

**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**

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

**13. DEBATE AGENDA**

**13.1 Officer Reports**

<b>13.1.1</b>	<b>‘Job Active’ Work Team – Working on Escarpment Variation to cover cost of materials</b>	<b>8/0715</b>
<b>13.1.2</b>	<b>Road naming at The Views, Gunn</b>	<b>8/0716</b>
<b>13.1.3</b>	<b>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</b>	<b>8/0717</b>

**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

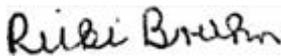
### RECOMMENDATION

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: 31<sup>st</sup> July 2015 .....

Meeting date requested: 18<sup>th</sup> 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](mailto:emily.fanning@palmerston.nt.gov.au)  
For any enquiries please call (08) 89359902*

.....  
*Ricki Bruhn*  
Approved (Chief Executive Officer)

.....  
*[Signature]*  
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"> <li>- Draft Palmerston City Centre Parking Strategy to be presented to and considered by the City of Palmerston's Car Parking Committee.</li> <li>- Final documents and application submission to amend the NT Planning Scheme be submitted to Council for endorsement at the Council meeting scheduled 17 February 2015.</li> <li>- Mayor to forward a letter to the Minister for Lands and 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.</li> </ul>	Council has adopted the Palmerston City Centre Master Plan and associated documents. Council adopted the Palmerston City Centre Parking Strategy on 2 June 2015
8/1378	13/01/2015	Amendments to Palmerston Eastern Suburbs planning principles and plan	<ul style="list-style-type: none"> <li>- 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.</li> </ul>	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"> <li>- Council approach the Shadow Minister for Lands and Planning requesting a meeting in regards to small lot subdivisions</li> </ul>	Meeting to be rescheduled.
8/1506	05/05/2015	Infrastructure Funding	<ul style="list-style-type: none"> <li>- Workshop to be held to enable elected members to discuss future infrastructure projects and how to fund these projects</li> </ul>	Workshop held on Monday 10 August 2015. Action completed.
8/1523	19/05/2015	Road from Durack	<ul style="list-style-type: none"> <li>- Council write to the Director Land Administration seeking</li> </ul>	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](mailto: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](mailto:silke.reinhardt@palmerston.nt.gov.au).

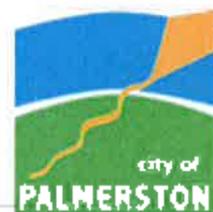
### **Schedule of Attachments:**

Attachment: Financial Management Report – July 2015

# Financial Management Reports

July 2015

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



# TABLE OF CONTENTS

July 2015

<b>SECTION 1 – EXECUTIVE SUMMARY</b>	1.1	Executive Summary
<b>SECTION 2 – FINANCIAL RESULTS</b>	2.1	Budget Summary Report
	2.2	Investments Management Report
	2.3	Reserves Schedule
	2.4	Debtor Control Accounts
	2.5	Creditor Accounts Paid
	2.6	Creditor Accounts Outstanding
	2.7	Statement of Credit Card Transactions

# 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	1,467,377	5.76%
<b>Subtotal</b>	<b>(20,158,316)</b>	<b>3,072,672</b>	<b>(23,230,988)</b>	
Less Depreciation/Revaluation	(8,062,100)	(666,675)	(7,395,425)	
Gifted Assets	35,000,000	0	35,000,000	
<b>Net (Income)/Expenditure</b>	<b>6,779,584</b>	<b>2,405,997</b>	<b>4,373,587</b>	
<b>Net (Income)/Expenditure Funded by:</b>				
Transfers from Reserves	(3,800,000)			
Transfers to Reserves	1,020,416			
Borrowings	(4,000,000)			
<b>Total</b>	<b>(a)</b>			
<b>Net Surplus/Deficit</b>	<b>6,779,584</b>			
<div style="display: flex; justify-content: space-between; align-items: flex-end; margin-top: 20px;"> <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	%
<b>Governance</b>			
Office of the CEO	-690,000	-343,720	49.81%
<b>Governance</b>	<b>-690,000</b>	<b>-343,720</b>	<b>49.81%</b>
<b>Corporate Services</b>			
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%
<b>Corporate Services</b>	<b>-18,581,252</b>	<b>-255,632</b>	<b>1.38%</b>
<b>Community Services</b>			
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%
<b>Community Services</b>	<b>-767,773</b>	<b>-10,614</b>	<b>1.38%</b>
<b>Technical Services</b>			
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%
Birrpa Court Investment Property	-446,160	-47,974	10.75%
<b>Technical Services</b>	<b>-8,211,495</b>	<b>-666,762</b>	<b>8.12%</b>
	<b>-28,250,520</b>	<b>-1,276,727</b>	<b>4.52%</b>

**Section 2**  
**Financial Results**  
31 July 2015

**2.1 - Budget Summary Report as at**  
**Capital Income**

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

**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	%
<b>Governance</b>					
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	52,949	55,907	49.41%
<b>Governance</b>	<b>1,103,876</b>	<b>108,045</b>	<b>56,875</b>	<b>164,920</b>	<b>14.67%</b>
<b>Corporate Services</b>					
Customer Services	127,737	16,796	177	16,973	7.43%
Financial Services	1,414,467	118,879	124,862	243,741	21.35%
Human Resources	271,849	13,274	429	13,703	5.02%
Information Technology	1,090,264	93,233	175,251	268,484	24.61%
Office of the Director Corp and Community Services	8,488,694	698,229	27,525	725,754	8.55%
Rates	101,000	0	5,150	5,150	9.05%
Records Management	339,365	22,318	8,400	30,718	9.05%
<b>Corporate Services</b>	<b>11,660,376</b>	<b>962,680</b>	<b>345,745</b>	<b>1,308,425</b>	<b>11.22%</b>
<b>Community Services</b>					
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	1,004	0	1,004	0.53%
Families & Children	237,294	5,775	2,308	8,083	3.41%
Health and Wellbeing Services	47,000	0	1,900	1,900	4.52%
Library Services	1,201,302	60,783	15,665	76,447	6.36%
Senior Citizens	9,500	975	1,011	1,986	20.59%
Youth Services	22,000	2,505	0	2,505	11.40%
<b>Community Services</b>	<b>2,900,104</b>	<b>124,149</b>	<b>29,154</b>	<b>153,303</b>	<b>5.15%</b>
<b>Technical Services</b>					
Animal Management	79,080	3,481	349	3,830	4.84%
Aquatic Centre	128,200	23,452	273,957	297,409	90.61%
Anchor Sports Club	1,810	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	0.00%
Emergency Operations	99,917	2,435	0	2,435	7.44%
Grey Community Hall	108,975	2,205	3,652	5,857	5.89%
Office of the Director Technical Services	1,452,956	80,256	156,775	237,031	15.90%
Open Space	4,246,912	120,402	223,078	343,480	7.23%
Parking & Other Ranger Services	717,145	41,335	5,192	46,527	6.49%
Private Works	80,023	5,556	0	5,556	6.95%
Recreation Centre	209,930	13,751	141,965	155,716	73.99%
Roads & Transport	2,052,713	78,315	67,006	145,321	7.06%
Stormwater Infrastructure	241,000	5,952	4,549	10,501	4.36%
Street Lighting	1,161,520	50,232	0	50,232	4.32%
Subdivisional Works	80,000	0	0	0	0.00%
Waste Management	5,864,051	37,892	341,633	379,525	17.93%
Blimpa Court Investment Property	108,974	2,676	0	2,676	1.54%
<b>Technical Services</b>	<b>17,577,960</b>	<b>837,126</b>	<b>1,244,095</b>	<b>2,081,221</b>	<b>11.84%</b>
	<b>33,262,316</b>	<b>2,032,000</b>	<b>1,671,670</b>	<b>3,703,670</b>	<b>11.14%</b>

**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	%
<b>Corporate Services</b>					
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%
<b>Corporate Services</b>	<b>320,000</b>	<b>92,728</b>	<b>31,028</b>	<b>123,756</b>	<b>38.67%</b>
<b>Community Services</b>					
<b>Technical Services</b>					
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	15,149	0.00%
Waste Management	5,412,000	0	53,290	53,290	0.99%
<b>Technical Services</b>	<b>11,847,889</b>	<b>173,552</b>	<b>403,203</b>	<b>576,756</b>	<b>4.87%</b>
	<b>12,167,889</b>	<b>166,280</b>	<b>434,231</b>	<b>700,511</b>	<b>5.76%</b>

INVESTMENTS REPORT TO COUNCIL AS AT 31/07/2015

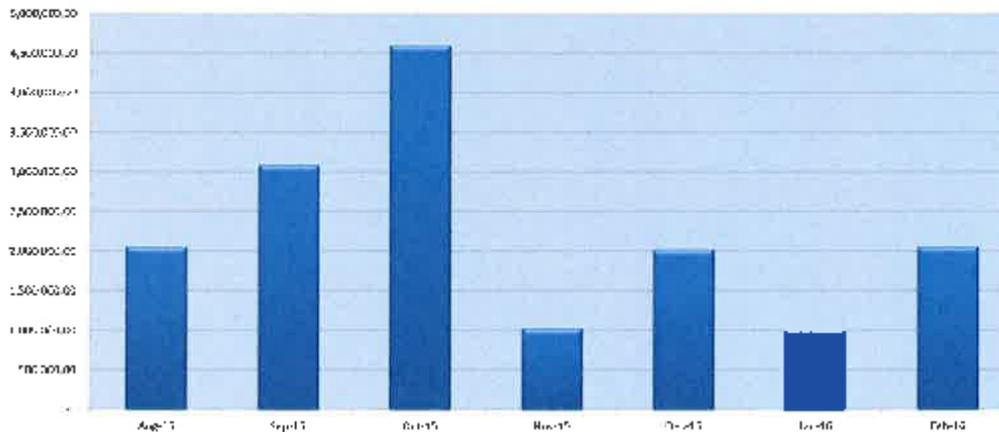
COUNTERPARTY	RATING	AMOUNT	INTEREST RATE	MATURITY DATE	DAYS TO MATURITY	WEIGHTED AVERAGE RATE	INSTITUTION TOTALS	%COUNTER PARTY
People's Choice Credit Union		\$ 3,29	0.00%					
People's Choice Credit Union	S&P A2	\$ 2,000,000.00	3.64%	September 25, 2015	80	0.004500786	\$ 2,000,000.29	12.78%
ME Bank	Macey's P2	\$ 1,000,000.00	3.45%	August 12, 2015	12	0.002204013		
ME Bank	Macey's 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 11, 2015	103	0.002108166	\$ 1,000,000.00	8.36%
National Australia Bank	Tick F1+	\$ 1,000,000.00	3.81%	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	0.003620288		
National Australia Bank	Flick F1+	\$ 1,000,000.00	3.02%	January 8, 2016	159	0.001918539		
National Australia Bank	Flick F1+	\$ 7,118.12	2.80%			0.000017729		
National Australia Bank	Flick F1+	\$ 146,143.87	2.80%			0.000261417	\$ 6,653,259.19	42.50%
Auswide (Wide Bay)	S&P A2	\$ 2,000,000.00	3.04%	February 17, 2016	201	0.003004173		
Auswide (Wide Bay)	S&P A2	\$ 2,000,000.00	3.01%	October 14, 2015	75	0.003456942	\$ 4,000,000.00	26.55%
<b>TOTAL SHORT TERM INVESTMENT</b>		<b>\$ 15,653,268.08</b>		<b>Average Days to Maturity</b>	<b>55.00</b>	<b>Weighted Average</b>	<b>3.16%</b>	<b>100.00%</b>

<b>% OF TOTAL INVESTMENT PORTFOLIO</b>	<b>A1 (max 100%)</b> 6%	<b>F1 (max 100%)</b> 40%	<b>A1 (max 80%)</b> 39%	<b>P2 (max 80%)</b> 13%
--	-------------------------	--------------------------	-------------------------	-------------------------

<b>GENERAL BANK FUNDS</b>	<b>\$ 4,995,396.13</b>	<b>Total Budget</b>	<b>→ \$ 100,000.00</b>
		<b>Investment Earnings</b>	

<b>TOTAL ALL FUNDS</b>	<b>\$ 20,648,564.51</b>	<b>Year to Date</b>	<b>→ \$ 43,956.42</b>
		<b>Investment Earnings</b>	

Cashflow of Investments



*[Signature]*  
Reviewed by: Finance Manager

*[Signature]*  
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	
<b>Asset Related Reserves</b>						
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
	<b>7,632,097</b>	<b>620,416</b>	<b>620,416</b>	<b>3,800,000</b>	<b>3,800,000</b>	<b>4,452,513</b>
<b>Other Reserves</b>						
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	4,775,967
Community Grants Reserve	107,343	0	0	0	0	107,343
	<b>5,753,164</b>	<b>400,000</b>	<b>400,000</b>	<b>0</b>	<b>4,121,231</b>	<b>6,453,164</b>
<b>Total Reserve Funds</b>	<b>13,385,261</b>	<b>1,020,416</b>	<b>1,020,416</b>	<b>3,800,000</b>	<b>3,800,000</b>	<b>10,605,677</b>

  
 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		267,384.70						



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	ANZ Bank	CHC.REC - BANK CONFIRMATION REQUEST	Bank Confirmation Request	\$ 30.00
V00347	Angwiwe Bank Ltd Formerly Wide Bay Australia Ltd	CHC.REC - BANK CONFIRMATION REQUEST	Bank Confirmation Request	\$ 15.00
V00447	Christopher Ray Bond	CAT TRAP REFUND - R#60964	Trapping Collar Refund - R#60964	\$ 50.00
2186	Optus Billing Services Pty Ltd	13746769	Optus Mobile Internet - JUNE 2015	\$ 2,442.00
59	City of Palmerston	CITY OF PTTY CASH 30.6.2015	CORP - Petty Cash Receipt - 30.6.2015	\$ 259.30
59	City of Palmerston	LIBRARY PFTTY CASH R#M 30.6.2015	Library Petty Cash Reimbursement 30.6.2015	\$ 34.20
V00469	Diana Adams	REFUND - OVERPAYMENT DOG REGO R#693	Refund - Overpayment Dog Rego R#693	\$ 20.00
V00470	Jaci Anderson	REFUND OVERPAYMENT OF DOG REGO	Refund overpayment of dog rego	\$ 20.00
V00471	Daman Phillip Thompson	60969 REFUND TRAMP MEMBERSHIP	Tramp membership Deposit - Refund receipt 60969	\$ 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 SM McKinnon	15JULY2015	Allowance to 15 July 2015	\$ 1,297.26
4968	Mrs - M Malone	15JULY2015	Allowance to 15 July 2015	\$ 802.09
1809	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 SM McKinnon	29JULY2015	Allowance to 29 July 2015	\$ 1,297.26
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	\$ 6,500.00
V00193	Arccom Pty Ltd	ES842 070715 REF:2928082	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 spill and dirt from footpath, driveway and	\$ 110.00
5104	JLM Civil Works Pty Ltd	00003742	Remove shed out from 9/10/10/10/10	\$ 88.77
5104	JLM Civil Works Pty Ltd	00003743	Replace missing Farmer Plot 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 Tamara/Temple intersection	\$ 177.54
5104	JLM Civil Works Pty Ltd	00003746	Repair vandalised bin Sanctuary Lakes	\$ 140.27
5104	JLM Civil Works Pty Ltd	00003749	Replace missing wheelchair bin in Lycoun Park	\$ 140.27
5104	JLM Civil Works Pty Ltd	00003768	Collect orange rack from roundabout on Temple Cree	\$ 165.00
5104	JLM Civil Works Pty Ltd	00003767	Replace Intel, d and frame on damaged SEP	\$ 1,787.24
5104	JLM Civil Works Pty Ltd	00003766	Replace 4L post/straighten KL sign Under/Dover	\$ 241.94
5104	JLM Civil Works Pty Ltd	00003765	Provide 1x utility to put the flag at memorial pit	\$ 79.43
5104	JLM Civil Works Pty Ltd	00003752	Replace the back board on the basketball hoop at L	\$ 544.49
2190	Coalface	00002930	Coalface Year End SW 2015 - P0105854	\$ 1,375.00
5104	JLM Civil Works Pty Ltd	00003703	Metal plate on the floor of main door of Gray Comm	\$ 79.43
5104	JLM Civil Works Pty Ltd	00003757	Patch the broken piece of footpath in front of 5	\$ 538.08
5104	JLM Civil Works Pty Ltd	00003756	Install a new marble sign in front of laneway at	\$ 585.50
5104	JLM Civil Works Pty Ltd	00003755	Remove trip hazard in front of 11 Gunter Circuit;	\$ 2,847.68
5104	JLM Civil Works Pty Ltd	00003753	Locate and fix the irrigation leak under the exist	\$ 406.07
5104	JLM Civil Works Pty Ltd	00003746	Replace missing William Court sign on Chir Gung in	\$ 344.58
5104	JLM Civil Works Pty Ltd	00003747	Install 2x safety house signs in Moulder, and 1 in	\$ 220.00
5104	JLM Civil Works Pty Ltd	00003748	Install burning at damaged sign on Emery av on the	\$ 110.00
5104	JLM Civil Works Pty Ltd	00003750	2.8 x 2.2 300 mm neutral Laminix/Sheetwater into	\$ 3,239.72
4737	D & L Plumbing & Gasfitting	60171	Replace 2x basin sets in male toilet at 4300 CRT	\$ 434.50
47	JLM Civil Works Pty Ltd	00003764	Reinstall QR sign post at Luculet/Siermann Int	\$ 52.57
46	recrea - fitness	137	Zumba Kids (moola) - 137	\$ 65.00
272	City Wreckers	00008199	Towing and Storage of Ford Laser Dream rego CA54FD	\$ 110.00
600	Data Centre Services (DCS)	0000067005	Usage MFCPU - JUNE 2015	\$ 25.75
1580	The Exhibitions	00015508	Event Banner	\$ 374.00
1489	NTM - Police, Fire and Emergency	161019965	NTFast Annual Fire Alarm Fee	\$ 7,386.00
938	Nightcliff Electric	316	Investigate the lights along lake behind DeLourcy	\$ 93.50
938	Nightcliff Electric	311	Re program the lights to match Rec Centre	\$ 93.50
938	Nightcliff Electric	315	Issue with Park Light 1/31/15 in Woodroffe Park	\$ 209.50
938	Nightcliff Electric	303	Program of lights behind Recreation Centre and power	\$ 143.00
3428	Bunnings Group Limited	2315/01500141	Luffon Pro Series Measuring Wheel	\$ 103.53
938	Nightcliff electric	227	Install 2x surge protector at Ined's room GPO	\$ 454.85
5104	JLM Civil Works Pty Ltd	00003762	Reinstall floodway warning sign behind R Antares	\$ 514.18
5104	JLM Civil Works Pty Ltd	00003761	Place and compact fill either side of the driveway	\$ 2,148.25
5104	JLM Civil Works Pty Ltd	00003760	Lyndsey park behind 20 Muskaninna crt remove door	\$ 1,617.77
5104	JLM Civil Works Pty Ltd	00003759	Clean up the debris and reinstall the bolts on	\$ 148.50
5104	JLM Civil Works Pty Ltd	00003758	Install missing bolt on first pit in Maurice Drain	\$ 121.00
5104	JLM Civil Works Pty Ltd	00003754	Replace 15.6 sqm of footpath in front of Emery A	\$ 6,252.85
5104	JLM Civil Works Pty Ltd	00003751	Replace 6 m <sup>2</sup> concrete footpath at laneway between	\$ 1,416.75
5104	JLM Civil Works Pty Ltd	00003749	Repair depression in front of 2 Wakeley Close	\$ 220.00
10	DBH Contracting	00007104	Repair damaged verge irrigation Post-Tension Dr	\$ 5,107.74
V00455	Jinda Joy	0006	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	\$ 3,608.00
4871	Tefaco Industries	25924	Refuse - VMI HyLid Upgrade	\$ 1,452.75
2707	Water Dynamics Australia Pty Ltd	SL 21037455	Labour for irrigation repairs 29.6 - 3.7.15 work 1	\$ 3,520.00
V00315	IWL Deworth Lawyers	534660	Services Agreement - Prof Services to 30.6.2015	\$ 1,550.00
4508	News 4 U	0600 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 / F688993470-6	8653607500-Library Public Internet-July 2015	\$ 310.00
V00328	Central Security (NT) Pty Ltd	00001026	QAP TAI Security W/E - 19/07/2015	\$ 212.18

