

AGENDA

2nd Ordinary Council Meeting

Tuesday 16 November 2021

The Ordinary Meeting of the City of Palmerston will be held in the Council Chambers, Civic Plaza, 1 Chung Wah Terrace, Palmerston, NT 0830 commencing at 5:30 PM.

COVID-19 Statement of Commitment

The Ordinary Meeting of Council will be open to the public and holds a Statement of Commitment to adhere to:

- Physical distancing measures
- Health and hygiene principles



LUCCIO CERCARELLI
CHIEF EXECUTIVE OFFICER

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A Place for People

- 1 ACKNOWLEDGEMENT OF COUNTRY
- 2 OPENING OF MEETING
- 3 APOLOGIES AND LEAVE OF ABSENCE
 - 3.1 Apologies
 - 3.2 Leave of Absence Previously Granted
 - 3.3 Leave of Absence Request
- 4 REQUEST FOR AUDIO/AUDIOVISUAL CONFERENCING
- 5 DECLARATION OF INTEREST
 - 5.1 Elected Members
 - 5.2 Staff
- 6 CONFIRMATION OF MINUTES
 - 6.1 Confirmation of Minutes

THAT the Minutes of the Council Meeting held on 2 November 2021 pages 10583 to 10593 be confirmed.
 - 6.2 Business Arising from Previous Meeting
- 7 MAYORAL REPORT

MAYORAL REPORT

2nd Ordinary Council Meeting

AGENDA ITEM:	7.1
REPORT TITLE:	Mayoral Update Report - November 2021
MEETING DATE:	Tuesday 16 November 2021
AUTHOR:	Mayor, Athina Pascoe-Bell

COMMUNITY PLAN

Governance: Council is trusted by the community and invests in things that the public value.

PURPOSE

This report provides Council with a summary of the recent activities of the Mayor, on behalf of Council.

KEY MESSAGES

- Radio Interviews:
 - ABC Radio to speak
 - HOT100/Mix 104.9 to speak about the SWELL fund grant announcement.
 - HOT100/Mix 104.9 to speak about the Student Recycling Sticker Initiative.
 - Mix 104.7 to speak about Hooked on Palmerston Round 2, Tiverton Park and Zuccoli and surrounds Community Hub.
 - Head Honcho Hotline monthly discussion.
- Palmerston Police quarterly catch up.
- Early Bird Rate Payer competition winners.
- Attended and spoke at the 2021 Mental Health Week TEMHCO Open Day Exhibition
- Attended the Palmerston Cup annual school rugby league event and presented the cup to the winning team.
- Works begin for Fibresense.
- Attended the last Palmerston Markets for the year.
- Attended Driver School for the Student Voice, positive Choice to meet the winners of the sticker design.
- Attended the 2022 Australian of the year awards.
- Attended the Get Tech Savvy workshop for seniors.
- Attended the Palmerston College 'The Pirate Treasure' Special Education Centre and Woodroffe Pandanus Unit Production.

RECOMMENDATION

THAT Report entitled Mayoral Update Report - November 2021 be received and noted.

DISCUSSION

Palmerston Police Quarterly Catch Up

I met with Superintendent Bryson and Senior Sergeant Tennosaar to discuss current matter relating to Palmerston and also offered Council's support to address matters where council is able to assist.

Early Bird Rate Payer Competition

Another year of running the City of Palmerston Early Bird Draw and we have another two lucky ratepayer winners who have received \$1500 each. I had the pleasure of presenting 83-year-old Palmerston Resident, Ms Acciarresi with a giant cheque. Congratulations to both winners!



2021 Mental Health Week TEMHCO Open Day Exhibition

The Top End Mental Health Consumers Organization held their annual open day where I was asked to present a speech on the importance of connecting to community. The event was well attended and there were many art and craft products on display and available for purchase.

Palmerston Cup Annual School Rugby League Event

I was fortunate to attend the Palmerston Cup, held annually between MacKillop College and Palmerston College. This year, despite the extreme heat we experienced, there was a lot of enthusiasm and some star performances between the two schools. MacKillop College were convincing winners, and it was great to see the true sportsmanship between the teams. I will look forward to attending next year, hopefully without 38oC temperatures.

Works begin for Fibresense

Works for Fibresense officially began on 28 October and the project is now rolling out through the City Centre and Bakewell. Data captured by Fibresense will assist Council with decision making on the upgrades of roads and footpaths, as well as provide the potential for live parking maps of the city centre.



Palmerston Markets

On the last Friday of October, the final Palmerston Markets were held for 2021. A quick wet season downpour just before the Markets opening didn't phase the stall holders and shortly after the crowd piled in to get their last fix of Palmerston Market Laksa, loaded spuds, fried Octopus and everything in between, for the year. I look forward to attending the market regularly when they recommence next year.

Driver School Student Voice Positive Choice

The bin stickers for the Student Voice Positive Choice (SVPC) initiative for this year are currently under production. In preparation for the release of the recycling stickers to Palmerston families, I attended a photo shoot and promotional video making session with several of SVPC representatives in years 5 and 6 from schools across Palmerston.

The stickers feature recycling messages to remember to recycle right and I look forward to seeing them on display across Palmerston on the coming weeks.

2022 Australian of the Year Awards

Palmerston residents were shining bright at the 2022 Australian of the Year Awards on Monday, 1 November. I would like to extend congratulations to Rebecca Forrest our NT Local Hero, Sizol Fuyana our NT Young Australian of the Year, and Paige Horrigan, finalist for NT Young Australian of the Year. A further congratulations to Leanne Liddle our NT Australian of the Year and Robyne Burrridge OAM our Senior Australian of the Year. It was a fantastic night, and it was great to see many Territorians being recognised for their efforts within our community.



Get Tech Savvy Workshop

On Wednesday 3 November, Councillor Sarah Henderson and myself attended the first 'Get Tech Savvy' Workshop held for people of all ages who may need assistance with technical gadgets. This is a great initiative, especially in today's times where downloading COVID-19 certificates, setting up MyGov and navigating services online are essential. The workshops will be running from 2-4pm every Wednesday at the Palmerston Library.

Palmerston College 'The Pirate Treasure'

This year, Palmerston College Special Education Centre and Woodroffe Pandanus Unit teamed up to deliver their end of year production, "The Pirate Treasure". Students worked with a professional artist

and director to script and choreograph their own storyline and production about two rival pirate groups trying to steal each other's treasure. Every year Palmerston College produce a great production and I have been fortunate to attend for several years. I look forward to next year's production with anticipation of the creative storyline and themes the youth come up with.

POLICY IMPLICATIONS

There are no policy implications for this report.

BUDGET AND RESOURCE IMPLICATIONS

There are no budget or resource implications relating to this report.

RISK, LEGAL AND LEGISLATIVE IMPLICATIONS

There are no risk, legal and legislative implications relating to this report.

ATTACHMENTS

Nil

- 8 DEPUTATIONS AND PRESENTATIONS
- 9 PUBLIC QUESTION TIME (WRITTEN SUBMISSIONS)
- 10 CONFIDENTIAL ITEMS

10.1 Moving Confidential Items into Open

10.2 Moving Open Items into Confidential

10.3 Confidential Items

THAT pursuant to Section 99(2) and 293(1) of the *Local Government Act 2019* and section 51(1) of the *Local Government (General) Regulations 2021* the meeting be closed to the public to consider the following confidential items:

Item	Confidential Category	Confidential Clause
23.1	External Presentation Request	This item is considered 'Confidential' pursuant to section 99(2) and 293(1) of the <i>Local Government Act 2019</i> and section 51(1)(e) of the <i>Local Government (General) Regulations 2021</i> , which states a council may close to the public only so much of its meeting as comprises the receipt or discussion of, or a motion or both relating to information provided to the council on condition that it be kept confidential and would, if publicly disclosed, be likely to be contrary to the public interest.
25.1.1	Rate Concession Assessment	This item is considered 'Confidential' pursuant to section 99(2) and 293(1) of the <i>Local Government Act 2019</i> and section 51(1)(b) of the <i>Local Government (General) Regulations 2021</i> , which states a council may close to the public only so much of its meeting as comprises the receipt or discussion of, or a motion or both relating to, information about the personal circumstances of a resident or ratepayer.
25.1.2	Legal Advice	This item is considered 'Confidential' pursuant to section 99(2) and 293(1) of the <i>Local Government Act 2019</i> and section 51(1)(f) of the <i>Local Government (General) Regulations 2021</i> , which states a council may close to the public only so much of its meeting as comprises the receipt or discussion of, or a motion or both relating to information in relation to a complaint of a contravention of the code of conduct.

- 11 PETITIONS
- 12 NOTICES OF MOTION
- 13 OFFICER REPORTS

COUNCIL REPORT

2nd Ordinary Council Meeting

AGENDA ITEM:	13.1.1
REPORT TITLE:	Review of Policy - FIN17(a) Public Benefit Concession for Commercial Ratepayers
MEETING DATE:	Tuesday 16 November 2021
AUTHOR:	Finance Manager, Gayu Sivaraj
APPROVER:	Director Organisational Services, Silke Maynard

COMMUNITY PLAN

Governance: Council is trusted by the community and invests in things that the public value.

PURPOSE

This Report recommends rescinding Council Policy *FIN17(a) Public Benefit Concession for Commercial Ratepayers* as the Business Hardship Package ceased on 30 June 2021.

KEY MESSAGES

- Council Policy *FIN17(a) Public Benefit Concession for Commercial Ratepayers* is due for review.
- Council Policy *FIN17(a) Public Benefit Concession for Commercial Ratepayers* is no longer required as Northern Territory Government's Business Hardship Package expired on 30 June 2021.
- Council granted over \$28,556 for nine commercial properties in rate concessions under the Council Policy *FIN17(a) Public Benefit Concession for Commercial Ratepayers*.
- The reimbursement from the Northern Territory Government under the Commercial Rate Replenishment Fund Council Support Package linked to the development of this policy was only available in 2020-21.

RECOMMENDATION

1. THAT Report entitled Review of Policy - FIN17(a) Public Benefit Concession for Commercial Ratepayers be received and noted.
2. THAT Council Policy *FIN17(a) Public Benefits Concessions for Commercial Ratepayers* be rescinded as presented as **Attachment 13.1.1.1** to Report entitled Review of Policy - FIN17(a) Public Benefit Concession for Commercial Ratepayers.

BACKGROUND

Council Policy *FIN17(a) Public Benefit Concessions for Commercial Ratepayers* (Policy) sets the process and criteria for eligible commercial ratepayers to receive a waiver and deferment of rates under the business hardship program introduced by Northern Territory Government during COVID-19 pandemic.

Adoption of this Policy was a condition under the Funding Guidelines for the Northern Territory Government's SCALE (Special Community Assistance and Local Employment) Program. At the 1st Ordinary Council Meeting of 8 December 2020, Council endorsed and approved the Policy to be extended until 30 June 2021. The extension of the Policy allowed Council to continue its support to businesses throughout the 2020/21 financial year by deferring rates for commercial ratepayers past December 2020.

DISCUSSION

Council Policy *FIN17(a) Public Benefit Concessions for Commercial Ratepayers* sets the criteria and process used to identify eligible commercial ratepayers to receive a waiver and deferment of rates under the business hardship program.

Nine commercial properties received a waiver of rates and interest totalling \$28,556.13 under the Policy. The rates and interest waived were reimbursed by the Northern Territory Government under the Commercial Rate Replenishment Fund Council Support Package 2020/21. As of 30 June 2021, Northern Territory Government's Business Hardship package, which identified the eligibility of property owners under *Public Benefit Concessions for Commercial Ratepayers Policy* expired.

As the funding program has now ceased, it is recommended to rescind this Policy. Further financial hardship applications from commercial ratepayers, will be considered in line with Council Policy *FIN17 Rates Concessions*. Under Council Policy *FIN17 Rates Concessions*, ratepayers can apply for concessions due to financial hardship.

CONSULTATION PROCESS

The following City of Palmerston staff were consulted in preparing this Report:

- Senior Rates Officer

POLICY IMPLICATIONS

If Council approves to rescind the Policy, Council will no longer have a Council Policy for *Public Benefit Concessions for Commercial Ratepayers*. Council Policy *FIN17 Rates Concession* remains in place for all future rates concessions.

BUDGET AND RESOURCE IMPLICATIONS

This Report has no budget or resource implications. Concessions can continue to be granted in line with Council Policy *FIN17 Rates Concession*.

RISK, LEGAL AND LEGISLATIVE IMPLICATIONS

With rescinding obsolete Council policies, Council ensures transparency and best governance practices.

This Report addresses the following City of Palmerston Strategic Risks:

- 4 Fails to effectively design and implement contemporary governance practices
Context: Strong foundations to hold the City and Administration to account.

ENVIRONMENT SUSTAINABILITY IMPLICATIONS

There are no environment sustainability implications for this Report.

COUNCIL OFFICER CONFLICT OF INTEREST DECLARATION

We the author and approving officer declare that we do not have a conflict of interest in relation to this matter.

ATTACHMENTS

1. Council Policy - FIN17(a) Public Benefit Concession Policy [13.1.1.1 - 2 pages]

FIN17(a)

Name:	Public Benefit Concession Policy for Commercial Ratepayers		
Type:	Council Policy		
Owner:	Chief Executive Officer		
Responsible Officer:	Chief Executive Officer		
Approval Date:	8/12/2020	Next Review Date:	30/06/2021
Records Number:	439402	Council Decision:	9/1412

1 PURPOSE

This public benefit concessions policy seeks to advance the following purposes under the *Local Government Act 2008*:

- (a) securing the proper development of council's area (section 167(1)(a)); and
- (b) promoting community health or welfare (section 167(1)(e)).

2 DEFINITIONS

Appropriate rent relief means that the landlord has negotiated in good faith with their tenant for rent relief in line with the Code of Conduct, agreed to by National Cabinet.

Business Hardship Package means the Jobs Rescue and Recovery Plan's Business Hardship Package.

Commercial ratepayer means a ratepayer for an allotment that is not classed as residential under council's assessment record (section 152).

COVID-19 pandemic period means the period (or reasonable subsequent recovery period) in accordance with the Code of Conduct, agreed to by National Cabinet.

Eligible business means a business that is eligible under the Business Hardship Package, which is aligned with the Commonwealth Government's JobKeeper programme.

Hardship Register means the register of eligible businesses that are assessed as meeting the requirements of the Business Hardship Package.

3 ELIGIBILITY CRITERIA

A commercial ratepayer is eligible for rate concessions on an allotment if the ratepayer has a rates liability on the allotment for 2019-20 and / or 2020-21 and is:

- (a) an eligible business that has business premises on the allotment; or
- (b) a landlord that has provided appropriate rent relief to a tenant that is an eligible business that has business premises on the allotment.

4 RATE CONCESSIONS

On application by an eligible commercial ratepayer, the council will grant the following for each qualifying allotment:

- (a) for ratepayers who have paid their 2019-20 rates in full – a refund in part of rates paid for 2019-20 (issued as a grant from the council to the ratepayer); or
- (b) a waiver in part of rates owing for 2019-20 (with any excess rate waiver amount provided as a waiver in part of rates for 2020-21); or

FIN17(a)

(c) a waiver in part of rates for 2020-21.

In addition, for all qualifying allotments, the council will grant a deferment of the obligation to pay rates declared for 2020-21 for up to three months from date of application.

The total amount available under (a), (b) or (c) is to be equal to a three-month waiver on annual rates for the allotment in accordance with council's declaration of rates for 2019-20.

For new allotments, the rate waiver amount under (c) is to be calculated proportionately based on what the allotment would have been rated if it were included in council's declaration of rates for 2019-20.

5 APPLICATIONS

Applicants must demonstrate eligibility by providing information that meets the requirements of the terms and conditions of the Business Hardship Package or the eligibility criteria under this policy.

Rate concessions under this policy are to be granted to an eligible commercial ratepayer either:

- (a) on council's own initiative, based on an application to the Hardship Register; or
- (b) on application by the commercial ratepayer to the council.

6 ASSOCIATED DOCUMENTS

- 6.1 *FIN17 Rate Concession*
- 6.2 *FIN04 Procurement*

7 REFERENCES AND RELATED LEGISLATION

- 7.1 *Local Government Act 2008*

COUNCIL REPORT

2nd Ordinary Council Meeting

AGENDA ITEM:	13.1.2
REPORT TITLE:	Laneway Closure Request - Castor Court
MEETING DATE:	Tuesday 16 November 2021
AUTHOR:	City Operations Manager, Michael Taylor
APPROVER:	Director City Growth and Operations, Nadine Nilon

COMMUNITY PLAN

Family and Community: Palmerston is a safe and family friendly community where everyone belongs.

PURPOSE

This Report provides Council with an update on the Castor Court Laneway Closure request in accordance with the Laneway Management Policy.

KEY MESSAGES

- A laneway closure application was submitted to Council 4 October 2021 for Castor Court, Woodroffe.
- Since March 2020 Castor Court laneway has undergone temporary part time closure treatment, with daily closures from no earlier than 9:00pm, to no later than 6:30am.
- It has been assessed that the Castor Court Laneway does not function as overland flow relief during severe rainfall events, and therefore conforms to Section 4.3.1(a) of the Laneway Management Policy.
- Average daily use over 22 days was calculated to be 14.45, which conforms to Section 4.3.1(e) of the Laneway Management Policy that requires laneway use to be less than 30 movements per day.
- Council has surveyed owners and residents from 9 of the 20 properties in Bailey Circuit, in accordance with Section 4.2.2.1(b) of the Laneway Management Policy. Of the responses, 56% supported the closure, 22% were against the closure and 22% provided a neutral stance.
- Laneway Category was calculated in accordance with the approved methodology and found to be 30.06, placing it in Category High. As per Section 4.3.1(b) of the Laneway Management Policy, Category High should not be considered for permanent closure of a laneway due to impact on accessibility to various vital community services/assets, in particular for Castor Court laneway, a bus stop and park.
- Underground services within the laneway include PWC power, PWC water, Telstra and stormwater infrastructure. Should a laneway closure be considered, these underground services will impact option on how to subdivide the land and determine easement requirements and service authority approvals.

RECOMMENDATION

1. THAT Report entitled Laneway Closure Request - Castor Court be received and noted.
2. THAT Council declines the Castor Court laneway closure request due to the laneway not meeting the required closure requirements of Council's *Laneway Management Policy*.
3. THAT the night-time closure of the Castor Court laneway continue for a further 12 months, with a review no later than December 2022.

4. THAT the Mayor write to the relevant Minister(s) in relation to anti-social behaviour and potential multi-agency approach to address reported issues in Castor Court, Woodroffe.

BACKGROUND

In November 2020, Council adopted its *Laneway Management Policy* (the Policy) with the purpose of preserving the network of laneways and guiding decisions when responding to laneway treatment requests. Currently 18 laneways are receiving some form of closure treatment. This Report will focus on the Castor Court laneway.

The purpose of the Policy is to avoid the retention of small and isolated parcels of land held by Council that serve no long-term benefit or purpose for the community. There are currently seven temporary full-time closures of laneways, with one undergoing permanent closure steps.

Prior to the adoption of the Policy, Council assessed individual requests for laneway closures as they occurred. From 14 February 2019 to 6 March 2020 Council conducted consultation with the Palmerston community about the Laneway Treatment trials underway at the time. Results from the consultation were presented to Council in March 2020 with a recommendation that a report be prepared for the 2nd Ordinary Council Meeting in June 2020, assessing potential laneway treatments for laneways raised through the consultation process, including options for closure for eight listed laneways, with Castor Court being one of the laneways. At the meeting, Council resolved to implement temporary night-time closures prior to further assessment.

At the 2nd Ordinary Council Meeting of 17 March 2020 Council made the following decision:

Trial of Laneway Treatments - Update March 2020

4. THAT Council implement temporary night time closures, between the hours no earlier than 9:00pm and no later than 6:30am for the following laneways:
 1. Castor Court to Temple Terrace, Woodroffe;
 2. Capella Court to Temple Terrace, Woodroffe;
 3. Zenith Circuit to Star Court, Woodroffe;
 4. Sibbald Crescent to Gunter Circuit, Woodroffe;
 5. Sextant Court to Harrison Circuit, Woodroffe;
 6. Bailey Circuit to President Park, Driver;
 7. Tilston Avenue to Caladium Court, Moulden; and
 8. Strawbridge Crescent to Chung Wah Terrace crossed with Cobham Court to Lockwood Court, Moulden.

With a report outlining the evidence based approach outcomes for treatments to be presented to the 2nd Ordinary Meeting in June 2020.

CARRIED 9/1038 - 17/03/2020

Since March 2020 Castor Court laneway has undergone temporary part time closure treatment, with daily closures from no earlier than 9:00pm, to no later than 6:30am.

A laneway closure application was submitted to Council 4 October 2020 for Castor Court, Woodroffe. An incomplete closure application submitted 27 July 2021, however there were ongoing discussions and

activities occurring with the applicant prior to, and after, the submission. Separate to the laneway closure request, Council has completed works to improve functionality of the laneway gates.

This Report reviews the closure request for Castor Court in accordance with the Laneway Management Policy and presents recommendations based on assessments to date.

DISCUSSION

Castor Court laneway in Woodroffe provides pedestrian connectivity from Castor Court to Temple Terrace, with pathways providing connectivity across Temple Terrace to another laneway to Cycass Court and Commelina Court, onwards to Frenela Park. The images below show the local pathway network (in yellow), the two properties abutting the laneway, and ground views of the Laneway and gate infrastructure. Castor Court laneway facilitates access to a nearby bus stop and Frenela Park. The laneway currently has temporary part time closure treatment, with daily closures from no earlier than 9:00pm, to no later than 6:30am.

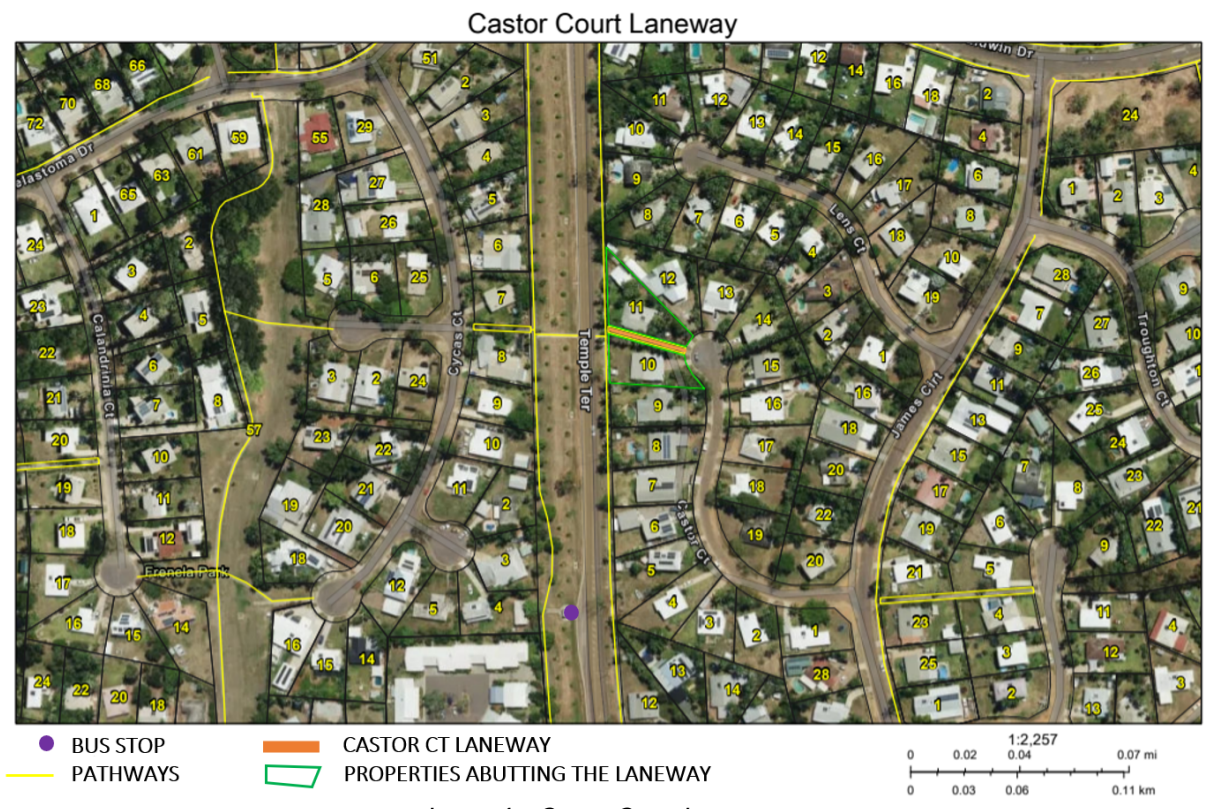


Image 1 – Castor Court Laneway



Images 2 & 3 – Castor Court Laneway (ground view)

Laneway Closure Application

The application received on 4 October 2021 conforms to Section 4.2.1 of the Laneway Management Policy (the Policy), providing required information and agreements. It satisfies Section 4.3.1(c) and 4.3.1(d) of the Policy, which is required for Council to consider permanent closure.

In accordance with the Policy (4.2.2), the following information is collated once a closure application is received, for presentation to Council;

- a) **NT Police Information** - Request information from NT Police relating to the vicinity of the laneway covering the most recent quarterly reporting period.
- b) **Immediate Vicinity Survey** - Survey a minimum 20 properties within the immediate vicinity of the laneway.
- c) **Laneway Usage** - Install a CCTV camera at one end of the laneway for a period of not less than three weeks to obtain laneway usage data.
- d) **Agency Engagement** - Request information from relevant government agencies and non-government organisations on local issues.
- e) **Laneway Category** - Calculate the Laneway Category using the approved methodology.
- f) **Stormwater Function** - Assess the laneway in respect of stormwater function.
- g) **Underground Services** - Obtain information on underground services within the laneway.

For a laneway to be considered for permanent closure, the Policy (4.3) requires the following to be satisfied;

- a) The laneway does not provide an overland stormwater flow path; and
- b) The Laneway Category is rated a Low or Medium; and
- c) Agreement with abutting landowners ensures that the whole of the laneway will be disposed of through amalgamation with the abutting properties; and
- d) The abutting landowners have acknowledged and agreed to the contribution to costs for the closure of the laneway and the payment for the portion of closed laneway (inclusive of easements where applicable) to be amalgamated with their property; and
- e) The laneway use is less than 30 movements per day.

The next sections of this report provide an overview of the information collated for Council to make an evidence-based decision, and the considerations for permanent closure.

NT Police Information

The laneway closure request form listed anecdotal accounts of numerous incidences of antisocial behaviour, unsightly litter and criminal activity being conducted within the vicinity of the laneway. One property abutting the laneway provided 12 reported incidents to Police that occurred from May 2019 to August 2021 to support the application, with 6 incidences occurring 2019, 3 occurring 2020 and 3 occurring 2021.

Police data provided indicates that there have been 20 reports in 2021 in total, for a variety of public places incidents.

Immediate Vicinity Survey

Section 4.2.2.1 (b) of the Policy requires a minimum of 20 properties within the vicinity of the laneway to be surveyed. Council has made direct contact with nine (9) properties in Castor Court.

However, there have been nine (9) responses to surveys through phone calls. Table 1 below shows a summary of the potential laneway closure responses.

	Support the closure	Against the closure	Neutral stance	No response
Number of properties	5	2	2	14
Percentage	56%	22%	22%	N/A

Table 1 - Survey (as at 10/11/2021)

The residents supporting the closure use the laneway minimally and have experienced anti-social behaviour in the past. The neutral residents acknowledged that the night-time closure had a positive impact and one user advised they used the laneway 3-4 times per week. There was also one resident that advised that the closure would have an impact on them due to medical difficulties with additional distance, however they also noted they didn't use the laneway often.

Laneway Usage

Section 4.2.2.1(c) of the Policy involves analysis of laneway usage through CCTV over at least three weeks to determine average daily use. **Attachment 13.1.2.1** illustrates daily pedestrian usage data from 24 September 2020 to 18 October 2020, showing an average daily use of 14.45 and peak usage in the afternoon (approx. 4:30pm to 7pm). This CCTV installation occurred as part of the data gathering for the Policy development and was not linked to a formal request at that time. The laneway was not being closed at night-time at the time of the analysis. Table 2 below summarises some statistics from the analysis.

Lowest Daily Use	Highest Daily Use	Average Daily Use	Total usage over 22 Days
2	38	14.45	318

Table 2 - Laneway Usage Data

Section 4.3.1(e) of the Policy requires the laneway use to be less than 30 movements per day. One day was above this threshold, however the daily average of 14.45 complies to the threshold.

The use of the laneway is not considered to have significantly changed over the past 12 months, however if required, the CCTV cameras to obtain usage information could be implemented. The timing would be after the school holidays in January 2022 due to contractor availability prior to the school holidays commencing.

Agency Engagement

Section 4.2.2.1(d) of the Policy relates to obtaining information from relevant government agencies and non-government organisations on local issues. Correspondence has commenced with Territory Family and NT Police. Completion of these assessments have not occurred due to earlier results not conforming to Section 4.3 of the Policy, criteria for permanent closure of a laneway. If Council choose to defer a final decision until further investigation, these assessments will be progressed to completion.

Laneway Category

Section 4.2.2.1(e) of the Policy requires the Laneway Category to be calculated in accordance with the approved methodology. This calculation is designed to quantify the impact of closing the laneway with respect to pedestrians having to travel further to desired destinations (i.e. schools, bus stops, shops, parks, medical facilities etc.).

Table 3 below shows the three possible categories and the associated score ranges. **Attachment 13.1.2.2** provides the laneway category calculation. The Castor Court Laneway Category was found to be 30.06 placing it in Category High (which is a score over 20). As per Section 4.3.1(b) of the Policy, Category High should not be considered for permanent closure of a laneway.

Stormwater Function

Section 4.2.2.1(f) of the Policy requires assessment of the laneway in respect to stormwater function. It has been assessed that the Castor Court Laneway does not function as overland flow relief during high rainfall events. The laneway is 3m wide with approximately 1.6% crossfall to kerb and provides localised drainage functions. A drainage easement would likely be required due to the underground stormwater infrastructure present.

Castor Court laneway conforms to Section 4.3.1(a) of the Policy, which requires that the laneway does not provide an overland stormwater flow path.

Underground Services

Section 4.2.2.1(g) of the Policy requires information on underground services within the laneway to be obtained. Underground services within the Castor Court laneway include:

- PWC power;
- PWC water;
- Telstra; and
- Stormwater infrastructure.

Should a laneway closure be considered, these underground services will impact options on how to subdivide the land and determine easement requirements and service authority approvals.

Consideration by Council and Options

The information prepared enables Council to review the appropriate action to be taken, in accordance with 4.2.3 of the Policy. These three options are;

1. Decline the request;
 - a. Where a request has been declined Council will not consider a further request within twelve months unless there is a demonstrable and significant change in circumstances from the original request.
2. Request relevant government agencies and non-government organisations to provide responses to address the cause of the anti-social behaviour;

- a. Where the information indicates that a targeted strategy may assist in addressing the cause of the anti-social behaviour Council will advocate for responses from the relevant government agencies and non-government organisations.
3. Consider a treatment commensurate with the identified issues;
 - a. Where treatment does not involve trialling part-time closures, the treatment may be permanent. Where the Council approves the trialling of a part-time closure, the closures will occur for a maximum period of twelve months (from implementation).

As outlined above, the laneway does not meet the criteria to progress to permanent closure due to the high category rating of the laneway. However, there are alternative options Council could consider, as outlined below. These options could occur consecutively if desired by Council.

Government Agency Engagement – Recommended

As per Section 4.2.3.1(b) of the Policy, Council can request relevant government agencies and non-government organisations to provide responses to address the cause of the anti-social behaviour.

Section 4.2.3.1(c) of the Policy states, where the information indicates that a targeted strategy may assist in addressing the cause of the anti-social behaviour Council will advocate for responses from the relevant government agencies and non-government organisations.

It is recommended that Council continue engagement with relevant agencies to determine if there are any solutions or additional responses that could assist in reducing the reported anti-social behaviour.

Temporary Permanent Closure – Not Recommended

Whilst the application is for permanent closure of the laneway, Council could consider changing the laneway treatment from temporary part time closure to temporary full-time closure. This is not recommended as it would be against the intent of the Policy, where fenced parcels of land remain closed but not formally transferred to a neighbouring property.

Further Investigation – Not Recommended

As there is a range of evidence and data relating to the potential closure, with some incomplete such as recent CCTV, Council may wish to defer a final decision until further investigation is completed.

This approach would provide a re-assessment of the data informing the usage and provide information around the types and frequency of criminal activity and antisocial behaviour. New findings will not change the category high calculation, but there may be more information that further informs Council.

Summary

Council has completed investigations pertaining to Section 4.3 of the Laneway Management Policy, that lists criteria required for permanent closure of a laneway. The Laneway category was calculated in accordance with the approved methodology and found to be 30.06, placing it in Category High. As per Section 4.3.1(b) of the Policy, Category High should not be considered for permanent closure of a laneway due to impact on accessibility to various vital community services/assets, in particular for Castor Court laneway, a bus stop and park.

With reference to principles outlined in the Policy, preserving pathway network connectivity is important and addressing antisocial behaviour can be achieved by working with relevant stakeholders to implement other measures that may assist reducing criminal behaviour. Council can consider requesting relevant

government agencies and non-government organisations to provide responses to address the cause of the anti-social behaviour.

According to all assessments conducted to date and discussed in this Report, it is recommended Council decline the laneway closure application request for Castor Court.

CONSULTATION PROCESS

The following City of Palmerston staff were consulted in preparing this report:

- Director City Growth and Operations
- Graduate Civil Engineer

In preparing this report, the following external parties were consulted:

- NT Police
- Property owner adjacent the laneway

Following the decision of Council, the applicant and other residents contacted throughout the survey would be contact and advised of the outcome.

Should Council determine to close the laneway, or progress the process, further consultation would be required including letters and signage at the laneway.

POLICY IMPLICATIONS

This Report is in accordance with Council's Laneway Management Policy, Laneway Policy Guide and Laneway Policy Fact Sheet.

BUDGET AND RESOURCE IMPLICATIONS

The cost of ongoing night-time closures and gate maintenance is in the order of \$6,000 per year, and the installation of CCTV is in the order of \$5,000. These costs are funded, and able to be funded, through current operations budgets.

The cost to undertake the permanent closure of a laneway may be up to \$16,000 and comprises public notices, survey, land titles and development costs, and removal of the constructed path.

As outlined within the Laneway Management Policy, the calculation of the cost of the laneway closure to property owners is based on the increase in the value of the land as a result of the transfer. Income from the sale of the land would depend on the outcome of this.

RISK, LEGAL AND LEGISLATIVE IMPLICATIONS

This Report addresses the following City of Palmerston Strategic Risks:

6. Fails to create and deliver the strategic vision for the City.

Context: Ensuring a vision is enduring and clear to all relevant stakeholders, guiding future decision making, delivered effectively and efficiently, and that progress is measurable and celebrated.

The Laneway Management Policy outlines the purposes of preserving the network of laneways within the City and guiding decisions to ensure vital functions of laneways are taken into account when considering treatment options. Section 4.3 of the Policy outlines required criteria for permanent closure of a laneway. If a laneway treatment was to occur that does not conform to Section 4.3 of the Policy, there is the risk

that this may be considered not in line with the Laneway Management Policy and principles in which the policy is based on.

ENVIRONMENT SUSTAINABILITY IMPLICATIONS

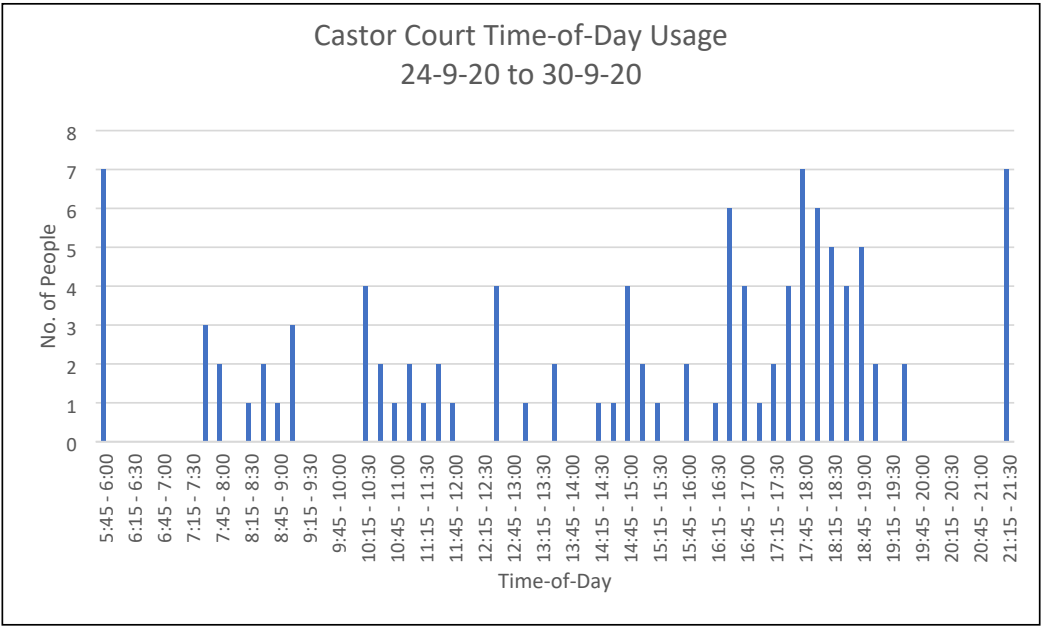
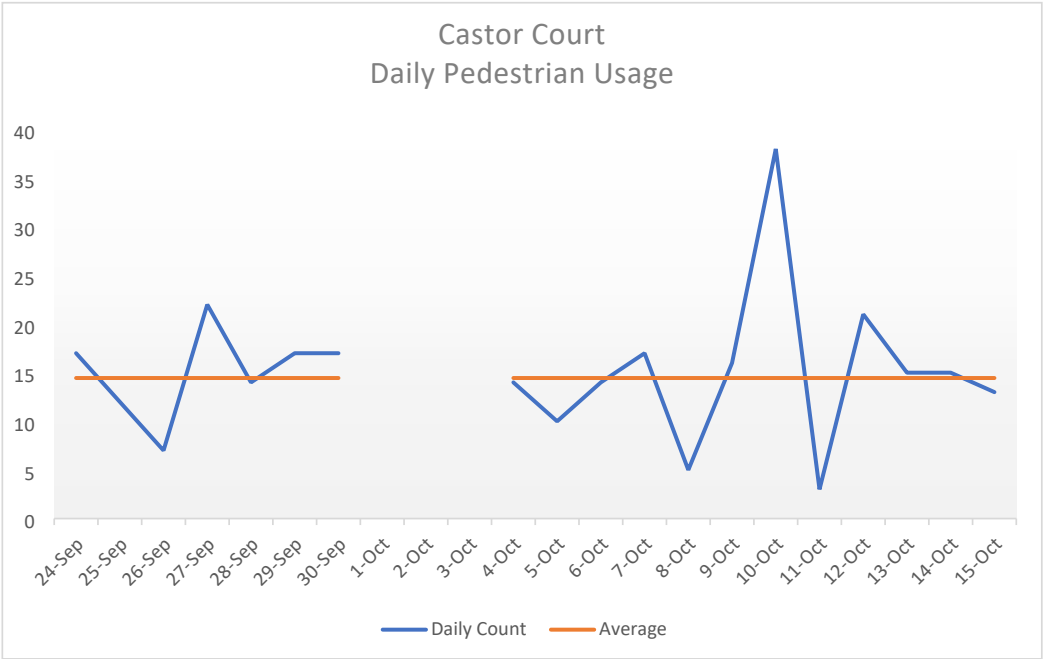
There are no environment sustainability implications for this Report.

