

CITY OF PALMERSTON

**Notice of Council Meeting
To be held in Council Chambers, Civic Plaza, Palmerston
On Tuesday, 18 August 2015 at 6:30pm**

AGENDA

Audio Disclaimer

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

1. PRESENT

2. APOLOGIES

ACCEPTANCE OF APOLOGIES AND LEAVE OF ABSENCE

3. CONFIRMATION OF MINUTES

RECOMMENDATION

1. THAT the minutes of the Council Meeting held Tuesday, 4 August 2015 pages 8042 to 8046 be confirmed.
2. THAT the minutes of the Confidential Council Meeting held Tuesday, 4 August 2015 pages 186 to 187 be confirmed.

4. MAYOR'S REPORT

5. REPORT OF DELEGATES

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

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

8. PETITIONS

9. DEPUTATIONS / PRESENTATIONS

9.1 Distributed Renewable Energy Systems & the Future of Evs

Ahmed El Safty, Principal Engineer & CEO Zero Energy Developments
and Brian Romer Managing Director Shanghai-Australia Investments Pty
Ltd.

10. CONSIDERATION OF MOTIONS FOR WHICH NOTICE HAS BEEN GIVEN

11. COMMITTEE RECOMMENDATIONS

11.1 Governance and Organisation

THAT the minutes from the Governance and Organisation Committee meeting held on 13 August 2015 be received and noted and that Council adopts the recommendations made by the Committee and accordingly resolves as follows:

11.1.1 Review of Financial Policies FIN18 and FIN19

1. THAT the Committee recommends Council approve the amended FIN18 Grants, Donations, Scholarships and Sponsorships Policy.
2. THAT the Committee recommends Council approve the amended FIN19 Financial Reserves Policy.

11.1.2 Public Question Time

1. THAT Council adopts the following Public Question Time procedure:
 1. *Public question time will only be applicable to Ordinary Council Meetings.*
 2. *Public question time will be limited to 15 minutes but may be extended at the discretion of the Chairman.*
 3. *Public question time will be held immediately following "Response to Previous Public Questions Taken on Notice" in the meeting agenda.*
 4. *Questions will be limited to two (2) per person per meeting and preferably be provided on the approved form which is available on Council's website and at the customer service desk at the Library and Civic Plaza.*
 5. *A person submitting a question will be invited in writing to attend the meeting at which the Chairman intends to present the question and answer.*
 6. *A person asking a question must be in the public gallery for the question to be considered.*
 7. *The Chairman will invite the person asking a question to read their question at the meeting or if the member of the public wishes, have the question read by an Elected*

Member or staff member. Questions read by the public will be presented from the lectern adjacent to the screen.

- 8. If a member of the public asking a question is not present in the gallery the question will be addressed administratively. An absent member of the public will not be permitted to repeat their question.*
- 9. Multipart questions are not permitted.*
- 10. Repeated questions where answers have been provided within the previous 12 months will be handled administratively.*
- 11. Questions should be submitted to the Chief Executive Officer in writing by 12noon on the day preceding the meeting.*
- 12. If a question is presented after the close off date and time then the Chairman will make the best possible effort to provide an answer at the Council meeting.*
- 13. If any question requires further researching before a response can be given the Chairman will indicate that the question will be taken on notice.*
- 14. Questions taken on notice will be responded to in writing and appear in the agenda of the next available Ordinary Council meeting.*
- 15. Spontaneous questions from the public gallery may be accepted at the discretion of the Chairman.*
- 16. Public question time will be deemed closed at the expiry of the designated time or when there are no further questions. Any outstanding questions at the time of closure of question time will be handled administratively and included in the next available agenda as if they were questions taken on notice.*

11.1.3 City of Palmerston Development Guideline

THAT Council adopts the City of Palmerston Development Guideline reference R-RD0845 Rev 0.1 dated 25 June 2015 and attached to Report Number GOC/0094.

11.2 Economic Development and Infrastructure

Nil

11.3 Community Culture and Environment

THAT the minutes from the Community Culture and Environment Committee meeting held on 5 August 2015 be received and noted and that Council adopts the recommendations made by the Committee and accordingly resolves as follows:

11.3.1 Garage Sale Trail – Reboot Your Loot

THAT Council approve operational expenditure of \$10,000 from the 2015/2016 approved budget to participate in the Garage Sale Trail for 2015.

11.3.2 Financial Support – Riding for the Disabled in the Top End Inc

THAT Council support the funding application from Riding for the Disabled in the Top End Inc. and provide a grant of \$5,300.

11.3.3 Financial Support – Role Models and Leaders Australia

THAT Council support the funding application from Role Models and Leaders Australia and provide a grant of \$10,000.

11.4 CEO Performance Appraisal Committee Meeting

THAT the minutes from the CEO Performance Appraisal Committee meeting held on 6 August 2015 be received and noted.

12. INFORMATION AGENDA

12.1 Items for Exclusion

12.2 Receipt of Information Reports

RECOMMENDATION

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

12.3 Officer Reports

12.3.1	Action Report	8/0712
12.3.2	Financial Report for the month of July 2015	8/0719
12.3.3	Real Housing for Growth – Birripa Court – Project Completion Report	8/0720

13. DEBATE AGENDA

13.1 Officer Reports

13.1.1	‘Job Active’ Work Team – Working on Escarpment Variation to cover cost of materials	8/0715
13.1.2	Road naming at The Views, Gunn	8/0716
13.1.3	Concurrent Application – PA2015/0370 – Section 4231 (213) Taylor Road, Holtze - Rezone part FROM Zone RR (Rural Residential) and Zone PM (Proposed Main Road) TO Zone CP (Community Purpose) and Zone FD (Future Development) AND subdivision into three lots	8/0717

13.1.4 Development Application – PA2015/0520 – Sec 4231 (213)
Taylor Road, Holtze Hospital in accordance with proposed
Zone CP (Community Purposes) 8/0718

14. CORRESPONDENCE

15. PUBLIC QUESTION TIME

At the invitation of the Chair

16. 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*

17. CONFIDENTIAL REPORTS

17.1 The Heights Durack – Neighbourhood Centre

8/0721

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, Acting Director of Corporate Services and Acting Director of 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 17.1 The Heights Durack – Neighbourhood Centre and that Council is satisfied that the meeting should be conducted in a place open to the public is outweighed in relation to the matter because receiving, considering and discussing the report and associated documentation involves:

- (e) information provided to the council on condition that it be kept confidential.

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

2. THAT Council orders that the minutes from the Confidential Council meeting held on 13 August 2015, in relation to confidential item number 17.1 The Heights Durack – Neighbourhood Centre remain confidential for 5 years.

17.2 Investigation into Facebook Conduct of a Community Representative

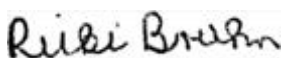
RECOMMENDATION

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 Acting Director of Corporate Services, Acting Director 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 discuss and consider the Committee Recommendations in relation to confidential agenda item 17.2 Investigation into Facebook Conduct of a Community Representative and that Council is satisfied that the meeting should be conducted in a place open to the public is outweighed in relation to the matter because receiving, considering and discussing the Committee Recommendation documentation involves:
 - (a) information about the employment of a particular individual as a member of the staff or possible member of the staff of the Council that could, if publicly disclosed, cause prejudice to the individual;

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

2. THAT Council orders that the minutes from the Confidential Council meeting held on 18 August 2015, in relation to confidential item number 17.2 Investigation into Facebook Conduct of a Community Representative and associated documentation remain confidential and not available for public inspection.

18. CLOSURE



Ricki Bruhn
Chief Executive Officer

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

**APPLICATION FOR A DEPUTATION TO THE
CITY OF PALMERSTON**

Name: Ahmed El Safty BE(Chem), RPEQ, CEng, MIChemE, MEIANZ, MIEAust.....

Organisation: Sustainable Energy Equities Pty Ltd Trading As Zero Energy Developments.....

Contact Tel: 07-5577 1113 or 0407 112 711

Contact Email: ahmed@zed-au.com.....

Presentation topic: Distributed Renewable Energy Systems & the Future of EVs

Date of Request: 31st July 2015

Meeting date requested: 18th August 2015.....

Time requested (length): 20 minutes with question time

Up to 20 minutes

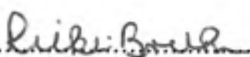
Names of those making the address:


- 1) Ahmed El Safty BE(Chem), RPEQ, CEng, MIChemE, MEIANZ, MIEAust
- Title: Principal Engineer & CEO
- Organisation: Zero Energy Developments
- 2) Brian Romer
- Title: Managing Director
- Organisation: Shanghai-Australia Investments Pty Ltd

Purpose of the deputation: Technology Presentation relating eliminating energy bills and reducing fleet operational costs by converting to EVs. ..

A copy of the presentation is required on application.

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

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Approved (Chief Executive Officer)

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Approved (Mayor of Palmerston)

ITEM NO. 12.3.1 Action Report

FROM: Chief Executive Officer

REPORT NUMBER: 8/0712

MEETING DATE: 18 August 2015

Municipal Plan:

4. Governance & Organisation

4.3 People

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

Summary:

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

Dec #	Task Date	Matter	Action	Update
8/0847	19/11/2013	TC Zone Land	Discuss with NT Government on acquiring the Tourist Commercial (TC) Zone land – Part Lot 8405	Letter received 9 April 2014 advising investigations are currently being undertaken to inform the potential release of this site including servicing and development options.
8/0879	11/12/2013	Development of Lot 10029 and Part Lot 9608	Expression of Interest for the development of Lot 10029 and Part Lot 9608 be prepared for Council approval.	Letters sent to developers requesting reasons for not responding to the EOI and any suggestions for an amended process. No responses received. Subsequent telephone follow up – messages not returned.
8/0899	14/01/2014	Expression of Interest – Development of Lot 10024 and Part Lot 9609	An EOI to be brought to Council for the development of Lot 10024 and part Lot 9609 with the purpose being for the provision of public car parking combined with a mixed use development comprising of retail, commercial or residential.	Council to hold workshop to set the initial location for a multi-deck carpark
8/0949	18/02/2014	Car Parking Contribution Plan Update	Matter on the table	
8/1126	17/06/2014	Reconstruct Radford Road	Council to enter into a memorandum of understanding	Construction work in progress.

			regarding the use of any contractor security held by LDC.	
8/1290	7/10/2014	Quarterly Meetings with NT Government Senior Ministers	Mayor and the chairs or delegate of the three Standing Committees be established to meet with senior Ministers of the NT Government on a quarterly basis to seek financial support and provide updates on projects and initiatives associated with the Palmerston City Centre Master Plan.	Next quarterly meeting to be scheduled.
8/1354	09/12/2014	Draft Palmerston City Centre Master Plan 2014 and associated documents	<ul style="list-style-type: none"> - Draft Palmerston City Centre Parking Strategy to be presented to and considered by the City of Palmerston's Car Parking Committee. - Final documents and application submission to amend the NT Planning Scheme be submitted to Council for endorsement at the Council meeting scheduled 17 February 2015. - Mayor to forward a letter to the Minister for Lands and Planning to inform the NT Government of the public consultation process for the Draft City Centre Master Plan "package", prior to lodgement of the formal rezoning application with the Minister in 2015. 	Council has adopted the Palmerston City Centre Master Plan and associated documents. Council adopted the Palmerston City Centre Parking Strategy on 2 June 2015
8/1378	13/01/2015	Amendments to Palmerston Eastern Suburbs planning principles and plan	<ul style="list-style-type: none"> - Council to write a letter to the Department for Lands and Planning requesting a review of the Palmerston Eastern Suburbs Area Plan and Planning Principles. 	Letter forwarded on 26 February and response received on 19 March.
8/1434	03/03/2015	Small lot subdivisions	<ul style="list-style-type: none"> - Council approach the Shadow Minister for Lands and Planning requesting a meeting in regards to small lot subdivisions 	Meeting to be rescheduled.
8/1506	05/05/2015	Infrastructure Funding	<ul style="list-style-type: none"> - Workshop to be held to enable elected members to discuss future infrastructure projects and how to fund these projects 	Workshop held on Monday 10 August 2015. Action completed.
8/1523	19/05/2015	Road from Durack	<ul style="list-style-type: none"> - Council write to the Director Land Administration seeking 	Letter forwarded

		Drive/Flack Road to New entrance of Archer Waste Transfer Station	consent to open the section of road and road reserve from Durack Drive/Flack Road to the New entrance of Archer Waste Transfer Station.	
8/1546	02/06/2015	Local Government Service Awards	- CEO to arrange for nominations to be completed for Elected Members who qualify for these awards.	A list of eligible current/past Elected Members has been compiled and will be submitted.
8/1560	16/06/2015	Financial Support – Palmerston Football Club	- Council to liaise with the club to seek City of Palmerston signage on the shade structure	
8/1610	04/08/2015	Creation of Stormwater Easement – Stormwater Remediation at Baban Place, Pinelands	- Council delegates to the Mayor and Chief Executive Officer the power to sign and seal all required documentation to register drainage easements over Lot 1702, Lot 1703, Lot 2886 and Lot 1795 in Pinelands (Hundred of Bagot).	Completed

RECOMMENDATION

THAT Council receives Report Number 8/0712.

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

ITEM NO. 12.3.2 **Financial Report for the month of July 2015**
FROM: A/Director of Corporate Services
REPORT NUMBER: 8/0719
MEETING DATE: 18 August 2015

Municipal Plan:

4. Governance & Organisation

4.1 Responsibility

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

Summary:

Financial Report for the month of July 2015.

Background:

The Local Government (Accounting) Regulations, prescribes that:

18 Financial reports to council

- (1) *The CEO must, in each month, lay before a meeting of the council a report, in a form approved by the council, setting out:*
 - (a) *the actual income and expenditure of the council for the period from the commencement of the financial year up to the end of the previous month;*
 - (b) *the forecast income and expenditure for the whole of the financial year.*
- (2) *The report must include:*
 - (a) *Details of all cash and investments held by the council (including money held in trust);*
 - (b) *a statement on the debts owed to the council including the aggregate amount owed under each category with a general indication of the age of the debts;*
 - (c) *other information required by the council.*

If a council does not hold a meeting in a particular month, the report is to be laid before the council committee performing the council's financial functions for the particular month.

General:

Financial Officers provide year to date financial information for the month ended 31 July 2015.

Financial Implications:

Nil

RECOMMENDATION

THAT Council receives Report Number 8/0719.

Recommending Officer: Silke Reinhardt, Acting Director of Corporate Services

Any queries on this report may be directed to Silke Reinhardt, Acting Director of Corporate Services on telephone (08) 8935 9922 or email silke.reinhardt@palmerston.nt.gov.au.

Schedule of Attachments:

Attachment: Financial Management Report – July 2015

Financial Management Reports

July 2015

- ❖ 1. Executive Summary
- ❖ 2. Financial Results

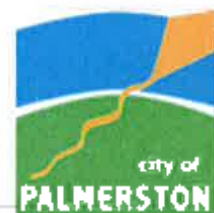


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2.5 Creditor Accounts Paid

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Section 1

Executive Summary

1.1 Executive Overview
As at 31 July 2015

RESULT

Operating Income

Operating income is currently at 4.52% for the year. The Office of the CEO and Roads & Transport are currently at 49% after receiving payment for the first half of the FAA grant for 2015/2016. The Office of the Director of Technical Services is currently at 67% of budget after invoicing for the alfresco dining permits for the full year.

Operating Expenditure

Overall operating expenditure is currently 11.16% of the full year budget, including commitments raised.

Capital Income

Capital income for the current financial year is at 0.15% of the budget.

Capital Expenditure

The percentage capital expenditure for the year is at 5.76% including commitments.

CASH POSITION



As at the end of July 2015 the cash and investments balance was \$20.6M. As at 1 July 2015 reserve requirements with restricted access was \$13m. Interest earned to date is \$44k, circa 11% of budget.

Section 2

Financial Results

31 July 2015

2-1 Budget Summary Report as at

	Annual Budget	YTD Actuals (incl commitments)	Budget to be met	Budget Met
	\$	\$	\$	%
Operating Income	(18,250,520)	(1,276,727)	(26,973,793)	4.52%
Operating Expenditure	33,262,315	3,703,869	29,558,446	11.14%
Capital Income	(37,338,000)	(54,982)	(37,283,018)	0.15%
Capital Expenditure	2,167,889	700,511	11,467,377	5.76%
Subtotal	(20,158,316)	3,072,672	(23,230,988)	
Less Depreciation/Revaluation	(8,062,100)	(666,675)	(7,395,425)	
Gifted Assets	35,000,000	0	35,000,000	
Net (Income)/Expenditure	6,779,584	2,405,997	4,373,587	
Net (Income)/Expenditure Funded by:				
Transfers from Reserves	(3,800,000)			
Transfers to Reserves	1,020,416			
Borrowings	(4,000,000)			
Total	(a)			
Net Surplus/Deficit	6,779,584			
<div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="text-align: center;">  Reviewed by: Finance Manager </div> <div style="text-align: center;">  Approved by: Chief Executive Officer </div> </div>				

Section 2

Financial Results

31 July 2015

2.1 - Budget Summary Report as at Operating Income

	Original Budget	YTD Actuals	%
Governance			
Office of the CEO	-690,000	-343,720	49.81%
Governance	-690,000	-343,720	49.81%
Corporate Services			
Financial Services	-400,000	-43,996	11.00%
Office of the Director Corp and Community Services	0	-14,820	0.00%
Rates	-18,181,252	-196,816	1.08%
Corporate Services	-18,581,252	-255,632	1.38%
Community Services			
Arts & Culture	-12,000	0	0.00%
Events Promotion	-21,000	0	0.00%
Library Services	-729,273	-10,614	1.46%
Senior Citizens	-1,500	0	0.00%
Youth Services	-4,000	0	0.00%
Community Services	-767,773	-10,614	1.38%
Technical Services			
Animal Management	-399,000	-71,914	18.02%
Aquatic Centre	-95,300	-7,941	8.33%
Civic Centre	-186,600	-27,235	14.60%
Driver Resource Centre	-7,500	-2,525	33.66%
Gray Community Hall	-16,000	-3,863	24.14%
Office of the Director Technical Services	-49,250	-33,239	67.49%
Parking & Other Ranger Services	-171,185	-54,183	31.65%
Private Works	-90,000	-6,770	7.52%
Roads & Transport	-795,000	-396,039	49.82%
Stormwater Infrastructure	-4,000	-360	9.00%
Subdivisional Works	-180,000	-14,376	7.99%
Waste Management	-5,771,500	-342	0.01%
Birripa Court Investment Property	-446,160	-47,974	10.75%
Technical Services	-8,211,495	-666,762	8.12%
	-28,250,520	-1,276,727	4.52%

Section 2

Financial Results

31 July 2015

2.1 - Budget Summary Report as at Capital Income

	Original Budget	YTD Actuals	%
Technical Services			
Roads & Transport	-1,938,000	0	0.00%
Subdivisional Works	-35,400,000	-54,982	0.16%
Technical Services	-37,338,000	-54,982	0.15%
	-37,338,000	-54,982	0.15%

Section 2
Financial Results
31 July 2015

2.1 - Budget Summary Report as at

Operating Expenditure

	Original Budget	YTD Actuals	Commitment	Total YTD Actuals plus Commitments	%
Governance					
Elected Members	320,740	23,062	3,926	26,988	8.41%
Office of the CEO	669,986	82,026	0	82,026	11.99%
Public Relations and Communications	113,150	2,957	54,949	57,907	49.41%
Governance	1,103,876	108,045	58,875	166,920	15.67%
Corporate Services					
Customer Services	127,737	16,795	177	16,973	7.43%
Financial Services	1,411,467	118,879	124,862	243,741	21.35%
Human Resources	271,849	13,774	429	14,203	5.02%
Information Technology	1,090,264	93,233	175,751	268,984	24.63%
Office of the Director Corp and Community Services	8,488,694	698,219	27,525	725,744	8.55%
Rates	101,000	0	5,150	5,150	9.05%
Records Management	339,365	22,318	8,480	30,798	9.05%
Corporate Services	11,660,376	962,680	345,745	1,308,425	11.22%
Community Services					
Arts & Culture	110,000	675	3,663	4,338	3.10%
Community Development	939,010	51,750	608	52,358	5.58%
Events Promotion	309,000	1,204	0	1,204	0.39%
Families & Children	437,294	5,775	2,348	8,123	3.41%
Health and Wellbeing Services	47,000	0	1,900	1,900	4.04%
Library Services	1,701,301	60,783	15,665	76,448	4.50%
Senior Citizens	9,500	945	1,011	1,956	20.59%
Youth Services	22,000	2,505	0	2,505	11.40%
Community Services	2,900,104	124,149	29,154	153,303	5.15%
Technical Services					
Animal Management	79,086	3,481	349	3,830	4.84%
Aquatic Centre	128,200	23,452	273,957	297,409	90.61%
Archer Sports Club	1,311	0	0	0	0.00%
Civic Centre	380,877	17,957	26,535	44,492	11.68%
Depot	87,277	177	5,889	6,066	7.29%
Driver Resource Centre	0	167	1,999	2,166	6.00%
Emergency Operations	99,917	7,435	0	7,435	7.44%
Grey Community Hall	108,975	2,765	3,652	6,417	5.89%
Office of the Director Technical Services	1,452,956	80,256	156,773	237,031	15.90%
Open Space	4,746,914	120,401	273,078	393,479	7.23%
Parking & Other Ranger Services	717,145	41,335	2,192	43,527	6.07%
Private Works	60,023	5,556	0	5,556	9.26%
Recreation Centre	209,930	13,751	141,965	155,716	73.99%
Roads & Transport	2,057,713	78,313	67,006	145,319	7.06%
Stormwater Infrastructure	241,000	5,952	4,549	10,501	4.36%
Street Lighting	1,161,530	50,234	0	50,234	4.32%
Subdivisional Works	80,000	0	0	0	0.00%
Waste Management	5,864,051	377,892	341,633	719,525	12.27%
Wimpa Court Investment Property	108,974	2,676	0	2,676	2.46%
Technical Services	17,577,960	837,116	1,244,095	2,081,211	11.84%
	33,262,316	2,032,000	1,671,670	3,703,670	11.14%

Section 2
Financial Results
31 July 2015

2.1 - Budget Summary Report as at
Capital Expenditure

	Original Budget	YTD Actuals	Commitment	Total YTD Actuals plus Commitments	%
Corporate Services					
Information Technology	70,000	0	0	0	0.00%
Office of the Director Corp and Community Services	250,000	92,728	31,028	123,756	49.50%
Corporate Services	320,000	92,728	31,028	123,756	38.62%
Community Services					
Technical Services					
Aquatic Centre	0	0	9,800	9,800	0.00%
Civic Centre	730,500	0	0	0	0.00%
Office of the Director Technical Services	0	169,017	78,770	247,787	0.00%
Open Space	822,950	0	246,664	246,664	29.97%
Roads & Transport	3,942,439	0	3,540	3,540	0.09%
Stormwater Infrastructure	940,000	0	0	0	0.00%
Subdivisional Works	0	4,535	10,614	15,169	0.00%
Waste Management	5,412,000	0	53,790	53,790	0.99%
Technical Services	11,847,889	173,552	403,203	576,756	4.87%
	12,167,889	166,280	434,231	700,511	5.76%

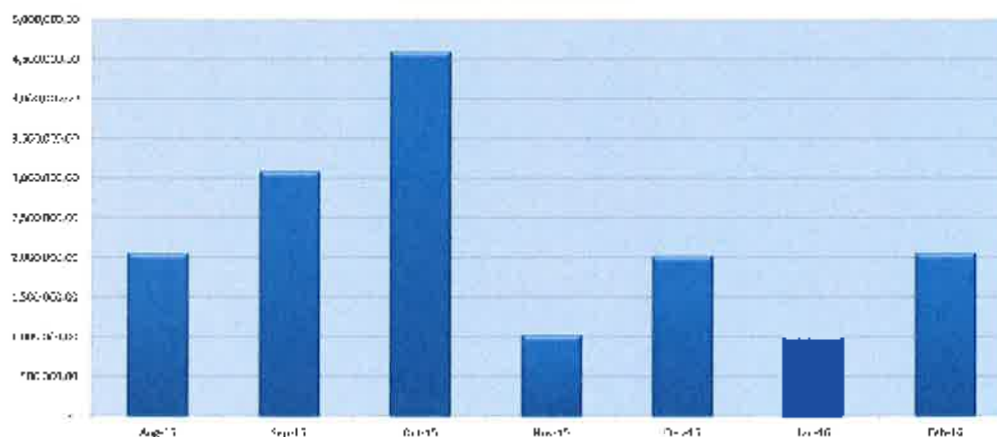
INVESTMENTS REPORT TO COUNCIL AS AT 31/07/2015

COUNTERPARTY	RATING	AMOUNT	INTEREST RATE	MATURITY DATE	DAYS TO MATURITY	WEIGHTED AVERAGE RATE	INSTITUTION TOTALS	%COUNTER PARTY
People's Choice Credit Union		\$ 3,29	0.00%					
People's Choice Credit Union	S&P A2	\$ 2,000,000.00	3.64%	September 25, 2015	80	0.004550785	\$ 2,000,000.29	12.78%
WE Bank	Moodys P2	\$ 1,000,000.00	3.45%	August 12, 2015	12	0.002204073		
ME Bank	Moodys P2	\$ 1,000,000.00	3.90%	October 17, 2015	78	0.002491492	\$ 2,000,000.00	12.78%
AMP Bank	S&P A1	\$ 1,000,000.00	3.30%	November 17, 2015	103	0.002108786	\$ 1,000,000.00	8.38%
National Australia Bank	Tick F1+	\$ 1,000,000.00	3.87%	August 25, 2015	25	0.002308228		
National Australia Bank	Tick F1+	\$ 1,000,000.00	3.18%	September 18, 2015	47	0.002031525		
National Australia Bank	Flick F1+	\$ 1,500,000.00	3.17%	October 7, 2015	48	0.003037704		
National Australia Bank	Flick F1+	\$ 2,000,000.00	2.98%	December 18, 2015	136	0.003620286		
National Australia Bank	Flick F1+	\$ 1,000,000.00	3.00%	January 8, 2016	159	0.001918539		
National Australia Bank	Flick F1+	\$ 7,178.12	2.60%			0.000017729		
National Australia Bank	Flick F1+	\$ 146,143.87	2.60%			0.000261477	\$ 6,653,259.79	42.50%
Auswide (Wide Bay)	S&P A2	\$ 2,000,000.00	3.04%	February 17, 2016	201	0.003904173		
Auswide (Wide Bay)	S&P A2	\$ 2,000,000.00	3.01%	October 14, 2015	75	0.003458642	\$ 4,000,000.00	25.55%
TOTAL SHORT TERM INVESTMENT		\$ 15,653,268.08		Average Days to Maturity	55.00	Weighted Average	3.26%	100.00%

% OF TOTAL INVESTMENT PORTFOLIO	A1 (max 100%) 6%	F1 (max 100%) 40%	A1 (max 80%) 39%	P2 (max 80%) 13%
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GENERAL BANK FUNDS	\$ 4,995,396.13	Total Budget Investment Earnings	\$ 100,000.00
TOTAL ALL FUNDS	\$ 20,648,664.51	Year to Date Investment Earnings	\$ 43,968.42

Cashflow of Investments



[Signature]
Reviewed by: Finance Manager

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Approved by: Chief Finance Officer

Section 2

Financial Results

2-3 Reserves Schedule

	Balance as at 1/07/2014	TO RESERVES		FROM RESERVES		Balance as at 30/06/2015
		Original Budget	Adopted Budget	Original Budget	Adopted Budget	
Asset Related Reserves						
Property Reserve	1,531,345	0	0	0	0	1,531,345
Plant and Equipment Reserve	1,147,493	0	0	0	0	1,147,493
Infrastructure Reserve	4,453,259	620,416	620,416	3,800,000	3,800,000	1,773,675
	7,632,097	620,416	620,416	3,800,000	3,800,000	4,452,513
Other Reserves						
Election Expenses Reserve	150,000	0	0	0	0	150,000
Disaster Recovery Reserve	500,000	0	0	0	0	500,000
Strategic Initiatives Reserve	500,000	0	0	0	0	500,000
Unexpended Grants Reserve	169,854	0	0	0	0	169,854
Unexpended Capital Works Reserve	0	0	0	0	0	0
Developer Funds In lieu of construction	4,325,967	400,000	400,000	0	0	4,725,967
Community Grants Reserve	107,343	0	0	0	0	107,343
	5,753,164	400,000	400,000	0	4,121,231	6,153,164
Total Reserve Funds	13,385,261	1,020,416	1,020,416	3,800,000	3,800,000	10,605,677


Reviewed by: Finance Manager


Approved by: Chief Executive Officer

Section 2

Financial Results

2-4 Debtor Control Accounts

SUNDRY DEBTORS:		Jul-15					
BALANCE		CURRENT	30 DAYS	60 DAYS	90 DAYS	OVER 90 DAYS	
\$	92,988.11	87,986.39	2,338.89	-	1,131.36	813.06	2,981.13
RATES DEBTORS:		Jul-15		OVERDUE AS PER:		Jul-15	
		\$378,809.31				\$540,298.61	
INFRINGEMENTS:		Jul-15					
		\$					
Animal Infringements		117,368.86					
Public Places		10,728.00					
Parking Infringements		138,362.84					
Litter Infringements		925.00					
Signs		0.00					
Other Law and Order		0.00					
Net Balance on Infringement Debts		<u>267,384.70</u>					



Reviewed by: Finance Manager


Approved by: Chief Executive Officer

SECTION 2

Financial Results

2.5 - Creditor Accounts paid - July 2015

Creditor No.	Creditor Name	Invoice Number	Invoice Description	Amount
2256	ANP Bank	CHC REC - BANK CONFIRMATION REQUEST	Bank Confirmation Request	\$ 30.00
V00347	Anywide Bank Ltd Formerly Wide Bay Australia Ltd	CHC REC - BANK CONFIRMATION REQUEST	Bank Confirmation Request	\$ 15.00
V00447	Christopher Ray Bond	CAT RAP REFUND - R460964	Rarking Collar Refund - R460964	\$ 50.00
2186	Optus Billing Services Pty Ltd	13746763	Optus Evolve Internet - JUNE 2015	\$ 2,442.00
59	City of Palmerston	CITY OF PETTY CASH 30.6.2015	CORP - Petty Cash Receipt - 30.6.2015	\$ 259.30
59	City of Palmerston	LIBRARY PETTY CASH REIM 30.6.2015	Library Petty Cash Reimbursement 30.6.2015	\$ 34.20
V00469	Dianne Alden	REFUND - OVERPAYMENT DOG REGO R4693	Refund - Overpayment Dog Rego R4693	\$ 20.00
V00470	Jacob Anderson	REFUND OVERPAYMENT OF DOG REGO	Refund overpayment of dog rego	\$ 23.00
V00471	Dorian Phillip Thompson	60369 REFUND TEMP MEMBERSHIP	Temp membership Deposit - Refund receipt 60369	\$ 45.00
V00477	Edward Zajc	JLT REFERENCE 1512	JLT Reference 1512	\$ 1,226.00
932	M. Abbott	15JULY2015	Allowance to 15 July 2015	\$ 4,124.27
4966	M. P. Bunker	15JULY2015	Allowance to 15 July 2015	\$ 802.09
4237	Mrs S M McKinnon	15JULY2015	Allowance to 15 July 2015	\$ 1,247.26
4968	Mrs - M Malone	15JULY2015	Allowance to 15 July 2015	\$ 802.09
1803	Alderman G A Carter	15JULY2015	Allowance to 15 July 2015	\$ 802.09
5552	S J Shutt	15JULY2015	Allowance to 15 July 2015	\$ 802.09
4967	M - A N Byrne	15JULY2015	Allowance to 15 July 2015	\$ 802.09
932	M - I Abbott	29JULY2015	Allowance to 29 July 2015	\$ 4,124.27
4966	M - P Bunker	29JULY2015	Allowance to 29 July 2015	\$ 802.09
4237	Mrs S M McKinnon	29JULY2015	Allowance to 29 July 2015	\$ 1,247.26
4968	Mrs - M Malone	29JULY2015	Allowance to 29 July 2015	\$ 802.09
1809	Alderman G A Carter	29JULY2015	Allowance to 29 July 2015	\$ 802.09
5552	S J Shutt	29JULY2015	Allowance to 29 July 2015	\$ 802.09
49	M - A N Byrne	29JULY2015	Allowance to 29 July 2015	\$ 802.09
5	S J Shutt	TAX WITHHELD	Tax withheld	\$ 6,340.00
V00193	Amcom Pty Ltd	ES842 070715 REF:2958082	IP Tel Desk Phone Expense - August 2015	\$ 1,171.47
3594	Comics NT	4821	Comics NT Invoice - 4821	\$ 905.60
5104	JLM Civil Works Pty Ltd	00003740	Remove pile of bush and blue metals near to footpa	\$ 110.00
5104	JLM Civil Works Pty Ltd	00003741	Clean up silt and dirt from footpath, driveway and	\$ 110.00
5104	JLM Civil Works Pty Ltd	00003742	Remove shed out from Victoria D bus	\$ 88.77
5104	JLM Civil Works Pty Ltd	00003743	Replace missing Farrar Blvd sign on Nutwood Inter	\$ 344.58
5104	JLM Civil Works Pty Ltd	00003744	Remove graffiti from 'GRAY' suburb sign and R2R	\$ 71.50
5104	JLM Civil Works Pty Ltd	00003745	Remove dead cat from Tamarine/Temple intersection	\$ 177.54
5104	JLM Civil Works Pty Ltd	00003746	Replace vandalised bin Sanctuary Lakes	\$ 140.17
5104	JLM Civil Works Pty Ltd	00003747	Replace missing wheelchair bin in Lycon Park	\$ 140.17
5104	JLM Civil Works Pty Ltd	00003748	Collect large rock from roundabout on Temple Cree	\$ 165.00
5104	JLM Civil Works Pty Ltd	00003749	Replace Intel. and frame on damaged SCP	\$ 1,787.23
5104	JLM Civil Works Pty Ltd	00003750	Replace 4L post straighten KL sign Under/Dover	\$ 221.94
5104	JLM Civil Works Pty Ltd	00003751	Provide 1x utility to put the flag at memorial pit	\$ 79.43
5104	JLM Civil Works Pty Ltd	00003752	Replace the back board of the basketball hoop at	\$ 544.49
2190	Coalface	00003753	Coalface Year End SWY 2015 - P0105854	\$ 1,375.00
5104	JLM Civil Works Pty Ltd	00003754	Metals photo on the floor of main door of Gray Comm	\$ 79.43
5104	JLM Civil Works Pty Ltd	00003755	Patch the broken place of footpath in front of S	\$ 5,398.08
5104	JLM Civil Works Pty Ltd	00003756	Install a new sign in a SFP in front of laneway at	\$ 550.50
5104	JLM Civil Works Pty Ltd	00003757	Remove trip hazard in front of 11 Gunter Circuit	\$ 2,847.68
5104	JLM Civil Works Pty Ltd	00003758	Locate and fix the irrigation leak under the exist	\$ 406.07
5104	JLM Civil Works Pty Ltd	00003759	Replace missing William Court sign on Chir Grog in	\$ 344.58
5104	JLM Civil Works Pty Ltd	00003760	Install 2x safety house sign in Moulder, and 1 in	\$ 220.00
5104	JLM Civil Works Pty Ltd	00003761	Install guarding at damaged step on Emery av on the	\$ 110.00
5104	JLM Civil Works Pty Ltd	00003762	2.8 x 1.2 SCC mirror at Larribio/Sheepwater inte	\$ 5,299.72
4737	D & L Plumbing & Gasfitting	60171	Replace 2x basin sets in male toilet at 1330 CRT	\$ 434.50
5	JLM Civil Works Pty Ltd	00003763	Reinstall RCR sign post at Luccombe/Starmann Int	\$ 52.57
46	freestyle fitness	137	Zumba Kids Invokn - 137	\$ 65.00
272	City Wreckers	00008199	Towing and Storage of Ford Laser Dream rego C454FD	\$ 110.00
600	Data Centre Services (DCS)	0000067085	Upgrade MFCPU - JUNE 2015	\$ 25.75
1580	The Exhibitionist	00015508	Event Banner	\$ 374.00
1489	NTM - Police, Fire and Emergency	16049965	NTFast Annual Fire Alarm Fee	\$ 7,380.00
938	Nightcliff Electric	316	Investigate the lights along lake behind DeLourcy	\$ 92.50
938	Nightcliff Electric	311	Re program the lights to match Rex Centre	\$ 93.50
938	Nightcliff Electric	315	Issue with Park Light 1/311 in Woodroffe Park	\$ 205.50
938	Nightcliff Electric	303	Turner of lights behind Recreation Centre and power	\$ 143.00
3428	Bunnings Group Limited	2315/01500141	Lufon Pro Series Measuring Wheel	\$ 103.53
938	Nightcliff Electric	227	Install 2x surge protector at media room GPO	\$ 454.85
5104	JLM Civil Works Pty Ltd	00003762	Reinstall footpath warning sign behind 9 Antares	\$ 549.48
5104	JLM Civil Works Pty Ltd	00003761	Place and connect GFI within side of the driveway	\$ 1,148.25
5104	JLM Civil Works Pty Ltd	00003760	Lyndale park behind 20 Muskanlinna CRT remove door	\$ 1,617.17
5104	JLM Civil Works Pty Ltd	00003759	Clean up the debris and restate the bolts are in	\$ 148.50
5104	JLM Civil Works Pty Ltd	00003758	Install missing bolt on first pit in Maunce Drain	\$ 121.00
5104	JLM Civil Works Pty Ltd	00003751	Replace 15.6 sqm of footpath in front of Emery A	\$ 6,252.85
5104	JLM Civil Works Pty Ltd	00003751	Replace 6 m2 concrete footpath at laneway between	\$ 1,416.73
5104	JLM Civil Works Pty Ltd	00003749	Repair depression in front of 2 Wakefield Close	\$ 220.00
10	DBH Contracting	00007104	Repair damaged verge irrigation Post Terry Dr	\$ 5,107.74
V00455	Jinda Joy	00006	Illustration worksheets for youth school holiday	\$ 900.00
2707	Water Dynamics Australia Pty Ltd	SL 21037455	Labour for irrigation repairs 6.7 - 10.7.15 works 2	\$ 5,508.00
4871	Tefaco Industries	25924	Refuse - VMI Hybrid Upgrade	\$ 1,452.73
2707	Water Dynamics Australia Pty Ltd	SL 21037455	Labour for irrigation repairs 29.6 - 3.7.15 week 1	\$ 5,520.00
V00315	FWL Chworth Lawyers	534660	Services Agreement - Prot Services to 30.6.2015	\$ 1,550.00
4508	Nepes 4 U	5600 1972 3005 2015	Newspapers - Director Corp & Comm JUN - 2015	\$ 50.50
1607	Staring NT Pty Ltd	00040577	Undertake 752019-14 GM West Month of June 15	\$ 54,941.29
90	Local Government Association of the NT (LGANT)	3389	Annual Subscription - LGANT 2015/2016	\$ 11,191.21
47	Telstra Corporation Ltd	8653607500/F6889935473-6	8653607500-Library Public Internet July 2015	\$ 310.00
V00328	Central Security (NT) Pty Ltd	000010106	QAP TAI Security W/E - 19/07/2015	\$ 212.18