5104	JLM Civil Works Pty Ltd	00009710	Full new driveway at Lot 1132, 19 Marshalls St.	\$	968.80
5748	City of Greater Geraldton	61009	Regional Capitals Australia 2015/16 Membership	\$	8,800.00
173	Initial Hygiene	95263937	Air fresheners, sanitiser Clovic, library & Gray I	\$	1,127.15
VC0348	B+ Communications & Crealing	552	Connect PSYH for The Life Style Studio	\$	121.00
VC0348	B+ Communications & Crealing	553	Investigate on the problem with the P8TH Aquatic	\$	121.00
401	Sporties Facility Services Pty Ltd (T/A Embley)	046465	Library Wet Season Mat	\$	581.00
VC0357	David Field	REFUND OVERPAYMENT OF DOG REGO	Refund overpayment of dog rego	\$	25.00
VC0315	HWL Bosworth Lawyers	532487	ABC Prgees Termination Of Agreement Prof Services	\$	316.90
50	DH Contracting	00007078	Undertake TSDC 5/08 for the month of June 2015	\$	77,265.85
54	Powerwater	2000484	FORTNIGHT 2016 - 2 - From Payroll	\$	615.00
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	\$	123.00
VC0452	Celia Neilson Design	107	Infographic Design Perfor and Landscape Poster	\$	130.00
2/0/	Water Dynamics Australia Pty Ltd	SL 21037671	Labour for irrigation repairs 13./-15./-15 weeks 3	\$	3,520.00
VC0465	Relationships Australia NT Inc	65120 REFUND CLEANING BOND MARLOW	65120 Refund cleaning bond Marlow Lagoon	\$	150.00
184	Cleuston Associates	1V410966	Park asset valuation-per fee offer receive 13,4,15	\$	5,083.00
184	Cleuston Associates	1V410994	Park asset valuation-per fee offer receive 13,4,15	\$	1,617.00
184	Cleuston Associates	1V411344	Park asset valuation-per fee offer receive 13,4,15	\$	1,078.00
1607	Sterling NT Pty Ltd	00042580	Area 1 - Undertake TSDC 25 for the month of June	\$	23,428.73
1607	Sterling NT Pty Ltd	00042581	Area 2 - Undertake TSDC 26 for the month of June	\$	22,684.29
1607	Sterling NT Pty Ltd	00042583	Area 3 - Undertake TSDC 27 for the month of June	\$	14,421.85
1607	Sterling NT Pty Ltd	00042584	Area 4 - Undertake TSDC 28 for the month of June	\$	14,517.76
7	Australian Taxation Office	PAYG VC26072015	PAYG VC26072015	\$	58,648.00
VC0295	FPAC Salary Solutions Pty Ltd	172890-900735	Salary Packaging - 30 July 2015	\$	1,175.69
VC0476	Apostolic Faith Mission International Ministries	67805 - REFUND ROOM FIRE BOND 4/7/15	67805 - Refund room fire bond 4/7/15	\$	125.00
4065	Southern Cross Protection Pty Ltd	711649	Security - 74165 Library 27/7/15	\$	75.54
35	Staples Australia Pty Limited	9015100400	LIBRARY - Stationery	\$	167.02
4558	News 4 L	5NDC 1542 3006 2015	Newspapers - LIBRARY - JUNE 2015	\$	293.85
4190	National Australia Bank	NAB CCC - JUNE 2015	NAB CCC - June 2015	\$	29,405.37
VC0312	Statewide Super Cleaning House	F1020474	FORTNIGHT 2016 - 1 - From Payroll	\$	4,616.92
VC0312	Statewide Super Cleaning House	F1250484	FORTNIGHT 2016 - 2 - From Payroll	\$	4,656.43
VC0312	Statewide Super Cleaning House	JULY SUPERANNUATION	Superannuation Contribution	\$	46,585.43
195	Bridge Toyota	IC2411280	Vehicle Service - CEOSIC	\$	346.00
4398	Quality Indoor Plants Hire	56615	Plant Hire and Maintenance Civic Centre JUNE 2015	\$	102.43
1502	Figleaf Pool Products	365198	Works at the pump house as per the quote 5421	\$	1,684.73
41	Harvey Distributors	408877	Bin Liners & Sunscreen	\$	762.07
3319	Zy Print	3941	PO205570 Youth Film Making Competition CL + 300	\$	132.00
1731	S & M Building Services	2015740	Remove the kids pool installation Aquatic Centre	\$	3,300.00
1731	S & M Building Services	2015745	Prime, Paint at the Tread & River Aquatic Centre	\$	5,107.50
3630	Behavour Home Services	311	Cleaning of all area of library foyer above 2nd to	\$	2,016.00
3630	Behavour Home Services	315	Apply 2nd coat with similar existing type of	\$	814.00
1502	Figleaf Pool Products	369743	Monthly services and maintenance items for pool	\$	154.00
2387	Food and Rack	00087192	Monthly maintenance for Aquatic Centre air con	\$	390.50
40	Gemlrex Northern Territory	65412305	Ranger Uniform - PO105577	\$	366.87
256	The Bookshop Darwin	30141285	Books for USMA National Challenge (Gifts)	\$	125.99
2017	Signs Plus	00108079	Order PD10395	\$	642.40
2420	Burrings Group Limited	2315/00424171	PPE Goods as selected.	\$	164.50
5104	JLM Civil Works Pty Ltd	00009625	8 signs for for market as discussed 3 spikes Boost	\$	1,662.34
5104	JLM Civil Works Pty Ltd	00009628	Remove of waste / harvest weeds at Clivick Lake 7	\$	409.43
5104	JLM Civil Works Pty Ltd	00009622	install Skeeter D sign at intersection of	\$	944.60
5104	JLM Civil Works Pty Ltd	00009621	Replace warning sign above new 'CROSSING' sign on	\$	256.98
5104	JLM Civil Works Pty Ltd	00009620	Replace the tile broken at the edge of ladies	\$	710.35
5104	JLM Civil Works Pty Ltd	00009617	Rehydrate the bollards by vandals along Frances	\$	121.00
5104	JLM Civil Works Pty Ltd	00009615	Supply and install large timber box/seat for Cat	\$	1,052.55
5104	JLM Civil Works Pty Ltd	00009624	Install new GW sign at intersection: Mauden, Gray	\$	1,326.50
5104	JLM Civil Works Pty Ltd	00009616	Replace missing horizontal bar SEF HD 4 Greer Crt	\$	375.00
18	DH Contracting	00007067	Irrigation parts consumed May 2015	\$	1,742.91
5104	JLM Civil Works Pty Ltd	00009614	Safe Pipes and Drains Signage installation	\$	8,536.00
5104	Goldfishbowl Swim School	112	Aqua Aerobics Classes - Activate	\$	261.00
5104	Data Centre Services (DCS)	6035066591	Usage M - CPU (Rangers) - Mar 2015	\$	21.97
5104	JLM Civil Works Pty Ltd	00009611	Trolley Collections and Trolleys for case 15/5/15	\$	3,640.20
5104	JLM Civil Works Pty Ltd	00009612	Trolley Survey and Collection (as per spreadsheet	\$	4,581.72
5000	Australian Pappagallo Pty Ltd/4	4912	benetuary Lakes - supply & deliver spring rucker	\$	926.00
553	Qhs	363790	Supply and install new emergency phone - Clerk	\$	3,740.00
1236	Hollands Print Solutions Pty Ltd	00009475	Rangers - Calve Shopping Centre Parking Permits	\$	533.00
913	Kmart Tyre & Auto Service	50851357	Ranger Vehicle 885 620 - New Tyres	\$	990.01
5104	JLM Civil Works Pty Ltd	00009516	Replace 2 rusted green bins with 130L wheeled bin,	\$	747.58
2742	Neighbourhood Watch NT Inc	MARK YOUR TERRITORY KITE GRANT	Mark Your Territory Kite - 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	15 00083245	Uniforms for Finance	\$	452.84
54	Powerwater	P000460	FORTNIGHT 2015-26 - From Payroll	\$	615.00
54	Powerwater	62425023	202798510 - 03.04.2015 to 30.04.2015	\$	1,420.82
54	Powerwater	62425106	2014457910 - 03.04.2015 to 01.05.2015	\$	1,045.86
54	Powerwater	62443057	206122710 - 03.02.2015 to 05.05.2015	\$	567.98
54	Powerwater	62556826	206301910 - 18.04.2015 to 19.05.2015	\$	644.25
54	Powerwater	62556829	206397910 - 18.04.2015 to 19.05.2015	\$	1,789.24
54	Powerwater	62556836	206795510 - 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	20E233010 - 14.02.2015 to 15.05.2015	\$	289.33
54	Powerwater	624E3525	20E538010 - 31.01.2015 to 02.05.2015	\$	284.53
54	Powerwater	62535629	208459410 - 14.02.2015 to 15.05.2015	\$	49.59
54	Powerwater	62535620	206371210 - 14.02.2015 to 15.05.2015	\$	859.50
54	Powerwater	62592477	206665717 - 31.01.2015 to 06.05.2015	\$	2,015.40
54	Powerwater	625A1665	206675510 - 14.02.2015 to 15.05.2015	\$	7,760.47
54	Powerwater	62545976	2011399410 15.02.2015 to 13.05.2015	\$	788.17
54	Powerwater	62546923	205909910 - 17.02.2015 to 19.05.2015	\$	1,213.85

54	Powerwater	62507007	206329110-14.02.2015 to 15.05.2015	\$	1,300.27
54	Powerwater	62546348	206155210-17.02.2015 to 19.05.2015	\$	639.36
54	Powerwater	62557311	206374110-26.02.2015 to 28.05.2015	\$	1,087.66
54	Powerwater	62556626	207029640-19.04.2015 to 19.05.2015	\$	362.57
54	Powerwater	62437626	206580410-02.04.2015 to 20.04.2015	\$	23.10
54	Powerwater	62546079	206147870-11.02.2015 to 29.05.2015	\$	399.04
54	Powerwater	62474114	206159892-07.02.2015 to 06.05.2015	\$	72.48
54	Powerwater	62555129	204439210-19.04.2015 to 19.05.2015	\$	497.24
54	Powerwater	62409705	206317110-19.04.2015 to 01.06.2015	\$	424.30
54	Powerwater	62565413	206347110-19.04.2015 to 27.05.2015	\$	899.68
54	Powerwater	62589771	206417410-18.04.2015 to 19.05.2015	\$	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	62467267	206079810-19.02.2015 to 05.05.2015	\$	73.28
54	Powerwater	62535574	206142310-14.02.2015 to 15.05.2015	\$	195.57
54	Powerwater	62535776	205768210-14.02.2015 to 15.05.2015	\$	2,378.97
54	Powerwater	62463756	205406910-04.02.2015 to 06.05.2015	\$	195.58
54	Powerwater	62491762	206021310-11.02.2015 to 12.05.2015	\$	4,071.52
54	Powerwater	62543312	205624510-17.02.2015 to 19.05.2015	\$	492.82
54	Powerwater	62454355	201319910-29.02.2015 to 24.04.2015	\$	1,050.08
54	Powerwater	62460340	201331510-31.02.2015 to 02.05.2015	\$	740.71
54	Powerwater	62555377	2013921810-19.04.2015 to 19.05.2015	\$	336.43
54	Powerwater	62534638	206870211-19.02.2015 to 20.05.2015	\$	990.62
54	Powerwater	62472690	2012177111-10.02.2015 to 12.05.2015	\$	2,437.48
54	Powerwater	62484212	20163740102.02.2015 to 12.05.2015	\$	5,094.40
54	Powerwater	62492632	2012635911-11.02.2015 to 17.05.2015	\$	231.35
54	Powerwater	62546077	2012460211-13.02.2015 to 15.05.2015	\$	504.66
54	Powerwater	62497599	202797511-09.04.2015 to 01.05.2015	\$	590.34
54	Powerwater	62513360	2012080010-08.04.2015 to 15.05.2015	\$	535.95
54	Powerwater	62504534	2012150410-17.02.2015 to 19.05.2015	\$	557.55
54	Powerwater	62546322	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	2012117510-19.02.2015 to 22.05.2015	\$	1,602.87
54	Powerwater	62451052	206696311-10.02.2015 to 11.05.2015	\$	656.98
54	Powerwater	62546385	206735011-27.03.2015 to 19.05.2015	\$	201.25
54	Powerwater	62534448	206863611-18.02.2015 to 20.05.2015	\$	978.57
54	Powerwater	62534095	206864911-18.02.2015 to 20.05.2015	\$	1,261.62
54	Powerwater	62547125	2012010611-14.02.2015 to 15.05.2015	\$	553.79
54	Powerwater	62472149	205608113-10.02.2015 to 11.05.2015	\$	430.37
54	Powerwater	62542694	205733510-18.04.2015 to 19.05.2015	\$	120.54
54	Powerwater	62556850	206367310-18.04.2015 to 20.05.2015	\$	1,209.56
54	Powerwater	62556833	205460110-18.04.2015 to 20.05.2015	\$	26.78
54	Powerwater	62549680	205399910-18.04.2015 to 20.05.2015	\$	999.17
54	Powerwater	62508614	2010245511-31.03.2015 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	2010109411-20.02.2015 to 21.05.2015	\$	1,592.02
54	Powerwater	62570073	2014702011-02.04.2015 to 12.05.2015	\$	296.93
54	Powerwater	62437673	205522910-03.04.2015 to 01.05.2015	\$	230.10
54	Powerwater	62540148	202010210-17.04.2015 to 18.05.2015	\$	387.84
54	Powerwater	62599215	2012299511-05.04.2015 to 21.05.2015	\$	417.88
54	Powerwater	62599216	2012299611-02.05.2015 to 21.05.2015	\$	470.47
54	Powerwater	62542616	204426110-18.04.2015 to 20.05.2015	\$	354.04
54	Powerwater	62429195	2011848311-03.04.2015 to 01.05.2015	\$	156.25
54	Powerwater	62500215	204417610-05.04.2015 to 01.05.2015	\$	1,575.68
54	Powerwater	62589214	204417610-02.05.2015 to 01.05.2015	\$	1,038.40
54	Powerwater	62583169	2014563411-18.04.2015 to 20.05.2015	\$	3,194.02
54	Powerwater	62429329	2012299511-03.04.2015 to 01.05.2015	\$	150.05
54	Powerwater	62516292	2012320911-17.04.2015 to 16.05.2015	\$	1,095.06
54	Powerwater	62545930	10772211-17.04.2015 to 14.05.2015	\$	342.72
V00295	Jacana Energy	62556194	104433510-18.04.2015 to 19.05.2015	\$	32.74
V00295	Jacana Energy	62542596	109001110-18.04.2015 to 19.05.2015	\$	201.64
V00295	Jacana Energy	62556320	109001210-18.04.2015 to 19.05.2015	\$	273.52
V00295	Jacana Energy	62555891	1011590810-18.04.2015 to 20.05.2015	\$	175.88
V00295	Jacana Energy	62555894	1040021810-18.04.2015 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	107710110-02.04.2015 to 30.04.2015	\$	231.77
V00295	Jacana Energy	62429014	102787510-02.04.2015 to 30.04.2015	\$	621.76
V00295	Jacana Energy	62429134	106457810-03.04.2015 to 01.05.2015	\$	249.50
V00295	Jacana Energy	62444248	106440910-05.02.2015 to 06.05.2015	\$	124.42
V00295	Jacana Energy	62507292	106441010-14.02.2015 to 15.05.2015	\$	149.76
V00295	Jacana Energy	62514939	106092010-14.02.2015 to 15.05.2015	\$	75.32
V00295	Jacana Energy	62516645	1066216-14.03.2015 to 18.05.2015	\$	145.81
V00295	Jacana Energy	62472305	106317711-14.02.2015 to 12.05.2015	\$	129.02
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	\$	151.10
V00295	Jacana Energy	62555926	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	62553908	1014109910-18.04.2015 to 19.05.2015	\$	26.79
V00295	Jacana Energy	62542634	1010804410-18.04.2015 to 20.05.2015	\$	27.31
V00295	Jacana Energy	62542625	101590210-10.04.2015 to 19.05.2015	\$	241.08
V00295	Jacana Energy	62542542	1010991710-18.04.2015 to 19.05.2015	\$	122.82
V00295	Jacana Energy	62556134	106317110-18.04.2015 to 20.05.2015	\$	28.87
V00295	Jacana Energy	62556242	106444410-18.04.2015 to 19.05.2015	\$	20.48
V00295	Jacana Energy	62547507	10E299910-19.04.2015 to 20.05.2015	\$	110.51
V00295	Jacana Energy	62556228	106198910-19.04.2015 to 20.05.2015	\$	27.41

V00295	Jacana Energy	62407397	106225010 -02.04.2015 to 30.04.2015	\$	24.00
V00295	Jacana Energy	62407392	106060010 -03.04.2015 to 02.05.2015	\$	30.88
V00295	Jacana Energy	62588920	106406010 -01.05.2015 to 31.05.2015	\$	842.45
V00295	Jacana Energy	62430017	106178010 -21.05.2015 to 17.04.2015	\$	33.28
V00295	Jacana Energy	62556189	106178010 -18.04.2015 to 20.05.2015	\$	132.75
V00295	Jacana Energy	62591211	106251870 -01.05.2015 to 31.05.2015	\$	921.25
V00295	Jacana Energy	62556184	106579111 -18.04.2015 to 20.05.2015	\$	127.72
V00295	Jacana Energy	62555907	106403710 -18.04.2015 to 19.05.2015	\$	97.17
V00295	Jacana Energy	62555905	106413010 -18.04.2015 to 19.05.2015	\$	230.11
V00295	Jacana Energy	62542749	106294811 -19.04.2015 to 20.05.2015	\$	283.30
V00295	Jacana Energy	62542511	106294811 -19.04.2015 to 19.05.2015	\$	34.66
V00295	Jacana Energy	62555893	106066212 -19.04.2015 to 19.05.2015	\$	26.48
V00295	Jacana Energy	62555892	106081711 -19.04.2015 to 19.05.2015	\$	26.48
V00295	Jacana Energy	62547395	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	106411710 -18.04.2015 to 19.05.2015	\$	199.74
V00295	Jacana Energy	62536744	106690411 -18.04.2015 to 19.05.2015	\$	26.43
V00295	Jacana Energy	62542713	106450710 -18.04.2015 to 19.05.2015	\$	192.26
V00295	Jacana Energy	62542719	106450810 -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	106742210 -18.04.2015 to 19.05.2015	\$	112.50
V00295	Jacana Energy	62471784	106700013 -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	62555931	106381710 -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	62437485	106771010 -03.04.2015 to 30.04.2015	\$	738.23
V00295	Jacana Energy	62542744	106411010 -18.04.2015 to 19.05.2015	\$	1,730.84
V00295	Jacana Energy	62590206	106096210 -01.05.2015 to 31.05.2015	\$	570.81
V00295	Jacana Energy	62481062	106221310 -11.02.2015 to 12.05.2015	\$	181.66
V00295	Jacana Energy	62526237	106190010 -18.04.2015 to 20.05.2015	\$	27.62
V00295	Jacana Energy	62477041	106171001 -11.02.2015 to 11.05.2015	\$	130.05
V00295	Jacana Energy	62555298	106297910 -18.02.2015 to 20.05.2015	\$	462.74
V00295	Jacana Energy	62540777	106451800 -18.04.2015 to 19.05.2015	\$	32.99
V00295	Jacana Energy	62542753	106513510 -18.04.2015 to 19.05.2015	\$	421.23
V00295	Jacana Energy	62545122	106541810 -18.02.2015 to 17.05.2015	\$	306.13
V00295	Jacana Energy	62545105	106526010 -18.02.2015 to 19.05.2015	\$	272.59
V00295	Jacana Energy	62544490	106531002 -20.02.2015 to 21.05.2015	\$	752.88
V00295	Jacana Energy	62613079	1066256810 -02.05.2015 to 31.06.2015	\$	237.11
V00295	Jacana Energy	62611224	1066509210 -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	62342500	104446110 -18.04.2015 to 20.05.2015	\$	422.70
V00295	Jacana Energy	62590065	1062891210 -01.05.2015 to 31.05.2015	\$	13,664.31
V00295	Jacana Energy	62613073	106005610 -19.04.2015 to 01.05.2015	\$	288.32
V00295	Jacana Energy	62600736	106005610 -01.05.2015 to 31.05.2015	\$	8,993.79
5021	Mr GC Kito	RFIMRURSFVWNT - 30/5/15	Reimburse for taxi fare - ICVA - Melbourne	\$	87.25
3545	Amalgamated Pest Control	1E1E1E775	Quarterly Spot Treatment for Library	\$	273.00
5738	All Mulchee Up	258	remove and 36 discoloring tree verge rd 32 Gunter	\$	131.00
5738	All Mulchee Up	258	remove fallen mahogany in Drivar Drain.	\$	198.00
5104	HM Civil Works Pty Ltd	00002472	Replace the post on the speed hump sign at Marlews	\$	140.17
5104	HM Civil Works Pty Ltd	00003019	Mulch Chung Wah garden bed with supplied wood chip	\$	3,872.00
4007	Ark Animal Hospital Pty Ltd	87279	Euthanasias - May 2015	\$	132.00
V00099	Palmerston Lions	<CLIC IN THE FAIR - KLIMB - BULL	Reimb. Duration Cooking, BBQ, Picnic in the Park 2015	\$	600.00
2	Australian Taxation Office	PAYG WE28062015	PAYG WE29062015	\$	58,117.00
V00445	C & C Brannell	RFIMB 1 - PICNIC IN THE PARK	Reimbursement - Items for Picnic in the Park	\$	187.37
V00445	C & C Brannell	REIMB 2 - PICNIC IN THE PARK	Relira - Items purchased for Picnic in the Park	\$	211.71
5000	Australasian Playgrounds Pty Ltd T/a	4073	Sanctuary focus - New Whirly City U - Bearing Asami	\$	974.60
5568	Mitli Gajer	REIMB - HOME MTRAVEL - JUNE 2015	Relira - Home Mtravell - JUNE 2015	\$	91.00
V00448	Helena Buckland	CAT TRAP REFUND - RAGB3191	Cat Trap Refund - RAGB3191	\$	100.00
V00448	EPAC Safety Solutions Pty Ltd	172860-320715	Safety Packaging - Pay 26	\$	1,179.69
V00448	Wibshie P/L - T/A Goodline	REIMB - WORK IN PUBLIC PLACE APPE	Refund - Work in Public Place APPE	\$	295.00
4055	Southern Cross Protection Pty Ltd	107955	Security Patrol - Library 27/E/15	\$	73.54
3652	AAM P/L	17198	Gayder Square - Subdivision & Consideration	\$	7,035.00
123	Kerry's Automotive Group	GMC433008	service for CAGZIN 43,300km	\$	1,158.60
V00338	Statewide Super Clearing House	F3000443	FORNIGHT 2015-26 - from Payroll	\$	4,592.06
V00338	Statewide Super Clearing House	F3000460	FORNIGHT 2015-26 - from Payroll	\$	4,598.24
V00338	Statewide Super Clearing House	LUN-15	Superannuation Contribution	\$	46,037.72
V00338	Statewide Super Clearing House	SUPER JUNE 2015 ADJ	Superannuation on Adjustment June 2015	\$	426.42
10	D&H Contracting	00007069	Week 1 Labour inigation repairs 1.6-5.6.15	\$	2,005.78
5195	Bernard Schenkol	2E79	Herrinary Day Football Fieldwork Design & Artwork	\$	493.00
296	Life Be nlt	00010857	Library School Holiday Program	\$	132.00
5738	All Mulchee Up	269	Remove fallen pandanus from garden beds in park.	\$	77.00
5738	All Mulchee Up	268	Fence line clearance on 22 Crown Cr	\$	220.00
4562	NT Repairs and Painting	00000711	Pressure clean ceilings and facades 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 Gray Comm Hall air con.	\$	198.00
2587	Top End RACE	00022314	Monthly maintenance for air con for June	\$	484.00
2587	Top End RACE	00022309	Monthly maintenance for air con for June	\$	407.00
2587	Top End RACE	00022302	Mental health office seminar not efficient install	\$	290.73
3683	Arco9 T Solutions	00033924	Rectification of COB Cam. Monitor - Civic Plaza	\$	207.90
4737	D & L Plumbing & Gasfitting	8081	Supply & replace the filter cartridge Civic Plaza	\$	231.00
4737	D & L Plumbing & Gasfitting	8079	ITC 522 - Library - Leak in male toilet	\$	110.00
4737	D & L Plumbing & Gasfitting	8077	ITC 519 - Rec Centre - toilet repairs	\$	401.50
4737	D & L Plumbing & Gasfitting	8076	ITC 518 Marow Lrn - repair leak water tower	\$	269.50
4737	D & L Plumbing & Gasfitting	8078	ITC 521 - Rec Centre - leak multipurpose room	\$	1,305.50
4737	D & L Plumbing & Gasfitting	8080	Civic Centre repair jammed flush in male urinal	\$	119.50
V00166	Diamond International Events T/A Prince Catering	14151074	Catering - Council Meeting 14th May 2015	\$	200.00
938	Nightdfff Electrical	00046807	Party light wall for the month of January 2015	\$	220.00
V00166	Diamond International Events T/A Prince Catering	14151075	Catering - Council Meeting 2/6/2015	\$	200.00
V00166	Diamond International Events T/A Prince Catering	14151076	Catering Council Meeting 16/6/15 PO103682	\$	200.00

