allotments surrounding the future neighbourhood centre. In accordance with general planning principles and the Palmerston Eastern Suburbs Planning Principles and Area Plan the higher densities are proposed to be in the surrounding areas of the neighbourhood centre, with residential developments up to four/five storeys. This will offer an overall greater mix of housing types and allotment sizes, which will provide for a choice in housing typologies. It should be noted that the Zone MR (Medium Density Residential) allotments which have been approved in Sub-stage 1 at the entrance on South Loop Road, have not yet been sold, nor was there any interest in the sites whatsoever. It is a national phenomenon that the unit market has plummeted and that future residents prefer an affordable housing lot rather than a unit, where they can have their little backyard with private space. This is proof that the market demand smaller, affordable blocks of land with private backyards for family living.

The Subdivision Plan provided at Attachment H also indicates the allotment frontages and depths. All allotments in the size range between 300-449m<sup>2</sup> have a frontage of not less than 10 metres, and allotments between 450m<sup>2</sup> to less than 600m<sup>2</sup> have street frontages greater than 13 metres, in accordance with the Planning Scheme. All allotments are between 25 metres to 30 metres in depth.

An overall density of 12,01 allotments per hectare excluding the school, is proposed with an average lot size of 420 square metres.

The subdivision of Sub-stage 3 has been designed as far as possible to provide for east-west orientated lots 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 deal adequately with stormwater draining southwards and north west., 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 will 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 on others.

Two major open space areas are provided in Sub-stage 3, one in the almost central area and one to the south-eastern side of the stage. The open space provision corresponds with the overarching open space Master Plan, where open space is proposed to be provided as an interconnected open space corridor to provide amenity and localised play and exercise areas for residents. The open space in Sub-stage 3 links with the open space areas already provided in Sub-stage 2. A third, minor open space area is provided in the most northern part of this stage which mainly fulfils as a connection function through to Zuccoli Stage 2.

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The total amount of open space proposed in Sub-stage 3 is 29,547 square metres, of which approximately 15,547 square metres are unencumbered, and approximately 14,000 square metres are encumbered. The total open space provided in Sub-stage 3 are 10,25%. If the school is taken out of the equation, the total open space equals 15.2%, way above the 10% required by Clause 11.2.2 (please view the detailed discussion under Clause 11.2.2(f) in Section 5.1 of this report). It is furthermore understood that an oval will be developed at the school that would contribute to the open space provision in Sub-stage 3. The provision of the two big open space allotments in this stage together with the open space areas already provided in Sub-stages 1 & 2 completes the eastern most portion of the inter-connected open space backbone as proposed in the overall masterplan. Access to the open space is adequate in that both parks are bounded by a road on the western side allowing easy access for pedestrians.

The Community Purpose sites (CP) are specifically for the purposes of an education establishment. These two sites will be developed with a private and a public school. The internal boundary is nominal at this stage, as negotiations are currently undertaken with the NTG. The boundary will be finalised under a general condition of the permit. Construction of the private school is anticipated to commence in 2017. Sub-stage 3E will host the public school and negotiations with the NTG, CoP and the Power and Water Corporation are also far progressed. Final details relating to access, parking and drop off zones are in a discussion stage and will be finalised before the lodgement of a development application for a development permit.

### 3.4 Staging

It is proposed to develop Sub-stage 3 in five stages which would technically be sub-sub stages but for the purposes of this report are referred to as Sub-stage 3A to 3E. The staging plan for Sub-stage 3 is at Attachment I. Sub-stage 3A is proposed to be subdivided into 56 residential allotments and one Community Purpose allotment, Sub-stage 3B with 46 allotments and one Public Open Space allotment and Sub-stage 3C with 46 residential allotments. Sub-stage 3D are proposed with 55 allotments and one Public Open Space allotment and Sub-stage 3E with 28 residential allotments, one Community purpose allotments and a Public Open Space allotment for the main purposes of connectivity to Zuccoli Stage 2. The staging proposal is mostly for the construction programme, but will also allow the developer to apply for Part 5 clearance once the first 56 residential allotments in Sub-stage 3A are developed and ready for titles to be issued. The construction of South Loop Road through to the Future Connector Road is required at this stage for the purposes of a sewer and electrical headwork reticulation for Sub-stage 3 in accordance with the requirements of the Power and Water Corporation. Figure 8 below indicates the Sub-stages 3A, 3B, 3C, 3D and 3E.



**Figure 8 – Sub-stage 3 - Staging plan (^)**

### 3.5 Walkability

Figure 9 also provided at Attachment J provides an indication of the walkability of Zuccoli Aspire. Almost every allotment is within an 800 metre walkable distance from the heart of the neighbourhood centre which is proposed to be developed in Sub-stage 4. The Department of Transport requires bus stops to be within 600 metres walkability for residents. It is evident that in the Zuccoli Aspire Suburb most residences are within a 600 metre walkability from a bus stop. The school is also within an 800 metre walkable catchment from almost every allotment within Zuccoli Aspire. Walkability is furthermore enhanced by open space corridors which provide for shared access paths for cyclists and pedestrians. Sub-stage 3 with its 3 open space areas as well as the school site provides for the realisation of amenity early on in the development of Zuccoli Aspire.



**Figure 9-Walkability to amenities (^)**

### 3.6 Building Envelope

The typical Building Envelope Plan at Attachment K 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 ranging from 300 square metres to 450 square metres can accommodate 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 required 6,5metres continuous length for kerbside parking.

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.

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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 in an equal increase of private open space in the back of the property.

### **3.7 Engineering Services Assessment**

#### *3.7.1 Road hierarchy, site access and internal road network*

The road hierarchy, access and internal road network are discussed in the Flanagan Consulting Group's Engineering Services Assessment Report provided at Attachment L.

The main access to Zuccoli Aspire is established to be off Zuccoli Parade into South Loop Road, running east west to link with West Loop Road in the west, which runs south north linking to Zuccoli 2 in the north.

Access to the Sub-stage 3A to 3D development will be mainly off Zuccoli Parade via South Loop Road, which has been constructed as part of Zuccoli Aspire Sub-stage 1 works. The most southern end of Sub-stage 3B will eventually gain access via the East-West Connection Road once constructed, which is anticipated to be completed in January 2017 as part of Zuccoli Aspire Sub-stage 2. Sub-stage 3E is proposed to be accessed via a connection at the northern end of the site between Centre Road and the existing roundabout junction on Zuccoli Parade adjacent the school site. Centre Road will be completed in future development stages to link with West Loop Road.

West Loop Road is a north, south primary collector road, however, the most western section changes to a sub-arterial road hierarchy intersecting with the Future Connector Road in the south. South Loop Road is a primary collector that runs from east to west where the most western section of the road also changes to a sub-arterial hierarchy intersecting with the sub-arterial section of West Loop Road. All other roads are either secondary collectors, local access roads, or minor roads all depending the traffic numbers it will carry. The road hierarchy meet the City of Palmerston (CoP) Development Guidelines (June 2015).

Sub-stage 3 requires a sewer and electrical headworks reticulation corridor, hence why the sub-arterial sections of both South Loop Road and West Loop Road are to be planned as part of Sub-stage 3.

Figure 10 indicates the road network for Sub-stage 3, which mainly consists of collector and local access roads that provide direct access to residential allotments. The geometric design will be in accordance with the requirements of the CoP as set out in their Development Guidelines as well as the Austroads requirements. All internal roads will have a typical urban type cross section with asphalt seal, two-way cross fall and kerbing.