5104	JLM Civil Works Pty Ltd	90009719	Install new driveway at Lot 1132, 19 Marshall St.	\$	968.80
5748	City of Greater Geraldton	61009	Rag and Roll Capital Australia 2015/16 Membership	\$	8,800.00
173	Initial Hygiene	95263937	Air fresheners, sanitiser Cvic, library & Gray I	\$	1,127.15
VC0348	B+ Communications & Coaling	552	Connect PSYCH for The Life Style Studio	\$	121.00
VC0348	B+ Communications & Coaling	553	Investigate on the problem with the PSTN Aquatic	\$	121.00
401	Sporties Facility Services Pty Ltd (T/A Ensign)	646465	Library Wet Season Mat	\$	581.00
VC0357	David Field	REFUND OVERPAYMENT OF DOG REGO	Refund overpayment of dog rego	\$	25.00
VC0315	HVL Bosworth Lawyers	532487	ABC Prizes Termination Of Agreement Prof Services	\$	316.90
50	DH Contracting	00007078	Undertake TSCC 5/08 for the month of June 2015	\$	77,265.85
54	Powerwater	7003484	FORTNIGHT 2016 - 2 - From Payroll	\$	815.00
5482	Life Education Northern Territory Limited	GRANT	Community Grant - Healthy Life Education Program	\$	7,000.00
VC0384	Jennife Field	67310 - REFUND BOND GRAY HALL	67310 - Refund bond Gray Hall	\$	122.00
VC0452	Celia Neilson Design	127	Infographic Design - Portrait and Landscape Poster	\$	120.00
2707	Water Dynamics Australia Pty Ltd	SL 21037671	Labour for irrigation repairs 13.7-15.7.15 week 3	\$	3,520.00
VC0465	Relationships Australia NT Inc	65120 - REFUND CLEANING BOND MARLOW	65120 - Refund cleaning bond Marlow Lagoon	\$	150.00
184	Clouston Associates	1V410366	Park asset valuation-per fee offer receive 13.4.15	\$	5,082.00
184	Clouston Associates	1V410394	Park asset valuation-per fee offer receive 13.4.15	\$	1,617.00
184	Clouston Associates	1V411344	Park asset valuation-per fee offer receive 13.4.15	\$	1,078.00
1607	Sterling NT Pty Ltd	00042580	Area 1 - Undertake TSCC 23-25 for the month of June	\$	23,428.78
1607	Sterling NT Pty Ltd	00042581	Area 2 - Undertake TSCC 23-26 for the month of June	\$	22,684.29
1607	Sterling NT Pty Ltd	00042583	Area 3 - Undertake TSCC 23-27 for the month of June	\$	14,422.85
1607	Sterling NT Pty Ltd	00042584	Area 4 - Undertake TSCC 23-28 for the month of June	\$	14,517.76
7	Australian Teachers Office	PAYG VC026072015	PAYG VC026072015	\$	58,648.00
VC0285	FPAC Salary Solutions Pty Ltd	172800-900735	Salary Packaging - 30 July 2015	\$	1,175.00
VC0476	Apostolic Faith Mission International Ministries	67605 - REFUND ROOM FIRE BOND 4/7/15	67605 - Refund room fire bond 4/7/15	\$	125.00
4065	Southern Cross Protection Pty Ltd	711649	Security - 74165 Library 27/7/15	\$	72.54
35	Staples Australia Pty Limited	9015100400	LIBRARY - Stationery	\$	167.02
4508	Nova 4 L	5N001542 3006 2015	Newspapers - LIBRARY - JUNE 2015	\$	291.85
4180	National Australia Bank	NAB CCC - JUNE 2015	NAB CCC - June 2015	\$	29,405.37
VC0312	Statewide Super Cleaning House	F1000474	FORTNIGHT 2016 - 1 - From Payroll	\$	4,646.92
VC0312	Statewide Super Cleaning House	F1000484	FORTNIGHT 2016 - 2 - From Payroll	\$	4,656.48
VC0312	Statewide Super Cleaning House	JULY SUPERANNUATION	Superannuation Contribution	\$	46,555.43
195	Bridge Toyota	IC2411280	Vehicle Service - CBOSIC	\$	346.00
4398	Quality Indoor Plants Hire	56613	Plant Hire and Maintenance Civic Centre JUNE 2015	\$	102.43
1502	Figleaf Pool Products	365198	Works at the pump house as per the quote \$421	\$	1,084.73
41	Heavy Distributors	408977	Bin Liners & Sunscreen	\$	762.07
3318	Zip Print	3941	PO00570 Youth Film Making Competition CL + 300	\$	132.00
1731	S & M Building Services	2015/44	Remove the kids pool installation Aquatic Centre	\$	3,360.00
1731	S & M Building Services	2015/45	Prime, Paint at the Tread & River Aquatic Centre	\$	5,167.30
3637	Benhaver Home Services	311	Cleaning of all area of library foyer above 2m to	\$	2,046.00
3637	Benhaver Home Services	315	Asphote 2m road with similar existing type at	\$	816.00
1502	Figleaf Pool Products	369743	Monthly services and maintenance items for pool	\$	154.00
2587	Food and RAC	00007197	Monthly maintenance for Aquatic Centre air con	\$	390.50
40	Gemlax Northern Territory	65423005	Ranger Uniform - PO005577	\$	366.87
256	The Bookshop Darwin	30141285	Books for USMA National Challenge (Gifts)	\$	125.99
2017	Signs Plus	00108079	Order PO103395	\$	642.40
2420	Burrings Group Limited	2315/00424171	PPE Goods as selected.	\$	164.30
5104	JLM Civil Works Pty Ltd	00036625	8 signs for for market as discussed 3 spikes Boost	\$	1,662.34
5104	JLM Civil Works Pty Ltd	00036626	Removal of waste / harvest weeds at Clivick Lake 7	\$	408.45
5104	JLM Civil Works Pty Ltd	00036622	Install Skeeter D sign at intersection of	\$	940.00
5104	JLM Civil Works Pty Ltd	00036621	Replace warning sign above new CROSSING sign on	\$	256.98
5104	JLM Civil Works Pty Ltd	00036620	Replace the tile broken at the edge of ladies	\$	210.35
5104	JLM Civil Works Pty Ltd	00036617	Rehydrate the bollards by candle along Frances	\$	121.00
5104	JLM Civil Works Pty Ltd	00036616	Supply and install large timber box/seat for Cat	\$	3,052.55
5104	JLM Civil Works Pty Ltd	00036624	Install new GW sign at intersection: Mowden, Gray	\$	1,328.10
5104	JLM Civil Works Pty Ltd	00036616	Replace missing horizontal bar SELF HO 4 Greer Crt	\$	275.00
18	DH Contracting	00007067	Irrigation parts consumed May 2015	\$	1,742.91
5104	JLM Civil Works Pty Ltd	00036614	Safe Pipes and Drains Signage Installation	\$	8,536.00
5104	Goldfishbowl Swim School	112	Aqua Aerobics Classes - Activate	\$	261.00
5104	Date Centre Services (DCS)	6035066551	Usage M - CPU (Rangers) - May 2015	\$	21.97
5104	JLM Civil Works Pty Ltd	00036612	Trolley Collections and Trolleys received 15/5/15	\$	3,640.20
5104	JLM Civil Works Pty Ltd	00036612	Trolley Survey and Collections (as per spreadsheet)	\$	4,581.72
5000	Australia's Pappagallo Pty Ltd/T/A	4972	benetuary Lakes - supply & deliver spring rucker	\$	998.00
553	Chis	361780	Supply and install new emergency phone - Cliv	\$	3,740.00
1236	Hollands Print Solutions Pty Ltd	0000475	Pangloss - Calus Shopping Centre Parking Permits	\$	513.00
913	Kmart Tyre & Auto Service	50951357	Ranger Vehicle 885 620 - New Tyres	\$	990.01
5104	JLM Civil Works Pty Ltd	00036616	Replace 2 rusted green bins with 130L wheeled bin,	\$	747.58
2742	Neighbourhood Watch NT Inc	MARK YOUR TERRITORY KITS - GRANT	Mark Your Territory Kits - GRANT	\$	10,000.00
35	Staples Australia Pty Limited	9015091832	LIBRARY Stationery Order - 11/06/15	\$	631.75
2757	Engineers Australia - National Office	3235530	Engineers Australia Professional Member Membership	\$	542.00
4080	Assetic Australia Pty Ltd	INV005474	TS13000: Managed Services - June 2015	\$	7,414.58
2915	Territory Uniforms	1500003245	Uniforms for Finance	\$	452.84
54	Powerwater	P0003460	FORTNIGHT 2015-26 - From Payroll	\$	815.00
54	Powerwater	62425023	202798510 - 03.04.2015 to 30.04.2015	\$	1,420.82
54	Powerwater	62425106	2014057910 - 03.04.2015 to 01.05.2015	\$	1,045.86
54	Powerwater	62443057	206122710 - 03.02.2015 to 05.05.2015	\$	367.98
54	Powerwater	62556826	206301910 - 18.04.2015 to 19.05.2015	\$	644.25
54	Powerwater	62556829	206397910 - 18.04.2015 to 19.05.2015	\$	1,789.04
54	Powerwater	62556836	206705510 - 18.04.2015 to 19.05.2015	\$	608.17
54	Powerwater	62487507	207787910 - 02.04.2015 to 30.04.2015	\$	1,097.67
54	Powerwater	62429064	205691510 - 10.04.2015 to 01.05.2015	\$	980.39
54	Powerwater	62556805	206233010 - 14.02.2015 to 15.05.2015	\$	289.33
54	Powerwater	62483525	206538010 - 31.01.2015 to 02.05.2015	\$	284.53
54	Powerwater	62535629	206455410 - 14.02.2015 to 15.05.2015	\$	49.58
54	Powerwater	62535620	206371210 - 14.02.2015 to 15.05.2015	\$	859.50
54	Powerwater	62592477	206665217 - 31.01.2015 to 06.05.2015	\$	2,015.40
54	Powerwater	62518165	206675510 - 14.02.2015 to 15.05.2015	\$	2,760.47
54	Powerwater	62545996	2011399410 - 15.02.2015 to 15.05.2015	\$	788.17
54	Powerwater	62546923	205909310 - 17.02.2015 to 19.05.2015	\$	1,213.85

54	Powerwater	62507007	206324110-14.02.2015 to 15.05.2015	\$	1,398.27
54	Powerwater	62546348	206155210-17.02.2015 to 19.05.2015	\$	639.36
54	Powerwater	62552711	206324110-26.02.2015 to 28.05.2015	\$	1,087.66
54	Powerwater	62556626	207029640-19.04.2015 to 19.05.2015	\$	362.57
54	Powerwater	62437683	206580410-02.04.2015 to 20.04.2015	\$	23.10
54	Powerwater	62546079	2011787811-17.02.2015 to 29.05.2015	\$	339.04
54	Powerwater	62474114	2011998911-07.02.2015 to 06.05.2015	\$	72.48
54	Powerwater	62555129	204439210-19.04.2015 to 19.05.2015	\$	497.24
54	Powerwater	62439706	206317110-19.04.2015 to 04.06.2015	\$	124.30
54	Powerwater	62565413	206347110-19.04.2015 to 27.05.2015	\$	899.68
54	Powerwater	62589771	206417410-18.04.2015 to 16.05.2015	\$	1,614.33
54	Powerwater	62555836	206439310-18.04.2015 to 19.05.2015	\$	25.49
54	Powerwater	62555822	206213510-18.04.2015 to 19.05.2015	\$	27.40
54	Powerwater	62539555	205786410-14.02.2015 to 15.05.2015	\$	72.48
54	Powerwater	62469267	206073810-13.02.2015 to 15.05.2015	\$	73.28
54	Powerwater	62535574	20614210-14.02.2015 to 15.05.2015	\$	185.57
54	Powerwater	62539776	205768210-14.02.2015 to 15.05.2015	\$	2,378.97
54	Powerwater	62469756	205406910-04.02.2015 to 16.05.2015	\$	195.58
54	Powerwater	62481762	206021310-11.02.2015 to 12.05.2015	\$	4,071.51
54	Powerwater	62543312	205624510-17.02.2015 to 19.05.2015	\$	492.81
54	Powerwater	62454355	201313910-23.02.2015 to 24.04.2015	\$	1,650.08
54	Powerwater	62460340	201313110-31.02.2015 to 02.05.2015	\$	745.71
54	Powerwater	62555377	2013921810-19.04.2015 to 19.05.2015	\$	336.43
54	Powerwater	62534638	206870211-19.02.2015 to 20.05.2015	\$	996.61
54	Powerwater	62472890	2012177111-10.02.2015 to 12.05.2015	\$	2,437.48
54	Powerwater	62484212	20163740102.02.2015 to 12.05.2015	\$	5,098.40
54	Powerwater	62491632	2012659911-11.02.2015 to 17.05.2015	\$	231.35
54	Powerwater	62546077	2012460211-13.02.2015 to 15.05.2015	\$	594.66
54	Powerwater	62497599	202797611-03.04.2015 to 01.05.2015	\$	530.34
54	Powerwater	62513360	2012080010-08.04.2015 to 15.05.2015	\$	535.97
54	Powerwater	62504534	2012150410-17.02.2015 to 19.05.2015	\$	557.55
54	Powerwater	62546327	205901611-17.02.2015 to 19.05.2015	\$	73.28
54	Powerwater	62471706	206387711-10.02.2015 to 11.05.2015	\$	169.59
54	Powerwater	62544854	201217510-13.02.2015 to 22.05.2015	\$	1,632.87
54	Powerwater	62451062	206696311-10.02.2015 to 11.05.2015	\$	656.98
54	Powerwater	62546385	206736011-27.03.2015 to 19.05.2015	\$	201.51
54	Powerwater	62534448	206863611-18.02.2015 to 20.05.2015	\$	378.57
54	Powerwater	62534095	206863911-18.02.2015 to 20.05.2015	\$	1,261.62
54	Powerwater	62547125	201260611-14.02.2015 to 15.05.2015	\$	553.79
54	Powerwater	62472149	206608110-10.02.2015 to 11.05.2015	\$	430.37
54	Powerwater	62542654	206233510-18.04.2015 to 19.05.2015	\$	120.54
54	Powerwater	62556850	206367310-18.04.2015 to 20.05.2015	\$	1,209.56
54	Powerwater	62556833	205480110-18.04.2015 to 20.05.2015	\$	26.78
54	Powerwater	62549680	205399910-18.04.2015 to 20.05.2015	\$	999.17
54	Powerwater	62508614	2010845511-31.03.2015 to 02.05.2015	\$	73.28
54	Powerwater	62444026	205440910-05.02.2015 to 06.05.2015	\$	1,094.56
54	Powerwater	62555542	2012379011-18.02.2015 to 20.05.2015	\$	1,712.80
54	Powerwater	62556853	2016109411-20.02.2015 to 21.05.2015	\$	1,592.02
54	Powerwater	62570073	2014702010-02.04.2015 to 12.05.2015	\$	296.81
54	Powerwater	62497673	205522910-03.04.2015 to 01.05.2015	\$	23.10
54	Powerwater	62540148	202010210-07.04.2015 to 18.05.2015	\$	387.84
54	Powerwater	62599215	2012299510-03.04.2015 to 21.05.2015	\$	417.88
54	Powerwater	62599216	2012299510-02.05.2015 to 21.05.2015	\$	470.47
54	Powerwater	62542618	204426110-18.04.2015 to 20.05.2015	\$	354.04
54	Powerwater	62429195	2011848310-03.04.2015 to 01.05.2015	\$	156.25
54	Powerwater	62509213	204417610-05.04.2015 to 01.05.2015	\$	1,575.68
54	Powerwater	62509214	204417610-02.05.2015 to 01.05.2015	\$	1,038.40
54	Powerwater	62583169	2014563411-18.04.2015 to 26.05.2015	\$	1,194.02
54	Powerwater	62429329	2012299510-03.04.2015 to 01.05.2015	\$	150.03
54	Powerwater	62516292	2012320910-17.04.2015 to 16.05.2015	\$	1,035.06
54	Powerwater	62545930	10772211-17.04.2015 to 14.05.2015	\$	742.72
V00295	Jacana Energy	62555194	104433510-18.04.2015 to 19.05.2015	\$	32.74
V00295	Jacana Energy	62542586	109001110-18.04.2015 to 19.05.2015	\$	201.64
V00295	Jacana Energy	62555320	109001210-18.04.2015 to 19.05.2015	\$	273.52
V00295	Jacana Energy	62555381	1011530810-18.04.2015 to 20.05.2015	\$	175.88
V00295	Jacana Energy	62555344	1010021810-18.04.2015 to 19.05.2015	\$	26.48
V00295	Jacana Energy	62556245	106770411-18.04.2015 to 19.05.2015	\$	26.48
V00295	Jacana Energy	62556246	106795510-18.04.2015 to 19.05.2015	\$	35.24
V00295	Jacana Energy	62542559	106355710-18.04.2015 to 19.05.2015	\$	73.40
V00295	Jacana Energy	62437434	107710110-03.04.2015 to 30.04.2015	\$	23.17
V00295	Jacana Energy	62428014	102787510-02.04.2015 to 30.04.2015	\$	621.76
V00295	Jacana Energy	62429134	1014557810-03.04.2015 to 01.05.2015	\$	249.50
V00295	Jacana Energy	62444248	106440910-05.02.2015 to 06.05.2015	\$	124.42
V00295	Jacana Energy	62507232	101261610-14.02.2015 to 15.05.2015	\$	149.76
V00295	Jacana Energy	62514939	1010920710-14.02.2015 to 15.05.2015	\$	75.37
V00295	Jacana Energy	62516645	1066216-14.03.2015 to 18.05.2015	\$	145.81
V00295	Jacana Energy	62471345	101317711-14.02.2015 to 12.05.2015	\$	123.02
V00295	Jacana Energy	62556146	102137110-18.04.2015 to 20.05.2015	\$	28.25
V00295	Jacana Energy	62542624	103115310-18.04.2015 to 20.05.2015	\$	151.19
V00295	Jacana Energy	62555906	1014103610-18.04.2015 to 19.05.2015	\$	1,051.20
V00295	Jacana Energy	62542635	1014109210-18.04.2015 to 19.05.2015	\$	120.63
V00295	Jacana Energy	62555908	1014109910-18.04.2015 to 19.05.2015	\$	26.79
V00295	Jacana Energy	62514834	1010804410-18.04.2015 to 20.05.2015	\$	27.31
V00295	Jacana Energy	62542020	101590210-10.04.2015 to 19.05.2015	\$	261.08
V00295	Jacana Energy	62542542	1010931710-18.04.2015 to 19.05.2015	\$	112.87
V00295	Jacana Energy	62556734	106377110-18.04.2015 to 20.05.2015	\$	28.87
V00295	Jacana Energy	62556742	106414410-18.04.2015 to 19.05.2015	\$	20.48
V00295	Jacana Energy	62547507	101299910-19.04.2015 to 20.05.2015	\$	110.51
V00295	Jacana Energy	62556228	106398910-19.04.2015 to 20.05.2015	\$	27.41

V00295	Jacana Energy	62407797	106225010 -02.04.2015 to 30.04.2015	\$	24.00
V00295	Jacana Energy	62437192	106650110 -03.04.2015 to 02.05.2015	\$	30.88
V00295	Jacana Energy	62588920	106406110 -01.05.2015 to 31.05.2015	\$	842.45
V00295	Jacana Energy	62435037	106178910 -21.05.2015 to 17.04.2015	\$	33.25
V00295	Jacana Energy	62556189	106178910 -18.04.2015 to 20.05.2015	\$	132.75
V00295	Jacana Energy	62593121	106151810 -01.05.2015 to 31.05.2015	\$	921.25
V00295	Jacana Energy	62546184	103579111 -18.04.2015 to 20.05.2015	\$	127.72
V00295	Jacana Energy	62555507	106140910 -18.04.2015 to 19.05.2015	\$	97.77
V00295	Jacana Energy	62555905	106141310 -18.04.2015 to 19.05.2015	\$	230.14
V00295	Jacana Energy	62542745	1062914811 -19.04.2015 to 20.05.2015	\$	283.30
V00295	Jacana Energy	62542511	106148211 -19.04.2015 to 19.05.2015	\$	34.66
V00295	Jacana Energy	62555893	106066212 -19.04.2015 to 19.05.2015	\$	28.48
V00295	Jacana Energy	62555832	1060817411 -19.04.2015 to 19.05.2015	\$	28.48
V00295	Jacana Energy	62517395	106739011 -17.02.2015 to 19.05.2015	\$	172.53
V00295	Jacana Energy	62534119	106670211 -18.02.2015 to 20.05.2015	\$	201.57
V00295	Jacana Energy	62533910	106141710 -18.04.2015 to 19.05.2015	\$	159.74
V00295	Jacana Energy	62536744	106690411 -18.04.2015 to 19.05.2015	\$	26.43
V00295	Jacana Energy	62542713	1064517910 -18.04.2015 to 19.05.2015	\$	192.26
V00295	Jacana Energy	62542719	1064518410 -18.04.2015 to 19.05.2015	\$	139.09
V00295	Jacana Energy	62472044	1061177311 -10.02.2015 to 11.05.2015	\$	156.63
V00295	Jacana Energy	62542772	105742210 -28.04.2015 to 19.05.2015	\$	112.50
V00295	Jacana Energy	62471784	106700113 -11.02.2015 to 11.05.2015	\$	310.96
V00295	Jacana Energy	62542509	106382210 -18.04.2015 to 20.05.2015	\$	79.81
V00295	Jacana Energy	62555831	1063817310 -18.04.2015 to 19.05.2015	\$	219.16
V00295	Jacana Energy	62555624	106367310 -18.04.2015 to 19.05.2015	\$	31.18
V00295	Jacana Energy	62537485	1067710210 -03.04.2015 to 30.04.2015	\$	738.23
V00295	Jacana Energy	62542744	1064110210 -18.04.2015 to 19.05.2015	\$	1,750.34
V00295	Jacana Energy	62592206	1060962110 -01.05.2015 to 31.05.2015	\$	570.81
V00295	Jacana Energy	62481062	1062213510 -11.02.2015 to 12.05.2015	\$	181.66
V00295	Jacana Energy	62556237	1061902610 -18.04.2015 to 20.05.2015	\$	27.62
V00295	Jacana Energy	62477041	1061710011 -11.02.2015 to 11.05.2015	\$	130.05
V00295	Jacana Energy	62555295	1062579010 -18.02.2015 to 20.05.2015	\$	462.74
V00295	Jacana Energy	62540777	1064518010 -18.04.2015 to 19.05.2015	\$	32.39
V00295	Jacana Energy	62542753	1061518510 -18.04.2015 to 19.05.2015	\$	41.23
V00295	Jacana Energy	62545132	1061518510 -18.04.2015 to 19.05.2015	\$	306.13
V00295	Jacana Energy	62545135	1061526010 -18.02.2015 to 19.05.2015	\$	772.59
V00295	Jacana Energy	62544490	1063310612 -20.02.2015 to 21.05.2015	\$	752.88
V00295	Jacana Energy	62613979	106256810 -02.05.2015 to 31.05.2015	\$	237.11
V00295	Jacana Energy	62631224	1060509210 -22.04.2015 to 29.05.2015	\$	244.79
V00295	Jacana Energy	62315193	1062810210 -17.04.2015 to 19.05.2015	\$	1,164.76
V00295	Jacana Energy	62542500	106446110 -18.04.2015 to 20.05.2015	\$	422.70
V00295	Jacana Energy	62590065	1062661210 -01.05.2015 to 31.05.2015	\$	13,664.31
V00295	Jacana Energy	62478973	106005610 -19.04.2015 to 01.05.2015	\$	288.32
V00295	Jacana Energy	62600736	106005610 -01.05.2015 to 31.05.2015	\$	8,909.79
5021	Mr GC Kitto	RFIMBUREFUND - AG/5/15	Reimbursement for taxi fare - ICVA - Melbourne	\$	87.25
3545	Amalgamated Pest Control	1512318775	Quarterly Spot Treatment for Library	\$	275.00
5738	All Mulchee Up	255	remove and dig out old tree stump and 32 Gutter	\$	192.00
5738	All Mulchee Up	255	remove fallen mahogany in Driveway	\$	192.00
5104	HM Civil Works Pty Ltd	00002472	Replace the post on the speed hump sign at Marlow	\$	140.17
5104	HM Civil Works Pty Ltd	00002619	Mulch Chung Wah garden bed with supplied wood chip	\$	3,872.00
4007	Ark Animal Hospital Pty Ltd	87273	Euthanasia - May 2015	\$	132.00
V00099	Palmerston Lions	CLUB IN THE PARK - KLIMB - BULL	Reimbursement for taxi fare - ICVA - Melbourne	\$	600.00
2	Australian Taxation Office	PAYG WE28062015	PAYG WE28062015	\$	58,117.00
V00445	C & C Brannell	RFIMB L - PICNIC IN THE PARK	Reimbursement - Items for Picnic in the Park	\$	127.37
V00445	C & C Brannell	REIMB L - PICNIC IN THE PARK	Reimbursement - Items for Picnic in the Park	\$	211.71
5000	Australasian Playgrounds Pty Ltd T/A	4073	Sanctuary focus - New Whirly City - Bearing Assemblies	\$	974.00
5568	Mitli Goyer	REIMB - HOME MTFRA - JUNE 2015	Reimbursement - Home MTFRA - JUNE 2015	\$	91.00
V00448	Helena Buckland	CAT TRAP REFUND - RAGB315	Cat Trap Refund - RAGB315	\$	130.00
V00448	EPAC Safety Solutions Pty Ltd	172800-220715	Safety Packaging - Pay 26	\$	1,179.69
V00448	Ridshire P/L - T/A Goodline	REIMB - WORK IN PUBLIC PLACE AP 26	Reimbursement - Work in Public Place AP 26	\$	235.00
4055	Southern Cross Protection Pty Ltd	107955	Security Patrol - Library 27/5/15	\$	73.54
3652	AAM P/L	21738	Gwyder Square - Subdivision & Consolidation	\$	7,035.00
123	Kerry's Automotive Group	GMCF433658	Service for C302IN 43,300km	\$	1,158.60
V00338	StatewideSuper Clearing House	FX00443	FORTNIGHT 2015-26 - from Payroll	\$	4,592.06
V00338	StatewideSuper Clearing House	FX00460	FORTNIGHT 2015-26 - from Payroll	\$	4,558.24
V00338	StatewideSuper Clearing House	LJN-15	Superannuation Contribution	\$	46,037.72
V00338	StatewideSuper Clearing House	SUPER JUNE 2015 ADJ	Superannuation Adjustment June 2015	\$	426.42
10	D&H Contracting	00007069	Week 1 Labour irrigation repairs 1.6-5.6.15	\$	2,005.78
5195	Bernard Schenkol	2070	Hannary Day Football Field Design & Artwork	\$	493.00
296	Life Be n It	00010857	Library School Holiday Program	\$	132.00
5738	All Mulchee Up	259	Remove fallen pandanus from garden beds in park.	\$	77.00
5738	All Mulchee Up	259	Remove fallen pandanus from garden beds in park.	\$	220.00
4562	NT Repairs and Painting	00000711	Pressure clean columns and footpaths Sanctuary Lane	\$	2,530.00
2587	Top End RACE	00022317	Bi-Monthly maintenance for Driver Res air con	\$	175.00
2587	Top End RACE	00022316	Bi-Monthly maintenance for Driver Res air con	\$	175.00
2587	Top End RACE	00022314	Monthly maintenance for air con for June	\$	434.00
2587	Top End RACE	00022313	Monthly maintenance for air con for June	\$	407.00
2587	Top End RACE	00022302	Mental health office seminar not efficient install	\$	290.75
3683	Arcois T Solutions	00033924	Restoration of COB Cam. Monitor - Civic Plaza	\$	207.90
4737	D & L Plumbing & Gasfitting	6071	Supply & replace the filter cartridge Civic Plaza	\$	231.00
4737	D & L Plumbing & Gasfitting	6073	ITC 522 - Library - Leak in male toilet	\$	110.00
4737	D & L Plumbing & Gasfitting	6077	ITC 519 - Rec Centre - toilet repairs	\$	401.50
4737	D & L Plumbing & Gasfitting	6076	ITC 518 Marow Lge - toilet leak water tower	\$	369.50
4737	D & L Plumbing & Gasfitting	6078	ITC 521 - Rec Centre - leak multipurpose room	\$	1,305.50
4737	D & L Plumbing & Gasfitting	6080	Civic Centre repair jammed flush in male urinal	\$	139.50
V00166	Diamond International Events T/A Prince's Catering	14151074	Catering - Council Meeting 14th May 2015	\$	200.00
938	Nightdiff Electrical	00046807	Paylight audit for town hall & library 2015	\$	220.00
V00166	Diamond International Events T/A Prince's Catering	14151075	Catering - Council Meeting 26/6/2015	\$	200.00
V00166	Diamond International Events T/A Prince's Catering	14151076	Catering Council Meeting 16/6/15 PO103682	\$	200.00