5104	JLM Civil Works Pty Ltd	00003650	installed and remove of signs / works	\$	4,400.00
5104	JLM Civil Works Pty Ltd	00003646	Reinstate SEP and Temple Terrace near Waterhouse	\$	116.61
5104	JLM Civil Works Pty Ltd	00003648	signs @ various areas	\$	1,501.04
5104	JLM Civil Works Pty Ltd	00003625	Replace 9 signs of laneway marked concrete walls	\$	1,412.75
5104	JLM Civil Works Pty Ltd	00003630	Install Sarah Court name sign at intersection	\$	344.71
5104	JLM Civil Works Pty Ltd	00003680	Reinstate SEP and along Hillson St near Blvd Int	\$	116.81
5104	JLM Civil Works Pty Ltd	00003643	Clean the grates along Rosebery Drain	\$	296.00
5104	JLM Civil Works Pty Ltd	00003634	removal of several blocks concrete Listeria PK	\$	111.00
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	\$	641.85
5104	JLM Civil Works Pty Ltd	00003651	Reinstate to be vandalized by vehicle Hilary	\$	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 Prosser Rd,	\$	2,257.93
5104	JLM Civil Works Pty Ltd	00003655	empty bin at bus stop - Baldwin Drive dead end	\$	79.45
51	Action Design, Print and Copy Bureau	19260	Business Cards - Payroll Officer	\$	55.00
3705	Hungry Hearts	7909	Senior Advisory Group Meeting JULY 2015	\$	135.00
2965	KIK FM Pty Ltd	09003042	PO104914 The Egon Wed 17 June 2015 Episode	\$	650.00
50	DBH Contracting	00007668	Formal Road Work - Freehill area extension	\$	1,870.70
5104	JLM Civil Works Pty Ltd	00003651	Replace footpath 1.8m x 5.2m and 2.7m x 2.7m	\$	2,373.15
5104	JLM Civil Works Pty Ltd	00003627	Repairs to pit of vandalised 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 W/lake alnd	\$	532.28
50	DBH Contracting	00007072	Provide machinery and materials Golden Grove PK	\$	5,198.80
5104	JLM Civil Works Pty Ltd	00003644	replace track rods at sanctuary lakes	\$	119.19
2199	SBA Office National	WB-102494	Civic Centre Stationery order June 2015	\$	98.60
2587	Top End RACE	00082336	Go out 11/4/15 Rec Centre	\$	379.50
938	Wrightline Electrical	00045298	replace the flicking turbo base light at C/O	\$	99.00
337	Tarwin Glass (NT) Pty Ltd	37413	Replace the 4.38mm clear Gray Community Hall	\$	640.00
2797	Water Dynamics Australia Pty Ltd	5121054932	Labour for irrigation repairs from 01.06.2015 to	\$	1,926.00
2777	Water Dynamics Australia Pty Ltd	5121054934	Labour for irrigation repairs from 15.06.2015 to	\$	5,520.00
5	S.E. Rentals Pty Ltd	1500095164	Library Copier - Rental Toshiba Studios JULY 2015	\$	259.17
3428	BLINNINGS 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 at 5	\$	771.75
00242	Professional Video and Hi-Fi Pty Ltd	0096681	Disk Test Power Supply 2 Jg DataVideo - Media	\$	32.00
00268	iWater NT	103	Labour for irrigation repairs JUNE Wed 28	\$	6,266.75
5204	JLM Civil Works Pty Ltd	00003646	adjust 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	\$	55.00
5204	JLM Civil Works Pty Ltd	00003648	replace damaged ally parking @ thardia Park	\$	275.00
5204	JLM Civil Works Pty Ltd	00003641	Marlow Lagoon Litter run	\$	165.00
5204	JLM Civil Works Pty Ltd	00003643	replace hooks on swings at Marlowes & President	\$	796.50
5204	JLM Civil Works Pty Ltd	00003639	Pick up dead cat from Temple Ter	\$	86.77
5204	JLM Civil Works Pty Ltd	00003638	pick up dead cat from opp 39 Eslington Ave	\$	86.77
5204	JLM Civil Works Pty Ltd	00003654	replace missing handle on 4 litre 10 Marlowes	\$	262.35
2199	SBA Office National	WB-102488	Stationery including to card station	\$	37.10
35	Staples Australia Pty Limited	9015168540	Stationery - NET3152544	\$	25.59
35	Staples Australia Pty Limited	9015169500	Stationery - NET3126065	\$	20.38
4825	OracleCMS	00120077	After hrs Call Service - MARCH 2015	\$	695.39
5598	Dixhawk Pty Ltd A SoundPack Solutions	55826	1800 Folders (up to 50 Discs)	\$	156.75
4816	CS Services NT	00004597	Supply and load Outdoor staff for mucking of C/O	\$	2,950.90
3189	Seek Limited	93958566	Seek Bu Job Pack - 3 advertisements	\$	1,193.50
5104	JLM Civil Works Pty Ltd	00003667	Install 1.0m x 1.5m footpath Frenels & Livistonia	\$	9,848.95
5104	JLM Civil Works Pty Ltd	00003656	Install 25m x 15m footpath Gordon Scott Park	\$	6,176.33
000778	Outback Tree Service	0148	remove 3g slack waste from fire 10 inside	\$	1,540.00
000228	Outback Tree Service	0147	remove and 2g Cues from Bobwhites Park	\$	1,540.00
5738	All W/ched Up	257	remove 3g dead rosewood 25 & 27 Schombacher Crt	\$	330.00
5	JLM Civil Works Pty Ltd	00003658	Install 2.5m x 1.5m footpath, Bowman Park	\$	5,870.21
5	Farpark Australia (SA/NT)	00003826	Join Fejo Park, Rosebery - 2x Land grps	\$	138.00
2199	SBA Office National	WB-102498	Civic Centre Stationery order June 2015	\$	1,338.55
35	Staples Australia Pty Limited	9015014556	Kitchen Supplies CMC	\$	25.66
2707	Water Dynamics Australia Pty Ltd	5121094833	Labour for irrigation repairs from 08.06.2015 to	\$	2,910.00
000449	Tracy Chambers	3ARKING COLLAR - REFUND - R#67225	Banking Collar - Deposit Refund - R#67225	\$	130.00
000450	Lance Star	KEY DEPOSIT REFUND - R#67411	Key Deposit Refund - R#67411	\$	60.00
5104	JLM Civil Works Pty Ltd	00003642	temple Toolshed runs 18/4/15-29/6/15 services	\$	1,046.82
000451	Ann-Marie Hughes	BBQ DEPOSIT REFUND - R#54932	BBQ Deposit Refund - R#64952	\$	230.00
000415	HWL Paswerth Lawyers	523880	ABSPages P/L - Termination of Agreement 1	\$	2,984.01
5104	JLM Civil Works Pty Ltd	00003659	Install 3x crossing, 2x fence, 2xam 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 2.7.15	IMSUBS batchline Plan (4640726244) - July 2015	\$	135.00
000171	Norbuilt	1299	15 Jira on Court - Residential Development	\$	454,370.11
000328	Capital Security (NT) Pty Ltd	00001469	CAPITAL Security W/P-28/05/2015	\$	390.08
2199	SBA Office National	OB-31435	Supply furniture to Civic Plaza	\$	336.00
2199	SBA Office National	ER-5164	Printer - 2x Canon P100 Ink Cartridges	\$	53.95
35	Staples Australia Pty Limited	9015099839	Kitchen Supplies CMC	\$	355.00
000185	Brooke Prince	REIMBURSEMENT	Reimbursement	\$	1,293.00
54	Powerwater	137463	Traffic Lights P/E 30.06.2015	\$	70.739
000453	George Knox (FT to A/Northern)	DRIVEWAY REIMB - L11236, 11 MARSHAL	Driveway Reimb - L11236, 11 Marshal St, Johnston	\$	756.00
5580	M/E K Zellers	REIMBURSEMENT - TAXI CHARGES - LGMA	Reimbursement - taxi Charges - LGMA Challenge	\$	71.71
000417	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	9015139951	LDR3Y Stationery Order - 15/06/2015	\$	167.07
2199	SBA Office National	5M-7107	SBA Standing Desk Curved	\$	339.00
537	Domain Group (NT) Pty Ltd	37417	Replace 6 38mm gray laminated safety glass for win	\$	396.00
000073	Off the Leech	00001307	School Holiday Advertisement	\$	890.00
7292	4,187	12370	Service for Truxor BCDs booked Monday 1 June	\$	581.93
7141	Scanlan Design - eprint	00005411	PO105485 Community BBQ CarPubs x 4 8 Game x 1	\$	430.00
798	YMCA of the Top End Inc	5750	Rents Income subsidy - MAY 2015	\$	5,728.45

798	YMCA of the Top End Inc	5780	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 Bobbittons	D0013428	PC105596 Booked Members Barbers x 2	\$	1,408.00
758	YMCA of the Top End Inc	5787	ACTIVATE Exercises	\$	3,300.00
4141	Sitman Design - earnt	D0015410	Picnic in the Park Corflutes	\$	300.00
938	Nightliff Electric	112	Park Lights audit for the month of June	\$	230.00
5195	Bernard Schenkel	0081	PC105747 Elected Members/Municipal Pan Barbers	\$	440.00
5195	Bernard Schenkel	0090	PC105748 Various Collateral	\$	740.00
5104	JLM Civil Works Pty Ltd	00003564	Repave the 2 sections of footpath along Temple	\$	4,477.88
5104	JLM Civil Works Pty Ltd	00003576	Straighten Rosebery Drive 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 Jurack	\$	876.08
5104	JLM Civil Works Pty Ltd	00003563	Cherlay 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 Secretary WJGM	\$	3,270.74
5104	JLM Civil Works Pty Ltd	00003582	Ornament, Stalwart, Hec Centre & Chung Wah median	\$	4,904.35
5551	Active Tree Services Pty Ltd	INV 256244	Memorial Park - deadwood Albizia & Peleoborum	\$	3,520.00
2195	SBA Office National	9461-202502	Janyards for new ID Cards	\$	190.00
35	Stepes Australia Pty Limited	9CL4857E36	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 Bernie	\$	3,126.70
5104	JLM Civil Works Pty Ltd	00003585	Gerry Bernie & Sr Fredrick Morgan - Clear bird guano	\$	2,970.12
5104	JLM Civil Works Pty Ltd	00003581	Wood Drive & Sr Fredrick Morgan - Remove graffiti	\$	877.53
256	The Bookshop Darwin	D024227	Library Stock	\$	1,250.18
256	The Bookshop Darwin	D024221	Library Stock Q3587	\$	943.06
530	Nightliff Electrical	107	Remove existing rusty switchboard stand; install	\$	6,683.20
5104	JLM Civil Works Pty Ltd	00003571	Straighten 2 x Kepp Left signs IFO various Durack	\$	1,011.90
5104	JLM Civil Works Pty Ltd	00003575	Replace Glen Way sign at Navas Way/ Burn Crescent	\$	490.61
5104	JLM Civil Works Pty Ltd	00003578	Repave RAB sign and Chevalon 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	\$	211.90
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	00002089	Remove graffiti from Laneaway next to Shawbridge	\$	110.00
5104	JLM Civil Works Pty Ltd	00002089	Replace missing bin at Tyler's Cove, collect	\$	210.27
5104	JLM Civil Works Pty Ltd	00002691	TS2012/05/01 vegetation bin collection	\$	9,888.17
5104	JLM Civil Works Pty Ltd	00002660	Timley Storage and Removal - Wanteorths	\$	2,791.90
915	Knorr Tyre & Auto Services	51001060	New tyres for our National Logo CALIBRO FO102746	\$	1,097.25
5104	JLM Civil Works Pty Ltd	00003690	PC101782 - Jitter Various Locations	\$	2,102.63
5104	JLM Civil Works Pty Ltd	00003687	PC101779 - Jitter Various Locations - Appendix C	\$	2,417.08
5104	JLM Civil Works Pty Ltd	00003688	PC101780 - Jitter Various Locations	\$	1,401.73
5104	JLM Civil Works Pty Ltd	00003689	PC101781 - Jitter Various Locations	\$	777.95
5104	JLM Civil Works Pty Ltd	00003695	Jobs - 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	Uranfeld Council	2259	Exposure/GIS Support - 11/6/15 - 19/6/15	\$	1,058.20
2567	Top End RAIL	00002285	24/10/14 - Get on line, reset time clock and set	\$	2111.00
4629	Darwin Office Technology Pty	5A00215021	Open Space Copier Repair-CAHO01937-June 2015	\$	484.85
4629	Darwin Office Technology Pty	5A00215022	Community Service Copier-CAHO01851-June 2015	\$	544.50
4629	Darwin Office Technology Pty	5A00215023	Library Office Copier-CAHO19417-June 2015	\$	273.92
4629	Darwin Office Technology Pty	5A00215024	Library Public Copier-CHC229546-June 2015	\$	327.17
3079	Iron Mountain Australia Pty Ltd	496644-AT3	Records Management Secure Destruction - June 2015	\$	410.61
4737	D & L Plumbing & Gasfitting	6089	Replace the leaking connectors of hot/cold water	\$	181.30
4737	D & L Plumbing & Gasfitting	6089	replace flushing cistern in town mens toilet GC11	\$	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
2707	Water Dynamics Australia Pty Ltd	SU210354984	Leaky - for irrigation repairs from 22.06.2015 to	\$	3,520.00
2707	Water Dynamics Australia Pty Ltd	SU21035479	Irrigation parts consumed for the month of June	\$	2,500.73
1	DBH Contracting	00007076	Week 3 Labour for irrigation repair - 15-6-19,6-19	\$	1,453.85
1	DBH Contracting	00007077	Week 2 Labour for irrigation repair 6-6-12 6,15	\$	2,269.68
2300	Regina's Cleaning Services Pty Ltd	00015472	Buff/finish back of wall, prepare floor for new	\$	1,686.00
2300	Regina's Cleaning Services Pty Ltd	00015443	Clean 5 x 6m row 90 plastic chairs, 12 tables & 3	\$	1,760.00
938	Nightliff Electrical	114	String small of burning wires 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	00003667	Overpaint/remove the graffiti from recreation Ctr	\$	110.00
5104	JLM Civil Works Pty Ltd	00003669	Collect the cupboard in package from depot shed	\$	149.55
5104	JLM Civil Works Pty Ltd	00003670	Remove the graffiti from various surfaces of lib	\$	91.60
5104	JLM Civil Works Pty Ltd	00003685	Replace KL sign post at Raffle/Essington RAB	\$	116.97
25	Solids-ty Cleaning Services	00013450	Sanctuary Lakes envelop cleaning for June	\$	401.25
25	Solids-ty Cleaning Services	00013448	Library cleaning for June including weekend	\$	4,312.55
25	Solids-ty Cleaning Services	00013451	Marlow Lagoon Envelop cleaning for June	\$	962.50
25	Solids-ty Cleaning Services	00013449	Gray Scum Ho Cleaning for June	\$	1,613.75
25	Solids-ty Cleaning Services	00013447	Civic Plaza cleaning for June including rangers	\$	4,791.55
938	Nightliff Electrical	130	2x flickering lights, replace fluorescent, 5x10x	\$	93.50
5104	JLM Civil Works Pty Ltd	00003686	Replace the post of hump sign at road to dog park	\$	148.17
5104	JLM Civil Works Pty Ltd	00003683	Fix the provided 6x boards to the wall on shawn	\$	174.24
5303	Wild Things Animal Training & Encounters	24	School Holiday Program	\$	287.00
5104	JLM Civil Works Pty Ltd	00003590	Painting of bath refunds structures, Wallow 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	Ranger Uniform Pants	\$	108.28
WU2266	Diamond International Events /A Trina's Catering	14131083	Citizenship Ceremony catering	\$	396.00
123	Kerry's Automotive Group	NICV4340353	Repairs - Ranger Nissan CAL100	\$	6,370.15
5104	JLM Civil Works Pty Ltd	00003672	Replace the damage sprinkles around the facilities	\$	479.88
5104	JLM Civil Works Pty Ltd	00003696	Install 1.5*2.0m footpath, demolish and dispose	\$	3,392.02
5690	AAM Pty	38258	Goydar Square - Subdivsion & Consolidation	\$	4,791.60
4605	MIK Enterprises NSM P/L T/A Kloo Playgrounds Inspec	01507366	Playground Equipment Audit	\$	22,000.00
4320	Elton Consulting	12793	Development Assess- Professional Fees May 2015	\$	1,750.00
2161	GHD Pty Ltd	2174268	Undertake works required for the Pollution Abatement	\$	13,739.91
3792	Austral	12390	Job: SAWS0665 replace adjustable covers on wood	\$	557.10