...



[illegible]

### 3.7.2 Stormwater drainage

### 3.7.3 Water

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#### 3.7.4 Sewer

Sewer reticulation mains and services to allotments will be provided in accordance with PWC requirements and are further discussed in the Flanagan Consulting Group Report at Attachment L.

#### 3.7.5 Power and telecommunications.

The design of the electrical network is being undertaken by Aurecon in consultation with Flanagan Consulting Group, in accordance with the PWC requirements.

Zuccoli falls within the NBN Co fibre footprint, and the required telecommunications infrastructure will be designed by Aurecon in accordance with the NBN Co standards.

Further details are discussed in the engineering services assessment report provided by Flanagan Consulting Group at Attachment L.

#### 3.7.6 Earthworks

Conceptual design of the proposed earthworks has been undertaken for the development, and the detail design will be refined for each stage. Natural contours will be followed to minimise cut and fill. The fall will be towards the road reserve in accordance with the CoP requirements.

A concept earthworks plan for Sub-stage 3 is provided in the Flanagan Consulting Group Report at Attachment L.

### 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 impact 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 3 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 that it:

...



*"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 regarding the 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 regarding 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 statement of affect.

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 3 had to be assessed against 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, to provide sufficient housing choice. It is imperative that Sub-stage 3 is evaluated in the context of the Zuccoli Suburb, Stages 3 & 4 or now referred to as Zuccoli Aspire development and not in isolation.

#### **4.2 Environmental Protection Authority – Notice of Intent**

The Environmental Protection Authority has confirmed that Zuccoli 3 and 4 forms part of the Sub-stage 2 Zuccoli Suburb, and as such, 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**

The subdivision of stages within the Zuccoli Aspire development should be considered in context of the greater master planned Zuccoli Stages 3 & 4 and individual sub-stages must be evaluated and assessed

...





against policy requirements, having regard that each stage forms part of the master planned suburb of Zuccoli.

### 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 Zone SD (Single Dwelling Residential) and Zone MD (Multiple Dwelling Residential) for single and multiple dwellings, Zone CP (Community Purpose) and Zone PS (Public Open Space) to the newly created lots. Zone normalisation will be applied for in accordance with the zoning map in Figure 7.

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 proposed subdivision is in accordance with the Zuccoli Aspire Master Plan which is in accordance with the Palmerston Eastern Suburbs Planning Principles and Area Plan (Plan 2 of 3) in Figure 11. 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 Zone SD:

1. The primary purpose of Zone SD is to provide for low density urban residential development.
2. The scale, character and architectural style of infill development should be compatible with the streetscape and surrounding development.

...



3. *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 Zone MD:

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 Zone SD and Zone MD. The proposal is considered consistent with the primary purpose of the relevant zones, and the majority of lots would be in the Zone MD and developed with single dwellings. 4 allotments are greater than 600m<sup>2</sup> and will be in the Zone SD and developed with single dwellings. All these dwellings will be integrated in terms of design and site layout. One allotment is proposed to be in Zone MD for multiple dwellings and based on its size will be developed with 5 multiple dwellings to a height of 2 storeys at a density of 1/300.

**Clause 5.14** provides for the Zone PS – Public Open Space

1. *The primary purpose of Zone PS is to provide public areas for recreational activity.*
2. *Development should be limited to that which is for public use and enjoyment consistent with the recreational opportunities of the land and which has minimal adverse impact (if any) on adjoining or nearby property.*

In accordance with the design philosophy of the Landscaping Master Plan for Zuccoli Aspire, the provision of open space in the Sub-stage 3 subdivision will be for the benefit and enjoyment of local residence without any adverse impact on properties in the vicinity.

**Clause 5.21** provides for Zone CP – Community Purposes

1. *The primary purpose of Zone CP is to provide for community services and facilities, whether publicly or privately owned or operated, including facilities for civic and government administration.*
2. *Design is expected to incorporate landscaping that will enhance the visual appearance of the development. The development of residential accommodation is only to be in association with and ancillary to the primary use of the land.*

...



Two sites are proposed in the Zone CP, and two schools will be developed on these sites. The development of the schools will provide in the community service requirement, and the detail design will incorporate landscaping that will add to the principles of the overarching design philosophy for landscaping.

**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*
- (c) Services (in particular reticulated services including water and sewerage) are, or can be, made available to that land.*

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

The Palmerston Eastern Suburbs Area Plan (June 2013) at Figure 11, provides for the development of Zuccoli and nominates urban residential land uses together with a primary neighbourhood centre and a community purpose site for educational and sport facilities within the ambit of Zuccoli 3 and 4. The neighbourhood centre is within Sub-stage 4, and the community purpose site forms part of Sub-stage 3.



**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 300 square meters 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.*

The minimum frontage allowed for in this subdivision is 10 metres. No allotment will have a vehicle access other than a single driveway, not wider than 3.5 metres in order to comply with this clause. This still allows for a potential double vehicle parking configuration on site, of 5.5 metres to 6 metres wide for sites with a greater than 11 metre frontage, and with a single vehicle access width of maximum 3.5 metres wide pursuant to CoP subdivision design guidelines and Clause 6.5.4. This allows for a minimum of 6.5 metres kerbside parking to be complied with.

**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 comply with the one per 300 square metres requirement in Zone MD. Since Zuccoli Aspire is a Greenfield development, reticulated services are from the onset planned to service the intended densities.

The purpose of **Clause 7.3.3 and 7.3.4** are to allow single dwellings on lots less than 600 square metres but not less than 300 square metres or lots of 600 square meters or greater to maximise design opportunities without unduly impacting on the adjacent development and to provide an articulated built form when viewed from the street.

This statement of effect does not include the provision of setbacks at all, however, the building envelope provided in Attachment K does indicate that all proposed allotments can be compliant with setback requirements, access arrangement, open space provision as well as landscaping as required under Clauses 6.5.4, 7.3.3, 7.3.4, and 7.5.

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 enables an extension of the function of the dwelling and fulfils certain stormwater management criteria as well as landscaping requirements.

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The typical Building Envelope Plans at Attachment K 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 developments.

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 by this subdivision and which are proposed to be created under this clause are identified in the subdivision plan at Attachment H. Allotments greater than 600 square metres are proposed to be allocated a Zone SD. All other allotments smaller than 600 square metres will be allocated a Zone MD for the purposes of a single dwelling.

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 into public open space."*

The Sub-stage 3 site has been identified to be gently undulating terrain with no excessive slope. Natural drainage lines exist which direct runoff into Mitchell Creek on the eastern side and to the south into Brooking Creek.

The Engineering Services Assessment provided at Attachment L, provides further details as to Storm Water Drainage, Sewerage and Water Supply. All measures are put in place to protect the natural environment, and this is very evident in Zuccoli Aspire.

The final detailed earthworks plan will be in compliance with the CoP requirements with an aim to not have a site grading in excess of 2%, in order to minimise the need for stormwater structures, and or retaining walls.

**Clause 11.2.2** seeks 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 Aspire 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 Mitchell Creek corridor. The proposed Zuccoli Aspire 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. The proposed community purpose allotment for the development of the two schools will be accessible via pedestrian links and local roads. There is also public transport close by which will further enhance accessibility. Sub-stage 3 will eventually be connected to other amenities in the

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development such as the neighbourhood centre proposed to be developed in Sub-stage 4. 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 3 will have access to an existing bus stop in Zuccoli Parade just over 400 metres away, but also to one on South Loop Road almost within the stage.