5104	JLM Civil Works Pty Ltd	00003650	Installation and removal of signs/markers	\$	4,400.00
5104	JLM Civil Works Pty Ltd	00003648	Reinstall SEP and Temple Terrace near Waterhouse	\$	116.81
5104	JLM Civil Works Pty Ltd	00003648	signs @ various areas	\$	1,501.08
5104	JLM Civil Works Pty Ltd	00003625	Repave 9 sqm of laneway marked concrete with	\$	1,412.75
5104	JLM Civil Works Pty Ltd	00003630	Install Sarah Court name sign at intersection	\$	354.71
5104	JLM Civil Works Pty Ltd	00003680	Reinstall SEP and along Hillson St near Blvd Int	\$	116.81
5104	JLM Civil Works Pty Ltd	00003643	Clean the grates along Rosebery Drain	\$	298.00
5104	JLM Civil Works Pty Ltd	00003694	removal of several blocks concrete Listeria PK	\$	116.00
5104	JLM Civil Works Pty Ltd	00003635	Secure newly constructed asterbox Moulden Drain	\$	421.50
5104	JLM Civil Works Pty Ltd	00003637	Laneway between 11 and 17 Altair Court	\$	137.50
5104	JLM Civil Works Pty Ltd	00003636	Please rewire 2 plates replace iron rods with	\$	661.85
5104	JLM Civil Works Pty Ltd	00003651	Reinstall to be vandalised by vehicle liability	\$	171.00
5104	JLM Civil Works Pty Ltd	00003652	Flies	\$	385.00
5104	JLM Civil Works Pty Ltd	00003626	Install new driveway at Lot 1138B, 6 Princes Rd,	\$	1,257.93
5104	JLM Civil Works Pty Ltd	00003655	empty bin at bus stop - Boleyn Drive dead end	\$	79.45
51	Action Design, Print and Copy Bureau	19260	Business Cards - Payroll Officer	\$	55.00
3705	Hungry Hearts	2909	Seniors Advisory Group Meeting June 2015	\$	135.00
2965	KIK FM Pty Ltd	09003042	PO104314 The Echo Wed 17 June 2015 Episode	\$	650.00
50	DBH Contracting	00003668	Formal Roadwork - Freehillville extension	\$	1,870.70
5104	JLM Civil Works Pty Ltd	00003651	Replace footpath 1.8m x 3.2m and 2.7m x 2.7m	\$	2,373.15
5104	JLM Civil Works Pty Ltd	00003627	Repave a strip of tarmacised SEP at the park end	\$	130.87
5104	JLM Civil Works Pty Ltd	00003628	Burnt off the pit at the corner of Payne & Fletcher	\$	495.47
5104	JLM Civil Works Pty Ltd	00003631	Go out to turn truck valve off along Wakefield	\$	532.28
50	DBH Contracting	00003672	Provide machinery and materials Golden Grove PK	\$	5,198.80
5104	JLM Civil Works Pty Ltd	00003644	replace track rods at sanctuary lakes	\$	118.19
2195	SBA Office National	198-102494	Civic Centre Stationery order June 2015	\$	98.60
2587	Top End RACE	00003636	Go out 11/4/15 Rec Centre	\$	379.50
938	Nightlife Electrical	00045298	replace the flicking light bus light at C/O	\$	99.00
337	Tarwin Glass (NT) Pty Ltd	37413	Replace the 4.32mm clear Gray Community Hall	\$	540.00
2797	Water Dynamics Australia Pty Ltd	5,121,054,932	Labour for irrigation repairs from 01.06.2015 to	\$	1,926.00
2797	Water Dynamics Australia Pty Ltd	5,121,054,934	Labour for irrigation repairs from 13.06.2015 to	\$	5,520.00
5	S.E. Rentals Pty Ltd	1500035164	Library Caple - Rental Toshiba 2 studio JULY 2015	\$	259.17
3428	Bluntings Group Limited	2315/03219010	Googles selected Poison	\$	226.78
272	City Wreckers	00007924	Towing - Temple Terrace	\$	110.00
4952	AirWatch (Australia) Pty Ltd	4428-4801	AirWatch Group MDM Suite - Annual license x15	\$	731.75
505242	Professional Video and Hi-Fi Pty Ltd	5056681	Disk Tech Power Supply 2 x 4GB Video - Media	\$	32.00
505368	iWater NT	103	Labour for irrigation repairs JUNE Wed 28	\$	6,266.75
5204	JLM Civil Works Pty Ltd	00003646	repair the three spring gates at the dog park	\$	110.00
5204	JLM Civil Works Pty Ltd	00003647	replace the leaking tap near BBQ at Marlowes	\$	230.75
5204	JLM Civil Works Pty Ltd	00003645	remove graffiti from play equipment in Phoenix Pk	\$	52.00
5204	JLM Civil Works Pty Ltd	00003643	replace damaged ally parking - 2 to 4th Park	\$	275.00
5204	JLM Civil Works Pty Ltd	00003641	Marlowe Lagoon Litter run	\$	165.00
5204	JLM Civil Works Pty Ltd	00003640	replace hooks on swings at Marlowe & President	\$	296.50
5204	JLM Civil Works Pty Ltd	00003639	Pick up dead car from Temple Terrace	\$	86.77
5204	JLM Civil Works Pty Ltd	00003638	pick up dead car from opp 39 Eslington Ave	\$	86.77
5204	JLM Civil Works Pty Ltd	00003634	replace missing handle on 4 litre bin Marlowe	\$	262.35
2195	SBA Office National	198-102494	Stationery including 10 card stickers	\$	37.10
35	Staples Australia Pty Limited	9015108540	Stationery - NET31152544	\$	25.39
35	Staples Australia Pty Limited	9015109000	Stationery - NET31200655	\$	20.38
4825	OracleCMS	00120077	Attaches Call Service - MARCH 2015	\$	635.39
5598	Clickbank Pty Ltd / A SoundPack Solutions	55826	1000 Folders (up to 50 discs)	\$	156.75
4816	CS Services NT	00004597	Supply and load Outdoor staff for mowing of CDO	\$	2,950.90
3189	Seek Limited	93958366	Seek Bu & Job Pack - 3 advertisements	\$	1,193.50
5104	JLM Civil Works Pty Ltd	00003667	Install 10m x 1.5m footpath Fennels & Livistonia	\$	9,848.95
5104	JLM Civil Works Pty Ltd	00003666	Install 25m x 1.5m footpath Gervon Scott Park	\$	16,176.33
500778	Outback Tree Service	0148	remove 1/2 dead wattle from line 10 inside	\$	1,540.00
500228	Outback Tree Service	0147	remove and 1/2 dead trees from Robert's Park	\$	1,540.00
5738	All Watched Up	257	remove 1/2 dead rosewood 25 & 27 Schombacher Crt	\$	380.00
5	JLM Civil Works Pty Ltd	00003658	Install 2.5m x 1.5m footpath, Bowman Park	\$	5,870.21
5	Forpark Australia (SA/NT)	00003626	Join Fejo Park, Bowdler - 2x 1 and 2x 2	\$	138.00
2195	SBA Office National	198-102494	Civic Centre Stationery order June 2015	\$	1,338.35
35	Staples Australia Pty Limited	9015109000	Kitchen Supplies Chef	\$	25.66
2797	Water Dynamics Australia Pty Ltd	5,121,054,932	Labour for irrigation repairs from 01.06.2015 to	\$	2,910.00
500449	Tracy Chambers	3A3043 COLLAR - REFUND - R#67225	Spending Collar - Deposit Refund - R#67225	\$	130.00
500450	Lance Sims	CFY DEPOSIT REFUND - R#67411	Key Deposit Refund - R#67411	\$	60.00
5104	JLM Civil Works Pty Ltd	00003642	temple Terrace runs 18/4/15-29/4/15 services	\$	1,046.82
500451	Ann-Marie Hughes	BBQ DEPOSIT REFUND - R#54933	BBQ Deposit Refund - R#54933	\$	230.00
500451	HWA Pasworth Lawyers	525880	ABSPages P/L - Termination of Agreement	\$	2,984.01
5104	JLM Civil Works Pty Ltd	00003669	Install 3x crossing, 2x fence, 1xam Park	\$	4,649.06
47	Telstra Corporation Ltd	464-0726-160 T111 4.7.2015	WAP/Internet [4640726160] - June /July 2015	\$	39.00
47	Telstra Corporation Ltd	464-0726-244 T111 2.7.2015	IMSDS batch/line Plan [4640726244] - July 2015	\$	135.00
500171	Norbuilt	1293	15 Court - Residential Development	\$	454,370.11
500328	Capital Security (NT) Pty Ltd	000031469	CAPITAL Security W/F-28/05/2015	\$	390.08
2195	SBA Office National	08-31235	Supply furniture to Civic Plaza	\$	338.00
2195	SBA Office National	ERK-5164	Printer - Brother Canon P100 Ink Cartridges	\$	53.95
35	Staples Australia Pty Limited	9015109000	Kitchen Supplies Chef	\$	355.00
500185	Brooke Prince	REIMBURSEMENT	Reimbursement	\$	1,293.00
54	Powerwater	137463	Traffic Lights P/E 30.06.2015	\$	173.39
500453	George Kosta (FF) to A (Harris) row	DR V-WAY REIMB - 111236, 11 MARSHAL	Driveway Reimb - L11236, 11 Marshal St, Johnston	\$	756.00
5580	M/E K Zsars	REIMBURSEMENT - TAXI CHARGES - LGMA	Reimbursement - taxi charges - LGMA Challenge	\$	71.71
500417	Georgia Beach	000000	Youth workshop facilitation	\$	570.00
798	YMCA of the Top End Inc	5694	Clean Up Australia Day	\$	186.60
35	Staples Australia Pty Limited	9015109000	LDRAGY Stationery Order - 15/06/2015	\$	167.07
2195	SBA Office National	501-7107	SBA Standing Desk Car in Day	\$	339.00
537	Tarwin Glass (NT) Pty Ltd	37417	Replace 6.38mm grey laminated safety glass for win	\$	386.00
500073	Off the Leech	00001307	School Holiday Advertisement	\$	890.00
5792	4,000	12320	Service for Truxor BCDHs booked Monday 2 June	\$	581.93
5741	Scanlan Design - eprint	00005471	PO10548 Community BBQ CarPubs x 4 & Game x 1	\$	430.00
798	YMCA of the Top End Inc	5750	Rents Income % subsidy - VAY 2015	\$	5,728.45

798	YMCA of the Top End Inc	5789	Rental Income Subsidy Pool - APRIL 2015	\$	5,798.45
798	YMCA of the Top End Inc	5788	Rental Income Subsidy Pool - MARCH 2015	\$	5,798.45
1560	The Edt oit onls	00013428	PC105556 Selected Members Barriers v2	\$	1,408.00
758	YMCA of the Top End Inc	5787	ACTIVATE Exercises	\$	3,300.00
4141	Sitman Design - ear nt	00025410	Plonk in the Park Corflutes	\$	300.00
938	Nightliff Electrical	112	Park Lights audit for the month of June	\$	230.00
5195	Bernard Schenkel	0081	PC105747 Elected Members/Municipal Pan Ranners	\$	440.00
5195	Bernard Schenkel	0090	PC105748 Various Collateral	\$	740.00
5104	JLM Civil Works Pty Ltd	00003560	Repalce the 2 sand uns of footpath along Temple	\$	4,427.88
5104	JLM Civil Works Pty Ltd	00003576	Straighten Rosebery Driveway and McGuire Street	\$	107.80
5104	JLM Civil Works Pty Ltd	00003573	Repair trip hazard in front of 24 Emory Avenue	\$	148.50
5104	JLM Civil Works Pty Ltd	00003568	Removal of waste / harvest weeds at Lake 4 Durack	\$	876.08
5104	JLM Civil Works Pty Ltd	00003563	Charlay asphalt 18 sqm IFO d'way at 1 Tulagi Rd	\$	1,343.81
5104	JLM Civil Works Pty Ltd	00003564	Install 22 signs at Durack and Sanctuary WJIM	\$	3,270.74
5104	JLM Civil Works Pty Ltd	00003582	Ornament, Stalwart, Rec Centre & Chung Wah median	\$	4,904.35
5551	Active Tree Services Pty Ltd	INV 256244	Memorial Park - deadwood Albice & Hebeothorum	\$	3,791.00
2195	SBA Office National	W61-202502	Janyards for new ID Cards	\$	190.00
35	Staples Australia Pty Limited	9C14857E36	Stationery - NE131280965	\$	511.78
5104	JLM Civil Works Pty Ltd	00003582	replace missing hoop board at dog park	\$	423.50
5104	JLM Civil Works Pty Ltd	00003579	Sanctuary Lakes, Joan Fejo Park, Gerry Benile	\$	3,126.70
5104	JLM Civil Works Pty Ltd	00003580	Gerry Benile & St Fredrick Morgan - Clear bird guano	\$	2,970.12
5104	JLM Civil Works Pty Ltd	00003581	Wood Drive & St Fredrick Morgan - Remove graffiti	\$	877.53
256	The Bookshop Darwin	0014227	Library Stock	\$	1,250.18
256	The Bookshop Darwin	0014221	Library Stock Q3587	\$	945.06
530	Nightliff Electrical	107	Remove existing rusty switchboard stand; Install	\$	6,693.20
5104	JLM Civil Works Pty Ltd	00003571	Demolition 2 x Keep Left signs IFO various Durack	\$	1,011.90
5104	JLM Civil Works Pty Ltd	00003575	Replace Glen Way sign at Nacova Way/ Burn Crescent	\$	490.61
5104	JLM Civil Works Pty Ltd	00003578	Repalce RAB sign and Chawson sign Palmerston Cir	\$	770.96
5533	Custom Av Pty Ltd	00351746	Monthly Fire Indication Panel Test for June	\$	178.67
5533	Custom Av Pty Ltd	00351750	Monthly Fire Indication Panel Test for June	\$	202.87
5533	Custom Av Pty Ltd	00352752	Monthly Fire Indication Panel Test for June	\$	183.83
5533	Custom Av Pty Ltd	00351749	Monthly Fire Indication Panel Test for June	\$	21.90
5533	Custom Av Pty Ltd	00351753	Monthly Fire Indication Panel Test for June	\$	109.90
5533	Custom Av Pty Ltd	00351751	Monthly Fire Indication Panel Test for June	\$	28.74
5104	JLM Civil Works Pty Ltd	00003587	Remove graffiti from Laneaway next to Shawbridge	\$	110.00
5104	JLM Civil Works Pty Ltd	00003589	Replace missing bin at Tynner Place, collect	\$	210.27
5104	JLM Civil Works Pty Ltd	00003591	TS2012/05/01 vehicle bin collection	\$	9,888.17
5104	JLM Civil Works Pty Ltd	00003592	Trinity Storage and Resource - Wankarthe	\$	2,791.90
915	Knight Tyres & Auto Services	51001060	Very good for our National logo CALIBRO F0105746	\$	1,097.25
5104	JLM Civil Works Pty Ltd	00003590	PC101782 - Other Various Locations	\$	2,102.63
5104	JLM Civil Works Pty Ltd	00003587	PC101779 - Other Various Locations - Appendix C	\$	2,417.08
5104	JLM Civil Works Pty Ltd	00003588	PC101780 - Other Various Locations	\$	1,401.73
5104	JLM Civil Works Pty Ltd	00003589	PC101781 - Other Various Locations	\$	777.95
5104	JLM Civil Works Pty Ltd	00003595	ats 1.5*2.0m footpath at Gray Child Care Centre	\$	288.84
3059	Iron Mountain Australia Pty Ltd	491689 ATI	Records Management - June 2015	\$	1,440.39
3079	Urmfeld Council	2258	Exposure/GIS Support - 11/6/15 - 12/5/15	\$	1,058.20
2567	Top End RAIL	00003285	24/10/14 - Get on line, reset the clock and set	\$	211.70
4629	Darwin Office Technology P/L	5A00215021	Open Space Copier Bearings-CAH021937-June 2015	\$	484.85
4629	Darwin Office Technology P/L	5A00215022	Community Service Copier-CAH021851-June 2015	\$	544.50
4629	Darwin Office Technology P/L	5A00215023	Library Office Copier-CAH019417-June 2015	\$	273.92
4629	Darwin Office Technology P/L	5A00215024	Library Public Copier-CHC229546-June 2015	\$	327.17
3079	Iron Mountain Australia Pty Ltd	496644-ATI	Records Management Secure Destruction - June 2015	\$	410.61
4737	D & L Plumbing & Gasfitting	6089	Replace the leaking contractors of hot/cold water	\$	181.30
4737	D & L Plumbing & Gasfitting	6089	replace flushing cistern at town mens toilet GCI	\$	357.30
4737	D & L Plumbing & Gasfitting	6089	Replace the flushing cistern at Depot Shed	\$	336.00
4737	D & L Plumbing & Gasfitting	6089	replace the tape at front shed with similar type	\$	126.50
2107	Water Dynamics Australia Pty Ltd	SU21035484	Labour for irrigation repairs from 22.06.2015 to	\$	3,520.00
2107	Water Dynamics Australia Pty Ltd	SU21035479	Irrigation parts consumed for the month of June	\$	2,501.73
2107	DBH Contracting	00007076	Week 3 labour for irrigation repairs 15-16-17-18-19	\$	1,453.85
2107	DBH Contracting	00007077	Week 2 labour for irrigation repairs 8-12-13-15	\$	2,369.68
2300	Regina's Cleaning Services Pty Ltd	00015412	Buff/finish back old walls, prepare floor for new	\$	1,686.00
2300	Regina's Cleaning Services Pty Ltd	00015413	Clean & sanitise 90 plastic chairs, 12 tables & 3	\$	1,760.00
948	Nightliff Electrical	114	String small of humming wire near at finance area,	\$	187.00
5533	Custom Av Pty Ltd	00351747	Monthly Fire Indication Panel Test for June	\$	118.10
5104	JLM Civil Works Pty Ltd	00003567	Overpass/Remove the graffiti from recreation Ctr	\$	110.00
5104	JLM Civil Works Pty Ltd	00003569	Collect the cupboard in package from depot shed	\$	149.55
5104	JLM Civil Works Pty Ltd	00003570	Remove the graffiti from various surfaces of lib	\$	91.60
5104	JLM Civil Works Pty Ltd	00003585	Repalce KL sign post at Raffle/Essington RAB	\$	116.97
25	Solidarity Cleaning Services	00013450	Sanctuary Lakes exelap cleaning for June	\$	401.25
25	Solidarity Cleaning Services	00013448	Library cleaning for June including weekend	\$	4,312.35
25	Solidarity Cleaning Services	00013451	Marlow Lagoon exelap cleaning for June	\$	962.50
25	Solidarity Cleaning Services	00013449	Gray Scum Ha Tuleanling for June	\$	1,643.75
25	Solidarity Cleaning Services	00013447	Civic Plaza cleaning for June including rangers	\$	4,791.55
938	Nightliff Electrical	150	2x flickering lights, replace fluorescent, 1x flicker	\$	93.50
5104	JLM Civil Works Pty Ltd	00003586	Repalce the post of hump sign at main dog park	\$	148.17
5104	JLM Civil Works Pty Ltd	00003583	Fix the provided 6x boards to the wall on shown	\$	174.24
5303	Wild Things Animal Training & Encounters	24	School Holiday Program	\$	287.00
5104	JLM Civil Works Pty Ltd	00003592	Painting of bath refunda structures, Marlow Lagoon	\$	4,367.00
5059	Jamaica Cleaning Service Pty Ltd	2123	Carry out TS 2012-02 Street Sweeping Contract for	\$	23,128.70
40	Geminex Northern Territory	5XAI2996	Hanger Uniform Pants	\$	138.28
500266	Diamond International Events (A Trina's Catering	14131083	Citizenship Ceremony catering	\$	396.00
123	Kerry's Automotive Group	NICV434035	Repairs - Ranger Nissan CALIO	\$	6,370.15
5104	JLM Civil Works Pty Ltd	00003572	Replace the damage sprinkles around the facilities	\$	479.88
5104	JLM Civil Works Pty Ltd	00003596	Install 15*2.0m footpath, demolish and dispose	\$	3,392.02
5590	AAM P/L	38258	Goydar Square - Subdivs on & Consolidation	\$	4,791.60
4605	MIK Enterprises VSN P/L T/A Kloo Playgrounds Inspe	01507366	Playground Equipment Audit	\$	22,000.00
4320	Elton Consulting	12793	Development Assess- Professional Fees May 2015	\$	1,750.85
2161	GHD Pty Ltd	2174268	Undertake works required for the Pollution Abatement	\$	13,739.91
3792	Austral	12390	Job: SAWS0665 replace adjustable covers on wind	\$	557.10

5104	JLM Civil Works Pty Ltd	00003561	install new driveway at Lot 12717, 12 Moth St,	\$	2,140.00
5104	JLM Civil Works Pty Ltd	00003578	Replace broken driveway marked with yellow paint	\$	2,135.79
5104	JLM Civil Works Pty Ltd	00003577	Replace broken driveway marked with yellow paint	\$	2,182.64
5104	JLM Civil Works Pty Ltd	00003566	install new driveway at Lot 12770, 10 Gummam	\$	724.89
5104	JLM Civil Works Pty Ltd	00003565	install new driveway at Lot 12774, 7 Gummam	\$	1,138.12
5104	JLM Civil Works Pty Ltd	00003594	install new driveway at Lot 12787, 11 Swainy St,	\$	853.90
5104	JLM Civil Works Pty Ltd	00003593	install new driveway at Lot 12793, 46 Crawley St,	\$	1,250.99
000002	InsightGIS	00119231	Map2 Property/VL 36 Valintenna 27/6/15-27/06/16	\$	2,145.00
4929	Berramundi Group	VW0005713	45,000 for Service CA4400	\$	583.00
4508	News 4L	5100 1647 3006 2015	CEO Newspapers - JUNE 2015	\$	50.53
2508	News 4L	5100 0988 3006 2015	Newspapers - Mayors Office - JUNE 2015	\$	50.53
4735	Palmerston and Rural Party Hinc	H100_COP	Chair - no 23, 6, 2015	\$	50.00
3034	Australian Local Government Association	15GAR44	National General Assembly Registration	\$	1,200.00
339	St John Ambulance (NT) Incorporated	575665	St Johns at Youth Skate Comp	\$	150.00
000456	Snay Astra	CAT TRAP REFUND - R#58070	Cat Trap Refund - R#58070	\$	100.00
000099	Palmerston Lions	FFTRFL10/7/15	BBQ Cooking - Skatepark Competition	\$	200.00
000042	Delsey Tamiano	KEY DEPOSIT REFUND - R#68026	Key Deposit Refund - R#68026	\$	60.00
5191	Serrano Schenkel	0393	POINTER 69 Event Banner Design	\$	200.00
000458	Shirley Alcockson (ET) Sebastian Whittier	KEY DEPOSIT REFUND - R#68269	Key Deposit Refund - R#68269	\$	60.00
47	Testra Corporation Ltd	0675506300/712523070-2 (9/7/15)	MS Exchange Online Account - JUNE 2015	\$	747.80
34	Powerwater	0000474	FORTNIGHT 2016 - 1 - From Payroll	\$	615.00
000230	Hilder Valley Ford (Redbach Automotive Pty Ltd)	3097	Fast Purchase Ford Ranger TS - C#67401 - P#105801	\$	39,835.10
2533	Custom Avty Ltd	00350152	Monthly Fire Indication Panel Test April DRG	\$	125.10
000043	Delsey Tamiano	CLEANING BOND REFUND - R#66930	Memorial Park Cleaning Bond Refund - R#66930	\$	150.00
000043	Delsey Tamiano	NV CLEANING BOND - R#66930	Marlow Lagoon Cleaning Refund - R#66930	\$	150.00
000451	Eouise Sheikh	GRAY HALL DEPOSIT REFUND - R#68182	Gray Hall Deposit Refund - R#68182	\$	125.00
000452	Imajira Cerda	RATE REFUND - A#105247	Rate Refund - A#105247 (1 Ballabry Crd)	\$	900.00
000463	E. McEwan (ET) Karri (McEwan)	RATE REFUND - A#111649	Rate Refund - A#111649	\$	295.90
2	Australian Taxation Office	PAYG WEL 2072015	PAYG WEL 2072015	\$	58,767.00
000460	Robert Press	CAT TRAP REFUND - R#55515	Cat Trap Refund - R#55515	\$	100.00
000460	Open Colleges Pty Limited	5915079 (REF:0691056)	Cert IV Professional Writing and Editing	\$	2,592.50
1	Isantia Pty Ltd	MR0582668	Maa's Monitoring - June Retainer	\$	471.59
000460	EPAC Salary Solutions Pty Ltd	072860 160715	Salary Packaging (2015/2016) - Wk 1	\$	1,175.69
566	Stokers & Skurt	160431	Rangers Dog Leads	\$	6,122.00
3880	PAWS Darwin Limited	00003659	Poune Charges - MAY 2015	\$	3,462.10
000131	Lori User	STAFF REIMB - CANVAS BAGS 15/7/15	Staff Reimb - Canvas Bags	\$	125.90
000460	Irene Jenkins	LIBRARY RM 4 RE RE-LUND - R#64200	Library RM Hire Refund - R#64200	\$	125.00
000460	C & C Brennanly	EFT REQ 14/7/15	Reimb - J&K Supplies - Youth Skatepark Comp 4/7/15	\$	81.50
000460	Capital Security (M) Pty Ltd	00001494	CAPITAL Security W/E - 12/07/2015	\$	351.54
000465	Relationships Australia NT Inc	KEY DEPOSIT REFUND - R#68180	Key Deposit Refund - R#68180	\$	60.00
4007	Ant Animal Hospital Pty Ltd	07215	Animal euthanasia - 7250, 7241 [x2] - Anesthetics	\$	274.02
26	Viva Energy Australia Ltd	1601324390	Fuel Cards - JUNE 2015	\$	5,500.39
5531	Custom Avty Ltd	00351768	Monthly Fire Indication Panel Test for June	\$	75.74
2567	Top End RACE	00032419	Monthly maintenance for air con for June	\$	553.39
36	Darwin Lock & Key	104720	Marlow Lagoon - repair/replace lock on BBCL	\$	327.71
3669	Araza IT Solutions	SIN34061	Marlow W-R Products - CoP CSD Free internet	\$	2,255.47
3669	Araza IT Solutions	SIN34062	DWILL - ADSL2 Modem - Library Public internet	\$	52.63
2977	Security & Technology Services P/L	027331	Install Security Panel - Rangers Office	\$	2,677.95
933	Nightcliff Electrical	225	1x Hole in lightest at Marlow Lagoon Playground	\$	144.65
5104	JLM Civil Works Pty Ltd	00003711	Work in parks	\$	1,303.80
5104	JLM Civil Works Pty Ltd	00003707	Graffiti removal	\$	962.50
5104	JLM Civil Works Pty Ltd	00003708	Beweld Gate - Grey & Mainline	\$	426.45
5104	JLM Civil Works Pty Ltd	00003709	Repair / Replace Figures - Ginn	\$	666.45
5104	JLM Civil Works Pty Ltd	00003710	Removal of glass & guano	\$	591.25
5104	JLM Civil Works Pty Ltd	00003706	Road signage - CSD June	\$	3,840.90
000271	Ruj Xerox Business Centre NT	AB00014969	Ruj Xerox Copiers Agreement 337: July 2015	\$	1,781.59
5104	JLM Civil Works Pty Ltd	00003795	Call out to secure library broken safety glass on	\$	502.25
48	Top End Line Markers Pty Ltd	115/356	Car Park Line marking after resurvey works @ Coles	\$	3,817.00
48	Top End Line Markers Pty Ltd	115/357	F. Marlow Lagoon Area - repair intersection of	\$	692.00
798	YMCA of the Top End Inc	00003729	Install new driveway at Lot 12718, 9 Moth St, Zucc	\$	2,145.29
798	YMCA of the Top End Inc	5795	CS2004-01 - JUNE 2015	\$	31,418.75
2565	KLK FM Pty Ltd	5794	Rental Income Subsidy - JUNE 2015	\$	5,798.45
48	Top End Line Markers Pty Ltd	03568094	PG105338 The Soup Wed 1 July 2015 Episode	\$	600.00
48	Top End Line Markers Pty Ltd	115/344	Re marking along Protes Crescent from Flame Tree	\$	636.00
48	Top End Line Markers Pty Ltd	115/345	Re marking along Flame Tree Circuit from Rosebery	\$	1,837.00
48	Top End Line Markers Pty Ltd	115/349	C. Bakewell intersections	\$	2,396.00
48	Top End Line Markers Pty Ltd	115/350	A. Maurice Trunk between Cattermole Street and	\$	4,995.50
48	Top End Line Markers Pty Ltd	115/353	F. Marlow Lagoon St	\$	1,914.00
48	Top End Line Markers Pty Ltd	115/351	Line marking along Aungmye Crescent	\$	2,453.50
48	Top End Line Markers Pty Ltd	115/354	B. Inverway Circuit between Bunaa Court and Farrar	\$	5,318.50
5104	JLM Civil Works Pty Ltd	00003730	Install new driveway at Lot 12773, 37 Camm Street,	\$	1,184.94
5104	JLM Civil Works Pty Ltd	00003727	Landscape Maintenance - Sanctuary Lakes	\$	3,362.00
274	CSG Business Solutions (NT) Pty Ltd	000037180	Corporate Copier Agreement - 1000046738 June 2015	\$	1,916.89
5104	JLM Civil Works Pty Ltd	00003705	12cm footpath replacement at Kalkaloudes in	\$	1,525.92
933	Nightcliff Electrical	00046327	RCD test for Civic Centre	\$	286.00
2587	Top End RACE	000037420	Clean AC bag, clean and flush drain, test coil and	\$	118.80
000440	Vanderfield Northwest Pty Ltd t/a Darwin Island Life	03585831	Service Vehicle 70,000 CA59G	\$	391.95
4912	Remote Area Tree Services Pty Ltd	00001638	Watering of new trees - Farrar - Bradleym,	\$	4,950.00
4912	Remote Area Tree Services Pty Ltd	00001972	near Wakelin Close - 10 removals of trees	\$	4,950.00
4912	Remote Area Tree Services Pty Ltd	00002099	Forrest Parade - supply, plant & establish 5 trees	\$	1,229.65
4912	Remote Area Tree Services Pty Ltd	00002109	near Conway Street & McCowan Place - trees	\$	4,950.00
4912	Remote Area Tree Services Pty Ltd	00002141	Russell Avenue near Dollyy Ct - removals of dead	\$	4,950.00
4912	Remote Area Tree Services Pty Ltd	00002104	Forrest Parade & Lamarck Avenue - supply, plant	\$	1,532.30
2977	Security & Technology Services P/L	59039	upgrade Alarm Panel to Pacom - Aquatic Centre	\$	4,666.00
2977	Security & Technology Services P/L	59032	install Pacom GPRS units to CoP Buildings &	\$	3,022.80
689	Clearway	15577885	Tip - recharge - MAY 2015	\$	1,567.24
1581	NT Broadcasters Pty Ltd	155-136-107-0000	Refugee Week 2015 Radio Advertising Hot 100	\$	514.00
1581	NT Broadcasters Pty Ltd	155-136-107-0000	Refugee Week 2015 Radio Advertising Milk FM	\$	902.00
324	Gika Pty Ltd	07_0002008	Authority DR Services - AUGUST 2015	\$	3,311.00

639	Cleanaway	15535159	Library - JUNE 2015	\$	143.22
4539	3Dme Design & Drafting	INV00334	Gaydon Square - Professional Services - Constructi	\$	5,808.00
4025	CS Services NT	0000404	Archer Waste Transfer Station	\$	161,059.04
539	Cleanaway	15535155	Civic Centre - JUNE 2015	\$	90.95
539	Cleanaway	15536703	Dog Pound - JUNE 2015	\$	11.52
539	Cleanaway	15537245	Tanahmura - JUNE 2015	\$	130,776.61
639	Cleanaway	15535162	Driver Resource Centre - JUNE 2015	\$	32.90
639	Cleanaway	15537219	Woodroffe Primary School - JUNE 2015	\$	7.92
639	Cleanaway	15538150	T-p Reccharge - JUNE 2015	\$	625.73
VD0368	iWater NT	104	Labour for irrigation repairs from 22.06.2015 to	\$	2,347.30
4075	iSentia Pty Ltd	MNO387602	Media Monitoring Broadcast Retainer - JULY 2015	\$	649.46
4912	Remote Area Tree Services Pty Ltd	00002100	Farrier Boulevard - supply, plant & establish	\$	2,472.14
5104	JLM Civil Works Pty Ltd	00003701	Install new fence panel at Gray	\$	2,769.43
5104	JLM Civil Works Pty Ltd	00003722	Install two fence panels and 4 posts at River Drive	\$	1,845.80
639	Cleanaway	15536194	Civic Centre - JUNE 2015	\$	183.04
5104	JLM Civil Works Pty Ltd	00003725	20/12/07 - Provide Public Pene Bin Collection	\$	20,102.16
645	Nationwide News NT Division	38554277	Advertising - JUNE 2015	\$	11,597.81
10	DBF Contracting	00007394	Replace damaged climbing fountain at Hayden Park	\$	649.74
10	DBF Contracting	00007393	Week 4 Labour for irrigation repairs 22.6.26.6.15	\$	4,277.34
5308	Open Systems Technology Pty Ltd	5003012	Dynavix NAV Professional Services - JUNE 2015	\$	429.00
272	City Wreckers	00008106	Towing - Bank Holiday season, Yarravonga	\$	110.00
4329	Miranda's Armed Security Officers Pty	PTC1016	Cash Collections - JUNE 2015	\$	316.80
5104	JLM Civil Works Pty Ltd	00003708	Replace 5.0m x 1.7m fpath at Int Manany & Hillian	\$	540.50
46	Dawson CD Works Pty Ltd	6727199	Computational program as per contract TS 2015/01	\$	566,110.78
5104	JLM Civil Works Pty Ltd	00003738	Remove 75 chairs from small storeroom of Gray &	\$	99.79
5104	JLM Civil Works Pty Ltd	00003737	Remove the overgrown vegetation from the safety fa	\$	119.14
5104	JLM Civil Works Pty Ltd	00003734	Pick up aircon duct from depot and deliver to HACC	\$	291.33
5104	JLM Civil Works Pty Ltd	00003715	Scrap sack removal and place 3.1m x 5.0m asphalt at	\$	2,770.37
5104	JLM Civil Works Pty Ltd	00003719	Road maintenance works at Archer waste transfer	\$	4,326.55
5104	JLM Civil Works Pty Ltd	00003723	Bussell Avenue - mulch all large trees	\$	4,400.00
3777	PC Paving & Building Services	34	Sanctuary Lakes - repair rubber soffits	\$	4,620.26
	PC Paving & Building Services	32	Marlow Lagoon - Repair rubber soffit	\$	2,090.00
3756	PC Paving & Building Services	33	Playground - Soffit repair	\$	1,210.00
35	Statistik Australia Pty. limited	5015264550	Kitchen Supplies - Civic Centre	\$	259.97
2139	SBA Office National	W31-102839	Standard Dymo Labels - Civic Centre Stationary	\$	79.80
2139	SBA Office National	W31-102930	Impresso for new ID Cards	\$	95.25
3557	Kelley Jones Lawyers	05355	Review Rates Declaration 2015/16	\$	908.50
2139	SBA Office National	W31-102751	Stationery including id card sleeves	\$	277.20
5124	JLM Civil Works Pty Ltd	00003717	Kerb replacement 0.35m Int Fway & Dwyer	\$	108.54
VD0412	Bandconnect	1081	Promotional Products for youth engagement	\$	2,175.25
48	Top End Line Markers Pty Ltd	L15/346	D. Intersection of Catalina and Bridle Road	\$	2,178.00
5124	JLM Civil Works Pty Ltd	00003704	Install new driveway at Lot 11250, 43 Arge Rd,	\$	508.80
5124	JLM Civil Works Pty Ltd	00003702	Install new driveway at Lot 11767, 65 Hawker St,	\$	2,529.26
5124	JLM Civil Works Pty Ltd	00003733	Call out to fix broken water supply in Dillon par	\$	502.26
5124	JLM Civil Works Pty Ltd	00003732	Call out on Saturday 27.6.2015 to remove dead cow	\$	654.06
5124	JLM Civil Works Pty Ltd	00003732	Remove dead cat from the gutter of Temple Terrace	\$	88.77
48	Top End Line Markers Pty Ltd	L15/346	Re-marking along Nullicum Circuit	\$	1,150.20
958	Nightlight Electrical	233	Carry Out the Park light repair works as per quote	\$	8,987.00
3545	Amalgamated Pest Control	1510520148	Quarterly pest control for Joy Anderson - June	\$	110.00
3545	Amalgamated Pest Control	1510520141	Quarterly pest control for Gray Community Hall	\$	110.00
3545	Amalgamated Pest Control	1510520140	Quarterly general termite pest control for Depot	\$	775.00
3545	Amalgamated Pest Control	1510520142	Quarterly pest control for Driver Resource Centre	\$	145.00
5104	JLM Civil Works Pty Ltd	00003713	Road near 9 season Crt, Woodroffe	\$	2,102.21
5104	JLM Civil Works Pty Ltd	00003714	pavement reconstruction - 38 McKinnon Rd, Pineland	\$	2,121.95
48	Top End Line Markers Pty Ltd	L15/347	Re-marking along Binaway Drive	\$	1,552.23
5104	JLM Civil Works Pty Ltd	00003723	Check the irrigation system and repair the broken	\$	230.00
5104	JLM Civil Works Pty Ltd	00003721	Install a trash rack across Reservoir drain	\$	16,511.40
519	City of Darwin	89965	Small Bay Weigh Bridge Changes - JUNE 2015	\$	35,982.00
	Turner & Townsend Thine Pty Ltd	115375	TS2014-04 - Project Management - EOT Variation	\$	9,504.00
	Deuce Cleaning Service	4241	Joy Anderson Centre - Cleaning Service 28/06/15	\$	60.50
2587	Top End RACE	00002141	Supply and replace the motor for the HRU unit at	\$	2,494.80
5104	JLM Civil Works Pty Ltd	00003736	Supply and install 8 nos of plates to block the ac	\$	711.45
4562	NT Repairs and Painting	00000527	Pressure clean columns and footpaths & paint the	\$	2,530.00
VD0377	Audio Technology NT Pty Ltd	13397	Line of PA for skatepark competition	\$	197.33
5104	JLM Civil Works Pty Ltd	00003601	Balance of original invoice 2315 - Works 73 Farrar	\$	694.62
5104	JLM Civil Works Pty Ltd	00003600	Balance of INV3315 - PUD04009	\$	492.73
5049	NT Build	4439	NT Build Levy - Boyce Square Stage 2	\$	6,202.00
4025	Totally Workwear Palmerston	L03022069	Corporate Uniforms /Clothes - H	\$	292.80
798	YMCA of the Top End Inc	5812	Palmerston Pool staff and hire costs for Youth Wee	\$	790.00
4636	MLK Foreman KWA P/L T/A Kico Playground Inspect	0130/369	Playground Equipment Audit - Additional Works	\$	7,700.00
5071	Luftic Health Group Pty Ltd	1211634	Injury Management Co-ordination - Current Devl Officer	\$	110.00
500	Dynavix Human Resource & Computer Academy	00026961	Cert IV - Customer Service Officer	\$	295.00
5104	JLM Civil Works Pty Ltd	00003724	Lakeview Blvd - Mulch all large trees	\$	3,900.00
5104	JLM Civil Works Pty Ltd	00003725	Limbick Avenue - Mulch all large trees	\$	4,400.00
3623	Arce T Solutions	SIN14379	Saviva Agreement-Manager T Services July 2015	\$	1,554.73
4912	Remote Area Tree Services Pty Ltd	00007401	Marlow Lagoon Reserve - reactive tree maintenance	\$	4,950.00
4912	Remote Area Tree Services Pty Ltd	00007402	Yarravonga road reserve & buffer - reactive tree	\$	3,530.00
4912	Remote Area Tree Services Pty Ltd	00002405	Bakewell Escarpment - scheduled tree maintenance	\$	4,950.00
3098	Roadshow Films Pty Ltd	03031662	Movie licences Filmix	\$	550.00
4790	Urban Play Pty Ltd	UD011810	Fr Gerry Rennie Park - supply & deliver rape &	\$	651.82
479	Jardine Lloyd Thompson Pty Ltd	048-025772	Public Library - National Scheme (ANNUAL)	\$	49,998.82
479	Jardine Lloyd Thompson Pty Ltd	048-016801	Public Library - Q1 Insurance 15/15	\$	23,531.53
117	Reairpalras	6407289545	Replacement of Tyres on CA01FQ	\$	540.11
4065	Southern Cross Protection Pty Ltd	710695	Security Patrol - 15/7/2015	\$	74.54
4825	MIM A Saangler	RE MB/ IPWFA CONFERENCE - TRAVEL	Reimb IPWFA Conference - Cab Fares NT	\$	191.28
134	Jazz Pty Ltd	00028711	Dog registration tags 2015/16	\$	1,683.00
VD0378	BMU	30300384	ISDC15-06 - June 2015 CLA VI 1	\$	180,641.70
5	Australia Post	1304479925	Postage Charges - JUNE 2015	\$	7,479.86
5104	JLM Civil Works Pty Ltd	00003690	Litter/rubbish removal in park	\$	70.00