5104	JLM Civil Works Pty Ltd	00003561	Install new driveway at Lot 12717, 12 Mork St,	\$	2,146.00
5104	JLM Civil Works Pty Ltd	00003578	Replace broken driveway marked with yellow paint	\$	2,123.78
5104	JLM Civil Works Pty Ltd	00003577	Replace broken driveway marked with yellow paint	\$	2,182.69
5104	JLM Civil Works Pty Ltd	00003566	Install new driveway at Lot 12770, 20 Gummman	\$	714.89
5104	JLM Civil Works Pty Ltd	00003565	Install new driveway at Lot 12774, 7 Gummman	\$	1,138.12
5104	JLM Civil Works Pty Ltd	00003594	Install new driveway at Lot 12787, 11 Swainly St,	\$	853.95
5104	JLM Civil Works Pty Ltd	00003593	Install new driveway at Lot 12793, 46 Crawley St,	\$	1,250.95
000002	Insight GS	00119231	Map2 Property Valuation 27/6/15-7/7/15	\$	2,145.00
4929	Berrymund Group	000045713	45,000 for Service CA4400	\$	585.00
4508	News 4L	5100 1667 3006 2015	CEO Newspapers - JUNE 2015	\$	50.53
2508	News 4L	5100 0968 3006 2015	Newspapers - Mayors Office - JUNE 2015	\$	50.53
4735	Palmerston and Rural Party Hinc	0100_GOP	Chair - no 25.6.2015	\$	50.00
9034	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#58270	Cat Trap Refund - R#58270	\$	100.00
000099	Palmerston Lions	FFT RFL LQ/7/15	BBQ Cooking - Skatepark Competition	\$	200.00
000098	Delsey Tamiano	KEY DEPOSIT REFUND - R#68026	Key Deposit Refund - R#68026	\$	60.00
5191	Derrero Schenkel	0393	POINTER Event Banner Design	\$	200.00
000458	Shirley Alcockson (EFT) Sebastian Whitters	KEY DEPOSIT REFUND - R#68269	Key Deposit Refund - R#68269	\$	60.00
47	Testra Corporation Ltd	0675508300/125263070-2 (8/7/15)	MS Exchange Online Account - JUNE 2015	\$	741.80
34	Powerwater	4000474	FORTNIGHT 2016-1 - From Payroll	\$	615.00
000200	Hilder Valley Ford (Red Arch Automotive P/L)	3097	Fleet Purchase Ford Ranger TS - C#67001 - P#105801	\$	39,835.10
2531	Custom Av - Ty 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
000040	Delsey Tamiano	NV CLEANING BOND REFUND - R#68026	Marlow Lagoon Cleaning Refund - R#68026	\$	150.00
000451	Eouise Sheikhi	GRAY HALL DEPOSIT REFUND - R#68182	Gray Hall Deposit Refund - R#68182	\$	125.00
000463	Imviva Cards	RATE REFUND - A#105297	Rate Refund - A#105297 (1 Relatively Cr)	\$	900.00
000462	E. McEwan (EFT) Karen McEwan	RATE REFUND - A#111619	Rate Refund - A#111619	\$	295.90
2	Australian Taxation Office	PAYG WE12072015	PAYG WE12072015	\$	58,767.00
000460	Reverb Press	CAT TRAP REFUND - R#65815	Cat Trap Refund - R#65815	\$	100.00
000460	Open Colleges Pty Limited	5915079 (REF:FO691056)	Cat IV Professional Writing and Editing	\$	2,592.50
000460	Isanija Pty Ltd	MR0582568	Maa's Monitoring June October	\$	471.58
000460	EPAC Salary Solutions Pty Ltd	172860 160715	Salary Packaging (2015/2015) - Wk 1	\$	1,175.69
566	Stickers & Stuff	160491	Rangers Dog Leads	\$	6,123.00
8880	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-LND - R#66200	Library RM Hire Refund - R#66200	\$	125.00
000465	C & C Brennanly	EFT REQ 14/7/15	Reimb - ABC Supplies - Youth Skatepark Comp 4/7/15	\$	81.50
000426	Capital Security (NT) 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 Outbreak - 7250, 7241, 7242 - Antivets	\$	274.00
26	Viva Energy Australia Ltd	1601324590	Fuel Cards - JUNE 2015	\$	5,500.39
9531	Custom Av Pty Ltd	00351768	Monthly Fire Indication Panel Test for June	\$	75.74
2587	Top End RACF	00032419	Monthly maintenance for air con for June	\$	583.39
36	Darwin Lock & Key	104720	Marlow Lagoon repair/replace lock on BBCL	\$	327.71
3669	Arasoft Solutions	SIN84061	Marlow W-R Products CoP CBD Free internet	\$	2,255.47
3688	Arasoft Solutions	SIN84062	DV 1112 ADSL2 Modem - Library Public internet	\$	52.60
2977	Sociality & Technology Services P/L	92731	Install Security Panel - Rangers Office	\$	2,671.95
939	Nightliff Electrical	225	1x Hole in lightpost at Marlow Lagoon Playground	\$	144.65
5104	JLM Civil Works Pty Ltd	00003111	Work in parks	\$	1,303.80
5104	JLM Civil Works Pty Ltd	00003107	Graffiti removal	\$	962.50
5104	JLM Civil Works Pty Ltd	00003108	Brewed Gate - Grey & Moulden	\$	426.45
5104	JLM Civil Works Pty Ltd	00003709	Repair / Replace Fences - Ginn	\$	566.45
5104	JLM Civil Works Pty Ltd	00003710	Removal of glass & guano	\$	591.25
5104	JLM Civil Works Pty Ltd	00003706	Road signage - CBD June	\$	3,940.60
000271	Ruj Xenon Business Centre NT	AB00014989	Ruj Xenon Copiers Agreement 387: July 2015	\$	1,781.50
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 re-seal works @ Cales	\$	3,817.00
48	Top End Line Markers Pty Ltd	115/357	F, Marlow Lagoon Str. - repaint intersection of	\$	892.00
788	YMCA of the Top End Inc	00003729	Install new driveway at Lot 12718, 9 Mork St, Zucc	\$	2,145.29
788	YMCA of the Top End Inc	5795	CS2304-011 - JUNE 2015	\$	31,418.75
788	YMCA of the Top End Inc	5794	Rental Income Subsidy - JUNE 2015	\$	5,798.45
000440	KIK FM Pty Ltd	03668094	PG105338 The Soap Wed 1 July 2015 Episode	\$	600.00
48	Top End Line Markers Pty Ltd	115/344	Re-marking along Protea Crescent from Flame Tree	\$	626.00
48	Top End Line Markers Pty Ltd	115/345	Re-marking along Flame Tree from Camp Rawberry	\$	1,837.00
48	Top End Line Markers Pty Ltd	115/349	C. Basewell intersections	\$	2,396.00
48	Top End Line Markers Pty Ltd	115/350	A. Maurice Trunk between Carriacott Street and	\$	4,995.50
48	Top End Line Markers Pty Ltd	115/355	F, Marlow Lagoon Str	\$	1,914.00
48	Top End Line Markers Pty Ltd	115/351	Line marking along Aungmy Crescent	\$	2,483.50
48	Top End Line Markers Pty Ltd	115/354	B. Inverway Circle between Bunaa Court and Farrar	\$	5,318.50
5104	JLM Civil Works Pty Ltd	00003730	Install new driveway at Lot 12719, 37 Camm Street,	\$	1,184.94
5104	JLM Civil Works Pty Ltd	00003727	Landscape Maintenance - Sanctuary Lakes	\$	3,382.00
274	CSC Business Solutions (NT) Pty Ltd	00003718	Corporate Copier Agreement 1000046738 June 2015	\$	1,916.89
5104	JLM Civil Works Pty Ltd	00003705	12cm of footpath replacement at Kalkaloudes in	\$	1,525.92
938	Nightliff Electrical	00046327	RCD test for Civic Centre	\$	286.00
2587	Top End RACF	00003240	Clean AC bag, clean and flush drain, test coil and	\$	110.80
000440	Vanderfield Northwest Pty Ltd (a Darwin Local Use	0368988E1	Service Vehicle 70,000 CA59G1	\$	391.95
4912	Remote Area Tree Services Pty Ltd	00001638	Watering of new trees - Farrar Bradleway,	\$	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	Forest Parade - supply, plant & establish 5 trees	\$	1,229.65
4912	Remote Area Tree Services Pty Ltd	00002109	near Canaway Street & McCowan Place trees	\$	4,250.00
4912	Remote Area Tree Services Pty Ltd	00002141	Russell Avarua near Dolly's Dr - removals of dead	\$	4,950.00
4912	Remote Area Tree Services Pty Ltd	00002104	Forest Parade & Lamarck Avenue - supply, plant	\$	1,532.30
2977	Security & Technology Services P/L	93039	upgrade Alarm Panel to Pacom - Aquatic Centre	\$	4,666.00
2977	Security & Technology Services P/L	53032	install Permacom GPRS units to CoP Buildings &	\$	3,022.80
689	Clearway	15597885	Tip re-charge - MAY 2015	\$	1,567.24
1581	NT Broadcasters Pty Ltd	155-136-10T-0020	Refugee Week 2015 Radio Advertising Hot 100	\$	514.00
1581	NT Broadcasters Pty Ltd	155-136-M-X-0030	Refugee Week 2015 Radio Advertising Milk FM	\$	902.00
324	Civica Pty Limited	07_6002008	Authority DR Services - AUGUST 2015	\$	3,311.00

629	Cleanway	15535159	Library - JUNE 2015	\$	141.22
4539	Bvine Design & Drafting	HM00394	Gaydar Square - Professional Services - Constructi	\$	5,808.00
4025	CS Services NT	0003404	Archer Waste Transfer Station	\$	161,059.04
539	Cleanway	15535155	Civic Centre - JUNE 2015	\$	90.95
539	Cleanway	15536908	Dog Pound - JUNE 2015	\$	11.52
539	Cleanway	15537045	Tanarama - JUNE 2015	\$	190,376.61
688	Cleanway	15535167	Driver Resource Centre - JUNE 2015	\$	82.90
689	Cleanway	15537919	Woodroffe Primary School - JUNE 2015	\$	7.92
689	Cleanway	15538150	T-p Recharge - JUNE 2015	\$	625.78
W00368	iWater NT	104	Labour for irrigation repairs from 22.06.2015 to	\$	2,347.80
4875	iSential Pty Ltd	MN0587602	Media Monitoring Broadcast Retainer - JULY 2015	\$	049.46
4912	Remote Area Tree Services Pty Ltd	00002100	Farrer Boulevard - supply, plant & establish	\$	2,472.14
5104	JJM Civil Works Pty Ltd	00009701	Install new fence panel at Gray	\$	2,769.48
5104	JJM Civil Works Pty Ltd	00009722	Instal two fence panels and 4 posts at Berris Drain	\$	1,845.80
639	Cleanway	15536194	Civic Centre - JUN 2015	\$	185.04
5104	JJM Civil Works Pty Ltd	00003726	2012/07 - Provide Public Pene Bin Collection	\$	20,102.16
645	Nationwide News NT Division	88554277	Advertising - JUNE 2015	\$	11,597.81
10	DBF Contracting	00007044	Replace damaged printing fountain at Haydon Park	\$	649.34
10	DBF Contracting	00007099	Week 4 Labour for irrigation repairs 22.6.26.6.15	\$	4,271.34
5208	Open Systems Technology Pty Ltd	5,003012	Dynair's NAV Professional Services - JUNE 2015	\$	429.00
272	City Wreckers	00008106	Towing - Bunk Hauler section, Yarravanga	\$	110.00
4329	Miranda's Armes Security Officers Pty	PTC1016	Cash Collections - JUNE 2015	\$	314.80
5104	JJM Civil Works Pty Ltd	00003708	Replace 5.0m x 1.7m fpath at Int Manory & Hillian	\$	540.50
46	Dawson CD Works Pty Ltd	6727199	Carry out fiscal program as per contract TS 2015/01	\$	566,110.78
5104	JJM Civil Works Pty Ltd	00003738	Remove 75 chairs from small storeroom of Gray &	\$	99.79
5104	JJM Civil Works Pty Ltd	00003737	Remove the overgrown vegetation from the safety fo	\$	119.14
5104	JJM Civil Works Pty Ltd	00003734	Pick up aircon duct from depot and deliver to HACC	\$	391.83
5104	JJM Civil Works Pty Ltd	00003715	Scrap back road and place 8.1m x 5.0m asphalt at	\$	2,770.87
5104	JJM Civil Works Pty Ltd	00003719	Road maintenance works at Archer waste transfer	\$	4,326.55
5104	JJM Civil Works Pty Ltd	00003725	Bussell Avenue - mulch all large trees	\$	4,400.00
3771	PK Paving & Building Services	34	Sanctuary Lakes - repair rubber soffits 1	\$	4,620.26
	PK Paving & Building Services	32	Marlow Lagoon - Repair rubber soffit	\$	2,090.00
3796	PK Paving & Building Services	33	Playground - Softfall repair	\$	1,230.00
35	Stables Australia Pty Limited	5015264550	Kitchen Supplies - Civic Centre	\$	259.97
2139	SBA Office National	W31-102839	Standard Dymo Labels - Civic Centre Stationary	\$	79.80
2149	SBA Office National	W31-102930	Impress for new ID Cards	\$	91.25
3557	Kelley Jones Lawyers	05355	Review Rates Deduction 2015/16	\$	608.50
2139	SBA Office National	W31-102751	Stationery including id card sleeves	\$	277.20
5124	JJM Civil Works Pty Ltd	00003727	Kerb replacement 0.35m Int Fway & Dwyer	\$	108.54
W00412	Bandconnect	1081	Promotional Products for youth engagement	\$	2,175.25
48	Top End Line Markers Pty Ltd	L13/346	D. Intersection of Catalina and Bridle Road	\$	2,178.00
5124	JJM Civil Works Pty Ltd	00003704	Install new driveway at Lot 11255, 45 Avenue Rd,	\$	508.80
5124	JJM Civil Works Pty Ltd	00009703	Install new driveway at Lot 11767, 651 Hawker St,	\$	2,829.26
5124	JJM Civil Works Pty Ltd	00009703	Call out to fix broken water supply in Dillon par	\$	104.26
5104	JJM Civil Works Pty Ltd	00009701	Call out on Saturday 27.6.2015 to remove dead cow	\$	654.06
5104	JJM Civil Works Pty Ltd	00003732	Remove dead cat from the gutter of Temple Terrace	\$	88.77
48	Top End Line Markers Pty Ltd	L13/346	Re-marking along Nhillina Circuit	\$	1,190.20
958	Nightlight Electrical	293	Carry Out the Park light repair works as per quote	\$	8,987.00
3545	Amalgamated Pest Control	1510570148	Quarterly pest control for Joy Anderson - June	\$	110.00
3545	Amalgamated Pest Control	1510570141	Quarterly pest control for Gray Community Hall	\$	110.00
3545	Amalgamated Pest Control	1510570140	Quarterly general termite pest control for Depot	\$	775.00
3545	Amalgamated Pest Control	1510523142	Quarterly pest control for Driver Resource Centre	\$	143.00
5104	JJM Civil Works Pty Ltd	00003713	Road near 9 season Crk, Woodroffe	\$	2,102.21
5104	JJM Civil Works Pty Ltd	00003714	pavement reconstruction - 38 McKinnon Rc, Pineland	\$	2,121.95
48	Top End Line Markers Pty Ltd	L13/347	Re-marking along Binway Drive	\$	1,552.23
5104	JJM Civil Works Pty Ltd	00003723	Check the irrigation system and repair the broken	\$	230.00
5104	JJM Civil Works Pty Ltd	00009721	Install a trash rack across Reservoir drain	\$	16,511.40
549	City of Darwin	89966	Small Bay Weigh Bridge Changes - JUNE 2015	\$	35,982.04
	Turner & Townsend Thine Pty Ltd	115375	TS2014-04 - Project Management - EOT Variation	\$	9,504.00
	Deuce Cleaning Service	4244	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	JJM Civil Works Pty Ltd	00009736	Supply and install 8 nos of plates to block the ac	\$	711.43
4562	NT Repairs and Painting	00000577	Pressure clean columns and footpaths & paint the	\$	2,580.00
W00377	Audio Technology NT Pty Ltd	13977	4 nos of PA for skatepark competition	\$	197.33
5104	JJM Civil Works Pty Ltd	00003601	Balance of original invoice 2316 - Works 79 Farrar	\$	694.62
5104	JJM Civil Works Pty Ltd	00003600	Balance of INV3315 - PJ000409	\$	492.78
4049	NT Build	4439	NT Build Levy - Boycer 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	MILK Foremilk R/W P/L T/A Kids Playground Inspe	0130/369	Playground Equipment Audit - Additional Works	\$	7,400.00
5071	Luatic Health Group Pty Ltd	L211634	Injury Management Co-ordination - Curm Dev 1 Officer	\$	110.00
500	Dynair Human Resource & Computer Academy	00026961	Cert IV - Customer Service Officer	\$	295.00
5104	JJM Civil Works Pty Ltd	00003724	Lakeview Blvd - Mulch all large trees	\$	3,900.00
5104	JJM Civil Works Pty Ltd	00003725	Limbick Avenue - Mulch all large trees	\$	4,400.00
3628	Arce T Solutions	SIN14379	Savira Agreement - Managant Services July FC 15/16	\$	1,554.78
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	Yarravanga road reserve & buffer - reactive tree	\$	3,580.00
4912	Remote Area Tree Services Pty Ltd	00002405	Bakewell Escarpment - scheduled tree maintenance	\$	4,950.00
3098	Recesshow Films Pty Ltd	03081662	Movie Licences FilmBiz	\$	550.00
4790	Urban Play Pty Ltd	00011810	H Gerry Remie 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	\$	23,691.53
117	Reairpalras	6407289545	Replacement of Tyres on CA011FC	\$	540.11
4065	Southern Cross Protection Pty Ltd	710695	Security Patrol - 15/7/2015	\$	74.54
4825	MIM A Saangler	RE MB IPWEA CONFERENCE - TRAVEL	Raimb IPWEA Conference - Cab Fares NT	\$	191.28
134	Jazz Pty Ltd	00228711	Dog registration tags 2015/16	\$	1,883.00
W00378	BMU	0030094E4	158215-06 - June 2015 CLA M 1	\$	186,641.70
5	Australia Post	1304479925	Postage Charges - JUNE 2015	\$	7,479.86
5104	JJM Civil Works Pty Ltd	00003690	Litter/rubbish removal inway 7-8	\$	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	Cowanway	15595167	Gray Hell - JUNF 2015	\$	22.16
3514	NI Automotive Group (R. As) P/L	14002840/6	Vehicle repairs - CADIFD	\$	1,729.40
1022	SA Global Limited	5418115-268074	AS 23087075 - Tree stock for landscape use	\$	150.57
429	Taxally Workwear Palmrestor	100079061	Ranger Services - uniforms	\$	258.00
5669	Athletics Northern Territory	00082709	ACTIVATE athletics	\$	528.00
V00417	Georgia Beach	COPO05	Workshop facilitator for school holiday programs	\$	600.00
V00295	Jacana Energy	62764063	1011339410 - Streetlighting - 2/4/15-30/06/15	\$	163,798.55
639	Cowanway	15594757	Swal Bay Coping Recharge Jan 2015 & 15/4/15	\$	1,397.55
421	Palmreston 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 REF. NO 945-8120	Park Deposit Refund 2456170	\$	150.00
V00131	Loe Loden	REIMB. CATERING SUPPLIES - FLC NIC	REIMB: Catering Supplies - Flic Nic 2015	\$	56.60
54	Powerwater	137964	Street Lighting - April May, June 2015	\$	105,006.99
54	Powerwater	62739673	2012020910 -18.05.2015 to 16.06.2015	\$	427.35
54	Powerwater	62618728	2012299510 -02.05.2015 to 01.06.2015	\$	195.67
54	Powerwater	62792641	2011799510 -02.06.2015 to 03.07.2015	\$	190.77
54	Powerwater	62694923	2014558410 -30.05.2015 to 15.06.2015	\$	745.93
54	Powerwater	62618995	2011648710 -07.05.2015 to 01.06.2015	\$	204.84
54	Powerwater	62724519	202840210 -19.05.2015 to 16.06.2015	\$	406.91
54	Powerwater	62633550	205522910 -02.05.2015 to 01.06.2015	\$	24.69
54	Powerwater	62715262	206399910 -01.05.2015 to 15.06.2015	\$	758.42
54	Powerwater	62715264	206480110 -21.05.2015 to 15.06.2015	\$	20.71
54	Powerwater	62715260	206382310 -21.05.2015 to 15.06.2015	\$	145.39
54	Powerwater	62694844	206233510 -20.05.2015 to 15.06.2015	\$	217.71
54	Powerwater	62618662	202797511 -02.05.2015 to 01.06.2015	\$	594.13
54	Powerwater	62797517	202797511 -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	2013921810 -20.05.2015 to 15.06.2015	\$	261.87
54	Powerwater	62697111	207756810 -19.05.2015 to 12.06.2015	\$	723.59
54	Powerwater	62749391	204794710 -01.05.2015 to 19.06.2015	\$	1,180.55
54	Powerwater	62715193	202777310 -17.05.2015 to 15.06.2015	\$	72.48
54	Powerwater	62749168	206519910 -21.05.2015 to 19.06.2015	\$	675.39
54	Powerwater	62749353	204025410 -21.05.2015 to 19.06.2015	\$	285.39
54	Powerwater	62731728	204278410 -21.05.2015 to 19.06.2015	\$	430.65
54	Powerwater	62732822	205733410 -17.05.2015 to 16.06.2015	\$	71.29
54	Powerwater	62732873	206145210 -17.05.2015 to 15.06.2015	\$	71.29
54	Powerwater	62714858	206149210 -18.05.2015 to 16.06.2015	\$	257.43
54	Powerwater	62724936	206144610 -17.05.2015 to 16.06.2015	\$	76.19
54	Powerwater	62724879	206138410 -10.12.2014 to 16.06.2015	\$	76.49
54	Powerwater	62724981	206138310 -17.05.2015 to 19.06.2015	\$	75.67
54	Powerwater	62607071	202593910 -10.05.2015 to 01.06.2015	\$	452.41
54	Powerwater	62688142	202600810 -10.05.2015 to 01.06.2015	\$	1,126.13
54	Powerwater	62732643	207751310 -21.05.2015 to 18.06.2015	\$	482.43
54	Powerwater	62732798	205599810 -01.05.2015 to 18.06.2015	\$	2,462.14
54	Powerwater	62633095	209079010 -05.05.2015 to 02.06.2015	\$	71.69
54	Powerwater	62715251	206213510 -20.05.2015 to 15.06.2015	\$	21.51
54	Powerwater	62715286	206639310 -20.05.2015 to 15.06.2015	\$	214.15
54	Powerwater	62715253	206414410 -20.05.2015 to 15.06.2015	\$	1,584.99
54	Powerwater	62694787	206347110 -28.05.2015 to 15.06.2015	\$	543.59
54	Powerwater	62715756	206317110 -02.06.2015 to 15.06.2015	\$	44.51
54	Powerwater	62696801	201514010 -19.05.2015 to 12.06.2015	\$	3,673.70
54	Powerwater	62633016	206594410 -01.05.2015 to 01.06.2015	\$	106.47
54	Powerwater	62752752	206590410 -02.06.2015 to 01.07.2015	\$	183.79
54	Powerwater	62704295	207029610 -01.05.2015 to 15.06.2015	\$	596.27
54	Powerwater	62780010	205895910 -28.01.2015 to 27.04.2015	\$	286.15
54	Powerwater	62793099	206263310 -02.04.2015 to 01.07.2015	\$	543.93
54	Powerwater	62771249	205691510 -02.05.2015 to 01.06.2015	\$	1,225.49
54	Powerwater	62792520	205691510 -02.06.2015 to 03.07.2015	\$	1,911.69
54	Powerwater	62633046	202787910 -01.05.2015 to 01.06.2015	\$	1,605.99
54	Powerwater	62694730	206795510 -20.05.2015 to 15.06.2015	\$	622.40
54	Powerwater	62715759	206237910 -20.05.2015 to 15.06.2015	\$	1,457.59
54	Powerwater	62715455	206301310 -20.05.2015 to 15.06.2015	\$	802.06
54	Powerwater	62715883	2014457910 -02.05.2015 to 01.06.2015	\$	1,871.59
54	Powerwater	62618804	202798510 -01.05.2015 to 01.06.2015	\$	1,983.05
54	Powerwater	62792727	202798510 -02.06.2015 to 01.07.2015	\$	1,465.05
54	Powerwater	62715382	204426110 -21.05.2015 to 15.06.2015	\$	227.08
54	Powerwater	62715383	204433210 -20.05.2015 to 15.06.2015	\$	441.13
V00235	Jacana Energy	62779574	109005410 -01.06.2015 to 30.06.2015	\$	6,365.57
V00295	Jacana Energy	62632709	109005610 -02.05.2015 to 01.06.2015	\$	278.09
V00295	Jacana Energy	62792677	109005610 -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	102675310 -10.05.2015 to 10.06.2015	\$	592.72
V00295	Jacana Energy	62694644	104426110 -21.05.2015 to 15.06.2015	\$	321.69
V00295	Jacana Energy	62703639	102810210 -19.05.2015 to 16.06.2015	\$	978.67
V00295	Jacana Energy	62792639	1016554310 -05.06.2015 to 03.07.2015	\$	506.52
V00295	Jacana Energy	62618151	1016534010 -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	1012498610 -21.05.2015 to 19.06.2015	\$	325.99
V00295	Jacana Energy	62618669	1014154011 -27.02.2015 to 01.06.2015	\$	191.23
V00295	Jacana Energy	62615714	101427341 -27.02.2015 to 01.06.2015	\$	640.99
V00295	Jacana Energy	62594537	1015105910 -20.05.2015 to 15.06.2015	\$	100.49
V00295	Jacana Energy	62714569	106190610 -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	101410110 -20.05.2015 to 15.06.2015	\$	1,530.67
V00295	Jacana Energy	62692220	107710210 -01.05.2015 to 01.06.2015	\$	254.47