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 the Engineering Services Assessment Report at Attachment L and in accordance with CoP and PWC requirements.

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 Aspire provides for more than 10 percent open space in the overall development. Sub-stage 3 have in total 29,547 (10.25%) square metres of open space, of which approximately 15,547 (5.39%) square metres are unencumbered, and approximately 14,000 (47%) square metres are encumbered. The total open space provided in Sub-stage 3 comes to 10.25%. However as mentioned in Section 3, should the area of the Community Purpose (School) site be deducted from the total area of Sub-stage 3, the total open space calculates to 15.2%, way above the 10% required by Clause 11.2.2. It is furthermore understood that an oval will be developed at the school that would contribute to the open space provision in Sub-stage 3. Further, the areas indicated as encumbered open space are designed in such a way that during the 1/100 year rainfall event, runoff flowing along the drainage paths within the open space will spread out across the extent of the encumbered area for a short period of time.

...



Following a large rainfall event, the stormwater runoff will freely drain away from the site, leaving the area free of standing water and available for recreational use. The drainage philosophy is similar to what has been adopted in other recent development, such as the open drainage system provided within the open space areas of Lyons. Other areas are natural bushland that are retained for visual passive open space. If this is taken in account the actual unencumbered open space is 19,536 square metres and 10,195 square metres encumbered, i.e. 10.10% exclusive the community purpose site.

It is, however, important to assess the percentage of open space provision in the broader context of Zuccoli Aspire as other stages potentially can provide more or less than the required 10%. For instance, in Sub-stage 2, a total of 2.66 hectares of open space was provided which includes the proposed lake. Of this area, 1.76 hectares were proposed to be unencumbered open space which results in 12 percent of the entire precinct or 14 percent net developable area.

The Zuccoli Aspire Landscape Master Plan, provided at Attachment F, provides for active multipurpose recreation facilities, with a merit of different parks with different functional areas like play areas, picnic shelters, and dedicated fishing areas. The extent and nature of these facilities are 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),
<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 plan at Attachment H, and clearly show full compliance with the minimum lot dimensions as well as building envelope. Lot dimensions range between 10 metres and 17 metres wide and 25 to 40 metres deep.

The typical building envelope diagrams at Attachment K 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 less than 600 square metres and provide the required 7 metre by 15 metres 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) Battle-axe lots are only to be provided as part of a subdivision that has taken place through clause 11.1.4 (Subdivision of Multiple Dwellings in Zone SD)."*

No battle-axe 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 Aspire Sub-stage 3 land parcel were determining factors in the design layout and orientation of lots. The topography of the site is predominantly gentle undulating terrain

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and falls from RL25.0 in the north eastern corner of the site down to RL14 in the north western corner. It also falls to RL22.0 in the central area to RL14.0 in the south.

The northern parts of the site drain mainly north west and the southern part mainly south 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.

Almost half of the allotments in Sub-Stage 3 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 will 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 on others. The remainder allotments are orientated east-west, reducing passive heat gain.

The other half of the lots are orientated east-west partly due to the gradient and the site being dominated by a ridge running south-east, with areas to the east draining towards Brooking 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 to a fairly split with most of the higher order roads running east -west and lower order roads running 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 3 within Zuccoli Aspire represents a greenfield development of vacant land, and it is argued that there would not be any amenity impact on existing residential areas. Zuccoli Suburb Stage 2 to the further north and Zuccoli Aspire Sub-stage 1 directly east and Sub-stage 2 to the south are all currently under construction. To the west are the future stages of Zuccoli Aspire and further west are the existing new developments, including Johnston. However, the two developments are separated by major roads and Mitchell Creek, providing for natural separation which prevents any amenity impacts.

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Also, 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 400 metres from public transport, although the DoT requires a 600 metre walking distance. Bus stops are planned to be on the ring roads i.e. West Loop and South Loop roads as well as on Zuccoli Parade. Sub-stage 3 will have access to the bus stop on Zuccoli Parade as well as on South Loop Road. Almost the entire development of Zuccoli Aspire will be within a walkable distance of 800 metres from the neighbourhood centre to be developed in Sub-stage 4

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.

- 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, as well as the NTPS, has subdivision guidelines requiring that no crossover extends 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 K 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 plan at Attachment H provides a clear indication that all lots comply with the minimum frontage of 10 metres. All lot frontages vary between 10 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 of Clause 11.2.4

### **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 Zone FD (Future Development) which is consistent with the principles and design direction set by the NT 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 Zone SD (Single Dwelling Residential) and Zone MD (single dwelling and multiple dwelling) lot sizes to facilitate housing diversity in the Palmerston area.

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The Sub-stage 3 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 as well as with the revised Zuccoli Aspire Master Plan. 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 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 Mitchell 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 size private open space on smaller 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 3 is compliant with the provisions of the Planning Scheme and has significant merit in providing increased opportunities for living in Zuccoli Aspire in proximity to existing facilities and services. It is a mere continuation of Sub-stages 1 and 2 that have 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 Aspire and do not impact Sub-stage 3.

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 as discussed and provided to CoP and DoT 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

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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. And Clause 11.2.2 above. The subdivision design proposes public open space of 29,547 square metres in this stage of which 19,536 square metres is unencumbered. This accounts for 10 percent of the net developable area. The Subdivision Plan is at Attachment H.

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

A Preliminary Engineering Services Assessment has been prepared by Flanagan Consulting Group is enclosed at Attachment L, which assesses the proposed approach to the delivery of water, sewer and electricity services. 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, CP and PS for the purposes of single dwellings and multiple dwellings up to a maximum of two storeys, open space and education establishments. The potential for amenity impacts as a result of the development of the site is not considered an issue due to Zuccoli Aspire being a greenfield infill development of vacant land almost on the periphery of Palmerston of which this proposal is only for Sub-stage 3 and although dwelling construction will soon start in Sub-stage 1 the overall design principles are focussed on amenity and the development of a neighbourhood where lifestyle is paramount.

#### **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 3 (A, B C, D and E) of Zuccoli Aspire into 232 residential lots, three Public Open Spaces (PS) and two Community Purpose (CP) allotments.

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 3 at the required percentage. The proposed open space is the continuation of the master planned open space and landscaping plan proposed for Zuccoli Aspire, and will assist in the management of the micro climate and provide for the development of a high amenity community environment. The MD (multiple dwelling) site will at DA stage provide the required communal open space and private open space. The requirement for sensitive design and protection of Mitchell 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 3 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 internal road reserve widths, with adequate carriageway and verges to provide for landscaping and footpath areas on both sides as required through the NTPS and specific widths 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 3 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 are shared pathways 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

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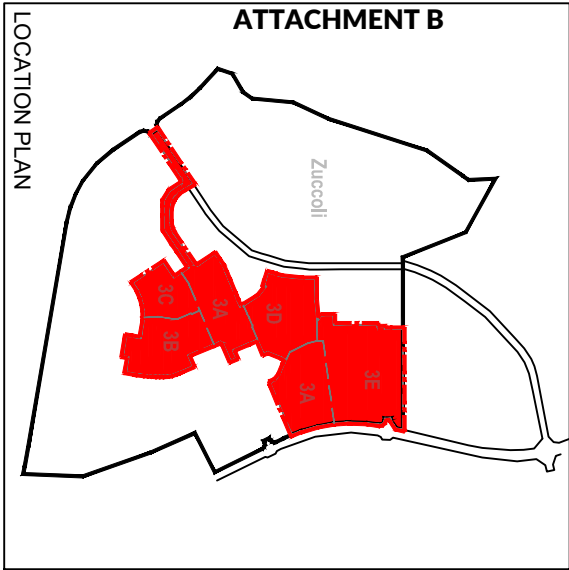


on at least one side of the road. The school site and the neighbourhood centre in Sub-stage 4 will be accessible through all modes of travel.