5104	JJM Civil Works Pty Ltd	00003719	Install water trough @ restricted dog area dog park	\$	4,049.49
5104	JJM Civil Works Pty Ltd	00003720	Modification of Armer gates	\$	1,526.20
639	Casparway	15595167	Gray Hall - JUNF 2015	\$	22.16
3514	NI Automotive Group (R. AS) P/L	16102840/6	Vehicle repairs - C&I FD	\$	1,729.40
122	SA Global Limited	5418115-268014	AS 23082015 - Tree stock for landscape use	\$	150.57
4029	Toually Workwear Palmerston	1000230801	Ranger Services - uniforms	\$	258.00
5669	Athletics Northern Territory	00082709	ACTIVATE athletics	\$	528.00
V00417	Georgia Beach	COP005	Workshop facilitator for school holiday programs	\$	600.00
V00295	Jacana Energy	62764063	1011339410 - Streetlighting - 2/4/15-30/06/15	\$	161,794.55
639	Casparway	15594757	Snool Bay Coping Recharge Jan 2015 & 15/4/15	\$	1,397.55
421	Palmerston SC - Club	GRANT - SENIORS XMAS BAS I	GRANT - Seniors Xmas Dinner	\$	500.00
1270	SIDS and Kids Northern Territory	GRANT - A WALK TO REMEMBER - SACTU	GRANT - A Walk to Remember - Secondary Lakes	\$	1,000.00
V00035	Nathan Barnett	PARK DEPOSIT REFUND HAS8120	Park Deposit Refund HAS8120	\$	150.00
V00131	Loft Loden	RCIMB - CATERING SUPPLIES - FLC NIC	RCIMB: Catering Supplies - Flk Nic 2015	\$	56.60
54	Powerwater	137964	Street Lighting - April May & June 2015	\$	105,006.99
54	Powerwater	62739673	2012020410 -18.05.2015 to 16.06.2015	\$	427.35
54	Powerwater	62618128	2012299510 -32.05.2015 to 01.06.2015	\$	195.67
54	Powerwater	62792641	2011799510 -12.06.2015 to 03.07.2015	\$	190.77
54	Powerwater	62691923	2014553410 -30.05.2015 to 15.06.2015	\$	745.93
54	Powerwater	62618995	2011642310 -07.05.2015 to 01.06.2015	\$	204.84
54	Powerwater	62721519	2028102110 -19.05.2015 to 16.06.2015	\$	406.91
54	Powerwater	62633550	2055229110 -02.05.2015 to 01.06.2015	\$	24.69
54	Powerwater	62715262	2063999110 -21.05.2015 to 15.06.2015	\$	758.42
54	Powerwater	62715264	2064801110 -21.05.2015 to 15.06.2015	\$	20.71
54	Powerwater	62715266	2063813110 -21.05.2015 to 15.06.2015	\$	145.39
54	Powerwater	62691814	2062335110 -20.05.2015 to 15.06.2015	\$	217.71
54	Powerwater	62618662	2027975110 -02.05.2015 to 01.06.2015	\$	594.13
54	Powerwater	62797517	2021975110 -02.06.2015 to 01.07.2015	\$	1,066.52
54	Powerwater	62632675	2014759111 -27.02.2015 to 01.06.2015	\$	152.55
54	Powerwater	62619753	2014124111 -27.02.2015 to 01.06.2015	\$	2,497.22
54	Powerwater	62619752	2014312511 -27.02.2015 to 01.06.2015	\$	2,112.81
54	Powerwater	62694821	2013911810 -20.05.2015 to 15.06.2015	\$	261.87
54	Powerwater	62697111	2077568110 -19.05.2015 to 12.06.2015	\$	723.59
54	Powerwater	62749391	2049947110 -21.05.2015 to 15.06.2015	\$	1,182.55
54	Powerwater	62715143	2027773110 -17.05.2015 to 15.06.2015	\$	72.48
54	Powerwater	62749168	2065199110 -21.05.2015 to 15.06.2015	\$	675.39
54	Powerwater	62749353	2040054110 -21.05.2015 to 15.06.2015	\$	285.39
54	Powerwater	62731728	2042784110 -21.05.2015 to 15.06.2015	\$	436.65
54	Powerwater	62732822	2057334110 -17.05.2015 to 15.06.2015	\$	71.29
54	Powerwater	62732873	2061452110 -17.05.2015 to 15.06.2015	\$	73.28
54	Powerwater	62714858	2061492110 -18.05.2015 to 15.06.2015	\$	257.43
54	Powerwater	62724936	2061446110 -17.05.2015 to 15.06.2015	\$	76.19
54	Powerwater	62724879	2061384110 -10.12.2014 to 16.03.2015	\$	76.43
54	Powerwater	62724981	2061383110 -17.05.2015 to 15.06.2015	\$	75.67
54	Powerwater	62667071	2025939110 -10.05.2015 to 15.06.2015	\$	452.41
54	Powerwater	62688142	2026008110 -10.05.2015 to 15.06.2015	\$	1,126.13
54	Powerwater	62732643	2079513110 -21.05.2015 to 15.06.2015	\$	482.43
54	Powerwater	62732798	2055936110 -21.05.2015 to 15.06.2015	\$	2,462.14
54	Powerwater	62633095	2099799110 -05.05.2015 to 02.06.2015	\$	71.69
54	Powerwater	62715251	2062235110 -20.05.2015 to 15.06.2015	\$	21.51
54	Powerwater	62715286	2066383110 -20.05.2015 to 15.06.2015	\$	214.15
54	Powerwater	62715253	2064244110 -20.05.2015 to 15.06.2015	\$	1,584.99
54	Powerwater	62694787	2063471110 -28.05.2015 to 15.06.2015	\$	542.54
54	Powerwater	62715756	2063271110 -02.06.2015 to 15.06.2015	\$	44.51
54	Powerwater	62696801	2015140110 -19.05.2015 to 12.06.2015	\$	3,673.79
54	Powerwater	62633016	2065944110 -01.05.2015 to 01.06.2015	\$	166.47
54	Powerwater	62752752	2065904110 -02.06.2015 to 01.07.2015	\$	183.79
54	Powerwater	62704295	2070296110 -20.05.2015 to 15.06.2015	\$	536.27
54	Powerwater	62780010	2058969110 -28.07.2015 to 27.04.2015	\$	286.15
54	Powerwater	62793099	2062633110 -02.04.2015 to 01.07.2015	\$	543.93
54	Powerwater	62771249	2056915110 -02.05.2015 to 01.06.2015	\$	1,225.49
54	Powerwater	62792520	2056915110 -02.06.2015 to 03.07.2015	\$	1,911.69
54	Powerwater	62633046	2027879110 -01.05.2015 to 01.06.2015	\$	1,605.99
54	Powerwater	62691730	2067953110 -20.05.2015 to 15.06.2015	\$	622.40
54	Powerwater	62715753	2062379110 -20.05.2015 to 15.06.2015	\$	1,457.59
54	Powerwater	62715455	2063013110 -20.05.2015 to 15.06.2015	\$	802.06
54	Powerwater	62715883	2014457910 -02.05.2015 to 01.06.2015	\$	1,871.53
54	Powerwater	62618804	2021985110 -01.05.2015 to 01.06.2015	\$	1,885.02
54	Powerwater	62792127	2021985110 -02.06.2015 to 01.07.2015	\$	1,465.05
54	Powerwater	62715382	2044261110 -21.05.2015 to 15.06.2015	\$	227.08
54	Powerwater	62715383	2044332110 -20.05.2015 to 15.06.2015	\$	441.13
V00235	Jacana Energy	62779574	1090054110 -01.06.2015 to 30.06.2015	\$	6,365.57
V00295	Jacana Energy	62032709	1090056110 -02.05.2015 to 01.06.2015	\$	278.09
V00295	Jacana Energy	62792677	1090056110 -02.06.2015 to 03.07.2015	\$	295.24
V00295	Jacana Energy	62778745	1011831310 -01.06.2015 to 30.06.2015	\$	10,188.73
V00295	Jacana Energy	62687671	1026753110 -10.05.2015 to 10.06.2015	\$	592.72
V00295	Jacana Energy	62691644	1044261110 -21.05.2015 to 15.06.2015	\$	321.64
V00295	Jacana Energy	62703639	1028102110 -19.05.2015 to 16.06.2015	\$	978.67
V00295	Jacana Energy	62792639	1016534310 -05.06.2015 to 05.07.2015	\$	506.52
V00295	Jacana Energy	62618151	1016534310 -09.05.2015 to 04.06.2015	\$	541.29
V00295	Jacana Energy	62792522	1016266810 -02.06.2015 to 03.07.2015	\$	246.44
V00295	Jacana Energy	62731049	1012498510 -21.05.2015 to 15.06.2015	\$	325.99
V00295	Jacana Energy	62618669	1014264011 -27.02.2015 to 01.06.2015	\$	131.23
V00295	Jacana Energy	62515714	1014273811 -27.02.2015 to 01.06.2015	\$	640.99
V00295	Jacana Energy	62594537	1015105910 -20.05.2015 to 15.06.2015	\$	180.43
V00295	Jacana Energy	62714569	1061906110 -21.05.2015 to 15.06.2015	\$	21.32
V00295	Jacana Energy	62778621	1010962110 -01.06.2015 to 30.06.2015	\$	1,687.45
V00295	Jacana Energy	62714849	1014110110 -20.05.2015 to 15.06.2015	\$	1,531.67
V00295	Jacana Energy	62692220	1077102110 -01.05.2015 to 01.06.2015	\$	254.47

V00295	Jacana Energy	62684046	106867310 -20.05.2015 to 15.06.2015	\$	428.06
V00295	Jacana Energy	62714828	1013817310 -20.05.2015 to 15.06.2015	\$	192.46
V00295	Jacana Energy	62684655	1063882310 -21.05.2015 to 15.06.2015	\$	29.40
V00295	Jacana Energy	62714958	105742210 -20.05.2015 to 15.06.2015	\$	35.49
V00295	Jacana Energy	62684913	1014518410 -20.05.2015 to 15.06.2015	\$	142.28
V00295	Jacana Energy	62684910	1014517010 -20.05.2015 to 15.06.2015	\$	96.48
V00295	Jacana Energy	62714997	105890411 -20.05.2015 to 15.06.2015	\$	1,547.03
V00295	Jacana Energy	62714850	1014111710 -20.05.2015 to 15.06.2015	\$	199.86
V00295	Jacana Energy	62714829	1013817411 -20.05.2015 to 15.06.2015	\$	22.35
V00295	Jacana Energy	62714830	1013866212 -20.05.2015 to 15.06.2015	\$	22.35
V00295	Jacana Energy	62684659	106149211 -20.05.2015 to 15.06.2015	\$	62.70
V00295	Jacana Energy	62714906	102914821 -21.05.2015 to 15.06.2015	\$	1,324.24
V00295	Jacana Energy	62714849	1014110010 -20.05.2015 to 15.06.2015	\$	197.83
V00295	Jacana Energy	62684947	1014109710 -20.05.2015 to 15.06.2015	\$	243.50
V00295	Jacana Energy	62684744	103579121 -21.05.2015 to 15.06.2015	\$	189.22
V00295	Jacana Energy	62716843	1011518710 -01.06.2015 to 30.06.2015	\$	118.46
V00295	Jacana Energy	62681393	1013979610 -27.02.2015 to 28.06.2015	\$	49.23
V00295	Jacana Energy	62684640	104178910 -21.05.2015 to 15.06.2015	\$	239.92
V00295	Jacana Energy	62716604	104406210 -01.06.2015 to 30.06.2015	\$	642.35
V00295	Jacana Energy	62681004	106650710 -02.06.2015 to 30.06.2015	\$	27.54
V00295	Jacana Energy	62716857	105550710 -02.06.2015 to 30.06.2015	\$	28.34
V00295	Jacana Energy	62684755	106375010 -01.06.2015 to 30.06.2015	\$	76.48
V00295	Jacana Energy	62714970	106798310 -21.05.2015 to 15.06.2015	\$	21.52
V00295	Jacana Energy	62684657	106399310 -21.05.2015 to 15.06.2015	\$	87.21
V00295	Jacana Energy	62714951	106414410 -20.05.2015 to 15.06.2015	\$	27.35
V00295	Jacana Energy	62714974	106317110 -21.05.2015 to 15.06.2015	\$	21.88
V00295	Jacana Energy	62684682	1010831710 -20.05.2015 to 15.06.2015	\$	70.52
V00295	Jacana Energy	62714912	102589210 -20.05.2015 to 15.06.2015	\$	25.17
V00295	Jacana Energy	62714882	1010894430 -21.05.2015 to 15.06.2015	\$	21.52
V00295	Jacana Energy	62714847	1014109820 -20.05.2015 to 15.06.2015	\$	27.38
V00295	Jacana Energy	62684862	1014109830 -20.05.2015 to 15.06.2015	\$	110.25
V00295	Jacana Energy	62684798	103115310 -21.05.2015 to 15.06.2015	\$	113.17
V00295	Jacana Energy	62714980	102137110 -21.05.2015 to 15.06.2015	\$	22.48
V00295	Jacana Energy	62684643	1014457810 -02.06.2015 to 01.07.2015	\$	39.11
V00295	Jacana Energy	62716208	1014457810 -02.06.2015 to 01.07.2015	\$	652.09
V00295	Jacana Energy	62684800	102787910 -01.06.2015 to 01.07.2015	\$	551.39
V00295	Jacana Energy	62716271	102787910 -02.06.2015 to 01.07.2015	\$	504.59
V00295	Jacana Energy	62684829	107710110 -01.06.2015 to 01.07.2015	\$	26.40
V00295	Jacana Energy	62604507	106365710 -20.05.2015 to 15.06.2015	\$	63.95
V00295	Jacana Energy	62684897	106795510 -20.05.2015 to 15.06.2015	\$	752.55
V00295	Jacana Energy	62714998	106795011 -20.05.2015 to 15.06.2015	\$	27.95
V00295	Jacana Energy	62714832	1010921310 -20.05.2015 to 15.06.2015	\$	22.98
V00295	Jacana Energy	62684695	1011630910 -21.05.2015 to 15.06.2015	\$	100.97
V00295	Jacana Energy	62715043	103801210 -23.05.2015 to 15.06.2015	\$	166.24
V00295	Jacana Energy	62684732	103801110 -23.05.2015 to 15.06.2015	\$	208.16
V00295	Jacana Energy	62714829	104421510 -20.05.2015 to 15.06.2015	\$	16.03
V00295	Jacana Energy	62714991	107722111 -19.05.2015 to 16.06.2015	\$	324.28
V00467	Asley Dils	REFUND - OVERPAYMENT OF DOG REGISTRATION	Refund - Overpayment of Dog Registration R089637	\$	25.00
V00468	Annatta Wade	REFUND - OVERPAYMENT OF DOG REGISTRATION	Refund - Overpayment of Dog Regs R089365	\$	25.00
V00200	Hidden Valley Ford (Red Earth Automotive P/L)	3036	Fleet Purchase - CREDIT	\$	39,831.10
V00200	Hidden Valley Ford (Red Earth Automotive P/L)	3035	Fleet Purchase - CREDIT	\$	39,831.10
47	Telstra Corporation Ltd	3345 152 570-4	Mainline & Mobile Account June 2015 - 303 2587 000	\$	5,562.01
40	Gemirex Northern Territory	EX012556	Ranger Uniform Pants	\$	108.23
40	Gemirex Northern Territory	003666	Credit Note - Rangers Work Pants Returned	-\$	94.31
2199	SWA Office National	WB1 102751	Stationery including card sleeves	\$	277.23
2199	SWA Office National	808/4	Cyma Labels - Order Cancelled - Unable to supply	-\$	148.83
4007	Ark Animal Hospital Pty Ltd	8/216	Animal Euthanasias - 7/2015, 7/2015 (X2) + Anomysday	\$	274.07
4007	Ark Animal Hospital Pty Ltd	CREDIT ADJUSTMENT EMAIL 14/7/15	CR/Adj Note PCR100044	-\$	66.03
				\$	3,685,254.45


Reviewed by Finance Manager


Approved: Chief Executive Officer

SECTION 2

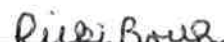
Financial Results

2.6 - Creditor Accounts outstanding - July 2015

Creditor No.	Creditor Name	Amount
10	DBH Contracting	\$ 11,998.01
1568	Battery World Darwin Pty Ltd	\$ 935.10
1607	Sterling NT Pty Ltd	\$ 258.00
185	Bridge Toyota	\$ 553.64
2	Australian Taxation Office	\$ 934.92
2199	SBA Office National	\$ 235.55
2236	The Top End Tri-Services Magazine Inc	\$ 144.00
2238	Hollands Print Solutions Pty Ltd	\$ 1,131.00
256	The Bookshop Darwin	\$ 2,297.53
2664	Forpark Australia (SA/NT)	\$ 550.00
272	City Wreckers	\$ 110.00
2917	Special Children's Christmas Party	\$ 1,100.00
2965	KIK FM Pty Ltd	\$ 1,320.00
3099	Iron Mountain Australia Pty Ltd	\$ 1,363.23
3313	Zip Print	\$ 1,969.00
3594	Comics NT	\$ 245.43
3683	Area9 IT Solutions	\$ 1,710.25
3879	Litchfield Council	\$ 971.31
3880	PAWS Darwin Limited	\$ 3,751.00
4029	Totally Workwear Palmerston	\$ 382.00
4065	Southern Cross Protection Pty Ltd	\$ 1,952.69
4538	Byrne Design & Drafting	\$ 176.00
4563	Darwin Life Pty Ltd	\$ 980.00
4598	Repsco Authorised Service	\$ 83.50
4737	D & L Plumbing & Gasfitting	\$ 1,215.50
4825	OracleCMS	\$ 585.74
4929	Barramundi Group	\$ 608.00
5058	JomaJo Cleaning Service Pty Ltd	\$ 550.00
5104	JLM Civil Works Pty Ltd	\$ 58,322.63
5114	S.E. Rentals Pty Ltd	\$ 269.17
5357	Amiable Communications - Amy	\$ 400.00
549	City of Darwin	\$ 118.00
571	Animal Care Equip & Service Pty Ltd	\$ 235.00
5716	UHY Haines Norton Chartered Accountants	\$ 13,370.50
5738	All Mulched Up	\$ 2,944.00
938	Nightcliff Electrical	\$ 1,856.58
V00073	Off the Leash	\$ 396.00
V00228	Outback Tree Service	\$ 935.00
V00270	Janie Andrews (Artist and Designer)	\$ 250.00
V00284	Wheeler's Books	\$ 504.05
V00368	iWater NT	\$ 3,901.75
		\$ 121,614.08



Reviewed by: Finance Manager



Approved by: Chief Executive Officer

SECTION 2

2.7 - STATEMENT OF CREDIT CARD TRANSACTIONS - JUNE 2015

NAB Visa

29 May 2015 to 29 June 2015

Cardholder	Amt.	Cost Code	Description
Emily Buchanan	\$ 28.42	3808.EXEC001.308	Materials - Landscape Olympics
	\$ 24.95	3808.EXEC001.308	Materials - Landscape Olympics
	\$ 1,151.71	3853.EXEC001.305	Airfares - ALGA NGA - Mayor
	\$ 9.14	3828.EXEC001.307	Kitchen stock - Chambers
	\$ 49.17	3855.EXEC001.334	Taxi Fare - Australia Day Conference
	\$ 56.61	3855.EXEC001.334	Taxi Fare - Australia Day Conference
	\$ 365.40	3854.EXEC001.334	Accommodation - Australia Day Conference
	\$ 18.55	3828.EXEC001.307	Kitchen stock - Chambers
	\$ 124.00	3828.EXEC001.307	Kitchen stock - Chambers
	\$ 66.60	3855.EXEC001.334	Taxi Fare - LGMA Challenge
	\$ 32.53	3808.EXEC001.308	Materials - LGMA Challenge
Ricki Bruhn	\$ 524.00	3810.EXEC002.308	Membership renewal AICD - CEO
	\$ 49.00	3822.EXEC002.301	Tyre repair - CB08IQ
	\$ 31.30	3855.EXEC002.308	Taxi Fare - ALGA NGA
	\$ 57.94	3855.EXEC002.308	Taxi Fare - ALGA NGA
	\$ 26.31	3855.EXEC002.308	Taxi Fare - ALGA NGA
	\$ 994.44	3854.EXEC001.305	Accommodation - ALGA NGA - Mayor
	\$ 994.45	3855.EXEC002.302	Accommodation - ALGA NGA - CEO
	\$ 76.67	3851.EXEC002.301	Fuel - LGMA Melbourne
	\$ 62.89	3855.EXEC002.308	Taxi Fare - LGMA
	\$ 19.59	3840.EXEC002.308	LGMA Challenge Final
Jeetendra Dahal	\$ 55.00	3111.TECH009.300	OCHRE card
Alyce Breed	\$ 189.00	4002.TECH009.707	Clearance Permit
	\$ 744.00	3852.TECH009.302	Course Registration - Project Manager
	\$ 337.00	3853.CORP005.302	Airfares - EA DC&CS
Ben Dornier	\$ 33.00	3806.CORP004.309	Software Renewal
Ian Mathers	\$ 80.66	3111.CORP003.300	Milk
	\$ 1,048.95	3853.CORP005.302	Airfares - IT & Records Coordinators
	\$ 165.00	3854.CORP005.302	Accommodation - IT & Records Coordinators
	\$ 165.00	3854.CORP005.302	Accommodation - IT & Records Coordinators
	\$ 56.00	3853.CORP005.302	Airfares - IT & Records Coordinators
	\$ 178.80	3111.CORP003.300	Staff Supplies
	\$ 55.00	3111.TECH009.300	Ochre Card
	\$ 334.95	3854.CORP005.302	Accommodation - IT & Records Coordinators
	\$ 334.95	3854.CORP005.302	Accommodation - IT & Records Coordinators
	\$ 358.00	3854.TECH009.302	Accommodation - Ranger Services
	\$ 358.00	3854.TECH009.302	Accommodation - Ranger Services
	\$ 79.20	3111.CORP003.300	Milk
Maeva Masterson	\$ 63.53	3841.COMM007.335	Program Materials
	\$ 269.19	3841.COMM007.335	Program Materials
	\$ 51.10	3840.COMM007.335	Meeting Catering
	\$ 71.00	3828.COMM007.308	Sundry Items
	\$ 964.61	3841.COMM007.335	Lego Club Items
	\$ 670.07	3853.COMM007.302	Flight Staff Conference
	\$ 579.00	3854.COMM007.302	Accommodation
	\$ 54.15	3841.COMM007.335	School Holidays Material
	\$ 50.11	3841.COMM007.335	School Holidays Material
	\$ 299.00	3841.COMM007.335	School Holidays Material
	\$ 202.59	3841.COMM007.335	Prillies Prizes
Maxie Smith	\$ 78.00	3823.TECH001.301	CACILQ Roadside Assist
	\$ 477.00	3203.CORP006.312	Register Overriding Stat Charges
	\$ 149.80	3804.CORP004.309	Ipod Cases
	\$ 943.00	3804.CORP004.309	Laptop
	\$ 76.68	3111.CORP003.300	Milk
	\$ 66.61	3111.CORP003.300	Office Consumables
	\$ 88.18	3111.CORP003.300	Milk
	\$ 63.86	3111.CORP003.300	Milk

Cardholder	Amt.	Cost Code	Description
	\$ 215.00	3804.Corp004.309	Mobile Repair
	\$ 139.50	3804.Corp004.309	Ipad Cases
Jan Peters	\$ 487.20	3828.Comm005.335	Copal Travel
	\$ 414.12	3828.Comm005.335	Copal Travel
	\$ 1,473.32	3828.Comm005.335	Copal Travel
Samantha Abdic	\$ 6.62	3828.Exec003.308	Social Media
	\$ 13.21	3828.Exec003.308	Social Media
	\$ 128.10	3807.Exec003.308	Online Newsletter
	\$ 6.61	3828.Exec003.308	Social Media
Renee Williams	\$ 61.60	3828.COMM009.335	Youth Facebook Cards
	\$ 186.68	3828.COMM005.335	Supplies - Community BBQ Trailer
	\$ 44.90	3841.COMM001.335	Equipment - Clinics
	\$ 1.34	3841.COMM001.335	Equipment - Clinics
	\$ 69.95	3841.COMM001.335	Popcorn machine - Clinics
	\$ 27.45	3828.EXEC003.308	Visitors book Alderman consult
	\$ 98.90	3111.COMM002.300	Desk equipment
	\$ 129.53	3828.COMM005.335	Supplies - Picnic in the Park
	\$ 25.00	3828.COMM005.335	Gas - BBQ Trailer
	\$ 59.40	3828.EXEC003.308	Alderman equipment
	\$ 105.00	3852.COMM002.300	Effective Community Engagement - Eventbrite
	\$ 516.50	3828.COMM005.335	Play equipment - BBQ Trailer
	\$ 22.98	3828.COMM005.335	Gas - BBQ Trailer
	\$ 98.75	3828.COMM005.335	Blender - Smoothie Bike - COPAL
Silke Reinhardt	\$ 1,500.00	3810.Corp005.308	TaxEd Corporate Membership
	\$ 20,405.32		


Reviewed by: Finance Manager


Approved by: Chief Executive Officer

ITEM NO. 12.3.3 **Real Housing for Growth - Birripa Court – Project Completion Report**

FROM: Director of Technical Services

REPORT NUMBER: 8/0720

MEETING DATE: 18 August 2015

Municipal Plan:

2. Economic Development

3.2 Assets and Infrastructure

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

Summary:

The City of Palmerston (CoP) has completed construction of a 15 unit complex at Lot 8955 (previously 5 Birripa Court), Rosebery. The unit complex has now been head-leased to the Chief Executive Officer Housing.

Council is asked to receive the Report.

Background:

Council Decision 8/0935 of 4 February 2014 approved CoP entering into an agreement with the Chief Executive Officer (Housing), to lease a complex of 15 units to be constructed at 5 Birripa Court Rosebery (Lot 8955).

Thinc (now Turner and Townsend Thinc) was selected as the project management and design consultant following an expression of interest process. Following completion of the design to 60%, a tender for the design and construction of the units was called on 5 June 2014 with 3 tenders received. Norbuilt was considered as the most cost effective tender although an extended construction period was required. Council approved the Chief Executive Officer to negotiate an extension of time for construction under the Agreement to Lease with the Chief Executive Officer (Housing) from 31 December 2014 to 1 May 2015.

Norbuilt was given possession of site on 5 September 2015 with construction of the unit complex completed and practical completion given on 9 June 2015.

Although not yet formally executed, Leases with the Chief Executive Officer Housing commenced 23 July 2015 as set out in the Agreement to Lease.

General:

A project completion report (**Attachment A**) details the project scope, variations, project timeline and quality outcomes.

Under the lease, the Chief Executive Officer (Housing) has taken possession of and will manage the dwellings including tenancy and repair and maintenance of the leased areas. The City of Palmerston retains management responsibility for the road verges and common area of the unit complex (driveway and landscaping) (**Attachment B**).

Financial Implications:

Council Decision 8/1477 of 21 April 2015 increased the project budget to \$6,011,000 inclusive of GST. The Project was completed at a cost of \$5,960,463.06 inclusive of GST. More detailed costs are presented in the project completion report at **Attachment A**. The cost to complete the project is less than the project budget and remaining funds were written back at the end of the financial year.

The Chief Executive Officer (Housing) issued the certificate of compliance on the 9 July 2015. Lease payments from the Chief Executive Officer Housing have now commenced, at an initial weekly rental of \$8,580.

Legislation / Policy:

There are no legislative or policy implications arising from this Report.

RECOMMENDATION

THAT Council receives Report Number 8/0720.

Recommending Officer: Mark Spangler, Director of Technical Services

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

Schedule of Attachments:

Attachment A: Project completion report

Attachment B: Common area diagram

PROJECT COMPLETION REPORT

REAL HOUSING FOR GROWTH

15 UNIT COMPLEX 48 ODEGAARD DRIVE



1. Executive Summary

The City of Palmerston submitted an expression of interest to The Department of Housing construct a 15 unit complex in Rosebery under the Real Housing for Growth head-leasing initiative. Development consent was delayed when local residents raised objections to the development application. This initial delay subsequently impacted the design, tendering and contract award timelines, pushing construction activities further into the wet season. Tenders were higher than anticipated and required the budget to be revised during the course of construction as variations were approved.

Thinc (now Turner and Townsend Thinc) was engaged as the project manager and Norbuilt was awarded the construction contract. Both Thinc and Norbuilt performed satisfactorily on the project. Time, cost and quality tracking during construction was adequate and the unit complex achieved compliance with all required construction activities. Practical Completion was issued on the 9 June 2015, 6 working days later than scheduled. Following construction completion, the Department of Housing has head-leased the unit complex from the 23 July 2015 and has commenced paying the agreed weekly rent.

The asset has been capitalised and included as a City of Palmerston non-current asset. Project records have been captured in the City of Palmerston information management system and all revenue and expenses associated with the operation and maintenance of the asset will be tracked in the City of Palmerston financial management system.

2. Project Overview

The Northern Territory Government established the Real Housing for Growth head-leasing initiative as a collaborative approach between the NTG and developers to increase the supply of affordable rental accommodation across the NT. Under the initiative, the NTG head-leases privately owned dwellings and will pay a guaranteed market rent 52 weeks of the year.

The City of Palmerston (CoP) owned vacant Lot 8955, Town of Palmerston (48 Odegaard Drive, Rosebery) which was zoned multiple dwelling (MD). CoP engaged Hames Sharley as a consulting architect to prepare an expression of interest to develop a 15 residential unit complex at 48 Odegaard Drive, Rosebery for the Real Housing for Growth initiative. The EOI was submitted in April 2013.

Following acceptance of the EOI by the NTG, CoP engaged Hames Sharley to prepare and submit a development application for development consent to construct 7 x 2 bedroom units in one storey and 8 x 3 bedroom units in two storey. The development application was considered by the Development Consent Authority (DCA) in November 2013. The DCA deferred a decision on the proposed development after objections from residents in the immediate area and requested that further information be provided. Objecting residents concerns were in part addressed by relocating the driveway from Birripa Court to Odegaard Drive and by the inclusion of screen fencing and landscaping. The DCA reconsidered the development application in January 2014 and issued development permit DP14/0053 in January 2014. Council subsequently

approved in February 2014, CoP entering into an agreement with the Chief Executive Officer (Housing), to lease a complex of 15 units to be constructed at 5 Birripa Court Rosebery (Lot 8955).

Thinc (now Turner and Townsend Thinc) was selected in March 2014 as the project management and design consultant following an expression of interest process. Thinc in conjunction with the design team developed a detailed design to 60%. The detailed design re-examined the site constraints and repositioned the 5 two bedroom units in one storey from an east-west orientation to a north-south orientation. The drawings were submitted to the Department of Housing and were endorsed in May 2014 and subsequently endorsed by DCA in July 2014.

Following completion of the design to 60%, CoP called public tenders for the design and construction of the unit complex in June 2014. The contract was awarded to Norbuilt in July 2014 and executed in October 2014 with a lump sum contract value of \$5,560,881 and a scheduled practical completion date of 22 April 2015. An extension of time for inclement weather was granted to 29 May 2015 with practical completion achieved on the 9 June 2015. Housing subsequently issued CoP with a certificate of compliance on 9 July 2015. The lease with Housing commenced 23 July 2015.

3. Project Performance

3.1 Outcomes / Outputs

The project was to deliver the following outcomes and outputs:

- Expression of interest
- Project management and design consultancy
- Construction contract
- Headlease
- Development consent
- Construction of 7 x two bedroom units
- Construction of 8 x 3 bedroom units
- Certificate of occupancy
- Landscaping

All outcomes and outputs have been achieved by the project.

3.2 Schedule

Activity	Scheduled	Revised	Actual
Development application lodged	30 Sep 13		02 Oct 13
Design brief	27 Sep 13		27 Sep 13
Head-lease agreement	8 Nov 13	14 Mar14	13 Mar 14
Development consent	20 Nov 13		30 Jan 14
Design and project manage contract awarded	28 Nov 13	27 Feb 14	28 Feb 14
Design completed	28 Mar 14	31 May 14	24 April 14 (60%)
Construction contract awarded	24 Apr 14	18 Jul 14	29 Jul 14
Construction Practical Completion	31 Oct 14	28 May 15	09 June 2015
Completion report	28 Nov 14	30 Jun 15	31 July 2015

Delays were experienced in receiving development consent due to objections lodged by Birripa Court residents.

Following the granting of Extensions of Time under the construction contract due to inclement weather, Practical Completion was scheduled for 28 May 2015, however the contractor did not achieve PC until 9 June 2015.

3.3 Budget

Based on cost estimates prepared by the quantity surveyor, the original project budget was approved at \$5,844,200 (incl GST). The tendered Norbuilt price was over the construction contract target budget and reduced the construction contingency. As the project progressed the total project budget was revised to \$6,011,000 inclusive of GST.

Table 2: Final project costs (incl GST):

Activity	Amount
Project management and design	\$257,004.00
Construction contract	\$5,560,881.70
Construction variations	\$98,901.83
Other including:	\$43,675.53
• Legal	
• Consultants	
• DCA	
• Advertising	
• EOI	
Total cost	\$5,960,463.06

A number of construction variations were required as shown in Table 2.

Table 2: Construction contract variations

Variation	Activity	Amount (ex GST)
1	Consultant Fees	\$39,210.64
2	Stormwater Changes	\$16,074.45
3	Stormwater Additional	\$3,066.22
4	Redesign Additional Stormwater	\$3,410.00
5	Deletion of Bulkheads	-\$6,096.41
6	Deletion of Storage Cupboards	-\$5,600.00
7	Additional Agg drains	\$4,240.80
8	Blinds	\$31,532.05
9	Supply & install stop valves	\$1,320.00
10	Pre-handover pest treatment	\$1,125.00
11	Install fencing to easement	\$1,320.00
12	Supply & install parking signs	\$308.00
Total Variations (ex GST)		\$89,910.75
Total Variations (incl GST)		\$98,901.83

The project was delivered within the revised budget.

3.4 Quality

The unit complex has achieved all required compliance certificates. Construction quality is considered adequate with a range of minor quality issues identified and corrected during construction. Mechanical works associated with the installation of airconditioning units was not of a high standard. Damage to drainage pipes within blockwork walls required these pipes to be run externally on some units.

At the time of issuing Practical Completion a number of minor defects were recorded. These defects have been corrected and at the time of the Department of Housing issuing a Certificate of Compliance there were no known defects.

4. Closure Activities

4.1 Outstanding Issues

At this time the Department of Housing has not finalised the drafting of the head-leases for the dwellings. This is an administrative issue as the Agreement to Lease addresses this issue and the lease is *at foot*. The leases will required to be executed by the City of Palmerston by signing and affixing the common seal.

Documentation relating to the creating of a registered drainage easement in favour of the City of Palmerston is currently being executed.

4.2 Operational Management

The unit complex will require ongoing management by the City of Palmerston of:

- Administrative matters
- Landscaping
- Building maintenance (where not covered by the lease agreement)

The unit complex will be managed by the City of Palmerston under standing procedures for Council assets. Corporate Services will control the asset with services provided as required by Technical Services. A landscape management and cleaning contract will be established for routine maintenance of the gardens and common areas.

4.3 Financial Management

The unit complex will be capitalized and included as a Council non-current asset. The unit complex has been created as a separate entity in the financial system allowing tracking of the revenue and expenditure for the asset.

4.4 Records Management

Files have been created in the record information system to record documentation relating to:

- Tender
- Construction contract
- Head lease
- Operation and maintenance manuals

5. Recommendations

It is recommended that:

- Where possible, consultants are engaged through a transparent, competitive process and that consultancy agreements are established with all consultants to ensure that objectives, costs and outcomes are clear and understood
- Where project timelines allow, that design works is undertaken over the wet season to maximize the dry season construction period
- Projects consider the impact on stakeholders and implement a communications strategy
- The practice of using an independent quantity surveyor to prepare cost estimates continues
- Projects are established with adequate construction contingency budgets
- The use of an external project manager for the project be considered for other similar projects
- Discrete projects within the financial management system significantly assists the tracking of all expenditure on a project and should be continued

LEGEND

- GRASSING - 960M2
CULTIVATE AREA TO BE GRASSED AND SPREAD
TOPSOIL 100MM DEEP
- ROCK MULCH IN GARDEN BEDS and COURTYARDS 75MM DEEP - 350M2
7-10MM DIAMETER - 'Hayes Creek Gold'
- CONCRETE MOWING STRIP - 230 linear metres
TO FINISH FLUSH WITH ADJACENT PAVEMENTS
- FENCE - REFER ARCHITECTURE DRAWINGS
- AG. DRAINAGE PIPE LINKED TO STORMWATER
REFER ENGINEERING DRAWINGS
- SEATING BY STREET FURNITURE AUSTRALIA CMG 102 GALLERIA 3 SEATER
SURFACE MOUNTED TO CONCRETE HARDSTAND 1100 X 1950MM
- PORCELLANITE STONE BOWL 600X600X300MM SET INTO PLANTING BED
PLACED ON A LOW STONE PILLAR 400MM HIGH
- STEPPING CONCRETE STONES 600 X 600
- FENCING OFFSET FROM BOUNDARY
SCREENED WITH PLANTING
- PAVING TO PRIVATE COURTYARD AREAS and DRIVEWAYS
CONCRETE TYPE 2 CCS Paperbark COLOURED CONCRETE
- PAVING TO PATHWAYS - EXPOSED AGGREGATE
CONCRETE TYPE 1 CCS Paperbark with aggregate
PLANTING BED COULD BE SLOPED
TO TAKE UP CHANGE IN LEVEL

PLANT PALETTE

- SMALL TREE PLANTINGS - PLUMERIA rubra
- MEDIUM TREE PLANTINGS - SYZYGIIUM armstrongii AND
MIMUSOPS elengi
- TALL PALM PLANTINGS - LIVISTONA rigida
- TALL NARROW TREE PLANTINGS - POLYALTHEA LONGIFOLIA 'Pendula'
- MASS PLANTING OF CLUMPING PALMS, SHRUBS AND GROUNDCOVERS (Total 1050)
CLUMPING PALMS - GOLDEN CANE
SHRUBS - HIBISCUS, MURRAYA, IXORA, CORDYLINE AND DILLENNIA
GROUNDCOVERS - DIANELLA, HYMENOCALLIS, LOMANDRA AND GARDENIA

REFER CIVIL DRAWINGS FOR LOCATIONS OF CONDUIT FOR IRRIGATION PIPES
FOREST MULCH IN GARDEN BEDS 100MM DEEP - 1050M2

Scale 1:400 A3

0 4 6 8 16 20 METRES

NB: Refer master services plans prior to commencing work.
Exact locations to be proven on site prior to any landscape work commencing.