V00295	Jacana Energy	62694646	106967310	20.05.2015 to 15.06.2015	\$	429.06
V00295	Jacana Energy	62714829	1013817310	-20.05.2015 to 15.06.2015	\$	193.46
V00295	Jacana Energy	62694655	106382310	-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	62694913	1014518410	-20.05.2015 to 15.06.2015	\$	143.26
V00295	Jacana Energy	62694910	1014517010	-20.05.2015 to 15.06.2015	\$	96.48
V00295	Jacana Energy	62714997	106990411	20.05.2015 to 15.06.2015	\$	1,547.03
V00295	Jacana Energy	62714850	1014111710	20.05.2015 to 15.06.2015	\$	199.36
V00295	Jacana Energy	62714829	1013817411	23.05.2015 to 15.06.2015	\$	22.35
V00295	Jacana Energy	62714830	1013866212	-20.05.2015 to 15.06.2015	\$	22.35
V00295	Jacana Energy	62694659	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	62714869	1014110010	-20.05.2015 to 15.06.2015	\$	197.83
V00295	Jacana Energy	62694947	1014109710	-20.05.2015 to 15.06.2015	\$	243.50
V00295	Jacana Energy	62694744	103579121	-21.05.2015 to 15.06.2015	\$	183.22
V00295	Jacana Energy	62716843	1011518710	-01.06.2015 to 30.06.2015	\$	118.46
V00295	Jacana Energy	62631393	1013979610	-27.02.2015 to 28.06.2015	\$	49.23
V00295	Jacana Energy	62694640	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	62694944	106650710	-02.06.2015 to 31.06.2015	\$	27.54
V00295	Jacana Energy	62716865	105550710	-02.06.2015 to 30.06.2015	\$	28.34
V00295	Jacana Energy	62694735	106379010	-01.06.2015 to 31.06.2015	\$	26.48
V00295	Jacana Energy	62714970	106798310	-21.05.2015 to 15.06.2015	\$	21.52
V00295	Jacana Energy	62694657	106399910	-21.05.2015 to 15.06.2015	\$	87.21
V00295	Jacana Energy	62714951	106419410	-20.05.2015 to 15.06.2015	\$	27.35
V00295	Jacana Energy	62714974	106317110	21.05.2015 to 15.06.2015	\$	21.89
V00295	Jacana Energy	62694682	1010991710	-20.05.2015 to 15.06.2015	\$	70.52
V00295	Jacana Energy	62714912	102599210	20.05.2015 to 15.06.2015	\$	25.17
V00295	Jacana Energy	62714821	1010894310	-21.05.2015 to 15.06.2015	\$	21.52
V00295	Jacana Energy	62714847	1014109810	20.05.2015 to 15.06.2015	\$	27.38
V00295	Jacana Energy	62694861	1014109810	-20.05.2015 to 15.06.2015	\$	110.25
V00295	Jacana Energy	62694798	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	62694643	1014457810	-02.06.2015 to 01.06.2015	\$	39.11
V00295	Jacana Energy	62716278	1014457810	-02.06.2015 to 01.06.2015	\$	652.39
V00295	Jacana Energy	62618800	102787910	-01.05.2015 to 01.06.2015	\$	551.39
V00295	Jacana Energy	62716271	132787910	-02.06.2015 to 01.06.2015	\$	500.59
V00295	Jacana Energy	62632219	137710110	-01.05.2015 to 01.06.2015	\$	26.40
V00295	Jacana Energy	62694507	106365710	-20.05.2015 to 15.06.2015	\$	63.95
V00295	Jacana Energy	62694697	106795910	-20.05.2015 to 15.06.2015	\$	73.55
V00295	Jacana Energy	62714998	106790411	-20.05.2015 to 15.06.2015	\$	27.95
V00295	Jacana Energy	62714832	1010921910	-20.05.2015 to 15.06.2015	\$	22.98
V00295	Jacana Energy	62694695	1311630910	21.05.2015 to 15.06.2015	\$	100.97
V00295	Jacana Energy	62715043	109801210	23.05.2015 to 15.06.2015	\$	166.24
V00295	Jacana Energy	62694732	109801110	-20.05.2015 to 15.06.2015	\$	206.16
V00295	Jacana Energy	62714829	104423510	-20.05.2015 to 15.06.2015	\$	16.03
V00295	Jacana Energy	62714991	107421111	-19.05.2015 to 16.06.2015	\$	324.28
V00467	Asley Dibs	REFUND - OVERPAYMENT OF DCG REGISTER	Refund - Overpayment of Dog Registration R469637		\$	25.00
V00468	Annabta Wade	REFUND - OVERPAYMENT OF DCG REGISTER	Refund - Overpayment of Dog Regs R469365		\$	25.00
V00200	Hidden Valley Ford (Red Earth Automotiva P/L)	3036	Fleet Purchase - CBR215		\$	39,891.10
V00200	Hidden Valley Ford (Red Earth Automotiva P/L)	3035	Fleet Purchase - CBR217		\$	39,831.10
47	Telstra Corporation Ltd	2345 152 570-4	Main 'n' & Mobile Account June 2015 - 303 2587 000		\$	5,563.01
40	Gemirex Northern Territory	0XAJ2596	Ranger Uniform Pants		\$	108.23
40	Gemirex Northern Territory	00366E	Credit Note - Rangers Work Pants Returned		-\$	94.31
2199	SMA Office National	WB1 102751	Stationery including card sleeves		\$	277.23
2199	SMA Office National	809/4	Dymo Labels - Order Cancelled - Unable to supply		-\$	148.83
4007	Ark Animal Hospital Pty Ltd	8/216	Animal Euthanasias - /262, /242 (x2) + Anomyday		\$	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 Ender Tri-Services Magazine Inc	\$ 144.00
2238	Hollards 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	Repro 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	3871.EXFC002.307	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.TECH005.707	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	Prizes
Maxie Smith	\$ 78.00	3823.TECH001.301	CACTIQ 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 - Picnics
	\$ 1.34	3841.COMM001.335	Equipment - Picnics
	\$ 69.95	3841.COMM001.335	Popcorn machine - Picnics
	\$ 27.45	3828.EXEC003.308	Visitors book Alderman consult
	\$ 98.90	3111.COMM002.300	Desk equipment
	\$ 179.53	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
	\$ 526.50	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 31December 2014 to 1May 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](mailto: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**

<b>Activity</b>	<b>Scheduled</b>	<b>Revised</b>	<b>Actual</b>
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):**

<b>Activity</b>	<b>Amount</b>
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	
<b>Total cost</b>	<b>\$5,960,463.06</b>

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

**Table 2: Construction contract variations**

<b>Variation</b>	<b>Activity</b>	<b>Amount (ex GST)</b>
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
<b>Total Variations (incl GST)</b>		<b>\$98,901.83</b>

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:

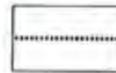
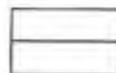
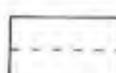
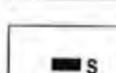
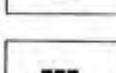
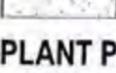
- Tender
- Construction contract
- Head lease
- Operation and maintenance manuals

## **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**

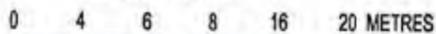
-  GRASSING - 960M2  
CULTIVATE AREA TO BE GRASSED AND SPREAD  
TOPSOIL 100MM DEEP
-  ROCK MULCH IN GARDEN BEDS and COURTYARDS 75MM DEEP - 350M2  
7-10MM DIAMETER - 'Hayes Creek Gold'
-  CONCRETE MOWING STRIP - 230 lineal metres  
TO FINISH FLUSH WITH ADJACENT PAVEMENTS
-  FENCE - REFER ARCHITECTURE 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 DILLENIA  
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



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



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

LOT 8955 PALMERSTON  
PROPOSED RESIDENTIAL DEVELOPMENT  
**LANDSCAPE PLAN**

Drawn KJ	Designed KJ	Checked	Date 16.4.2014	<b>A3</b>
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 Councils 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](mailto: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> <u>vegetation map</u> <u>weeds map</u>		data upkeep

**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](mailto: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.

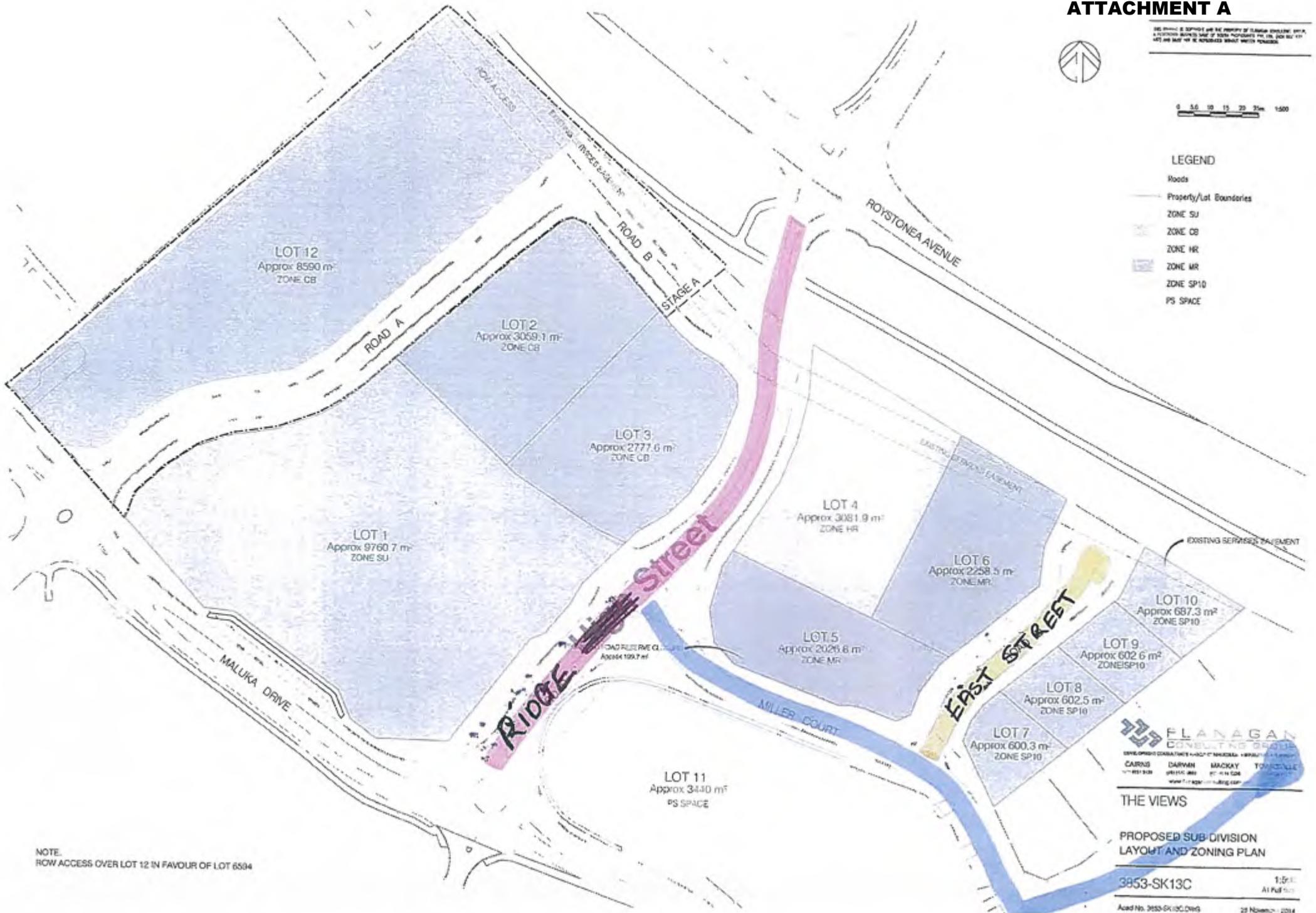
# ATTACHMENT A

ALL RIGHTS RESERVED AND THE PROPERTY OF FLANAGAN CONSULTING GROUP. ANY REPRODUCTION OR DISTRIBUTION OF THIS DOCUMENT FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF FLANAGAN CONSULTING GROUP IS PROHIBITED.



## LEGEND

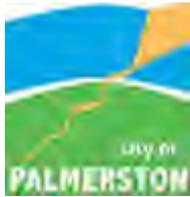
- Roads
- Property/Lot Boundaries
- ZONE SU
- ZONE CB
- ZONE HR
- ZONE MR
- ZONE SP10
- PS SPACE



NOTE:  
HOW ACCESS OVER LOT 12 IN FAVOUR OF LOT 6504

**FLANAGAN CONSULTING GROUP**  
ENGINEERING CONSULTANTS ARCHITECTS SURVEYORS  
**CAROL DARWIN MACKAY TONGUE**  
081 333 0813 081 333 0814 081 333 0815  
[www.flanagan-consulting.com](http://www.flanagan-consulting.com)

**THE VIEWS**  
**PROPOSED SUB-DIVISION LAYOUT AND ZONING PLAN**



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.

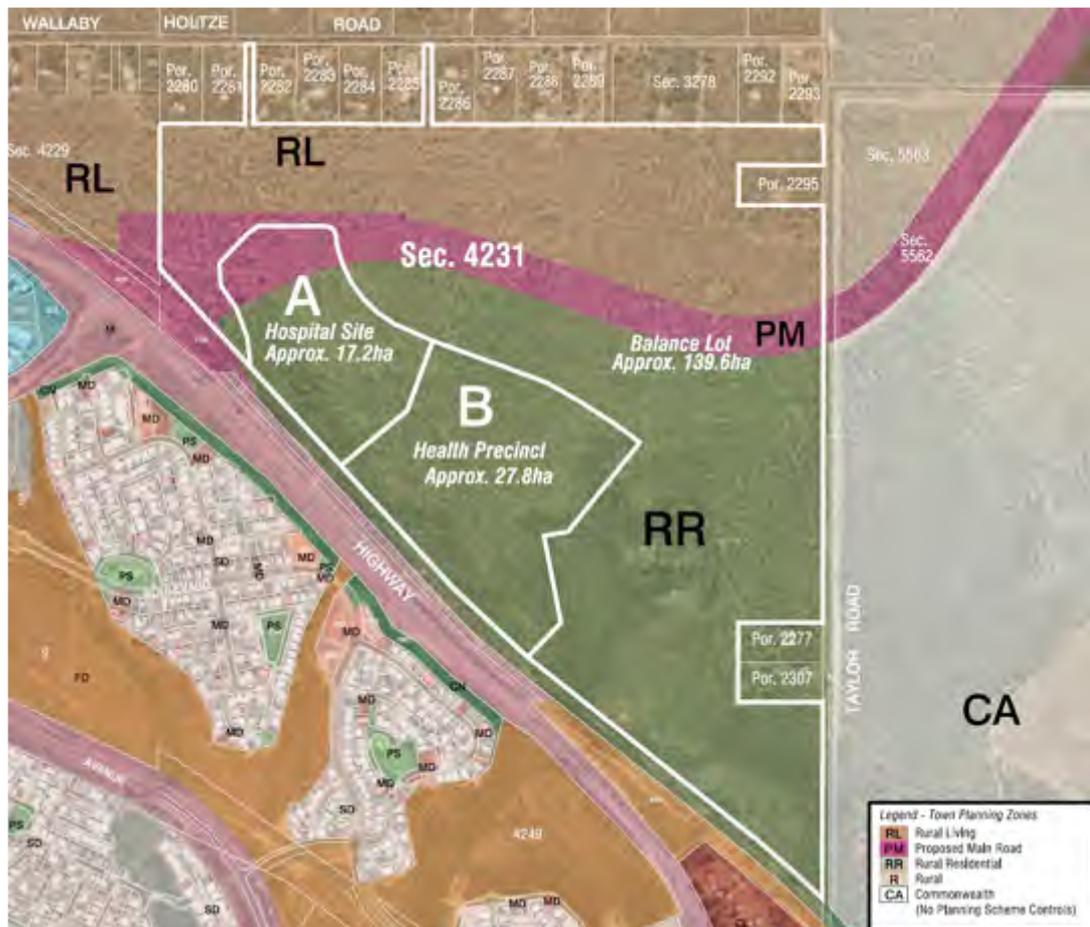
The application seeks to facilitate the allocation of appropriate zoning and lot sizes to facilitate the Palmerston Regional Hospital and associated Health Precinct.

**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

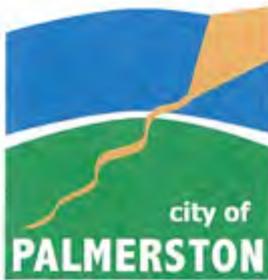
Any queries on this report may be directed to Mark Spangler, Director of Technical Services on telephone (08) 8935 9958 or email [mark.spangler@palmerston.nt.gov.au](mailto:mark.spangler@palmerston.nt.gov.au).

Author: Gerard Rosse, Strategic Planner.

**Schedule of Attachments:**

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

Attachment B: PA2015/0370 Application Material.



Please include the following reference in all correspondence

File: P Sec 4231

ID: MS:gr

7 August 2015

Telephone (08) 8935 9922

Facsimile (08) 8935 9900

**Email**

palmerston@palmerston.nt.gov.au

**Web**

www.palmerston.nt.gov.au

Civic Plaza

2 Chung Wah Terrace

Palmerston NT 0830

Please address  
all correspondence to:

**Chief Executive Officer**

PO Box 1

Palmerston NT 0831

ABN 42 050 176 900

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

Dear Deborah

**PA2015/0370**

**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:

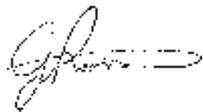
**Council supports the Concurrent Application for the following reasons:**

- 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 to the right.

**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](mailto: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:

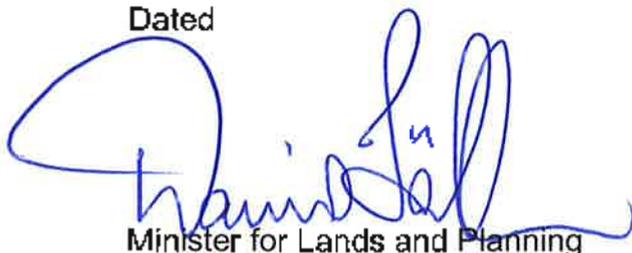
Director, Development Assessment Services  
Department of Lands, Planning and the Environment  
GPO Box 1680  
DARWIN NT 0801 or

Fax: (08) 8980 0707 or

Email: [das.dlpe@nt.gov.au](mailto: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.