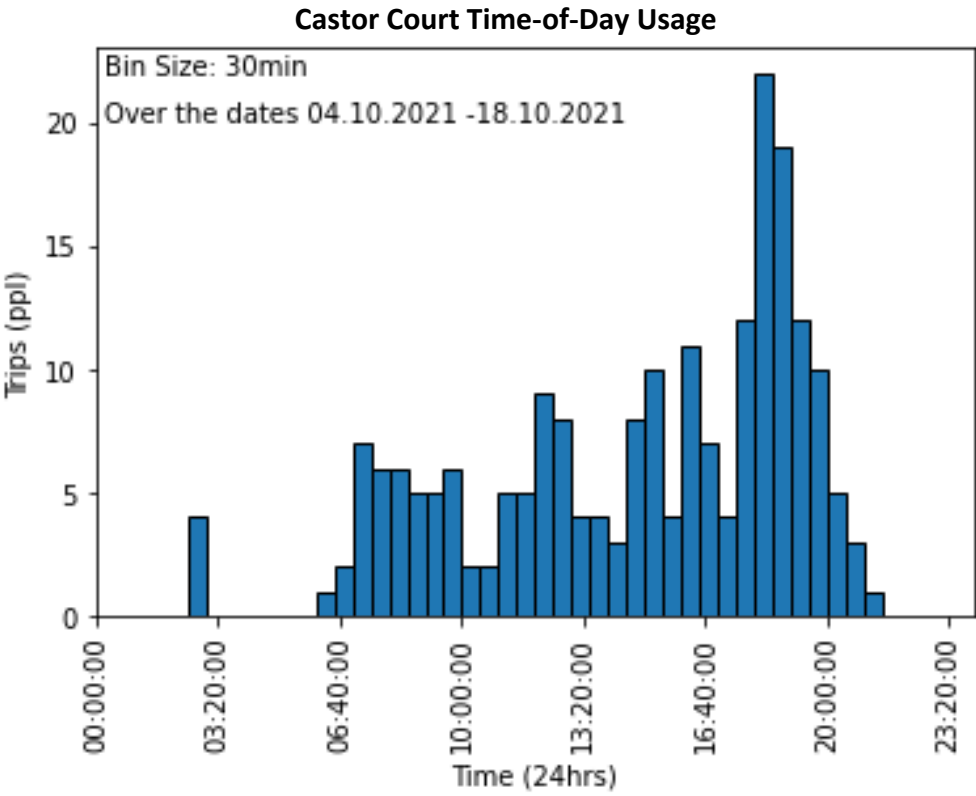
COUNCIL OFFICER CONFLICT OF INTEREST DECLARATION

We the author and approving officer declare that we do not have a conflict of interest in relation to this matter.

ATTACHMENTS

1. Laneway usage data analysis [BEG7] [13.1.2.1 - 2 pages]
2. Methodology for Determining Laneway Categorisation [ICS6] [13.1.2.2 - 1 page]





Laneway Categorisation

Laneway: Castor Court, Woodroffe

Methodology:

The score for an individual Laneway is determined by the following formula:

$$[HSF + 0.25(AOF)] \times PVF = \text{SCORE}$$

The factors applied for the extra distance walked to educational facilities, bus stops, shops, parks and other facilities are contained within Table 1. The **HSF** is the **Highest Single Factor** from Table 1 below, with the **AOF**, **All Other Factors**, being the sum of all other calculated factors.

Additional Distance (m)	Education Factor	Bus Stop Factor	Shop Factor	Park Factor	Other Factor
1 TO 99	1	1	1	1	1
100 TO 199	2	2	2	2	2
200 TO 299	3	4	3	3	3
300 TO 399	5	8	5	4	4
400 TO 900	10	16	10	8	8

Table 1 – Additional Distance Walked Factor

The estimation of potential pedestrian usage (the **Pedestrian Volume Factor, PVF**) is calculated by the number of blocks immediately serviced by the laneway, being;

- Less than ten blocks – Factor of 1
- 10 to 20 blocks – 1.67
- Greater than 50 blocks – 2.5

The subsequent Category derived from the score is defined as;

- Low – Total score of 0 - 9.9
- Medium – Total score of 10 - 19.9
- High – Total score of 20 or more

Laneway Calculation:

Factor Type	Score	Comments
Education	0	No impact to access Woodroffe School
Bus Stop	16	Bus Stop 474 on Temple Terrace (heading towards the City Centre) – 580m
Shop	0	No impact to access Woodroffe Shops
Park	0	No impact to access Frenela Park (or other Woodroffe Parks)
Other	8	Access to Temple Terrace to cross into Moulden to access childcare, high school, shared path etc – 500m+
HSF	16	
AOF	8	
PVF	1.67	20 Properties within Bailey Circuit

(note: factors are based on highest calculated additional distance, with the education being based on the local primary school for that suburb)

Calculation:

$$[16 + 0.25(8)] \times 1.67 = 30.06$$

Therefore, category is **High**

COUNCIL REPORT

2nd Ordinary Council Meeting

AGENDA ITEM:	13.1.3
REPORT TITLE:	Laneway Closure Request - Bailey Circuit
MEETING DATE:	Tuesday 16 November 2021
AUTHOR:	City Operations Manager, Michael Taylor
APPROVER:	Director City Growth and Operations, Nadine Nilon

COMMUNITY PLAN

Family and Community: Palmerston is a safe and family friendly community where everyone belongs.

PURPOSE

This Report provides Council with an update on the Bailey Circuit Laneway Closure request in accordance with the Laneway Management Policy.

KEY MESSAGES

- A laneway closure application was submitted to Council 6 September 2021 for Bailey Circuit, Driver.
- Since March 2020 Bailey Circuit laneway has undergone temporary part time closure treatment, with daily night-time closures from no earlier than 9:00pm, to no later than 6:30am.
- NT Police have provided information on incidents that occurred at Bailey Circuit properties from January 2021 to October 2021. In total there were 83 separate incidents over the 10-month period.
- Council has surveyed owners and residents from 19 of the 36 properties in Bailey Circuit, in accordance with Section 4.2.2.1(b) of the Laneway Management Policy. Of the responses, 42% supported the closure, 32% were against the closure and 26% provided a neutral stance.
- It has been assessed that the Bailey Circuit Laneway does function as overland flow relief that may be required during severe rainfall events, and therefore does not comply with Section 4.3 of the Laneway Management Policy, criteria for permanent closure of a laneway.
- Average daily use in 2020 over 22 days was calculated to be 29.09, which conforms to Section 4.3.1(e) of the Laneway Management Policy that requires laneway use to be less than 30 movements per day.
- Laneway Category was calculated in accordance with the approved methodology and found to be 19.09, placing it in Category Medium. As per Section 4.3.1(b) of the Laneway Management Policy, Category Medium can be considered for permanent closure of a laneway.
- Underground services within the laneway include PWC power, PWC water, Telstra and stormwater infrastructure. Should a laneway closure be considered, these underground services will impact option on how to subdivide the land and determine easement requirements and service authority approvals.
- Council is undertaking other measures to improve the amenity and safety of Bailey Circuit Laneway including scheduled lighting upgrades in President Park (to occur mid 2022), pruning trees in President Park to increase site lines (December 2021) and recently completed works to improve functionality of the laneway gates.

RECOMMENDATION

1. THAT Report entitled Laneway Closure Request - Bailey Circuit be received and noted.

2. THAT Council declines the Bailey Circuit laneway closure request due to the laneway not meeting the required closure requirements of Council's *Laneway Management Policy*.
3. THAT the night-time closure of the Bailey Circuit laneway continues for a further 12 months, with a review no later than December 2022.
4. THAT the Mayor write to the relevant Minister(s) in relation to anti-social behaviour and potential multi-agency approach to address reported issues in Bailey Circuit, Driver.

BACKGROUND

In November 2020, Council adopted its *Laneway Management Policy* (the Policy) with the purpose of preserving the network of laneways and guiding decisions when responding to laneway treatment requests. Currently 18 laneways are receiving some form of closure treatment. This Report focusses on the Bailey Circuit to President Park laneway in Driver.

The purpose of the Policy is to avoid the retention of small and isolated parcels of land held by Council that serve no long-term benefit or purpose for the community. There are currently seven temporary full-time closures of laneways, with one undergoing permanent closure steps.

Prior to the adoption of the Policy, Council assessed individual requests for laneway closures as they occurred. From 14 February 2019 to 6 March 2020 Council conducted consultation with the Palmerston community about the Laneway Treatment trials underway at the time. Results from the consultation were presented to Council in March 2020 with a recommendation that a report be prepared for the 2nd Ordinary Meeting in June 2020, assessing potential laneway treatments for laneways raised through the consultation process, including options for closure for eight (8) listed laneways, with Bailey Circuit being one of the laneways. At the meeting, Council resolved to implement temporary night-time closures prior to further assessment.

At the 2nd Ordinary Council Meeting of 17 March 2020 Council made the following decision:

Trial of Laneway Treatments - Update March 2020

4. THAT Council implement temporary night time closures, between the hours no earlier than 9:00pm and no later than 6:30am for the following laneways:
 1. Castor Court to Temple Terrace, Woodroffe;
 2. Capella Court to Temple Terrace, Woodroffe;
 3. Zenith Circuit to Star Court, Woodroffe;
 4. Sibbald Crescent to Gunter Circuit, Woodroffe;
 5. Sextant Court to Harrison Circuit, Woodroffe;
 6. Bailey Circuit to President Park, Driver;
 7. Tilston Avenue to Caladium Court, Moulden; and
 8. Strawbridge Crescent to Chung Wah Terrace crossed with Cobham Court to Lockwood Court, Moulden.

With a report outlining the evidence based approach outcomes for treatments to be presented to the 2nd Ordinary Meeting in June 2020.

CARRIED 9/1038 – 17/03/2020

Since March 2020, the Bailey Circuit laneway has undergone temporary part time closure treatment, with daily closures from no earlier than 9:00pm, to no later than 6:30am.

A laneway closure application was submitted to Council 6 September 2021 for Bailey Circuit, Driver. The application included the required information and conformed to Section 4.2.1 of the Policy.

Separate to the laneway closure request, Council has undertaken other measures to improve the amenity and safety of the area, including;

- Lighting upgrade of President Park to the laneway along the footpath from Driver Avenue, design commenced and works will occur in the 2022 dry season.
- Pruning of trees within President Park to increase sight-lines and reduce dark areas.
- Various works on the Bailey Circuit laneway gates, improving the locking mechanism and reinforcing structural integrity.

This Report reviews the closure request for Bailey Circuit in accordance with the Policy and presents recommendations based on assessments to date.

DISCUSSION

Bailey Circuit laneway in Driver provides pedestrian connectivity from Bailey Circuit to President Park. The images below show the local pathway network (in yellow), the two properties abutting the laneway, and ground views of the Laneway and gate infrastructure. The laneway currently has temporary part time closure treatment, with daily closures from no earlier than 9:00pm, to no later than 6:30am.



Image 1 - Bailey Circuit Laneway



Images 2&3 - Bailey Circuit Laneway (ground view)

Laneway Closure Application

The application received on 6 September 2021 conforms to Section 4.2.1 of the Laneway Management Policy (the Policy), providing required information and agreements. It satisfies Section 4.3.1(c) and 4.3.1(d) of the Policy, which is required for Council to consider permanent closure.

In accordance with the Policy (4.2.2), the following information is collated once a closure application is received, for presentation to Council;

- a) **NT Police Information** - Request information from NT Police relating to the vicinity of the laneway covering the most recent quarterly reporting period.
- b) **Immediate Vicinity Survey** - Survey a minimum 20 properties within the immediate vicinity of the laneway.
- c) **Laneway Usage** - Install a CCTV camera at one end of the laneway for a period of not less than three weeks to obtain laneway usage data.
- d) **Agency Engagement** - Request information from relevant government agencies and non-government organisations on local issues.
- e) **Laneway Category** - Calculate the Laneway Category using the approved methodology.
- f) **Stormwater Function** - Assess the laneway in respect of stormwater function.
- g) **Underground Services** - Obtain information on underground services within the laneway.

For a laneway to be considered for permanent closure, the Policy (4.3) requires the following to be satisfied;

- a) The laneway does not provide an overland stormwater flow path; and
- b) The Laneway Category is rated a Low or Medium; and
- c) Agreement with abutting landowners ensures that the whole of the laneway will be disposed of through amalgamation with the abutting properties; and
- d) The abutting landowners have acknowledged and agreed to the contribution to costs for the closure of the laneway and the payment for the portion of closed laneway (inclusive of easements where applicable) to be amalgamated with their property; and
- e) The laneway use is less than 30 movements per day.

The next sections of this report provide an overview of the information collated for Council to make an evidence-based decision, and the considerations for permanent closure.

NT Police Information

The laneway closure request form listed five PROMIS numbers and outlined concern of antisocial behaviour and criminal activity occurring within the Laneway. Further content has been provided to Council from the resident with the closure request after the application was submitted, including CCTV footage and additional Police PROMIS numbers.

Council officers have reviewed relevant information from NT Police relating to incidents that have occurred at Bailey Circuit Properties from January 2021 to October 2021. In total there have been 83 separate incidents over the 10-month period, of which 14 incidents were affiliated with one property abutting the laneway.

The incidents included the following:

- Disturbance
- Criminal damage
- Attempted unlawful entry
- Suspicious person

It is not clear whether, or how, the laneway contributed to the incidents, however CCTV provided to Council show examples of disturbance occurring from the laneway.

Immediate Vicinity Survey

Section 4.2.2.1 (b) of the Policy requires a minimum of 20 properties within the vicinity of the laneway to be surveyed. Council has undertaken doorknocking of Bailey Circuit and direct contact with the 36 properties in Bailey Circuit.

However, there have been 19 responses to surveys through the doorknocking and phone calls. Table 1 below shows a summary of the potential laneway closure responses.

	Support the closure	Against the closure	Neutral stance	No response
Number of properties	8	6	5	17
Percentage	42%	32%	26%	N/A

Table 1 – Survey (as at 10 November 2021)

Two (2) properties stated they rarely used the laneway, and 17 properties reported using the laneway to varying extents with the following recurring examples of usage:

- Access to President Park
- Exercise
- Access to Driver Primary School
- Access to Marlow Lagoon Dog Park
- Visiting friends external to Bailey Circuit

The survey results did indicate that most properties were concerned with the rising antisocial behaviours and criminal activities over the past year.

The six properties that were against the closure provided reasons for retaining the access, including to preserve connectivity where the laneway is used for walking dogs and commuting school kids.

The eight properties that supported the closure provided similar reasons, which was to minimise pedestrian traffic to reduce the chance of antisocial behaviour and criminal activity occurring in Bailey Circuit. Some properties explained that numerous long-term residents moved due to increasing antisocial

behaviour in the area. This claim was supported by one former resident who was contacted during the phone calls due to outdated details.

There were five properties that did not feel strong enough to convey a preference, so elected to take a neutral stance.

Overall, the survey shows a diversity of usage and views of potential closure and there wasn't a clear significant preference to close the laneway.

Laneway Usage

Section 4.2.2.1(c) of the Policy involves analysis of laneway usage through CCTV over at least three weeks to determine average daily use. **Attachment 13.1.3.1** illustrates daily pedestrian usage data from 20 October 2020 to 10 November 2020, showing peak usage during the morning (approx. 7am to 9am) and afternoon (approx. 2pm to 7pm). This CCTV installation occurred as part of the data gathering for the Laneway Management Policy development and was not linked to a formal request at that time. The laneway was being closed at night-time at the time of the analysis. Table 2 below summarises some statistics from the analysis.

Lowest Daily Use	Highest Daily Use	Average Daily Use	Total usage over 22 Days
17	53	29.09	640

Table 2 – Laneway Usage Data

Section 4.3.1(e) of the Policy requires the laneway use to be less than 30 movements per day. Numerous days are above this threshold, however the daily average of 29.09 complies to the threshold.

The use of the laneway is not considered to have significantly changed over the past 12 months, however if required, the CCTV cameras to obtain usage information could be implemented. The timing would be after the school holidays in January 2022 due to contractor availability prior to the school holidays commencing.

Agency Engagement

Section 4.2.2.1(d) of the Policy relates to obtaining information from relevant government agencies and non-government organisations on local issues. Correspondence has commenced with Territory Family and NT Police. Completion of these assessments have not occurred due to earlier results not conforming to Section 4.3 of the Policy, criteria for permanent closure of a laneway. If Council choose to defer a final decision until further investigation, these assessments will be progressed to completion.

Laneway Category

Section 4.2.2.1(e) of the Policy requires the Laneway Category to be calculated in accordance with the approved methodology. This calculation is designed to quantify the impact of closing the laneway with respect to pedestrians having to travel further to desired destinations (i.e. schools, bus stops, shops, parks, medical facilities etc.).

Table 3 below shows the three possible categories and the associated score ranges. **Attachment 13.1.3.2** provides the calculation information for Bailey Circuit. The Bailey Circuit Laneway Category was found to be 19.09, placing it in the category of Medium (20 and above is considered High). As per Section 4.3.1(b) of the Policy, Category Medium can be considered for permanent closure of a laneway.

Stormwater Function

Section 4.2.2.1(f) of the Policy requires assessment of the laneway in respect to stormwater function. It has been assessed that the Bailey Circuit Laneway does function as overland flow relief that may be required during severe rainfall events. The laneway is 6m wide with approximately 3% invert to centre and is at the bottom of a catchment area spanning from Mahoney Circuit Northwards to Bailey Circuit. Should Council wish to investigate further, a modelling study can be conducted.

For a laneway to be considered for permanent closure, Section 4.3.1(a) of the Policy requires that the laneway does not provide an overland stormwater flow path. Section 2 of the Policy outlines the principles that apply to the management of laneways, and states “a laneway that provides an overland stormwater flow path will not be considered for permanent closure.”

In accordance with the Policy, it is recommended that this laneway should not be considered for permanent closure. However, Council does have the option of reviewing this further, as presented within the alternative options below.

The risk of permanently closing a laneway that is required for overland stormwater flow is the impact on upstream stormwater function and property protection. Roads, with laneways and relevant easements, are designed to carry stormwater to the point of discharge. The 'lower' in the system a blockage occurs, the greater the potential flooding impact on properties and residents. If the laneway is closed, and the land transferred, whilst Council would retain an easement, the risk of the overland flow being blocked becomes significant.

Underground Services

Section 4.2.2.1(g) of the Policy requires information on underground services within the laneway to be obtained. Underground services with the Bailey Circuit laneway include:

- PWC power;
- Telstra;
- PWC water; and
- Stormwater infrastructure, including an underground pipe and shallow open drain.

Should a laneway closure be considered, these underground services will impact options on how to subdivide the land, and to determine easement requirements and service authority approvals.

Consideration by Council and Options

The information prepared enables Council to review the appropriate action to be taken, in accordance with 4.2.3 of the Policy. These three (3) options are;

1. Decline the request;
 - a. Where a request has been declined Council will not consider a further request within twelve months unless there is a demonstrable and significant change in circumstances from the original request.
2. Request relevant government agencies and non-government organisations to provide responses to address the cause of the anti-social behaviour;
 - a. Where the information indicates that a targeted strategy may assist in addressing the cause of the anti-social behaviour Council will advocate for responses from the relevant government agencies and non-government organisations.
3. Consider a treatment commensurate with the identified issues;

- a. Where treatment does not involve trialling part-time closures, the treatment may be permanent. Where the Council approves the trialling of a part-time closure, the closures will occur for a maximum period of twelve months (from implementation).

As outlined above, the laneway does not meet the criteria to progress to permanent closure due to the overland stormwater flow function of the laneway. However, there are alternative options Council could consider, as outlined below. These options could occur consecutively if desired by Council.

Government Agency Engagement – Recommended

As per Section 4.2.3.1(b) of the Policy, Council can request relevant government agencies and non-government organisations to provide responses to address the cause of the anti-social behaviour.

Section 4.2.3.1(c) of the Policy states, where the information indicates that a targeted strategy may assist in addressing the cause of the anti-social behaviour Council will advocate for responses from the relevant government agencies and non-government organisations.

It is recommended that Council continue engagement with relevant agencies to determine if there are any solutions or additional responses that could assist in reducing the reported anti-social behaviour.

Temporary Permanent Closure – Not Recommended

Whilst the application is for permanent closure of the laneway, Council could consider changing the laneway treatment from temporary part time closure to temporary full-time closure. This option has been requested by one of the applicants due to their reports of increased frequency of incidences of antisocial behaviour.

This is not recommended as it would be against the intent of the Policy, where fenced parcels of land remain closed but not formally transferred to a neighbouring property. There is a risk where this occurs including the inability to open the laneway in the future due to public perception, and stormwater management risks relating to overland flow that apply in this instance.

Further Investigation – Not Recommended

As there is a range of evidence and data relating to the potential closure, with some incomplete such as recent CCTV and the overland stormwater flow analysis based on original development drawings, Council may wish to defer a final decision until further investigation is completed. This approach would provide a re-assessment of the data informing the usage and flooding event details, which is not expected to be significant, but there may be a change that further informs Council.

A stormwater investigation could determine the capacity requirements of the laneway for stormwater flows and potential engineering or management measures that may be possible to enable closure without impacting on the stormwater system. The costs of an investigation would be in the order of \$20,000. Implementing the potential engineering or management measures will be additional costs that cannot be estimated until after the investigation.

Summary

Council has undertaken investigations pertaining to Section 4.3 of the Laneway Management Policy, that lists criteria required for permanent closure of a laneway. There is evidence that supports both the closure and retention of the laneway. Most significantly, it was determined that Bailey Circuit Laneway acts as an overland stormwater flow path in larger rainfall events. Therefore, it is recommended to decline

the laneway closure request. Should Council wish to investigate this further, flood modelling can be conducted.

The closure request is in response to increased incident frequencies of both antisocial behaviour and criminal activity in recent months. NT Police have provided information on incidents that occurred at Bailey Circuit Properties from January 2021 to October 2021, showing 83 separate incidents over the 10-month period, of which 14 incidents were affiliated with one property abutting the laneway.

Separate to the laneway closure request, Council has undertaken other measures to improve the amenity and safety of Bailey Circuit Laneway including scheduled lighting upgrades in President Park (design underway, works to occur mid 2022), pruning trees in President Park (December 2021) to increase site lines and recent works to improve functionality of the laneway gates.

It is recommended that Council continue engagement with relevant government agencies and non-government organisations to provide responses to address the cause of the anti-social behaviour.

With reference to principles outlined in the Policy, preserving pathway network connectivity is important and addressing anti-social behaviour can be achieved by working with relevant stakeholders to implement other measures that may assist reducing criminal behaviour.

According to all assessments conducted to date and discussed in this Report, it is recommended Council decline the laneway closure application request for Bailey Circuit.

CONSULTATION PROCESS

The following City of Palmerston staff were consulted in preparing this Report:

- Director City Growth and Operations
- Graduate Civil Engineer

In preparing this Report, the following external parties were consulted:

- NT Police
- Property owner adjacent the laneway

Following the decision of Council, the applicant and other residents contacted throughout the survey would be contact and advised of the outcome.

Should Council determine to close the laneway, or progress the process, further consultation would be required including letters and signage at the laneway.

POLICY IMPLICATIONS

This Report is in accordance with Council's Laneway Management Policy, Laneway Policy Guide and Laneway Policy Fact Sheet.

BUDGET AND RESOURCE IMPLICATIONS

Should Council wish to progress a stormwater review, it is estimated to cost \$20,000. The cost of ongoing night-time closures and gate maintenance is in the order of \$6,000 per year, and the installation of CCTV is in the order of \$5,000. These costs are funded, and able to be funded, through current operations budgets.

The cost to undertake the permanent closure of a laneway may be up to \$16,000 and comprises public notices, survey, land titles and development costs, and removal of the constructed path. This process

could take up to one year to complete. This doesn't consider the potential impact on stormwater functionality on other properties.

As outlined within the Laneway Management Policy, the calculation of the cost of the laneway closure to property owners is based on the increase in the value of the land as a result of the transfer. Income from the sale of the land would depend on the outcome of this.

RISK, LEGAL AND LEGISLATIVE IMPLICATIONS

This Report addresses the following City of Palmerston Strategic Risks:

6. Fails to create and deliver the strategic vision for the City.

Context: Ensuring a vision is enduring and clear to all relevant stakeholders, guiding future decision making, delivered effectively and efficiently, and that progress is measurable and celebrated.

The Laneway Management Policy outlines the purposes of preserving the network of laneways within the City and guiding decisions to ensure vital functions of laneways are taken into account when considering treatment options. Section 4.3 of the Policy outlines required criteria for permanent closure of a laneway. If a laneway treatment was to occur that does not conform to Section 4.3 of the Policy, there is the risk that this may be considered not in line with the Laneway Management Policy and principles in which the Policy is based on.

There is a risk to the stormwater function of the relevant stormwater catchment should the laneway be closed full time, either temporarily or permanently. Permanent closure would have a significant risk to stormwater function as Council would have access with an easement, rather than as road reserve. This leads to potential risks of maintenance issues and blockages occurring at any time that Council has limited access to. Temporary full-time closure would have an impact however, the gates would require design to mitigate the risk of blockages. The current night-time closure means the gate is inspected twice a day for any blockages that need addressing.

ENVIRONMENT SUSTAINABILITY IMPLICATIONS

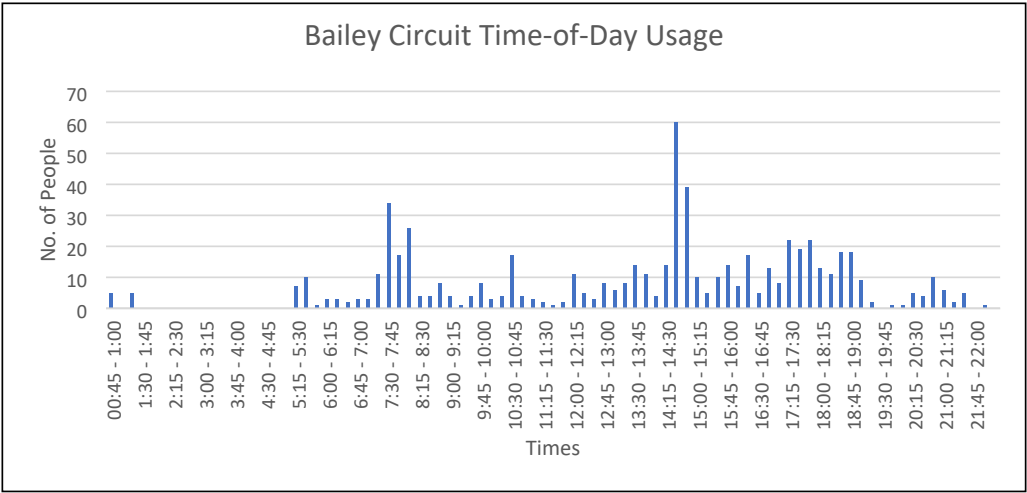
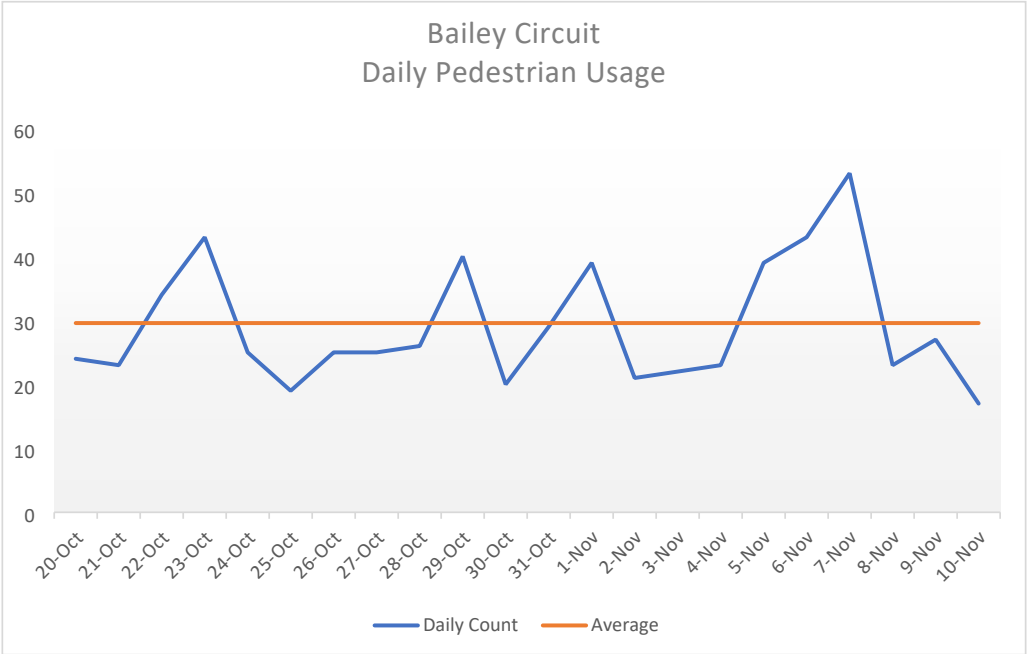
There are no environment sustainability implications for this Report.

COUNCIL OFFICER CONFLICT OF INTEREST DECLARATION

We the author and approving officer declare that we do not have a conflict of interest in relation to this matter.

ATTACHMENTS

1. Laneway Usage Data Analysis [13.1.3.1 - 1 page]
2. Methodology for Determining Laneway Categorisation [13.1.3.2 - 1 page]



Laneway Categorisation

Laneway: Bailey Circuit, Driver

Methodology:

The score for an individual Laneway is determined by the following formula:

$$[HSF + 0.25(AOF)] \times PVF = \text{SCORE}$$

The factors applied for the extra distance walked to educational facilities, bus stops, shops, parks and other facilities are contained within Table 1. The **HSF** is the **Highest Single Factor** from Table 1 below, with the **AOF**, **All Other Factors**, being the sum of all other calculated factors.

Additional Distance (m)	Education Factor	Bus Stop Factor	Shop Factor	Park Factor	Other Factor
1 TO 99	1	1	1	1	1
100 TO 199	2	2	2	2	2
200 TO 299	3	4	3	3	3
300 TO 399	5	8	5	4	4
400 TO 900	10	16	10	8	8

Table 1 – Additional Distance Walked Factor

The estimation of potential pedestrian usage (the **Pedestrian Volume Factor, PVF**) is calculated by the number of blocks immediately serviced by the laneway, being;

- Less than ten blocks – Factor of 1
- 10 to 20 blocks – 1.67
- Greater than 50 blocks – 2.5

The subsequent Category derived from the score is defined as;

- Low – Total score of 0 - 9.9
- Medium – Total score of 10 - 19.9
- High – Total score of 20 or more

Laneway Calculation:

Factor Type	Score	Comments
Education	2	Driver Primary School – 250m
Bus Stop	2	Bus Stop 477 on Driver Avenue (heading towards Temple Terrace) – 250m
Shop	2	Driver Shops – 250m
Park	8	President Park – 380m
Other	8	Shared Path Access (Elrundie Avenue) to Marlow Lagoon (Regional Park) crossing
HSF	8	
AOF	14	
PVF	1.67	38 Properties within Bailey Circuit

(note: factors are based on highest calculated additional distance)

Calculation:

$$[8 + 0.25(14)] \times 1.67 = 19.09$$

Therefore, category is **Medium**

COUNCIL REPORT

2nd Ordinary Council Meeting

AGENDA ITEM:	13.1.4
REPORT TITLE:	Community Benefit Scheme - Men's Shed Palmerston Inc
MEETING DATE:	Tuesday 16 November 2021
AUTHOR:	Community Development Officer, Sucha Chakravarthy
APPROVER:	Director Lifestyle and Community, Amelia Vellar

COMMUNITY PLAN

Governance: Council is trusted by the community and invests in things that the public value.

PURPOSE

This report seeks Council approval for a Community Benefit Scheme (CBS) grant application from a local Community Organisation.

KEY MESSAGES

- Council provides funding through Community Benefit Scheme (CBS) to eligible community groups and organisations.
- Palmerston Men's Shed Inc is a community organisation established in Palmerston in 2010. The aim of Men's Sheds is to improve the health and wellbeing of their members.
- Men's Sheds are community spaces for men, and women, to connect, converse and create.
- The Palmerston Men's Shed Inc is located at City of Palmerston Depot Sheds 3 and 4 (corner Georgina Crescent and Toupein Road, Yarrawonga).
- The Palmerston Men's Shed Inc have requested upgrades to shed 3, to improve the safety of the shed, allow for multi-purpose usage and accessibility for people with mobility assistance vehicles.
- Council has received a grant application of \$4044 from Palmerston Men's Shed Inc. **Attachment 13.1.4.1**
- Council's Policy *FIN 18 Grants, Donations, Scholarships and Sponsorships* requires funding request in excess of \$2000 to be referred to Council with a recommendation.
- The report recommends Council approves this request, despite the Men's Shed's inability to contribute 30% of the cost to the project, (part of the eligibility criteria outlined in Council's Policy *FIN 18 Grants, Donations, Scholarships and Sponsorships*).

RECOMMENDATION

1. THAT Report entitled Community Benefit Scheme - Men's Shed Palmerston Inc be received and noted.
2. THAT Council approves the 2021/22 funding application from Palmerston Men's Shed Inc, for \$4044 (including GST) to upgrade the electrical infrastructure in Council's Depot Shed 3 being utilised for their program.

BACKGROUND

City of Palmerston provides funding through the Community Benefit Scheme (CBS) to eligible community groups and organisations, by funding activities, projects and services that benefit the Palmerston Community. CBS funding for organisations includes sponsorships, donations and grants with scholarships and representation support (a specific type of donation) also available to individuals. Grants are funding where Council provides financial or in-kind support to a Community Organisation carrying out a project or activity that benefits the community.

Council policy *FIN 18 Grants, Donations, Scholarships and Sponsorships* provides governance of the Community Benefit Scheme. Clause 4.10.02 of the Council's *FIN 18 Policy* requires all requests in excess of \$2000 to be referred by the Chief Executive Officer, to the Council with a recommendation.

DISCUSSION

Men's Sheds are about increasing the wellbeing of men by fostering social connectedness and increasing self-esteem.

The Palmerston Men's Shed Inc is located at City of Palmerston Depot Sheds 3 and 4, (corner Georgina Crescent and Toupein Road, Yarrawonga).

Palmerston Men's Shed Inc is an incorporated organisation under the Australian Men's Shed Association umbrella. They registered as an Incorporation in 2010 and have been utilising the City of Palmerston Depot since 2010. In line with the mission of Australian Men's Shed Association, they focus on operations across key pillars "Advocacy, Men's Health and Community". Palmerston Men's Shed Inc support men to work on their mental health and wellbeing through woodwork, combating social isolation and providing a safe and relaxing environment for the men to work.

Council has received a grant application of \$4044 from Palmerston Men's Shed Inc to upgrade the electrical supply to make the shed safe, as well as allow for multi-purpose usage and accessibility for people with mobility assistance vehicles. Since the Shed area is small and cramped with machinery, it is unsafe for multiple members to simultaneously access different machinery as the current lay out is.

City of Palmerston have again this year renewed the lease for Palmerston Men's Shed Inc at the Depot to continue supporting this community organisation. Since the renewal of the lease, Palmerston Men's Shed Inc held a special meeting on 13 March 2021 where the upgrades to Shed 3 were formally discussed to examine the possibility of reorganising the shed, to make it safer and easier to work in and a decision was made to apply for Council's support to upgrade the Shed. **Attachment 13.1.4.1.**

The proposed upgrades include installation of power outlets and four ceiling fans in Shed 3 to make the shed more accessible for the members to work from and allow space for mobility assistance vehicles in the shed, when required. The current upgrades will also convert Shed 3 from a storage space to a preparation area and allow the Shed to be multifunctional and purpose built for woodwork and assembly.

The organisation does not have the financial capacity to fund the project, the reason for which they cite as they have been unable to produce goods for sale due to safety and space constriction issues. Supporting the organisation with the grant will hence allow increase in their membership, production of sale items as well as fostering potential benefits to the wellbeing of the participants and volunteers by decreasing social isolation, improving mental health outcome and enhancing their self-esteem.

The report recommends Council approves this request, due to the benefits to the wellbeing of the participants and volunteers by decreasing social isolation, improving mental health outcome and enhancing their self-esteem.

CONSULTATION PROCESS

The following City of Palmerston staff were consulted in preparing this report:

- Community Facilities Officer
- EA to Director Organisational Services
- EA to Director Lifestyle & Community

In preparing this report, the following external parties were consulted:

- Treasurer Palmerston Men's Shed Inc

Council staff met with the Treasurer of Palmerston Men's Shed Inc to discuss their application. During this discussion, the Treasurer asked that the CDO note how this project aligns with the Community Plan **Attachment 13.1.4.1**.

POLICY IMPLICATIONS

Council Policy FIN 18 Grants, Donations, Scholarships and Sponsorships provides governance and outlines the support that is available through the Community Benefits Scheme.

BUDGET AND RESOURCE IMPLICATIONS

The CBS budget for 2021-2022 Financial year for grants, donations, sponsorships and scholarships is \$230,000.

Currently \$140,298 remains available in the CBS budget for future projects and events. This grant application to the value of \$4044 will reduce this amount to \$136,254.

RISK, LEGAL AND LEGISLATIVE IMPLICATIONS

This report addresses the following City of Palmerston Strategic Risks:

1 Fails to be trusted as a Council

Context: Achieving credibility & trust with majority of those within and external to the City.

Council is responsible for the efficient and sustainable management of the Community Benefit Scheme budget. Funding activities or items that are not seen to be benefitting the Palmerston Community may erode trust in Council and its processes. Council mitigates this risk by following the policy relating to eligibility criteria as outlined in its policy *FIN 18 Grants, Donations, Scholarships and Sponsorships*.

Although Men's Shed Palmerston has not applied for funding through the CBS this financial year, they are being supported by Council through the provision of their lease on a Council premise which is charged at a peppercorn rate (\$1). This was renewed in March (endorsed 2 March 2021) for 3 years, expiring 29 February 2024. It should be noted that Council does support the group through this arrangement and that the request for improvements to the Depot Shed although not used by Council currently is an improvement to a Council asset.

ENVIRONMENT SUSTAINABILITY IMPLICATIONS

There are no environment sustainability implications for this report.

COUNCIL OFFICER CONFLICT OF INTEREST DECLARATION

We the author and approving officer declare that we do not have a conflict of interest in relation to this matter.

ATTACHMENTS

1. 20211026 - CBS - Palmerston Men's Shed - Application with Attachments [13.1.4.1 - 6 pages]



APPLICATION FORM

GRANTS AND DONATIONS

REQUESTS IN EXCESS OF \$2000

Organisation Name: Palmerston Mens' Shed Inc.
Contact Name: Ms Jill Pascoe
Position of Contact: Secretary
Telephone: 08 89009791 Mobile: 0418932299
Email: mensshedpalmerston@outlook.com
Address: Shed 4/60 Georgina Crescent Yarrowonga 0830
Postal Address: PO Box 3988
Account Name: Palmerston Mens Shed Inc.
Account Number: 158 222 893 BSB: 633000
Amount Requested: \$4044.00 ABN: 33951991618
Activity Name: _____ Activity Date: _____
Location of Activity: _____

☐ **Environmental Initiative** (Please tick if this request relates to an Environmental Initiative)

ATTACHED WRITTEN APPLICATION WHICH INCLUDES:

PLEASE ATTACH THE FOLLOWING DOCUMENTATION TO YOUR WRITTEN APPLICATION:

- ☐ Details of project, Detailed project budget, Evidence of alternate sources of funding to a minimum of 30% of project costs.
- ☐ Most recent audited financial statement (If application exceeds \$10,000)
- ☒ Proof of registration as Community, NFP or Incorporated body
- ☒ Contact details of Elected Office Holders
- ☒ Proof of appropriate insurance, certificate of currency
- ☒ Minuted details of your organisation's resolution to request funding

Please see overleaf for further information about Environmental Initiatives

Funding of this proposed activity/event/item will benefit the Palmerston Community, by:

creating a safer working environment within the Mens' Shed thereby creating more space between cutting tools

and relates to the following goals and strategies in the City of Palmerston Community Plan:

Enhanced mental health of Men's Shed members and visitors.

Signed: _____

P.J. Pascoe

Date: _____

26-10-2021

PLEASE RETURN COMPLETED FORM WITH ATTACHED APPLICATION TO THE CITY OF PALMERSTON

In Person: Civic Plaza, 1 Chung Wah Terrace, Palmerston

PO Box 1 Palmerston NT 0831

8935 9922

8935 9900

palmerston@p.palmerston.nt.gov.au

The City of Palmerston complies with the information Privacy Principles contained in the Information Act (NT). These principles protect the privacy of personal information collected and held by Council. Council's privacy statement is available from the City of Palmerston, Civic Plaza, 1 Chung Wah Terrace, or via our website on www.palmerston.nt.gov.au.

CITY OF PALMERSTON - GRANTS REQUESTS EXCESS \$2000 APPLICATION/ 1



PALMERSTON MEN'S SHED Inc.
60 Georgina Cres.
Yarrowonga NT 0830

Ph 89009791
PO Box 3988 Palmerston 0831
mensshedpalmerston@outlook.com

A Member of the Australian
Men's Shed Association.