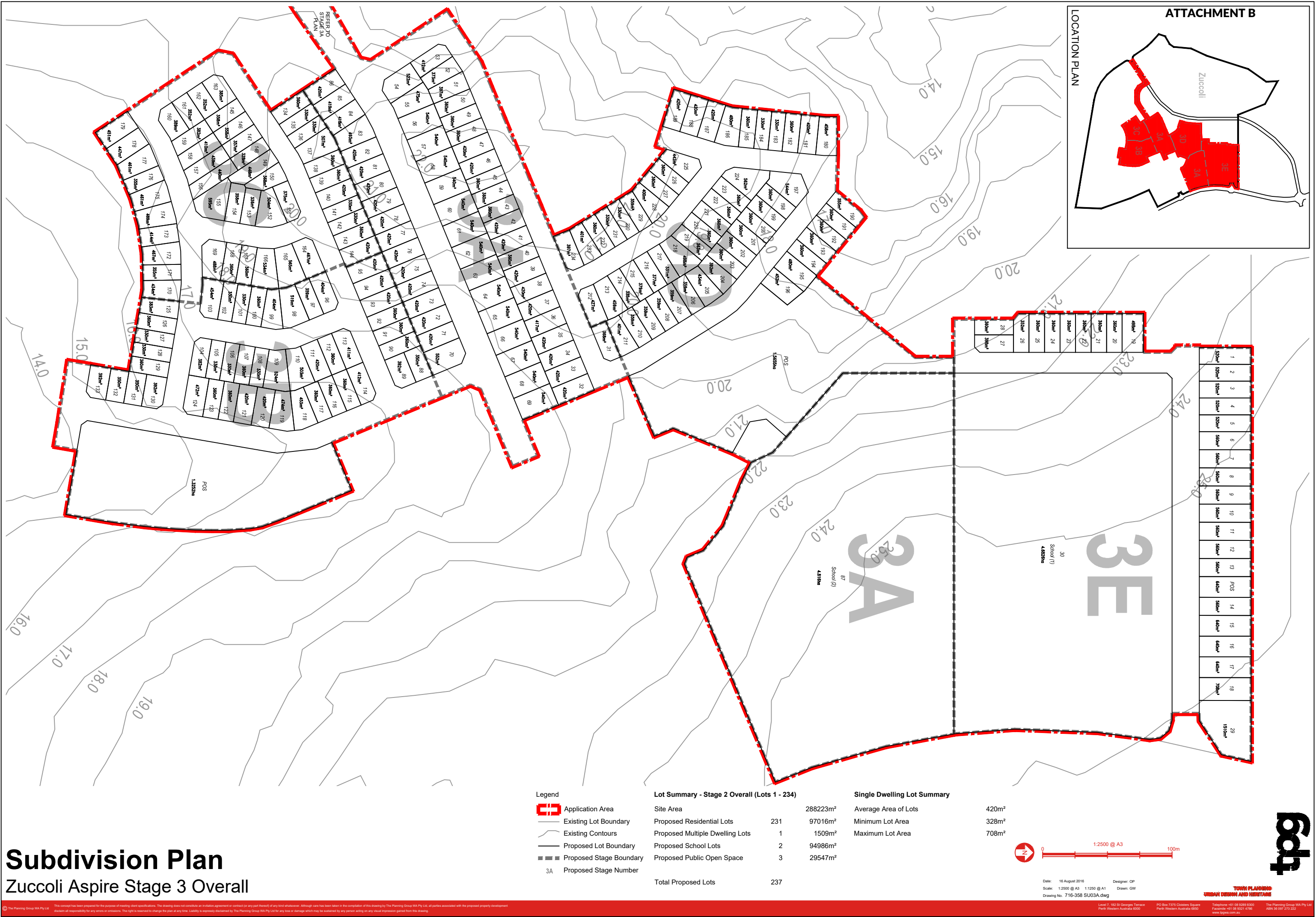
The proposal is entirely appropriate and consistent with the NTG objectives for affordable housing, and meets the appropriate land use, design and functional requirements to create an attractive high amenity and accessible community as an integral component of the Zuccoli Aspire development.

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.

**Linda Henning**  
MasterPlan NT  
26 August 2016



LOCATION PLAN

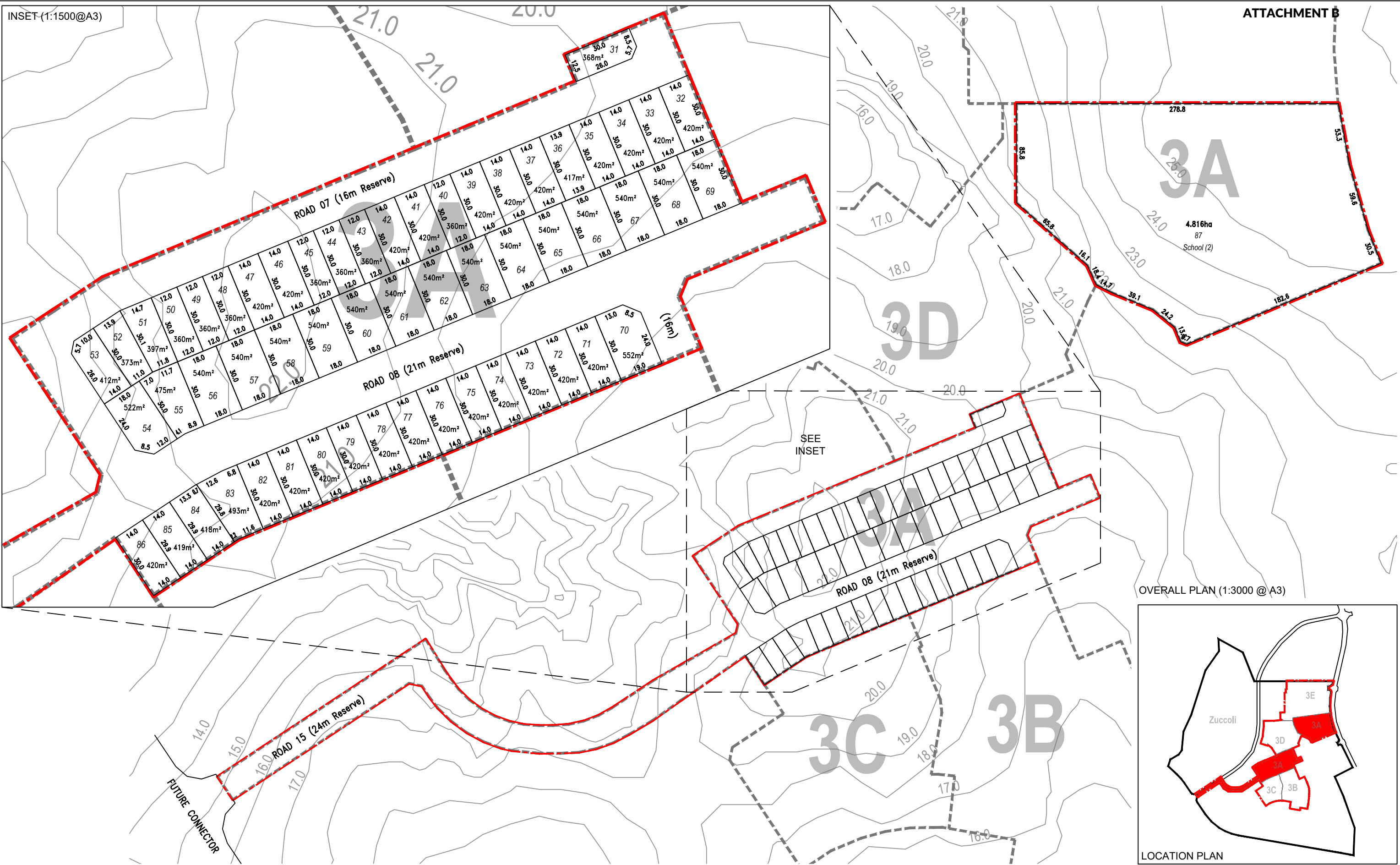


# Subdivision Plan

## Zuccoli Aspire Stage 3 Overall

INSET (1:1500@A3)