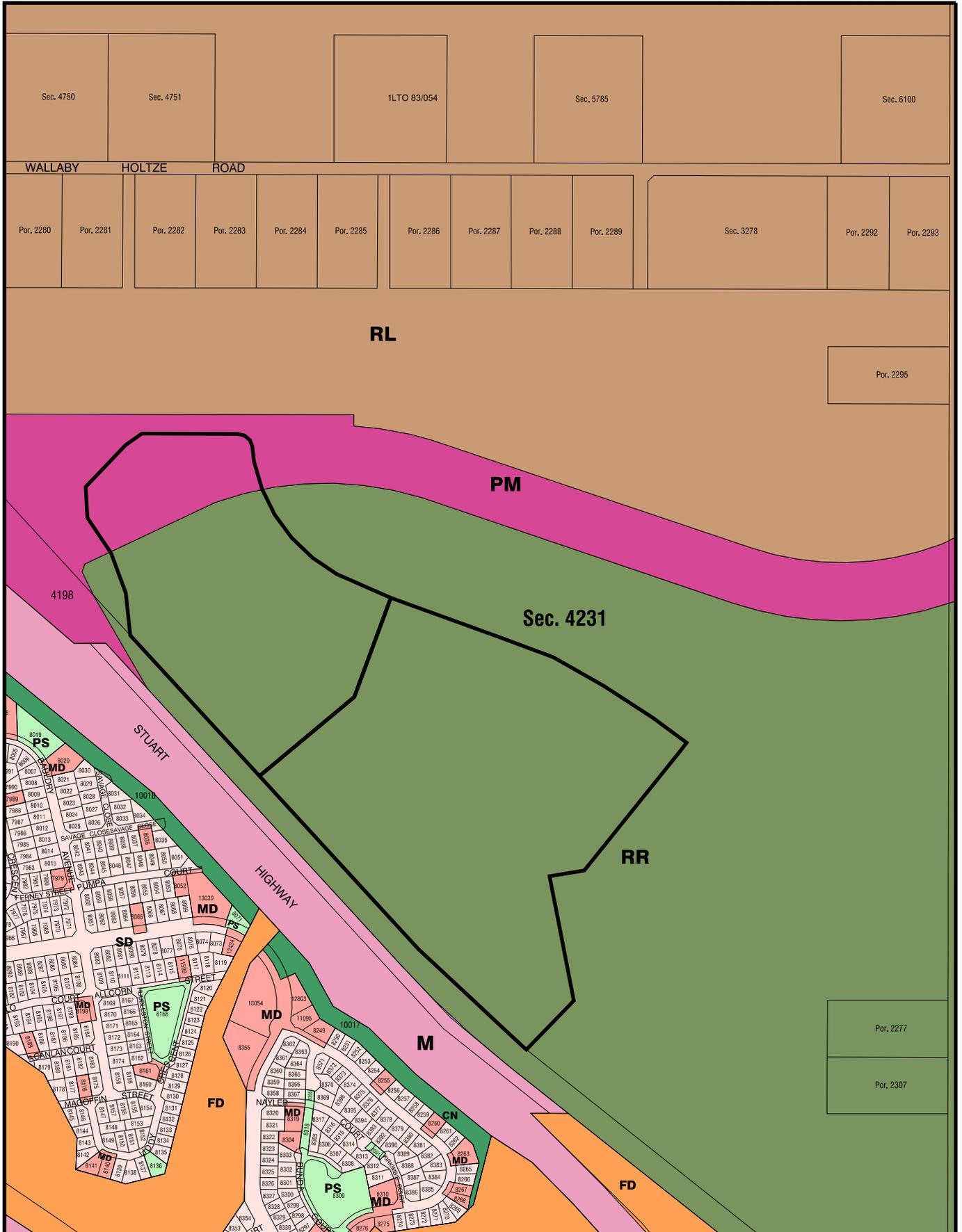
Clause 13.5 refers to the erection of mobile telephone communications towers.

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



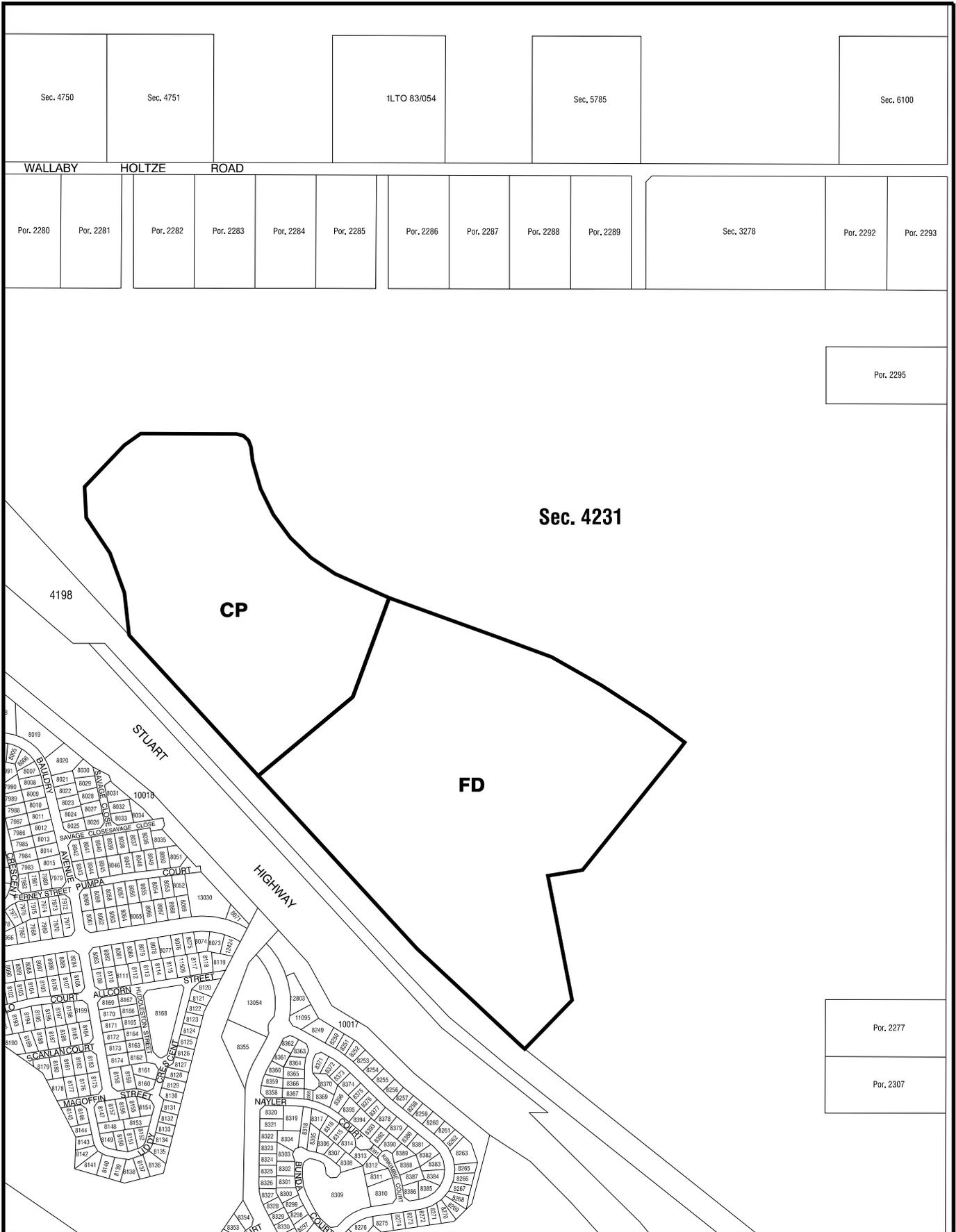
Scale 1: 9000 @ A4



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

0 90 180 270 360 450m

Scale 1: 9000 @ A4



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**

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

**2. APPLICANT INFORMATION**

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

**3. EXISTING LAND USE**

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

**4. PRE-APPLICATION MEETING WITH PLANNING ADVISER**

Date of Pre-application meeting: 17 April 2015 Planning adviser's name (if known): Jan Kinsella	<b>NOTE:</b> 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.



19/5/2015

Signature(s)

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](http://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  
GPO Box 1680  
DARWIN NT 0801

**Land Administration**  
Level 5 Energy House DARWIN  
**Postal address**  
GPO Box 1680  
Darwin NT 0801  
**Tel** 08 8999 6143  
**Fax** 08 8999 5404

**Email** [greg.woodroffe@nt.gov.au](mailto:greg.woodroffe@nt.gov.au)  
**Web** [www.nt.gov.au/dlpe](http://www.nt.gov.au/dlpe)

**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](mailto:karen.white@nt.gov.au).

Yours sincerely

GREG WOODROFFE  
A/Manager Crown Land and Leases

5 May 2015



**LAND AND ECONOMIC DEVELOPMENT**

# **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

<b>1</b>	<b>Introduction.....</b>	<b>3</b>
1.1	Background.....	3
1.2	Site and Locality Description .....	4
1.3	Reason for Concurrent Application.....	5
<b>2</b>	<b>Statement of Strategic Intent.....</b>	<b>6</b>
2.1	The Northern Territory Planning Scheme .....	6
2.1.1	Planning Principles and Framework: Northern Territory.....	6
2.1.2	Planning Principles: Darwin Region.....	6
2.2	Proposed Rezoning .....	9
<b>3</b>	<b>Compliance of Development Proposal with NT Planning Scheme.....</b>	<b>9</b>
3.1	Part 3: Zone Purpose.....	10
3.2	Part 5 – Subdivision.....	10
3.3	Part 7 Transport and Infrastructure.....	12
3.4	Part 8 Area Plans.....	12
<b>4</b>	<b>Detailed Statement of Effect.....</b>	<b>13</b>
4.1	30C(4)(a) – Interim Development Control Order.....	13
4.2	30C(4)(b) - Public Environmental Report/Environmental Impact Statement...	13
4.3	30C(4)(c) – Merits of Proposed Development .....	13
4.4	30C(4)(d) – Physical Characteristics of the Subject Land, Suitability of the Proposed Development and Effect of Proposal.....	14
4.5	30C(4)(e) – Public Facilities and Open Space Provision and Development...	17
4.6	30C(4)(f) – Public Utilities/Infrastructure .....	18
4.7	30C(4)(g) – Impact on Amenity of Area .....	18
4.8	30C(4)(h) – Benefit/Detriment to Public Interest.....	19
4.9	30C(4)(i) – Compliance with the <i>Building Act</i> .....	19
4.10	30C(4)(j) – Compliance with the <i>Unit Titles Act</i> .....	19
<b>5</b>	<b>Conclusion .....</b>	<b>19</b>
	<b>Attachment F – Dimensioned Plans. ....</b>	<b>20</b>
	Locality Plan showing Existing Zoning .....	20
	Proposed Zoning Plan .....	20
	Proposed Subdivision - Dimensioned Plan .....	20
	Utilities and Infrastructure Plan.....	20
	Interim Access Plan.....	20

# 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 Pan 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

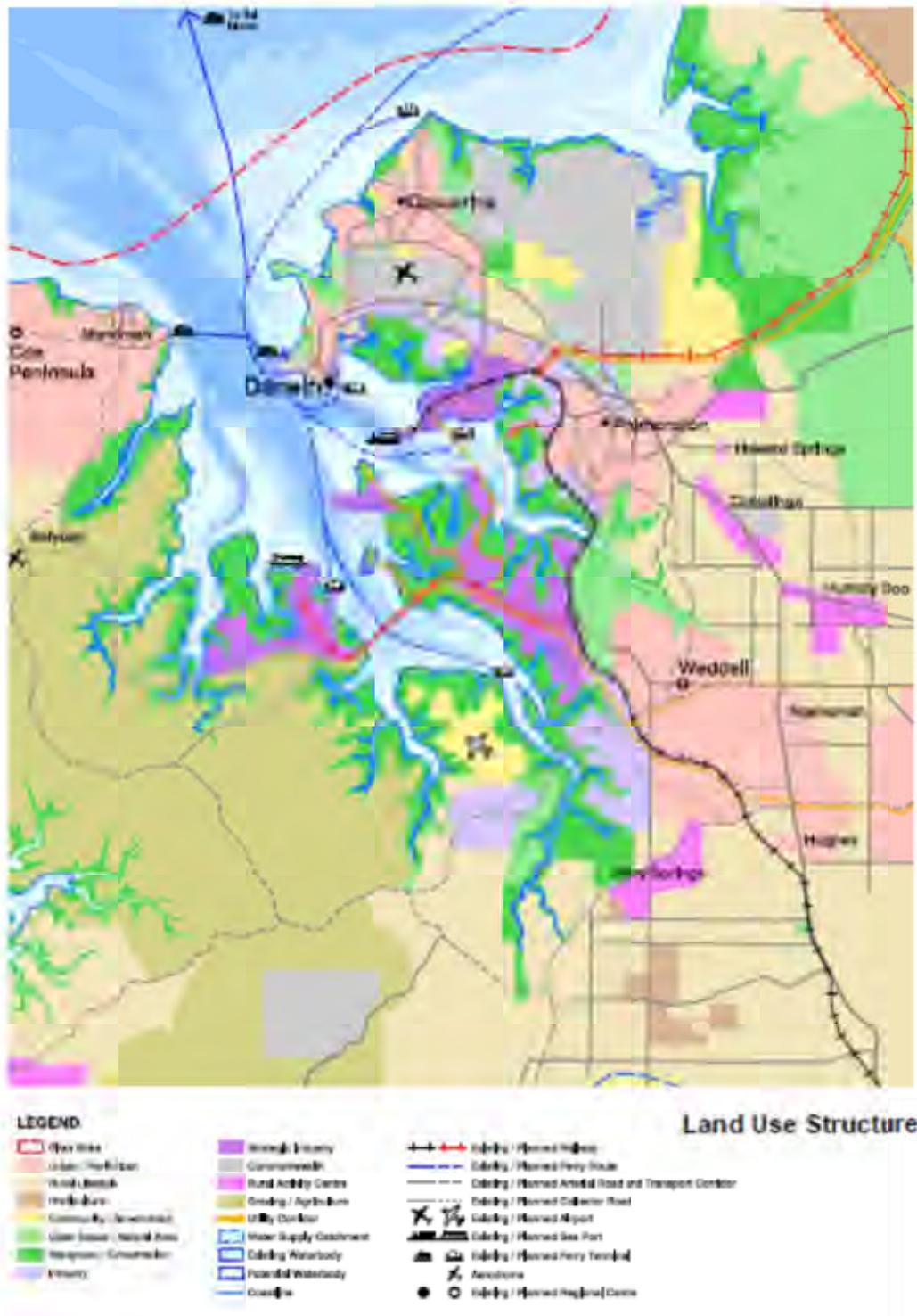
development of the region. This framework has already been subject to a number of rounds of public exhibition and review, is a seriously entertained planning proposal and is expected to be incorporated in the scheme in the near future.

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 m<sup>2</sup>. **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.

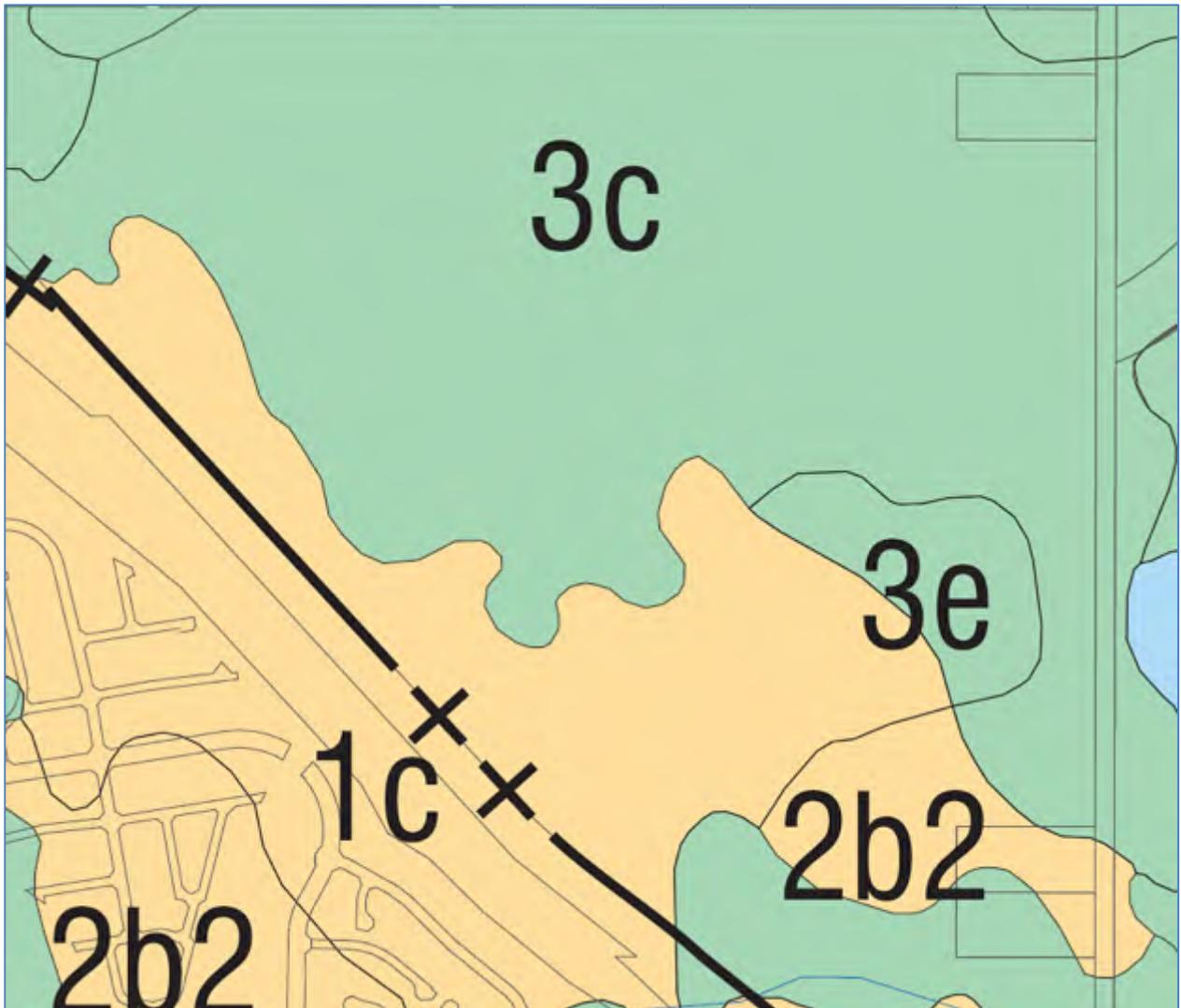
The suburb Holtze is located approximately 2km east of the Palmerston CBD and is approximately 21km from the Darwin CBD. In the broader locality are several greenfield residential developments such as Johnston, Zuccoli and Mitchell Creek.

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

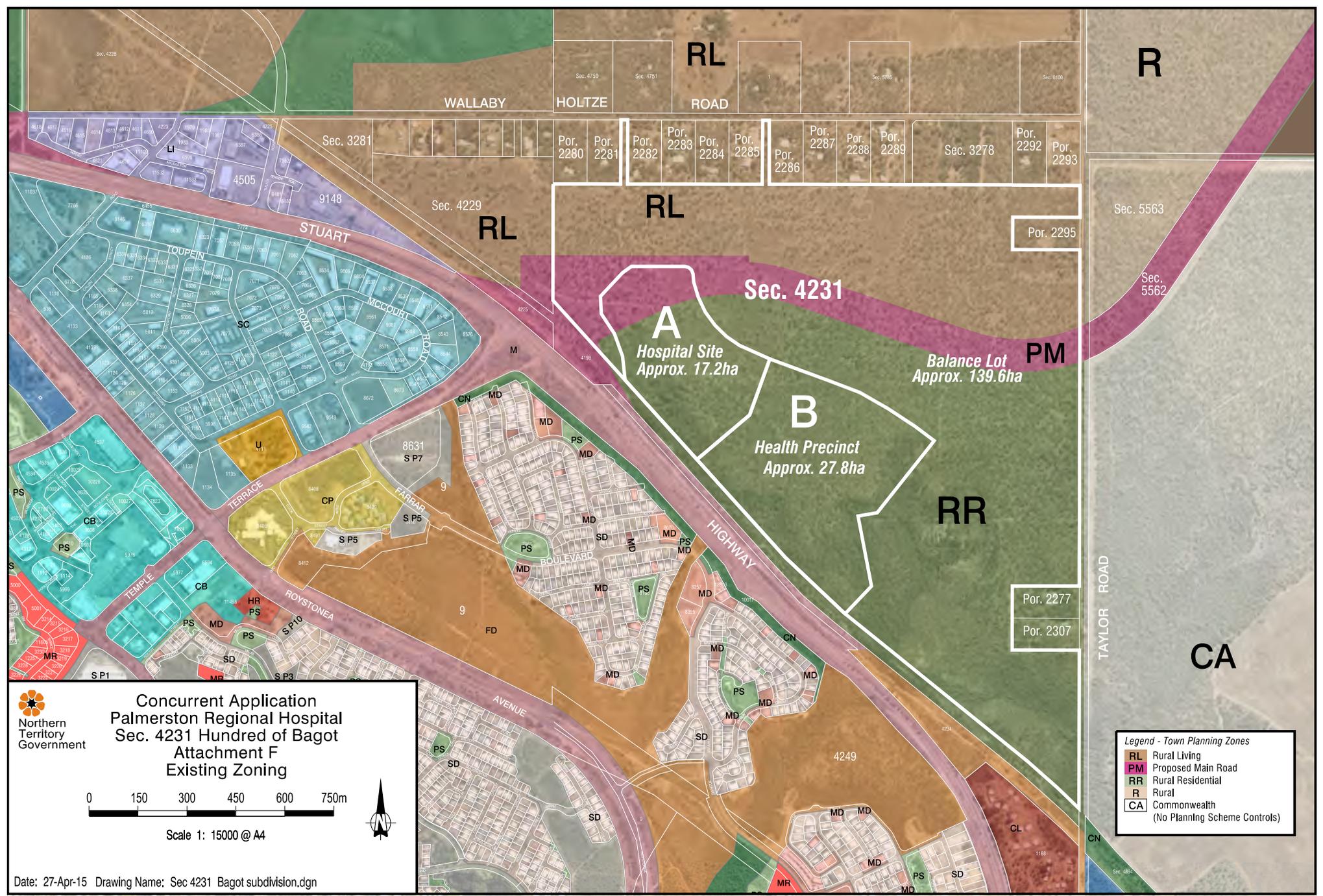
are in excess of the minimum lot sizes provided for in the respective zones and the intended uses are consistent with the purpose of the zones.