ROCK MULCHED AREA TO ALLOW
ACCESS FOR MAINTENANCE

SCREEN PLANTING ALONG BOUNDARY

ACCESS TO OPEN SPACE FOR TENANTS

IRRIGATED GRASS AREA

BIRRIPA COURT

IRRIGATED GRASS VERGE

SEATING SET INTO GARDEN BED

SUGGESTED LOCATION OF DRAINAGE SWALE AS NEEDED

PORCELLANITE STONE BOWL SET INTO
PLANTING BED ON A LOW PORCELLANITE PLINTH
FOCAL POINT FOR RESIDENTS ENTERING
AND LEAVING COMPLEX

SCREEN PLANTING ALONG BOUNDARY

STREET TREE PLANTING - MIMUSOPS elengi
Subject to approval by Palmerston City Council

PEDESTRIAN ACCESS FROM UNITS TO
ODEGAARD DRIVE

GRAVEL MULCHED AREA AND PLANTING
IN COURTYARD

PATHWAY 1200mm WIDE LINKING
RESIDENTS TO ODEGAARD DRIVE
SEATING AREA SET INTO PLANTING BED

TALL PALM PLANTINGS - LIVISTONA rigida
REFERENCING LANDSCAPE OF ADJACENT PARK

PATHWAY 1200mm WIDE LINKING RESIDENTS
TO ODEGAARD DRIVE

RUBBISH BIN BAY

IRRIGATED GRASS VERGE

PEDESTRIAN ACCESS FROM UNITS TO
ODEGAARD DRIVE

ODEGAARD

LETTERBOXES

LOT 8955 PALMERSTON
PROPOSED RESIDENTIAL DEVELOPMENT

LANDSCAPE PLAN

No.	AMENDMENT DESCRIPTION	DATE
60%	LANDSCAPE PLAN	22 April 2012
30%	LANDSCAPE PLAN	4 April 2012

THE LANDSCAPE STUDIO
E karen_johnson@dodo.com.au
M 0408 329693

Drawn KJ	Designed KJ	Checked	Date 16.4.2014	A3
Sheet No. OF	Project No.	Scale AS SHOWN	Rev	

ITEM NO. 13.1.1 **'Job Active' Work Team - Working on Escarpment Variation to cover cost of materials -**

FROM: Director of Technical Services

REPORT NUMBER: 8/0715

MEETING DATE: 18 August 2015

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:

Council's Environment and Climate Change Section of Technical Services provides a report of events and actions on a monthly or bimonthly basis. This is to inform the Mayor and Aldermen of activities, bring to attention matters of general interest and provide response to matters that may have been to Council on a previous occasion.

Background:

The Environment and Climate Change area of Technical Services continues to respond to a variety of queries, surveys, reports, discussion papers, activities and events and initiates new opportunities to bring environmental priorities to the notice of those working within the organisation and beyond in the community.

The Federal Government employment program 'Job Active' sees Council with a Conservation Volunteer Australia (CVA) managed work crew for improvements in the Escarpment

An employment scheme under the Federal Government Program is called 'Job Active' <https://www.employment.gov.au/jobactive> .

An opportunity for Council to benefit from use of such a team has been taken up and especially as the Team comes with a Conservation Volunteer Australia (CVA) Facilitator to manage the work crew each day on site. The location for the labour team who started at the beginning of August is The Escarpment where clearing rubbish and weeds is currently being undertaken.

Wise Employment is the nominated 'Work for the Dole Recruiter' for the Escarpment project and they are responsible for working with other Employment Agencies in Darwin to recruit participants.

Conservation Volunteers Australia (CVA) is under contract with Wise Employment and is responsible for providing and managing a safe project for a six (6) month

period. They provide all general and day to day tools and equipment, vehicle, supervision and transport to and from the site.

In regards to tools supplied by CVA they are for example:

- Shovels
- Rakes
- Crowbars
- Pruners
- Handsaws
- Wheelbarrows
- Spray packs
- All PPE

CVA insurance covers the participants from the minute they get on the bus to the minute they drop them off again at the end of the day.

The participants on the work crew are adults and the participants will vary in who they are and what location they come from. That aspect is entirely managed by Wise Employment. Currently the work crew has nine (9) Indigenous team members with four (4) being from Palmerston.

Given the period of engagement is for six months, and having the labour team availability at no cost to Council, there is a potential for a range of projects that could be carried out.

In relation to the Escarpment, CVA was asked to give an idea of the jobs the labour team could undertake and responded as follow:

- Hand weeding, cut and paint and minor spraying
- Stick picking, debris clean-up using saws, axes and hand pruners. We can't use chainsaws.
- Erosion control work using basic skills and tools
- Track maintenance and construction using basic skills and tools
- Replacement of bollards and signs.
- Digging, concreting in poles etc.
- Short run fencing work
- Basic irrigation work (trenching, running lines etc.)
- Revegetation work, mulching, fertilizing, hand watering.
- Any other basic work with prior consultation and prepared by Open Spaces

CVA doesn't supply material or machinery or power tools or specialist equipment (e.g. Cement Mixers). They can operate these, but would need to hire them in at Council's cost if this type of work was required.

Subsequently staff came up with suggested work as in **ATTACHMENT A**

Cost of materials is really dependent upon Council's requirements but based on what the current Federal Government's Green Army programs can carry out, up to \$10,000 over the 6 months would allow Open Spaces to get a fair bit of quality maintenance work done on The Escarpment using the CVA Supervised labour team. It would also allow the Team to benefit from tackling some diverse projects under the general direction of Open Spaces.

There is no amount currently in the Open Spaces Budget within the Escarpment maintenance line to cover such additional work. It is proposed that the costs for this program be identified at the first budget review 2015/16.

Financial Implications:

Technical Services Annual Budget - A variation will be sought in the First Review.

Legislation / Policy:

Nil.

RECOMMENDATION

1. THAT Council receives Report Number 8/0715.
2. THAT Council endorse the engagement of the 'Job Active' Labour Team for work on The Escarpment.
3. THAT Council funding for the 'Job Active' labour team be identified at the first quarter budget review 2015/16.

Recommending Officer: Mark Spangler, Director of Technical Services

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

Author: Pam Robinson, Environment and Climate Change Strategic Planner.

Schedule of Attachments:

Attachment A: Escarpment CVA Project

ATTACHMENT A

	Activity	Resource Required
<u>litter</u>	collection	bags
	disposal	gloves
		tongs
		skip bin
		dump fees
<u>weeds</u>	grass weeds	brush hook
	vines	hand pull
	woody weeds	secateurs
	other	poison
	bougainvillea	removal & disposal
<u>fallen vegetation</u>	cut & lay flat along contour lines	handsaw
		axe
<u>path clearance</u>	clear vegetation to a width of 2m	secateurs
<u>fenceline clearance</u>	clear vegetation to a width of 4m	handsaw
		poison
<u>revegetation</u>	species selection	fertiliser
	order - August	mulch
	supply - December	
	plant	
	water/maintenance	
<u>bollard replacement</u>	supply	
	install	
<u>drain clearance</u>	clear silt & debris from all drain	
	infrastructure	
<u>irrigation</u>	investigate water points	portable watermeter & fittings
	supply temporary for reveg areas	pipe & fittings
<u>bird/fauna survey</u>		data upkeep
<u>vegetation map</u>		
<u>weeds map</u>		

ITEM NO. 13.1.2 **Road naming at The Views, Gunn**

FROM: Director of Technical Services

REPORT NUMBER: 8/0716

MEETING DATE: 18 August 2015

Municipal Plan:

3. Environment & Infrastructure

3.2 Assets and Infrastructure

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

Summary:

This report seeks Council's support for a road naming at The View subdivision in Gunn.

General:

The Place Names Committee has requested Council support the name "East Street" for one of the roads in The View, Gunn subdivision. The road is marked up on the subdivision plan in **Attachment A**.

The committee further advises that "East Street" is named after civil engineer Martin Lewis East, who moved to Darwin c1984. Martin was committed to the Northern Territory community and its development. He operated as a consultant for designing, managing and supervising projects for subdivisions, roadworks, housing, drainage, and water and sewerage infrastructure. He was involved in infrastructure works and development in Darwin, Palmerston, and Batchelor, including sewerage upgrades for central Darwin in the 1980's, the construction of Woodleigh Gardens in the northern suburbs in 1985, civil works in Berrimah, sewer upgrades at HMAS Coonawarra, producing development strategies for remote area communities and partial design and survey of Stage 1 of Rosebery in Palmerston.

Martin was diverse in his interests and capabilities and during the 1990's he owned and operated the Woodleigh Gardens Child Minding Centre. He was also a committed worker for animal welfare in the Northern Territory and from 2000 onwards was a member of the RSPCA. He volunteered at the RSPCA and council kennels and pound, and during 2003-05 held positions as Vice President, Treasurer, public officer of the RSPCA (Darwin Regional Branch) and President of the RSPCA (NT) Inc.

The developer has agreed to name the road "East Street". The Place Names Committee is now seeking support from Council for the name of the road before forwarding the proposal to the Minister for Lands and Planning.

Financial Implications:

Nil.

Policy / Legislation:

Place Names Policy RS02.

RECOMMENDATION

1. THAT Council receives Report Number 8/0716.
2. THAT Council supports the name "East Street" for Road D (as marked up on the plan in Attachment A in Report Number 8/0716) in The View, Gunn subdivision.

Recommending Officer: Mark Spangler, Director of Technical Services

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

Author: Jeetendra Dahal, Technical Services Manager.

Schedule of Attachments:

- Attachment A: Place Names Committees request including a plan of subdivision.
- Attachment B: Place Names Policy RS02.

Jeetendra Dahal

From: Mark Spangler
Sent: Tuesday, July 28, 2015 4:09 PM
To: Jeetendra Dahal
Cc: Natasha Clifton
Subject: FW: Road Naming -" The Views" - Gunn - Town of Palmerston - "East Street"
Attachments: The Views- Gunn. naming of Ridge and East Street.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Jeet

Can you please provide a report to EDI

Mark

From: Bev Phelts [<mailto:Bev.Phelts@nt.gov.au>] **On Behalf Of** Place Names
Sent: Tuesday, July 28, 2015 8:26 AM
To: Mark Spangler
Subject: Road Naming -" The Views" - Gunn - Town of Palmerston - "East Street"

To Mark Spangler
 Director of Technical Services
 Palmerston City Council

Dear Mark

At its 12 February 2015 meeting, Palmerston Council endorsed the naming of Ridge Street in Gunn.

At its 29 April 2015 meeting, Place Names Committee endorsed "Ridge Street" for the name of "Road C". The committee also recommended the name of "East Street" for "Road D".

"East Street" is named after civil engineer Martin Lewis East, who moved to Darwin c1984. Martin was committed to the Northern Territory community and its development. He operated as a consultant for designing, managing and supervising projects for subdivisions, roadworks, housing, drainage, and water and sewerage infrastructure. He was involved in infrastructure works and development in Darwin, Palmerston and Batchelor, including sewer upgrades for central Darwin in the 1980's, the construction of Woodleigh Gardens in the northern suburbs in 1985, civil works in Berrimah, sewer upgrades at HMAS Coonawarra, producing development strategies for remote area communities and partial design and survey of Stage 1 of Rosebery in Palmerston. He was diverse in his interests and capabilities and during the 1990's he owned and operated the Woodleigh Gardens Child Minding Centre. He was also a committed worker for animal welfare in the Northern Territory and from 2000 onwards was a member of the RSPCA. He volunteered at the RSPCA and council kennels and pound, and during 2003-05 held positions as Vice President, Treasurer, public officer of the RSPCA (Darwin Regional Branch) and President of the RSPCA (NT) Inc.

The developer initially wanted to name "Road D", "High Street" but this was not recommended by the Place Names Committee. The developer has agreed to name the road "East Street". The Place Names Committee is now seeking support from Council for the name of the road before forwarding the proposal to the Minister for Lands and Planning.

ATTACHMENT A

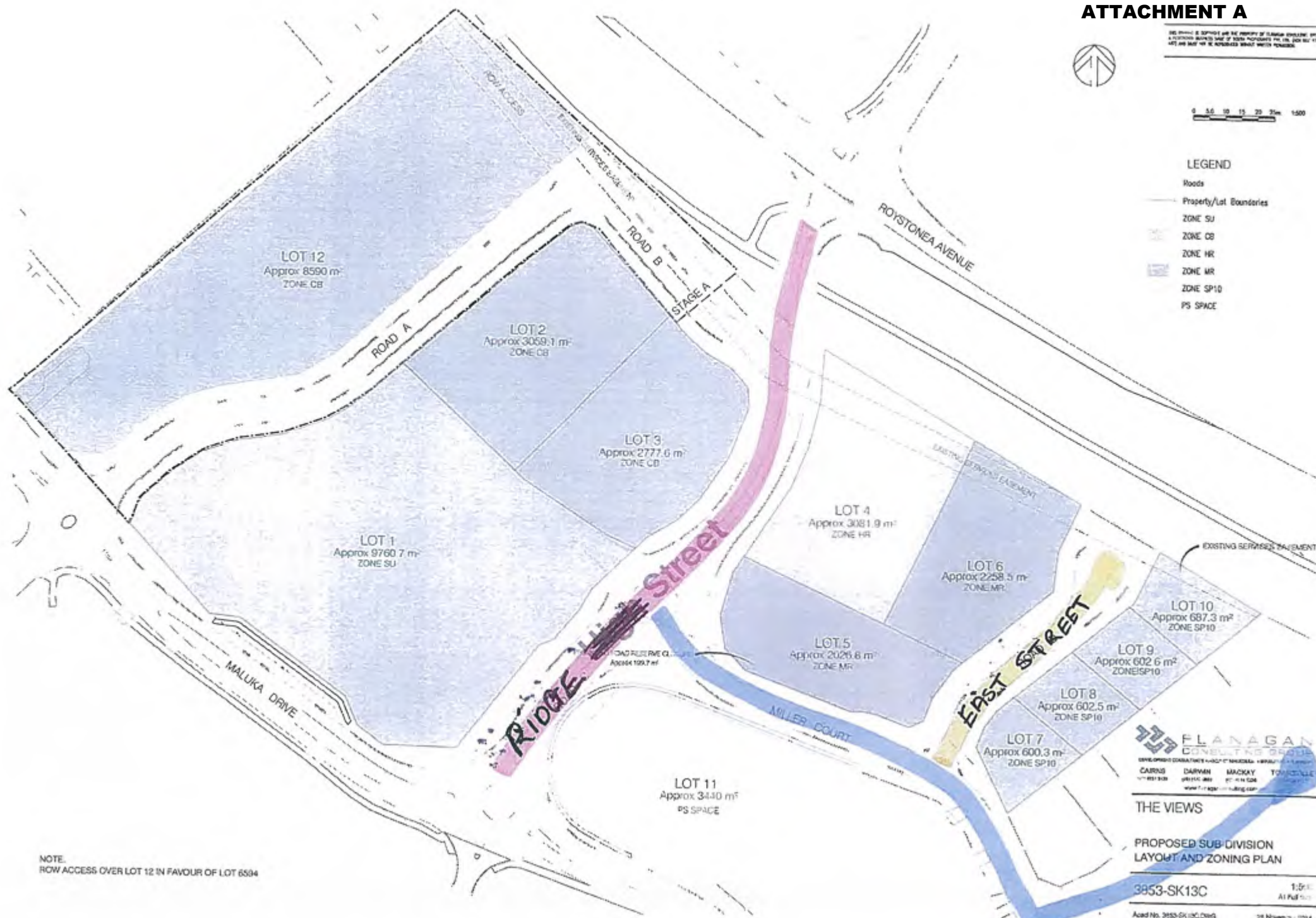
ALL RIGHTS & EASEMENTS ARE THE PROPERTY OF FLANAGAN CONSULTING GROUP. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION.

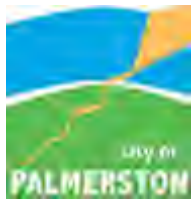


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LEGEND

- Roads
- Property/Lot Boundaries
- ZONE SU
- ZONE CB
- ZONE HR
- ZONE MR
- ZONE SP10
- PS SPACE





Name:	Place Names Policy		
Type:	Council Policy		
Owner:	Chief Executive Officer		
Responsible Officer:	Director Technical Services		
Approval Date:	14/01/2014	Next Review Date:	13/01/2015

1 Purpose

This policy sets out the application procedure for the naming of places in the Municipality of Palmerston.

2 Principles

The City of Palmerston encourages early contact with Council to ensure that place names applications are processed in a timely manner. The Council understands that in accordance with the Place Names Act the Place Names Committee must “before making a report..... seek the views of interested persons” including “the Council established for the area”. The Minister then considers the report and may approve names.

3 Definitions

For the purposes of this Policy, the following definitions apply:

Term	Definition

4 Policy Statement

- 4.0 The City of Palmerston fully appreciates the development industry need for timely approvals. This policy is developed to ensure that street name approvals and other place name approvals are processed by Council in a timely manner.
- 4.1 Developers seeking consideration of street names and other place names by the Place Names Committee are encouraged to make an application for Council approval very early in the development process. Developers are required to forward a written application to Council containing the following information.
- i. Details of any naming theme proposed for an area.
 - ii. List of names proposed and a brief history of the names origins.
 - iii. Where possible a diagram of the location of the features to be named.
 - iv. Where streets are to be named the developer is encouraged to provide an excess of names to allow for any name that may be rejected by the Place Name Committee.
 - v. A Place Name search to demonstrate that names are not being duplicated in the Palmerston and surrounding areas.
- 4.2 All applicants are referred to the Northern Territory Rules of Nomenclature on the Place Names Committee website. The naming rules are supported by the City of Palmerston.

- 4.3 Before Council will consider an application the application must be reported to the Economic Development and Infrastructure Committee. Council will not guarantee that it supports a name nor that it won't lay an application on the table while additional information is sought. This process will generally mean that an application can take more than a calendar month to process and the applicant should allow for this.
- 4.4 Once an applicant has Council approval for the proposed names an application which includes the Council resolution may be made to the Place Names Committee.

5 Associated Documents

Nil, there are no fees for Place Name Applications.

6 References and Related Legislation

Place Names Act.

ITEM NO. 13.1.3 **Concurrent Application – PA2015/0370 – Section 4231 (213) Taylor Road, Holtze - Rezone part FROM Zone RR (Rural Residential) and Zone PM (Proposed Main Road) TO Zone CP (Community Purpose) and Zone FD (Future Development) AND subdivision into three lots**

FROM: Director of Technical Services

REPORT NUMBER: 8/0717

MEETING DATE: 18 August 2015

Municipal Plan:

3. Environment & Infrastructure

3.2 Assets and Infrastructure

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

Summary:

This report outlines issues to be considered by Council in regards to a submission on a Concurrent Application to Rezone part Section 4231 Hundred of Bagot (213) Taylor Road, Holtze from Zone RR (Rural Residential) and Zone PM (Proposed Main Road) to Zone CP (Community Purpose) and Zone FD (Future Development) and subdivision into three lots.

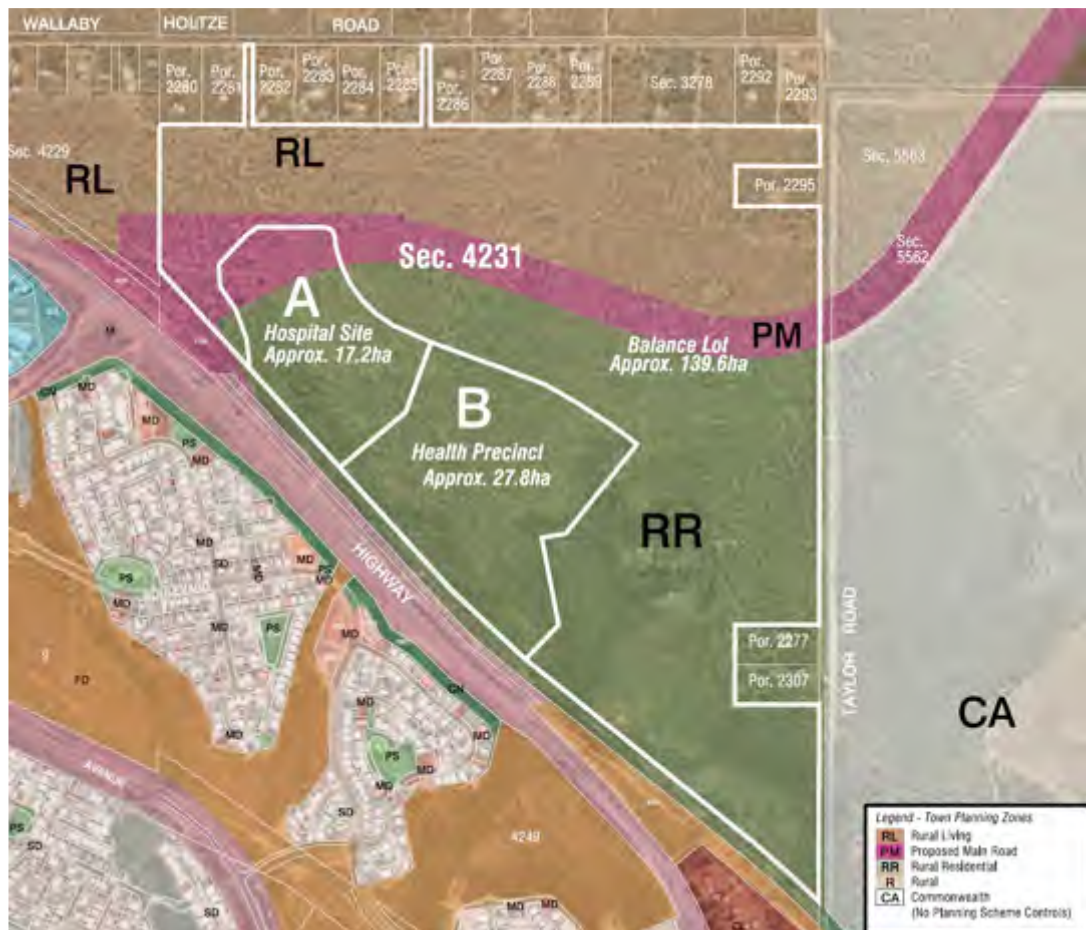
The application seeks to facilitate the allocation of appropriate zoning and lot sizes to facilitate the Palmerston Regional Hospital and associated Health Precinct.

Background:

The site subject is included within the Litchfield Council area and contains a number of zones including Rural Residential (RR), Proposed Main Road (PM) and Rural Living (RL).

The site is 185.6 ha and is of an overall irregular triangular shape. Existing land uses in the area (particularly the northern parts of the subject area) include rural living and rural residential type uses along with balance being significant areas of vacant bushland.

The northern portion of the site is divided in zoning terms by the proposed alignment of the Glyde Point Arterial Corridor, the proposed alignment/reserve of which is zoned PM.



Source: Application material

The Darwin Regional Land Use Plan 2015 identifies the Holtze locality as a greenfield site selected for the new hospital to be supported by appropriate urban development. The long term ultimate intent of the area adjacent to the hospital identified in the draft Darwin Regional Land Use Plan is to establish an urban growth corridor from Palmerston CBD to Howard Springs Road.

The Darwin Regional Land Use Plan which identifies the broader locality as suitable for urban – peri-urban development and the subject land specifically for Community / Government land use and provides the following related commentary:

“The Holtze locality (to the north of Palmerston within the Litchfield Municipality) is the selected site for a new hospital. Development of the hospital, on the northern side of the Stuart Highway opposite Temple Terrace, will create a focus for urban development of previously undeveloped land between the Palmerston CBD and Howard Springs Road.”

In May 2015 the NT Planning Commission released the Draft Holtze Area Plan for the subject locality seeking public comment which provides the overarching framework to support further planning of the proposed regional hospital, medical precinct and immediate locality. In June 2015 Council provided support and further comments on the Draft Holtze Area Plan.

Although the Draft Holtze Area Plan has not been finalised, this concurrent pre-empts its approval and is the next step in the planning process, aiming to rezone the land

and provide suitable lots to facilitate the development of the hospital site and surrounding locality.

General:

The concurrent application includes both an amendment proposal (rezoning) and a development proposal (subdivision).

Specifically the entire application seeks to Rezone portion of site from Zone RR and Zone PM to Zone CP and Zone FD and subdivide to create 3 lots (including remnant parcel).

The proposed resulting lots and zonings are as follows:

Proposed Lot A: Palmerston Regional Hospital Site (approximately 17ha) is proposed to be rezoned from RR (Rural Residential) and PM (proposed Main Road) to CP (Community Purpose);

Proposed Lot B: Supporting Health Precinct Site (approximately 28ha) is proposed to be rezoned from RR (Rural Residential) to FD (Future Development); and

Balance parcel: (140ha) – Zoning to remain unchanged

Future development of the hospital and related health precinct facilities will be subject to separate development application processes.

Comments:

In general, the zones proposed as part of the rezoning component of the application are suitable. The proposed Zone CP is a suitable zone for the provision of a Hospital while Zone FD allows flexibility to enable further planning to occur on the supporting health precinct site.

Although the proposed zonings are suitable it must be highlighted that there is a need for an overarching Masterplan for the proposed supporting health precinct site. Ensuring a vision and desired development outcomes are outlined is vital to guide the development for the supporting health precinct site. Whilst the draft Holtze Area Plan sets the strategic direction for development within the area plan, a masterplan for the supporting health precinct site will provide a specific site based plan and prevent piecemeal and ad-hoc development from occurring. A Masterplan for the supporting health precinct site will ensure that development on the site integrates, connects and supports the hospital site along with the wider future residential locality.

The response provided also highlights the need for the ultimate development of the site to contain measures to protect the integrity of the Mitchell creek drainage catchment from sediment and also concentrated stormwater runoff. Specifically, Council highlights the need for the development to contain measures to ensure the hydrology of the Mitchell Creek system is maintained at or near the current hydrological regime. Council notes that a detailed site stormwater drainage plan will be provided with subsequent applications to indicate how concentrated flow will be collected on site and connected to the wider stormwater drainage system and catchment.

Financial Implications:

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

Legislation / Policy:

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

RECOMMENDATION

1. THAT Council receives Report Number 8/0717.
2. THAT the attachment to Report Number 8/0717 be endorsed.

Recommending Officer: Mark Spangler, Director of Technical Services

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

Author: Gerard Rosse, Strategic Planner.

Schedule of Attachments:

Attachment A: Council's letter of submission for PA2015/0370.

Attachment B: PA2015/0370 Application Material.



Telephone (08) 8935 9922
Facsimile (08) 8935 9900

Email
palmerston@palmerston.nt.gov.au

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www.palmerston.nt.gov.au

Civic Plaza
2 Chung Wah Terrace
Palmerston NT 0830

Please address
all correspondence to:

Chief Executive Officer
PO Box 1
Palmerston NT 0831

ABN 42 050 176 900

Please include the following reference in all correspondence

File: P Sec 4231

ID: MS:gr

7 August 2015

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

Dear Deborah

PA2015/0370

**Concurrent Application - Section 4231 (213) Taylor Road, Holtze
Rezone part FROM Zone RR (Rural Residential) and Zone PM (Proposed
Main Road) TO Zone CP (Community Purpose) and Zone FD (Future
Development) AND subdivision into three lots**

Thank you for the Concurrent Application referred to this office on 14 July 2015, concerning Sec 4231 (213) Taylor Road, Holtze. This letter may be placed before Council at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

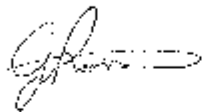
Council supports the Concurrent Application for the following reasons:

- a) It is noted that the site is currently subject to a Development Application (PA2015/520) for a Hospital (in accordance with proposed Zone CP (Community Purposes)). Council has provided a separate response to the abovementioned Development Application.
- b) Council supports the proposed zones as part of the rezoning component of the application and notes the proposed Zone CP is a suitable zone for the provision of a Hospital while Zone FD allows flexibility to enable further planning to occur on the supporting health precinct site.
- c) Although support is provided for the inclusion of Zone FD for the supporting health precinct site Council does highlight the need for an overarching Masterplan for the health precinct site. Ensuring a vision and desired development outcomes are outlined is vital to guide the development for the supporting health precinct site. Whilst the draft Holtze Area Plan sets the strategic direction for development within the area plan, a masterplan for the supporting health precinct site will provide a specific site based plan and prevent piecemeal and ad-hoc development from occurring. A Masterplan for the supporting health precinct site will ensure that development on the site integrates, connects and supports the hospital site along with the wider future residential locality.

- d) Council highlights the need for the ultimate development of the site to contain measures to protect the integrity of the Mitchell creek drainage catchment from sediment and also concentrated stormwater runoff. Specifically, Council highlights the need for the development to contain measures to ensure the hydrology of the Mitchell creek system is maintained at or near the current hydrological regime. Council notes that detailed site stormwater drainage plan will be to be provided with subsequent applications to indicate how concentrated flow will be collected on site and connected to the wider stormwater drainage system and catchment.

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

Yours sincerely

A handwritten signature in black ink, appearing to read 'Gerard Rosse', with a horizontal line extending from the end of the signature.

Gerard Rosse
Strategic Planner

NORTHERN TERRITORY OF AUSTRALIA

**CONCURRENT APPLICATION
PA2015/0370**

The Department of Lands, Planning and the Environment has applied to the Minister for Lands and Planning to consider a Concurrent Application that seeks to:

- rezone part Section 4231 Hundred of Bagot (213 Taylor Road, Holtze) from Zone RR (Rural Residential) and Zone PM (Proposed Main Road) to Zone C P (Community Purpose) and Zone FD (Future Development); and
- subdivide Section 4231 into three lots (including remnant parcel) to facilitate the Palmerston Regional Hospital and associated Health Precinct.

Attached are:

- the Notice of Exhibition under section 30F of the *Planning Act*;
- extracts from the NT Planning Scheme relating to Zone RR (Rural Residential), Zone CP (Community Purpose) and Zone FD (Future Development);
- locality maps showing the existing and the proposed zoning pattern; and
- a copy of the submitted application.

The exhibition period is from Friday 10 July to Friday 7 August 2015.

The concurrent application includes both an amendment proposal (rezoning) and a development proposal. Written submissions about the concurrent application may address the amendment (rezoning) proposal, the development proposal, or both. Submissions received during the exhibition period will be taken into consideration by both the consent authority and the Minister in their determination of the concurrent application.

Submissions in relation to a concurrent application must be in writing and include the name and postal address of the author. Please note that submissions may be made publicly available in full.

Written submissions about the proposed planning scheme amendment are to be received by 4.00pm on Friday 7 August 2015 and made to:

Director, Development Assessment Services
Department of Lands, Planning and the Environment
GPO Box 1680
DARWIN NT 0801; or

Email: das.dlpe@nt.gov.au

Fax: (08) 8999 6055; or

Hand delivered to Ground Floor, Arnhemica House, 16 Parap Road, Parap.

For more information please contact Development Assessment Services on ph. (08) 8999 6046.

NORTHERN TERRITORY OF AUSTRALIA

Planning Act

**NOTICE OF EXHIBITION OF CONCURRENT APPLICATION
PA2015/0370**

I, DAVID WILLIAM TOLLNER the Minister for Lands and Planning give notice under section 30F of the *Planning Act* of the following:

- (a) a concurrent application to amend the NT Planning Scheme and develop land, as described in (e), is to be exhibited;
- (b) the concurrent application is to be exhibited at the office of the Department of Lands, Planning and the Environment, Ground Floor, Amhemica House, 16 Parap Road, Parap and website;
- (c) the period of exhibition is for 28 days, commencing upon first newspaper publication of the notice required by section 30F;
- (d) written submissions regarding this application should be made to the consent authority within the exhibition period. Submissions should be addressed to:

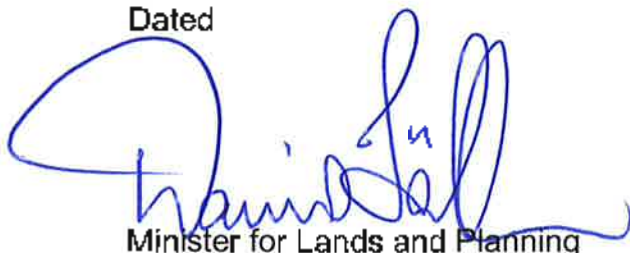
Director, Development Assessment Services
Department of Lands, Planning and the Environment
GPO Box 1680
DARWIN NT 0801 or

Fax: (08) 8980 0707 or

Email: das.dlpe@nt.gov.au

- (e) the concurrent application proposes to amend the NT Planning Scheme, to rezone part Section 4231 Hundred of Bagot (213 Taylor Road, Holtze) from Zone RL (Rural Living), Zone PM (Proposed Main Road), Zone RR (Rural Residential) to Zone CP (Community Purposes), and Zone FD (Future Development); and subdivide Section 4231 into three lots of 17.1 ha, 27.8 ha and 139.6 ha.

Dated



Minister for Lands and Planning

29/6/2015.

EXTRACTS FROM THE NT PLANNING SCHEME

5.18 ZONE RR – RURAL RESIDENTIAL

1. The primary purpose of Zone RR is to provide for rural residential use.
2. Proposals for rural residential development are expected to demonstrate the relationship of the proposal to existing and proposed future land uses identifying potential impacts on facilities and services and the **amenity** of the locality.
3. If lots are unsewered, provision for the disposal of effluent must be made on-site so that the effluent does not pollute ground or surface waters.

Clause 6.8 refers to **Demountable Structures**.

Clause 6.2 limits the height of buildings within the Municipality of Alice Springs.

Clause 6.9 controls the use and development of land within the ANEF 20 unit value contour adjacent to airports.

Clause 6.11 refers to Garages and Sheds.

Clause 6.14 refers to land subject to flooding and storm surge.

Clause 7.10.2 refers to **caravans**.

Clause 10.2 refers to the **clearing of native vegetation**.

Clause 11.1.1 refers to subdivision lot sizes and clause 11.4 to subdivision standards.

Clause 13.5 refers to the erection of mobile telephone communications towers.

ZONING TABLE – ZONE RR

abattoir	x	
agriculture	x	
animal boarding	x	
business sign	P	6.7
caravan park	x	
caretaker's residence	x	
car park	x	
child care centre	x	
community centre	D	6.1, 6.5.1, 10.2
domestic livestock	P	6.1, 10.1, 10.2
education establishment	x	
fuel depot	x	
general industry	x	
group home	P	6.1, 7.3, 7.10.5
home based child care centre	D	6.5.1, 7.10.6
home based contracting	P	7.10.8, 10.2
home based visitor accommodation	S	7.10.1
home occupation	P	7.10.7
horticulture	x	
hospital	x	
hostel	x	
hotel	x	
independent unit	P	6.5.1, 7.1, 7.3, 7.5, 7.10.4
intensive animal husbandry	x	
leisure and recreation	x	
licensed club	x	
light industry	x	
medical clinic	x	
medical consulting rooms	D	6.5.1, 7.10.9
motel	x	
motor body works	x	
motor repair station	x	
multiple dwellings	x	
office	x	
passenger terminal	x	
place of worship	x	
plant nursery	D	6.1, 6.5.1, 10.2
promotion sign	x	
recycling depot	x	
restaurant	x	
retail agricultural stall	x	
rural industry	x	
service station	x	
shop	x	
showroom sales	x	
single dwelling	P	6.5.1, 7.1, 7.3, 7.5, 10.2
stables	x	
supporting accommodation	D	6.5.1, 7.1, 7.3, 7.5, 7.6, 7.7, 7.8, 10.2
transport terminal	x	
vehicle sales and hire	x	
veterinary clinic	x	
warehouse	x	

P = Permitted **S** = Self Assessable **D** = Discretionary **x** = Prohibited

13.3 MAIN ROADS AND PROPOSED MAIN ROADS

1. The purpose of this clause is to ensure the use or development of land in Zone M or Zone PM does not prejudice traffic safety or the **amenity** of the **main road** or the future development of a **proposed main road**, as applicable.
2. Despite anything to the contrary in this Planning Scheme, land in Zone M or Zone PM, may be used or developed other than for a public road only with **consent** and in accordance with the requirements of the Agency responsible for the care, control and maintenance of the **main road** or **proposed main road**, as applicable.