ATTACHMENT B



# Subdivision Plan

## Zuccoli Aspire Stage 3A

### Legend

- Application Area
- Existing Lot Boundary
- Existing Contours
- Proposed Lot Boundary
- Proposed Stage Boundary
- Proposed Stage Number

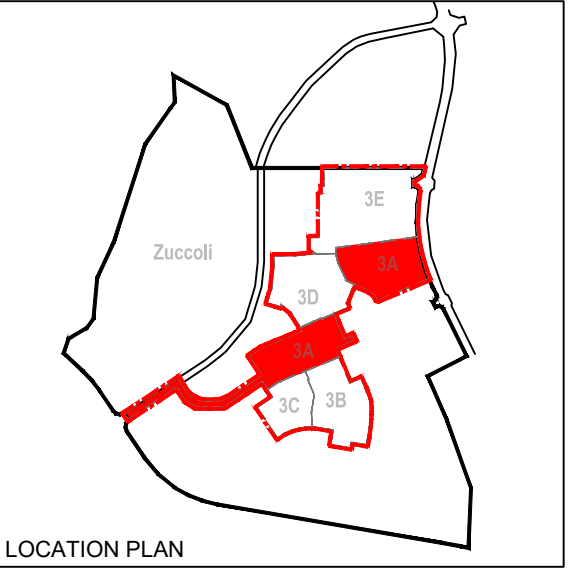
### Lot Summary - Stage 3A (Lots 31 - 87)

Site Area	100262m <sup>2</sup>
Proposed Residential Lots	56
Proposed School Lot	1
Total Proposed Lots	57

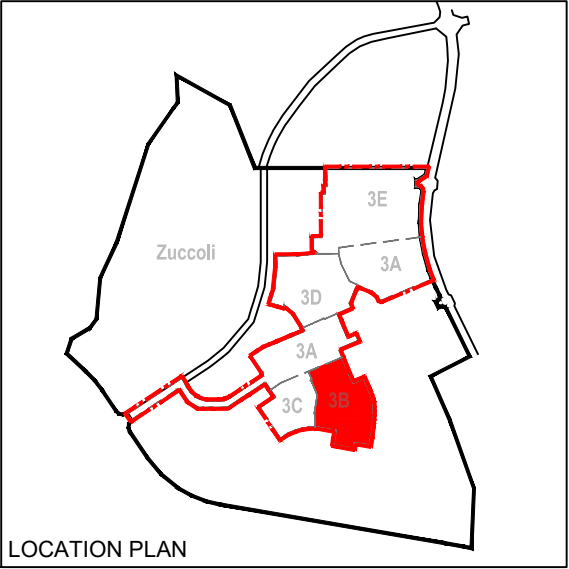
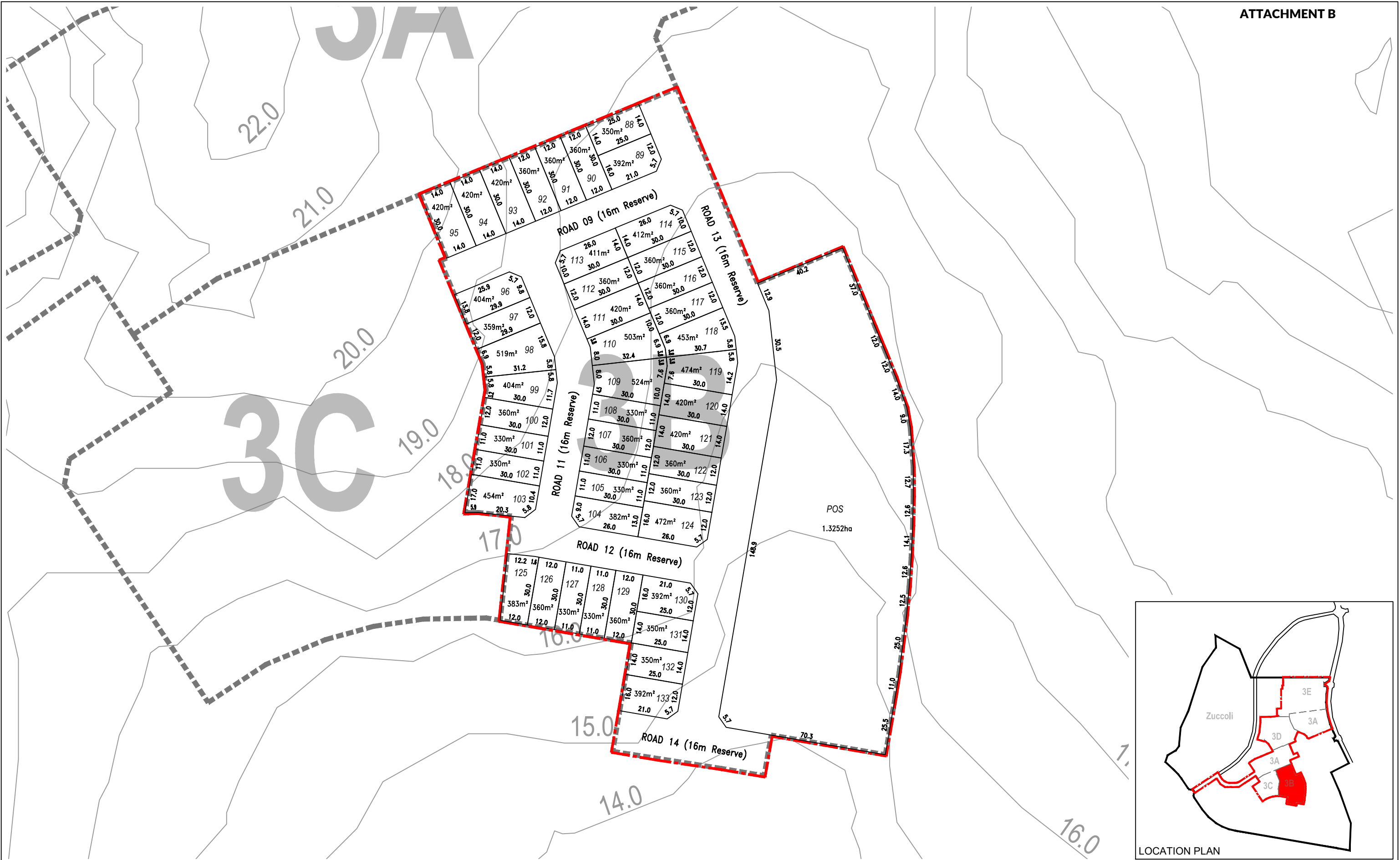
### Single Dwelling Lot Summary