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



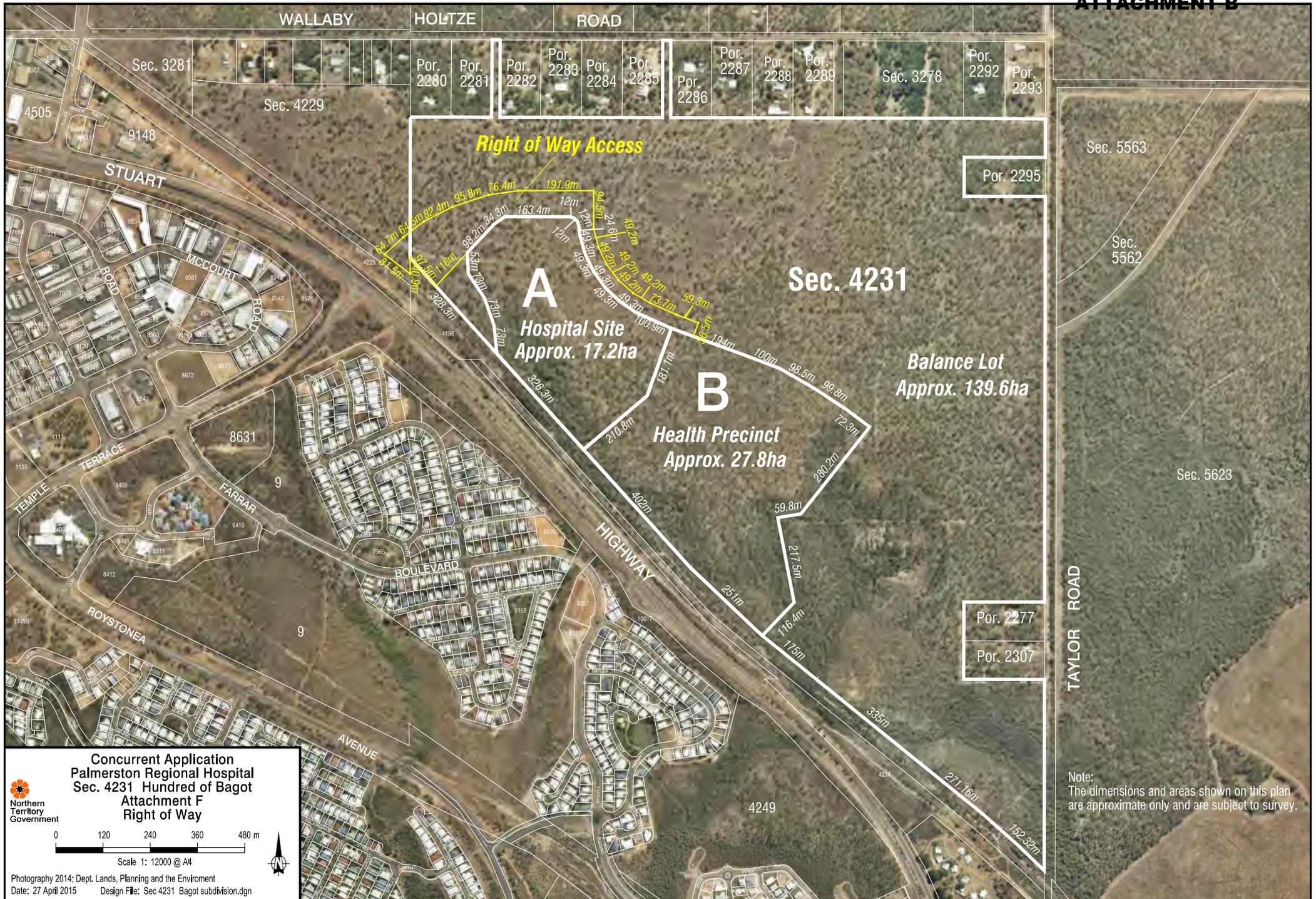

**Northern Territory Government**  
**Concurrent Application**  
**Palmerston Regional Hospital**  
**Sec. 4231 Hundred of Bagot**  
**Attachment F**  
**Existing Zoning**

0 150 300 450 600 750m  
 Scale 1: 15000 @ A4

Date: 27-Apr-15 Drawing Name: Sec 4231 Bagot subdivision.dgn

Legend - Town Planning Zones	
<span style="background-color: #8B4513; color: white; padding: 2px;">RL</span>	Rural Living
<span style="background-color: #800080; color: white; padding: 2px;">PM</span>	Proposed Main Road
<span style="background-color: #228B22; color: white; padding: 2px;">RR</span>	Rural Residential
<span style="background-color: #D2691E; color: white; padding: 2px;">R</span>	Rural
<span style="background-color: #A9A9A9; color: white; padding: 2px;">CA</span>	Commonwealth (No Planning Scheme Controls)



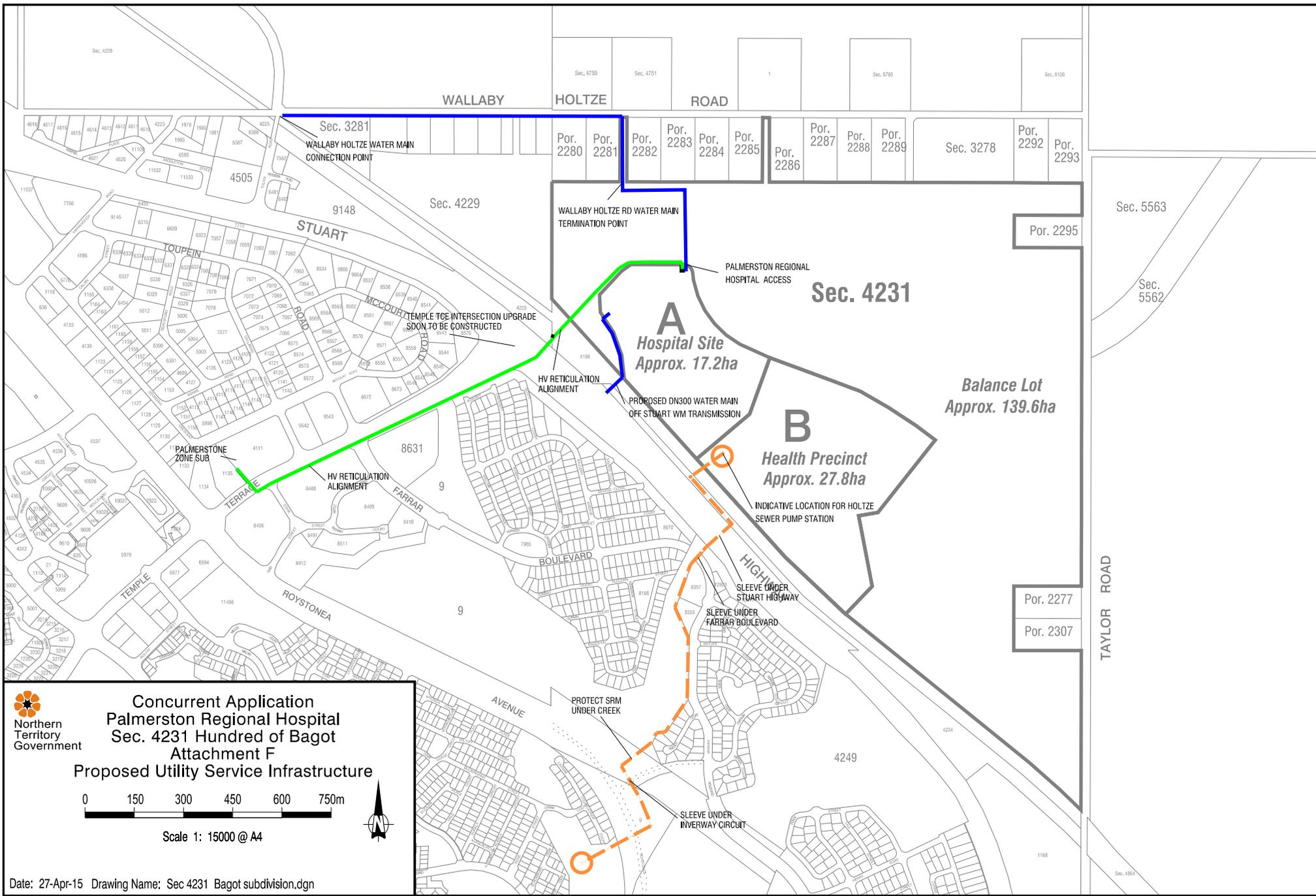



**Concurrent Application**  
**Palmerston Regional Hospital**  
**Sec. 4231 Hundred of Bagot**  
**Attachment F**  
**Right of Way**

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**

**Concurrent Application  
Palmerston Regional Hospital  
Sec. 4231 Hundred of Bagot  
Attachment F  
Proposed Utility Service Infrastructure**

0 150 300 450 600 750m

Scale 1: 15000 @ A4

Date: 27-Apr-15 Drawing Name: Sec 4231 Bagot subdivision.dgn

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](mailto: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

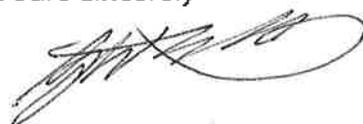
This Department is supportive of the proposed parcel for the new Palmerston Regional Hospital site and has no concerns regarding the proposed rezoning of Lot A to CP to facilitate the development of the new Palmerston Regional Hospital as shown in the attached subdivision plan. It is understood that 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.

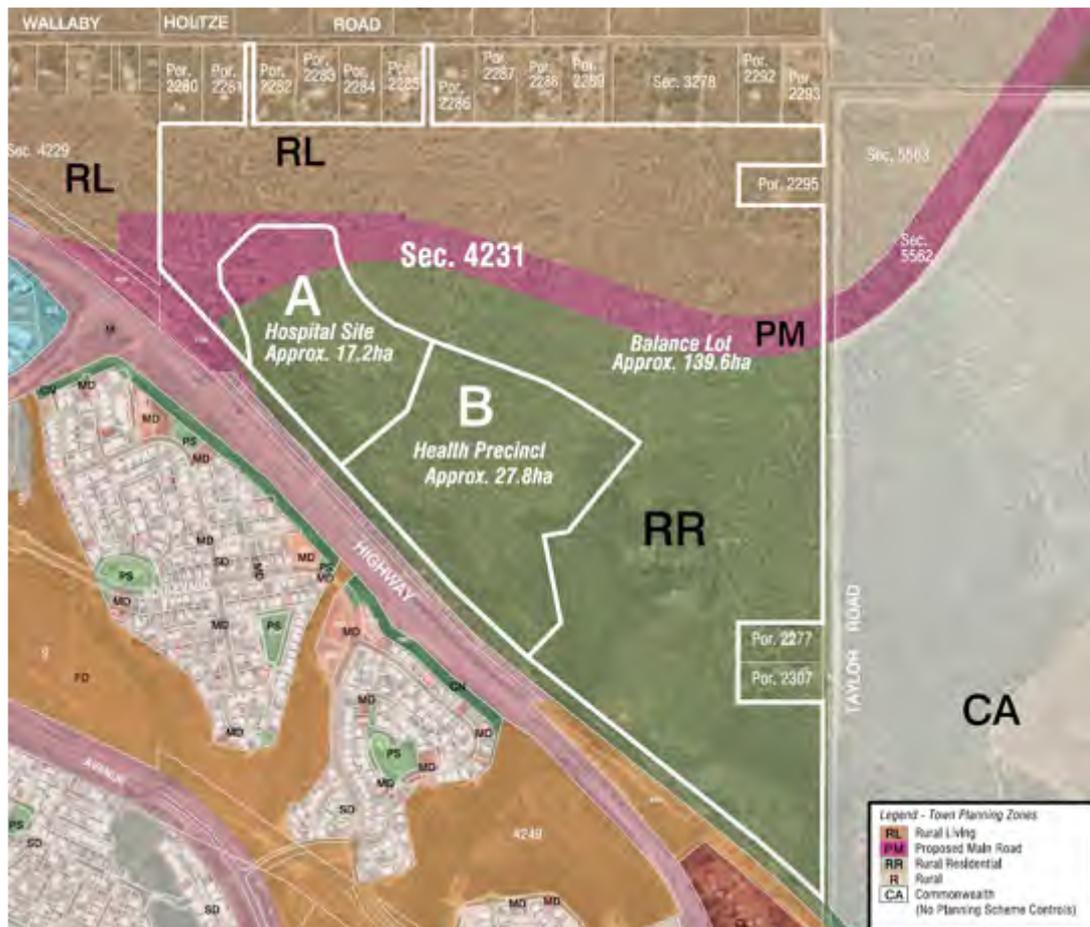
**Background:**

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 17000m<sup>2</sup> 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.

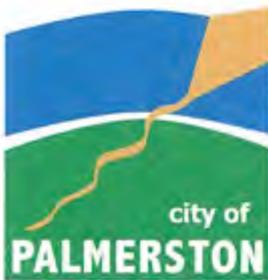
**Recommending Officer:** Mark Spangler, Director of Technical Services

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](mailto: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.



Please include the following reference in all correspondence

File: P Sec 4231

ID: MS:GR

7 August 2015

Telephone (08) 8935 9922

Facsimile (08) 8935 9900

**Email**

palmerston@palmerston.nt.gov.au

**Web**

www.palmerston.nt.gov.au

Civic Plaza  
2 Chung Wah Terrace  
Palmerston NT 0830

Please address  
all correspondence to:

**Chief Executive Officer**

PO Box 1  
Palmerston NT 0831

ABN 42 050 176 900

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

Dear Deborah

**PA2015/0520**

**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.

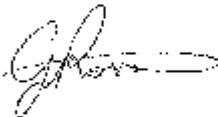
## ATTACHMENT A

- 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



**Gerard Rosse**  
**Strategic Planner**

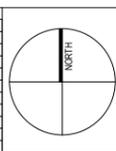


1 LOCATION PLAN  
1:3000

**PRELIMINARY**  
NOT TO BE USED DURING CONSTRUCTION

Notes:  
The information contained in this document is copyright and may not be used or reproduced for any other project or purpose.  
Verify all dimensions and levels on site and report any discrepancies to dwpsuters for direction prior to the commencement of work.  
Drawings are to be read in conjunction with all other contract documents.  
Use figured dimensions only. Do not scale from drawings. dwpsuters cannot guarantee the accuracy of content and format for copies of drawings issued electronically.  
The completion of the Issue Details Checked and Authorised section is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed 'For Construction' and authorised for issue.

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



**ARCHITECTURAL**  
dwp suters  
mke ARCHITECTS

**DWPSUTERS PTY LTD**  
ABN 37 169 328 019  
www.dwpsuters.com.au

**MKE ARCHITECTS PTY LTD**  
ABN 49 109 687 836  
www.mke.com.au

CIVIL / MECHANICAL / ELECTRICAL / STRUCTURAL / HYDRAULIC / FIRE / MEDICAL GASES / ESD / BCA

**IRWINCONSULT PTY LTD**  
ACN 020 214 084  
www.irwinconsult.com.au

QUANTITY SURVEYOR

**QS SERVICES PTY LTD**  
ABN 74 009 943 374  
www.qsservices.com.au

TRAFFIC ENGINEER

**IC CONSULTANTS WA**  
ABN 53 745 566 923  
www.icconsultants.com

LANDSCAPE ARCHITECT

**CLOUSTON ASSOCIATES PTY LTD**  
ABN 52 003 049 616  
www.clouston.com.au

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

FILE No.	HHD00034	ASSET No.	54321
PROJECT No.	303191	DRAWING No.	SK032
ISSUE	B	SHEET SIZE	A1

**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	Date Printed
PROJECT No.	303191	DRAWING No.	SK032	7/10/2015 11:20:15 AM
ISSUE	B	SHEET SIZE	A1	



3 SITE PLAN  
1:500

PRELIMINARY  
NOT TO BE USED DURING CONSTRUCTION

<p>Notes:</p> <p>The information contained in this document is copyright and may not be used or reproduced for any other project or purpose.</p> <p>Verify all dimensions and levels on site and report any discrepancies to dwpsuters for direction prior to the commencement of work.</p> <p>Drawings are to be read in conjunction with all other contract documents.</p> <p>Use figured dimensions only. Do not scale from drawings. dwpsuters cannot guarantee the accuracy of content and format for copies of drawings issued electronically.</p> <p>The completion of the Issue Details Checked and Authorised section is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed 'For Construction' and authorised for issue.</p>		<p>Revisions</p> <table border="1"> <thead> <tr> <th>Issue</th> <th>Description</th> <th>Date</th> <th>Chk</th> <th>Auth</th> </tr> </thead> <tbody> <tr> <td>C</td> <td>AREAS ADDED</td> <td>16/07/15</td> <td>GH</td> <td>MK</td> </tr> <tr> <td>B</td> <td>UG2 - WORKSHOP REVIEW</td> <td>08/07/15</td> <td>CO</td> <td>MK</td> </tr> <tr> <td>A</td> <td>UG1 - WORKSHOP REVIEW</td> <td>23/06/15</td> <td>CO</td> <td>MK</td> </tr> </tbody> </table>		Issue	Description	Date	Chk	Auth	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	<p>ARCHITECTURAL</p> <p><b>dwp</b>suters</p> <p>© DWPSUTERS PTY LTD ABN 37 169 328 019 www.dwpsuters.com.au</p> <p><b>mke</b> ARCHITECTS</p> <p>MKEA ARCHITECTS PTY LTD ABN 49 109 687 836 www.mkea.com.au</p>		<p>CIVIL / MECHANICAL / ELECTRICAL / STRUCTURAL / HYDRAULIC / FIRE / MEDICAL GASES / ESD / BCA</p> <p>IRWINCONSULT PTY LTD ACN 150 214 584 www.irwinconsult.com.au</p> <p>QUANTITY SURVEYOR</p> <p>QS SERVICES PTY LTD ABN 52 003 049 674 www.qsservices.com.au</p>		<p>TRAFFIC ENGINEER</p> <p>I3 CONSULTANTS WA ABN 53 745 566 923 www.i3consultants.com</p> <p>LANDSCAPE ARCHITECT</p> <p>CLOUSTON ASSOCIATES PTY LTD ABN 52 003 049 674 www.clouston.com.au</p>		<p>DRAWN</p> <p>Author DATE APR 2015</p> <p>DESIGNED</p> <p>KD DATE APR 2015</p> <p>DESIGNED PROJECT LEADER</p> <p>Des Proj Lead DATE 00.00.00</p>		<p>CHECKED</p> <p>Chkd DATE 00.00.00</p> <p>CHECKED/ APPROVED</p> <p>Chk Apr DATE 00.00.00</p> <p>DOI PROJECT MANAGER</p> <p>Pro Mgr DATE 00.00.00</p>		<p><b>Northern Territory Government</b></p> <p>Department of Infrastructure</p>		<p>Project PALMERSTON REGIONAL HOSPITAL</p> <p>Location PALMERSTON, NORTHERN TERRITORY</p> <p>FILE No. HHD00034</p> <p>ASSET No. 54321</p>		<p>Drawing PROPOSED SITE PLAN - LEVEL 1</p> <p>Scale As indicated @ A1</p> <p>SHEET No. A101</p>		<p>Date Printed 7/16/2015 9:57:58 AM</p> <p>PROJECT No. 303191</p> <p>ISSUE C</p> <p>SHEET SIZE A1</p>	
Issue	Description	Date	Chk	Auth																																					
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																																					

File Name: C:\computers\REVIT\local\2015\303191\_PRR\_GA\_CENTRAL\_R15\_Ghebban.rvt

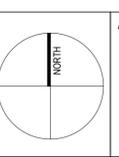
DEPARTMENT	AREA (SQM)
HOSPITAL ARCADE	771
SURGICAL SERVICES & 23 HOUR UNIT	1438
CSSD	304
WARD 4 - GENERAL SURGICAL	761
WARD 5 - MATERNITY	781
WARD 2 - GENERAL MEDICAL	1016
PLANT AREA	-



303191-PRH  
 0 5 10 15 20 30M  
 1:500 @ A1  
 L2  
 4B

Notes:  
 The information contained in this document is copyright and may not be used or reproduced for any other project or purpose.  
 Verify all dimensions and levels on site and report any discrepancies to dwp/suters for direction prior to the commencement of work.  
 Drawings are to be read in conjunction with all other contract documents.  
 Use figured dimensions only. Do not scale from drawings. dwp/suters cannot guarantee the accuracy of content and format for copies of drawings issued electronically.  
 The completion of the Issue Details Checked and Authorised section is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed 'For Construction' and authorised for issue.