5.21 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 to only be in association with and ancillary to the primary use of the land.

Clause 6.8 refers to **Demountable Structures**.

Clause 6.2 limits the height of buildings within the Municipality of Alice Springs.

Clause 6.9 controls the use and development of land within the ANEF 20 unit value contour adjacent to airports.

Clause 6.14 refers to land subject to flooding and storm surge.

Clause 7.10.2 refers to **caravans**.

Clause 10.2 refers to the **clearing of native vegetation**.

Clause 13.5 refers to the erection of mobile telephone communications towers.

ZONING TABLE – ZONE CP

abattoir	x	
agriculture	x	
animal boarding	D	6.1, 6.5.1, 10.1, 10.2
business sign	P	6.7
caravan park	x	
caretaker's residence	P	6.1, 6.5.1, 7.3, 7.10.3
car park	x	
child care centre	P	6.1, 6.5.1, 8.1.5, 8.2, 10.2
community centre	P	6.1, 6.5.1, 8.2, 10.2
domestic livestock	x	
education establishment	P	6.5.1, 8.2, 10.2
fuel depot	x	
general industry	x	
group home	x	
home based child care centre	x	
home based contracting	x	
home based visitor accommodation	x	
home occupation	P	7.10.7
horticulture	x	
hospital	D	6.1, 6.5.1, 6.6, 8.2, 10.2
hostel	x	
hotel	x	
independent unit	x	
intensive animal husbandry	x	
leisure and recreation	D	6.1, 6.5.1, 10.2
licensed club	x	
light industry	x	
medical clinic	D	6.1, 6.5.1, 8.2, 10.2
medical consulting rooms	x	
motel	x	
motor body works	x	
motor repair station	x	
multiple dwellings	x	
office	x	
passenger terminal	D	6.1, 6.5.1, 8.2, 10.2
place of worship	P	6.1, 6.5.1, 8.2, 10.2
plant nursery	D	6.1, 6.5.1, 10.2
promotion sign	D	6.7
recycling depot	D	6.1, 6.5.1, 8.2, 10.2
restaurant	x	
retail agricultural stall	x	
rural industry	x	
service station	x	
shop	x	
showroom sales	x	
single dwelling	x	
stables	x	
supporting accommodation	D	6.1, 6.5.1, 7.3, 7.5, 7.6, 7.7, 7.8, 10.2
transport terminal	x	
vehicle sales and hire	x	
veterinary clinic	D	6.1, 6.5.1, 8.2, 10.2
warehouse	x	

P = Permitted **S** = Self Assessable **D** = Discretionary **x** = Prohibited

Amendment No. 87
gazetted 09.09.2009
amends clause 6.1
to remove the height
limit for **education
establishments** in
Zones CP and CL

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.

Clause 1.3 refers to Sheds.

Clause 6.2 limits the height of buildings within the Municipality of Alice Springs.

Clause 6.8 refers to **Demountable Structures**.

Clause 6.9 controls the use and development of land within the ANEF 20 unit value contour adjacent to airports.

Clause 6.11 refers to Garages and Sheds

Clause 6.14 refers to land subject to flooding and storm surge.

Clause 10.2 refers to the **clearing of native vegetation**.

Clauses 11.1.1 and 11.1.3 refer to subdivision and use of land in this zone.

Clauses 11.2.1 to 11.3.3 describe standards for the subdivision of land for urban residential and industrial use.

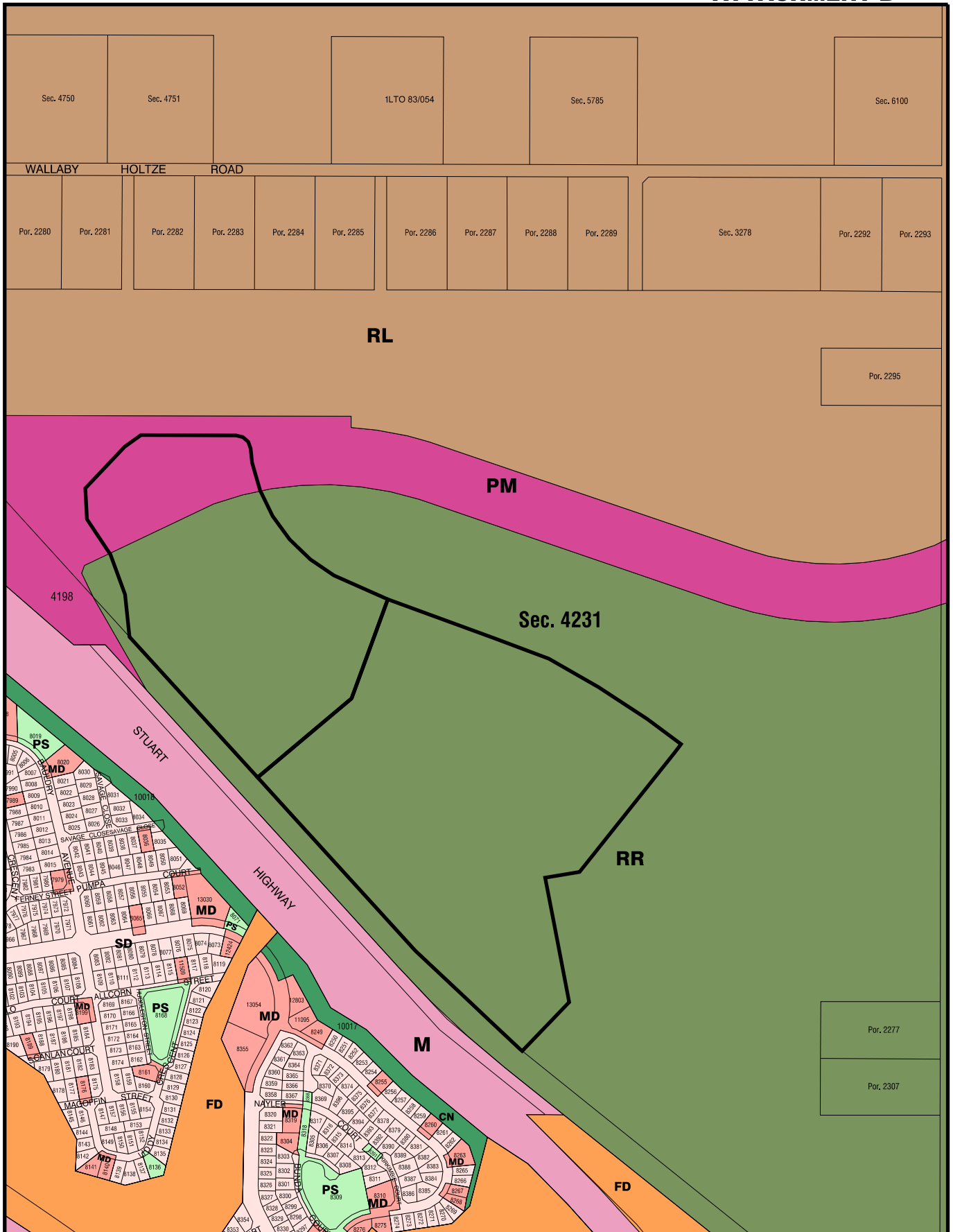
Clause 13.5 refers to the erection of mobile telephone communications towers.

Areas potentially of environmental significance within the Shire of Litchfield are identified on the map "Priority Environmental Management Areas – Litchfield Shire" produced by the former Department of Infrastructure, Planning and Environment, see clause 2.8.

ZONING TABLE – ZONE FD

abattoir	x	
agriculture	D	6.1, 10.1
animal boarding	D	6.1, 6.5.1, 10.1
business sign	P	6.7
caravan park	D	6.1, 6.5.1
caretaker's residence	D	6.1, 6.5.1, 7.3, 7.10.3
car park	D	6.1, 6.5.3
child care centre	D	6.1, 6.5.1, 8.1.5, 8.2
community centre	D	6.1, 6.5.1, 8.2
domestic livestock	P	6.1, 10.1
education establishment	D	6.1, 6.5.1, 8.2
fuel depot	x	
general industry	x	
group home	P	6.1, 7.3, 7.10.5
home based child care centre	D	6.5.1, 7.10.6
home based contracting	D	7.10.8
home based visitor accommodation	S	7.10.1
home occupation	P	7.10.7
horticulture	D	
hospital	D	6.1, 6.5.1, 6.6, 8.2
hostel	x	
hotel	D	6.1, 6.5.1, 6.6, 8.2
independent unit	P	6.5.1, 7.1, 7.3, 7.5, 7.10.4
intensive animal husbandry	D	6.1, 10.1
leisure and recreation	D	6.1, 6.5.1, 8.2
licensed club	D	6.1, 6.5.1, 6.6, 8.2
light industry	x	
medical clinic	D	6.1, 6.5.1, 8.2
medical consulting rooms	D	6.5.1, 7.10.9
motel	D	6.1, 6.5.1, 6.6, 7.3, 8.2
motor body works	x	
motor repair station	x	
multiple dwellings	D	6.5.1, 7.3, 7.5, 7.6, 7.7, 7.8
office	D	6.1, 6.5.1, 6.6, 8.2
passenger terminal	x	
place of worship	D	6.1, 6.5.1, 8.2
plant nursery	D	6.1, 6.5.1
promotion sign	D	6.7
recycling depot	x	
restaurant	D	6.1, 6.5.1, 6.6, 8.2
retail agricultural stall	D	6.1
rural industry	x	
service station	D	6.1, 6.5.1, 8.1.4, 8.2
shop	D	6.1, 6.5.1, 6.6, 8.2
showroom sales	x	
single dwelling	D	6.1, 6.5.1, 7.3, 7.5
stables	x	
supporting accommodation	D	6.1, 6.5.1, 7.3, 7.5, 7.6, 7.7, 7.8
transport terminal	x	
vehicle sales and hire	x	
veterinary clinic	D	6.1, 6.5.1, 8.2
warehouse	x	

P = Permitted **S** = Self Assessable **D** = Discretionary **x** = Prohibited



EXISTING ZONING PLAN
NT PLANNING SCHEME
AMENDMENT PA2015/0370
REZONE PART SECTION 4231
HUNDRED OF BAGOT
From Zone PM (Proposed Main Road) and Zone RR
(Rural Residential) to Zone CP (Community Purposes)
and Zone FD (Future Development)



Northern
Territory
Government

Department of Lands, Planning and the Environment

0 90 180 270 360 450m

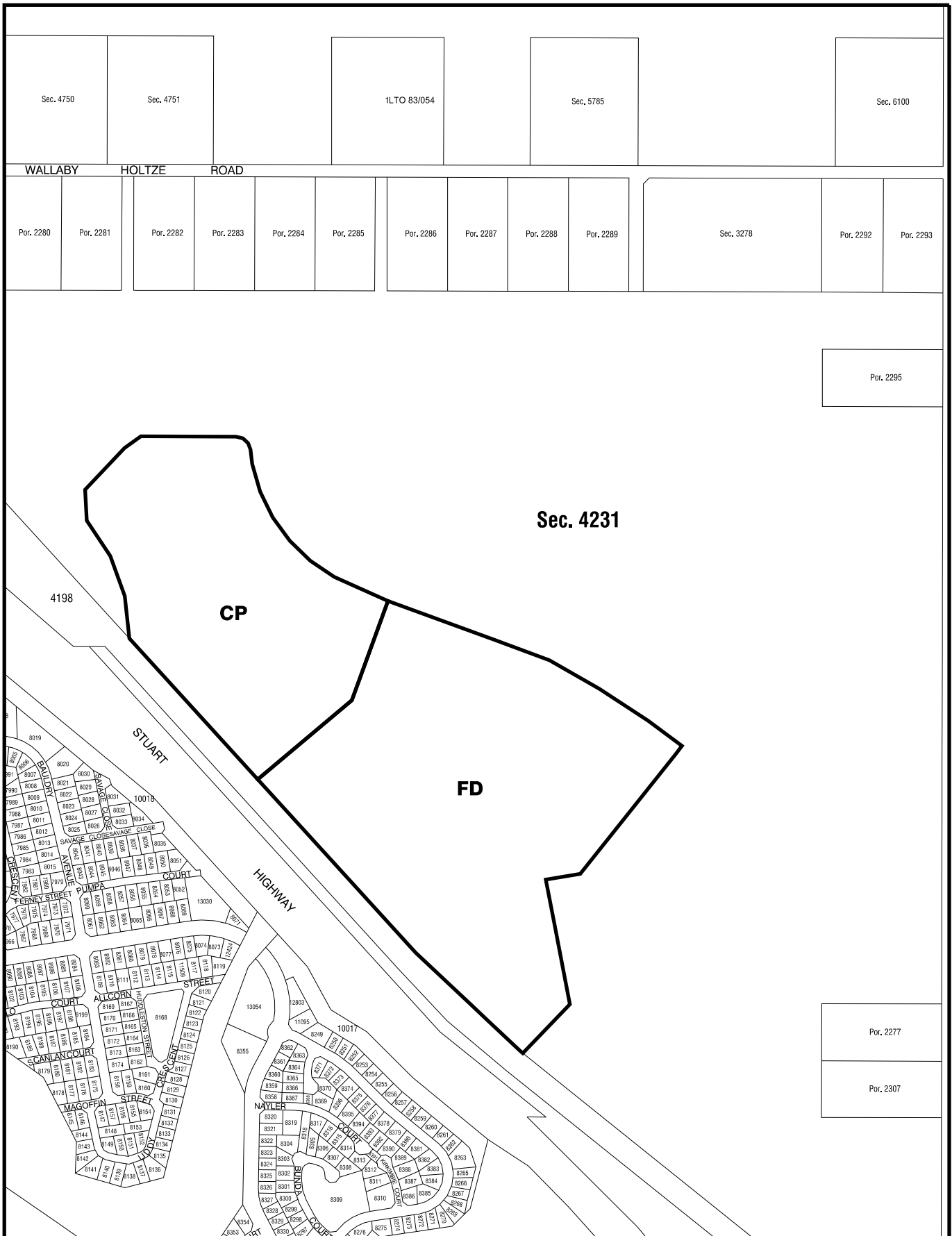
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File No.: PA2015/0370

Date: 8-Jul-15

Drawing Name: Part Sec 4231 Bagot PSA.dgn



**PROPOSED ZONING PLAN
NT PLANNING SCHEME
AMENDMENT PA2015/0370
REZONE PART SECTION 4231
HUNDRED OF BAGOT**

**From Zone PM (Proposed Main Road) and Zone RR
(Rural Residential) to Zone CP(Community Purposes)
and Zone FD (Future Development)**



**Northern
Territory
Government**

Department of Lands, Planning and the Environment

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File No.: PA2015/0370


Date: 8-Jul-15

Drawing Name: Part Sec 4231 Bagot PSA.dgn

NORTHERN TERRITORY OF AUSTRALIA
Planning Act

Concurrent Application - section 30C

1. LAND INFORMATION

LOCATION OF PROPOSAL	
Town/Hundred/Locality: <i>Hundred of Bagot</i>	
Parcel Number(s) and/or Unit number: <i>Section 4231</i>	
LTO Plan:	
Number and Street Name:	
Current Zone:	
LAND OWNER INFORMATION	NOTE: IF APPLICANT IS NOT THE LAND OWNER, AUTHORISATION MUST BE ATTACHED TO THIS APPLICATION
Is the applicant the land owner? YES / NO	
Owner's name(s): <i>Land Administration - DLPE</i>	
Postal address: <i>GPO Box 1680 DARWIN NT 0801</i>	
ATTACHMENT A 	

2. APPLICANT INFORMATION

APPLICANT	
ILIS Customer no. (if known): <i>Land and Economic</i>	
Company name (if applicable): <i>Development - DLPE</i>	
ABN or ACN (if applicable):	
Title: Mr Mrs Miss Ms Dr Other:	
Family name(s): <i>Land Release Unit</i>	
Given name(s):	
Preferred name(s): <i>GPO Box 1680</i>	
Postal address: <i>DARWIN NT 0801</i>	
Telephone no. (business hours): <i>8924 7277</i>	
Facsimile no.:	
E-mail address: <i>land.release@nt.gov.au</i>	
CONTACT PERSON FOR FURTHER INFORMATION (OR WRITE 'AS ABOVE')	
ILIS Customer no. (if known):	
Company name (if applicable): <i>Land Release Unit</i>	
ABN or ACN (if applicable): <i>- DLPE</i>	
Title: Mr Mrs Miss Ms Dr Other:	
Family name(s): <i>GOODREM</i>	
Given name(s):	
Preferred name(s): <i>NARELLE</i>	
Postal address: <i>GPO Box 1680 DARWIN NT 0801</i>	
Telephone no. (business hours): <i>8999 6230</i>	
Mobile no.:	
Facsimile no.:	
Email address: <i>Narelle.Goodrem@nt.gov.au</i>	
NOTE: ALL CORRESPONDENCE WILL GO TO THE PERSON AND ADDRESS INDICATED HERE.	

3. EXISTING LAND USE

Vacant Crown Land - MZ (RR, RL & PM)

4. PRE-APPLICATION MEETING WITH PLANNING ADVISER

Date of Pre-application meeting: 17 April 2015
 Planning adviser's name (if known): Jan Kinsella

NOTE:
 A PRE-APPLICATION MEETING
 WITH A PLANNING ADVISER IS
 MANDATORY.

5. BRIEF DESCRIPTION OF THE DEVELOPMENT PROPOSAL

THE DEVELOPMENT PROPOSAL IS THE COMPONENT OF THE CONCURRENT APPLICATION THAT REQUIRES DEVELOPMENT CONSENT. FOR EXAMPLE "SUBDIVIDE TO CREATE 20 LOTS" OR "50 MULTIPLE DWELLINGS IN A 15 STOREY BUILDING".

Subdivide to create 2 lots
 and remaining balance area.

6. BRIEF DESCRIPTION OF THE AMENDMENT PROPOSAL

THE AMENDMENT PROPOSAL IS THE PLANNING SCHEME AMENDMENT REQUESTED AS PART OF THE CONCURRENT APPLICATION. FOR EXAMPLE "REZONE FROM SD TO MD" OR "INTRODUCE AN AREA/MASTERPLAN TO GUIDE FUTURE USE OF THE LAND."

Rezone Lot A to CP zone
 Rezone Lot B to FD zone

7. STATEMENT – REASON FOR CONCURRENT APPLICATION

SEE ATTACHMENT GUIDE FOR FURTHER INFORMATION

ATTACHMENT B

**8. STATEMENT OF STRATEGIC INTENT**

SEE ATTACHMENT GUIDE FOR FURTHER INFORMATION

ATTACHMENT C

**9. ASSESSMENT - COMPLIANCE WITH PLANNING SCHEME IF AMENDED**

SEE ATTACHMENT GUIDE FOR FURTHER INFORMATION

ATTACHMENT D

**10. STATEMENT OF EFFECT**

SEE ATTACHMENT GUIDE FOR FURTHER INFORMATION

ATTACHMENT E

**11. DIMENSIONED PLANS**

SEE ATTACHMENT GUIDE FOR FURTHER INFORMATION

ATTACHMENT F



12. APPLICANT TO SIGN AND/OR AFFIX SEAL

The application is complete and all required documentation is attached.



Signature(s)

19/5/2015

Date

PRIVACY NOTE:

The Department of Lands, Planning and the Environment is authorised under the *Planning Act* to collect the information on this form, or otherwise provided by you, to consider a concurrent application. Failure to provide the information in full may result in non-consideration of the proposal.

Some of the information provided on this application may be publicly available, as part of a public exhibition process. The information may also be provided to other NT Government departments and agencies, the Australian Valuation Office, local governments and Commonwealth Government Departments, as required by law.

Collection of personal information on this form is done in accordance with the privacy legislation contained within the *Information Act 2002 (NT)*. For more information please refer to the Department of Lands, Planning and the Environment privacy statement located at www.nt.gov.au/dlpe

Any personal information provided can be subsequently accessed by you on request.

DEPARTMENT OF
LANDS, PLANNING AND THE ENVIRONMENT

Development Assessment Services
Department of Lands, Planning and the Environment
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Our ref DDLPE2015/0190

Dear Sir / Madam

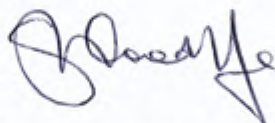
I refer to Section 4231, Hundred of Bagot, of which the Land and Economic Development division (LED) are seeking approval to lodge an application with the Development Consent Authority (DCA).

Approval is granted to LED to lodge the relevant application with the DCA, in accordance with the requirements of the *Planning Act*.

In providing this authorisation, this division in no way endorses the contents of the application but merely provides authorisation of the application to be lodged and considered by the DCA.

Should you have any queries regarding this matter, please contact Ms Karen White, Manager Land Release on (08) 8924 7201 or via email karen.white@nt.gov.au.

Yours sincerely



GREG WOODROFFE
A/Manager Crown Land and Leases

5 May 2015

Northern Territory Planning Scheme CONCURRENT APPLICATION REPORT

Attachments B - F

For the establishment of the Palmerston Regional Hospital Site

Sec. 4231 Hundred of Bagot, Stuart Hwy, Holtze

Application to Rezone portion of site from **Zone RR** (Rural Residential) and **Zone PM** (Proposed Major Road) to **Zone CP** (Community Purpose) and **Zone FD** (Future Development) and subdivide to create 3 lots (including remnant parcel) to provide for the development of the Palmerston Regional Hospital and associated health precinct.

May 2015

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1 Introduction

1.1 Background

In February 2014, the Territory Government announced that the new Palmerston Regional Hospital would be built in the Holtze locality, on the north-eastern side of Stuart Hwy in proximity to the intersection with Temple Terrace. The site is within Sec. 4231 Hundred of Bagot, Holtze, and subdivision of the parent lot is required to provide for creation of the hospital and related health precinct sites as separate planning and development parcels. This will facilitate contractual arrangements and transfer of responsibility for management of the sites associated with the planning for and development of these facilities. The rezoning of portion of the subject site, being the proposed lots for the hospital and health precinct, is also required to enable statutory consideration of future development applications for the hospital and associated uses. In conjunction with detailed site selection and master planning for the hospital further refinement of the initial 500 metres of the proposed Glyde Point Arterial alignment and Stuart Hwy intersection has also been undertaken. This is reflected in the subdivision boundaries and zoning proposals in this application.

The Department of Lands Planning and the Environment (DLPE) is the controlling agency for Section 4231 and is seeking through this application to create three (3) lots (including remnant parcel) as shown on the subdivision plan at **attachment F**. The creation of the hospital and health precinct development parcels (Proposed Lots A and B respectively) will enable DLPE to provide suitable serviced land as and when required for the hospital development. On the completion of the subdivision, proposed Section 6624, Hundred of Bagot (Lot A), the hospital site, will be vested to Department of Health (DoH) to allow for hospital planning and permit applications to be progressed. Proposed Section 7270, Hundred of Bagot (Lot B), the supporting Health Precinct site, will remain under the care, control and management of the DLPE as will the balance lot.

Proposed Lot A – Palmerston Regional Hospital Site (approximately 17ha) is proposed to be rezoned to **CP** (Community Purpose);

Proposed Lot B – Supporting Health Precinct Site (approximately 28ha) is proposed to be rezoned to **FD** (Future Development); and

Balance parcel (140ha) – zoning to remain unchanged.

The site, Sec. 4231 is currently zoned **RR**, **RL** and **PM**. Future development of the hospital and related health precinct facilities will be subject to separate development application processes. Completion of hospital planning is imminent and once the development permit application is finalised it will be lodged and subject to timing may be processed in parallel with this rezoning / subdivision application. To enable the developments of the hospital site to progress in the most efficient manner will require the rezoning of the sites as set out above. The area is also the subject of a current Area Planning process, the consultation on which is being managed by the NT Planning Commission. There is no statutory impediment to assessment and determination of this

application prior to finalisation of the Area Planning process. This application addresses the statutory requirements for a concurrent application.

1.2 Site and Locality Description

The proposed parcels Lots A and B are located within Section 4231, Hundred of Bagot which is vacant crown land located immediately northeast of the Palmerston suburbs of Farrar and Yarrowonga, approximately 20 km east of Darwin. Section 4231 is bounded by the Stuart Highway, existing lots on Wallaby Holtze Road, Taylor Road and currently has multiple zonings consisting of **RR** (Rural Residential), **RL** (Rural Living) and **PM** (Proposed Main Road). The land is generally vegetated with low woodland, is undeveloped and current physical access is limited to two battle-axe connections to Wallaby Holtze Road and the partially constructed Taylor Road.

The site is 185.6 ha and is of an overall irregular triangular shape. It has a common boundary to the north with developed rural living lots which front Wallaby Holtze Road and to generally undeveloped Commonwealth of Australia land to the east. The northern portion of the site is divided in zoning terms by the proposed alignment of the Glyde Point Arterial Corridor, the proposed alignment/reserve of which is zoned **PM**. Proposed lots A and B do not have common boundaries with either the developed **RL** land to the north or CA (Commonwealth of Australia) land to the east. Land zoned **RR** and **RL** within the subject site is undeveloped. To the north-west the site borders Sec. 4229 which is also undeveloped crown land and subject to area planning as part of the broader Holtze locality.

The location of the site in relation to surrounding development and zoning is shown on the locality and zoning plan at **attachment F**.

The Department of Transport and DLPE have finalised planning details for the required intersection at Stuart Hwy and Temple Terrace in providing access to the Hospital site. This is reflected in the proposed Lot A boundaries. The intrusion of Lot A as proposed into the area currently zoned **PM** and proposed to be zoned **CP** recognises the refinement of the road/intersection design since the original zoning of the land as **PM** under the NTPS. This current alignment relative to existing zoning is reflected in current area planning and supported by the Department of Transport, refer **attachment F**.

As there is no survey plan for Lot 4231 there has been no specific identification of any easements that may exist on site. Survey of the parent parcel is to be undertaken current with this application which will identify any existing easements. This subdivision process will also provide service authorities with the opportunity to seek the establishment of any further easements required in respect of existing infrastructure. Existing service infrastructure will not be impacted by either the subdivision or rezoning components of the proposal.

1.3 Reason for Concurrent Application

This application is submitted as a Concurrent Application as the establishment of a development ready site for both the Palmerston Regional Hospital and associated health precinct requires both a rezoning and a development application (subdivision). For reasons of timeliness and presentation of an integrated and comprehensive proposal this can most effectively be undertaken as a concurrent process.

The **amendment component** of the concurrent application proposes the rezoning of a portion of Sec. 4231, being proposed Lot A to **CP** and proposed Lot B to **FD**. This is shown at **attachment F**, proposed zoning plan. This rezoning is required as the use of 'Hospital' is not a use that is permitted to be developed under the zonings of **RR** and **PM** as currently apply to the subdivision area.

The zoning of Lot B is proposed as **FD**. This reflects the identified development potential of this area and recognises that the site is in part constrained by the natural topography. As such the site will be subject to further planning as part of the current Area Plan process prior to development occurring. This planning process is consistent with the purpose of the **FD** zone.

The balance portion of the site will remain zoned as **RR**, **RL** and **PM** consistent with the current scheme.

The **development application component** of the concurrent application proposes the subdivision of the subject site to separate the areas of land to be zoned as **CP** and **FD** into two lots, being the hospital and health precinct sites. This will separate the land parcels relative to the proposed uses and responsible agencies and from the balance of the site. It will also enable subsequent development applications to be made for the development of the hospital and various health related uses consistent with the requirements of the planning scheme.

This proposal is most suitably undertaken as a concurrent application as it represents an integrated development proposal whereby the proposed rezoning and subdivision components are required to give effect to the Government's decision on location of the Palmerston Regional Hospital. The proposal also reflects updated planning for the Glyde Point Arterial in terms of establishment of Lot A, which will provide a common boundary to this road reserve once created. Access to the Hospital is proposed from the first stage of this road and the main arterial serving the area. The refined alignment leading into the intersection with Stuart Hwy will be reflected in subsequent Area Planning and zoning outcomes for the balance parcel.

As both the subdivision and rezoning components of the application are individually relatively minor and interdependent the concurrent process is considered suitable to the proposal. The outcome of this process will be the facilitation of subsequent development of the hospital and health precinct consistent with the requirements of the planning scheme and strategic planning framework.

2 Statement of Strategic Intent

The application proposes the rezoning of portion of Sec. 4231 and subdivision to create two lots and a balance parcel that will facilitate the development of the new Palmerston Regional Hospital and related health precinct. This is consistent with the Government's announcement to locate the hospital on a portion of Sec. 4231 immediately east of Stuart Hwy in proximity to the Palmerston City Centre and with high level access to the City via Temple Terrace. The proposal is consistent with the strategic intent for the future development of the Greater Darwin Area.

2.1 The Northern Territory Planning Scheme

2.1.1 Planning Principles and Framework: Northern Territory.

Section 4 of the NTPS; "Planning Principles and Framework" provides the high level strategic planning intent for the future development of the territory and all development is required to be consistent with these principles.

Section 4.1 of the planning scheme sets out those principles to be achieved through administration of the planning scheme. As relevant to this proposal, in summary, these include:

- (a) contribution to a built environment supporting the diverse lifestyle, social, economic, cultural and economic development that promotes; safe communities, housing choice, public infrastructure and recreational opportunities;*
- (b) Development of land is consistent with the principles of sustainable development;*
- (c) Facilitate the supply of sufficient land for ...institutional and other public uses; and*
- (e) Ensure the privacy of residential uses is not compromised.*

The location of the proposed hospital and health precinct site are consistent with these principles as it adjoins the existing urban area of Palmerston, has proximity to available urban services and high level transport infrastructure linking into the broader region and the expanding rural area. The individual sites are also of sufficient size to be well buffered from existing residential and rural residential use and to provide adequate area for management of environmental issues. The location of the site within an area of undeveloped Crown Land also provides the opportunity for further planning to ensure the potential for the hospital as a focus for further development is realised consistent with the regional planning framework.

2.1.2 Planning Principles: Darwin Region.

Clause 4.2 of the NTPS sets out the planning principles and framework for future development of the Darwin Region and states that expansion of the area should be orderly, appropriate and consistent with Area Plans and relevant land use frameworks. It is noted that the NTPS is currently being amended to include the Darwin Regional Land Use Structure 2014 which will then provide the primary strategic framework to guide

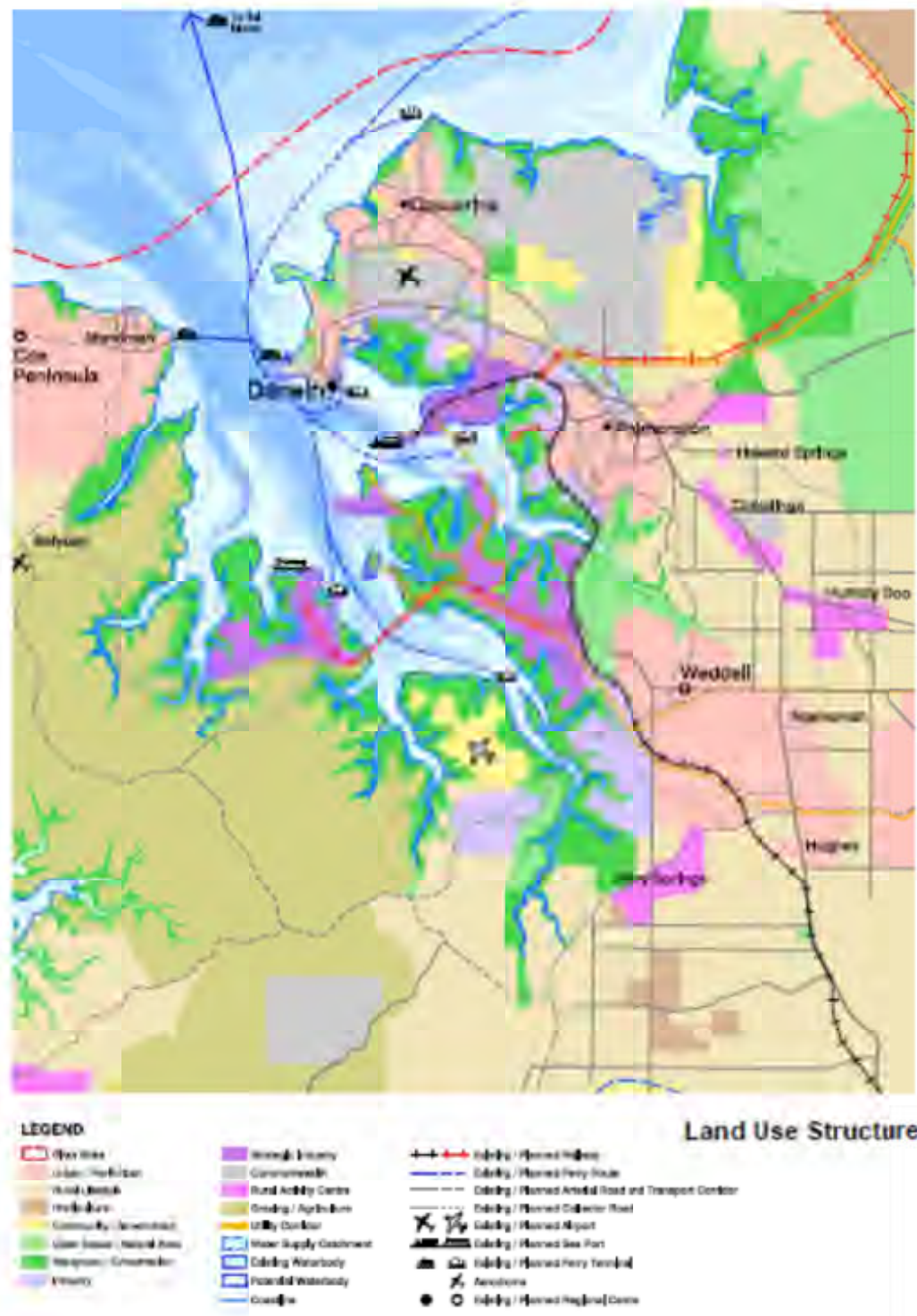
development of the region. This framework has already been subject to a number of rounds of public exhibition and review, is a seriously entertained planning proposal and is expected to be incorporated in the scheme in the near future.

This proposal is consistent with the Darwin Regional Land Use structure which identifies the broader locality as suitable for urban – peri-urban development and the subject land specifically for Community / Government land use and provides the following related commentary:

“The Holtze locality (to the north of Palmerston within the Litchfield Municipality) is the selected site for the new hospital. Development of the hospital at the intersection of the planned Glyde Point Arterial and the Stuart Highway, will create the opportunity to establish an urban growth corridor from Palmerston CBD to Howard Springs Road.” Darwin Regional Land Use Plan 2014 NTPC.

Future detailed planning and development of the balance Lot will have to comply with the future Area Plan which is currently being progressed by the NT Planning Commission as a separate process. Principles that have influenced the current proposal and will inform future subdivision design include linking the hospital to the Palmerston urban area, functional alignment for the Glyde Point Arterial, protection of drainage areas and provision of open space that include drainage features, natural habitat and passive recreation.

The proposal is consistent with the Darwin Region Planning Principles and the Darwin Regional Land Use Plan 2014 – Land Use Structure which is shortly to be incorporated into the scheme.



Extract from Darwin Regional Land Use Plan 2014 as exhibited as an amendment to the NTPS.

2.2 Proposed Rezoning

The **amendment component** of the concurrent application proposes the rezoning of a portion of Sec. 4231, being proposed Lot A to **CP** and proposed Lot B to **FD**. This is shown at **attachment F**, proposed zoning plan. This will provide the appropriate zoning for the development of the proposed hospital on Lot A and the future development of Lot B as a health and related uses precinct following more detailed planning.

The balance portion of the site will remain zoned as **RR**, **RL** and **PM** consistent with the current scheme.