Average Area of Lots	446m <sup>2</sup>
Minimum Lot Area	368m <sup>2</sup>
Maximum Lot Area	552m <sup>2</sup>

OVERALL PLAN (1:3000 @ A3)







# Subdivision Plan

## Zuccoli Aspire Stage 3B

### Legend

- Application Area
- Existing Lot Boundary
- Existing Contours
- Proposed Lot Boundary
- Proposed Stage Boundary
- Proposed Stage Number

### Lot Summary - Stage 3B (Lots 88 - 133)

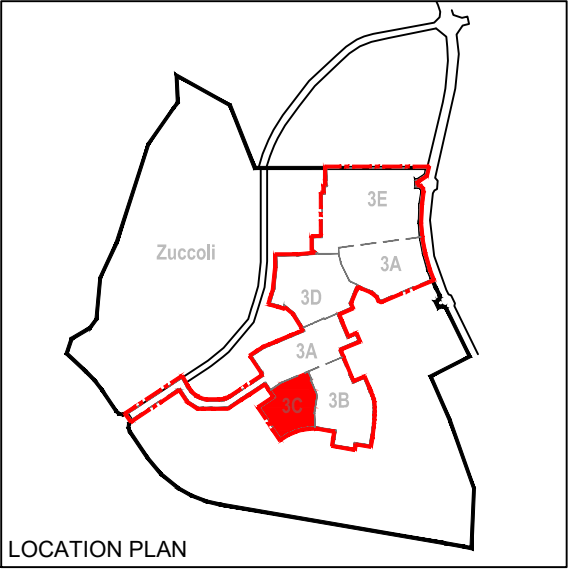
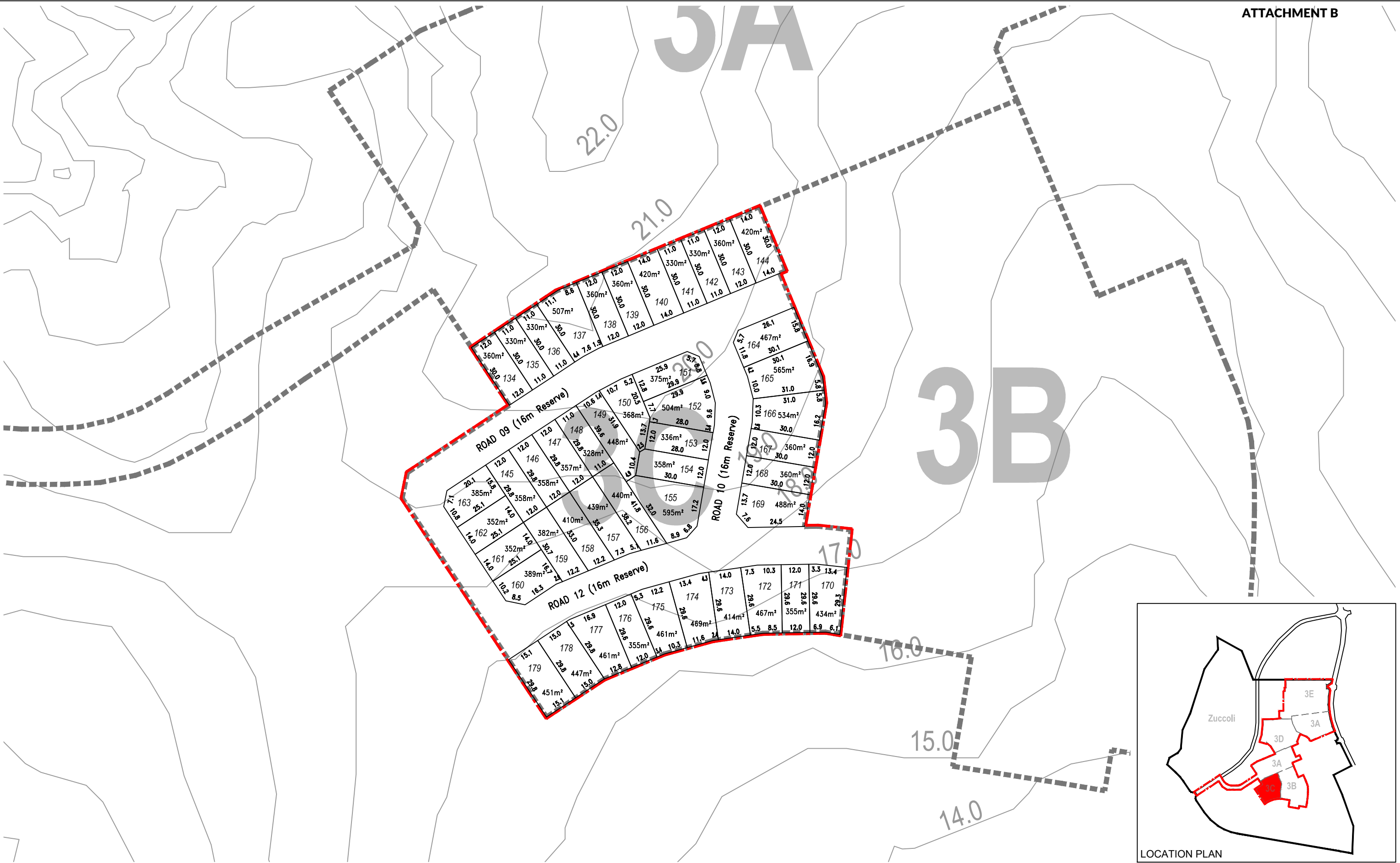
Site Area	43171m <sup>2</sup>
Proposed Residential Lots	46
Proposed Public Open Space	1
Total Proposed Lots	47

### Single Dwelling Lot Summary

Average Area of Lots	388m <sup>2</sup>
Minimum Lot Area	330m <sup>2</sup>
Maximum Lot Area	524m <sup>2</sup>







# Subdivision Plan

## Zuccoli Aspire Stage 3C

Legend

- Application Area
- Existing Lot Boundary
- Existing Contours
- Proposed Lot Boundary
- Proposed Stage Boundary
- 3A Proposed Stage Number

Lot Summary - Stage 3C (Lots 134 - 179)