*"Men don't talk face to face,
They talk shoulder to shoulder"*

INCORPORATION NO. 1A02979

ABN NO. 33951991618

DETAILS IN SUPPORT OF THE MENS' SHED APPLICATION FOR A COMMUNITY BENEFIT GRANT.

The Palmerston Men's' Shed is situated in Shed 3 & 4 of the Palmerston Council Depot at Georgina Crescent, Yarrowonga.

Both sheds are approximately 8 x 8 metres.

Over the years the Shed 4 has evolved into the main "workshop" whilst Shed 3 is the metalwork area and also serves as storage space.

Shed 4 contains cutting tools such as the Bench Saw, Cross-Cut saw, a Drill Press, a Sanding Machine, a Band Saw, two lathes and a Thickness Planer and all of these machines may be described as 'industrial' in nature. There are also workbenches against the wall.

Shed 4 also holds the Shed's office – the office, including space for access takes up approximately one-third to half of the available floor area.

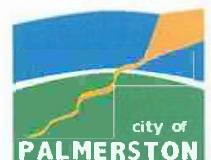
The present situation is both potentially dangerous and inconvenient. Anybody trying to assemble parts for a project has to physically move so the tools can be used and it goes without saying that the tools are used to make big pieces of wood into much smaller pieces.

At a recent meeting it was decided, to examine the possibility of reorganizing the Shed to make it safer and easier to work in.

After examining options it was decided the most efficient way to do this was to adapt the electrical supply within Shed 3 allowing areas to be physically reorganized into a "Storage Area" (as the name implies – a dedicated storage area) a "Preparation Area" housing all the large cutting tools and an "Assembly Area".

Shed 3 would then become the (screened off) metal work area, the woodwork "Preparation Area" housing all the tools and the "Storage Area".

Proudly supported by The City of Palmerston



Shed 4 (after the building of a few more benches) would become the "Assembly Area" where members could work in peace.

May even make working in the office a little less stressful.

Signed M O Pascoe

President Palmerston Mens Shed Inc.

During the meeting with the Community Development Officer, Sucha Chakravarthy, on Tuesday 26 October 2021, Mrs Pascoe asked that the below information aligning the application to City of Palmerston's Community Plan be added.

* ALIGN WITH CITY COMMUNITY PLAN:

- The well being of our community is a focus for all our work - we work with Men ^{and women} giving them a chance to work on their mental health and wellbeing. Over 30% of mens shed Australia now work with women as well.
- Vibrant economy - Men's shed Palmerston aims to buy local & used to sell bird boxes at the palmerston markets. Because of the space problem and slow production, we are not doing this anymore. If we get this repair work done, we can plan to sell & produce more items & start selling at the market.

- Infrastructure is fit for purpose - currently the infrastructure is not fit for purpose. If we get the powerpoint fixed in Shed 3, we can use the space to do more work & meet our needs. We can also start doing newer work, cater to more people and make the space multipurpose & safer. The ceiling fan fixture will help us work safer, for longer and be comfortable as shed 4 has only fan. Considering we have many older men, they often leave without completing projects due to the heat. The repairs I am requesting will help men engage in the program.

- Community is at the centre - like the council, we also work for and with the palmerston community. Our Organisation encourages citizens to be active & participate in the activities. we are currently working with a lot of old people, people with a disabilities and passing by travellers (grey nomads). Since we do repairs for subsidised rate, we cater to more marginalised community members.

COUNCIL AGENDA

Attachment 13.1.4.1



SEM. Darwin
7/11 Miles Rd Berrimah
NT AUSTRALIA 0828
1300 033 510
darwin@semgroupaus.com.au
NT Elec Contractors Licence #C3377
RTA #48399

ESTIMATE

Estimate No: 23543
Date: 28/05/2021
P/O:

For: mens shed
4/60 Georgina Crescent
Yarrowonga NT 0830

Quote to supply and install the following as advised during the site attendance:

- 4 x 1400mm 3 blade ceiling fans including cabling, conduit and switching.
- 8 x 15a pendant switched outlets including new 16a RCBOs, cabling, conduit, chain

All works to be completed during business hours.

Work area to be clean and accessible for use of ladders before work are to commence.

Description	Quantity	Rate	Amount
electrical material	1	\$2,236.36	\$2,236.36
Technician Labour (2 x techs 8 hrs)	16	\$90.00	\$1,440.00

Subtotal	\$3,676.36
GST	\$367.64
Total	\$4,044.00

The following is only applicable to SOLAR QUOTATIONS. The Prices above include engineering fees, Payment Schedule deposit payable with order as discussed, and balance payment on the day of installation or prior. All products and Services are supplied subject to SEM Darwin Pty Ltd terms and conditions attached and or stated on our website at semdarwin.com.au/terms

*Upgrade of Meter box (if needed) will be negotiated and charged by our Electrician directly. The cost of the replacement of your current electric meter must be borne by you, the customer, and legal charges can be imposed by the Electricity Distributor. Customer agrees to pay the balance amount of the system plus any additional costs toward the system installation.

PALMERSTON MEN'S SHED Inc
SPECIAL COMMITTEE MEETING

DATE: 10/3/2021

MEETING OPEN 10 am

AGENDA:

Power and fans for Shed 3

Present:

Max Pascoe	President
Clare Hasewski	Secretary
Jill Pascoe	Treasurer
Lance Irving	Public Officer
Stephan Mauer	Committee Member
Kurt Beck	Committee Member
Paul Dryden	Committee Member

APOLOGIES: Nil

DISCUSSION:

Jill and Max had a discussion with the Palmerston City Council, CEO Luccio Cercarelli, late in 2020, about the possibility of having extra power points and ceiling fans installed in shed 3.

As the floor space is larger, it would be beneficial for the woodworking machinery to be located into shed 3.

All members present agreed.

MEETING CLOSED 10.10 am

COUNCIL REPORT

1st Ordinary Council Meeting

AGENDA ITEM:	13.1.5
REPORT TITLE:	First Quarter Budget Review 2021-22
MEETING DATE:	Tuesday 16 November 2021
AUTHOR:	Finance Manager, Gayu Sivaraj
APPROVER:	Director Organisational Services, Silke Maynard

COMMUNITY PLAN

Governance: Council is trusted by the community and invests in things that the public value.

PURPOSE

This Report seeks Council approval for the First Quarter Budget Review of the 2021/22 Budget.

KEY MESSAGES

- Council has identified an administrative error that resulted in overestimation of Capital Income in the 2021/22 original budget resulting in \$424,311.07 of capital works being unfunded.
- To balance the 2021/22 budget, savings in operational expenditure and additional operational income have been identified. These savings will not impact or alter the service level promised to the community in the Municipal Plan 2021/22.
- Additional Federal Assistance Grants income of \$191K to be recognised and allocated towards additional laneway management (\$78K) and shade for the Ninja Warrior Obstacle course (\$113K).
- \$4.59 million capital works projects from 2020/21 to be transferred from Unexpended Capital Works Reserve in line with Council resolution.
- \$412K unspent grant funds from 2020/21 to be transferred from Unexpended Grants Reserve for Roads to Recovery projects to be delivered in 2021/22.
- Capital expenditure to decrease by \$124K and a reduction of \$5.9 million in capital income with no change to works being delivered, but some works deferred to future years.
- \$5.25 million to be transferred from Total Reserves inclusive of capital projects rolled over from 2020/21 and \$250k additional funding towards Lighting upgrades.
- \$181K to be transferred to Major Initiatives Reserve.

RECOMMENDATION

1. THAT Report entitled First Quarter Budget Review 2021-22 be received and noted.
2. THAT Council adopts the First Quarter Budget Review 2021/22, pursuant to Division 4 (8) of the *Local Government (General) Regulations 2021* as presented as **Attachment 13.1.5.1** to Report entitled First Quarter Budget Review 2021-22.
3. THAT Council approves the recommendation for the Federal Assistance Roads Grant of \$78,120 to be used for operational expenditure for Laneway Management and \$112,882 General Assistance Grant towards for provision of shade for the Ninja Warrior Obstacle Course Project.

4. THAT Council approves an ongoing Full Time Equivalent position for a Land Conservation role.
5. THAT Council approves an additional \$250,000 to deliver one and a half years' worth of the Public Lighting upgrade program in 2021/22, expediting improvements delivered to the community.
6. THAT Council adopts the reserve movements for 2021/22 of:

Transfer of \$5,251,809 from Reserves:

- \$4,589,920 for Capital Works Rollovers from Unexpended Capital Works Reserve, inclusive of:
 - \$1,500,000 for FibreSense Technology
 - \$603,495 for Road Reseal program.
 - \$412,452 for Sustainability Program (Solar Panels and LED Civic Car Park).
 - \$250,752 for Gray Community Hall extension.
 - \$246,424 for Park refurbishment play equipment.
 - \$206,761 for Library recording and sound studio.
 - \$180,000 for Road reconstruction.
 - \$168,030 for Dog Pound renewal.
 - \$124,920 for Irrigation refurbishment.
 - \$119,472 for LED Lighting Rec and Library.
 - \$113,800 for Artwork Sculpture.
 - \$106,182 for Recreation Centre.
 - \$97,499 for Fleet purchases.
 - \$64,545 for New Pathways.
 - \$55,190 for Liveable Cities.
 - \$52,500 for Replacement of Softfall – Parks.
 - \$50,000 for Mitchell Creek Escarpment Feasibility Study.
 - \$50,000 for Library Masterplan.
 - \$42,230 for Library Building capital works.
 - \$41,712 for Marlow Lagoon pathway renewals.
 - \$39,180 for Civic Centre Air Conditioning.
 - \$23,496 for Road Traffic calming and pedestrian safety.
 - \$22,008 for All Ability Access.
 - \$19,271 for Durack Community Centre – Door Access Systems.
- \$411,889 from Unexpended Grants Reserve for Roads to Recovery.
- \$250,000 from Working Capital Reserve to expediate the Public Lighting Program.

Transfer to the Major Initiative Reserves:

- \$180,974 to fund future borrowing costs for the development of the Zuccoli Community Hub.

As per **Attachment 13.1.5.1** to Report entitled First Quarter Budget Review 2021-22.

BACKGROUND

Council adopted the 2021/22 Budget on 6 July 2021 as part of the 2021/22 Municipal Plan. On 3 August 2021, Council adopted Capital Rollovers that form part of this Report.

In line with Section 9 *Local Government (General) Regulations* Council is undertaking three budget reviews per financial year. The budget reviews consider Council's current requirements against the Original Budget to ensure Council can deliver on the services outlined in the Municipal Plan 2021/22 and grant commitments made to funding bodies.

DISCUSSION

This Report includes the recommended First Budget Review movements for Council's consideration. The movements outlined below do not result in a service delivery change to the community.

Capital expenditure movements are related to a change in delivery timeframes mainly related to the Swimming Wellness Events Leisure Lifestyle (SWELL) project due to Council awaiting the result for the Building Better Regions funding application.

Operational Income

Operational Income increases by \$203,919 in the First Budget Review.

NT Grants Commission advised Council on 16 August 2021 about a shortfall of payment of Federal Assistance Grants in 2020/21, this shortfall will be paid to Council in 2021/22 financial year. As this was not included in the Original Budget, the additional income has been recognised in the First Budget Review as below:

- \$78,120 for Federal Road Assistance Grants.
- \$112,882 for Federal General Assistance Grants.

It is recommended that Council attributes the additional income towards the following expenditure:

- \$78,120 towards Laneway management operational expenditure.
- \$112,882 towards Ninja Warrior Obstacle Course Capital Project for the provision of shade.

Furthermore, Council increased the investment income by \$12,917 as the delay in the SWELL project has allows for more interest income with funds being held by Council for a longer period.

Operational Expenditure

Operational expenditure decreases by \$514,248, reducing Council's total operational expenditure to \$41.6 million. The net movement is resulting from:

- An increase of \$78,120 as explained above for the Laneway management expenditure funded through Federal Assistance Grant.
- A decrease in professional services budget by \$180,974 fund the future borrowing costs for the development of Zuccoli Community Hub. The funding will be through the allocation of \$180,974 to the Major Initiatives reserve. See note below.
- A reduction of \$424,311 to fund the overestimation of capital income in the 2021/22 original budget as outlined below. See note below.
- All other movements in operational expenditure including movements between Cost Centres, Departments and Directorates are detailed in **Attachment 13.1.5.2** and do not impact Council's overall budgeted expenditure.

Zuccoli Community Hub future borrowing cost

As part of the original budget development for 2021/22 Council identified \$180,974 for the furtherment of strategic projects. With the progress made on the Zuccoli Community Hub project to date it is anticipated that Council will be able to progress development of the leased land in future years. It is therefore recommended to move the identified funds to the Major Initiatives Reserve for future borrowing costs regarding the development of the Zuccoli Community Hub.

Note 1 Overestimation of Capital Income in Municipal Plan 2021/22

Council's capital income in the Municipal Plan 2021/22 has been overstated. The administrative mistake occurred through double entry of specific grant income and resulted in an overestimation of grant income. The effect on Council's overall budget was that specific capital works projects were

presented as 100% grant funded and did not identify the co-contribution required by Council. The works and the associated values of projects outlined in the Municipal Plan are correct and the overestimation of grant income is not resulting in a reduction of services delivered to the Community.

The capital income overstated in the original budget of \$924k related to the following projects:

- \$300k Landscaping and improvements for Bellamack Lakes.
- \$350k Dog Park Zuccoli (LRCI Round 2).
- \$100k Water Aquifer Preservation Strategy.
- \$174k Unspent Grants projects like Reseal.

With the project for SWELL being understated in income by \$500k (See Note 2 under Capital Income) and resulting in an overall overstatement of capital income of \$424k. This value represents 0.84% of Council's total annual budgeted income.

Officers have internally reviewed the mistake and appropriately mitigated the risk of this occurring again. Internal controls have been identified that will ensure inconsistencies between financial system and budget preparation will not occur again. Internal controls include but are not limited to additional reconciliation halt points through the budget process and added version control, segregation of review process to ensure data is reviewed by budget officers after import into the finance system before final approval by Council.

To balance the budget for 2021/22 officers have identified savings in operational expenditures that allow for the correct contribution of Council funds towards the capital projects outlined in the Municipal Plan. Council is assured that these reductions will not result in a change in service level to the community.

Capital Expenditure

Capital expenditure is due to decrease by \$124,096, reducing Council's total capital expenditure budget for 2021-22 financial year to \$20,265,953 through the following movements:

- Increase by \$4,589,920 for Capital Works Rollovers as listed
 - \$1,500,000 for FibreSense Technology.
 - \$603,495 for Road Reseal program.
 - \$412,452 for Sustainability Program (Solar Panels and LED Civic Car Park).
 - \$250,752 for Gray Community Hall extension.
 - \$246,424 for Park refurbishment play equipment.
 - \$206,761 for Library recording and sound studio.
 - \$180,000 for Road reconstruction.
 - \$168,030 for Dog Pound renewal.
 - \$124,920 for Irrigation refurbishment.
 - \$119,472 for LED Lighting Rec and Library.
 - \$113,800 for Artwork Sculpture.
 - \$106,182 for Recreation Centre.
 - \$97,499 for Fleet purchases.
 - \$64,545 for New Pathways.
 - \$55,190 for Liveable Cities.
 - \$52,500 for Replacement of Softfall – Parks.
 - \$50,000 for Mitchell Creek Escarpment Feasibility Study.
 - \$50,000 for Library Masterplan.
 - \$42,230 for Library Building capital works.
 - \$41,712 for Marlow Lagoon pathway renewals.
 - \$39,180 for Civic Centre Air Conditioning.
 - \$23,496 for Road Traffic calming and pedestrian safety.

- \$22,008 for All Ability Access.
- \$19,271 for Durack Community Centre – Door Access Systems.
- Increase by \$250,000 for Dark Spot Lighting Improvements. See Note below.
- Increase by \$606,940 for Local Road Community Infrastructure (LRCI) Projects Round 1 and 2.
- Increase by \$112,882 for Ninja Warrior Obstacle Course shade.
- Decrease by \$300,000 landscaping improvements Bellamack lakes deferred to next financial year.
- Decrease by \$7,500,000 million for SWELL project as explained in Note 2 below.

Dark Spot Lighting Improvements

It is recommended to Council to increase the Dark Spot Public Lighting Improvements project by \$250,000 funded from Working Capital Reserves. Contractors have been engaged for these improvements and the following projects have been identified by Council for delivery this financial year:

- Davoren Circuit commencing in November.
- Broad Arrow Circuit scheduled for early 2022.
- President Park or Mannikan Court to be added to the program for this year.

The additional funding will deliver one and a half year of improvements in 2021/22. The total project value will be \$750,000 of which \$500,000 are funded by the Northern Territory Government.

Capital Income

The First Budget Review decreases the overall Capital income by \$5,913,097 reducing the overall Revised Capital Income budget to \$10,867,964. In summary, Capital income movements are:

- Decrease to correct overstated grant income in the Municipal Plan (see above Note 1 under Operational Expenditures).
- Decrease by \$300k for Bellamack Lakes capital project deferred to the next financial year.
- Decrease by \$7,000k for SWELL project (see Note below for further explanation).
- Increase by \$1,309k for Gray Community Hall redevelopment.
- Increase by \$932k for LRCI Round 1 and 2 projects to be delivered this financial year.
- Increase for carry forward capital works, for example Mitchell Creek Escarpment Feasibility Study, LED lighting project at Recreation Centre and library and for Library Masterplan in line with previous Council resolution.

Note 2: SWELL project

As the approval of Building Better Region Funding was announced in October 2021 seven months after the initial application, majority of the project delivery will be delayed, and the budget needs to be partially deferred to the following financial year 2022-23 as illustrated in the below table. Of the overall \$15 million project, Council will recognise \$5 million of the total project expenditure in 2021-22 financial year with the remaining \$10 million in 2022-23 financial year.

The \$5 million capital expenditure for 2021-22 financial year will be funded by \$4 million of grant income and \$1 million from an external loan that has been recognised accordingly in the First Budget Review.

	Original Budget		Revised Budget	
	2021-22	2022-23	2021-22	2022-23
Capital Expenditure	12,500,000	2,500,000	5,000,000	10,000,000
Grant Income	10,000,000	-	4,000,000	6,000,000
Loan	1,000,000	4,000,000	1,000,000	4,000,000

Full Time Equivalent Position – Land Conservation Officer

Council undertakes land management of over 220 hectares of land, with a further 40 hectares to be managed in Zuccoli in relation to the Community Purpose land leased for the development of the Zuccoli Community Hub. Land management involves a broad range of activities such as weed management and land rehabilitation. This is in addition to a focused coordination of lake management activities relating to weed management in accordance with the Lake Management Plan. To ensure the appropriate plans and management activities are in place for these activities, an ongoing Land Conservation Officer role has been identified as required. Funding for this position will be identified in the Second Budget Review through cost savings.

CONSULTATION PROCESS

The following City of Palmerston staff were consulted in preparing this Report:

- Executive Leadership Team
- Senior Leadership Team
- Budget Officers

POLICY IMPLICATIONS

There are no policy implications for this Report.

BUDGET AND RESOURCE IMPLICATIONS

The budget and resource implications are detailed in body of this Report and the attachments.

RISK, LEGAL AND LEGISLATIVE IMPLICATIONS

In accordance with Section 203 of the *Local Government Act* the Budget amendments will be published on Council's website, notified to the Agency and an advertisement will be placed in the NT News.

The recommended amendment to the budget does not materially impact the long-term financial plan as amendments are related to the timing of expenditures not an increase or decrease of capital works. The long-term financial situation of Council is not impacted. Therefore, Council is not required to amend the long-term financial plan in line with Section 9 (2) *Local Government (General) Regulation*.

The overstatement of income in the original budget to the value of \$424k is below the materiality threshold. This value represents 0.84% of Council's total annual budgeted income. And as materiality was identified by Council's independent external financial auditors for the purpose of the annual financial statement audit as being \$750k.

This Report addresses the following City of Palmerston Strategic Risks:

2 Is not sustainable into the long term

Context: Optimising the financial, social and environmental sustainability of the Council.

ENVIRONMENT SUSTAINABILITY IMPLICATIONS

There are no environment sustainability implications for this Report.

COUNCIL OFFICER CONFLICT OF INTEREST DECLARATION

We the author and approving officer declare that we do not have a conflict of interest in relation to this matter.

ATTACHMENTS

1. Revised Budget and Reserves [**13.1.5.1** - 2 pages]
2. Operational Budget Movements [**13.1.5.2** - 1 page]

COUNCIL AGENDA

Attachment 13.1.5.1

STATEMENT OF COMPREHENSIVE INCOME

30/09/2021

	Original Budget	Carry Forwards & Roll Overs \$	1st Review Increase/ (Decrease) \$	Revised Annual Budget \$
Operating Income				
Rates & Annual Charges	29,475,948	0	0	29,475,948
Statutory Charges	140,450	0	0	140,450
User Charges & Fees	687,637	0	0	687,637
Interest & Investment Revenue	636,804	0	12,917	649,721
Other Income	331,000	0	0	331,000
Grants, Subsidies & Contributions	2,757,877	0	191,002	2,948,879
Total Operating Income	34,029,716	0	203,919	34,233,635
Operating Expenses				
Employee Costs	10,932,833	0	-95,102	10,837,731
Professional Services	1,935,074	0	-237,266	1,697,808
Auditor's Remuneration	35,000	0	0	35,000
Operating Lease Rentals	22,423	0	0	22,423
Energy	1,045,555	0	0	1,045,555
Materials & Contractors	10,965,969	0	-104,080	10,861,889
Depreciation, Amortisation & Impairment	10,608,000	0	0	10,608,000
Elected Members Expenses	391,511	0	0	391,511
Legal Expenses	258,200	0	-22,500	235,700
Water Charges	1,415,073	0	0	1,415,073
Telephone & Other Communication Charges	259,889	0	-7,800	252,089
Community Grants	250,000	0	0	250,000
Other Expenses	3,753,044	0	-47,500	3,705,544
FILOC Internal Loan	227,316	0	0	227,316
Borrowing Costs	39,585	0	0	39,585
Total Operating Expenses	42,139,472	0	-514,248	41,625,224
Net OPERATING SURPLUS / (DEFICIT)	-8,109,756	0	718,167	-7,391,589
Capital Income				
Net gain (loss) on disposal or revaluation of assets	50,000	0	0	50,000
Developer Contributions	288,750	0	0	288,750
Grants received	16,442,312	0	-5,913,098	10,529,214
Total Capital Income	16,781,062	0	-5,913,098	10,867,964
Net SURPLUS / (DEFICIT) transferred to Equity Statement	8,671,306	0	-5,194,931	3,476,376
Capital Expenses				
Asset Purchase	3,724,693	0	1,293,309	5,018,002
Asset Upgrade	16,665,356	0	-1,417,404	15,247,952
Total Capital Expenses	20,390,049	0	-124,096	20,265,953
Less Non Cash Expenditure	-10,608,000	0	0	-10,608,000
Net CAPITAL SURPLUS / (DEFICIT)	-1,110,743	0	-5,070,835	-6,181,578
Borrowings	1,000,000	0	0	1,000,000
Repayment of Borrowings	-234,634	0	0	-234,634
Reserve Movement	345,377	0	5,070,835	5,416,212
NET OPERATING SURPLUS / (DEFICIT)	0	0	0	0

COUNCIL AGENDA

Attachment 13.1.5.1

STATEMENT OF RESERVES - Budget Movements 2022

OTHER RESERVES	Opening Balance \$ 01/07/2021	Original Budget 2022 to Reserves \$	Original Budget 2022 from Reserves \$	Carry Forwards & Roll Overs to Reserves \$	Carry Forwards & Roll Overs from Reserves \$	1st Review 2022 to Reserves \$	1st Review 2022 from Reserves \$	Balance at the EOY 2022 \$
Externally Restricted Reserves								
Unexpended Grants Reserve	212,956	250,000	(360,693)	-	-		(411,889)	(309,626)
Externally Restricted Reserves	212,956	250,000	(360,693)	-	-	-	(411,889)	(309,626)
Internally Restricted Reserves								
Election Expenses Reserve	150,000	-	(150,000)	-	-	-	-	-
Disaster Recovery Reserve	500,000	-	-	-	-	-	-	500,000
Unexpended Capital Works Reserve	4,589,920	-	-	-	-	-	(4,589,920)	(0)
Developer Funds In Lieu Of Construction	2,060,939	515,316	(300,000)	-	-	-	-	2,276,255
Waste Management Reserve	3,143,682	-	(700,000)	-	-	-	-	2,443,682
Asset Renewal Reserve	-	-	-	-	-	-	-	-
Major Initiatives Reserve	614,949	-	-	-	-	180,974	-	795,923
Internally Restricted Reserves	11,059,490	515,316	(1,150,000)	-	-	180,974	(4,589,920)	6,015,860
Unrestricted Reserves								
Working Capital Reserve	7,580,915	500,000	(100,000)	-	-	-	(250,000)	7,730,915
Unrestricted Reserves	7,580,915	500,000	(100,000)	-	-	-	(250,000)	7,730,915
Total Reserves	18,853,360	1,265,316	(1,610,693)	-	-	180,974	(5,251,809)	13,437,148

Reserve balances as at 01/07/2021 include 2020/21 year-end adjustments

COUNCIL AGENDA

Attachment 13.1.5.2

OPERATIONAL EXPENSE

Department	Operational Expenditure	Movement	Note: Reference
Financial Services	Insurance expense budget to be re-allocated to Governance, as insurance policy management currently sits with Governance instead of Financial Services	\$739,673.00	1
Governance	Insurance expense budget to be re-allocated to Governance, as insurance policy management currently sits with Governance instead of Financial Services	-\$739,673.00	1
Roads & Transport	Transfer Budget to Goyder Square to cater for security cost at Goyder Square due to an increase in antisocial behaviour (from line marking)	\$10,000.00	2
Stormwater Infrastructure	Transfer Budget to Goyder Square to cater for security cost at Goyder Square due to an increase in antisocial behaviour (from maintenance)	\$5,000.00	2
Goyder Square	Received Budget from stormwater maintenance & line marking in Roads to cater for security cost at Goyder Square due to an increase in antisocial behaviour	-\$15,000.00	2
Emergency Operations	Received Consultancy expenses budget from DCGO for Guadian & emergency planning, to ensure better reporting	-\$10,000.00	3
Director City Growth & Operations	Transferring Consultancy expenses budget to Emergency department for Guardian & emergency planning, to ensure better reporting	\$10,000.00	3
Open Space	Received Budget from Stormwater and Streetlights maintenance for the Lake management plan & monitoring	-\$40,000.00	4
Stormwater Infrastructure	Transfer Budget to Open space to for the Lake management plan & monitoring	\$20,000.00	4
Street Lighting	Transfer Budget to Open space to for the Lake management plan & monitoring	\$20,000.00	4
Roads & Transport	Laneway management expenditure funded through FAA road assistance grant	\$78,120.00	5
Director Organisational Services	Additional rates income to be transferred to Major Initiatives Reserve for future borrowing costs for the development of the Zuccoli Community Hub	-\$180,974.00	7
Financial Services	Costs savings identified across various departments to fund capital works programs	-\$22,000.00	8
Customer Services		-\$5,000.00	8
Information Technology		-\$30,000.00	8
Records Management		-\$10,000.00	8
Human Resources		-\$65,000.00	8
Director Organisational Services		-\$26,292.07	8
Office of the CEO		-\$73,102.00	8
CBD Car Parking		-\$20,000.00	8
Roads & Transport		-\$110,000.00	8
Public Relations and Communications		-\$20,000.00	8
Arts and Culture		-\$10,000.00	8
Health and Wellbeing		-\$5,000.00	8
Library		-\$5,000.00	8
Regulatory services		-\$5,000.00	8
Parking & Other Ranger Services		-\$5,000.00	8
		-\$514,248.07	

OPERATIONAL INCOME

Department	Operational Income	Movement	Reference
Office of the CEO	FAA general assistance grant additional income from 2020-21 shortfall of payment	\$112,882.00	5
Roads & Transport	FAA road assistance grant additional income from 2020-21 shortfall of payment	\$78,120.00	5
Financial Services	Insurance reimbursement budget to be re-allocated to Governance, as insurance policy management currently sits with Governance instead of Financial Services	-\$45,000.00	6
Governance	Insurance reimbursement budget to be re-allocated to Governance, as insurance policy management currently sits with Governance instead of Financial Services	\$45,000.00	6
Financial Services	Increase to interest income in line with year to date actuals, additional grant income received in June 2021 and delay in SWELL project spending	\$12,917.00	8
		\$203,919.00	

COUNCIL REPORT

2nd Ordinary Council Meeting

AGENDA ITEM:	13.1.6
REPORT TITLE:	Palmerston Recreation Lake
MEETING DATE:	Tuesday 16 November 2021
AUTHOR:	City Sustainability Manager, Peter Lander
APPROVER:	Director City Growth and Operations, Nadine Nilon

COMMUNITY PLAN

Governance: Council is trusted by the community and invests in things that the public value.

PURPOSE

This report seeks Council endorsement to proceed to the pre-feasibility stage of the Recreation Lake project.

KEY MESSAGES

- Council has identified an opportunity for the development of a recreational lake in Palmerston.
- The lake would provide several benefits to Palmerston and the surrounding regional community.
- A potential location has been identified in the future suburb of Mitchell.
- Opportunities may exist to include other complementary uses such as Botanical gardens, nature reserves, residential and commercial development and other recreation activities (i.e. mountain biking).
- Preliminary advocacy works has commenced with the NTG.
- In order to progress the project, it is considered timely to;
 - ensure the lake proposal is captured within the Holtze to Elizabeth River Subregional Land Use Plan which is currently in Stage 2 of its development and Council has prepared a submission, and
 - commence performing studies to progress the case for development.
- Funding is required to prepare a Gap Analysis and Pre-feasibility Study, which is estimated to cost in the order of \$250,000.
- A project of this scale would require partnerships with the Australian and Northern Territory Governments, Council, private industry, and most importantly significant community engagement.
- The total project is currently estimated to cost in the order of \$150 to \$200 million.

RECOMMENDATION

1. THAT Report entitled Palmerston Recreation Lake be received and noted.
2. THAT the Project Plan for the Palmerston recreation Lake is developed, and advocacy continues, along with identification of other potential funding, to enable the Gap Analysis and Pre-feasibility Study to occur and that the Plan be completed by the end of April 2022.
3. THAT Council notes that the submission to NT Planning Commission in relation to the Holtze to Elizabeth River Subregional Land Use Plan continues commentary regarding the potential Palmerston Recreation Lake.

BACKGROUND

Council is committed to positioning itself as 'A Family City' of the Northern Territory and 'A Place for People'. Given our geographic location we function as a regional hub that is connected, inclusive, safe and a friendly place to live and work.

Council currently offers a wide range of services despite being bordered by the Elizabeth River and containing a number of small suburban lakes, there are limited opportunities in Palmerston or the regional area for recreational water activities.

Following a Council decision in October 2018, Council has approached the Northern Territory Government regarding the proposal to construct a recreational lake in Palmerston.

The decision made in 2018 at the 2nd Ordinary Council Meeting of 16 October 2018 was;

THAT Council hold a workshop before the end of December 2018 to identify potential stakeholders for the development of a Palmerston Recreational Lake including their potential interests.

Power and Water's Darwin Region Water Supply Strategy details its plan to balance water supply and demand. One likely option is returning Manton Dam to service.

Manton has been in care and maintenance mode as a potential future water supply and has become a popular fishing and water-skiing spot. There are challenges to use Manton due to infrastructure constraints and water quality challenges.

The provision of an alternative recreational lake may assist in future water security as well as provide water recreation closer to the population opening opportunities which may not presently exist.

More recently, at the 2nd Ordinary Council Meeting of 19 October 2021 Council made the following decision:

12.1 Palmerston Recreation Lake

2. THAT a report be prepared regarding the Palmerston Recreational Lake including work undertaken to date, potential funding sources, potential preliminary studies and other relevant matters required to allow progression and advocacy for its funding and development by the 2nd Ordinary Meeting in November 2021.

CARRIED 10/37 - 19/10/2021

The location of the proposed lake was identified to be within the future suburb of Mitchell, bound by Mitchell Creek, Elizabeth River and Elrundie Avenue. The potential size of the lake in the order of 100 hectares of surface water with associated adjacent open space, as indicated in **Attachment 13.1.7.1**.

The potential lake has been identified to provide the following benefits to the Palmerston and surrounding community;

- Recreation / water sports
- Active and inactive leisure opportunities
- Environmental reserves
- Walking trails
- Family friendly environment

- Local job creation
- Economic uplift
- Tourism opportunities

This report provides an update of work completed to date and presents a way forward to progress this significant project.

DISCUSSION

The development of a recreation lake requires significant preliminary work such as environmental impact assessments, feasibility study, design testing, capital, and operational financial modelling. In addition, the land is currently owned by the Northern Territory Government (NTG) and would require their support.

A project of this scale would require partnerships with the Australian and Northern Territory Governments, Council, private industry, and most importantly significant community engagement.

Progress to Date

There have been a number of activities relating to the development of a Recreation Lake in the Mitchell vicinity. These include;

1. Preliminary discussions with NTG, including scale assessment and identification of key studies required.
2. Meeting with the Chief Minister who identified the matter could be referred to the Northern Territory Planning Commission (the Commission) to progress it in the first instance.
3. Inclusion of the project within Council's NT Regional Economic Development Submission.
4. Preliminary research of similar facilities.
5. Submission to the NT Planning Commission in relation to the draft Holtze to Elizabeth River Subregional Land Use Plan.

It is noted through research of similar projects throughout Australia, that the terminology of lake may not be the most appropriate. In addition, Council has a Lake Management Plan targeted at smaller, suburban lakes that provide a combination of stormwater and amenity as their primary functions. The intent of this project is to provide a recreational water reserve. As the project progresses, the naming of the facility, as a lake or otherwise, will be reviewed further.

Project Development

The key aspects of the project development are the preparation of a significant number of studies, surveys and analyses.

This will include things such as;

1. Project Plan
2. Gap Analysis
3. Financial Modelling
4. Development Methodology
5. Sustainability Strategy
6. Environmental Notice of Intent
7. Environmental Impact Statement
8. Environmental Constraints Studies
9. Heritage and Cultural Studies
10. Land Suitability Assessment

11. Social Impact Assessment
12. Flora and Fauna Studies
13. Water Modelling, including Quality
14. Hydrogeological Assessment
15. Geotechnical Assessment
16. Planning Studies
17. Terrain Modelling
18. Water Sensitive Urban Design Scoping
19. Storm Surge and Flood Assessment
20. Transport Studies
21. Waste Management
22. Marine Assessments

Many of the above have analysis and studies required within them to enable the project to progress.

The cost of the development of a project of this scale and complexity is in the order of \$1-2 million, before detailed design and construction can be considered.

Next Steps

The key next steps to progress this project is the development of a Project Plan and Gap Analysis. This would then enable a pre-feasibility study to occur which would then inform the preparation of the more detailed studies and strategies.

The Project Plan can occur based on the available information, and then be developed over time. This would also include a risk management plan and consultation and engagement plan.

The Gap Analysis would require expert advice to analyse existing information and determine the relevant gaps.

Once completed, a Pre-feasibility study could then occur based on the known information and gaps. A pre-feasibility study is a preliminary study used to identify contextual features and determine the potential business scenarios without testing or significant detailed studies. This would review known information, consider options and assess based on technical, economic, social and risk considerations.

The cost of completing a Project Plan, Gap Analysis and Pre-feasibility Study would be in the order of \$250,000. This work would take up to 12 months to complete.

Once this work is complete, then the Feasibility Study, and other required studies identified at that time, can commence to enable detailed assessment with reduced uncertainty.

It is recommended that the Project Plan is developed, and advocacy continues, in particularly for initial funding of studies along with identification of other potential funding, to enable the Gap Analysis and Pre-feasibility Study to occur.

CONSULTATION PROCESS

There was no consultation required during the preparation of this report.

A project of this scale requires significant pre-planning and consultation to occur both prior to, and before, it's potential development. As such, a key part of the next steps identified is the preparation of a comprehensive community engagement plan.

POLICY IMPLICATIONS

There are no policy implications for this report.

BUDGET AND RESOURCE IMPLICATIONS

This report presents the required next steps for the project to commence, including the identification of funding. At this stage, there are no budget or resource implications relating to this report, however a commitment to the project by Council will likely be required to co-fund the next stages of planning activities. Budget considerations will be included within future reports as required.

The development of an initial Project Plan will be funded within existing budgets.

The total project is currently estimated to cost in the order of \$150 to \$200 million. Annual maintenance costs are also likely to be significant due to the size and scale of the infrastructure. This would start being determined through the pre-feasibility stage.

RISK, LEGAL AND LEGISLATIVE IMPLICATIONS

This report addresses the following City of Palmerston Strategic Risks:

6 Fails to deliver the strategic vision for the City

Context: Ensuring vision is delivered effectively & efficiently, progress is measurable & celebrated.

This project is significant and has the potential to cost a lot to develop, with no guarantee of the outcome. Due to the nature of this project, a risk management plan will be developed to ensure potential risks are mitigated.

ENVIRONMENT SUSTAINABILITY IMPLICATIONS

The project will have significant environmental aspects to consider. These will be an essential part of the development of the project and the studies and approvals required.

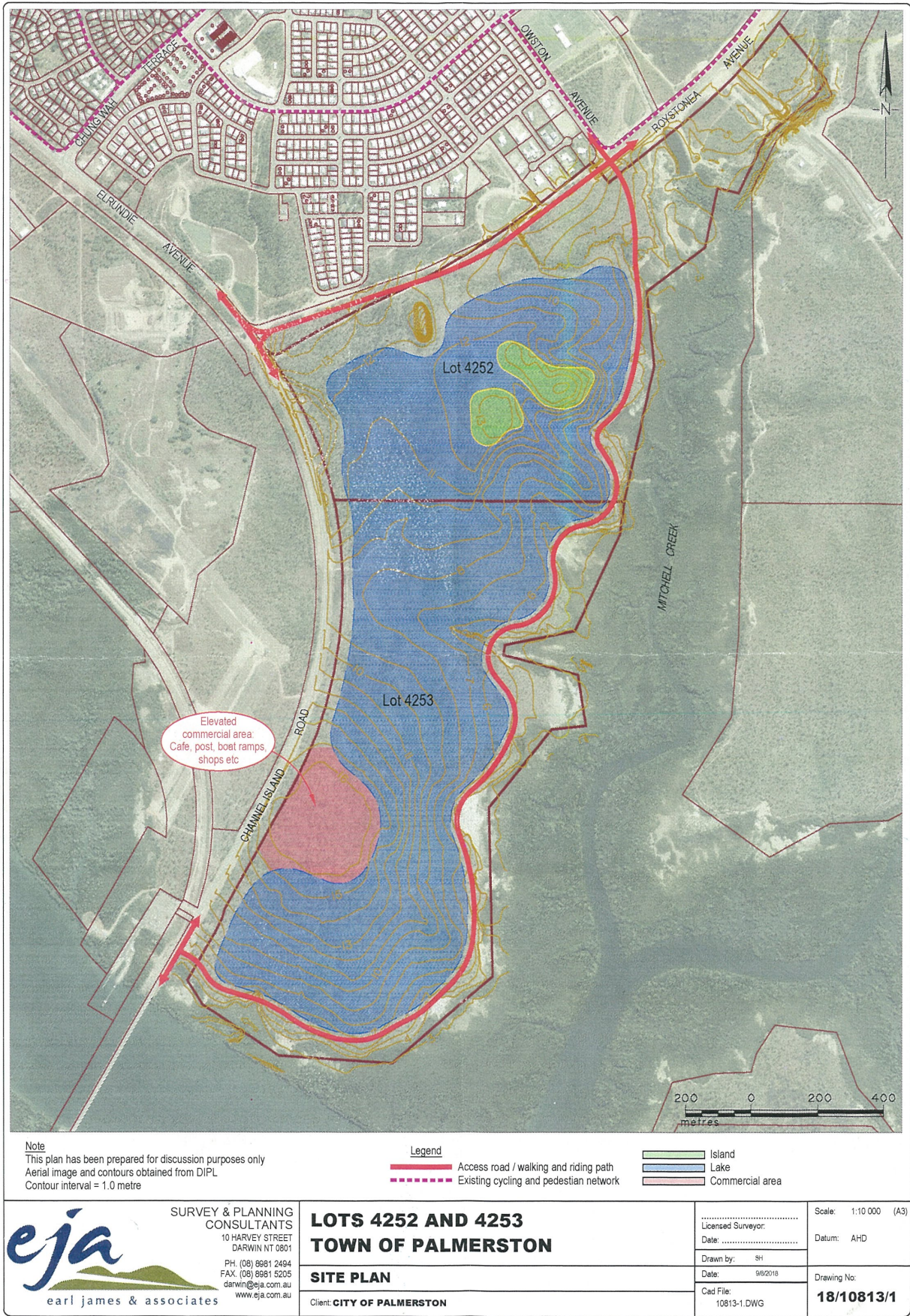
COUNCIL OFFICER CONFLICT OF INTEREST DECLARATION

We the author and approving officer declare that we do not have a conflict of interest in relation to this matter.