The proposed zoning to **CP** affects a portion of the site within Lot A currently zoned **PM**. This is a relatively minor area and reflects the refinement of design and current construction planning and servicing for the Glyde Point Arterial since the original zoning was established under the scheme. The balance parcel also contains portion of land zoned **PM** reflecting the previous planned alignment. This will not be amended by this application resulting in a non-contiguous alignment with the **PM** zoning leading into Lot A and the Stuart Hwy / Glyde Point Arterial. The establishment of the final road reserve is pending the Area Plan process for the locality and more detailed road alignment planning to the east. Correspondingly it is not proposed to alter the zoning of the site outside the proposed Lots A and B at this stage. This is an interim position reflecting the current progress of development of the Area Plan and it is proposed that the zoning will be updated over the site in conjunction with the finalisation of the Area Plan process.

The lot layout has been prepared in consultation with Department of Transport as the responsible authority for land zoned **PM** under the scheme. Clause 13 provides for the approval of the proposed subdivision with the consent and in accordance with the requirement of the responsible agency. The DOT support of the application, zoning and subdivision design as reflected in this application is attached.

The Glyde Point Arterial Corridor once constructed will become a key connector road into the Holtze area and will provide the main access to the internal connector which will provide access to the hospital on Proposed Lot A. As development progresses this internal connector (ie. initial 500 metres) will provide the access frontage to Lots A and B, consistent with proposals on the draft Area Plan. This alignment is reflected in the north eastern boundaries of lots A and B and the alignment of the 'interim access' proposed Right of Way (RoW).

3 Compliance of Development Proposal with NT Planning Scheme

This section provides an assessment of the compliance of the development proposal component of the application with relevant components of the Planning Scheme as if it was amended in line with the application. The development that is proposed is the subdivision of Sec.4231 to create 2 new lots that reflect the new zoning boundary. This development proposal is shown in **attachment F**, subdivision plan and will create a **CP**

zoned lot of approximately 17ha for the accommodation of the Palmerston Regional Hospital and a **FD** zoned lot of approximately 28ha for future development as a health precinct and related uses. Further development of both lots **A** and **B** will be subject to a separate and subsequent development application process. The balance lot is not subject to rezoning or a development proposal as part of this application and is addressed below only to the extent necessary in demonstrating that the proposed lot size, at approximately 140 ha, meets the requirements of the scheme.

This assessment demonstrates that the proposal is consistent in detail and intent with the scheme requirements as per the amended zoning.

3.1 Part 3: Zone Purpose

Clause 5.21 of the planning scheme sets out the purpose of the **CP** zone as providing for community services and facilities, whether publicly or privately owned or operated, including facilities for civic and government administration. It further provides that design is expected to incorporate landscaping and that residential accommodation is only to be ancillary to the primary use of the land. The design of the building and subsequent land use elements of development will be subject to consideration in a future development application.

Clause 5.26 of the planning scheme sets out the purpose of the **FD** zone as being an interim zone intended for future rezoning and development in accordance with an area plan. It is further provided that use, development and subdivision of the land will not prejudice the ultimate intended use and development of the land. The lot size proposed for Lot B at approximately 28ha takes into account the topographical constraints of the site and provides sufficient land for the development of a health related precinct that will function in conjunction with and in support of the Palmerston regional Hospital. The site is sufficiently large and being located on the Stuart Hwy frontage of the site, contiguous with the Hospital site, and consistent with the draft area plan will not prejudice the ultimate development outcome for the land.

The proposed subdivision is to create the necessary land parcels to facilitate the ongoing planning and subsequent development of the Palmerston Regional Hospital and associated health precinct. Both of these uses are consistent with the proposed zones and correspondingly the proposal represents a development of the land that can be approved consistent with the provisions of the scheme.

3.2 Part 5 – Subdivision

Part 5 of the scheme deals with subdivision. **Clause 11.1** sets out a number of matters that require consideration in the subdivision of land generally under the scheme. The Table to Clause 11.1.1 provides minimum lot sizes for various zones but this does not address the **CP** zone. There are no other provisions under Part 5 of the scheme that address the subdivision of **CP** land.

Demonstration of the adequacy of the lot size proposed for Lot A then rests on the lot being adequate for the proposed use. The location, size and boundaries of the lot have been established based on the projected requirements for the hospital and co-located facilities, including necessary access and parking. The proposed site size and layout also gives consideration to drainage and topographic limitations of the site and provision of open space and landscaping suitable to a significant civic building.

The site is confirmed as being of adequate size for the proposed use, ancillary facilities, access and environmental management requirements.

The Table to **Clause 11.1.1** provides a general minimum lot size of 50ha for **FD** zoned land. Notwithstanding this, **Clauses 11.1.2** provides guidance on the subdivision of **FD** zoned land into residential lot sizes down to a minimum lot size of 450 m². **Clause 11.1.3** further provides that **FD** zoned land may be subdivided consistent with its intended future use and an Area Plan applicable to the land. It also provides that the consent authority may permit the subdivision of the land into any size consistent with the ultimate intended zoning. The **FD** zoning of the subject site provides the flexibility for the approval of the subdivision of the land as is proposed which is adequate for the range of intended future uses and development and the topographic constraints of the site.

The Table to **Clause 11.1.1** provides minimum lot sizes for the **RR** and **RL** zones of 1ha and 2ha as relevant to the balance lot. At a size of approximately 140ha the Lot complies with the requirements of the scheme.

Clause 11.4 is also relevant to the balance lot and is designed to ensure the subdivision of rural and unzoned land responds to the physical characteristics of the land. Clause 11.4.1 set out the land suitability criteria required to be met. An assessment of the parent parcel undertaken by Ecoz (Holtze Subdivision Land Suitability Assessment, 2015) confirms that the majority of the land is unconstrained and that the limitations on identified moderately constrained land can be addressed through development measures. This assessment identifies that the site is not constrained by storm tide flooding, riverine flooding or localised stormwater flooding as per the requirements of clause 11.4.1.

In respect to the requirement for preparation of a stormwater management plan, as the balance lot is significantly in excess of the minimum provided for under the respective zoning and would be subject to rezoning and further subdivision prior to intensification of land use a waiver of this requirement is sought. Detailed stormwater management plans and erosion and sediment control plans will be prepared and submitted in conjunction with development applications for the hospital and related health facilities. All service headwork extensions will be subject to compliance with specific works plans including environmental consideration. In terms of the scheme requirements this proposal can be considered a 'super lot' subdivision which would not compromise future development of the land consistent with the current zoning from meeting the scheme criteria. Further detail on land suitability is contained below.

Other components of clause 11.4 relate to the detailed subdivision of land for **RR** and **RL** purposes and are not relevant for the purpose of this application. Given the proposed lot sizes any future subdivision of the land, if this was to occur consistent with the current zoning, would not be compromised by this proposal.

Pursuant to Clause 11.4 it is also noted that the subject land is not identified as an area of potential environmental significance in the “Priority Environmental Management Areas – Litchfield Shire” policy framework. The future developer of the proposed hospital will be responsible for detailed environmental approvals of that facility as required under respective legislation. Approvals for extensions of services as are required to service proposed lots A and B will be subject to separate environmental approvals as required.

The proposed Lots A and B development parcels will be provided access to necessary services and access as part of development for the purposes of a hospital and health precinct. This will be undertaken by the Government and the Department of Health selected developer of the new Hospital. Current planning and construction works for the initial 500 metres of the Glyde Point Arterial Corridor and extension of reticulated services to the hospital site are underway by the Department of Infrastructure, which will provide practical access during development. Interim access arrangements prior to the establishment of road reserves associated with the Glyde Point Arterial will be via a Right of Way established over the Crown Land on which the Glyde Point access and internal connector are being constructed. This arrangement is shown on the ‘Interim Access’ Plan at Attachment F.

It is not proposed to further service the balance lot as part of this proposal, pending the finalisation of area planning and zoning of the locality.

3.3 Part 7 Transport and Infrastructure

Clause 13.3 deals with land within zone **PM**, as relates to portion of the balance lot and provides that land may be used or developed other than for a public road only with the consent of the responsible agency. There is no development proposed on the retained zoning of **PM** within the balance lot with the overall impact on this existing zoning addressed under Part 2 above.

3.4 Part 8 Area Plans

Part 8 of the scheme requires that the determinations made under the planning scheme and the interpretation of the scheme is required to be consistent with an Area Plan and associated principles applicable to the land. The Palmerston Eastern Suburbs Area Plan: Plan 1 of 3, covers the subject area to the extent only that it designates the “Gunn Point Road Arterial”. This Area Plan is currently under revision with a new plan exhibited for public comment in November 2014 and which is now a seriously entertained planning proposal. The revised plan no longer provides an alignment for this arterial road with this left to be dealt within the Holtze Area Plan. At this time there is no other area plan that is applicable with the proposal consistent with the draft Holtze Area Plan.

4 Detailed Statement of Effect

This section provides a detailed assessment of the effect of the proposal in the context of the requirements of section 30C (4) of the Act and any additional matters relevant to the determination of the application.

4.1 30C(4)(a) – Interim Development Control Order

There is no Interim Development Control Order applying to the land.

4.2 30C(4)(b) - Public Environmental Report/Environmental Impact Statement

The proposed zoning and development proposal do not require the preparation of a Public Environmental Report or Environmental Impact Statement under the Environmental Assessment Act.

4.3 30C(4)(c) – Merits of Proposed Development

The proposed subdivision will create two additional lots that will provide for the development of the new Palmerston Regional Hospital and the related health and ancillary services precinct. The proposal has significant merit in that the site is well located on the major transit route in the area, providing ease of access and rapid response, and is located proximate to the Palmerston urban and suburban areas. With future development of the district and locality the hospital will be well located becoming more central to its catchment population with long term high level access provided by its location at the intersection of two regional arterial roads.

In terms of detailed location within the general area the proposed lot design has been based on the primary considerations of facilitating the economic development of the area with proximity to services, rational lot shape and topography, and ease of access to the Glyde Point Arterial. The site location will also provide for a high level of public transport access, being at the intersection of two major arterials and by personal transport to the Palmerston CBD and surrounding residential areas. Proposed Lot A, as the hospital site will also encourage the future intensification of the Temple Terrace / Palmerston corridor providing increased population support to the Palmerston CBD.

The selection of the hospital site reflects the outcomes of a detailed site assessment process and represents significant benefit for the local and regional community.

4.4 30C(4)(d) – Physical Characteristics of the Subject Land, Suitability of the Proposed Development and Effect of Proposal.

A general description of the site and the locality is at section 1.1.

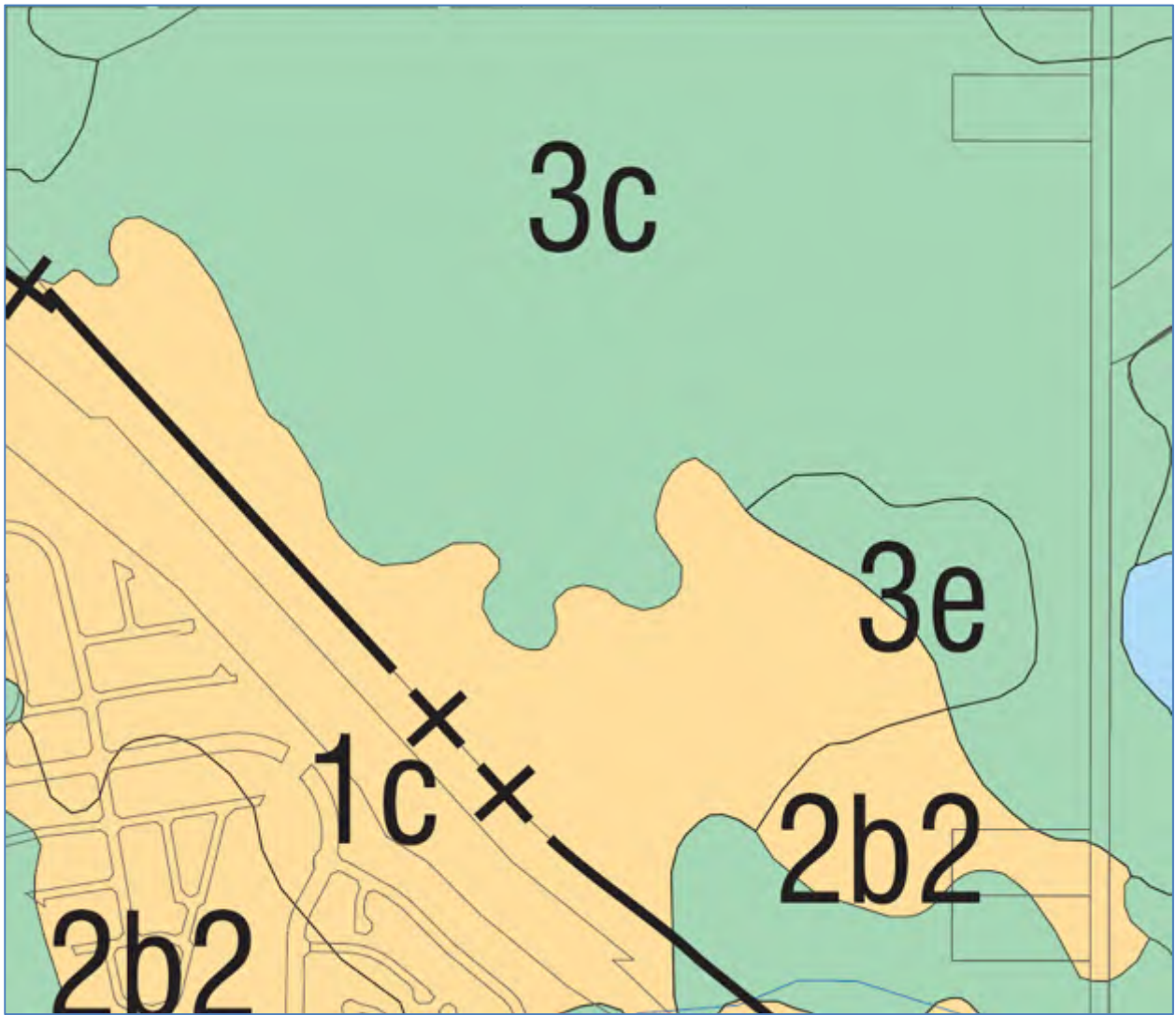
The suburb Holtze is located approximately 2km east of the Palmerston CBD and is approximately 21km from the Darwin CBD. In the broader locality are several greenfield residential developments such as Johnston, Zuccoli and Mitchell Creek.

The site is bound by Wallaby Holtze Road to the north, Taylor Road to the east and the Stuart Highway to the southwest, and is situated northeast of the Palmerston CBD.

A map showing the land units and contours of the site is shown below.

Land units contained within the subject site are:

- 2b2 Gentle sideslopes; gradient 2-5%; shallow gravelly massive earths, minor lithosols; Eucalypt Low Open Woodland to Open Woodland.
- 3c Flat to gently undulating upland surface; gradient 1-3%; shallow, gravelly yellow massive earths, minor lateritic lithosols: Eucalypt Woodland, minor Open Woodland.



From the map above, it can be seen that the majority of the proposed site is generally minor open woodland which is gently undulating upland surface at a gradient between 1 - 3 %. The site has a gradient of 5% in the south-western section of the site running parallel with the Stuart Highway. These steep slopes then fall at a gradient of 5% + into drainage areas of the upper reaches of the Mitchell Creek catchment.

These land units were further refined through preliminary site assessments undertaken with the following general conclusions made:

- (a) Identified constrained land would likely require additional inputs in terms of design, planning and on-going management if it is to be used for subdivision.
- (b) Land classified as marginally suitable may require additional inputs, including erosion and sediment control measures to reduce constraints posed by the slope of the land. It is also possible that some areas that have been assessed as constrained may be modified (e.g. drainage and/or fill works) to reduce the constraints posed to subdivision.

- (c) Land clearing activities within the area will potentially impact on *Cycas armstrongii*, which is listed as Vulnerable under the TPWC Act. Applications for clearing must demonstrate consideration of the presence of threatened species, and there may be opportunity for re-location of individual plants prior to clearing.
- (d) Clearing of vegetation and ground disturbance associated with subdivision of the project area has potential to cause erosion. This can be minimised through the establishment of adequate drainage and erosion/sediment controls during the initial land development and construction activities.
- (e) Gamba Grass (*Andropogon gayanus*) and Mission Grass (*Cenchrus polystachios*) should be actively controlled to prevent their spread into other properties in the area. Development activities can increase the risk of spreading established weeds and introducing new weeds to the area. Weed hygiene practices should be implemented for vehicles and machinery during the establishment of development boundaries and housing allotments.

The development of the hospital and health precinct sites will be required to respond to the natural topography of the proposed lots (i.e. environmental constraints and natural drainage lines) having particular regard for the Mitchell Creek catchment and erosion potential. As is evident from the suitability assessment portions of both proposed Lot A and B are constrained and moderately constrained. These constraints have been recognised in the determination of the proposed site boundaries which are in excess of the actual footprint areas required for the development of the hospital, future expansion and the health precinct development.

Overall soils in the subject sites include shallow gravelly and minor lateritic lithosols.

Vegetation over the sites is characterised by predominately low to open eucalypt woodland with open *Grevillia* woodland & shrub land on drainage lines. Areas of the vegetation are of good quality and where opportunities arise will be integrated into the design of facilities on the hospital and health precinct sites where opportunities arise.

Biting Insects

The site has proximity to seasonally inundated areas that have potential to be breeding sites for biting insects and mosquitoes. Baseline studies have been undertaken to determine the level of mosquito occurrence in the area and have indicated seasonally high numbers in the Holtze area generally. Recommendations are made for a mosquito and biting insect management plan to manage potential mosquito breeding areas within the site, including an ongoing ground monitoring program and control program to manage any future seasonal influxes.

Water Studies

The area lies across the catchments of the Howard River and the Elizabeth River Catchment boundaries

The southern half of the area is located within the Mitchell Creek sub-catchment. Ephemeral drainage lines at the headwaters of Mitchell Creek receive water from the majority of the parent parcel. Water flows south through the project area during the wet season, underneath the Stuart Highway and through the suburbs of Palmerston. The Mitchell Creek flows into the Elizabeth River and then Darwin Harbour.

The remaining northern part of the project area is located within the Howard River catchment. The land generally drains to the north and overall drainage management will form part of the Area Plan process and subsequent detailed planning as required.

Bores

Section 4231 is in the general Holtze area which is located on an aquifer of fractured and weathered rocks.

Bore data obtained from Natural Resource Mapping, shows numerous bores along Wallaby Holtze Road to the North of the site and Taylor Road to the East. These bores provide domestic supply to the rural properties in the absence of any mains water connections in the area. Bores within the area are capable of yielding up to 15 L/s and over, but generally yield 0.5 – 5.0 L/s.

Groundwater bores located along Wallaby Holtze and Taylor Road indicate a total bore depth between 60 and 70 meters and water level depth of approximately 15 to 20 meters.

The dolomite aquifer (fractured and karstic rocks) to the north of the project area feeds the Howard Springs and other groundwater dependant ecosystems in the region including Melacca Creek, Howard River and numerous streams and small springs around the periphery of Black Jungle Swamp.

The lot sizes proposed for the subdivision are consistent with the purpose for which the lots are being created and the physical characteristics of the land.

4.5 30C(4)(e) – Public Facilities and Open Space Provision and Development

As this application is for the purpose of creating 2 additional lots associated with the future development of the hospital it is not proposed to specifically set aside land for public open space or other facilities in addition to the hospital itself. While development of both the hospital and health related precinct will provide a high level of public amenity and health related facilities and services, major open space provision and other public facilities will be provided in accord with an Area Plan and as required for the general locality depending on development outcomes.

4.6 30C(4)(f) – Public Utilities/Infrastructure

Services available in the locality are currently being extended and connected for future servicing of the Hospital site and supporting Health Precinct. The developer of the hospital will be required to undertake all internal service reticulation as required for that facility as will be the case for the health precinct.

A plan of preliminary design for site servicing is at **attachment F**.

In respect to sewer services proposed Lots A and B will be serviced by a new Holtze Sewer Pump Station connected through to the existing regional main south of Lambrick Avenue. The alignment of this infrastructure and approximate location of the pump station are shown on the service and infrastructure plan at **attachment F**. Internal to the development a gravity sewer will be constructed through proposed Lots A and B to the Holtze Sewer Pump Station in association with the development of the Hospital.

Primary water supply to the hospital site and health precinct will be via a water main along Wallaby Holtze Road. Security of supply is provided via a temporary connection via an extension off the Stuart Hwy trunk main line, along the Lot A north - western boundary and hospital access road. High voltage reticulation will also follow this alignment with an extension along Temple Terrace and across Stuart Hwy from the Palmerston zone sub-station.

Road access to the site will be via the construction of the Temple Terrace, Stuart Hwy / Glyde Point Arterial intersection and Glyde Point lead in, up to the north east corner of proposed Lot A. Access to the hospital site and future access to the Health precinct will be constructed from this point. Future links to the north and into the remainder of the site will depend on timing of demand for construction of the Glyde Point Arterial and the outcome of the area planning process. This arrangement will provide for long term high level of access to the hospital site from the catchment area via Stuart Hwy and Temple Terrace / Roystonea Avenue.

Interim legal and practical access pending the establishment of the Glyde Point Arterial road reserve will be via a Right of Way easement over Crown land on the alignment of the Glyde Point Arterial and the internal connector road. This alignment is shown of the interim access plan at **attachment F**.

4.7 30C(4)(g) – Impact on Amenity of Area

The proposed subdivision is not expected to have any negative impact on the amenity of surrounding areas with the development facilitated by the proposal, the hospital and related health precinct, well buffered from any surrounding development or land use that could be impacted. Future development of the balance lot is to be determined through a broader Area Plan process that will address potential for land use conflict and required buffering to sensitive uses.

4.8 30C(4)(h) – Benefit/Detriment to Public Interest

There is not expected to be any detriment to the public interest as a result of the subdivision. The site is currently vacant land and the release and subsequent development that will be facilitated by this proposal will be of public benefit in facilitating the provision of a new hospital and related health precinct, noting these will be subject to a separate development permit process. With the growth of Darwin projected to continue at an average annual growth rate approximating two percent the new hospital will provide the capacity to meet the current and projected demand for hospital and general medical services.

4.9 30C(4)(i) – Compliance with the *Building Act*

Not Applicable - there are currently no buildings on the subject site.

4.10 30C(4)(j) – Compliance with the *Unit Titles Act*

The site is not currently subject to a unit title scheme and no such scheme is proposed as part of this application.

5 Conclusion

The proposed subdivision will separate the existing land parcel, Sec.4231, into 3 lots (including remnant parcel) consistent with the intention for the development of a portion of the land for a hospital, proposed Lot A, a health and ancillary services site, proposed lot B and a balance lot. The subdivision is necessary to give effect to the Government's decision to locate the future Palmerston Regional Hospital at this site. The subdivision will facilitate the necessary land transfer arrangements to provide security for ongoing detailed planning and infrastructure development as required before a contractor can be engaged to commence construction of the hospital. This will be subject to a separate development application process.

The zoning of the land is to be amended as part of this application to reflect the proposed development and the outcomes of the draft Area Plan for the site. The progression of the planning of this area of the Holtze locality prior to finalisation of the Area Plan process is necessary to ensure the timely delivery of the proposed Regional Hospital and health precinct.

The application will give effect to the government's decision on the location of the hospital and ensure the land is suitably designated and zoned. The proposal also represents proper planning in terms of the proposed zoning of the land as the lots sizes

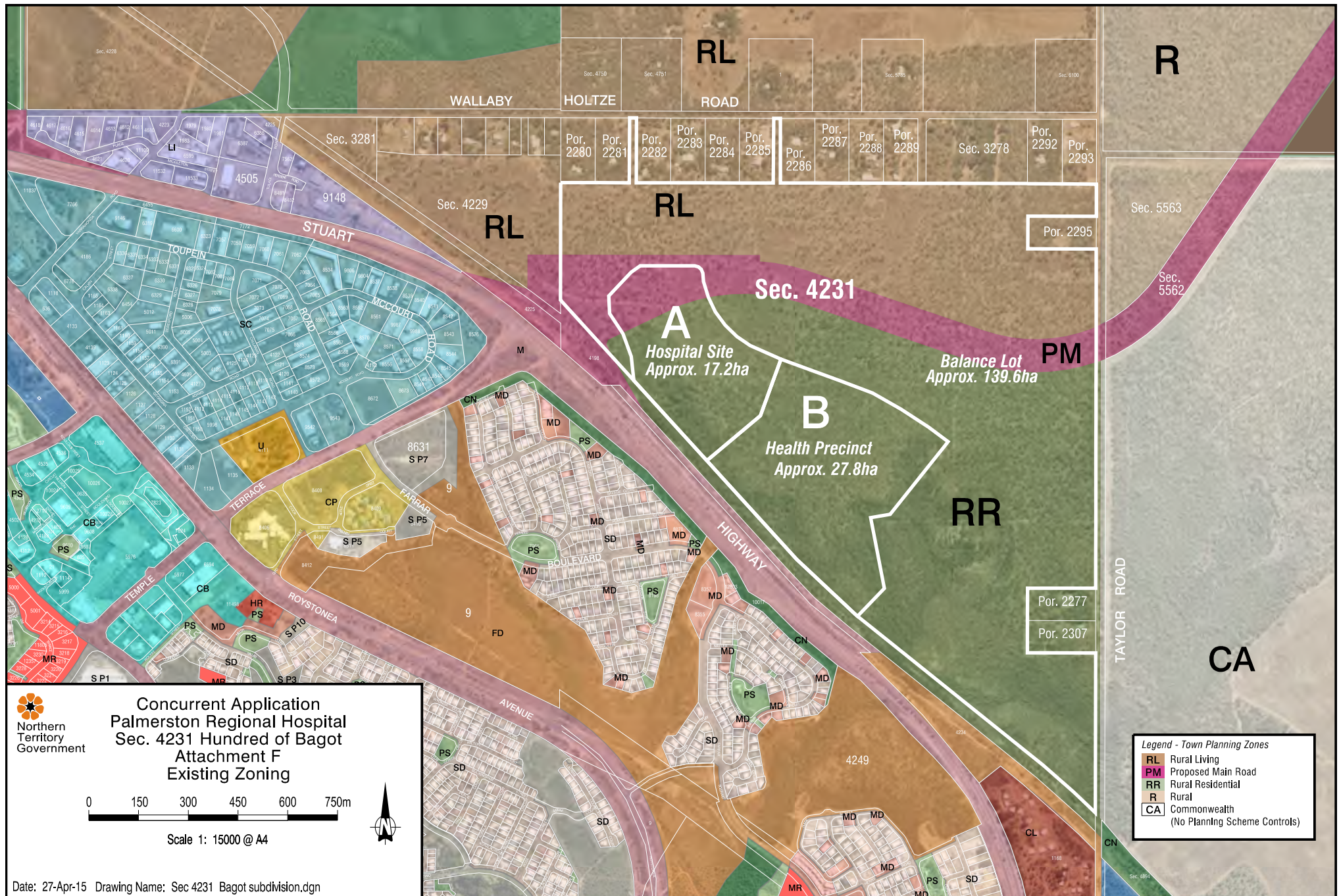
are in excess of the minimum lot sizes provided for in the respective zones and the intended uses are consistent with the purpose of the zones.

The proposal has significant merit and is a step toward the provision of increased health services in the Palmerston region to service the existing and growing population in a site well located in respect to the regional catchment and available infrastructure.

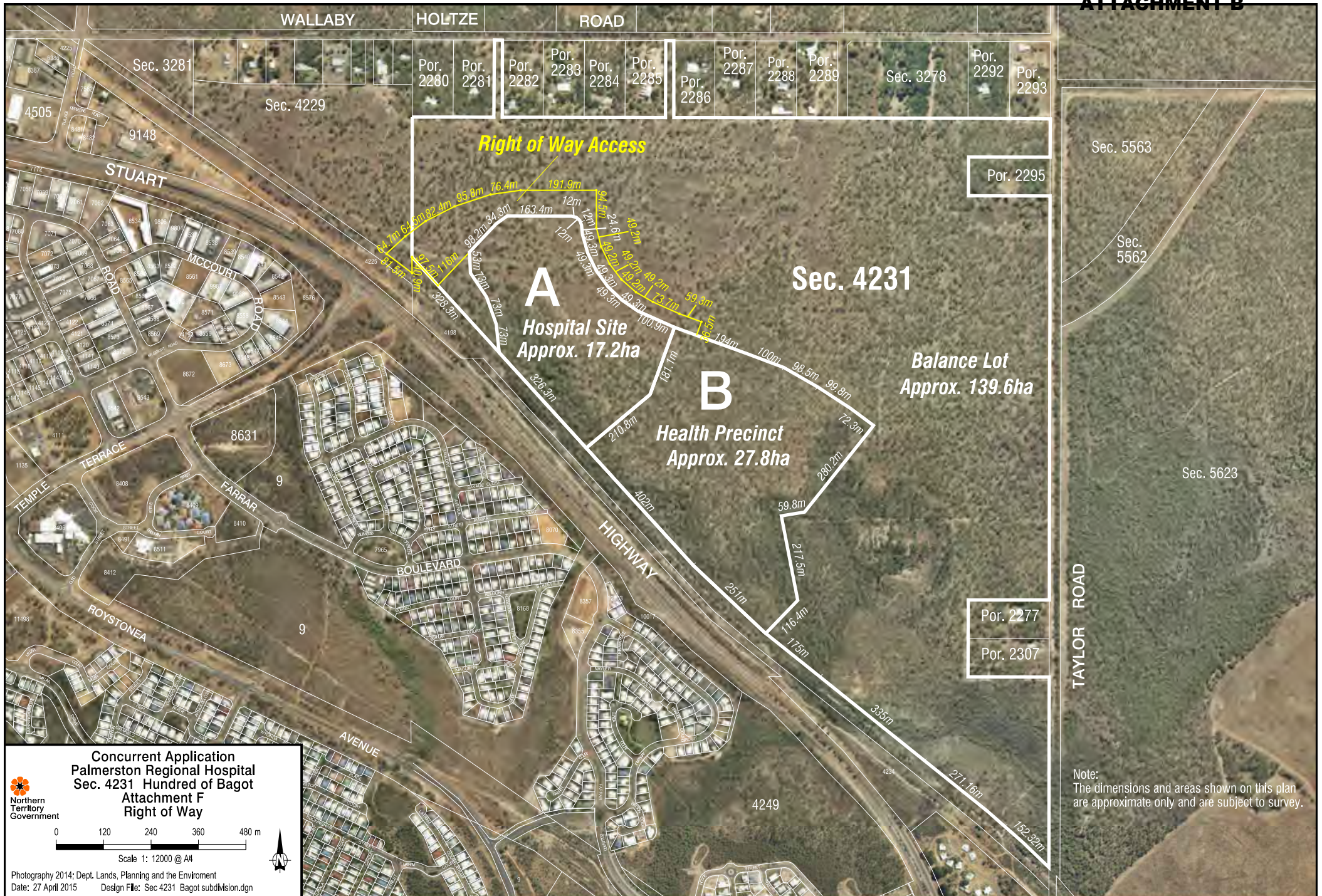
There is nothing in the planning scheme that would prevent this proposal being approved and it is submitted that it warrants support to facilitate the continued planning and servicing work as required to achieve the development of the proposed hospital and related health precinct.

Attachment F – Dimensioned Plans.

1. Locality Plan showing Existing Zoning
2. Locality Plan showing Proposed Zoning (Lot A and B)
3. Proposed Subdivision - Dimensioned Plan and Interim Access Plan
4. Utilities and Infrastructure Plan
5. Dept of Transport - Letter of support for proposed Lots A and B







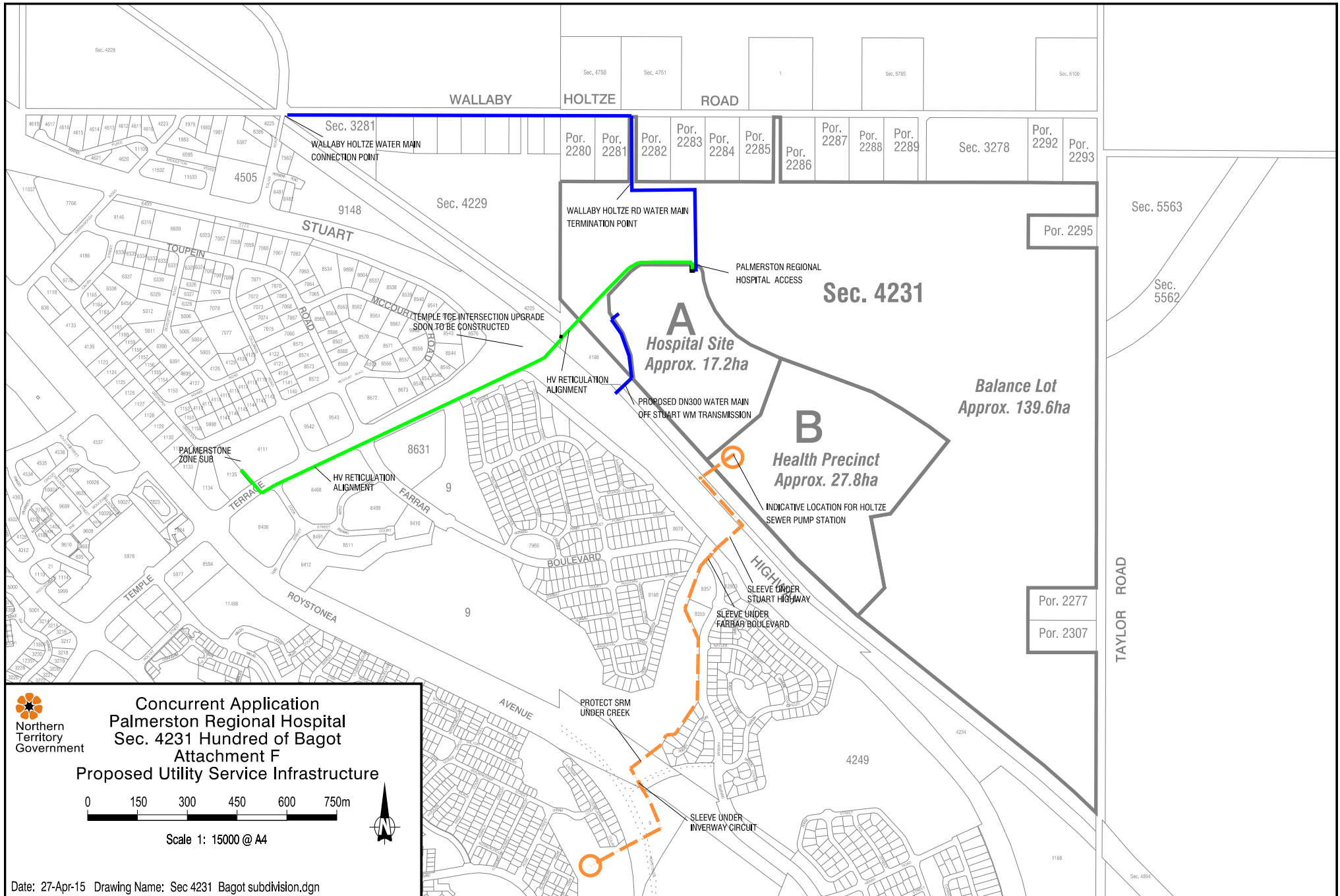
Concurrent Application
Palmerston Regional Hospital
Sec. 4231 Hundred of Bagot
Attachment F
Right of Way

0 120 240 360 480 m
Scale 1: 12000 @ A4



Photography 2014; Dept. Lands, Planning and the Environment
Date: 27 April 2015 Design File: Sec 4231 Bagot subdivision.dgn

Note:
The dimensions and areas shown on this plan
are approximate only and are subject to survey.





Northern
Territory
Government

DEPARTMENT OF TRANSPORT

Transport Infrastructure Planning
Level 1 18-20 Cavenagh Street
Darwin NT 0800

Postal address GPO Box 2520
Darwin NT 0801
Tel 08 8924 7539
Fax 08 8924 7211
Email garry.fischer@nt.gov.au

Our ref DDOT2014/0903-0006

Ms Narelle Goodrem
Via Email

Dear Narelle

RE: Section 4231, Hundred of Bagot, creation of Lots A and B

This Department is supportive of the proposed parcel for the new Palmerston Regional Hospital site and has no concerns regarding the proposed rezoning of Lot A to CP to facilitate the development of the new Palmerston Regional Hospital as shown in the attached subdivision plan. It is understood that realignment of the PM zone would be part of the future Land Use Planning Zones following endorsement of the proposed Area Plan for this area

It is noted that part section of proposed Lot A covers part of the current zoning for an intended Primary Main Road (ie the future Glyde Point Arterial Corridor). Current transport infrastructure planning will see the proposed alignment of the future Glyde Point Arterial Corridor realigned to the north of the proposed parcel - Lot A.