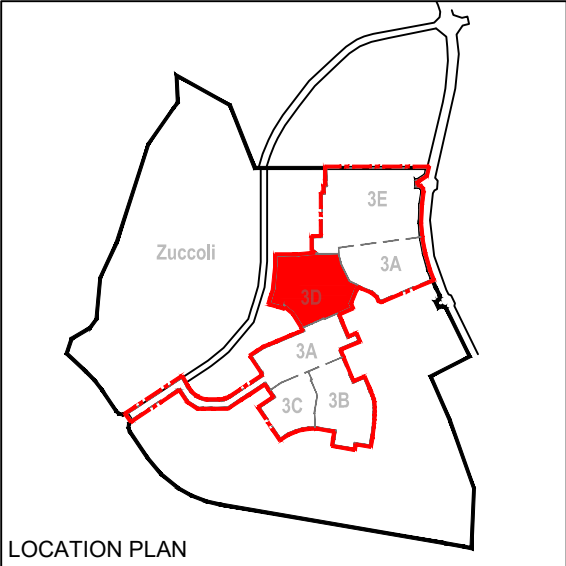
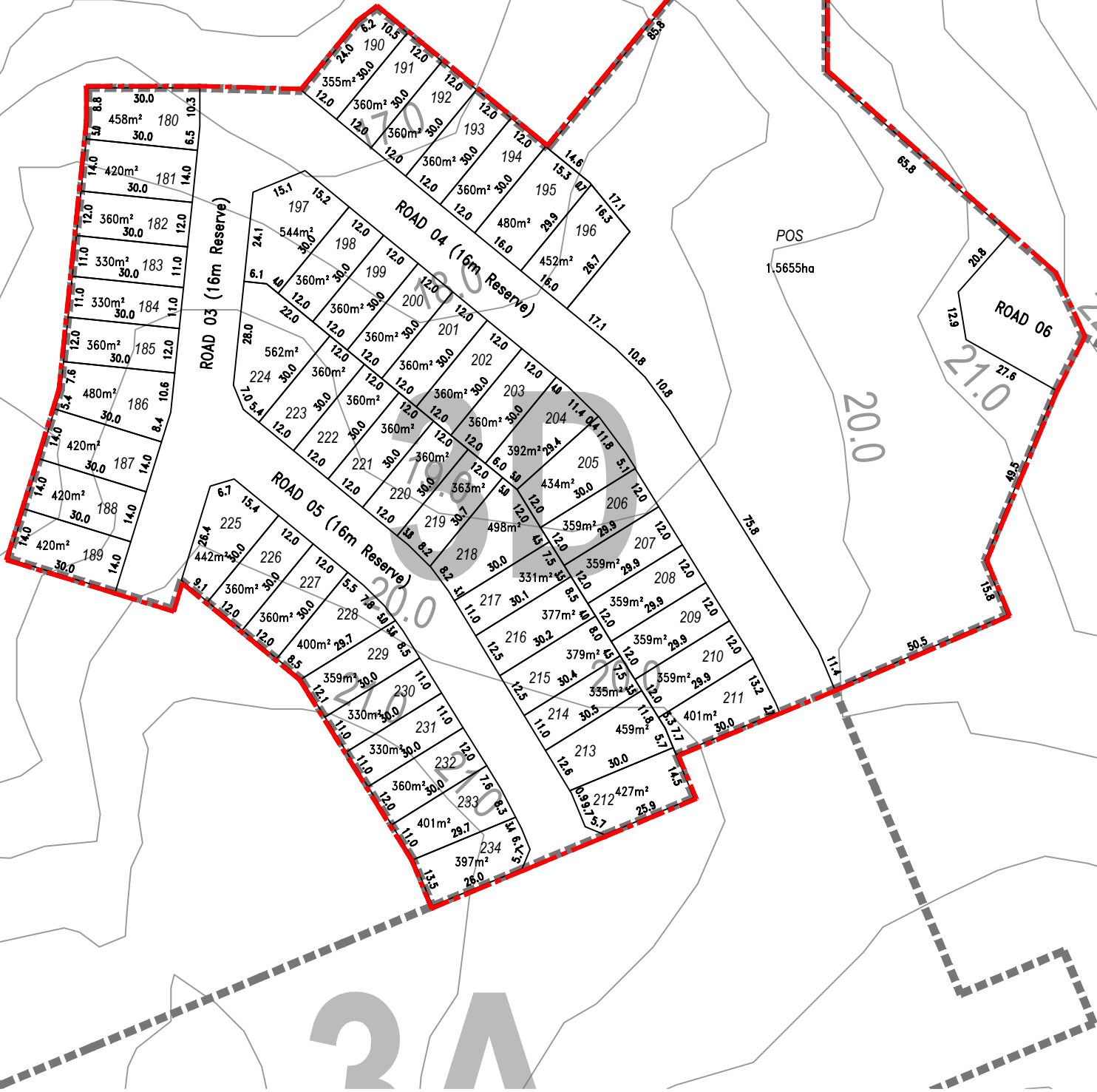
Site Area	26627m <sup>2</sup>
Proposed Residential Lots	46
Total Proposed Lots	46

Single Dwelling Lot Summary

Average Area of Lots	407m <sup>2</sup>
Minimum Lot Area	328m <sup>2</sup>
Maximum Lot Area	595m <sup>2</sup>



3A



# Subdivision Plan

## Zuccoli Aspire Stage 3D

Legend

- Application Area
- Existing Lot Boundary
- Existing Contours
- Proposed Lot Boundary
- Proposed Stage Boundary
- Proposed Stage Number

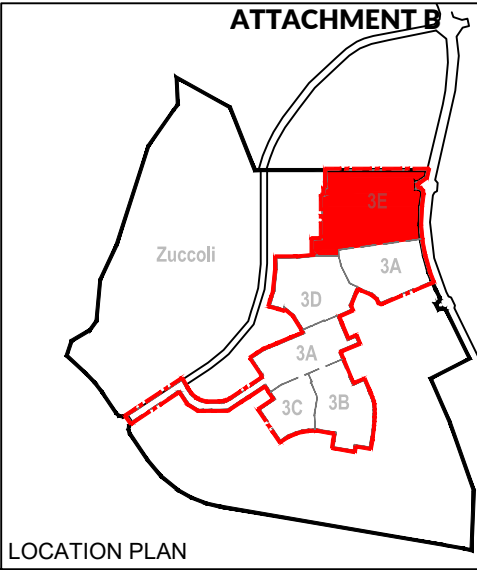
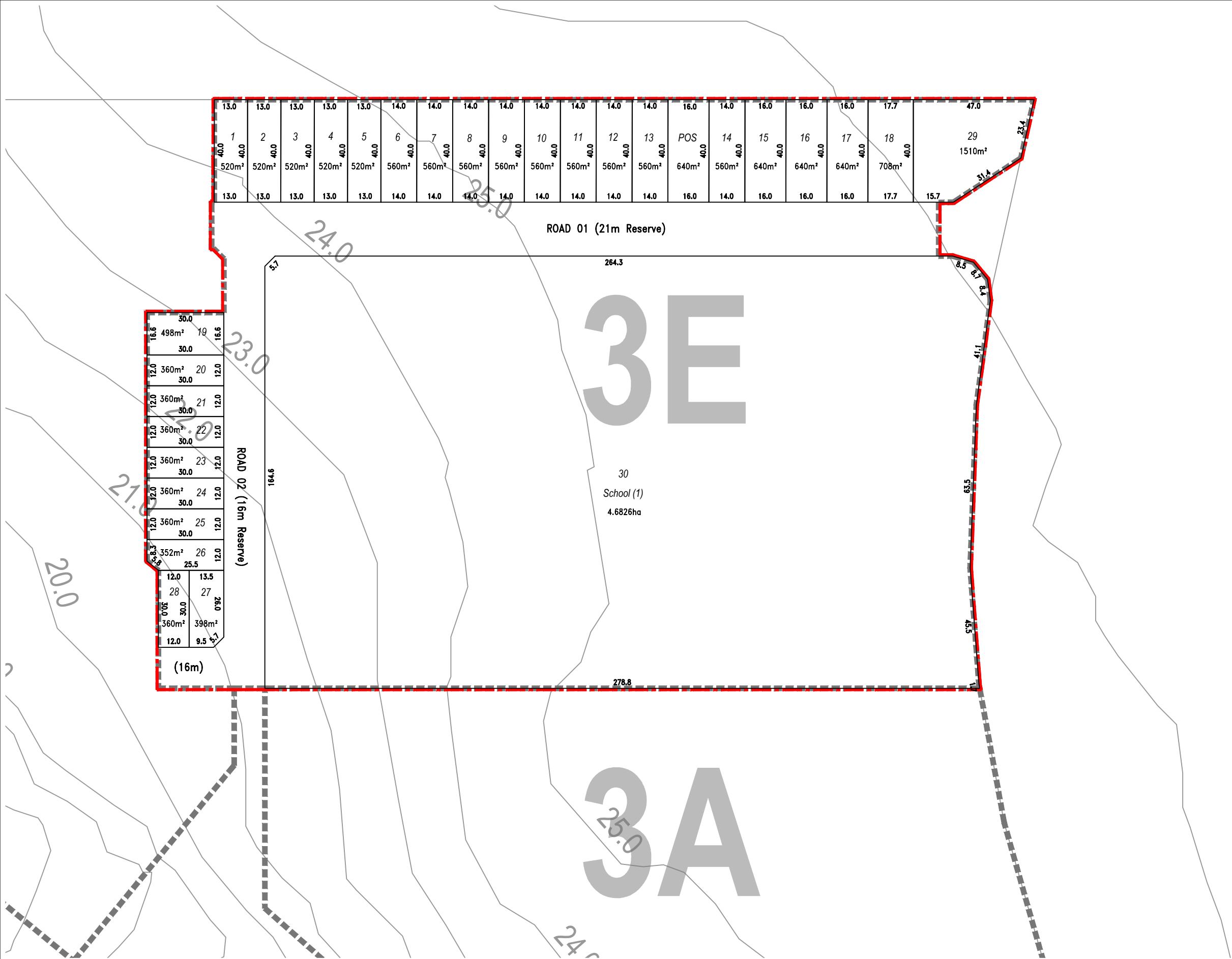
Lot Summary - Stage 3D (Lots 180 - 234)