ATTACHMENTS

1. 2018.10.02 - PALMERSTON RECREATION LAKE IDEA attachment A [13.1.6.1 - 1 page]

ATTACHMENT A



COUNCIL REPORT

2nd Ordinary Council Meeting

AGENDA ITEM:	13.1.7
REPORT TITLE:	Draft Sustainability Strategy – Consultation Feedback
MEETING DATE:	Tuesday 16 November 2021
AUTHOR:	Urban and Environment Planner, Damien Scalora
APPROVER:	Director City Growth and Operations, Nadine Nilon

COMMUNITY PLAN

Environmental Sustainability: Palmerston is an environmentally friendly, liveable city that promotes renewable practices and sustainability.

PURPOSE

This report presents outcomes from community consultation on the Draft Sustainability Strategy and advises of next steps before the final Strategy is presented.

KEY MESSAGES

- The City of Palmerston Draft Sustainability Strategy recently went to community consultation during September and October 2021.
- The Draft Strategy framework, themes and priorities were affirmed through this consultation, though there are opportunities for the strategy to go further to ensure successful implementation.
- Council plays a key role in ensuring that the local element of wider sustainability challenges are promoted, acting as a key facilitator with the community.
- Consultation feedback was very supportive for the positive directions taken in development of the strategy, and feedback highlighted community capacity and interest in this space.
- Further refinement to the Draft will occur to build in consultation responses before presenting a final Strategy to Council.

RECOMMENDATION

1. THAT Report entitled Draft Sustainability Strategy – Consultation Feedback be received and noted.
2. THAT a Report on the final Sustainability Strategy be presented to Council in February 2022.

BACKGROUND

At the 1st Ordinary Council Meeting of 3 August Council made the following decisions:

Sustainability Strategy – Draft for Consultation

1. THAT Report entitled Sustainability Strategy – Draft for Consultation be received and noted.
2. THAT Council endorse the Draft Sustainability Strategy for the purpose of a 21 day public consultation, commencing 20 September 2021, being **Attachment 13.2.4.1** of Report entitled Sustainability Strategy – Draft for Consultation.

3. *THAT a Report on the outcomes of the Community Consultation regarding the Draft Sustainability Strategy be presented to the Second Ordinary November 2021 Council Meeting.*

CARRIED 9/1751 – 03/08/2021

The previous report presented the Draft Sustainability Strategy (**Attachment 13.1.7.1**) to Council to endorse for the purposes of community consultation and outlined development of content within the draft. The community consultation was intended to confirm strategy priorities, to ensure the strategy is on the right track to allow further operational developments.

Consultation for the Draft Sustainability Strategy commenced after the Council caretaker period ended, starting on 20 September 2021 and running until 15 October 2021. Additional time beyond the initially planned 21 days was allowed to enable a consultation survey to be effectively delivered to the community. Details on the methods of consultation delivery, outcomes and next steps resulting from the consultation are discussed below.

Previous reporting to Council has discussed the need for an updated Sustainability Strategy and outlined the iterative processes undergone to develop the current draft. The Strategy retains a focus on outcomes specific to environmental sustainability, looking at Council's relationship and influence on Palmerston's environment and surroundings. This Strategy will work in conjunction with other leading documents, guided by the City of Palmerston Community Plan. It offers actions specifically within the environmental dimension of sustainable development, noting Council has other strategies and plans that work in conjunction to address broader sustainable development. In considering social and economic dimensions, Council seeks outcomes through notable strategies including the Inclusive, Diverse and Accessible (IDA) Framework and Local Economic Plan.

The Draft Sustainability Strategy recognises the sphere of influence as a Local Government and seeks to operationalise actions for implementation. However, it should also be noted that there is an abundance of work being undertaken in this space by Northern Territory Government, and within the wider community and private industry. Council plays a key role in ensuring that the local element of wider challenges are promoted, acting as a key facilitator with the community as well as providing core municipal services.

DISCUSSION

The Draft Strategy is framed around four themes to guide sustainable development in our environment. These themes and subsequent actions have been developed through review of our Community Plan and other leading documents, review of local government exemplars, Council workshopping and internal discussions with Council officers. These four themes are:

1. The physical asset, our urban and natural environment.
Theme 1 → Protecting our urban ecology and natural environment.
2. Connections relating to how our community travels and engages with sustainable practices.
Theme 2 → Empowering and connecting our community.
3. Evolving management approaches to address environmental impacts.
Theme 3 → Future focused on efficiencies.

4. Leading initiatives and supporting industry.

Theme 4 → Lead with purpose.

The themes and breakdown of priorities and goals, recognises the distinct challenge of balance when it comes to sustainable development. As the consultation feedback will explore further below, this is evidenced by varying feedback from the community on where focus should lie. Despite such a spectrum of views, much of the feedback was generally captured within the draft strategy framework. Community feedback reiterated goals and actions contained within the strategy while also offering program suggestions. However, there are alterations needed within the Draft as a result of the consultation.

Common within the Draft Strategy, and feedback through consultation is the idea of collaboration on issues of sustainability. Council plays an integral role in linking local systems to wider stakeholders, as well as facilitating built environment outcomes and socio-economic systems for the community. There was a common thread that Council's role is ongoing and increasingly relevant as sustainability issues become more pressing. Council's approach must evolve alongside community, private industry and other government departments to ensure effective action is taken.

Consultation Content

Community consultation sought to gauge what priorities the community had when it came to environmental sustainability, to ensure that Council's strategy best reflected these desires. In doing so, an online survey was developed, asking a number of questions, broken down as follows:

Introductory	<p>What comes to mind when you think about sustainability?</p> <p>How do you engage with sustainable environmental practices in your life or within your local community?</p>
Council's role in sustainability	<p>What role do you see Council having in supporting a sustainable environment for Palmerston?</p> <p>How could Council support the following groups (Business, Community, Schools) in working towards ensuring our environment and liveability is protected and enhanced across Palmerston?</p>
Strategy Specific	<p>*selected which of the 4 themes is most important</p> <p>Aspects or consideration missing from this theme?</p> <p>What priorities should Council focus on?</p>

There were 23 responses to the survey, which provided valuable information as questions were qualitative, allowing wider information to be drawn. Feedback received through the online survey responses were valuable to the process, highlighting the importance respondents place on environmental sustainability from Council. The Draft Strategy is informed by other community driven documents, such as the Community Plan providing greater integration with wider community desires.

Consultation Outcomes

A summary of the feedback is provided (**Attachment 13.1.7.2**), consolidating community views against above questions. The snapshot seeks to bring together ideas and views, expressed generally or through

mention of specific types of programs. These more specific recommendations from the community (e.g. local wildlife photography competition for youth) will be saved for reference as focused actions and programs continue to develop. These types of ideas presented by the community represent a key asset for City of Palmerston to draw upon in supporting sustainability efforts — this being the capacity and creativity of the Palmerston local community. The role of Council will be developing the infrastructure to enable and implement actions that support these ideas.

Survey respondents outlined personal initiatives they undertake day to day to live more sustainably. Much of this demonstrates the same broader actions that Council is seeking to evolve under the Strategy, providing encouragement that these actions will resonate with residents focused on living more sustainably. Topical matters like avoiding plastic, recycling, and reusing, water monitoring particularly in the dry, purchasing locally and ethically, and focusing on regenerating environmental values, featured prominently. More specific actions like composting also featured, aligning within a recent Council proposal to introduce a Home Composting Rebate Program. Also noted throughout responses was the intent to limit car use, which is directly influenced by the environment facilitated in their surrounds. Enhancing these opportunities encourages such personal choices and behaviours to evolve.

A key gap or point of difference that respondents identified was the desire to engage with their local communities (streets or complex in multi-dwelling circumstances) around sustainability education.

Respondents saw Council acting in various roles to support sustainability, primarily through enabling and facilitative methods. Funding, resourcing and incentive options were explored, particularly as it related to businesses support. Where the community should be supported was predominately in the education and awareness space. Some feedback was received that there is a need to go beyond just creating awareness, as this is often not enough to get people to alter their behaviours. Embedding more targeted actions was suggested to bring the whole of community on board, alongside those currently more proactive.

Broadly, feedback reiterated the intentions and content of much of the strategy providing confidence that the strategy aligns with community expectations. The following briefly describes some of the feedback as it relates to changes now needed in the Draft.

Draft Sustainability Changes

Page three of the Consultation Summary attachment lists items suggested as missing from each of the four themes. A review of Draft Strategy will work to incorporate these missing elements, or where existing, ensure messaging is clarified for the community. More broadly on the strategy, the below discussion explores changes to the Draft resulting from general feedback.

Greater promotion of the strategy upon adoption is advised to ensure the whole of community knows of these goals and actions. Alongside this, it was also suggested that a more inclusive vision statement be developed, utilising 'we' and 'our' type language to encourage community uptake. This would be beneficial in delivering messaging around cumulative and collective changes and support a key theme of connecting with community.

Creating awareness and educational initiatives was supported, though it was suggested that there also needs to be a focus on having infrastructure ready to create change from this awareness. Such infrastructure may be in the form of funding, resource support or local rebates, all requiring planning to ensure money can be allocated and coordinated alongside awareness efforts.

Waste was a major topic discussed and while it is contained within the strategy, more emphasis was suggested. This particularly related to plastic alongside wider business and industry usage. Plastic use is

an issue that Council is seeking to combat under the Strategy in working to phase out single use plastic at all Council events. This is greatly supported by the community and also goes directly to a key role of Council which is the demonstrate leadership in change. While this is captured in the strategy, further avenues will be explored in connecting the waste issues (plastic predominately) with community messaging, also to be integrated in the final strategy is greater consideration of business waste and how Council can play a role in supporting changes in this realm.

Cooling the city through canopy cover and greening is still strongly supported. From this there is clear need to focus on continuing to make the city centre more welcoming, supported by greater walkability and creating a built environment that facilitates more sustainable behaviours. Towards surrounding suburban areas, diverse native planting was suggested within our landscapes. Suggestions also identified the need for more mid-layer and ground layer vegetation to benefit ecosystem functioning. Caution was raised on having to narrow of a focus on canopy cover as the only natural environmental response.

Water use by Council and residents was a frequently cited sustainability issue respondents discussed. This is addressed within the strategy, though the final strategy will need to make sure these actions are particularly robust and supported across strategy to ensure such a topical issue is rightly responded to.

Council also received feedback from the Environment Centre NT (**Attachment 13.1.7.3**), the peak community sector environment organisation in the NT. Support was raised for the strong linkage to the Community Plan and it is recommended that application of such deliberative democracy continue to be integrated within the strategy. Particular support was provided for the ban of single use plastics from Council events and developing a focus on circular economy approaches. Further emphasis should be placed on changing climatic conditions and the strategy should be more explicit in outlining how this exaggerates the need for more urgent action under existing priorities. More specific feedback on building upon existing actions was also provided which will be incorporated in the final strategy.

Given the above discussion on changes to the Draft, City of Palmerston will be undertaking further review so that feedback is adequately integrated into the final strategy. While the strategy framework, themes and priorities have been confidently affirmed through this consultation, there are opportunities where the strategy can go further to ensure successful implementation. Therefore, additional timing is being allocated to amend the draft to incorporate community and organisation feedback alongside the development of operational requirements.

Next Steps

The above-mentioned changes are being worked through to integrate within the final strategy document. Additionally, the format of the Draft Strategy presented will alter to align with other City of Palmerston, such as the Local Economic Plan and recently adopted IDA Framework. With priorities then confirmed, measures of success can then also be developed.

These measures of success and targets become important for tracking progress and are reliant on utilising data available to City of Palmerston. City of Palmerston is currently undertaken significant projects within this space of city-wide data collection, and it is envisioned that further understanding of this will allow more measurable and specific targets to be developed. Also evolved through the consultation was the need for collaboration of sustainability issues. City of Palmerston is exploring developing working relationships with organisations that expressed interest during the consultation period. These relationships will help build targets that are more easily and accurately measured.

To accommodate these developments anticipated timelines proposing late November for the final strategy will be extended to February 2022. This will allow not only the final Strategy to be presented to Council, but well-defined targets will also be prepared and incorporated into the Strategy.

CONSULTATION PROCESS

The Draft Sustainability Strategy was provided online for consultation, requesting feedback on the strategy. A survey was also developed to direct and encourage feedback, given the content behind the strategy this was developed to ensure community was not deterred by having to dissect a whole strategy just to provide feedback. While strategy specific feedback was encouraged in sections, the survey was designed to talk to general points around sustainability and gauge whether respondents had similar desires to that expressed within the Draft Strategy.

The Draft Strategy was promoted online through Facebook, as well as advertised within the NT News (on 5 October 2021 and 7 October 2021). The advertisement is illustrated below.



Council's advertising for the Draft Strategy featured in NT News and online.

In addition to general promotion of the Draft Consultation, City of Palmerston invited comment from several prominent environmental organisations in the NT. Responses were received by CSIRO technical officers operating out of Darwin Living Lab, and Environment Centre NT. Environment Centre NT provided a formal response on the Draft, discussed above.

POLICY IMPLICATIONS

There are no policy implications for this Report. Future reporting will seek to recommend adoption of a final strategy.

BUDGET AND RESOURCE IMPLICATIONS

There are no budget or resource implications relating to this Report.

RISK, LEGAL AND LEGISLATIVE IMPLICATIONS

The previous Sustainability Strategy 2013-2018 has expired and therefore there is a risk that Council is undertaking projects not aligned to an overall strategy. This is being managed through projects aligning with Council's Community Plan and other policies, however the proposed Strategy will provide evidence based guidance of Council's priorities and direction towards sustainable development.

This Report addresses the following City of Palmerston Strategic Risks:

2 Is not sustainable into the long term

Context: Optimising the financial, social and environmental sustainability of the Council.

ENVIRONMENT SUSTAINABILITY IMPLICATIONS

Environmental Sustainability is highly applicable due to the nature of the strategy. The strategy will promote focused actions to better inform Council programming and support the management and monitoring through development of targets or identifying where targets are required. The strategy will provide an integrated approach to environmental sustainability, supporting Council's ongoing work on the sustainability focus under the Community Plan.

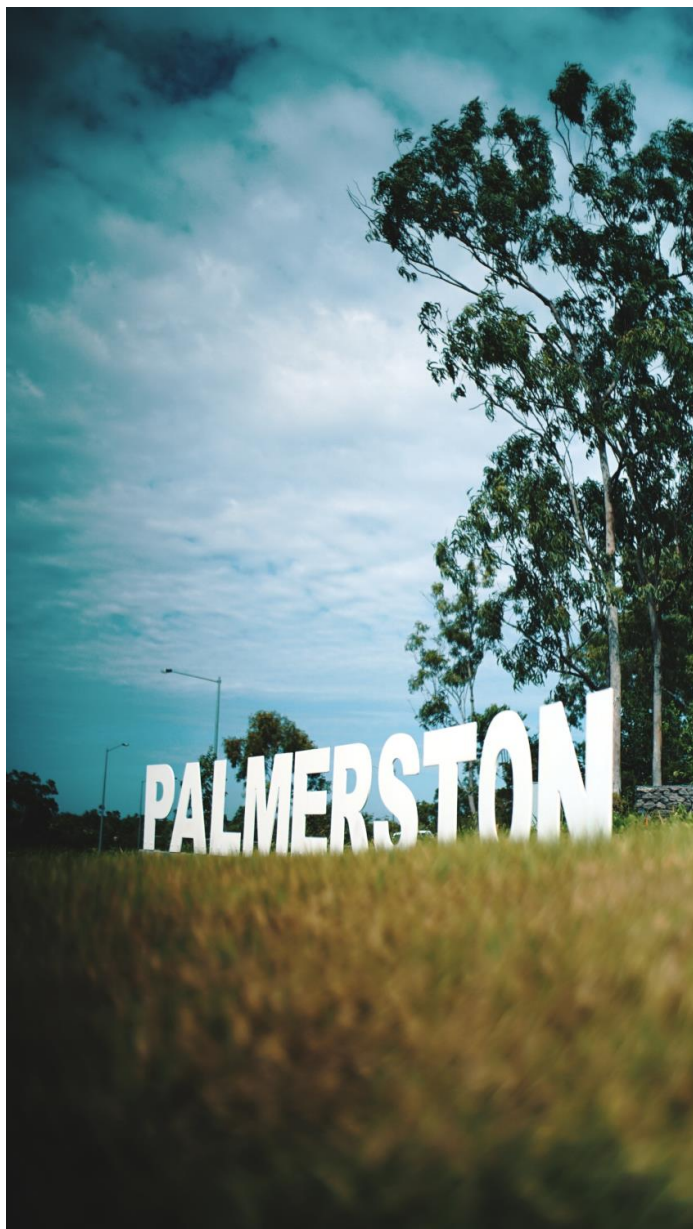
COUNCIL OFFICER CONFLICT OF INTEREST DECLARATION

We the author and approving officer declare that we do not have a conflict of interest in relation to this matter.

ATTACHMENTS

1. Draft Sustainability Strategy - September 2021 [13.1.7.1 - 25 pages]
2. Draft Sustainability Strategy Consultation summary - November 2021 [13.1.7.2 - 3 pages]
3. ECNT Submission - Draft City of Palmerston Sustainability Strategy [13.1.7.3 - 2 pages]





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SUSTAINABILITY AND COUNCIL



1.1 WHAT IS SUSTAINABILITY?

To achieve sustainability, an organization must consider environmental, social, and economic elements

The concept of sustainability is complex, crossing disciplines and work streams, with success reliant on an integrated approach. Environmental stewardship is an integral part of sustainable development but not the only consideration. Intertwined with it are the dimensions of society, culture and economy.

Sustainability is often thought of as a long-term goal, while the term sustainable development refers to the processes and pathways to achieve it. A report introduced by the World Commission on Environment and Development (1987) provided an early and still widely accepted definition for sustainable development, being 'development that meets the needs of the present without compromising the ability of future generations to meet their own needs'. The report concluded with a call to action that promoted balanced economic, social and environmental needs.

1.2 ENVIRONMENTAL SUSTAINABILITY

Environmental outcomes are most frequently associated when discussing matters around sustainability. Environmental sustainability itself is still widely encapsulating. It's often thought of as the trees, water and air we breathe, the resources we rely on. However, it extends to much more, defining how we live, work and play. It captures all our surrounds, influencing how we interact with one another, how we travel and where we stay.

This strategy retains a focus on outcomes specific to environmental sustainability, looking at our relationship to and impact on our surroundings. It seeks to preserve our natural assets, reduce our collective impacts and evolve our practices, so that livability and opportunities for future generations are not compromised.

1.3 CITY OF PALMERSTON & OUR COMMUNITY

As the fastest growing centre in Northern Territory, containing an estimated population of nearly 40,000, Palmerston play as vital role in supporting and contributing to the Greater Darwin region. This will continue to evolve as development envisioned in surrounding centres under the Darwin Regional Land Use Plan (2015) occurs.

Balanced decision-making is increasingly important as influence broadens and impacts on our environment become more evident. As an organization, Council has a responsibility to lead with influence and integrity, recognizing our reach within the community and the services we provide.

Our responsibility to the community aligns with priorities set out in the Community Plan. Steeped within this plan, developed by members of the community, are elements of sustainability. Six outcomes contained within the City of Palmerston Community Plan.

5 | Draft Sustainability Strategy

1.4 OUR SUSTAINABILITY PROGRESS

The development of this strategy builds upon the previous Sustainability Strategy, formulated in 2013, supporting objectives developed within the Community Plan. It is a continuation of the City of Palmerston's commitment to sustainable development, highlighted by a number of initiatives Council has already implemented.

These initiatives demonstrate the importance of sound governance and leadership, supporting Council to deliver sustainable services to the community.

Highlight Initiatives

- Solar on Council's buildings Recreation Centre and Library
- Smart technology control lights installed across the municipality
- Livable Cities initiative focused on increasing canopy cover and greening

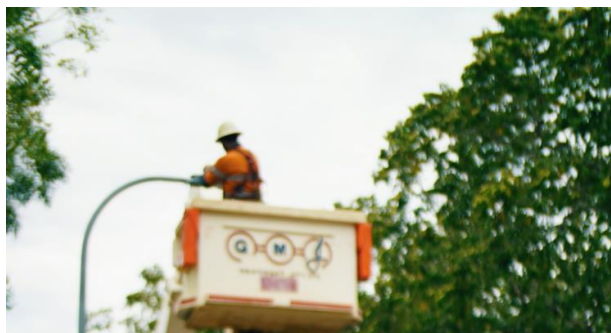
Community Plan Outcomes

1. Family & Community
2. Vibrant Economy
3. Cultural Diversity
4. Future Focused
5. Environmental Sustainability
6. Governance

2.1 COUNCIL'S OBJECTIVE

Support and empower growth in Palmerston by working with the community, government and industry; to ensure our environment and livability is protected and enhanced for current and future generations.





2.2 COUNCIL'S ROLE

Council staff and management will be guided by this objective and focus on sustainable development through:

- An attitude towards continual improvements
- Recognizing our position to facilitate sustainable behaviours within the community
- Leading with integrity and purpose to deliver outcomes
- Asking critical questions at the right times
- Leveraging our diverse skillsets and internal consultation opportunities
- Ensuring balanced decision-making



2.3 DEVELOPING THE STRATEGY

The strategy developed around the quadruple bottom line approach to decision making previously discussed. This being consideration of environmental, economic, community (social) needs alongside governance. This is illustrated on the below diagram.

In developing the strategy and future actions, 4 themes evolved, reflecting council's sphere of influence on environmental outcomes. These priority themes are detailed below and are presented as the framework of the strategy on the following page.



2.4 SUMMARY OF THEMES & PRIORITIES



Ecological preservation

Protection and restoration of natural ecosystems



Parks and Green Spaces

Equitable access to sustainable infrastructure and community green space



Urban heat mitigation

Urban heat mitigation and increased canopy cover



Engaged with sustainability

Community wide sustainability through education, awareness and engagement



Connected communities

Enhancing movement within our communities & to our green infrastructure



Sustainable events

Council events demonstrate sustainable practices & integrate with environment



Resource consumption

Limit environmental impacts and expenditure associated with council's consumption



Waste diversion

Waste diverted from landfill and reduce waste generated from council activities



Responsible investment and procurement

Supporting local businesses and industry through investment & procurement



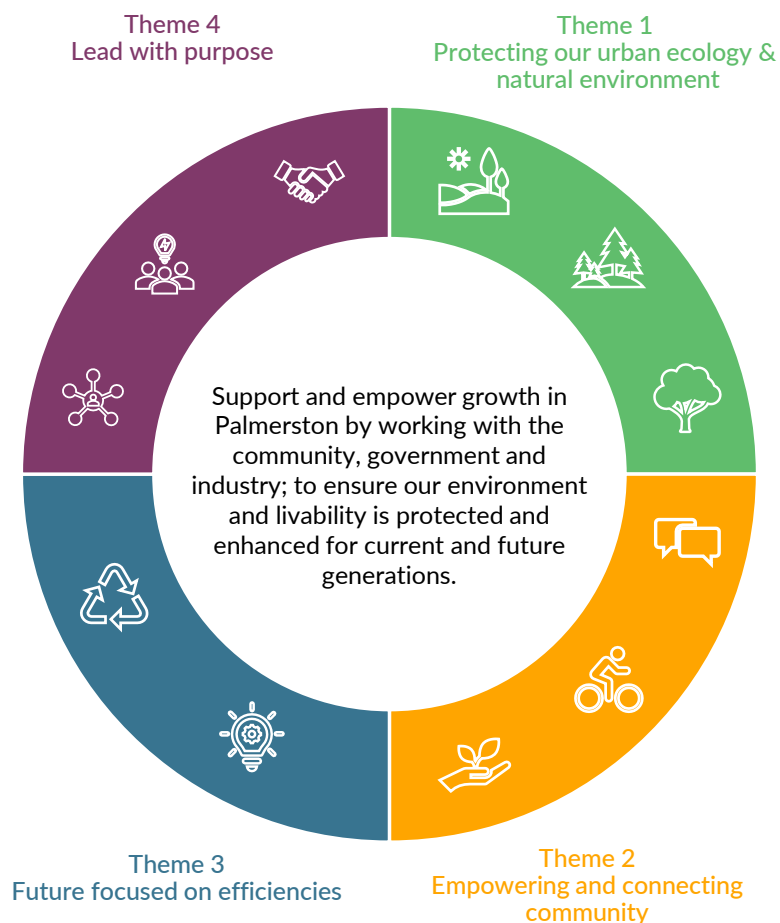
Lead initiatives

Demonstrating sustainable initiatives to the community and for the community



Support industry & innovations

Incentivize and support local businesses





THEMES & PRIORITIES

Protecting our urban ecology and natural environment

Ecological
Preservation



Parks and Green
Space



Urban Heat
Mitigation



A healthy natural environment is the corner stone of day-to-day living. It provides the air we breathe, the water we drink, the recreational spaces we enjoy and the foundations of our economy.

We recognize that all human activity has an impact, and that the decisions we make today determines our tomorrow. This relates not only to matters of preservation but to developing greater resilience in our built environment for future generations.

Palmerston is home to rich environmental eco-systems, and as stewards of the local environment there is a responsibility to ensure we are managing the environments we call home. These should be recognized as vital assets that not only support livability of our current community but offer unique growth opportunities.

Increasingly, the role of useable green space is seen to correlate to individual and community health. Which is why protecting and enhancing our public open spaces, supports our future generations health.

Climate in the top end is distinctive, and while it supports the unique landscapes, it also presents challenges to our relationship within the built environment. Urban heat effects are well documented, and to support livability of future generations we must focus our efforts now on mitigating these effects.

Key Documents

Edible Pocket Gardens (Policy)

Preserving Our Urban Forest (Policy)

Lake Management Plan

ECOLOGICAL PRESERVATION

BACKGROUND

Palmerston has developed as a largely urban centre, nestled in rich environmental surrounds. The Mitchell Creek Catchment area is an environmental asset which much of the recent decades urban development intersects. Due to significant urbanization within this area, and ongoing management issues around fire and weed invasion, several priority actions focus on restoration of this asset.

With large portions of this land owned by Northern Territory Government, collaboration becomes a key approach to resolving actionable next steps. Similarly, impacts on and from use of our water systems require partnering with relevant NTG agencies, and exploring outcomes the environment can sustain.

EXISTING INITIATIVES

Recently the City of Palmerston adopted its Lakes Management Plan. Next steps involve implementation of this plan to increase the health of these bodies alongside regular maintenance issues.

Council is undertaking a natural assessment project to understand the current landscape within key areas of the Mitchell Creek Catchment, including where to focus environmental strategies.



Actions

- Implement Lakes Management Plan
- Partner with NTG to monitor ground water use and explore strategies around Council bore use
- Review findings of the Mitchell Creek Catchment Natural Assessment Project and develop an Environmental Management Program for the catchment area.
- Map, monitor and manage declared weeds across LGA
- Review of current planting procedures and update of planting programs
- Advocate within future land use planning for protection where suitable of environmental corridors
- Review and update Council tree species list to include pollinator species, edible species, and habitat trees



PARKS & GREEN SPACE

BACKGROUND

Parks and green spaces provide spaces for community to connect, social bonds to build and offers wellbeing benefits.

With this in mind, not only is there a need to retain and improve our spaces, but also ensure there is equitable access across our municipality. Placing higher social and economic value on our green spaces recognizes their role in the community.

Having a predominately urban form brings with it a need to ensure accessibility in our environment and elevates the importance of public open space. This means open space that considers useability, access and integrates with the daily needs of the community. Whilst Palmerston caters to significant proportion of young families, a diverse set of open space opportunities must continue to be explored.

EXISTING INITIATIVES

The City of Palmerston Playground and Play Sapce Strategy will guide future improvement works of play spaces in the municipality. Amongst other considerations the strategy considers equitable access to diverse play experiences.

Goal 1(b): Equitable access to sustainable infrastructure and community green space

Actions

- Development of a movement and connectivity plan that facilitates increase community uptake of alternative transport and outdoor recreation connections
- Implementation of the Playground and Play Space Strategy to focus park expenditure
- Promote community ownership of green space and natural elements through programming
- Develop communication tools for use online and at Council facilities that promote use of natural areas in Palmerston
- Focus on park facilities such as end of trip facilities within our parks to encourage users to stay
- Promote to community abilities to grow edible plants in sections of their local park
- Interactive opportunities for community engagement with indigenous and edible plant species
- Review strategies to support priority areas for green infrastructure rollout based on NTG and Council planning documents

URBAN HEAT MITIGATION

BACKGROUND

Urban heat effects occur where green cover is lost to concentration of hard surfaces, often in the form of bitumen roads and car parks, which as dark surfaces absorb, store and radiate heat.

Developing areas are particularly susceptible, with urban development clearing existing canopy cover levels whilst simultaneously adding this grey cover of hard surfaces.

Increasing the coverage of tree and other green cover, works to reduce surface temperature of our urban environments, providing shade and working to cool and clean the air.

Complexities in our environment, growth and development trends highlight that greening our city must take a coordinated approach, with mix of land tenures and interests.

Focusing efforts now on mitigating effects, supports livability challenges faced by future generations.

EXISTING INITIATIVES

Liveable cities has been a Major Project by Council, seeking to increase green cover through tree planting and supporting amenity upgrades.

Council produced our Urban Forest Policy, to manage risk and requests relating to tree removal, highlighting the importance on maintaining existing cover.

Key Statistics

625
trees planted in 2019

320
participants in verge
beautification

Goal 1(c)

Urban heat mitigation and increased canopy cover

Actions

- Develop partnerships with CSRIO, NTG and other LGA's, to improve use of datasets in decisions making around tree planting,
- Develop a City of Palmerston Greening Strategy, that supports canopy cover monitoring, opportunities for temporary and permanent greening and considers future transport and movement programming
- Expand community planting programs through partnerships with local businesses, community groups and non-for profit organisations.
- Continue and expand on the 'Verge Assistance' program, to increase resident maintained green infrastructure on verges
- Coordinate pathway replacement and repair programs with tree planting program to increased shading across Palmerston's walking networks
- Develop community awareness programs and work with institutions to understand improvements on communicating key messages around tree preservation
- Undertake a baseline study to determine monitoring approaches to urban heat and allow measurement of progress

As our community grows and our environment changes, there are inevitably challenges presented. Alongside these challenges there are opportunities to evolve our usual way of doing things and embed sustainable approaches in our daily behaviors.

Promoting sustainable behaviours occurs across the board, through various government, non-profit and advocacy bodies. Council has a role in facilitating local opportunities to engage, allowing residents to see their local changes as part of the collective.

As a community facing organization there is opportunity to empower and support our community alongside our core delivery of services.

Serving a predominately urban area presents opportunities in connecting our community. Better connectivity from where we live, work and play encourages more sustainable transport uptake. A built environment that supports this is crucial, particularly when facing challenges of climate and existing car centric development.

Council delivers a range of programming and events for Palmerston residents. Doing so sustainably, offers a chance to model to the community examples of how we can reduce environmental impacts. It acknowledges our role as part of the collective efforts to make these necessary changes.

Key Documents

Inclusion, Diversity and Accessibility Framework

Empowering & connecting our community



Engaging with Communities



Connected Communities



Sustainable Events

ENGAGED WITH COMMUNITIES

BACKGROUND

Community-wide shifts to more sustainable practices has altered consumption behaviours. Individuals are driving change not only for themselves but for their wider local community.

Council's role is to promote these sustainable behaviours across a spectrum of the community and facilitate the collective impacts of Palmerston residents. Whether this be creating awareness for those wanting to implement new sustainable behaviours, or empowering those well equipped with this knowledge and wanting to do their own work. It's important to ensure messaging of Council priorities and activity is translated to the community.

An example is the focus retaining urban tree canopy. In conjunction with Council programming and policy, community messaging needs to support these outcomes. Implications and collective impacts are not just restricted to our public spaces, but extend to the entire environment, regardless of land tenure.

EXISTING INITIATIVES

Waste education campaigns are ongoing and help reinforce or introduce behaviours that support recycling and diversion rates.

Environmental Grants are offered by Council to support projects where there is a demonstrated improvement that can be achieved in the environment.

Goal 2(a)

Community wide sustainability through education, awareness and engagement

Actions

- Provide free sustainability community workshops utilizing a variety of mediums (webinar, newsletter, participatory), and organizations
- Develop information packages and tools to assist community members achieving sustainability aspirations, such as uptake in solar energy alternatives. Monitor level of engagement with these tools.
- Integration of IDA framework in delivery of community messaging
- Recognize and celebrate community achievements in sustainability on Council's web and social media pages
- Investigate sustainable programs to roll out at Council run facilities and key community interface points
- Expand on the current Environmental Benefits Grants program to encourage schools, businesses, community groups and non-for-profit to undertake tree planting on private property

CONNECTED COMMUNITIES

BACKGROUND

Enhancing the appeal and attraction of alternative transport options to cars promotes a number of sustainable benefits. These are well-established, supporting environmental and livability outcomes as well as social and economic value in our local community.

The public realm is crucial in facilitating this. The top end climate is distinct and facing a landscape of increasing temperatures we must look to better adapt to local conditions. Greening initiatives work in conjunction with enhancing movement capabilities, as does supporting safety and prioritisation pedestrian movement over car.

EXISTING INITIATIVES

Increased our focus on aligning pathway programming, with tree planting and tree establishment.

Focus on minimum pathway widths to better facilitate movement.

The Central Palmerston Area Plan (CPAP) prioritizes walking and pedestrian activity through our city centre.



Goal 2(b) Enhancing movement within our communities and connecting to our green infrastructure

Actions

- Coordinate pathway replacement and repair programs with tree planting program to increased amenity and comfort of our network
- Develop online tools to promote ease of access to council Parks and Play Spaces
- Investigate programming and strategies (such as movement strategy) that facilitate alternative travel mode choices within the municipality
- Support establishment of Green Connection Priorities within the CPAP, and connections to surrounding uses and areas
- Continue to promote the utilization of outdoor and open space areas for community event programming
- Develop connections between the Escarpment Walk, and other recreational uses.
- Improve end of trip facilities at key sites, including secure bicycle storage facilities

SUSTAINABLE EVENTS

BACKGROUND

Council has an expansive range of programming we undertake each year for the community, ranging in size and frequency. These events take considerable amount of planning, and provide popular opportunities for the community to gather, eat, play and work.

By promoting sustainable approaches during our planning and execution of events, causes of environmental concerns can be raised within the community. Events can exhibit high waste-generating behaviours and resource consumption or model potential the alternative possibilities.

Outdoor event programming enables a direct association to our environment, and provides a landscape for people to see what reducing their environmental impacts seeks to preserve.

It's important to ensure messaging of council priorities and activity are translated to the community.

EXISTING INITIATIVES

Council delivers a range of events for the community in our outdoor spaces, connecting community to our natural and built environments. These include our events on Frances series, Brekkie in the Park, and Flicnics.

Goal 2(c)

Council events demonstrate sustainable practices and integrate with environmental surrounds

Actions

- Introduce a ban on single use plastics from all events held on Council land including markets
- Introduce recycling bins into all Council events
- Develop and implement a Sustainable Events Authorized Statement to be reviewed annually and promote wider sustainable event practices
- Prepare annual report monitoring sustainable events statement with achievements and areas to address
- Increase outdoor events and support programming engaging with nature and open space areas, that demonstrate sustainable practices
- Develop an Event Planning Guide that supports community organizations implement their own sustainable events



RESOURCE CONSUMPTION

BACKGROUND

Council operations contribute to municipality's total water consumption, predominately in managing our parks and green spaces. These spaces provide a range of benefits for the community, and play an integral role in supporting the wellbeing and development of our population.

Similarly, other resource consumptive uses such as the Recreation Centre and Library are valuable investments for our growing community. Managing these areas more sustainably benefits both in terms of cost to the community, and the environment.

While efficiencies can vary in size and scale, all contribute when collective impacts are considered. Minor changes to daily processes compound for larger benefits and have the ability to create more indirect effects.

EXISTING INITIATIVES

Council has already undertaken significant work within this goal. A focus on reducing ongoing costs and energy consumption is evidenced through recent installation of smart controlled lights in our streets.

Council have also implemented solar at its facilities, including the Recreation Centre and Library.

Key Statistics

517%
annual savings from smart
control lights installed

17%
GHG emissions reduction
2018-2021

13%
energy use reduction
2018-2021

Goal 3(a)

Limit environmental impacts and expenditure associated with Council's consumption of energy and water

Actions

- Investigate current Greenhouse Gas Emissions from Council operations and identify reduction and mitigation strategies
- Increase irrigation efficiencies to reduce potable water use in Council Public Open Space
- Develop and implement a Water Saving Action Plan
- Continue with energy efficiency upgrades across Council facilities and buildings
- Routinely audit of energy consumption of council's facilities
- Energy Savings Action Plan that identifies energy consuming assets and develop cost-effective and administrative energy savings.
- Increase proportion of energy used from renewable energy sources at Council owned facilities.



WASTE DIVERSION

BACKGROUND

Humans high rate of consumption and access to goods has led to other issues around how we manage these products at their end of life. Increasingly focus is being placed on circular economy approaches. This entails opportunities at the end of a products life cycles to be reused, refurbished/remanufactured or recycled.

Issues around management of local waste arises due to products that end up stored in landfill, as well as cross contamination of products intended for recycling.

Council provides the Waste Management Facility at Archer. The facility provides an important point for Palmerston residents to allow for responsible disposal and support other strategies to better manage our community knowledge and attitude to waste.

EXISTING INITIATIVES

Five new rubbish trucks have been rolled out utilizing AI technology to manage collection.

Empowerment of community attitudes to waste are supported through the reboot your loot and youth recycling campaigns.

Key Statistics

2,612
tonnes of waste diverted
from landfill in 2019

Goal 3(b)

Improve waste diversion from landfill within the community and reduce waste generated from Council activities

Actions

- Expand waste education campaigns and diverse audience delivery
- Improve Archer Waste Management Facility to increase diversion rates.
- Investigate sustainable programs to roll out at council run facilities
- Reduce amount of waste generated by council activities
- Introduce recycling waste receptacles into Council's key parks.

Lead with purpose

Investment &
Procurement



Lead Initiatives



Support to
industry



As a major employer and purchaser of services, we must demonstrate the possibilities of sustainable initiatives. While supporting community sustainable practices we can also make direct change through the way we conduct our business.

This captures how we support industry focused on sustainable development. Considering sustainable principles in our procurement processes supports longer term aspirations and recognizes local capacity building benefits. It also demonstrates that as purchaser of services, we are responsible in doing our best to support those within industry committed to sustainable development.

Our organizational reach is not only limited to physical assets, but our staff who take stewardship of implementing actions under this strategy.

We can also look for opportunities to work with industry, to support their own innovations in sustainability. Just as the community plays an important role, industry to has their part to play as a consumer and provider

Key Documents

Procurement Policy



RESPONSIBLE INVESTMENT & PROCUREMENT

BACKGROUND

In providing diverse services for our community, council is a significant consumer of goods and services.

We can further sustainable development initiatives through our procurement practices, building capabilities of suppliers operating sustainably. Alongside value for money and local capacity, consideration of wider environmental impacts provide an important lens to view where and who Council ultimately invests in.

Our desires to showcase sustainability initiatives to the community, must extend to our investment procedures, and relationships with suppliers.

EXISTING INITIATIVES

Council procurement is guided by our policy, which amongst other things provides consideration to environmental and social sustainability.

This ensures the implications of procurement across the life cycle of the product are assessed, alongside environmental performance of prospective suppliers.

Goal 4(a)

Supporting local businesses and industry through council investment and procurement decisions

Actions

- Broaden tender and quotation assessment criteria that gives preference to businesses that proactively foster green businesses, green jobs, and green practices.
- Measure and report on the sustainability of procurement practice,
- Develop procurement guidelines and tools to support staff engagement with sustainable procurement

LEAD INITIATIVES

BACKGROUND

Showing how sustainability can be implemented day to day and within our organisation, inspires best practice.

As a council these initiatives provide locally relevant examples to the community, which are part of a much wider global discussion. While showing what can be done, we can also demonstrate what benefits this directly brings.