As a part of our support the Department consents to the lodging of the subdivision/rezoning application under the Planning Act for the proposed creation of Lots A and B for the development of the Palmerston Regional Hospital and the supporting Health Precinct site. The Department also sees no issue with the proposed 'right of way' legal access recommended by Land Administration as per the attached plans.

Should you require any further information please do not hesitate to contact me

Yours sincerely

GARRY FISCHER
A/Director of Transport Infrastructure Management

30 April 2015

ITEM NO. 13.1.4 **Development Application – PA2015/0520 – Sec 4231 (213) Taylor Road, Holtze Hospital in accordance with proposed Zone CP (Community Purposes)**

FROM: Director of Technical Services

REPORT NUMBER: 8/0718

MEETING DATE: 18 August 2015

Municipal Plan:

2. Economic Development

2.3 City Planning

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

Summary:

This report outlines issues to be considered by Council in regards to a submission on a Development Application for Sec 4231 (213) Taylor Road, Holtze for the development of a Hospital in accordance with proposed Zone CP (Community Purposes).

The application relates to the development of the Palmerston Regional Hospital.

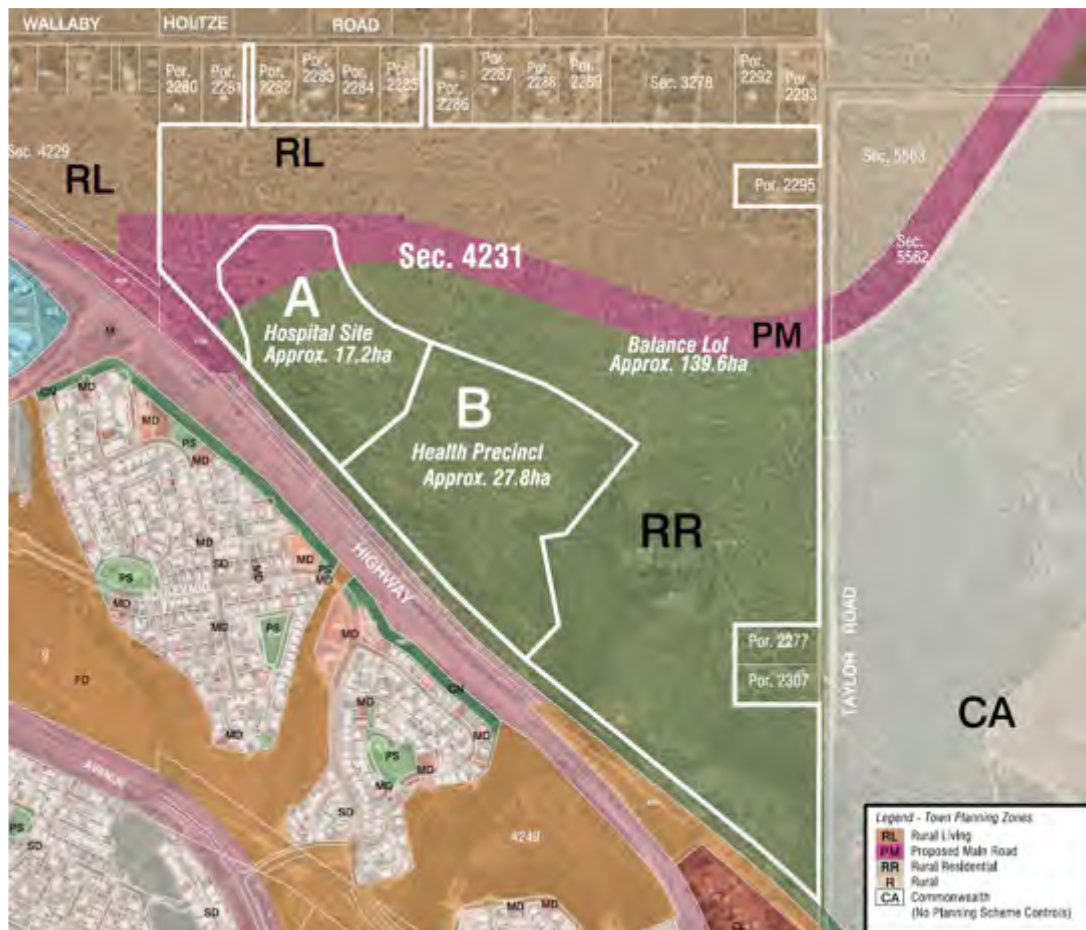
Background:

The subject site is included within the Litchfield Council area and contains a number of zones including Rural Residential (RR), Proposed Main Road (PM) and Rural Living (RL).

The site is 185.6 ha and is of an overall irregular triangular shape. Existing land uses in the area (particularly the northern parts of the subject area) include rural living and rural residential type uses along with the balance being significant areas of vacant bushland.

In May 2015 the NT Planning Commission released the Draft Holtze Area Plan for the subject locality seeking public comment which provides the overarching framework to support further planning of the proposed regional hospital, medical precinct and immediate locality. In June 2015 Council provided support and further comments on the Draft Holtze Area Plan.

Although the Draft Holtze Area Plan has not been finalised, an application has also been received for a Concurrent Application (PA2015/370) to rezone and subdivide the site in accordance with the yet to be approved Area Plan. This development application specifically relates to the development of a Hospital on the site and pre-empted both the Holtze Area Plan and Concurrent Application being approved by the relevant authorities.



Source: Application material

The Darwin Regional Land Use Plan 2015 identifies the Holtze locality as a greenfield site selected for the new hospital to be supported by appropriate urban development. The long term ultimate intent of the area adjacent to the hospital identified in the draft Darwin Regional Land Use Plan is to establish an urban growth corridor from Palmerston CBD to Howard Springs Road.

The Darwin Regional Land Use Plan which identifies the broader locality as suitable for urban – peri-urban development and the subject land specifically for Community / Government land use and provides the following related commentary:

“The Holtze locality (to the north of Palmerston within the Litchfield Municipality) is the selected site for a new hospital. Development of the hospital, on the northern side of the Stuart Highway opposite Temple Terrace, will create a focus for urban development of previously undeveloped land between the Palmerston CBD and Howard Springs Road.”

General:

The application seeks a Development Permit for the construction of the “Palmerston Regional Hospital” on the above-mentioned site. The proposed facility proposes approximately 17000m² internal floor space in a primarily 2 level development. An area of the built form will contain a third level accommodating plant and associated equipment. The development includes all site services, car parking facilities, maintenance and engineering facilities, amenities and ancillary functional areas expected of this type and scale of facility.

Specifically, the proposed development includes the following:

- A 105 overnight-bed in-patient facility;
- A 22 Bay Emergency Department;
- Day Procedures;
- Paediatrics;
- Operating Theatres;
- Outpatient Facilities;
- Ambulance Bays;
- Administration Offices;
- Maternity Services;
- Engineering services and Energy Plant; and
- Site services, access, car parking and associated Works.

The maximum height of the development is 15m to the top of plant room roof with the majority of the development at a maximum height of 8.4m. A total of over 400 car parking bays will be provided for staff and clients and the site will be serviced by a public bus route.

The site will be landscaped with external paving in selected blockwork and exposed aggregate concrete with coloured glass. The development is proposed to be constructed as a single stage with works including all site landscaping, parking and required drainage works.

Comments:

It is noted that the site is currently subject to a Concurrent Application (PA2015/370) seeking to create the development lot and to rezone that area to zone CP to accommodate this particular Hospital development. It is noted that this development application does pre-empt the rezoning approval as part of this application and the associated application documentation put forward. While Council has provided a separate response to the Concurrent Application, it is noted that in that response Council supports the proposed rezoning application.

The development proposes a primarily two (2) level structure that extends to a height of approximately 15 metres to the upper roof level. While the Northern Territory Planning Scheme does provide an exemption above the standard height limit of 8.5m in certain instances, the proposal does not comply with Clause 6.1 in this case. Ordinarily the height of such a structure would be of major concern, however the nature of this particular proposal - being a regional community hospital lends itself to being a larger than ordinary structure. It is also understood that the functional requirements and design and layout are elements that generally require a taller than normal building. In this case an increased building height is supported as it promotes the efficient use of the land, internal accessibility while limiting a sprawling design of such a facility.

It is noted the proposal provides parking spaces (over 400 spaces proposed) well in excess of car parking spaces required (124 spaces required) and this is supported.

The response provided also highlights the need for the development, associated clearing and earthworks to contain measures to protect the integrity of the Mitchell creek drainage catchment from sediment and also concentrated stormwater runoff.

Specifically, the need for the development to contain measures to ensure the hydrology of the Mitchell Creek system is maintained at or near the current hydrological regime. The Environmental Management Plan (EMP) which will be developed by the Construction Contractor and will address the ESCP elements is required and will address certain aspects of eater runoff. Notwithstanding, the need for a detailed site stormwater drainage plan to be provided which indicates how concentrated flow will be collected on site and connected to the wider stormwater drainage system and catchment has been reinforced in the letter to the Department.

Financial Implications:

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

Legislation / Policy:

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

RECOMMENDATION

1. THAT Council receives Report Number 8/0718.
2. THAT the attachment to Report Number 8/0718 be endorsed.

Recommending Officer: Mark Spangler, Director of Technical Services

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

Author: Gerard Rosse, Strategic Planner.

Schedule of Attachments:

- Attachment A: Council's letter of submission for PA2015/0520.
- Attachment B: PA2015/520 – Proposed Hospital Plans.



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Civic Plaza
2 Chung Wah Terrace
Palmerston NT 0830

Please address
all correspondence to:

Chief Executive Officer
PO Box 1
Palmerston NT 0831

ABN 42 050 176 900

Please include the following reference in all correspondence

File: P Sec 4231

ID: MS:GR

7 August 2015

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

Dear Deborah

PA2015/0520

**Development Application – Sec 4231 (213) Taylor Road, Holtze
Hospital in accordance with proposed Zone CP (Community Purposes)**

Thank you for the Development Application referred to this office on 27 July 2015, concerning Sec 4231 (213) Taylor Road, Holtze. This letter may be placed before Council at its next meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

Council supports the granting of a Development Permit for the following reasons:

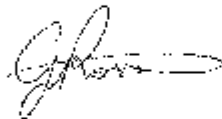
- a) It is noted that the site is currently subject to a Concurrent Application (PA2015/370) seeking to create the development lot and to rezone the hospital site to Zone CP to accommodate this particular Hospital development. It is noted that this development application does pre-empt the rezoning approval as part of this application and the associated application documentation submitted. Whilst Council has provided a separate response to the Concurrent Application, it is noted that in that response Council supports the proposed rezoning application and therefore the below comments are to be in read in light of support for the rezoning.
- b) It is noted the development proposes a primarily two (2) level structure that extends to a height of approximately 15 metres to the upper roof level. While the Northern Territory Planning Scheme does provide an exemption above the standard height limit of 8.5m in certain instances, the proposal does not comply with Clause 6.1 in this case. Ordinarily the height of such a structure would be of major concern, however the nature of this particular proposal - being a regional community hospital lends itself to being a larger than ordinary structure. It is also understood that the functional requirements and design and layout are elements that generally require a taller than normal building. In this case Council supports an increased building height which promotes the efficient use of the land, internal accessibility while limiting a sprawling design of such a facility.

- c) It is noted the proposal provides for (over 400 spaces proposed) well in excess of car parking spaces required (124 spaces required) and this is supported.
- d) Council highlights the need for the development, associated clearing and earthworks to contain measures to protect the integrity of the Mitchell creek drainage catchment from sediment and also concentrated stormwater runoff. Specifically, Council highlights the need for the development to contain measures to ensure the hydrology of the Mitchell creek system is maintained at or near the current hydrological regime.

Council notes the Environmental Management Plan (EMP) which will be developed by the Construction Contractor will address the ESCP elements however Council reinforces the need for a detailed site stormwater drainage plan to be provided which indicates how concentrated flow will be collected on site and connected to the wider stormwater drainage system and catchment.

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

Yours sincerely

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

Gerard Rosse
Strategic Planner



1 LOCATION PLAN
1 : 3000

PRELIMINARY
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Revisions					
A	Issue	Description	Date	Chk	Auth
B	ISSUE FOR REVIEW		10/07/15	GH	MK
A	ISSUE FOR INFORMATION		04/05/15	DR	MK

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DRAWN	Author	CHECKED	Chk
DATE	APR 2015	DATE	00.00.00
DESIGNED	KD	CHECKED/ APPROVED	Chk Apr
DATE	APR 2015	DATE	00.00.00
DESIGNED PROJECT LEADER	Des Proj Lead	DOI PROJECT MANAGER	Pro Mgr
DATE	00.00.00	DATE	00.00.00

Northern Territory Government
Department of Infrastructure

Project	Palmerston Regional Hospital	Drawing	LOCATION PLAN
Location	PALMERSTON, NORTHERN TERRITORY	Scale	1 : 3000 @ A1
FILE No.	HHD00034	ASSET No.	54321
PROJECT No.	303191	DRAWING No.	SK032
ISSUE	B	SHEET SIZE	A1



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Revisions					
		#			
C	AREAS ADDED	16/07/15	GH	MK	
B	UG2 - WORKSHOP REVIEW	08/07/15	CO	MK	
A	UG1 - WORKSHOP REVIEW	23/06/15	CO	MK	
Issue	Description	Date	Crk	Auth	



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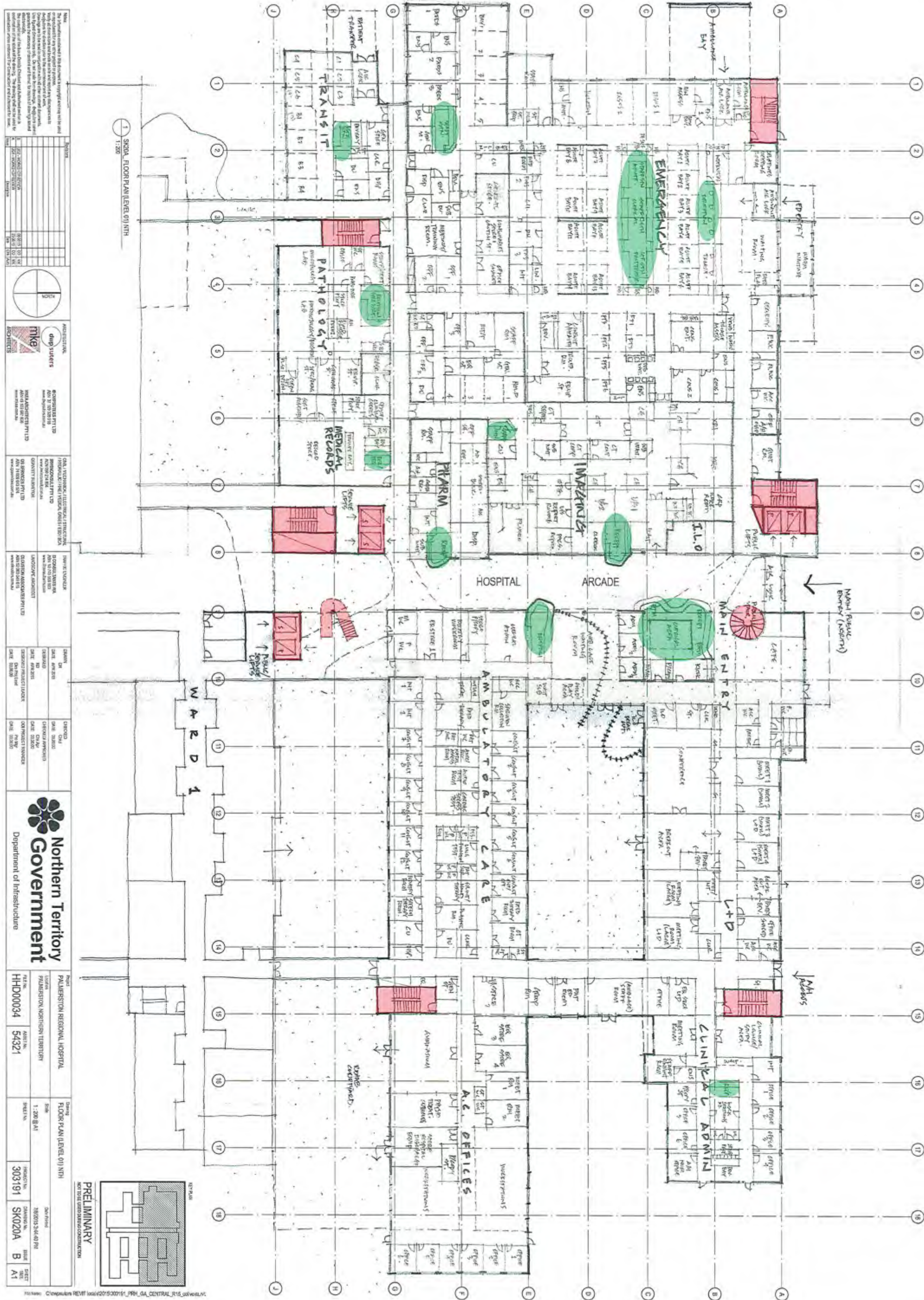
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	DRAWN Author DATE APR 2015
	DESIGNED KD DATE APR 2015
	DESIGNED PROJECT LEADER Des Proj Lead DATE 00.00.00

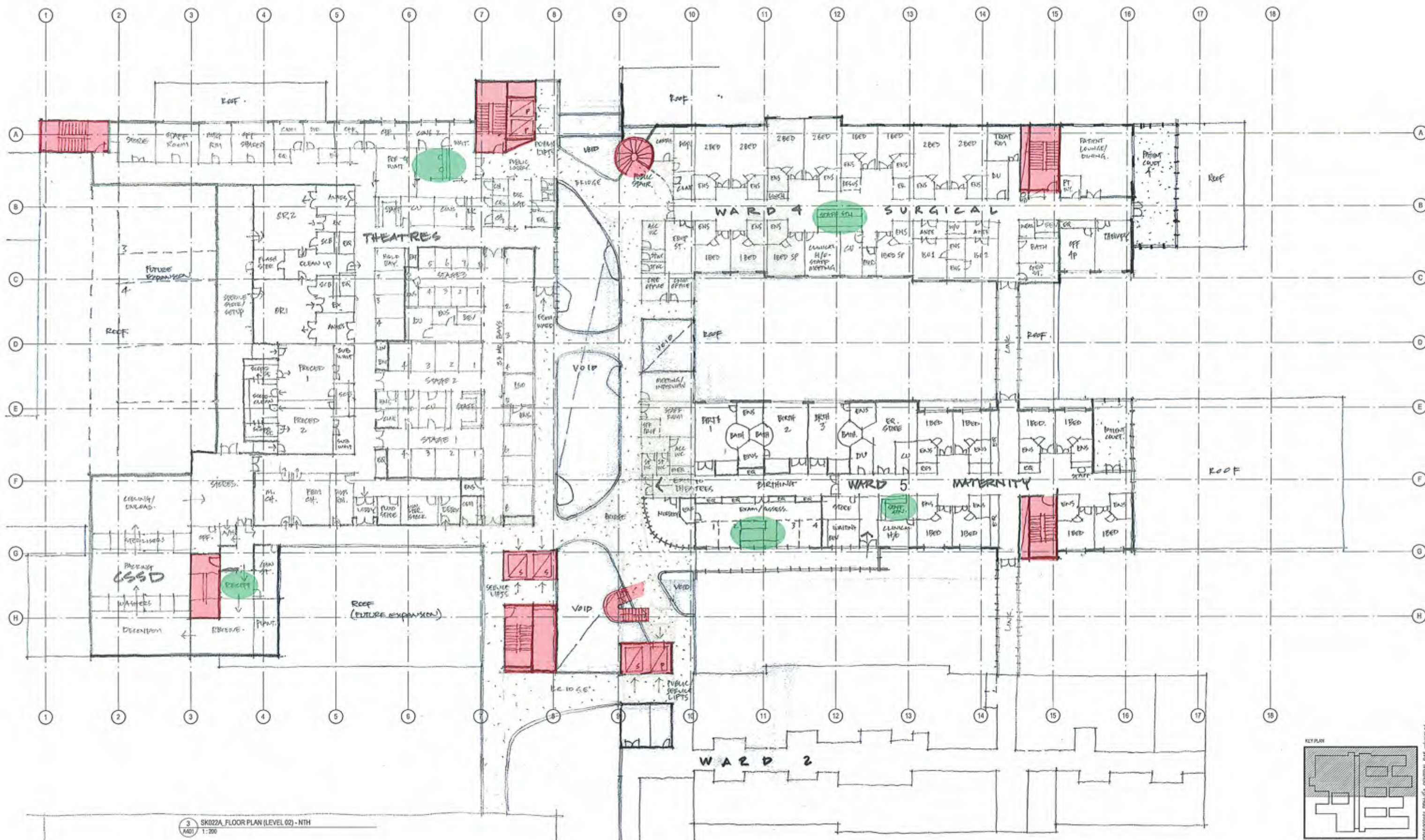
	CHECKED Chkd DATE 00.00.00
	CHECKED/ APPROVED Chk Apr DATE 00.00.00
	DOI PROJECT MANAGER Pro Mgr DATE 00.00.00



Project PALMERSTON REGIONAL HOSPITAL		Drawing PROPOSED SITE PLAN - LEVEL 1			
Location PALMERSTON, NORTHERN TERRITORY		Scale As indicated @ A1		Date Printed 7/16/2015 9:57:58 AM	
FILE No. HHD00034	ASSET No. 54321	SHEET No.	PROJECT No. 303191	DRAWING No. A101	ISSUE C
					SHEET SIZE A1



1 SK23B_FLOOR PLAN (LEVEL 01) - 5TH
A401 1:200



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Revision	Description	By	Date	Check
1	ISSUE - WORKS OF REVIEW	25/05/15	03	YKS
2	ISSUE - WORKS OF REVIEW	25/05/15	03	YKS
3	ISSUE - WORKS OF REVIEW	25/05/15	03	YKS



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DRAWN
Author
DATE: APR 2015

DESIGNED
BY
DATE: APR 2015

DESIGNED PROJECT LEADER
Date: APR 2015

CHECKED
CND
DATE: 06/06/15

CHECKED APPROVED
CND
DATE: 06/06/15

QA PROJECT MANAGER
Date: 06/06/15

Northern Territory Government
Department of Infrastructure

Project
PALMERSTON REGIONAL HOSPITAL

Location
PALMERSTON, NORTHERN TERRITORY

File No.
HHD00034

Asset No.
54321

Drawing
FLOOR PLAN (LEVEL 02) NTH

Scale
1:200 @ A1

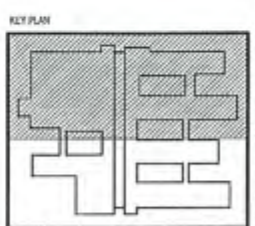
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Project No.
303191

Drawing No.
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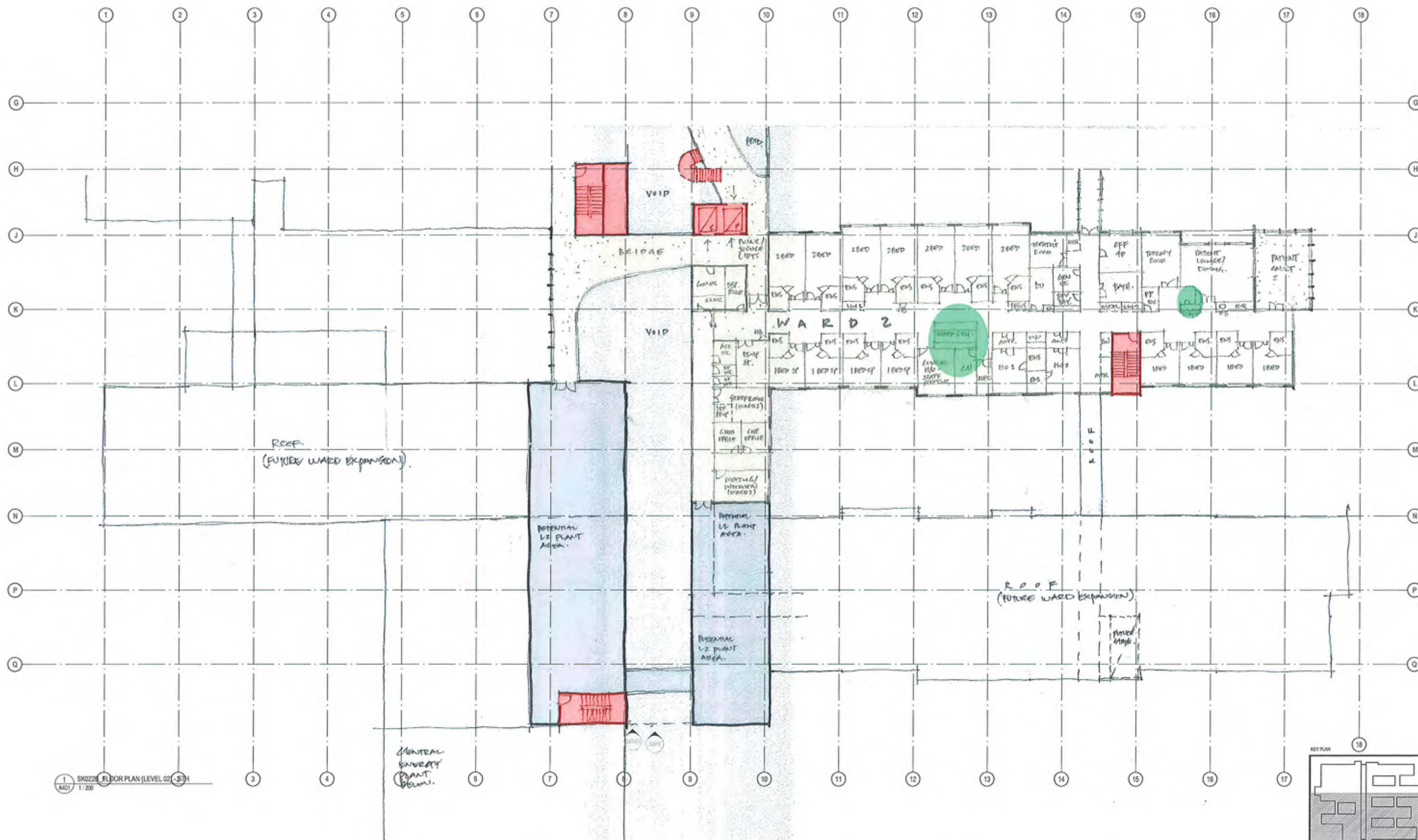
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Revisions			
Rev	Description	Date	By
0	225 - 60000-CF 817108	08-05-10	GD
1	225 - 60000-CF 817108	10-05-10	GD
2	225 - 60000-CF 817108	10-05-10	GD



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	ORIGIN Author
	DATE: APR 2015
	DESIGNED KD
	DATE: APR 2015
	DESIGNED PROJECT LEADER Ore Proj Lead
	DATE: 01.00.00

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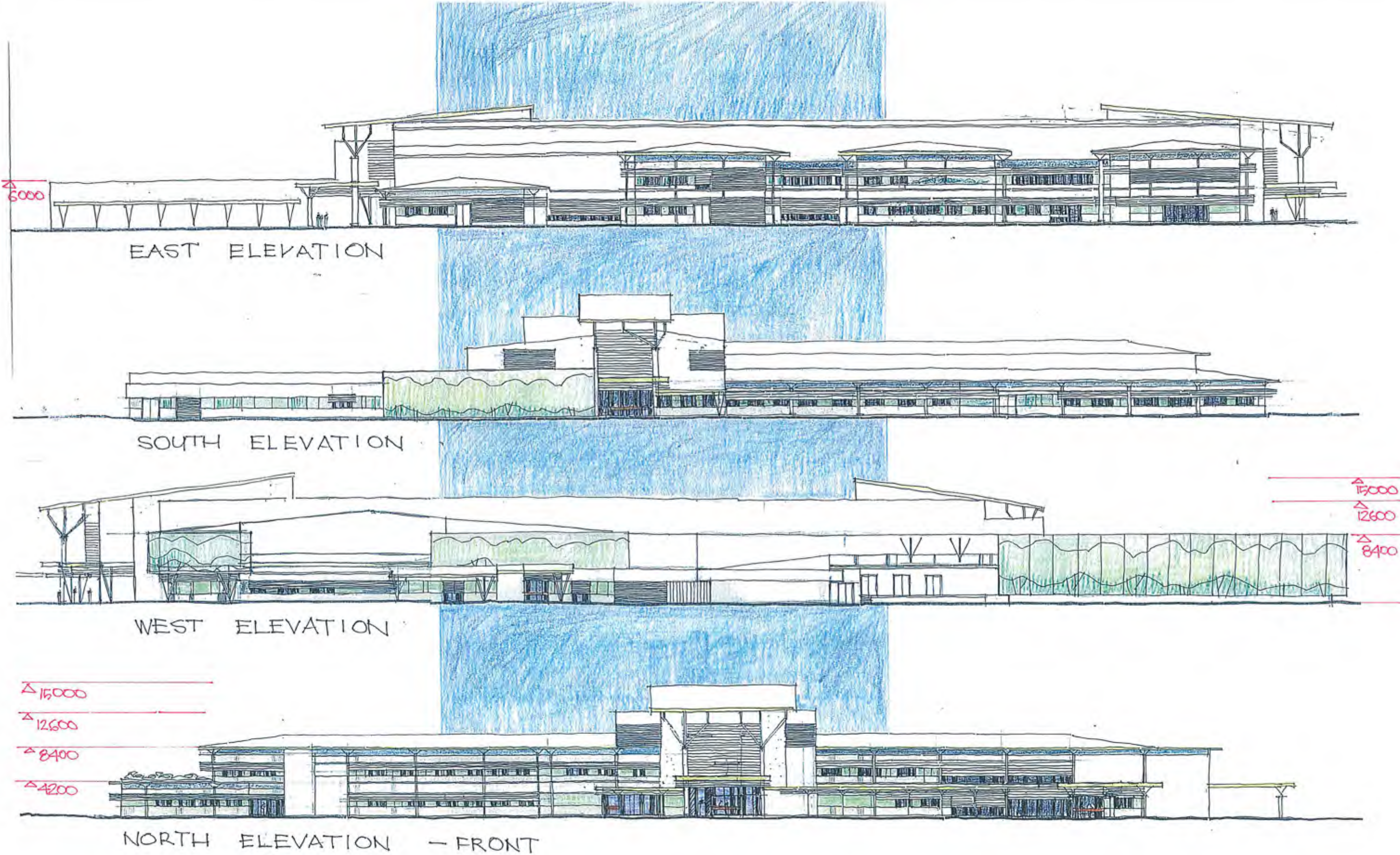


National Government
Papua New Guinea
Department of Education

**Northern Territory
Government**
Department of Infrastructure

Project PALMERSTON REGIONAL HOSPITAL	
Location PALMERSTON, NORTHERN TERRITORY	
FILE No. HHD00034	ASSET No. 54321

Drawing FLOOR PLAN (LEVEL 02) STH	
Scale 1:200 @ A1	Date Printed 7/8/2015 3:45:32 PM
SHEET No. 303191	DRAWING No. SK022B
ISSUE B	SHEET SIDE A1



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1	Issue for design	ADN	15/05/15																			
2	Issue for construction	ADN	15/05/15																			



| ARCHITECTURE
| PROJECT MANAGEMENT
| INTERIOR DESIGN

PALMERSTON REGIONAL HOSPITAL

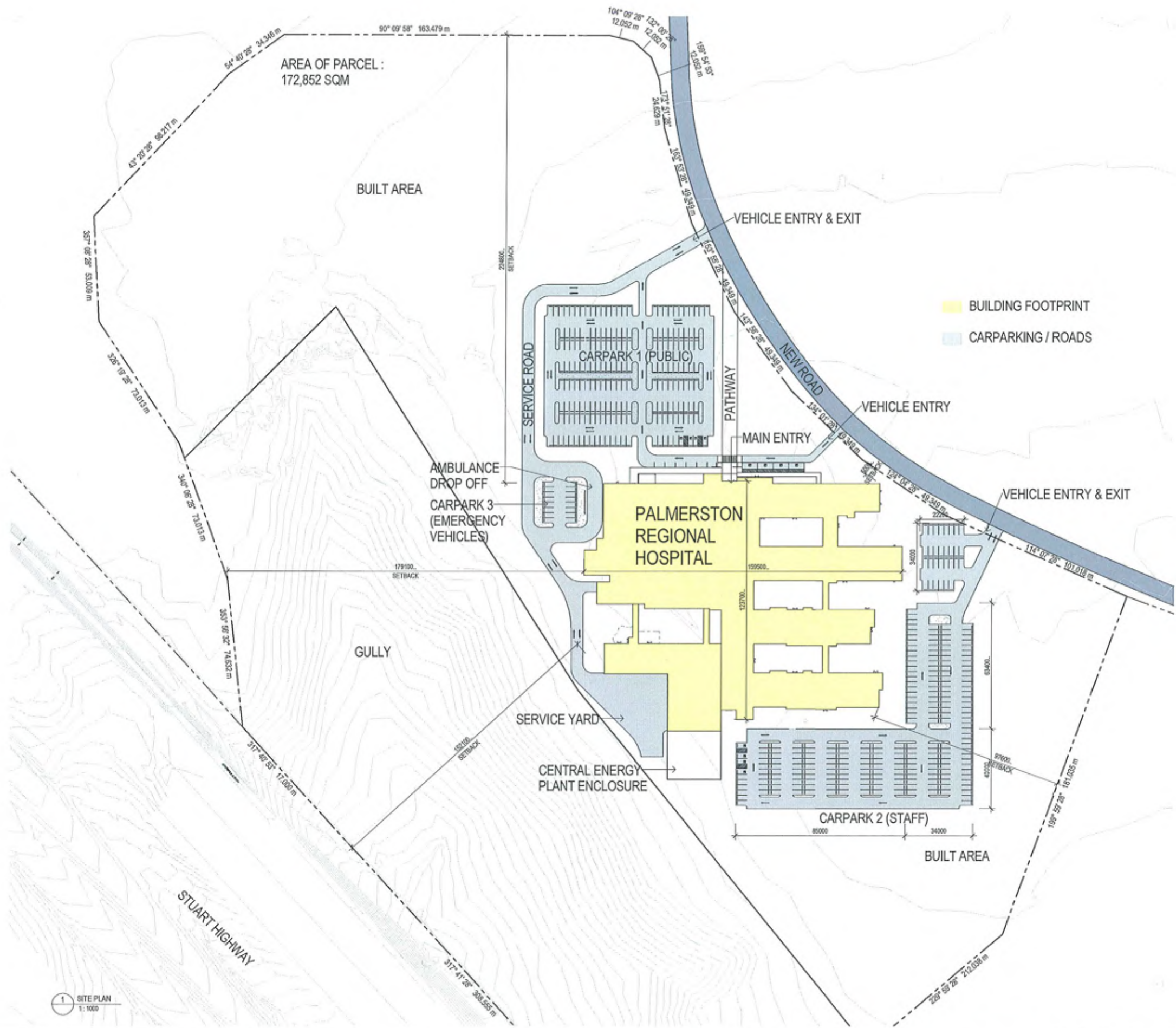
Schedule of External Finishes

Paving:	Exposed aggregate concrete with coloured glass chips and reinforced concrete paths Select concrete brick interlocking pavers
Walls:	Reinforced concrete blockwork rendered and painted Colorbond profiled metal cladding fixed both vertically and horizontally TBS Perforated metal panels select powder coat finish horizontal panels between windows select colour vitreous infill panels
Windows	Ward block generally - .Fixed glass with triplex glazing in Capral 419 series frame select powdercoat finish Feature Glazing - fixed triplex in proprietary frame system TBS
Doors	Colorbond cyclone wind-locked roller shutters Colorbond metal clad select colour finish security doors sliding glass doors pty system TBS Bi folding stacking glass doors pty system TBS
Sun shade louvers	perforated and slotted metal sheets, vertical louver equal to Hi -Light HA755 anodised aluminium horizontal louver equal to Hi-Light SS323/60 anodised aluminium anodised aluminium select elliptical
Structural Steel	painted
Fascias	select colorbond profiled metal cladding
Eaves	select colorbond profiled metal cladding
Roof	Select colorbond finish profiled metal roof sheeting
Gutters	Concealed fascia gutters - stainless steel finish
DP's	painted PVC

Building Heights

Typical floor to floor:	4200mm
Ht to top of the Central Service Building	6000mm
Ht to second floor eaves:	8400mm
Ht to top of perforated screen wall	8400mm
Ht to third floor plant rooms	12600mm
Ht to top of Roof	15000mm





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