Site Area	46080m <sup>2</sup>
Proposed Residential Lots	55
Proposed Public Open Space	1
Total Proposed Lots	56

Single Dwelling Lot Summary

Average Area of Lots	395m <sup>2</sup>
Minimum Lot Area	330m <sup>2</sup>
Maximum Lot Area	562m <sup>2</sup>





# Subdivision Plan

## Zuccoli Aspire Stage 3E

### Legend

- Application Area
- Existing Lot Boundary
- Existing Contours
- Proposed Lot Boundary
- Proposed Stage Boundary
- 3A Proposed Stage Number

### Lot Summary - Stage 3E (Lots 1 - 30)

Site Area	72083m <sup>2</sup>
Proposed Residential Lots	28
Proposed Multiple Dwelling Lot	1
Proposed School Lot	1
Public Open Space	1
Total Proposed Lots	31

### Single Dwelling Lot Summary

Average Area of Lots	501m <sup>2</sup>
Minimum Lot Area	352m <sup>2</sup>
Maximum Lot Area	708m <sup>2</sup>





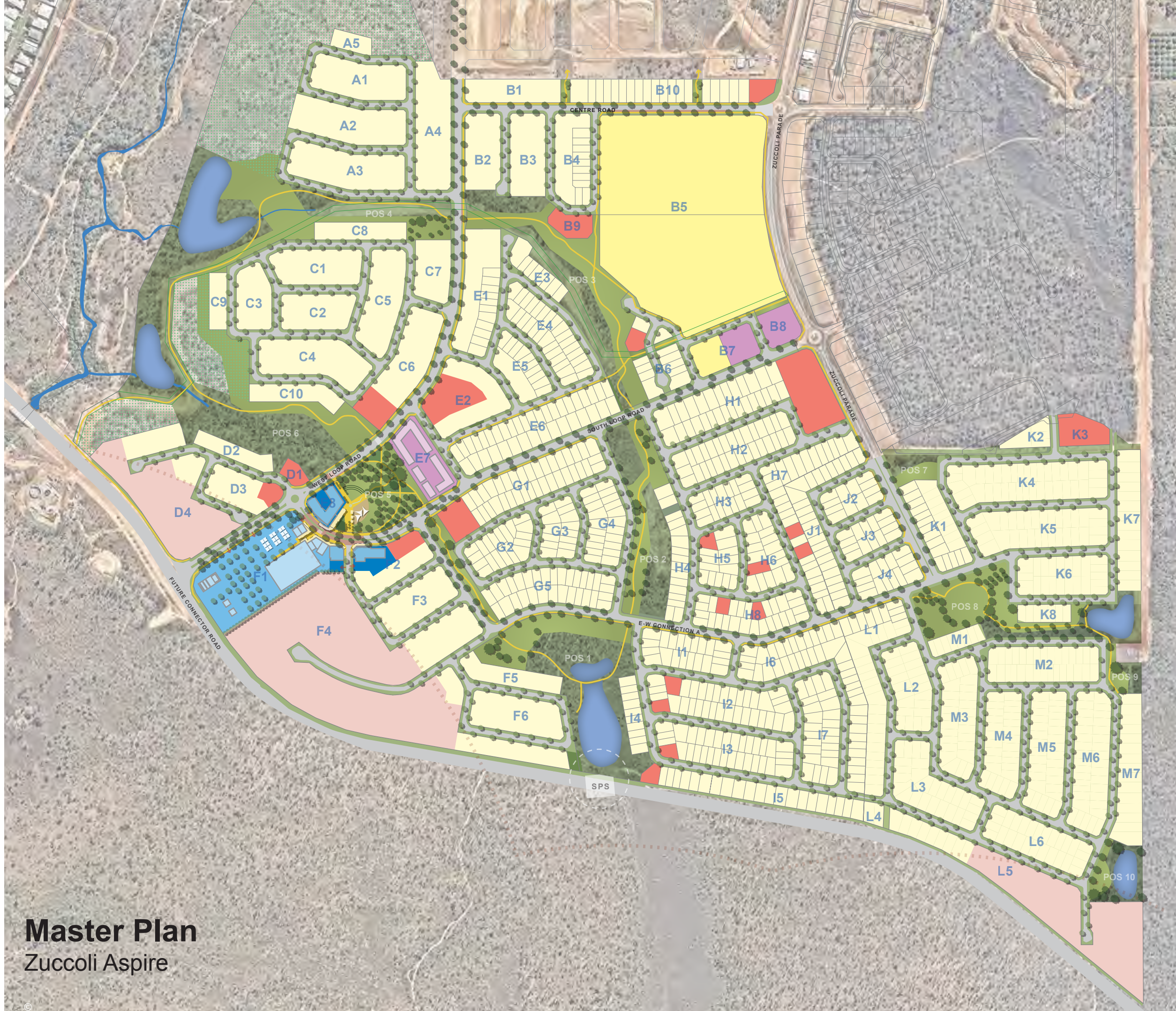
# Master Plan

## Zuccoli Aspire

### ATTACHMENT B

#### LEGEND

- Community Uses**
- Commercial Uses**  
(Supermarket / Fast Food / Service Station )
- Commercial Mixed Use**  
(Ground floor shop with residential above)
- Rural Lots**
- Sites for Single Dwellings**
- Sites for Multiple Dwellings (MD)**
- Sites for Multiple Dwellings (MR)**
- Connecting Roads**
- Public Open Space**  
(unencumbered / encumbered)
- 1000m from mangrove margin**
- Indicative Lake**
- Urban Development Investigation Area**



0 60 120m

Project Manager: AH Date: 17 August 2016

Drawn: GW Scale: 1:6,000 @ A3 1:3,000 @ A1

Checked: OP Drawing No. 716-358 CP-1 A



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