Leading is also about showing local business that we prioritize sustainable development within our business. We want to inspire surrounding local governments to see what's possible, as well as learning from their experiences through better collaboration.

EXISTING INITIATIVES

Council is increasing its proportion of sustainable fleet vehicles, purchasing hybrid and alternative fuel vehicles.

These are support by a new plug-in charging station available for free use within the city centre.

Key Statistics

5
of the 22 fleet vehicles are
hybrid variations

Goal 4(b)

Demonstrating sustainable initiatives to the community and for the community

Actions

- Monitor council's heavy plant fleet and investigate alternatives
- Develop sustainable policy/authorized statement around internal purchasing of stationary within the organization
- Investigate use of recycled plastics and sustainable life cycle processes in furnishing within council open space
- Support installation of more EV Charging Stations
- Provide E-waste recycling at council facilities
- Council consultation and engagement processes consider sustainability in their communications plan

SUPPORT INDUSTRY INNOVATIONS

BACKGROUND

Businesses in Palmerton are important partners to engage with to deliver city wide sustainability.

Some businesses are well equipped with their own sustainable development practices. Engaging with businesses through partnerships and incentives, provides a value-add approach, which benefits our community.

Driving council's own innovations, allows business to better tap into benefits, whether direct or indirect. This includes making data more accessible and continuing to evolve our smart city initiatives.

EXISTING INITIATIVES

The Palmerston Local Economic Plan is nearing completion. This plan will outline how we will strengthen economic outcomes, and what our focus areas are. It is expected that elements of the Plan are reflected within aspirations of this Strategy.

Goal 4(c)

Incentivize and support local businesses to drive innovation and capacity

Actions

- Provide incentives and education opportunities for SMEs to improve energy and water efficiency in their operations
- Promote and encourage partnering with the Australian Business Energy Service, which offers energy audits and consultation on ways to save.
- Encourage the development of solar energy generation operations through Power Purchasing Agreements, provision of Council land for solar farms, rate incentives to 'Solar Based Businesses'.
- Investigate development of retrofit program for existing tenanted/community buildings to improve energy and water use efficiencies, reducing business overheads
- Promote, encourage, and enhance City of Palmerston's Open Data Hub, so that local investors can make data driven decisions when undertaking local investment
- Continue to evolve smart city initiatives that focus on improvements on sustainability
- Local Economic Plan outcomes around working groups and business engagement, promotes sustainable development within agendas



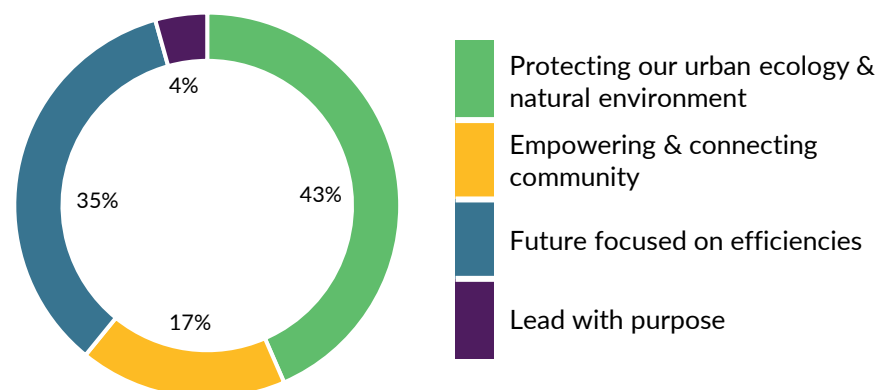
1 What comes to mind when you think about sustainability?

Most featured words

circular communities company create economy emissions
environment future
generations help impact improved live making
natural power product protect recycling
reducing resources solar support
wastewater

2 Most important of the 4 themes for Council to focus on?

Respondent proportions



3 Residents engagement with sustainable practices

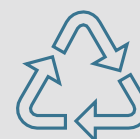
"I compost, I try to avoid purchasing anything in plastic, I'm growing more of my own food, I purchase local where I can, I reduce my car use,, I Op shop and utilise second hand goods and also repair what I can to prevent landfill, I am regenerating my yard with natives and providing space for native animals, I have solar power and minimise my water use (including letting my lawn die off in the dry)."

"Solar power, use recycling bin correctly, reusable shopping bags, repair appliances and furniture rather than replacing, involved with wild care org.' Recycling / reduce / reuse and monitor water usage

"Educate our children, minimise waste, apply for tree planting, encourage the Council to beautify area and respect our parks and reserves'.



35% of respondents mentioned their composting – this activity engaged the family to think through their wider behaviours on wastage



A focus on recycling was a feature in most responses (78%) – as well a looking at opportunities to reuse items and avoiding single use items



Residents highlight desire to support those businesses that actively promote sustainable practices.



Regenerating private gardens and spaces – which contributes to the collective natural environmental values in public environs



Desire to be better supported to engage with their local communities (streets, neighbours, complexes).

4 How Council can support the following groups?

Business

- **Incentives** banning single use plastics, and water efficiencies
- **Grants** to improve gardens and other sustainable practices
- **Engage** with businesses to build internal processes

Schools

- **Education** on plastic consumption, improve canteen practices
- Community gardens to engage kids , other horticultural learnings
- Development of native gardens, **interact** with SVPC for further annual poster campaigns

Community

- Recycling projects and education on plants to plant
- Kerbside and edible gardens, greater **interaction with local nature** (local youth photography competition)
- Workshops, byo container support at community events, support for ESL residents

5 The role of Council in supporting a sustainable environment?

Education & Leadership

- Recycling practices and water usage (watering private lawns)
- Should set the tone as leaders in community and model in services
- Advocate for residents to the NTG on key sustainability issues
- Enabling role → share/engage/participate for community

Core services

- Management of public spaces
- Local enforcement matters - getting this right first
- Recycling and waste diversion rates
- waste mentioned in 45% of responses

Natural & Built Environment

- Conservation of valued lands, flora and fauna
- Creating canopy coverage, and wider ecosystem support
- Beautifying public realms
- Influence planning outcomes for vibrant city centre

trees mentioned in 26%, and nature/green spaces in 22%

Evolving & Efficiencies

- Embrace innovations as responses and test
- Utilize data driven decision

6 Draft Strategy themes – what's missing & priorities?

Missing

- Greater protection of public property
- Avoid handing out plastic items at Council events
- Utilise community member knowledge already leading in this space

Priority

- Procurement of recycled and upcycled products – e.g. in park benches, playgrounds

Missing

- Impacts of businesses in the waste sector and personal responsibility of waste
- Look to exemplars and best practice from interstate

Priority

- Water reuse, efficient use of energy and water is critical for sustainability



Missing

- Environmental corridors becoming badly damaged by 4wds and suffer erosion issues impacting dirt walking tracks
- Alongside canopy cover, retain focus on mid layer and ground layer vegetation to benefit wider ecosystem functioning (weed incursion, water preservation, nutrient cycling)
- Emphasis on wildlife in goal 1

Priority

- Retaining natural value areas and community green spaces

Missing

- Move beyond education and awareness, providing infrastructure to support this (investment to support awareness)
- Local food security/availability
- Engagement is not enough, need other motivating factors to alter behaviour (community awards, targeted campaigns)

Priority

- Engaging communities is a common thread – if this link is strong, will help all other aspects of the strategy



City of Palmerston
Attn: Damien Scalora
City Growth and Operations
Submitted online on 15th October 2021

Dear Damien,

Thank you for the opportunity to provide comment on the Draft City of Palmerston Sustainability Strategy. Membership of the Environment Centre NT (ECNT) includes residents of Palmerston and thus our members will be directly impacted by the strategic directions adopted within the City. More generally, as an integral component of the peoples and landscapes of the Top End, the City of Palmerston has the opportunity to show leadership in achieving a sustainable future.

The ECNT is the peak community sector environment organisation in the Northern Territory of Australia, raising awareness amongst community, government, business, and industry about environmental issues, assisting people to reduce their environmental impact, and supporting community members to participate in decision-making processes and action.

A stand out achievement of the City Of Palmerston in recent years has been the adoption of a deliberative democracy process in the development of the "City of Palmerston Community Plan" released in 2018. The Community Plan and this Sustainability Strategy are strongly linked with the Strategy "supporting objectives developed within the Community Plan" (Page 5 of the draft Strategy). ECNT strongly supports linking the wishes of the Palmerston community with the Sustainability Strategy. Furthermore, ECNT recognises deliberative democracy as a constructive process to understand and then work towards realising the broadly held desires of the community. Governance is raised within the Strategy and Theme 2 is "empowering and connecting community" (Page 8). A potent way to empower and connect the residents of Palmerston will be to expand the application of deliberative democracy to inform decision making, by incorporating ongoing deliberative democracy into the Strategy as a priority.

The draft Strategy contains many positive directions and the priorities nestled under the four themes are supported. While recognising all the themes are important, the ECNT places a particular priority on goals under theme 1; "ecological preservation", "parks & green space" and "urban heat mitigation" (Goals 1(a), 1(b) and 1(c)). Particular actions or concepts that ECNT endorses under other themes are: a ban on single use plastics from all events held on Council land (theme 2, Page 17); and a focus on circular economy approaches (theme 3, Page 20).

Further opportunities for the Strategy include an acknowledgement of climate change. There is recognition that the "climate is distinctive" and "challenges of climate" but no recognition of the rapidly changing climatic conditions that are unfolding in the Top End. An odd omission given the recognition of trees to provide shade and greening of our city within the Strategy. The community appear to be far in front of many of our governing institutions in recognising climate change as a serious issue that needs to be acknowledged and discussed openly, as an early step in mounting an effective response.

There is scope to increase the focus on future transport by pushbike. The existing "car centric development" is acknowledged (Page 14) and there is mention of "pedestrian activity", "pathway replacement", "connections between Escarpment Walk, and other recreational uses" and "bicycle storage"

(Page 16). However, no explicit mention of enhancing and expanding a network of bicycle trails or lanes to link places within the City.

We commend the City of Palmerston in development of the draft Strategy. A major strength of the Strategy is its evolution out of a deliberative democracy process which has led to a strong and meaningful Strategy that incorporates the views of many members of the community.

Yours faithfully



Shar Molloy
Co-Director
Environment Centre NT



Kirsty Howey
Co-Director
Environment Centre NT



COUNCIL REPORT

2nd Ordinary Council Meeting

AGENDA ITEM:	13.1.8
REPORT TITLE:	Home Composting Rebate Program
MEETING DATE:	Tuesday 16 November 2021
AUTHOR:	City Sustainability Manager, Peter Lander
APPROVER:	Director City Growth and Operations, Nadine Nilon

COMMUNITY PLAN

Environmental Sustainability: Palmerston is an environmentally friendly, liveable city that promotes renewable practices and sustainability.

PURPOSE

This report seeks Council approval to implement a Home Composting Rebate Program.

KEY MESSAGES

- Food waste can contribute up to 40% of household waste and composting this material represents an opportunity to reduce waste disposal to landfill.
- Council collects and disposes over 8500 tonnes of waste to landfill each year and the volume of food waste could be in the order of 3400 tonnes per year.
- If home composting participation of 10% was achieved this would potentially divert over 300 tonnes of waste disposed at landfill.
- A Home Compost Rebate Program has been proposed, with up to \$50 per household being available from Council to assist in the purchase of home composting items.
- Council will develop education materials for residents including details of the Home Composting Rebate Program and guidance on how to compost including benefits.

RECOMMENDATION

1. THAT Report entitled Home Composting Rebate Program be received and noted.
2. THAT Council approve the Home Composting Rebate Program, with a rebate value of up to \$50 (including GST) for commencement in January 2022.
3. THAT Council adopts an immediate reserve movement of \$10,000 from the Waste Management Reserve to fund the Home Composting Rebate Program.

BACKGROUND

Food waste can contribute up to 40% of household waste and this material presents an opportunity for Council to support increased recycling at home and reduce waste disposal to landfill.

Currently, unless residents have home composting systems in place, this material is placed in kerbside waste collection bins and disposed of to landfill. Council collects and disposes over 8500 tonnes of waste

to landfill each year through kerbside collection and the volume of food waste could be in the order of 3400 tonnes per year.

At the 2nd Ordinary Council Meeting of 2 November 2021 Council made the following decisions:

12.1 Home Composting Rebate Program

1. *THAT the Notice of Motion entitled Home Composting Rebate Program be received and noted.*
2. *THAT a report be prepared regarding the Home Composting Rebate Program to identify potential funding sources, program details and other relevant consideration by the 2nd Ordinary Meeting in November 2021.*

CARRIED 10/3001 – 03/11/2021

This report presents further information relating to the implementation of a Home Composting Program, including program details, funding sources and other considerations.

DISCUSSION

To assist residents to access and establish home composting systems and reduce food waste to landfill, a number of Council's across Australia are implementing Home Compost Rebate Programs. Rebate programs for the purchase of composting items improve the affordability of home composting and encourage increased participation, reducing waste to landfill and providing nutrient-rich material for use as a soil improver in home gardens.

Home composting has the potential to assist Council in diverting hundreds of tonnes of waste from landfill each year. If an increase in participation of 10% was achieved of over 13,000 residential households, each house could divert up to 40% of their waste to landfill. As each household currently disposes of around 650 kilograms of waste per year through kerbside collection, this could save up to 250 kilograms per household, or over 300 tonnes per year (based on 10% of households participating).

The Notice of Motion proposed a rebate program with up to \$50 per household being available from Council to assist in the purchase of home composting items. The rebate would be available for the purchase of home composting bins and worm farms, with the exclusion of accessories such as compost tools and bench-top bins. The rebate would be provided following the presentation of a receipt to Council from the purchase of the relevant items from NT businesses.

A review of the local market found that compost bins available for purchase range from \$45 to over \$200, so the rebate would offset the full price of cheaper options, and partial cost of more expensive items. To ensure the program is accessible to all residents, the value of the rebate would be to the full value, up to \$50 (including GST).

To obtain the rebate, residents would complete an online form, or hard copy, and submit to Council with the tax invoice of the purchase. The conditions would include needing being Palmerston residents and there being one rebate per household. The details of the program requirements and processes would be managed operationally.

This program will also support local businesses by having the rebate only apply to receipts presented for in-person purchases within the NT. There has been some consultation with local businesses, however

there are limited current suppliers in the Palmerston municipality, Council will continue to work with potential local suppliers to stock and sell eligible items.

To support participation in the Home Composting Rebate Program, Council will develop education materials for residents including details of the Home Composting Rebate Program and guidance on how to compost including benefits.

Summary

It is recommended that Council commence the Home Composting Rebate Program with the following details;

- Eligible items are compost bins/systems and worm farms
- One item per household
- Rebate value up to \$50 (including GST)
- Tax invoice to be provided at time of claim
- Educational material available
- Preference for local support

The program would commence for eligible purchases from 1 January 2022, with rebates able to be claimed from Tuesday 4 January 2022.

CONSULTATION PROCESS

There was no consultation required during the preparation of this report.

A communication plan for the Home Composting Rebate Program will be prepared, along with relevant educational material and website updates. An online form will also be established to enable online rebate submissions.

POLICY IMPLICATIONS

There are no policy implications for this report.

Implementation of the Home Composting Rebate Program is aligned with the City of Palmerston Community Plan outcome of Environmental Sustainability. An objective for the Environmental Sustainability outcome is to reduce our footprint on the environment through strategies such as;

- People are engaged and encouraged to adopt best practice sustainable and environmental practices.
- Increase educational and awareness raising initiatives that improve and expand community understanding of how they can have a lower environmental footprint.
- Provide opportunities for community to recycle, reuse or repair all type of waste.

This program would also support Council's Sustainability Strategy, which is currently in draft.

BUDGET AND RESOURCE IMPLICATIONS

The cost of the Home Composting Program is estimated to be in the order of \$10,000 per year (excluding GST). This would enable over 200 households to obtain the rebate and commence home composting. As the program results in a reduction of waste to landfill, the equivalent 200 households could divert as much as 55 tonnes from landfill, which has a disposal value of over \$5,000. This results in a net cost of \$5,000.

The income of the waste budget, into the Waste Management Reserve, has reached the projected income due to increased growth. There is currently an additional \$28,678 of income received that can be utilised

to support this program. Increased growth does result in increased expenditure, however a proportion of growth has been budgeted for, and there would remain over \$18,000 of the additional income if required.

This program will also be supported by additional education materials and promotions, which will be funded from existing programs.

RISK, LEGAL AND LEGISLATIVE IMPLICATIONS

This report addresses the following City of Palmerston Strategic Risks:

2 Fails to be sustainable into the long term

Context: Optimising the financial, social and environmental sustainability of the City.

Implementation of the Home Composting Rebate Program is risk positive as it mitigates the risk that the City of Palmerston fails to be sustainable into the long term.

ENVIRONMENT SUSTAINABILITY IMPLICATIONS

The implementation of the Home Composting Rebate Program has positive environment sustainability implications given participation in the program will reduce the volume of waste disposed of at landfill and provide participating residents with nutrient-rich organic material for use in home gardens.

COUNCIL OFFICER CONFLICT OF INTEREST DECLARATION

We the author and approving officer declare that we do not have a conflict of interest in relation to this matter.

ATTACHMENTS

Nil

COUNCIL REPORT

2nd Ordinary Council Meeting

AGENDA ITEM:	13.1.9
REPORT TITLE:	Draft Holtze to Elizabeth River Subregional Land Use Plan
MEETING DATE:	Tuesday 16 November 2021
AUTHOR:	Urban and Environment Planner, Damien Scalora
APPROVER:	City Sustainability Manager, Peter Lander

COMMUNITY PLAN

Future Focused: Palmerston is an innovative city that sustains itself through the challenges of the future.

PURPOSE

This Report seeks Council support to lodge comments responding to the draft Holtze to Elizabeth River Subregional Land Use Plan, under Stage 2 of consultation on the project.

KEY MESSAGES

- The draft Holtze to Elizabeth River Subregional Land Use Plan (HESLUP) provides a long-term framework for future land uses in the Palmerston environs, supporting continued growth in the region.
- The HESLUP includes land within Palmerston and the adjacent Litchfield municipality, encouraging greater coordination of land use planning and supporting the creation of places for people to live, work and play.
- The HESLUP is currently in Stage 2 of its development, with a first draft produced by the Northern Territory (NT) Planning Commission seeking feedback.
- Four focus areas are identified within the plan, containing specific local issues that require more detailed investigation and planning.
- As subregional plan, the HESLUP will guide future detailed area plans which will support growing populations in Greater Holtze and development of strategic corridors near Pinelands and Berrimah East.

RECOMMENDATION

1. THAT Report entitled Holtze-Elizabeth River Sub regional Land Use Plan Stage Two Consultation be received and noted.
2. THAT Council notes **Attachment 13.1.9.1** to this Report entitled Draft Holtze to Elizabeth River Subregional Land Use Plan, as Council's submission to Stage 2 of the Holtze to Elizabeth River Subregional Land Use Plan.

BACKGROUND

The Northern Territory Planning Commission has released the first draft of the Holtze to Elizabeth River Subregional Land Use Plan (HESLUP) as presented as **Attachment 13.1.9.2**, for comment. To support its release, Dr David Ritchie, Chairman of the Planning Commission presented to Council at the 1st Ordinary Meeting in November 2021.

The Subregional Plan builds upon previous work completed under the title of Palmerston Environs Subregional Land Use Plan, with the name change resulting from community feedback during Stage 1. The intent of the document remains the same, which is to allow for convergence of strategic corridors to be addressed under a single plan, and better coordinate future planning across the wider region. In doing this its intended to provide greater certainty to stakeholders regarding the long-term land use structure and opportunities for land use change.

The HESLUP sits under the Darwin Regional Land Use Plan in guiding planning for the wider Palmerston region. These documents also inform preparation of more detailed area plans, which are expected to continue to develop under direction of the HESLUP focus areas. Notably, the Central Palmerston Area Plan (CPAP) was also adopted this year, with the document positioned under the proposed Subregional Plan within the NT Planning hierarchy, acting in conjunction with other area plans to guide land use planning in the region.

City of Palmerston presented feedback during Stage 1 of the HESLUP project as presented as **Attachment 13.1.9.3**, providing comment around several topic areas. The discussion below addresses how this feedback has been incorporated into the current draft HESLUP and provides wider comment on the draft HESLUP. In conjunction with this Report, a formal submission to the NT Planning Commission as part of Stage 2 consultation is presented for Council to review and endorse. This submission is discussed further below and builds upon comments raised during Stage 1, providing more targeted feedback on the draft HESLUP.

DISCUSSION

The draft HESLUP supports long term planning in the region of Palmerston and adjacent land within Litchfield. Both areas play an important role in the Greater Darwin Region, and will account for increasing proportions of the Greater Darwin population. Given this growth, providing local lifestyle and work opportunities becomes increasingly important. Coordinated land use planning across the region will best facilitate outcomes across the two jurisdictions amongst significant levels of change. Importantly, the HESLUP has strongly considered community and placed much of its feedback within the current draft document.

In balancing social and economic needs, the natural environment must also be considered, crucially the HESLUP recognises this as an asset for the study area. This relates to both natural amenity and biodiversity and how it relates to constraints and opportunities. Connections to the natural environment are important for the existing community of Palmerston and its surrounds, supporting local opportunities to Council's open space networks.

The HESLUP is broken down by two major parts which frame the plan. Part 2 groups discussions by themes to draw attention to opportunities and challenges for land use planning within the subregion. The HESLUP builds in planning principles and objectives relevant to each of these themes, guiding future directions or necessary next steps for investigation. These themes are presented below:

- Natural Environment.
- Demographics, Growth and Demand.
- Movement and Transport.
- Social Infrastructure.
- Service Infrastructure.

Detailed information builds upon the abovementioned themes, through four focus areas that are identified within physical boundaries. Each of these focus areas contain specific local issues that required more detailed investigation and planning. These four areas are:

- Greater 11 Mile.
- Greater Holtze.
- Virginia South West.
- Archer and Mitchell West.

Council's Stage 2 submission makes clear reference to the Palmerston Local Economic Plan and projects that relate to objectives under this plan. Such projects will significantly benefit these above focus areas, alongside the wider Palmerston community.

Stage 1 City of Palmerston Submission

The submission by City of Palmerston dated 25 June 2021 as presented as **Attachment 13.1.9.3** provided comment on the discussion paper presented during Stage 1 of the project. The following explores how each of these topic areas raised by City of Palmerston are reflected within the current draft HESLUP.

Archer Focus area

The former Archer Sporting Complex owned by Council, identifies a proposed change of use to industry. This aligns with the immediate surroundings also identified for industrial and service commercial uses. The intent behind this is based around land capability, with industrial and some commercial uses less sensitive to constraints of moderate water logging and exposure to biting insects. Current land use assessments identify that industry land is oversupplied. However, the HESLUP reference document as presented as **Attachment 13.1.9.4** notes future demand for industrial land is likely subject to ongoing work by Department of Infrastructure, Planning and Logistics (DIPL) to accommodate expansion of strategic industries. As a result it will undergo future review to better attain how demand may grow for light and general industrial land.

Eco-tourism

Eco-tourism opportunities are facilitated throughout the plan, stemming back to recognition in the HESLUP of the natural environment as important asset, with high opportunity. This generally relates to environmental areas outside of the Palmerston boundaries, though linkages to corridors within Palmerston and future project potential is noted. Key areas under the HESLUP identify active recreation opportunities in Howard Springs, envisioned to facilitate active recreation opportunities of regional benefit.

Road Corridors

Under the planning theme of Movement and Transport, the Strategic Transport Network Map contained in Figure 8 of the HESLUP identifies future reconfigured intersections throughout the subregion. The draft HESLUP identifies the intersection of Roystonea Avenue to Elrundie Avenue and the future Weddell Freeway as requiring reconfiguration of roads, which will better support growing employment to the south, specifically as Middle Arm develops. It also identifies potential to alter usage of Elrundie Avenue.

Darwin Passenger Rail Terminal

Relocation of the Darwin Passenger Rail Terminal will be informed by progress on a potential rail network expansion investigation also occurring. The draft HESLUP retains a potential site for the Darwin Passenger Rail Terminal south of Tiger Brennan Drive, with an alternate site located further south within Archer. Sites have differing constraints around access and other environmental considerations, notably, biting insects presenting greater issues to land in the south of Archer.

Other considerations should also include how the relocation would best stimulate surrounding development. It is for these reasons that relocation of the passenger terminal within the municipality is supported by City of Palmerston, enabling potential business and lifestyle opportunities. Relocating the terminal would benefit the current arrangement by allowing development of place that contributes to sense of arrival, and improved visitor experience, instead of the current termination at East Arm. Council continues to promote the relocation of the rail terminal within Palmerston, reiterating support and alignment with current local economic efforts within the Stage 2 submission.

Stage 2 City of Palmerston Submission (Proposed)

In response to Stage 2 of the HESLUP project, City of Palmerston has drafted the attached submission as presented as **Attachment 13.1.9.1**. The submission outlines support for coordination between jurisdictions on land use planning and points out the need for complementary activity to be central to considerations. The submission also highlights the relationship of the draft HESLUP to existing local economic efforts, underscored by the Palmerston Local Economic Plan.

As part of this concept of complementary activity, the submission highlights the role of Central Palmerston at the primary activity centre. This stems from its designation within the Darwin Regional Land Use Plan, and recent work contained in the Central Palmerston Area Plan which talks to primacy of centre of diverse activity.

While land use planning recognizes this role within strategic documents, City of Palmerston should continue to increase efforts to support surrounding growth and enhance appeal of its primary central activity centre. This will enable the city to be best placed to capitalize on growth opportunities that come from new demands and support the existing and growth communities. Given its capacity for higher end commercial development, the City Centre crucially needs to get this right to avoid further conflicts stemming from establishing retail and other uses that drag necessary critical masses out and impact public realm opportunities. Conversely, balance needs to be given to allow local centres to develop to support local needs and identify how connections between centres, such as Bakewell, can be enhanced.

Social Infrastructure is featured within the submission given the role of Palmerston in providing such facilities or existing and growth communities. The Palmerston Local Economic Plan lists delivery and enhancement of social and community infrastructure as critical to enable continued business development and attract and retain a capable workforce. Advocating in this respect ensures such a threat is mitigated, particularly where factors are outside of the direct control of Council and the Palmerston community.

Future regional level infrastructure identified in the HESLUP will also benefit Palmerston residents, creating a more diverse network that caters for subregional demand. Area plans, which fall under subregional plans within the NT Planning Hierarchy, will facilitate planning for these facilities. While the HESLUP embeds use of the Regional Social Infrastructure Assessment for these area plans, its suggested that consideration extends to other area plans as well. Practically this is seen where the Central Palmerston Area Plan outlines an art and cultural facility located within Central Palmerston. Location in other areas, void of existing transport networks and intent for higher commercial development would impact on the role such facility presents for the region.

The submission also outlines the preliminary investigations and continued advocacy that is occurring in relation to the Palmerston Recreational Lake in Mitchell. The HESLUP identifies the location Council has identified as an investigation area, with potential for industry and rural residential uses. It is requested that the draft HESLUP identifies the potential for recreational lake in Mitchell and advises of future discussions necessary beyond preliminary studies. The proposed location addresses growing needs for

lifestyle attractions for workforce attraction and retention. Positioning such an attraction in proximity to existing populations and activity centres allows the surroundings to develop, affording wider local economic benefits.

The Palmerston Recreation Lake and relocation of the Darwin passenger rail terminal are discussed in the Stage 2 submission alongside the Palmerston Local Economic Plan. Drawing parallels between the two plans ensures that strategic considerations align, and best supports these projects as they develop. References to Local Economic Plan are also made when discussing education and training, noting the existing Palmerston university campus and growing need that stems from population characteristics.

The Stage 2 submission is to be provided to NT Planning Commission in response the ongoing development of the HESLUP. Feedback from Stage 2 will be used by the Planning Commission to finalise a draft Subregional Plan to undergo final consultation before adoption within the Planning Scheme occurs.

CONSULTATION PROCESS

The Report and attached Stage 2 Submission relates to consultation undertaken by the NT Planning Commission.

There was no consultation required during the preparation of this Report. However, the NT Planning Commission project team will be undertaking consultation throughout November including at Gateway Shopping Centre on 18 November 2021.

Upon completion of Stage 2, consultation feedback will be used by the Planning Commission to finalise a draft Subregional Plan that will undergo final consultation before adoption within the NT Planning Scheme. At this point there will be further opportunity for Council to provide comment on the proposed HESLUP and its adoption in the Planning Scheme.

POLICY IMPLICATIONS

The HESLUP once adopted will guide future coordination of land use planning and will influence existing and future detailed area plans that will influence land use development in Palmerston.

BUDGET AND RESOURCE IMPLICATIONS

There are no budget or resource implications relating to this Report.

RISK, LEGAL AND LEGISLATIVE IMPLICATIONS

This Report addresses the following City of Palmerston Strategic Risks:

- 6 Fails to deliver the strategic vision for the City
Context: Ensuring vision is delivered effectively & efficiently, progress is measurable & celebrated.

ENVIRONMENT SUSTAINABILITY IMPLICATIONS

There are no environment sustainability implications for this Report.

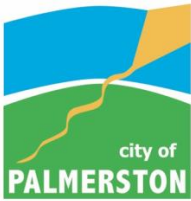
COUNCIL OFFICER CONFLICT OF INTEREST DECLARATION

We the author and approving officer declare that we do not have a conflict of interest in relation to this matter.

ATTACHMENTS

A Place for People

1. Submission - Draft HESLUP – Stage 2 [**13.1.9.1** - 4 pages]
2. 1 st Draft HESLUP [**13.1.9.2** - 36 pages]
3. PESLUP Submission - Stage 1 [**13.1.9.3** - 3 pages]
4. 1 st Draft HESLUP - Land Capability and Needs Assessment [**13.1.9.4** - 68 pages]



ID: 477990 - NN:ds

8 November 2021

Telephone
(08) 8935 9922

Facsimile
(08) 8935 9900

Email
palmerston@palmerston.nt.gov.au

Address
Civic Plaza
1 Chung Wah Terrace
Palmerston NT 0830

PO Box 1
Palmerston NT 0831

ABN 42 050 176 900

www.palmerston.nt.gov.au

Northern Territory Planning Commission
GPO Box 1680
DARWIN NT 0801

e: ntpc@nt.gov.au

Stage 2 – 1st draft Holtze to Elizabeth River Subregional Land Use Plan – Consultation

Dear Sir/Madam

The City of Palmerston (Council) appreciates the opportunity to provide comment on the now titled draft Holtze to Elizabeth River Subregional Land Use Plan (HESLUP). The draft HESLUP builds upon the discussion paper presented in stage 1, providing direction through evolved planning principles and confirmation on intent for designated focus areas.

The subregional plan will serve as an important document moving forward, accommodating growing industrial possibilities in the region, alongside population growth for the Greater Darwin Region. Importantly, the HESLUP also identifies the natural environment as an asset for the study area. The plan recognises it as a unique point of difference for community lifestyle, whilst also ensuring biodiversity outcomes are considered at the subregional plan stage to better inform future detailed area planning.

City of Palmerston welcomes the documents promotion of greater coordination across the two jurisdictions as it relates to land use planning. A key concept to be highlighted is complementary activity between activity centres. This will support sustained growth in the area, benefiting existing and future communities, while also creating diverse places for people to live, work and play.

Referenced throughout this submission is alignment and consideration for the Palmerston Local Economic Plan, highlighting the relationship between land use and economic development. Proposals and site investigations contained within the draft HESLUP relate directly to existing local economic efforts. Aligning these strategic priorities supports economic opportunities for Palmerston and the wider subregion.

Council officers have reviewed the draft HESLUP and provide the following comments, building upon comments submitted during stage 1 of the project.

Non-residential land supply and the city centre

The draft HESLUP identifies the important role of amenities and facilities in Palmerston to support growth of surrounding future urban areas. These urban growth areas are within proximity to Central Palmerston leveraging existing facilities, networks and opportunities that are present in a central activity node. Utilising the existing centre also benefits longevity of an evolving primary centre. It will invite greater usage and critical masses that support Central Palmerston's role as a primary activity centre under the Darwin Regional Land Use Plan.

To support the growing residential population in the subregion, the role of non-residential land supply will be crucial as detailed area planning is undertaken. Currently, planning

principle 11 of the draft HESLUP seeks to provide new urban areas with adequate non-residential land. This entails identification of appropriate locations for non-residential land as stated under the objectives of principle 11. However, identification for suitable uses should also strongly consider the relationship to surrounding activity centres to avoid detracting. For example, uses should be complementary to Central Palmerston to ensure primacy of the activity centre, and better support a centre that offers diverse opportunities not otherwise found in local centres. This offers benefits to both Palmerston residents and surrounding growth communities. Proposed uses in future detailed area plans referenced under the HESLUP should therefore consider the intended uses and outcomes sought under other area plans, specifically, the Central Palmerston Area Plan, that address retention of a primary centre.

Social Infrastructure

In addressing potential shortfalls in social infrastructure, planning principle 14 of the draft HESLUP emphasises the role of area plans. Response to demand in these plans will be guided by the *Palmerston Environs Regional Social Infrastructure Assessment*. The regional assessment identifies potential need for this infrastructure but does not detail too many other requirements for these uses, allowing some flexibility.

Given the complementary role of social infrastructure in the wider subregion, area plans developed under the HESLUP should consider and respond to other area plans within the subregion as it relates to social infrastructure. This would ensure coordinated approaches are followed within these plans regarding distribution of social infrastructure and that land use suitability is assessed and compared across the subregion.

City of Palmerston also note upcoming projects to consider within this social infrastructure assessment. Council is currently undertaking consultation for the Zuccoli Community Hub, located on the corner of Tuckeroo Boulevard and Zuccoli Parade. Due to the eastern location within Palmerston, it will also be accessible by surrounding growth communities. The project lifespan of 5 years addresses more short-term outcomes, nonetheless, it will offer opportunity in the medium term as future urban areas develop in Greater Holtze. The community hub will also connect to surrounds through the Mitchell Creek corridor, offering walking trails and potentially linking to other projects that offer opportunities for similar active recreation pursuits. This includes future recreational and environmental opportunities throughout Palmerston Escarpment, and the wider Mitchell Creek Catchment.

The role and offering of the CDU campus located within the subregion may also develop overtime as surrounding populations grow, and local workforce and population needs change. While this is outside the scope of the subregional plan, the site could evolve as an important asset in training and educational needs, particularly for the expected demographic within the subregion. Upgrades are focused for the Darwin CBD campus, however, should investment also be provided to the Palmerston campus for other training and learning activities, this would stimulate opportunities to link to land uses across the northern portion of the HESLUP study area. Education and Training is a key focus sector under the Palmerston Local Economic Plan, recognising the growing demand due to the population characteristics, and the existing campus asset located in Palmerston.

Development centred around health and knowledge precincts, like the Palmerston hospital also trigger further development of allied services and indirect opportunities. This is key to enabling a residential population to stay local for work, increasing the proportion of knowledge intensive jobs available for resident. The key precinct around the Palmerston Regional Hospital is further developed under the HESLUP. Its proximity to Palmerston

Centre may also benefit evolving opportunities, and as such building a relationship between the two centres should be prioritised.

Archer Focus Area

It's noted that the dominate land use envisioned for the Archer and Mitchell West focus area is industrial and/or service commercial. Existing land use assessments identify that land for industry is oversupplied in the subregion, however as the HESLUP reference document notes future demand for industrial land is subject to ongoing work by DIPL to accommodate expansion of strategic industry. This necessitates future review to better attain how demand may grow for light and general industrial land. The resulting demands will impact land use changes for the former Archer Sporting Complex. Council notes that further reviews relevant for the site will be necessary under area planning to confirm highest and best land use opportunities. Additionally, as key precincts continue to evolve, such as Middle Arm Sustainable Development Precinct, this may alter the surrounding industrial needs.

Critically, area planning will consider the role of the Weddell Freeway, and its connections to employment destinations, as well as to residential communities via Roystonea Avenue. Development in this focus area and of the freeway, may allow down grading of Elrundie Avenue to a local road as noted within the HESLUP. Reducing traffic loads, particularly of larger vehicles, may offer increased opportunities to improve interface with community assets adjoining this road and enhance other active transport linkages throughout community assets that intersect Elrundie Avenue. This road is noted as an NTG road, intersecting with key Council community assets, therefore requiring further coordination to improve public realm opportunities.

Palmerston Recreational Lake

City of Palmerston is currently undertaking preliminary investigations into the potential to develop a recreation lake in Palmerston. The location identified is in the future suburb of Mitchell, relating to the Archer and Mitchell West Focus Area under the HESLUP, being Lot 4252 and Lot 4253. The draft HESLUP identifies this area as an investigation area, with potential for Rural Residential development or land uses ancillary to the Middle Arm industry. Council notes industry land use dominates much of the Archer and Mitchell West focus area.

Council is continuing to explore potential to utilise the site for a recreational water reserve forming a major project initiative. The provision of such a recreational reserve at the selected site supports community lifestyle elements, leveraging proximity to population and existing activity centres. It also provides an alternative recreational lake to be considered amongst wider water security discussions. The identification of the recreational lake is identified in the Palmerston Local Economic Plan, noting the City's submissions to the Territory Economic Reconstruction Commission (TERC) also advocated for the proposal. Such a use, at the proposed site nearby existing populations, supports objectives of the Local Economic Plan. Attracting and retaining populations forms a key strategic consideration, where the attractiveness of the City to families remains a continued focus. This is supported by growing existing and new lifestyle attractions that support growth in Palmerston and builds economic advantage for the region.

The development of a recreation lake requires significant preliminary work. Additionally, the land is currently owned by the Northern Territory Government (NTG) and would require their support. City of Palmerston is envisioning development of a project plan to continue formation of the project and develop necessary next steps for a project of this scale. Council is advocating for funding to continue preliminary investigations of its own

in regard to the project. Further discussions will evolve, particularly with NTG as result of these investigations.

It is recommended that the HESLUP identify the opportunity for a recreation lake in line with City of Palmerston investigations. The opportunity for the Archer and Mitchell West focus area to contain such a significant community asset would be beneficial for the wider subregion and align with local economic efforts.

Darwin Passenger Rail Terminal

As stated in City of Palmerston's submission during Stage 1, Council continues to support to relocation of the rail terminal from East Arm to within the Palmerston municipality. The proposal expressed by Council to the TERC in 2020, identified benefits to act as a catalyst for surrounding renewal efforts. Such a catalyst aligns with intent of the Palmerston Local Economic Plan, supporting multiple objectives, enabling growth and diversifying economic opportunities. Relocation would support potential tourism benefits and enable complementary land use change to activate underutilised portions of Palmerston. Investigation into site selection is noted as ongoing and may consider how such land use best integrates with wider Palmerston community infrastructure that can evolve over time.

Should you wish to discuss the above further, please contact Damien Scalora, either by email: damien.scalora@palmerston.nt.gov.au or phone (08) 8935 9918.

Yours sincerely

Nadine Nilon
Director City Growth and Operations



NORTHERN TERRITORY
**PLANNING
COMMISSION**

First Draft

Holtze to Elizabeth River

Strategic Corridors and Land Use Framework

Subregional Land Use Plan 2022

COUNCIL AGENDA Attachment 13.1.9.2

Version	Amendment No.	Date Published	Details
0.1		29.10.2021	First draft of the plan for stage two consultation.

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Enquiries should be made to:
Northern Territory Planning Commission
GPO Box 1680 DARWIN NT 0801

Telephone: 08 8924 7540

Email: ntpc@nt.gov.au

Website: planningcommission.nt.gov.au

Front cover image - Aerial Photograph of the Elizabeth River from Archer

Foreword



Good planning is based on collaboration with the community on long-term objectives; on a region- wide approach, and using sound evidence that is open to scrutiny.

The Northern Territory Planning Commission is pleased to release this first draft of the Holtze to Elizabeth River Subregional Land Use Plan (HESLUP) for comment.

A starting point in developing this first draft of the subregional plan, is the message heard from the community during our first stage of consultation - that open space has community, economic, and environmental value and must be retained.

The HESLUP will be a plan for the long-term, identifying and confirming strategic corridors for main roads, rail and utilities, and responding to the pattern of current and future land uses.

Average growth in this subregion is expected to continue at approximately 2.5% p.a. The purpose of the HESLUP is to prepare for change brought about by this predicted population growth.

This draft plan refines the extent of the area shown in the Darwin Regional Land Use Plan for fully serviced residential development, including 'Kowandi North', the former Commonwealth Defence establishment. This land is close to existing transport and utility corridors as well as Palmerston CBD, Yarrowonga commercial area and the Palmerston Regional Hospital.