Issue	Description	Date	Chk	Auth
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



**DWPSUTERS PTY LTD**  
 ABN 37 169 328 019  
 www.dwpsuters.com.au

**MKE ARCHITECTS PTY LTD**  
 ABN 49 109 687 836  
 www.mke.com.au

CIVIL / MECHANICAL / ELECTRICAL / STRUCTURAL / HYDRAULIC / FIRE / MEDICAL GASES / ESD / BCA

**IRWINCONSULT PTY LTD**  
 ACN 050 214 594  
 www.irwinconsult.com.au

QUANTITY SURVEYOR

**QS SERVICES PTY LTD**  
 ABN 74 009 943 574  
 www.qsservices.com.au

TRAFFIC ENGINEER

**I3 CONSULTANTS WA**  
 ABN 53 745 566 923  
 www.i3consultants.com

LANDSCAPE ARCHITECT

**CLOUSTON ASSOCIATES PTY LTD**  
 ABN 52 003 040 616  
 www.clouston.com.au

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

Location PALMERSTON, NORTHERN TERRITORY

FILE No: HHD00034

ASSET No: 54321

Drawing PROPOSED SITE PLAN - LEVEL 2

Scale As indicated @ A1

PROJECT No: 303191

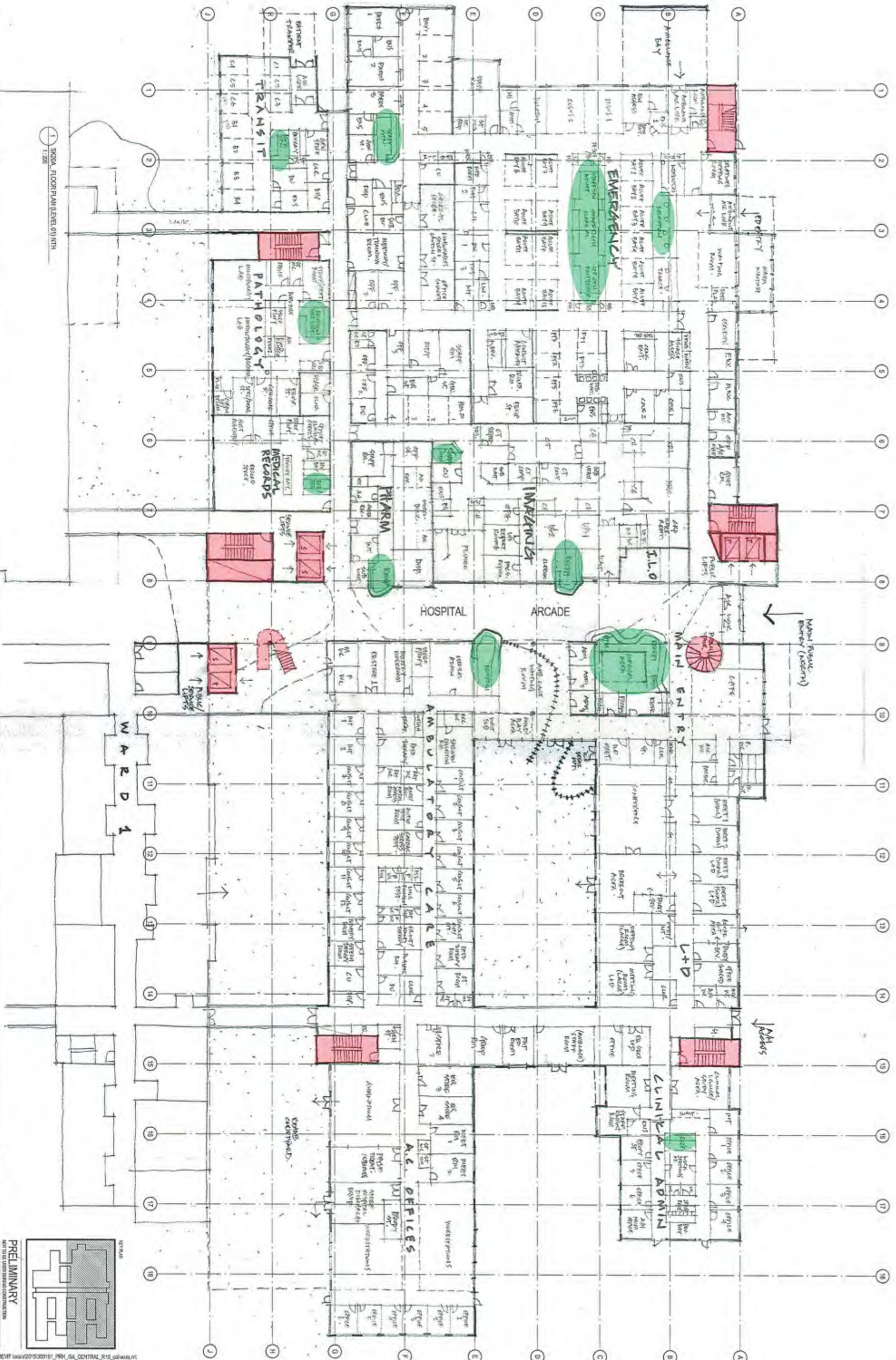
DRAWING No: A102

ISSUE C

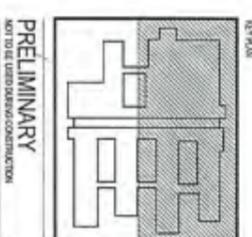
SHEET SIZE A1

Date Printed 7/16/2015 9:57:05 AM

**PRELIMINARY**  
 NOT TO BE USED DURING CONSTRUCTION



1 SKO20A FLOOR PLAN LEVEL 01) NTH  
1:200

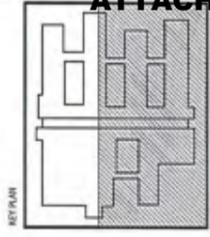


PRELIMINARY  
NOT TO BE USED FOR CONSTRUCTION

<p><b>Notes:</b></p> <p>The information contained in this document is supplied as a guide only and is not intended to be used as a basis for any other project or design.</p> <p>Any use of this information without the written consent of the architect is prohibited. The architect is not responsible for any errors or omissions in this document.</p> <p>Changes to this document must be approved by the architect in writing.</p> <p>This document is the property of the architect and is not to be distributed, copied, or otherwise used without the written consent of the architect.</p>	
<p><b>Project:</b></p> <p>PALMERSTON REGIONAL HOSPITAL</p>	
<p><b>Client:</b></p> <p>NT GOVERNMENT</p>	
<p><b>Architect:</b></p> <p>DMJM ARCHITECTS</p>	
<p><b>Contractor:</b></p> <p>DMJM CONSTRUCTION</p>	
<p><b>Scale:</b></p> <p>1:200 @ A1</p>	
<p><b>Sheet:</b></p> <p>303191 SKO20A B A1</p>	
<p><b>Revision:</b></p> <p>303191 SKO20A B A1</p>	



<p><b>Project:</b></p> <p>PALMERSTON REGIONAL HOSPITAL</p>	<p><b>Client:</b></p> <p>NT GOVERNMENT</p>
<p><b>Contractor:</b></p> <p>DMJM CONSTRUCTION</p>	<p><b>Scale:</b></p> <p>1:200 @ A1</p>
<p><b>Sheet:</b></p> <p>303191 SKO20A B A1</p>	<p><b>Revision:</b></p> <p>303191 SKO20A B A1</p>



PRELIMINARY  
NOT TO BE USED FOR CONSTRUCTION

PROJECT NO.	303191	ISSUE	B	SHEET	A1
PROJECT NAME	SK0208	DATE	18/02/2015 2:44:08 PM		
PROJECT NO.	54321	PROJECT NAME	303191		
PROJECT NAME	HDD000034				

PROJECT	PALMERSTON REGIONAL HOSPITAL	DATE	FLOOR PLAN (LEVEL 01) - STH
LOCATION	PALMERSTON, NORTHERN TERRITORY	SCALE	1:200 @ A1

PROJECT NO.	54321
PROJECT NAME	HDD000034



CHECKED	DATE	BY
CHECKED APPROVED	DATE	BY
BY PROJECT MANAGER	DATE	BY

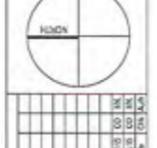
DESIGNED	DATE	BY
DESIGNED PROJECT LEADER	DATE	BY

TRAVEL ENGINEER	DATE	BY
DESIGNED ARCHITECT	DATE	BY

CIVIL / ELECTRICAL / STRUCTURAL / MECHANICAL / PLUMBING / FIRE / GLASS / ELEVATOR / PFT LTD	DATE	BY
MECHANICAL ARCHITECTS PFT LTD	DATE	BY

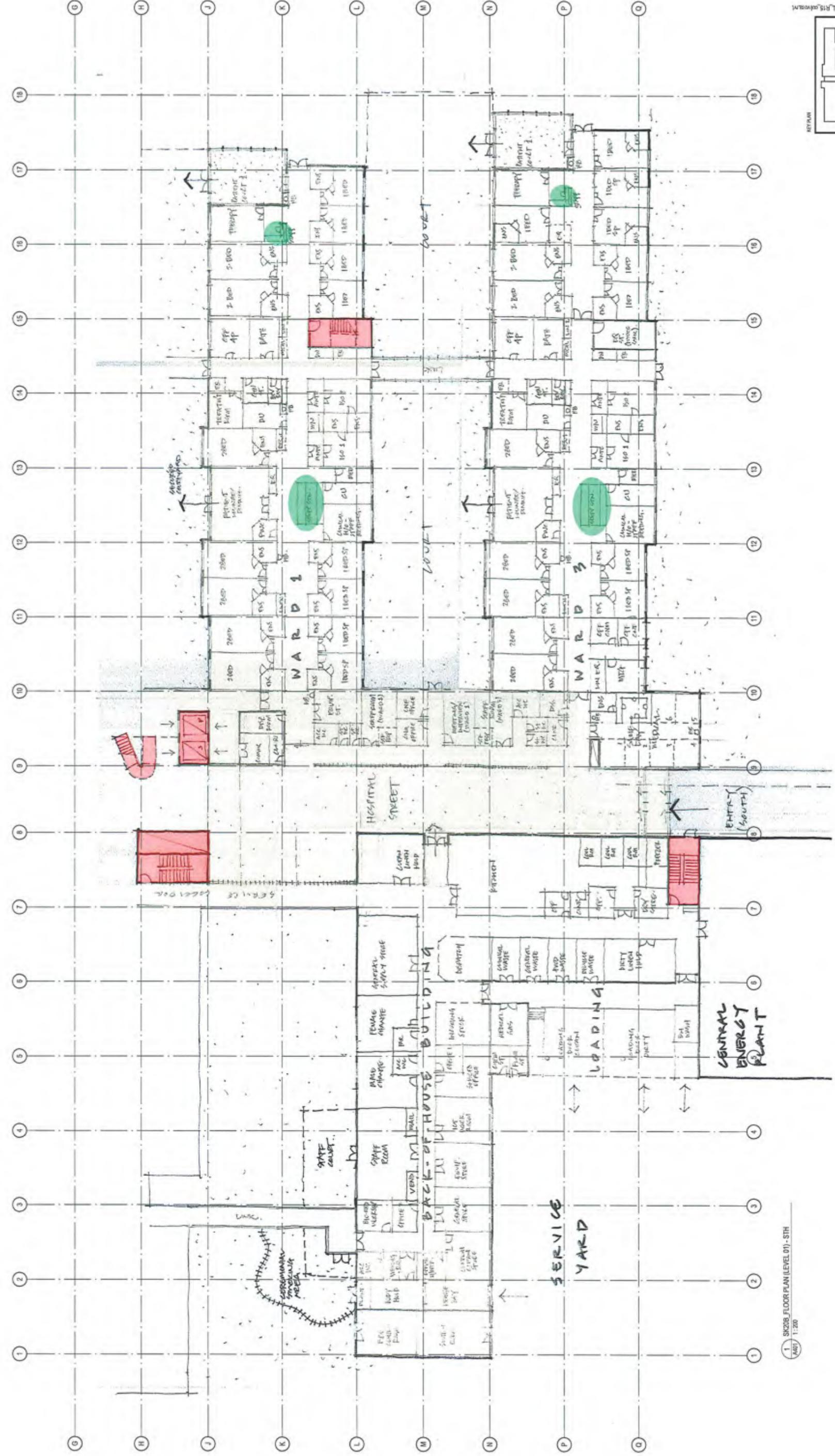
MECHANICAL ARCHITECTS PFT LTD	DATE	BY
MECHANICAL ARCHITECTS PFT LTD	DATE	BY

ARCHITECTURAL	DATE	BY
ARCHITECTS	DATE	BY



REVISIONS	NO.	DATE	DESCRIPTION

Notes:  
1. This drawing is to be used for construction purposes only and is not to be used for any other purpose.  
2. All dimensions and levels are to be taken from the datum shown on the drawing unless otherwise stated.  
3. The client is responsible for providing all necessary information and data for the design of the project.  
4. The design is based on the information provided and is subject to change without notice.  
5. The design is based on the information provided and is subject to change without notice.  
6. The design is based on the information provided and is subject to change without notice.



1 SK0208 FLOOR PLAN (LEVEL 01) - STH  
A40 1:200









| ARCHITECTURE  
| PROJECT MANAGEMENT  
| INTERIOR DESIGN

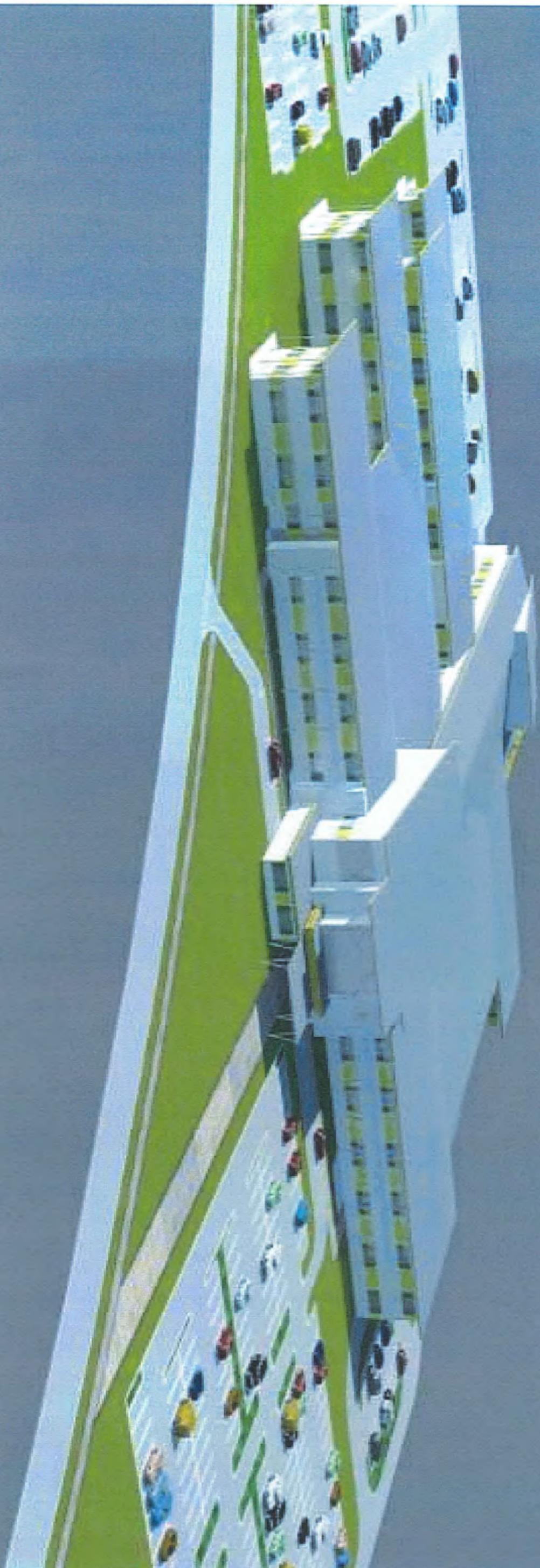
## PALMERSTON REGIONAL HOSPITAL

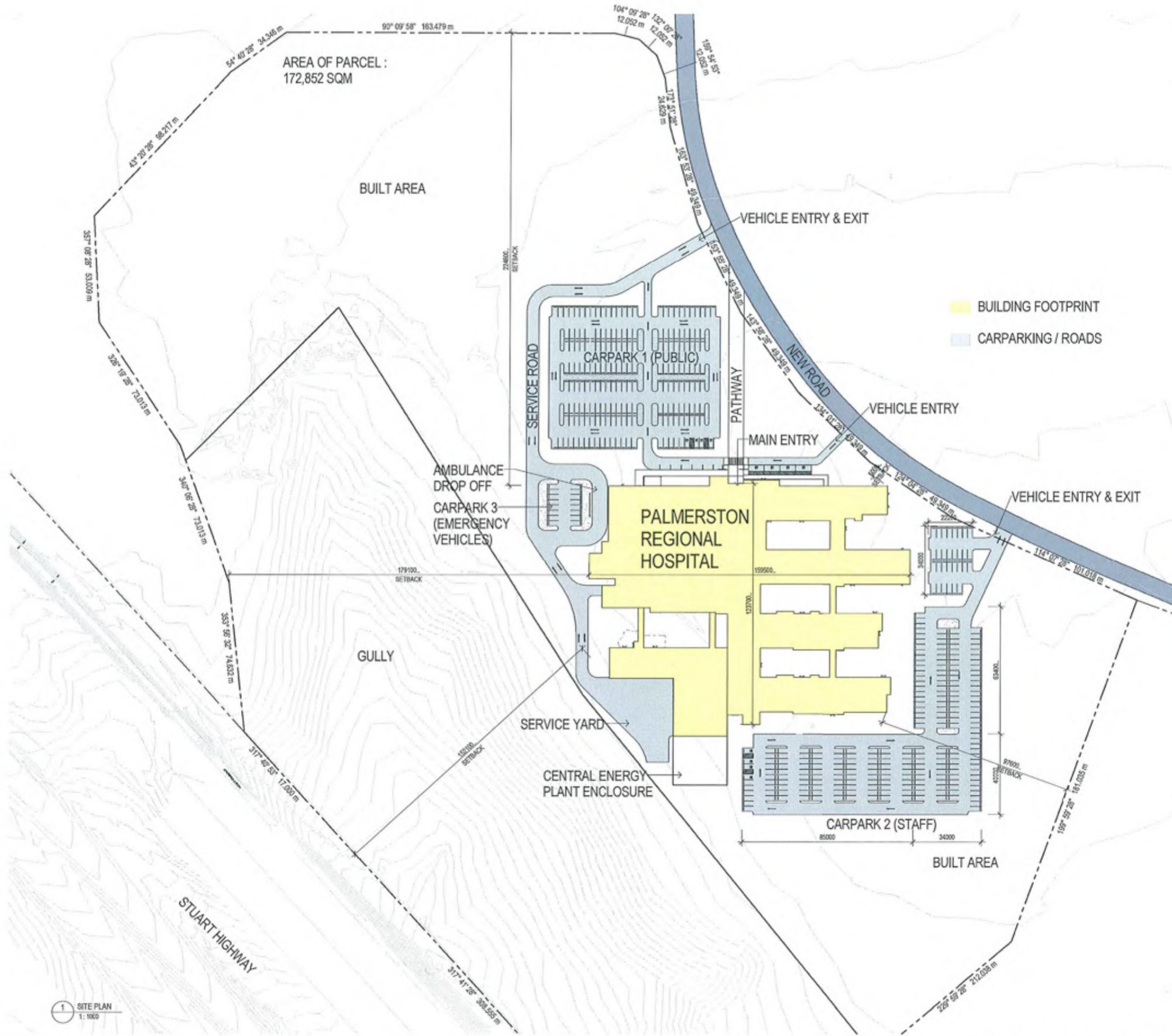
### Schedule of External Finishes

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





1 SITE PLAN  
1:1000

PRELIMINARY  
NOT TO BE USED DURING CONSTRUCTION

<p><b>Notes</b></p> <p>The information contained in this document is copyright and may not be used or reproduced for any other project or purpose.</p> <p>Verify all dimensions and levels on site and report any discrepancies to the designers for direction prior to the commencement of work.</p> <p>Drawings are to be read in conjunction with all other contract documents.</p> <p>Use figured dimensions only. Do not scale from drawings. Designers cannot guarantee the accuracy of content and format for copies of drawings issued electronically.</p> <p>This completion of the Issue Details Checked and Authorised section is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed for construction and authorised for issue.</p>	<p><b>Revisions</b></p> <table border="1"> <thead> <tr> <th>No.</th> <th>Description</th> <th>Date</th> <th>By</th> <th>Appr.</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	Description	Date	By	Appr.						<p><b>ARCHITECTURAL</b></p> <p><b>dwp</b> <b>stuters</b></p> <p><b>mke</b></p> <p><b>ARCHITECTS</b></p>	<p><b>ENGINEERING</b></p> <p><b>DWP</b> <b>STUTERS</b> <b>PTV</b> <b>LTD</b></p> <p>ABN 57 100 528 014</p> <p>www.dwpstuters.com.au</p> <p><b>MKA</b> <b>ARCHITECTS</b> <b>PTV</b> <b>LTD</b></p> <p>ABN 49 100 647 806</p> <p>www.mka.com.au</p>	<p><b>CIVIL / MECHANICAL / ELECTRICAL / STRUCTURAL / HYDRAULIC / FIRE / MEDICAL GASES / ESD / BCA</b></p> <p><b>ERWINCONSULT</b> <b>PTV</b> <b>LTD</b></p> <p>ACN 750 214 814</p> <p>www.erwinconsult.com.au</p> <p><b>QUANTITY SURVEYOR</b></p> <p><b>GO SERVICES</b> <b>PTV</b> <b>LTD</b></p> <p>ABN 74 008 643 514</p> <p>www.go-services.com.au</p>	<p><b>TRAFFIC ENGINEER</b></p> <p><b>D CONSAULTANTS</b> <b>WA</b></p> <p>ABN 53 740 388 823</p> <p>www.dconsultants.com</p> <p><b>LANDSCAPE ARCHITECT</b></p> <p><b>CLONKTON ASSOCIATES</b> <b>PTV</b> <b>LTD</b></p> <p>ABN 52 003 049 614</p> <p>www.clonkton.com.au</p>	<p><b>DRAWN</b></p> <p>Author: [Name]</p> <p>DATE: APR 2015</p> <p><b>DESIGNED</b></p> <p>RD: [Name]</p> <p>DATE: APR 2015</p> <p><b>DESIGNED PROJECT LEADER</b></p> <p>Des Proj Lead: [Name]</p> <p>DATE: 06/03/00</p>	<p><b>CHECKED</b></p> <p>Chk: [Name]</p> <p>DATE: 06/03/00</p> <p><b>CHECKED APPROVED</b></p> <p>Chk Appr: [Name]</p> <p>DATE: 06/03/00</p> <p><b>DD PROJECT MANAGER</b></p> <p>Proj Mgr: [Name]</p> <p>DATE: 06/03/00</p>	<p><b>Northern Territory Government</b></p> <p>Department of Infrastructure</p>	<p><b>Project</b></p> <p>PALMERSTON REGIONAL HOSPITAL</p> <p><b>Location</b></p> <p>PALMERSTON, NORTHERN TERRITORY</p> <p><b>FILE No.</b></p> <p>HHD00034</p> <p><b>ASSET No.</b></p> <p>54321</p>	<p><b>Drawing</b></p> <p>SITE PLAN</p> <p><b>Scale</b></p> <p>1:1000 @ A1</p> <p><b>Date Printed</b></p> <p>3/12/2015 2:58:35 PM</p> <p><b>SHEET No.</b></p> <p>PROJECT No. 303191 DRAWING No. SK043 ISSUE B SHEET SIZE A1</p>
	No.	Description	Date	By	Appr.															