In drafting the HESLUP it has been necessary to define land within the environs of Palmerston and adjacent land in Litchfield as one study area. The plan also draws special attention to *focus areas* and provides land use concepts for these areas.

This draft plan is central to the Planning Commission's second stage of engagement with the community, landowners and government agencies. We want to hear your thoughts to help us refine this plan.

I encourage you to read this first draft of the Holtze to Elizabeth River Subregional Land Use Plan and provide any comments you may have to the Planning Commission.

Talk to the Planning Commission team at any of our events and information stalls throughout November, or get in touch with us through the website at www.haveyoursay.nt.gov.au

Dr David Ritchie

Chairman

Northern Territory Planning Commission

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Planning terms	Definitions
Active Transport	Non-motorised transport, such as by foot, horse, or bicycle and the like.
Activity Centre	A compact commercial centre providing convenient retail, access to public transport and providing services to the surrounding community.
Land Capability	The ability of land to support different land uses, especially with regard to natural constraints to land use such as slope, drainage and soil type.
Peri-Urban Development	Primarily residential development at the transition between urban and rural areas, also known as semi-rural
Planning Proposal	A proposal to use or develop land, such as a subdivision application; or to change planning policy, such as a rezoning application.
Seasonally Waterlogged Soils	Soils that, during the wet season, become waterlogged and unsuitable for some land uses, especially urban residential.
Social Infrastructure	Schools, community centres, parks, recreation facilities, health, childcare etc. supporting the needs of a community.
Trunk Infrastructure	The ‘big’ pipes, wires and installations that enable reticulated services, such as power, water and sewerage.
Urban Development	Single and multiple dwellings, supported by social infrastructure that accommodates people living in a town environment.

Part 1: Context and Purpose

Introduction

The Planning Commission is developing this subregional land use plan over an area around Palmerston that extends into Litchfield. This extent, over two local government areas, allows for the convergence of strategic corridors to be addressed under one land use plan.

The boundary of the Holtze to Elizabeth River Subregional Land Use Plan (HESLUP) in relation to the regional land use structure is shown at Figure 2. The boundary in relation to local government areas is shown at Figure 3.

The HESLUP is informed by the Darwin Regional Land Use Plan but provides more detailed definition of the strategic road, rail and utility corridors, and more informed guidance for future areas of land use. The HESLUP will interface with the Litchfield Subregional Land Use Plan.

Approximate timeframes used in this plan are:

- near term - within ten years
- mid term - ten to thirty years
- far term - beyond thirty years

Regulatory Context of Land Use Plans

The *Planning Act 1999* establishes the NT Planning Commission with functions that include carrying out community consultation before preparing strategic plans for the Minister for Infrastructure, Planning and Logistics to consider as proposals to amend the NT Planning Scheme.

The Planning Commission conducted the first stage of community and stakeholder consultation, before preparing this draft subregional plan for comments and submissions on the draft plan from the community and stakeholders.

Stage Two comment will further inform the draft HESLUP before the Planning Commission refers the Plan to the Minister.

The Minister will determine whether to place the draft subregional plan on exhibition in accordance with the requirements of the *Planning Act 1999*.

The HESLUP is intended for inclusion in the Planning Scheme's *strategic framework* as a subregional land use plan for the environs of Palmerston and part of Litchfield, providing a far term view with greater focus than the Darwin Regional Land Use Plan.

The Planning Scheme's *strategic framework* has a hierarchy of land use plans shown at Figure 1 below. The regional plan provides the overarching structure which guides subregional planning, that in turn informs preparation of more detailed area plans.

Within the boundary of this subregional plan, uses and development of land that require impact assessment will need to accord with the relevant concepts and policy in this document; or, if the land is subject to an area plan, accord with that more detailed level of the strategic framework.



Figure 1: The Hierarchy of Land Use Plans

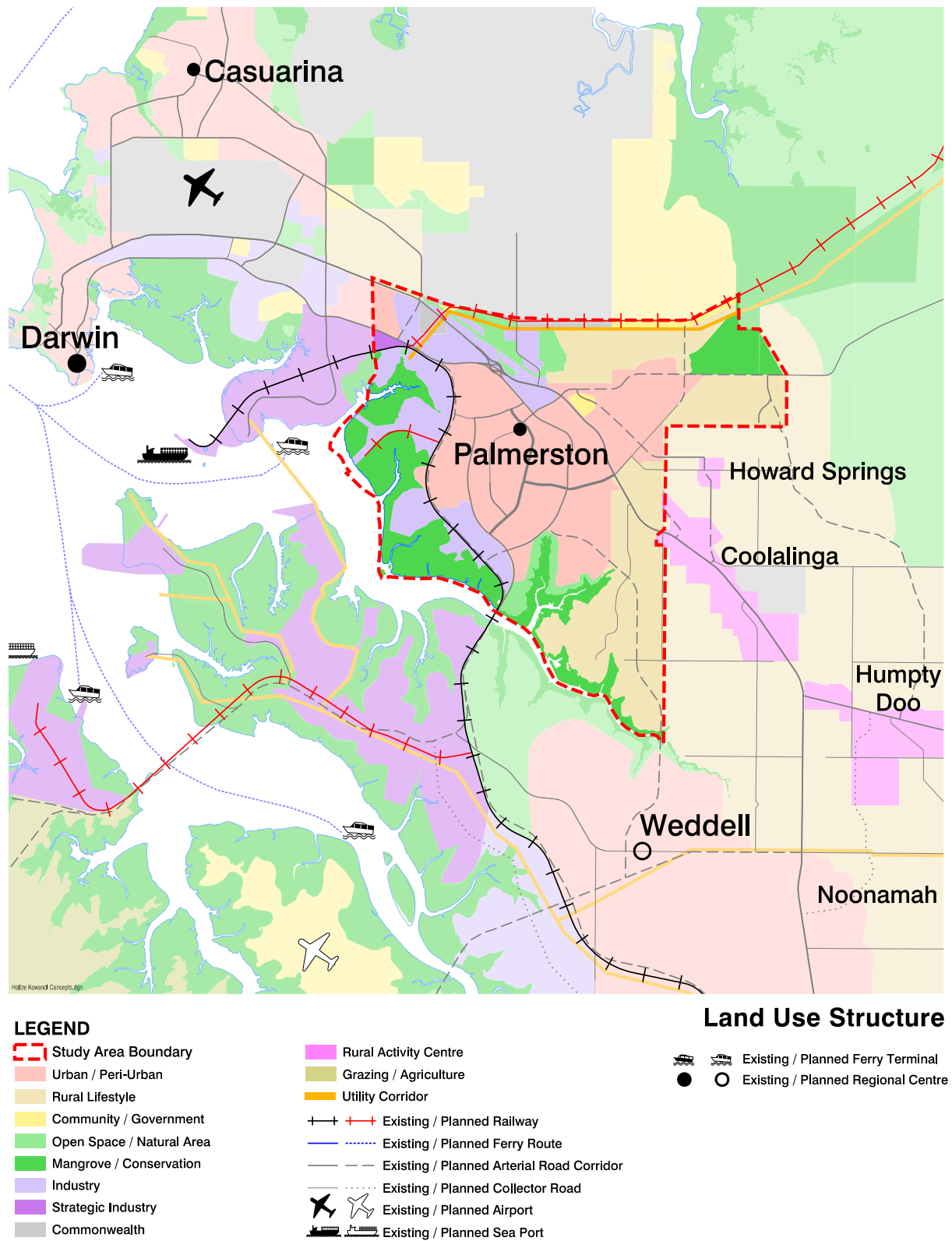


Figure 2: Land Use Structure Plan as per the Darwin Regional Land Use Plan 2015

What is a Subregional Land Use Plan

Subregional plans contain concepts, principles and objectives to give decision makers, industry, and the community confidence regarding the future changes to, and the long-term pattern of land use to accommodate growth.

The Planning Commission is preparing the HESLUP to provide a far-term framework for future land use that:

- responds to stakeholder and community input comment and is informed by population, transport and infrastructure studies;
- respects the amenity of established localities while enhancing connectivity and services; and
- identifies opportunities to protect or feature areas of environmental, cultural and recreation value in balance with areas for growth.

This subregional plan will guide planning for infrastructure to support population growth; and the included concepts will provide a starting point for the Planning Commission to engage the community in developing area plans.

The Study Area for the Holtze to Elizabeth River Subregional Land Use Plan

The outer boundary of the study area for the HESLUP is shown at Figures 2 and 3.

The study area includes focus areas as well as adjacent areas of influence that are outside the study area but have a strategic implication for the study area. The focus areas and areas of influence are discussed further in Part Three of this document.

The four focus areas are:

- The greater '11 Mile' locality, which includes Pinelands into Holtze, and a proposed site for relocation of the Passenger Rail terminal;
- The 'Greater Holtze' locality which includes 'Kowandi North' Commonwealth land and government land in Howard Springs;
- Archer and Mitchell West; and
- Virginia South West.

Local Government Boundaries

The far term view of a land use structure for growth relies on identifying and confirming the strategic corridors for road, rail and utilities. These corridors extend across the subregion and cross different local government areas.

The extent of this subregional plan was established to clearly show the convergence of strategic corridors around Palmerston and into Litchfield. Consequently, parts of the municipalities of both the Palmerston and Litchfield Councils are subject to this subregional plan, as shown at Figure 3.

Creating a plan for the Subregion does not change Local Government Boundaries.

The Content of this Subregional Plan

This Subregional Plan has three parts.

Part 1 explains the role and legislative context of subregional plans, and describes the extent and context of the subject area.

Part 2 presents planning themes central to understanding land use within the subregion.

The natural environment, demography, corridors for transport and utilities, and social infrastructure are overviewed. Planning principles and objectives relevant to each theme are included in blue boxes as shown below.

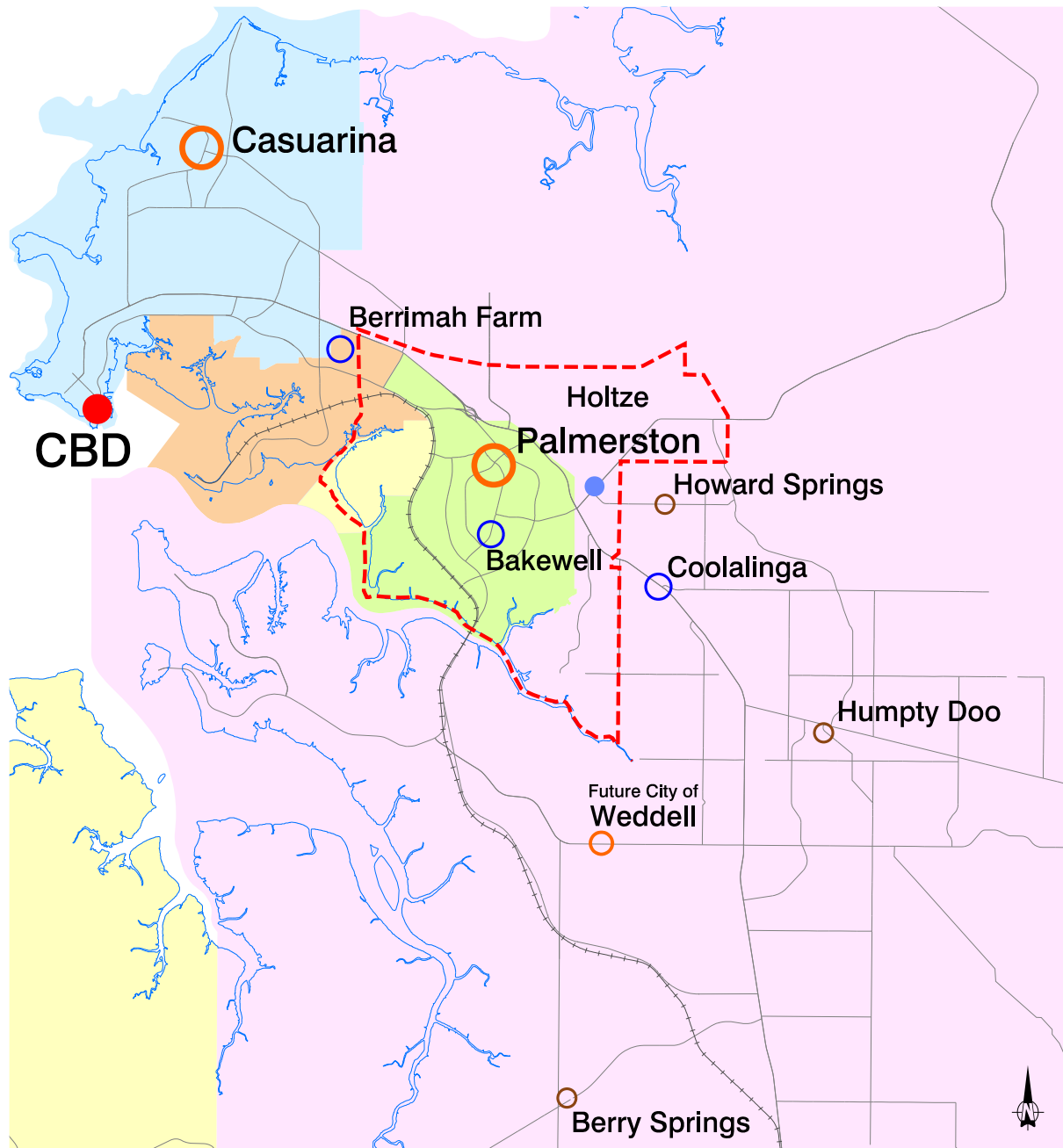
00. Planning principle (a statement of policy).

- an objective that supports the above planning principle; and further objectives...

The policy presented in this plan may relate directly to the use and development of land, or may refer to further investigation being necessary to inform future land use and development.

Part 3 looks at particular focus areas which are likely to experience changes in land use over time. Some locations within the focus areas require further investigation to inform the future land use structure and policy. Issues associated with the focus areas are addressed and followed by relevant planning principles and supporting objectives.

Planning principles and supporting objectives in both parts 2 and 3 may need to be addressed, where relevant to particular planning proposals.



LEGEND

- | | | |
|---|---|---|
| ● Central Business District | Study Area Boundary | Litchfield Municipality |
| ○ Primary Activity Centre | Un-Incorporated Area | Darwin Municipality & Waterfront Precinct |
| ○ Secondary Activity Centre | Northern Territory Rates Act Area | Palmerston Municipality |
| ● Specialised Centre | | |
| ○ Rural Activity Centre | | |

Figure 3: Extent of the Subregional Plan in relation to the local government areas

Part 2: Land Use Structure

Introduction

The natural environment informs this Plan. Land form and natural drainage are presented along with areas of environmental value. The intent is to retain a network of natural drainage areas and habitat to support biodiversity.

The built environment, especially the strategic corridors for movement and transport is also an essential element of this Plan. Main roads, railways, cycleways, as well as corridors for trunk utilities and product pipelines, combine to form a framework that defines areas of land use.

The balance of natural and developed land must respond to growth and the demand for housing, community facilities and commercial premises.

As the opportunities to service land for growth are identified, so the need to extend social infrastructure apace with growth can be assessed, along with the demand for expanded utility networks to service new development areas.

The land subject to this subregional plan is shown at Figure 4. Land not subject to the subregional plan is shown in faded colours.

The focus of the subregional plan is land along the north of Palmerston into Litchfield; and land along the south of Palmerston into Litchfield. Figure 4 below shows the four focus areas that constitute the extent of this subregional plan.

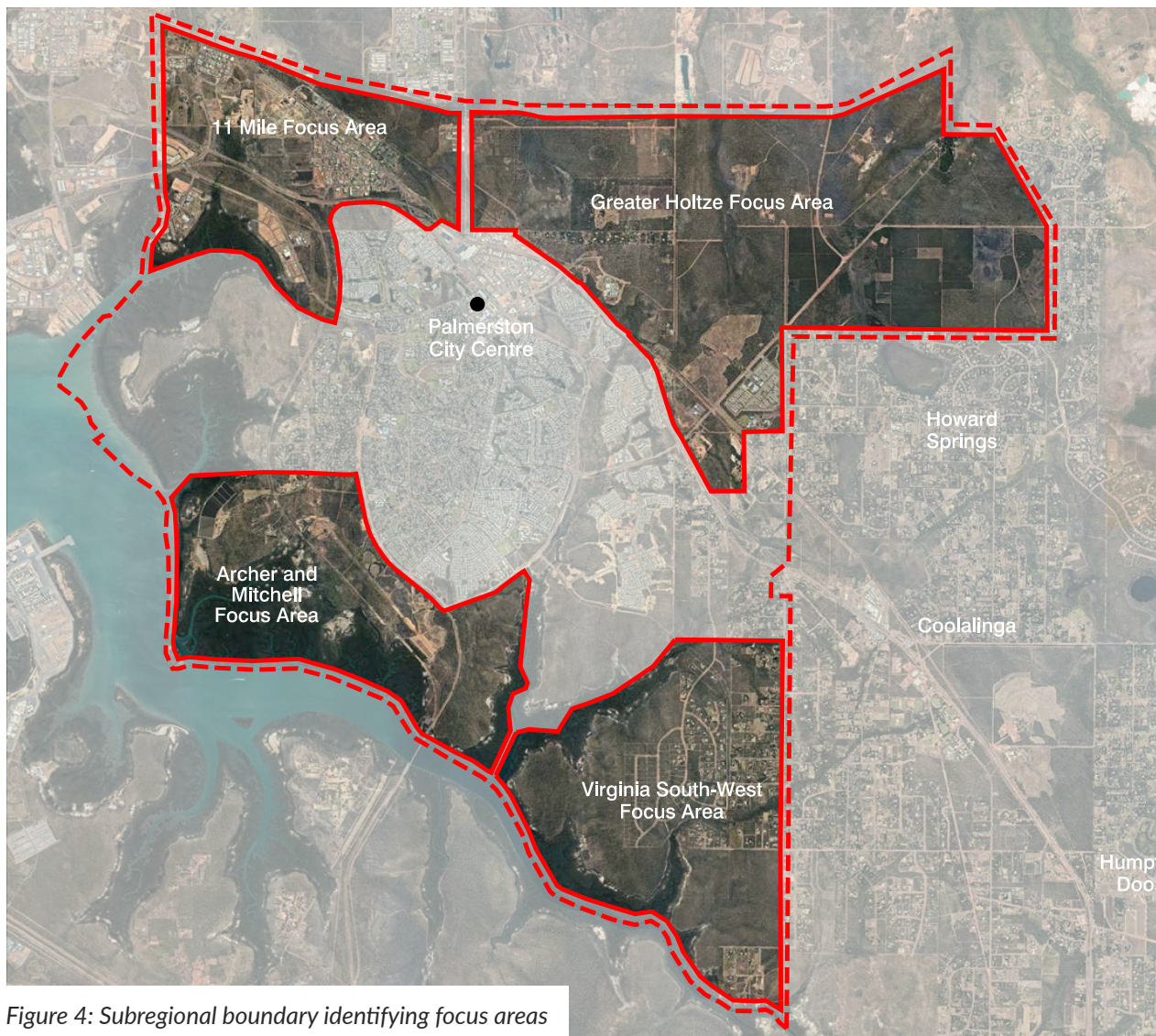
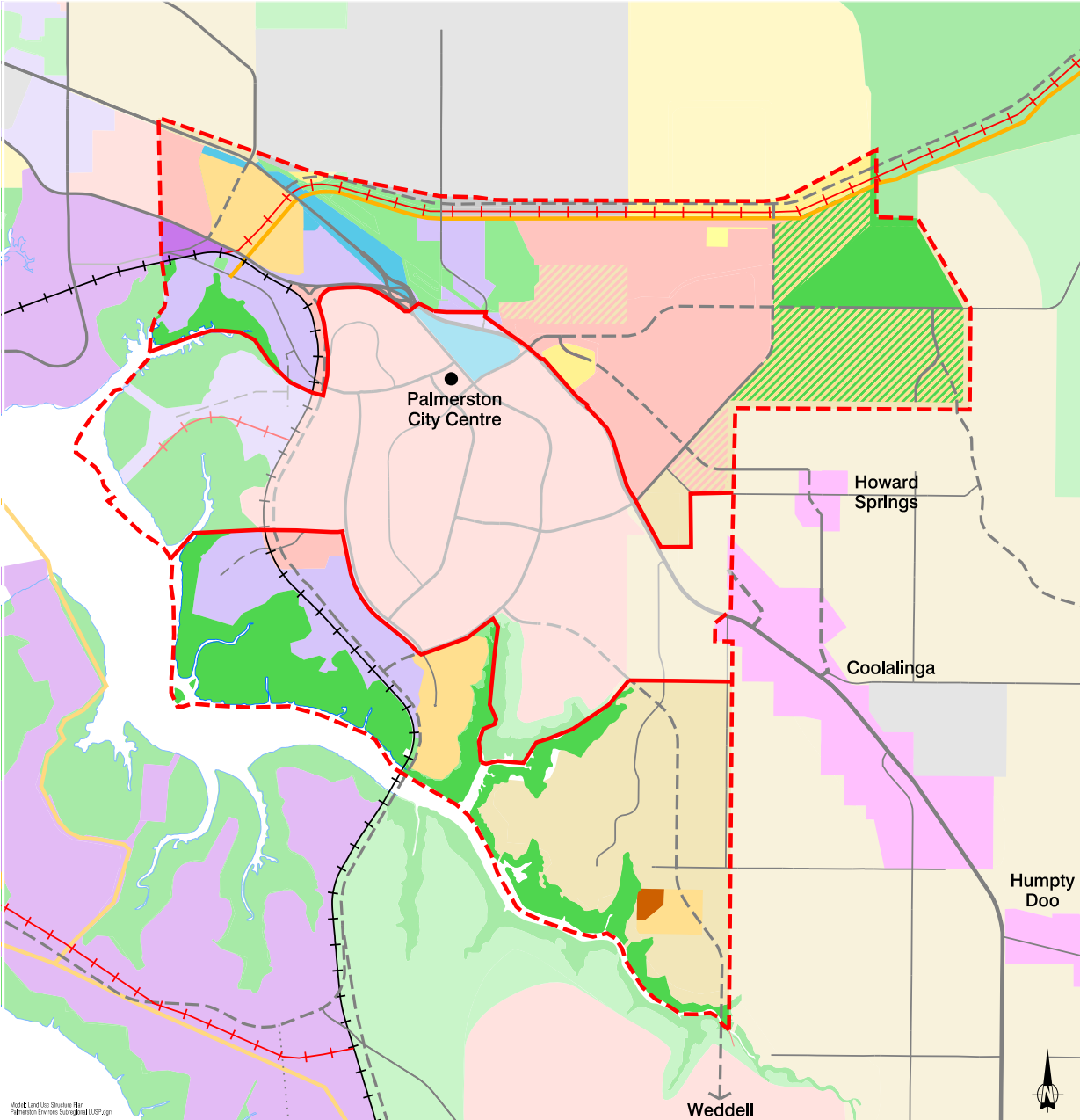


Figure 4: Subregional boundary identifying focus areas



LEGEND

- | | | |
|-----------------------------|---|---|
| Study Area Boundary | Industry | Howard Springs North Investigation Area |
| Extent of Focus Area | Strategic Industry | Utility Corridor |
| Urban / Peri-Urban | Commonwealth | Coastline |
| Far Term Urban / Peri-Urban | Rural Activity Centre | Existing / Planned Railway |
| Rural Lifestyle | Service Commercial | Existing / Planned Arterial Road and Transport Corridor |
| Community / Government | Further Investigation Area | Existing / Planned Collector Road |
| Open Space / Natural Area | Retained Section of Historic Surveyed Virginia Township | Existing / Planned Regional Centre |
| Mangrove / Conservation | | |

Figure 5: Draft Land Use Structure Plan - Holtze to Elizabeth River

The Natural Environment

Land Form and Natural Features

The landscape of this subregional plan features drainage catchments that flow from the higher land of central Palmerston - either north to Shoal Bay, or south into Darwin harbour. The seven catchments are identified on the plan at Figure 6 and broadly described below.

Drainage Catchments of the Study Area

Catchments A and B are headwaters of Kings Creek, which drains north to Shoal Bay. Catchment A is notable for its large seasonally waterlogged area with ephemeral wetlands - fed by Knuckey Lagoon in major flood events. Infrastructure development proposed in this catchment will need to address significant stormwater management issues. Catchment B has some seasonally waterlogged areas, but also has large upland areas with the potential for future urban uses.

Catchment C, a headwater of the Howard River, is fed by the Wadhams and Dutchies Lagoons and flows northward alongside the Howard Springs Nature Park into Howard Creek. Land uses in this catchment include established rural living areas and over 300 hectares of pine forest plantation.

Catchment D is Mitchell Creek, and Catchment E is Brooking Creek. Both creeks drain via the Elizabeth River into Darwin harbour. The seasonal wetlands north of the Stuart Highway that feed Mitchell Creek are retained by the Holtze Urban Area Plan. Mitchell Creek flows through Palmerston's eastern suburbs and receives stormwater discharge from urban drainage systems. Brooking Creek also sources from north of the Highway but flows through areas of natural bush and rural living.

Catchments F and G drain directly and via Hudson Creek into the East Arm of Darwin harbour. The tidal mangrove fringe and associated slow draining lowlands characterises both catchments. These catchments are constrained by seasonal waterlogging, and exposure to storm surge.

All of these catchments discharge into sensitive receiving environments. All future development must recognise and respond to any potential impact on the natural drainage system.

01. Avoid detrimental impacts on the natural drainage system.

- area planning and planning proposals recognise the natural drainage regime and minimise impact on the natural system; and
- the discharge of concentrated stormwater does not exceed pre-development flows or have detrimental impacts on the receiving environment.

Natural Constraints

Associated with this landscape and the tropical climate are natural constraints to land use, such as flooding and exposure to biting insects.

Riverine flooding, especially in the northern catchments, is a potential constraint to the extent of new residential areas. Detailed planning for the focus areas of this subregional plan may need to include hydrological studies to model flood exposure. Future area plans informed by this work may need to include flood mapping and flood management strategies.

02. Identify the extent of riverine flooding.

- area plans and planning proposals are informed by modelling and mapping of exposure to riverine flooding planning.

Biting insects can be a significant constraint to residential land use. Areas of the lower southern catchments are exposed to biting midges which limit urban residential and community land uses.

The northern catchments experience seasonal exposure to saltmarsh and fresh-water mosquitoes. Future urban development in these areas will rely on an effective mosquito management program.

03. Mitigate the impact of biting insects on public health and residential amenity.

- area plans and planning proposals limit residential development within areas of higher exposure to biting insects; and
- proper regard is given to the Department of Health's advice on the mitigation of biting insects, including the provision of separation buffers to biting insect breeding sites as prescribed by the Department of Health.

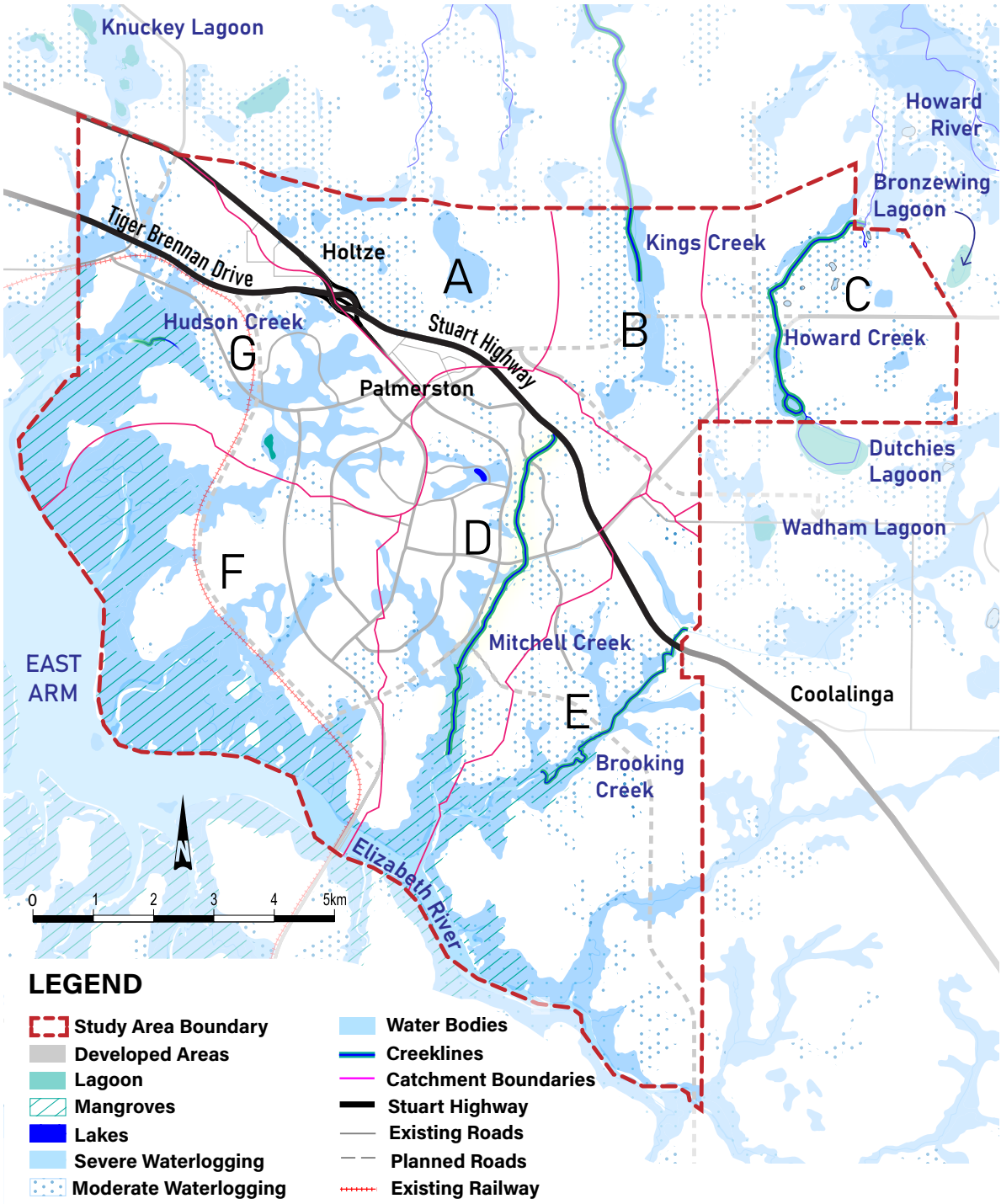


Figure 6: Holtze to Elizabeth River Catchment Map

Areas of Environmental Value

Areas of natural environment are identified on Figure 7, mainly in the form of connected corridors that provide both wildlife habitat and natural amenity for passive enjoyment.

In the northern catchments these corridors include riparian vegetation, sandsheet heath and habitat of identified threatened species.

The mangrove fringe and inlets of the southern catchments are largely protected by the Zone CN (Conservation) zoning of the harbour's perimeter.

04. Minimise impacts on natural areas identified to have environmental value.

- area planning and planning proposals respond to areas of environmental value and include measures to mitigate impacts on the natural area.

Threatened Species

Habitats of threatened flora and fauna have been identified in the northern catchments of the study area. Generally, the habitats of the identified species are within, or closely associated with, drainage floors and seasonally waterlogged areas which have limited development potential.

Likely and confirmed habitats of two threatened species, the black footed tree rat and *Typhonium praetermissum* (a perennial herb), are identified in parts of the higher, otherwise unconstrained land.

Wildlife corridors linking the retained areas of vegetation will assist the tree rat. A strategic management plan for the retention of *Typhonium* habitat will be needed prior to land development.

05. Manage habitats of threatened species.

- areas of habitat identified for protection are managed to avoid degradation; and
- area planning and development proposals include design and engineering measures to protect areas of protected habitat consistent with recommendations of the NT Environment Protection Authority (NTEPA).

Green Network

Areas of land characterised by natural constraints, and areas identified for their environmental significance, such as habitat for threatened species, have the potential to be networked corridors of environmental value.

Figure 7 illustrates the potential elements of a 'green network', following the natural drainage pattern of the landscape. In particular, the opportunity to connect riparian corridors through the Greater Holtze focus area is shown in the north-eastern part of the study area.

06. Identify and retain corridors of natural value and protected habitat to form a network of environmental value.

- area plans and planning proposals respond to land capability assessment and opportunities to network corridors of environmental value; and
- area plans and development proposals include design and engineering detail on the treatment of 'green' corridors.

Groundwater and Water Supply

The future urban land uses proposed in this subregional plan require the provision of full urban services, including reticulated town water.

In effect, the future urban areas of future change will preserve the underlying groundwater. For this reason, hydrological knowledge of the aquifers should inform future urban development, especially regarding large impervious areas and channelised stormwater systems, which have the potential to reduce wet season recharge of groundwater.

Any proposed areas of rural living (Zone RL) or rural residential (Zone RR) would need to consider the potential impact on groundwater of domestic bores and on-site effluent disposal.

07. Manage land use change and future development to minimise adverse impacts on groundwater.

- area planning and future development extends the reticulated water network to minimise demand on groundwater;
- loss of groundwater quality through contamination is avoided; and
- loss of groundwater recharge by impervious areas and channelised stormwater systems is minimised.



Figure 7: The Green Network Map

Land Capability

This subregional plan identifies areas for future land use change to accommodate growth. Population growth and the demand for capable land is discussed further in the following section.

Land for urban residential development should be free from flooding and not require costly engineering for roads or construction of underground services.

Based on an understanding of the physical capability of the land and proximity to existing infrastructure and amenities, possible future land uses include:

- urban residential and associated community facilities,
- rural living and rural land uses;
- industrial and commercial uses; and
- open space for conservation, passive recreation and field sports etc.

Land with very few constraints is sought for urban residential development. Rural land uses are less sensitive to constraints such as moderate waterlogging and exposure to biting insects. Similarly, industrial and commercial land uses are less sensitive to these constraints.

Land subject to severe seasonal waterlogging or within a floodway has limited uses other than as open space for passive or active recreation.

08. Facilitate efficient use of capable land.

- provide a land use structure that enables the highest and best use of well-situated capable land; and
- ensure that more detailed area planning responds to the opportunities of capable land in convenient locations.

Impact of Industry on Land Capability

Conflicting land uses can restrict capable land.

Within two focus areas of this subregional plan there is existing industrial land and potential areas for expansion of industry or alternately a 'refocussing' of industrial activities.

Directly relevant to these initiatives is the need for adequate separation distance between industrial and sensitive land uses. In 2017, the NTEPA released guidelines that suggest separation distances for various industrial activities.

Buffers of typically 500m to 1000m can significantly limit the residential development of otherwise capable land.

09. Provide for adequate separation between sensitive land uses and industrial land.

- area plans and planning proposals are in accord with NTEPA guidelines - *Recommended Land Use Separation Distances*.

Growth and Demand

Population and Housing

Providing for population growth in areas close to social infrastructure and facilities is complex in the Darwin region. The peninsular location and natural constraints, such as flooding and exposure to biting insects, tend to constrict urban residential development into an inefficient linear rather than concentric settlement pattern.

The amenities and facilities of Palmerston have capacity to support more residents, if new areas of land close to Palmerston and suitable for urban development can be identified and serviced.

This subregional plan explores mid to far-term opportunities for additional residential land in proximity to central Palmerston.

Land Supply to meet Demand

An ongoing priority for the NT Government is to plan for the continued supply of serviced land to meet demand, especially for dwelling lots.

For the Darwin region there is currently a twenty year strategy to supply serviced land to meet the near to medium term housing demand.

This subregional plan supports land release by confirming future urban areas in Holtze around the Palmerston Regional Hospital, and in the Holtze-Kowandi North area.

The preparation of the Holtze-Kowandi North Area Plan is discussed further within Section 3.

10. Develop area plans commensurate with NT Government's land release strategy.

- Detailed area planning supports:
 - the efficient release of capable residential land; and
 - housing choice in locations with good access to social infrastructure.

Supply of Non-Residential Land

The study area includes or abuts significant areas of commercial and industrial land. East Arm, Berrimah, Tivendale Road, Pinelands, and Yarrowonga together offer a broad range of industrial and service areas of commercial land. Palmerston CBD has capacity for higher end commercial development.

The current over supply of commercial floor space in Palmerston will be absorbed in the near term, however planned expansions of existing commercial development will maintain an oversupply into the mid-term.

Residential growth in the Berrimah and Holtze areas will generate demand for commercial land in local centres to support convenience retail, and service commercial land in locations that will benefit from passing trade.

In the medium term the Greater Holtze area will support approximately 6000m² of retail floor space in a secondary commercial centre, and in the far term this could grow to 19 000m².

More detailed area planning will be needed to determine the location and configuration of a future secondary activity centre and additional local centres to meet future demand.

11. Provide new urban areas with adequate non-residential land to meet demand.

- Detailed area planning provides for the:
 - allocation of sufficient commercial land in secondary and/or local activity centres to accommodate convenience retail and community services,
 - identification of appropriate locations for non-residential land uses such as office and service commercial, and
 - identification of appropriate locations for community purpose land. (refer to planning principle 15)

Movement and Transport

The Stuart Highway, Tiger Brennan Drive and the corridors for future arterial roads, connect Darwin and its port to the region and beyond. The regional main roads converge and pass Palmerston to the north and south. These are identified on the transport plan at Figure 8.

Government maintains a Regional Transport Network model to guide the continued development of the regional arterial network. To remain consistent with transport modelling and transport design solutions, this subregional plan will need to be reviewed from time to time.

12. Provide a coordinated, efficient and interconnected transport network.

- the safety and efficiency of the arterial network is supported by managing the number and location of intersections and access points; and
- promote an interconnected local road and active transport network.

Connection to Gunn Point Peninsula

In the mid term

Main road access to Gunn Point Peninsula will continue to be via Gunn Point Road into the mid-term or longer. With residential development in Holtze, Gunn Point Road will be extended from Temple Terrace through Holtze and across Kowandi North as shown at Figure 8. In addition, Howard Springs Road is identified for upgrading as a main road connection to Gunn Point Road.

In the far term

In the far term, if and when strategic industry is developed around a port at Glyde Point and a supporting town is developed at Murrumujuk, a new arterial corridor to Glyde is identified beside the rail and utility corridor – refer Figure 8.

In addition, aligning the future Glyde arterial across the northern boundary of the 'Greater Holtze' locality, allows Gunn Point Road to remain a non-arterial road and provide access to future urban residential land on either side.

Palmerston to Weddell

The Weddell Arterial

The Weddell Arterial Corridor extends from Tiger Brennan Drive, through Archer and across Elizabeth River Bridge, to the future town of Weddell. This corridor is preserved for the primary arterial connection between Weddell and Darwin City. Its alignment and connection with Palmerston are addressed further under the Archer/Mitchell West focus area in Part Three.

The North-South Arterial

The North-South Arterial is a zoned arterial corridor from Roystonea Avenue via Bertram Road across Virginia. A bridge is proposed to cross the Elizabeth River near Bennetts Creek, thus providing a direct main-road connection from Palmerston to Weddell. The corridor alignment through Virginia is discussed under the Virginia Southwest focus area in Part 3.

Potential Rail Network Expansion

A corridor is identified for the future provision of a rail link between East Arm and a potential deep water port and associated industry at Glyde Point. The corridor is secured and zoned for all but a short section within the 11 Mile locality.

Further investigation is required to confirm the future need for rail extension and to review the preferred alignment so that adjacent road and land use responses can be progressed.

The relocation of the Darwin Passenger Rail Terminal to an Intermodal Passenger Hub south of Tiger Brennan Drive will be informed by progress of the Potential Rail Network Expansion investigation.

13. Protect identified strategic corridors for transport and infrastructure.

- existing strategic corridors area protected;
- acquire and rezone of land in identified corridors as necessary; and
- development meets the requirements of service authorities responsible for the strategic corridors.

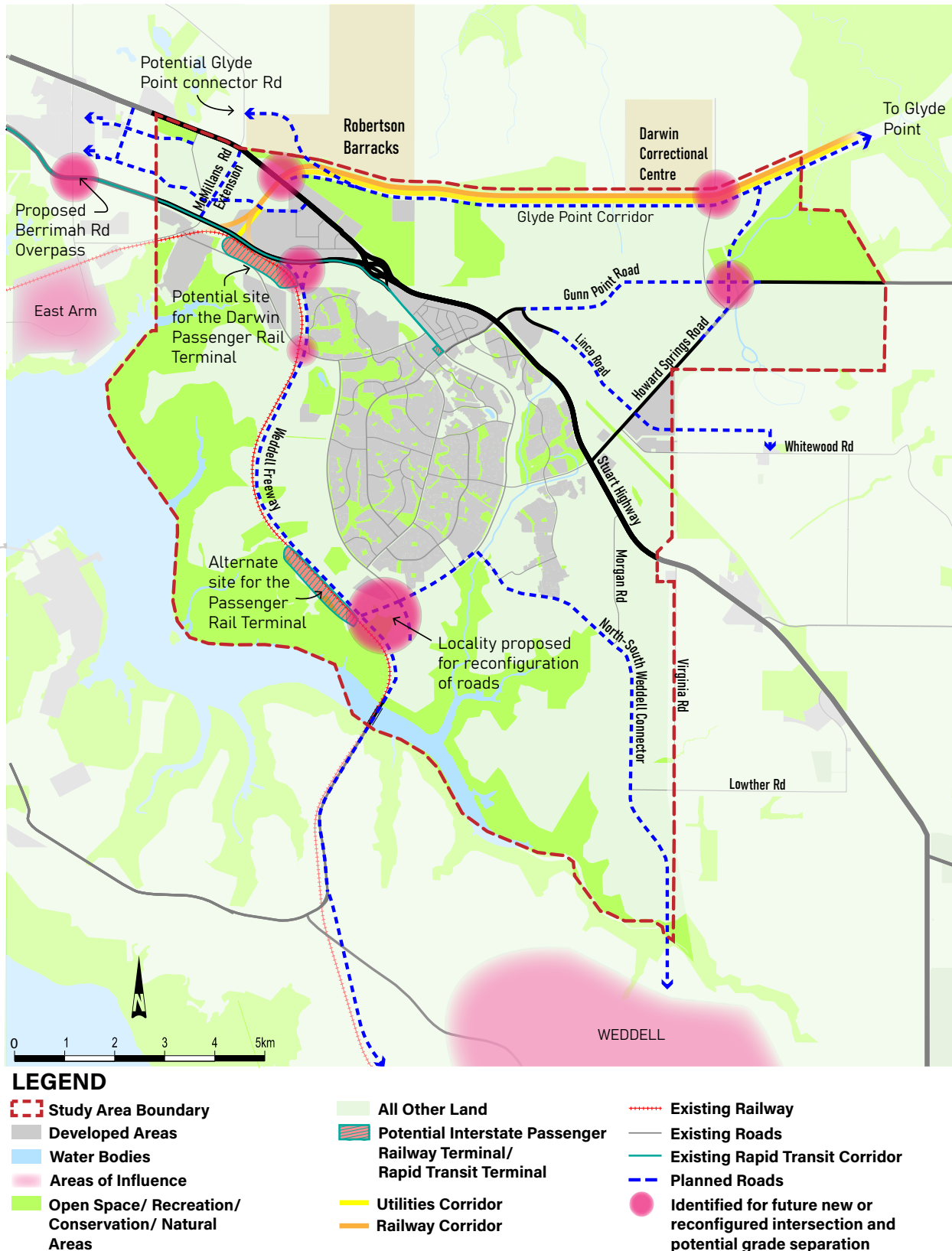


Figure 8: The Strategic Transport Network Map

Social Infrastructure

Social infrastructure contributes to healthy and sustainable communities, providing facilities for health, education, culture, sport and recreation. This subregional plan has a primary focus on subregional and regional level infrastructure. The identified demand for social infrastructure will also inform more detailed area planning.

The *Palmerston Environs Regional Social Infrastructure Assessment* was completed for this Plan and is discussed in the supporting Land Capability and Needs Assessment document.

Existing Regional Social Infrastructure Provisions

The subregion enjoys a high provision of regional health services, community health and social support centres, community centres, and non-government middle and senior level schools.

The subregion already has generous open spaces, and the proposed 'green network' will deliver additional open space, especially natural environment for passive enjoyment.

The subregion has insufficient aged care facilities, and limited art and cultural facilities.

Future Social Infrastructure Provisions

The current demographic profile of the subregion is expected to continue into the future and therefore a similar demand on social infrastructure can be expected.

Best practice trends across Australia suggest movement towards the establishment of community hubs and multi-purpose facilities with fewer but better, more centrally located facilities.

Locating social infrastructure adjacent to and within mixed-use centres allows people to combine trips to the facility with other activities.

Future demand for social infrastructure is expected to be highest in 'greenfield' and infill developments. Accordingly, Greater Holtze and Central Palmerston are recognised as key locations for future social infrastructure facilities in the subregion. Locating future social infrastructure within Central Palmerston will also contribute to its role and sustainability as a regional business and activity centre.

Other Influences on Social Infrastructure Provision

Some regional social facilities are an influence on the needs of this subregion, including the range and high standard of sports infrastructure at Marrara, the equestrian and sports facilities at Freds Pass Reserve, and the capacity and high standard of secondary government schooling facilities at Taminmin College in Humpty Doo.

Informal social and recreational activities can indicate a community demand for those activities. The Howard Springs remnant pine forest, is an area that has been informally adopted by the public for recreational activities. This suggests a need and opportunity to formalise active recreation in the subregion.

Figure 9 shows the existing social infrastructure.

14. Ensure that land use and development address any shortfall in social infrastructure relevant to the location.

- area plans in this subregion respond to the *Palmerston Environs Regional Social Infrastructure Assessment* by identifying well-located and suitable land for:
 - community / civic centre facilities;
 - additional central library; and
 - additional government and non-government schools; and
- the identification of social infrastructure needs in area plans and development proposals is informed by the *Palmerston Environs Regional Social Infrastructure Assessment*, especially with regard to:
 - additional aged care facilities;
 - additional library facilities; and
 - additional art and cultural facilities.

Trunk Services and Utilities

The extension of trunk reticulated services will enable the land use opportunities of this Plan. The HESLUP supports the sequential and cost-effective provision of infrastructure to assist with the coordination of design, development and funding for required infrastructure upgrades.

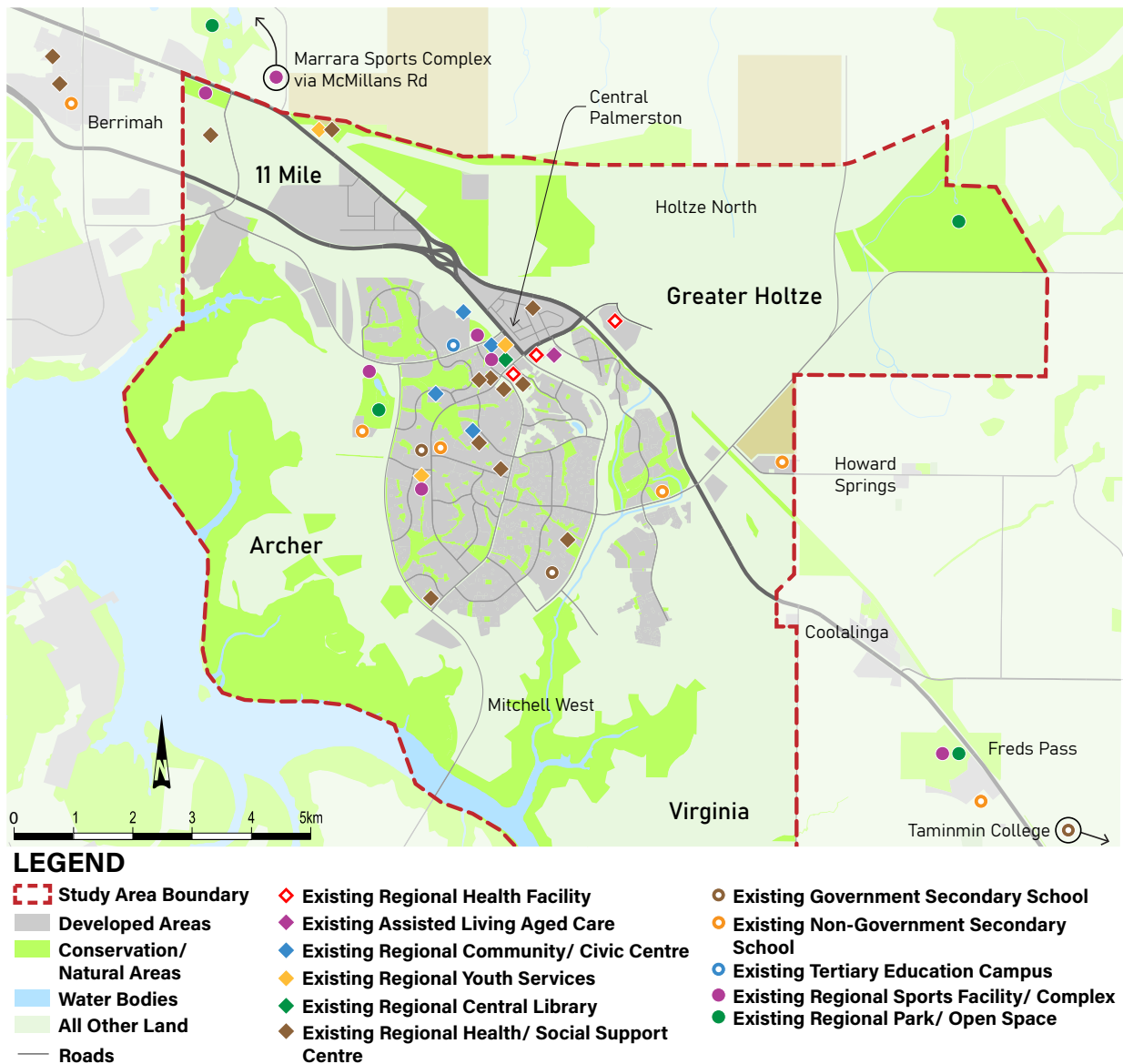


Figure 9: Social Infrastructure Map

Trunk Infrastructure continued

Infrastructure planning at the subregional level supports the delivery of services over time. This subregional plan promotes integrated provision of land use, transport, and infrastructure.

This subregional plan also supports planning for growth as a sequential and staged response to growth and demand for serviced land.

To support the rational provision of infrastructure, the following policy calls for a *Trunk Infrastructure Plan* for the 'greenfield' focus areas. For future area planning, infrastructure contribution schemes will be required, at least for the private land holdings identified for change.

15. Support the timely and cost efficient provision of enabling trunk infrastructure and utilities.

- a *Trunk Infrastructure Plan* is consistent with this subregional plan and with the requirements of utility agencies;
- the development of area plans prepared under this subregional plan is consistent with the *Trunk Infrastructure Plan*;
- an *infrastructure contribution plan* is prepared in conjunction with the development of an area plan; and
- future development of the subregion's land release areas is informed by the area plan and the *Trunk Infrastructure Plan*.

Part 3: Focus Areas

This plan recognises that areas of influences on the subregion will drive land use change over time; and that interdependencies between land uses can be of strategic importance.

External influences will cause change in the four focus areas - the '11 Mile', Greater Holtze, Virginia South-West and Archer/Mitchell West. The focus areas and adjacent areas of influence are shown at Figure 11.

The '**11 Mile**' focus area will be influenced by the alignment of transport and utility corridors and future land use changes such as relocation of the passenger rail terminal and residential development in Tivendale Road.

The '**Greater Holtze**' focus area has both the potential to accommodate growth adjacent to Palmerston and provide significant natural areas of environmental value, particularly in the Kings Creek and Howard River catchments.

The Palmerston Regional Hospital is a driver for land use change. As a health and employment destination and as a generator of land uses complementary its purpose; the regional hospital will shape the nature and density of adjacent urban development.

The '11 Mile' and 'Greater Holtze' focus areas are close to the primary destinations and facilities of central Palmerston – see Figure 10 below. This proximity and convenient access to amenities and employment will also precipitate land use change.

The **Archer/Mitchell West** focus area is structured around utility and transport corridors, and land use is limited by natural constraints. Strategic industry on Middle Arm may influence future land uses in the south of this focus area.

The **Virginia South-West** area is not identified as an area for change, but the future main road connection to Weddell will have an impact.

16. Ensure that future planning of focus areas responds to all potential areas influence.

- the development of area plans under this subregional plan consider the areas of influence, especially with regard to:
 - appropriate separation of land uses; and
 - potential synergies in transport and utility infrastructure.

It is envisaged that area plans will be prepared for parts or all of the focus areas over time. The preparation of some, such as the Greater Holtze Area Plan, will commence soon, while work on the other area plans may be some years off. In the meantime the policy and concepts in this part have a role in guiding land use and development.

17. Land use concepts may guide the consideration of planning proposals.

- in the absence of an area plan, relevant planning principles and land use concepts of this subregional plan guide the consideration of planning proposals.

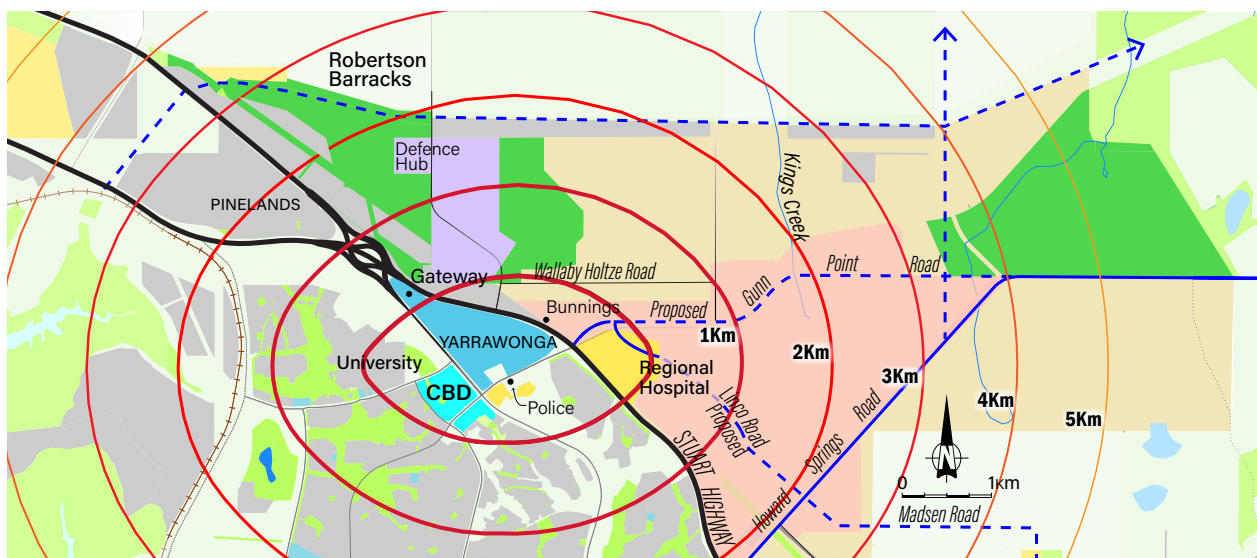
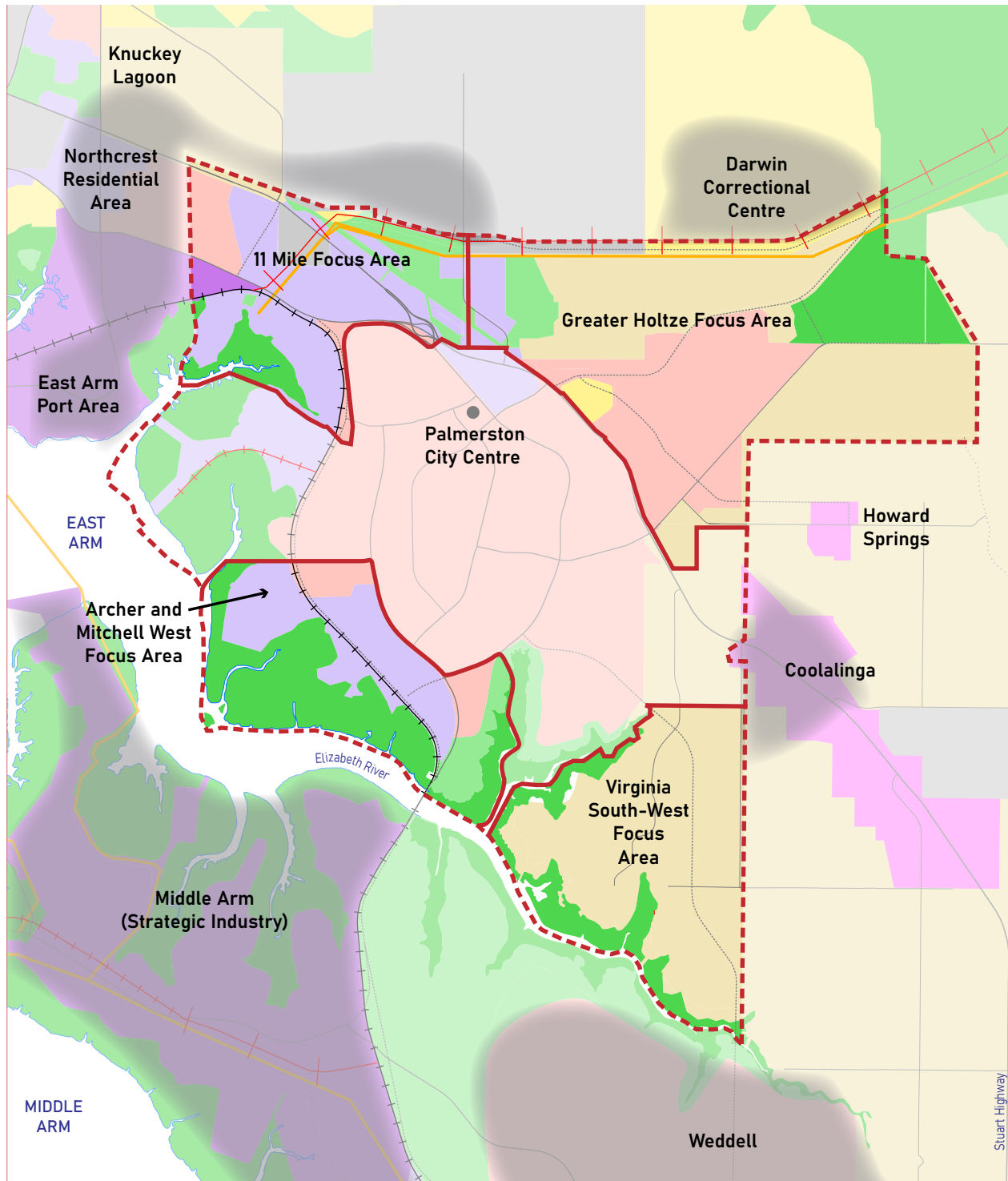


Figure 10: Proximity to Social Amenities and Infrastructure



LEGEND

 PESLUP Boundary	 Community/Governmnet	 Areas of Influence
 Focus Area Boundary	 Open Space/Natural Area	+ + Existing/Planned Railway
 Urban/Peri Urban	 Mangrove/Conservation	— — — Existing/Planned Arterial Road
 Rural Lifestyle	 Rural Activity Centres	— — — Existing/Planned Collector Road
 Commonwealth	 Industry	● Existing Regional Centre

Figure 11: Focus Areas - Areas of Change and Areas of Influence

Greater 11 Mile Focus Area

The Greater '11 Mile' area, shown at Figure 12, extends east from 'Northcrest' in Berrimah to include Pinelands and Holtze to Thorngate Road. The northern extent is the Stuart Highway and the Glyde rail/ utility corridor. To the south, the area extends to Kirkland Road to include a new location for the passenger rail terminal.

The landscape of the 11 Mile slopes from higher land along the Stuart Highway down to natural drainage areas along Tiger Brennan Drive. While much of the area has been cleared for various uses, significant pockets of native vegetation remain in the lower drainage areas.

The Litchfield Subregional Land Use Plan identifies this locality for industrial uses with an urban/peri-urban area from the Berrimah 'Northcrest' development to Tivendale Road.

The road, rail and utility corridors that traverse the locality serve the greater Darwin region and connect to the national road network, railway and product pipelines. While most of these corridors are secured and zoned, this Plan identifies some outstanding gaps in the rail and utility networks.

Further investigation by service authorities and responsible agencies will allow the alignments to be finalised, gaps closed and corridors preserved.

Rail Network and Passenger Rail Terminal

An engineering review of the existing rail corridor to Glyde Point will test different alignment options and confirm a preferred corridor. This Plan preserves two options for connection to the existing railway. Utility and main road corridors may need to respond to the preferred horizontal and vertical geometry for the railway. The preferred alignment may also have implications for the relocation of the Passenger Rail Terminal.

The current location of the Darwin Passenger Rail Terminal within East Arm port limits the strategic industrial uses for which East Arm is intended.

Figure 12 shows an alternate location to be tested through further engineering investigation.

18. Confirm the future location of the passenger rail terminal and preserve a corridor for future rail to Glyde Point.

- engineering assessment and tenure review inform an amendment to this subregional plan to clarify and guide the:
 - future location of the passenger rail terminal; and
 - alignment, without gaps, of the future Glyde Point rail corridor, including treatment at intersections treatments with other strategic corridors.

Main Road Network

The main roads across the study area connect the region's commercial and employment centres, residential areas and regional destinations.

McMillans Road Extension

The road reserve for the future extension of McMillans Road to the Tiger Brennan Drive/ Wishart Road intersection is identified.

The extension of McMillans Road would require the reconfiguration of the current three-way Stuart Highway/McMillans Road intersection and the alignment of Tivendale Road.

Glyde Point Corridor – Glyde Arterial

The future Glyde arterial road is realigned away from Temple Terrace to now run beside the rail and utility corridors to Glyde. Access to this corridor from either McMillans Road or the Stuart Highway is a subject of further investigation.

19. Facilitate resolution of the future rail corridor to Glyde Point.

- the current Glyde Point rail corridor is completed, preserved and appropriately zoned whilst alternate alignments are investigated and evaluated; and
- the confirmed Glyde Point rail corridor is informed by an engineering assessment; and
- if necessary, land for an alternate corridor is acquired and appropriately zoned.

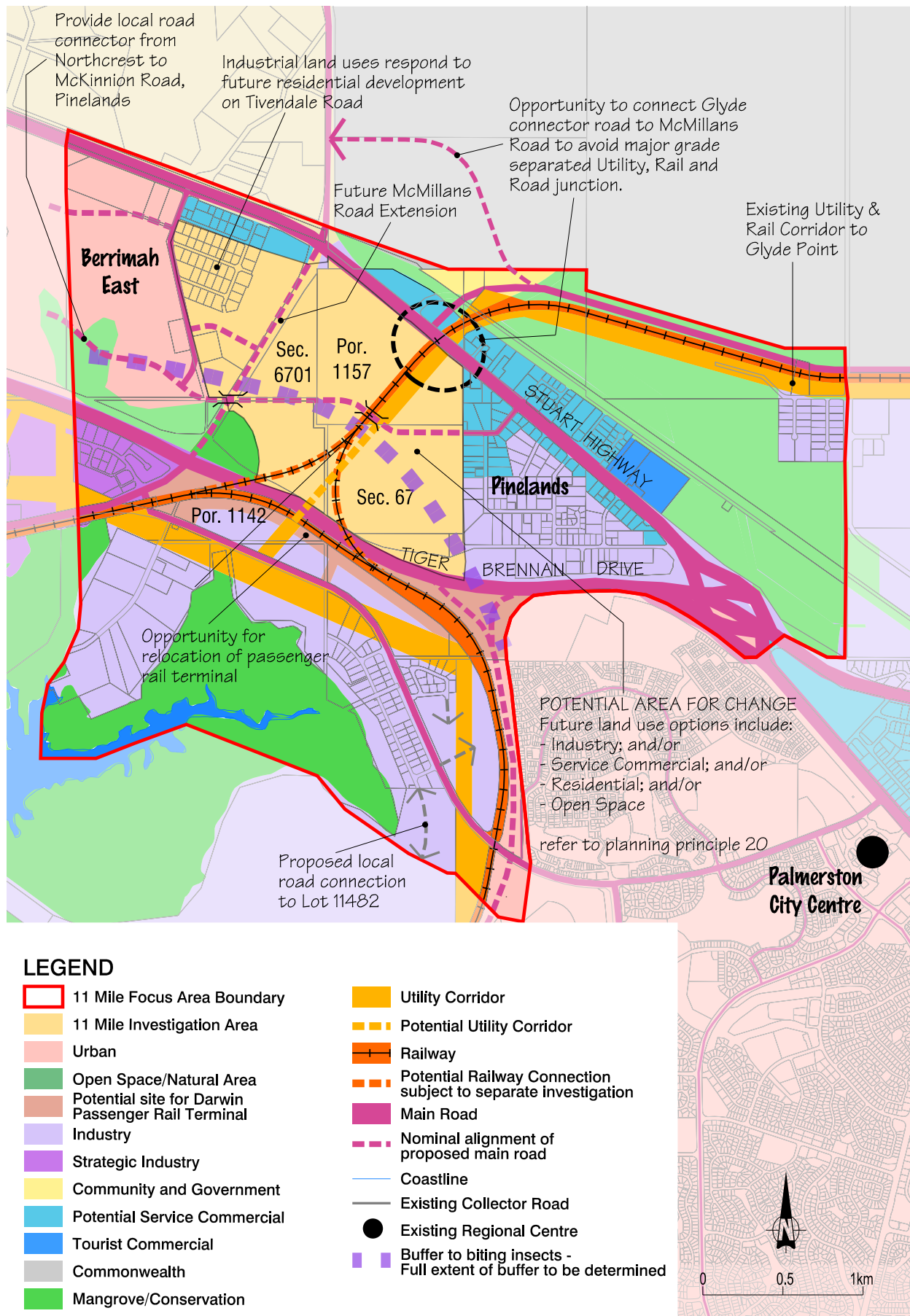


Figure 12: Greater Mile Land Use Concept

20 - Holtze to Elizabeth River Strategic Corridors and Land Use Framework

Berrimah East and Tivendale Road

The Berrimah East urban/peri-urban area, as identified in the Darwin Regional Land Use Plan, extends from Northcrest residential estate east to Tivendale Road. It includes the old Berrimah gaol, the Don Dale Youth Detention Centre, and the Robbie Robins Reserve.

Residential development of Berrimah East will require the management of existing and potential conflicts such as:

- identifying separation buffers to and/or management of, biting insect constraints;
- identifying buffers from existing industrial land uses that may require separation to sensitive land uses;
- enabling land uses that do not constrain or impact nearby sensitive development; and
- responding to seasonally waterlogged areas.

Robbie Robins Reserve

There is an opportunity for the establishment of equestrian activities of the Robbie Robins Reserve within the Howard Springs North investigation area of Greater Holtze.

The identification of potential alternate venue(s) for existing equestrian activities will support the future urban/peri-urban development of Robbie Robins Reserve.

Tivendale Road Industrial Area

Development is generally concentrated within the north-west portion of the Tivendale industrial area adjacent to Stuart Highway and Tivendale Road. Undeveloped, vacant land exists behind the developed area and is an area of transition to the parent lot of Section 6701.

The Tivendale Road industrial area is in Zone General Industry (Zone GI) but is substantially developed for service commercial uses. Service commercial land uses have become increasingly desired by the market within areas that have proximity to Stuart Highway. Service Commercial land uses are supported as a 'refocussing' of industrial activities within the Tivendale industrial area. Supporting this trend will assist in managing the risk of land use conflict with the proposed residential area.

Land uses within the Tivendale industrial area will require management to avoid the introduction or intensification of land uses that may conflict with the future development of Berrimah East for urban / peri urban land uses.

11 Mile to Pinelands Investigation Area

Figure 12 identifies Section 6701, Portions 1142, 1157 and Section 67, as an Investigation Area to afford flexibility on future land uses.

The possibility of residential land uses within the Pinelands Investigation Area is limited by existing land uses within Zone GI, for which the NTEPA recommends separation from residential areas.

The extension of McKinnon Road is essential to this locality, as well as a connecting corridor through to Tivendale Road Berrimah East and beyond.

In recognition of natural values, surface hydrology and drainage, the paperbark swamp east of the Tiger Brennan Drive / Tivendale Road is identified as 'Conservation'.

Industrial Areas in Transition

The Pinelands and Tivendale industrial areas are likely to continue to experience land use change and transition from industry to service commercial. For example, property along the Stuart Highway will become increasingly attractive for commercial uses, especially if site conditions include:

- lot and/or built form oriented to the Highway providing exposure to passing trade; and
- access from service roads that support safe traffic movement and convenient parking.

In addition, planned upgrades to the Stuart Highway, such as signalised intersections, will support land use transition.

20. Ensure that area plans for the Greater 11 Mile locality respond to the identified potential for land use change.

- area plans are informed by the far term land use structure and specific initiatives in this subregional plan, including:
 - the development Berrimah East;
 - the extension of McKinnon Road to Tivendale Road; and
 - land use change from general industry to the potential of service commercial; and
 - the management of general industry land uses to avoid land use conflict with sensitive land uses.

Greater Holtze Focus Area

The Greater Holtze Focus Area, shown at Figure 13, extends north-east from Palmerston into Litchfield and is close to community facilities.

In 2015, construction of the Palmerston Regional Hospital and introduction of the Holtze Urban Area Plan began a process of land use change in Holtze. In 2016, the Litchfield Subregional Land Use Plan showed the Holtze and 'Kowandi North' area for urban/peri-urban development.

21. Develop a staged area plan to guide land use change in the Greater Holtze area.

- an area plan, consistent with this subregional plan, is prepared to guide land use change over the near, medium and far term for the Greater Holtze area;
- the area plan is informed by land capability assessment and engineering investigation necessary to respond to the constraints and opportunities of the locality; and
- the area plan is consistent with service agency requirements, in particular:
 - arterial and local road requirements, and
 - power and water network requirements.

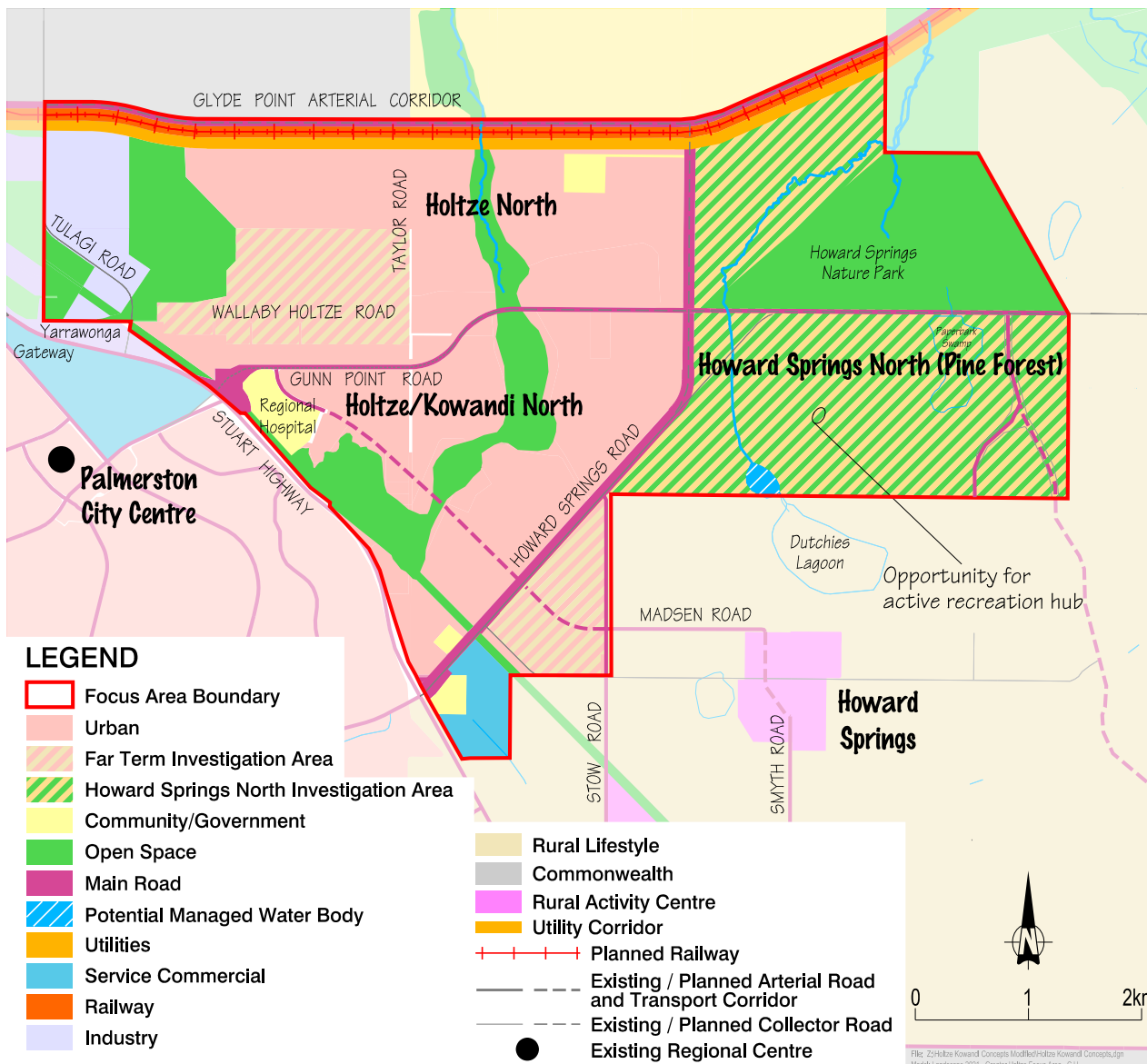


Figure 13: Greater Holtze Focus Area

The Holtze- 'Kowandi North' Area

The current Holtze Urban Area Plan provides for approximately 700 dwellings around a small neighbourhood centre next to the Hospital.

The greater potential is for redevelopment of the adjacent Commonwealth 'Kowandi North' site, and further Crown land to the north and east. The expectation is for a broader Greater Holtze Area Plan to identify a mid-term potential of approximately 5,000 dwellings to be developed in this focus area over several stages of land release.

A preliminary concept plan for the Holtze, 'Kowandi North' and 'Holtze North' areas is shown at Figure 14. This land use structure for Holtze/ 'Kowandi North' is consistent with the Litchfield Subregional Land Use Plan 2016.

In the Holtze/ 'Kowandi North' area, near to mid-term development will result in the staged release of residential land. Detailed area planning should have a focus on creating high amenity urban areas. A range of housing options will be integrated with an active transport network providing convenient access to open space, community facilities and local shops.

22. Provide a detailed land use concept for the Holtze - Kowandi North locality within the area plan for Greater Holtze.

- a detailed land use concept for Holtze - Kowandi North, forming part of the Greater Holtze Area Plan, is consistent with this subregional plan and:
 - provides for new residential areas of high urban amenity;
 - offers housing choice and affordability;
 - develops mixed-use activity centres within 'walkable' catchments with higher housing densities closer to community facilities;
 - includes 'green' networks that balance capable land with natural areas of environmental value;
 - includes environmental design to mitigate natural disaster risk from bushfire and stormwater flooding; and
 - integrates an active transport network.

Holtze North Potential Area for Change

The Holtze North Investigation Area includes landholdings under private ownership. This plan identifies potential land uses for this area in the longer term.

The staged approach of the proposed Greater Holtze Area Plan will allow a high level structure for future urban development to be included for the far term, without compromising current rural living land uses.

23. Provide for the orderly development of Holtze North.

- a provisional land use structure for Holtze North forms part of the Greater Holtze Area Plan, is consistent with this subregional plan, and;
 - provides future residential areas;
 - identifies potential locations for mixed-use activity centres within 'walkable' catchments;
 - includes 'green networks that balance capable land with natural areas of environmental value;
 - includes environmental design to mitigate natural disaster risk from bushfire and stormwater flooding; and
 - integrates an active transport network.

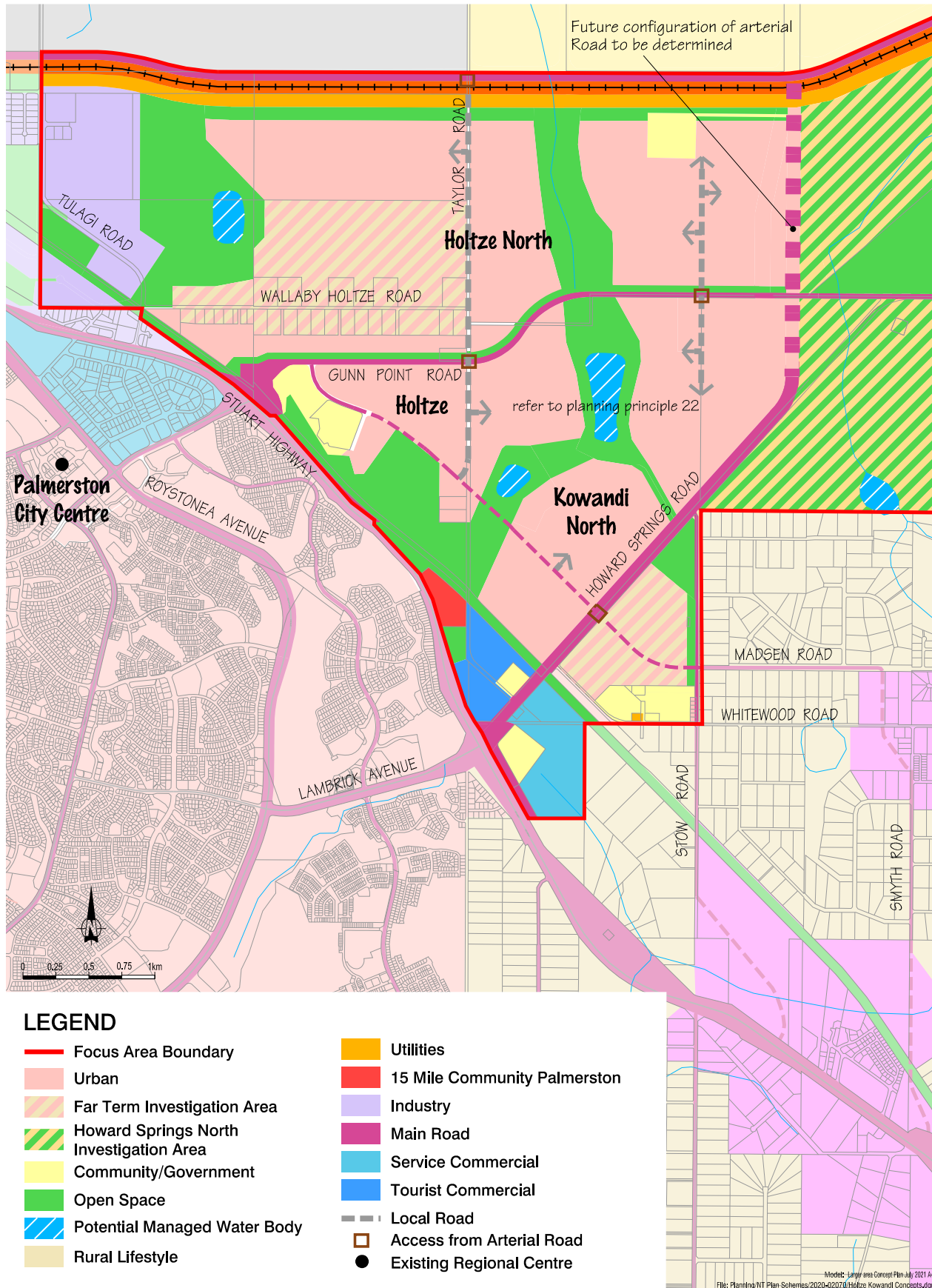


Figure 14: Holtze - 'Kowandi North' Land Use Concept

Howard Springs North (Pine Forest) Area

This area, identified as Howard Springs North, comprises Crown land on Section 4225, Howard Springs Nature Park on Portion 1409 and the area referred to as the 'pine forest' on portions 2821 and 2811. All of this area is managed by or on behalf of the NT Government. The combined area is shown at Figure 15.

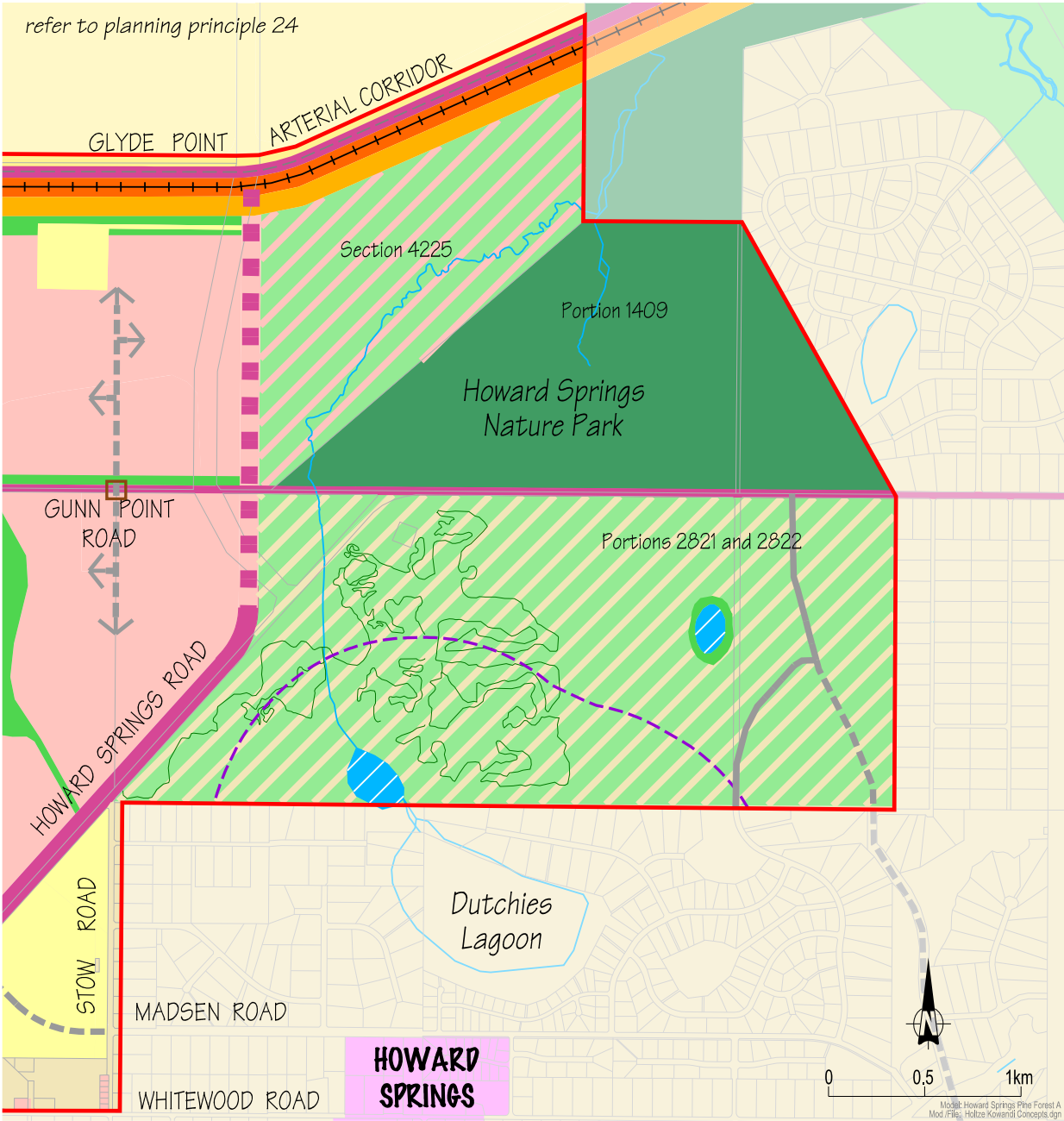
The future use of this area is the subject of further investigation. There is community support for continued open space and recreation. One opportunity is a regional active-recreation hub.

Considering the above, any future land use change across the Howard Springs North area may need to retain large natural areas of sufficient size and configuration to continue to support both existing recreational functions and as yet unrealised open space activities. In addition to off-road cycling, this may include opportunities for an equestrian centre, camping, adventure tourism, and other outdoor sports and recreation.

Future opportunities for the northern Crown land and 'pine forest' areas should be considered in conjunction with a review of future opportunities for the Howard Springs Nature Reserve.

24. Provide for the orderly future development of Howard Springs 'North'.

- any amendment to the Howard Springs North locality of this subregional plan is informed by further investigation and confirmation of active recreation opportunities, and may include:
 - a land use concept for a future active recreation hub, or similar initiative, that enjoys the broad support of the community and meets the requirements of land holders and service authorities; and
 - planning principles that guide more detailed area planning towards achievement of the land use concept.



LEGEND

- | | | |
|------------------------------|---|---|
| Focus Area Boundary | Proposed Open Space | Existing/Planned Main Road |
| Urban | Conservation | Buffer to biting insects - Full extent of buffer to be determined |
| Community/Government | Open Space and Natural Area | Off Road Cycle Trails |
| Arterial Road Network | Howard Springs North Investigation Area A - Government use - Vacant Crown Land | |
| Railway | Howard Springs North Investigation Area B - Northern Territory Land Corporation | |
| Utility Corridor | | |
| Rural Lifestyle | | |
| Rural Activity Centre | | |
| Potential Managed Water Body | | |

Figure 15: Howard Springs North Future Opportunities

Virginia South West Focus Area

Southwestern Virginia is an established rural area with a range of rural lifestyle lots. There is no plan to change this, or to provide infrastructure for more intense land use.

However, this focus area is located between Palmerston and the future town of Weddell. The development of Weddell will be likely to stimulate land use changes in the area.

The North-South Weddell Connector

At Figure 16, the Zone PM (Proposed Main Road) corridor through the focus area refers to the *North-South Connector* from Palmerston to Weddell. Preliminary planning for Weddell has suggested that this connector road will be needed early in the new town's development.

When Weddell develops, the focus area's location between the new town and Palmerston will potentially increase demand for land and housing in close proximity to both town centres.

However, a large part of south-west Virginia is constrained by either soil waterlogging, storm surge, or exposure to biting insects. A nominal biting insect buffer is shown at Figure 16.

Without effective measures to mitigate biting midges, the highest and best use of land within the insect buffer is probably rural residential.

The natural constraints will substantially lessen opportunities for land use change.

25. Ensure that any future changes in land use respond to community expectations and identified development constraints.

- the preparation of an area plan in consultation with the community precedes any proposed land use changes; and
- an area plan recognises and maps the natural constraints to denser land uses in this locality.

The Old Virginia Townsite

An important heritage feature of this locality is the original townsite of Virginia surveyed in 1869, and evidenced by original survey markers. The grid layout of 304 half-acre lots (2023m²) is a part of the cadastre. All the lots are Crown land.

Figure 16 shows the portion of this original survey that is now a declared heritage place.

The balance of the townsite is an opportunity for further investigation; noting the need to open a road reserve for the *North-South Connector*.

26. Explore the future development opportunities of vacant Crown land.

- The development of an area plan:
 - responds to natural constraints and identifies the highest and best uses of vacant Crown land;
 - recognises opportunities for alternate land uses in this locality;
 - facilitates the interpretation and better appreciation of the heritage registered original townsite of Virginia; and
 - provides for an interconnected local road network.

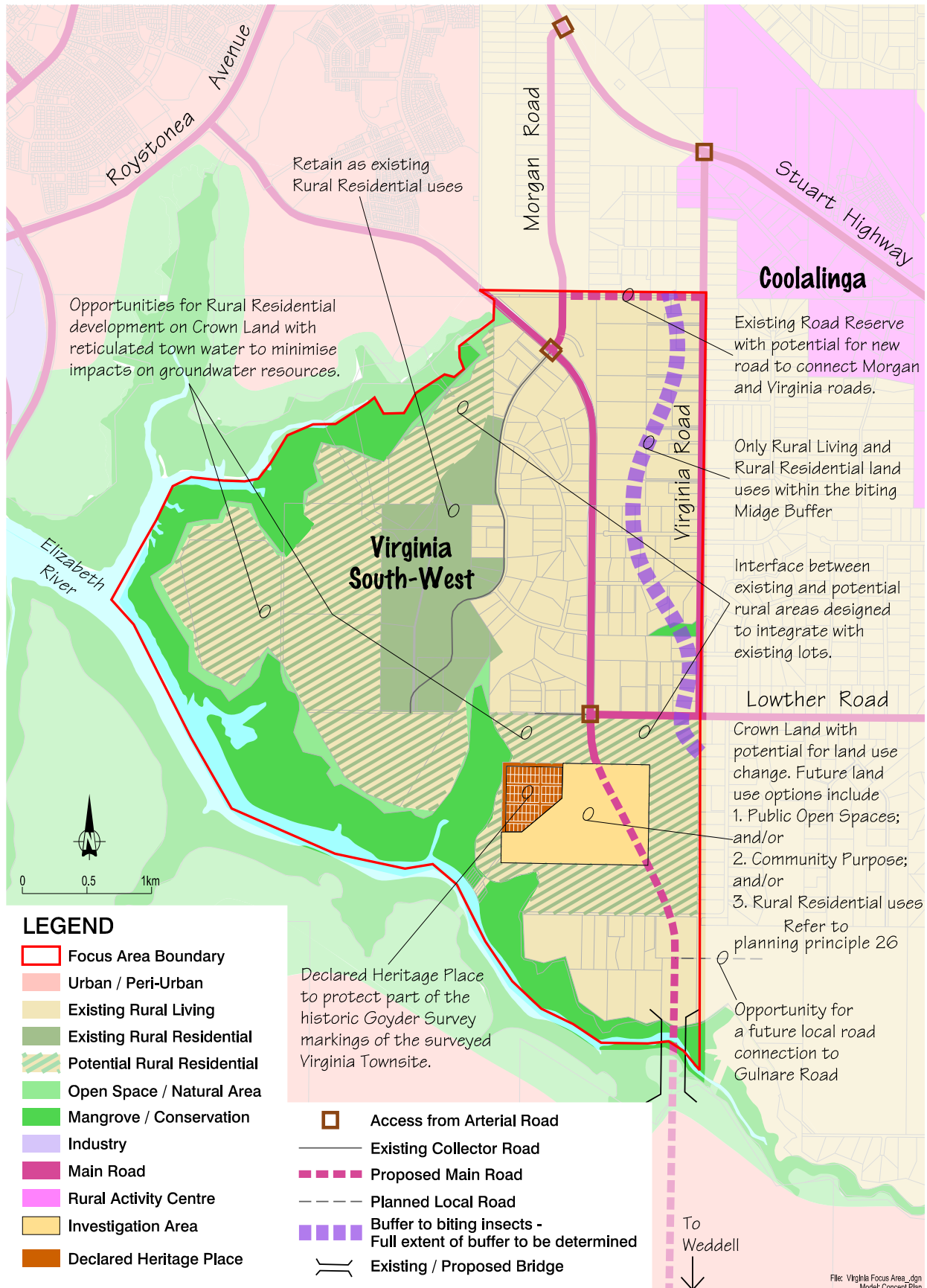


Figure 16: Virginia South West Land Use Concept

Archer and Mitchell West Focus Area

The dominant zone of both Archer and Mitchell West is Zone FD (Future Development) to facilitate development in accordance with the Palmerston Eastern Suburbs Area Plan. However, Archer and Mitchell West both experience high exposure to biting insects, which limits the potential of land proposed for commercial and community use. Both areas are also affected by seasonal waterlogging and storm surge, and Archer is limited by strategic corridors for arterial roads, railway and power transmission.

There is an apparent need to review the Palmerston Eastern Suburbs Area Plan with regard to Archer and Mitchell West. A preliminary land use concept is provided at Figure 17. The review should include, but not be limited to, consideration of the following matters and associated statements of policy.

Construction of the Weddell Freeway

Concept design of the Weddell freeway through Archer should clarify the treatment of the future interchange of Roystonea and Elrundie Avenues. A potential benefit could be future road access to Zone FD land south-west of the railway.

A bridge to carry Catalina Road over the railway and Weddell freeway will likely be necessary to maintain access to residential properties and to the Power and Water Corporation wastewater treatment facility.

The design of these intersections will inform future access to, and configuration of, the local road network and areas of future land use.

27. Ensure that arterial transport corridors inform land use structure to enable viable future development.

- an area plan identifies and is informed by the alignment of railway and main road corridors including the nature of future intersections; and
- an area plan confirms the intended access points to the local road network.

Develop Land in Response to Constraints

Land for industry and some community purposes may be acceptable with a degree of exposure to storm surge, but access to properties should be maintained in a primary storm surge event. Wherever practical, local roads should be aligned and constructed to maintain property access during peak flood and storm surge events.

28. Ensure that future land development responds to identified constraints.

- an area plan identifies local roads along alignments that provide:
 - practical access to allow development of all land parcels; and
 - viable access during a 5% AEP flood or primary storm surge event.

Power Water Corporation Water Treatment Facility

Power Water Corporation (PWC) has a need to expand the wastewater treatment facility. The area for this should be identified, and future local roads west of the railway aligned so they do not impact on existing or future PWC infrastructure.

Alternate Uses for Mitchell West

Alternate uses such as solar power generation have been considered, and the proximity to strategic industry across the Elizabeth River suggests that rural living is the best land use in this location.

29. Ensure key infrastructure and future land use opportunities are protected.

- an area plan identifies any required expansion of the Palmerston wastewater treatment facility, including:
 - continued access arrangements to the site; and
 - future corridors for trunk sewers.
- an area plan confirms the highest and best land use opportunities for the significant sites in Archer and Mitchell West.

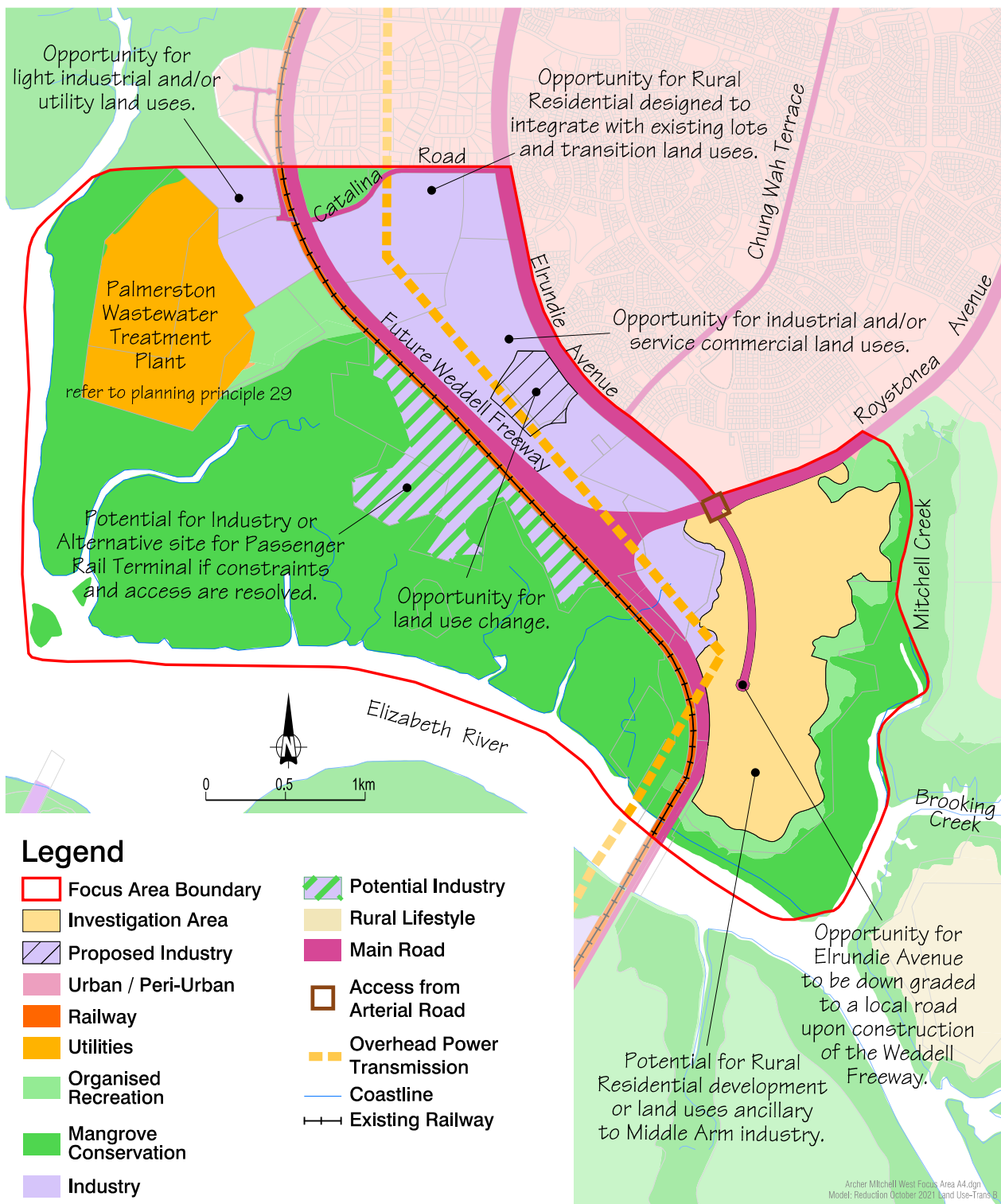


Figure 17: Land Use Concept for Archer - Mitchell West

For More Information

Visit: www.haveyoursay.nt.gov.au



Email: ntpc@nt.gov.au

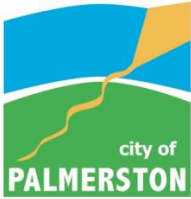


Phone: 08 8924 7540



Northern Territory Planning Commission
GPO Box 1680 Darwin NT 0801

www.planningcommission.nt.gov.au



ID: 465598 - NN:ds

25 June 2021

Telephone
(08) 8935 9922

Facsimile
(08) 8935 9900

Email
palmerston@palmerston.nt.gov.au

Address
Civic Plaza
1 Chung Wah Terrace
Palmerston NT 0830

PO Box 1
Palmerston NT 0831

ABN 42 050 176 900

www.palmerston.nt.gov.au

Northern Territory Planning Commission
GPO Box 1680
DARWIN NT 0801

e: ntpc@nt.gov.au

Dear Sir/Madam

The City of Palmerston (Council) appreciates the opportunity to provide comment on Stage 1 in the development of the Palmerston Environs Subregional Land Use Plan. The Discussion Paper addresses a wide range of issues and opportunities, acknowledging significant environmental values in the surrounds. Significantly, the focus around strategic corridors and infrastructure is important to ensure employment opportunities for the Palmerston community continue to grow, and industry can develop capabilities.

Council officers have reviewed the Discussion Paper. The following comments are broken down by topic areas as relevant to the PESLUP, providing both comment and suggestions for consideration.

Study boundaries

The study area intersects the Berrimah East area between Berrimah Road and Tivendale Road, specifically it excludes the Northcrest development. Council notes the development site is subject to the Berrimah Farm Area Plan and development is ongoing in accordance with Master Plan subdivision. Notwithstanding, there is potential value in including the Northcrest site within the PESLUP boundaries to ensure consideration in future land use changes. Particularly it may be pertinent to PESLUP themes around Social Infrastructure, and Growth and Development.

Archer focus area

The former Archer Sporting Complex was closed due to issues around biting midges, which also presents limitations on proposed commercial and community uses identified in the Palmerston Eastern Suburbs Area Plan. The PESLUP project outlines intent to review the future development potential of Archer and would consider other constraints related to environment and infrastructure.

Council suggests the former sporting complex may have better use potential than what's existing. Future investigations should ensure this site provides complementary functions and integrates with surrounding Area Plan designations. As a significant land holder in the area, further discussion with Council is suggested in determining potential outcomes.

Social Infrastructure

The Discussion Paper outlines that distribution of social infrastructure is to focus within the Greater Holtze and Central Palmerston areas, noting accessibility to new population fronts. A range of social infrastructure is identified for future demand. Location of this infrastructure should perform complementary functions, and consider the role of these areas for the wider community.

Notably an art and cultural facility is identified as a future demand. Such facility would be best positioned in Central Palmerston to support its role as a regional business and activity centre. It would benefit from co-locating with ancillary facilities, connections to existing transport networks and continued investment in the amenity of the City Centre. A facility of this nature is outlined within the Central Palmerston Area Plan.

More broadly, Council notes importance for aged care facilities in the Palmerston Environs. This allows aging in place for residents and abilities for young families to stay in the environs area and have necessary care options available for elderly family members.

Eco-tourism

Council supports a focus on increasing access to informal social and recreational activities in the wider environs, as well as providing focal points of environmental/recreational attractions. Eco-tourism opportunities leverage rich natural assets located in the environs. This increases the attraction to the wider Darwin region that supports visitor activity, as well as providing the local community access to unique opportunities.

With recent trends of higher density lot yields, the role of these spaces become increasingly important in their regional role supporting the local open space network. Where recreational outdoor facilities are proposed, there is opportunity to link with environmental corridors, such as that around the Pine Forest area.

City of Palmerston is continuing to work with relevant stakeholders in enhancing our environmental assets, such as the Palmerston Escarpment. This example highlights the importance for retained focus around environmental corridors. It also demonstrates the need to limit development constraints that directly adjoin these environmental corridors that may then impact on opportunities to promote accessibility and use.

Passenger rail terminal

Re-location of the existing rail passenger terminal from East Arm was previously proposed by Council in its submission to the Territory Economic Reconstruction Commission in 2020. The submission viewed the relocation project as being a catalyst for renewal efforts in the immediate surrounds. While there is difference in site selection, the principles of complementary land use development and improved tourism outcomes remain evident.

The relocation site proposed under the PELSUP should accommodate abilities to utilise the relocation as an opportunity for catalyst development, that interacts with and benefits the surroundings. The proposed location would allow for closer connections to Central Palmerston. Development of the PELSUP should allow for potential linkages to Central Palmerston and local points of interest, (e.g. Palmerston Escarpment, Marlow Lagoon), which supports both investment in these areas and the rail terminal.

Road corridors

Development in Middle Arm is anticipated to increase in accordance with its designation for strategic industrial development. As a future employment hub, it potentially serves new populations in the Greater Holtze area. As a result, this may increase usage of Roystonea Avenue, requiring an upgrade to an arterial road that connects to Weddell Arterial.

Should you wish to discuss the above further, please contact Damien Scalora, either by email: damien.scalora@palmerston.nt.gov.au or phone (08) 8935 9918.

Yours sincerely



Nadine Nilon
Director City Growth and Operations

First Draft

Holtze to Elizabeth River

Land Capability and Needs Assessment

Reference Document

Subregional Land Use Plan 2022

Version	Amendment No.	Date Published	Details
0.1		29.10.2021	First draft document for stage two consultation

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Enquiries should be made to:
Northern Territory Planning Commission
GPO Box 1680 DARWIN NT 0801

Telephone: 08 8924 7540

Email: ntpc@nt.gov.au

Website: planningcommission.nt.gov.au

Front cover image – Aerial photograph looking over the eastern suburbs of Palmerston and western area of Virginia towards the Elizabeth River

Terms and acronyms	Definition
Active transport	Non-motorised transport, such as by foot, horse, or bicycle and the like.
Activity centre	A compact commercial centre providing convenient retail, access to public transport and various services to the surrounding community.
DRLUP	Darwin Regional Land Use Plan 2015.
HESLUP	Holtze to Elizabeth River Subregional Land Use Plan 2022.
Land capability	The ability of land to support different land uses, especially with regard to natural constraints to land use such as slope, drainage and soil type.
LSLUP	Litchfield Subregional Land Use Plan 2016.
Peri-urban development	Primarily residential development at the transition between urban and rural areas, also known as semi-rural.
Planning proposal	A proposal to use or develop land, such as a subdivision application; or to change planning policy, such as a rezoning application.
Seasonal waterlogging	Soils that, during the wet season, become waterlogged and unsuitable for some land uses, especially urban residential.
Social infrastructure	Schools, community centres, parks, recreation facilities, health, childcare etc. supporting the needs of a community.
Trunk infrastructure	The 'big' pipes, wires and installations that enable reticulated services, such as power, water and sewerage.
Urban development	Single and multiple dwellings, supported by social infrastructure that accommodates people living in a town environment.
Near Term	Within 10 Years.
Mid or Medium Term	10 – 30 Years.
Far Term	Beyond 30 Years.

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Part One:

Introduction

The *Planning Act 1999* requires the NT Planning Commission to prepare, in consultation with the community, strategic land use plans for the Minister to consider. The Minister will review these strategic plans and decide whether to exhibit as amendments to the strategic framework of the Planning Scheme.

The Planning Commission is currently conducting the second stage of community consultation on the *Holtze to Elizabeth River Subregional Land Use Plan* (HESLUP). This Plan is needed to guide future land use and the provision of infrastructure in the subregion.

The purpose of this document

This document underpins the Holtze to Elizabeth River Subregional Land Use Plan (HESLUP) and is intended to support decision making in relation to the subregional plan.

This document presents information on land capability and the infrastructure needs of future land uses within the subregional area. Relevant information from government agencies and consultants is compiled, particularly with regard to the strategic servicing and transport infrastructure that will enable ongoing development of the subregion.

The Study Area

The boundary of the HESLUP study area in relation to the Greater Darwin region is shown at Figure 1. The study area includes the outer environs of the Palmerston municipality and land within Litchfield municipality.

The study area is approximately 8000ha, excluding the Palmerston central and suburban area. The study area includes land subject to the Litchfield Subregional Land Use Plan and the Holtze Urban Area Plan.

Study Context

The Darwin Regional Land Use Plan 2015 (DRLUP) forecasts a regional population of 150 000 in the near term and 250 000 in the far term.

More recent studies have suggested an intermediate term population of 175 000 for the region. The Holtze to Elizabeth River subregion will have an important role in accommodating a share of the population growth expected in the Darwin region.

The DRLUP recognises the role of Palmerston, central to the subregion, as a Primary Activity Centre, providing a range of residential options and a mix of higher order retail, commercial and community services for the local and broader area.

How this document works

This document presents an overview of investigations, community feedback and government agency comments that relate to land use and development in the Holtze to Elizabeth River subregion. This information has informed the land use concepts, planning principles and objectives of the HESLUP.

The themes discussed in this document are:

- The Natural Environment;
- Demographics, Growth and Demand;
- Movement and Transport;
- Social Infrastructure; and
- Service Infrastructure.

More detailed information is provided for the focus areas identified in the subregional plan.

Introduction to Focus Areas

The information and investigations summarised in this document may relate to the whole study area or to described focus areas within the subregion.

Four localities are identified as having specific local issues that require more detailed investigation and planning. This document and the Subregional Plan identify these areas as focus areas. The four focus areas of the subregion are:

- the Greater 11 Mile Focus Area;
- the Greater Holtze Focus Area;
- the Virginia South West Focus Area; and
- the Archer and Mitchell West Focus Area.

These focus areas are discussed further in Part Three of this document.

Local Government Areas

The far term view of land use structure for growth rests on identifying and confirming the strategic corridors for road, rail and utilities. These corridors extend across the subregion and cross different local government areas.

The extent of the subregional plan was set to clearly show the convergence of strategic corridors around Palmerston and into Litchfield. Consequently, parts of the municipalities of both the Palmerston and Litchfield Councils are subject to the subregional plan, as shown at Figure 2.

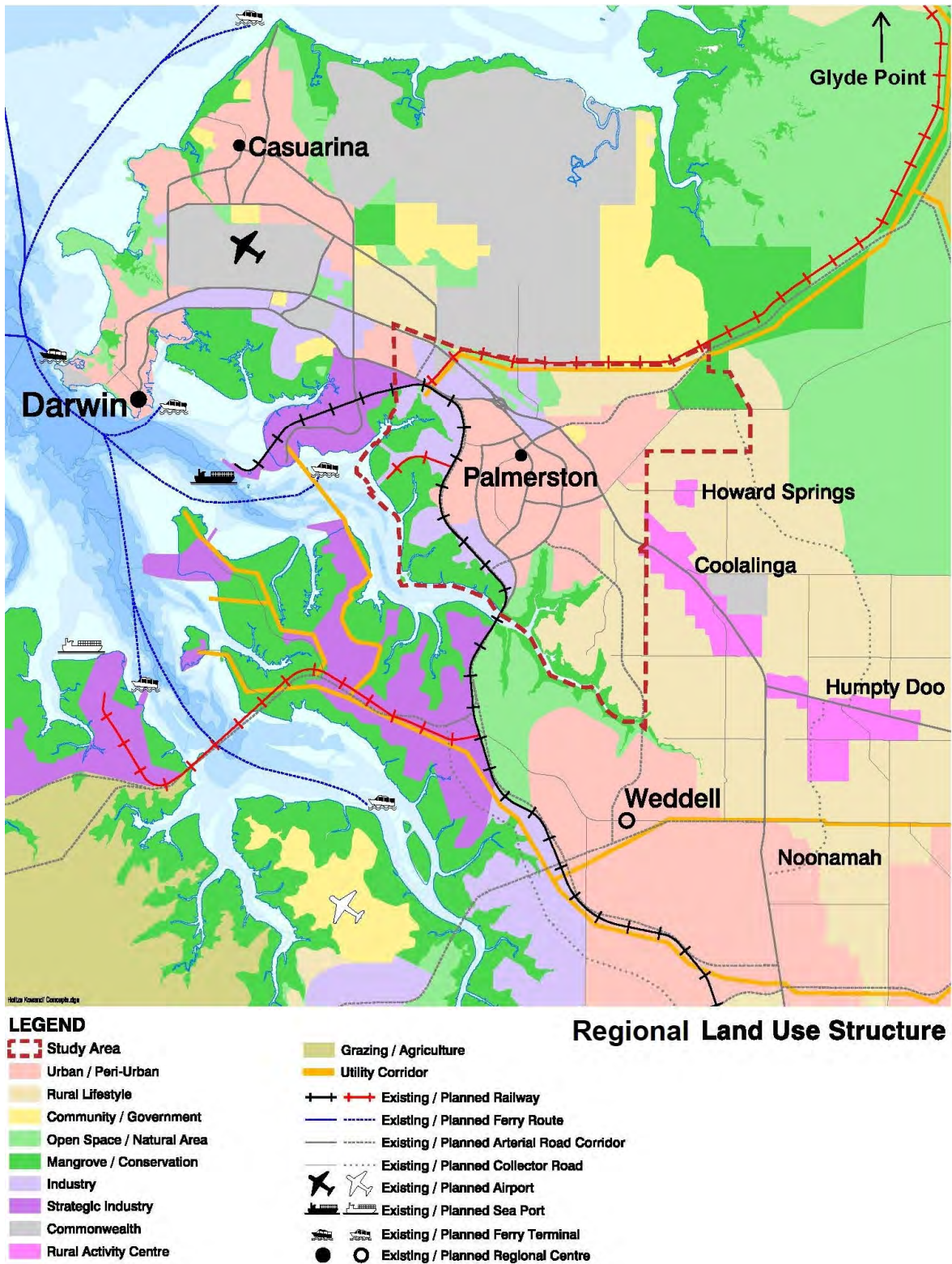


Figure 1: Darwin Regional Land Use Structure (from the Darwin Regional Land Use Plan 2015) and the Holtze to Elizabeth River Subregion

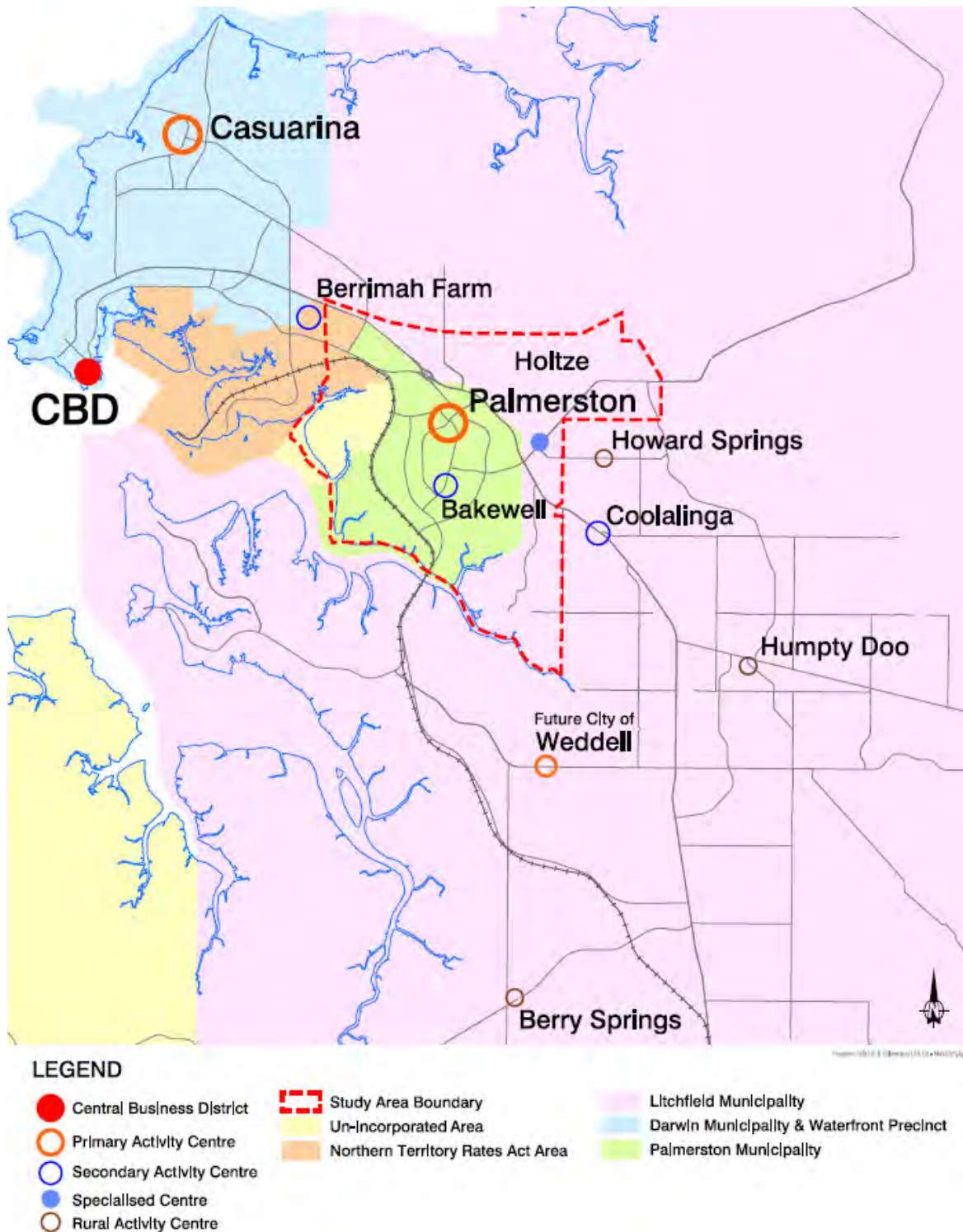


Figure 2: Holtze to Elizabeth River Subregion in relation to local government boundaries

Regulatory and Policy Context

The use and development of land in the Northern Territory is subject to the *Planning Act 1999* (the Act).

NT Planning Act 1999

The purpose of the Act is to facilitate the orderly use and development of land. The Act establishes the NT Planning Commission (NTPC or Planning Commission) as an independent body with various functions including to prepare and consult with the community regarding integrated strategic plans, guidelines and assessment criteria for inclusion in the NT Planning Scheme.

The Planning Commission does not have any decision-making powers under the Act. The inclusion of a subregional plan into the strategic framework of the Planning Scheme is the responsibility of the Minister.

Strategic Framework of the Planning Scheme

Part Two of the NT Planning Scheme 2020 describes the role of the strategic framework to guide the development of land now and in the future.

The strategic framework is structured to include regional, subregional and local area plans, as shown at Figure 3 below.

NT Compact Urban Growth Policy 2015

The NT Compact Urban Growth Policy guides urban infill development across the Territory.

Compact urban growth facilitates the efficient use of land, services and infrastructure to create compact and mixed activity places.

Darwin Regional Land Use Plan 2015

The Darwin Regional Land Use Plan (DRLUP) provides the long term strategic framework to guide growth and development across the entire Darwin region.

The DRLUP is the overarching framework for more detailed subregional and area planning.

Subregional Land Use Plans

Subregional land use plans respond to regional plans to guide planning decisions and the preparation of area plans within the subregion. The Holtze to Elizabeth River Subregional Land Use Plan (HESLUP) provides structure and policy to guide the future preparation of more detailed area plans.

This Land Capability and Needs Assessment reference document is intended to assist with interpretation of the HESLUP's policy and concepts. It will be incorporated into the HESLUP as a background document.



Figure 3: The hierarchy of strategic land use policy documents

Subregional Planning Process

Intended Outcomes of the Holtze to Elizabeth River Subregional Land Use Plan

Subregional land use plans contain planning principles and objectives to give the community, industry and decision-makers confidence regarding the long-term land use structure and future opportunities for land use change.

Subregional plans build on the broad direction of regional land use plans and typically plan to a fifty year horizon or more. For the Holtze to Elizabeth River subregion, the Darwin Regional Land Use Plan 2015 is the relevant regional level land use plan.

The Holtze to Elizabeth River Subregional Land Use Plan (HESLUP) is informed by the data and studies on population, transport and infrastructure summarised in this document. The HESLUP has also taken into account all stakeholder and community feedback.

The HESLUP is intended to provide a land use and development framework for the subregion that maintains the character of established localities while enhancing connectivity, and respecting environmental, heritage and recreation values.

The subregional plan presents a land use structure for the study area within the context of the regional plan and is consistent with the level of detail and content of other subregional plans, including the Litchfield Subregional Land Use Plan.

The HESLUP will inform both physical and social infrastructure planning to support the expected population. The direction and guidance of the subregional plan is intended to foster community understanding and confidence; and to support consistent decision making on the use and development of land in the subregion.

The HESLUP is being prepared in accordance with the process outlined in Figure 4 below. Feedback received through each stage of consultation will be incorporated into the final documents presented.



Figure 4: The Strategic Planning Process

Part Two:

Land Capability Assessment

Introduction

Good knowledge and comprehensive mapping of the natural and built environment is essential to informed land use planning.

The HESLUP builds on the constraints of landscape and infrastructure to identify future opportunities.

The values of the natural environment are presented in the HESLUP, with particular attention to the opportunity of creating a 'green network'.

The Natural Environment

This section discusses and considers the different aspects of the natural environment that have informed the subregional plan.

As well as good knowledge of the landscape and the natural constraints to development, preparation of the HESLUP has been supported by investigations by consultants and government agencies.



Howard Springs Nature Park 2021

Stormwater Catchments and Drainage

The Holtze to Elizabeth River Subregion encompasses seven natural drainage catchments identified in Figure 5 and described in the subregional plan.

To the north, catchments A and B drain into Kings Creek; and catchment C is a headwater of the Howard River. To the south, catchments D and E drain via Mitchell and Brooking creeks into the Elizabeth River; and catchments G and F (Hudson Creek) flow into the East Arm of Darwin harbour.

The natural drainage lines receive overland surface flow and will receive concentrated runoff from urban drainage systems. Urban runoff may carry pollutants and nutrients to the receiving environment, and also tends to increase discharge volumes into the natural catchments.

The design of urban stormwater systems should mitigate potential downstream impacts to ensure that future development does not cause or increase localised flooding issues. Mitigation measures could include the construction of detention basins to reduce peak flows. Stormwater drainage design will also need to mitigate breeding of biting insects in the stormwater system.

WRM Water & Environment (WRM) were engaged as part of a broader land capability assessment process to undertake flood mapping and mitigation studies across the subregion and beyond. WRM will prepare 'existing condition' flood modelling as a basis the design of stormwater management systems.

Natural Constraints – Riverine Flooding

Seasonal riverine flooding, especially in the northern catchments, is a potential constraint to land use change and future development. WRM have been engaged to prepare a detailed report on riverine flooding which will further inform this document.

Natural Constraints – Biting Insects

Monitoring carried out by the Department of Health has identified seasonally high levels of mosquitoes in the north of the study area. Urban development in the northern areas will depend on a mosquito management program.

Dutchies lagoon and connected areas of seasonal waterlogging, are of particular interest due to their proximity to existing and potential new urban areas. Both the lagoon and waterlogged areas breed mosquitoes that could potentially carry viruses such as Kunjin, Ross River Fever and Murray Valley Encephalitis.

The potentially higher risk of mosquito-borne disease to urban residents near these breeding sites is an issue that must be addressed. One challenge is that mosquito mitigation works should not undermine the drainage function and natural amenity of the wetland areas.

The southern catchments are exposed to high levels of biting midges associated with mangrove environments, which limit urban residential and community land uses but are not a vector for endemic disease.

Managing Natural Disaster Risk

The Productivity Commission's Inquiry on Natural Disasters recommended that "...State, territory and local governments should be required to consider present and future natural disaster risk when making land-use planning decisions for new developments".

The disaster risk from riverine flooding should be manageable through application of the 'existing condition' data from WRM's work.

The health risk from mosquito borne disease is unlikely to constitute a 'natural disaster', if an effective management program is introduced.

Seasonal bushfires have the potential to be a natural disaster. Management strategies should inform the subdivision design stage of urban residential development proposals.

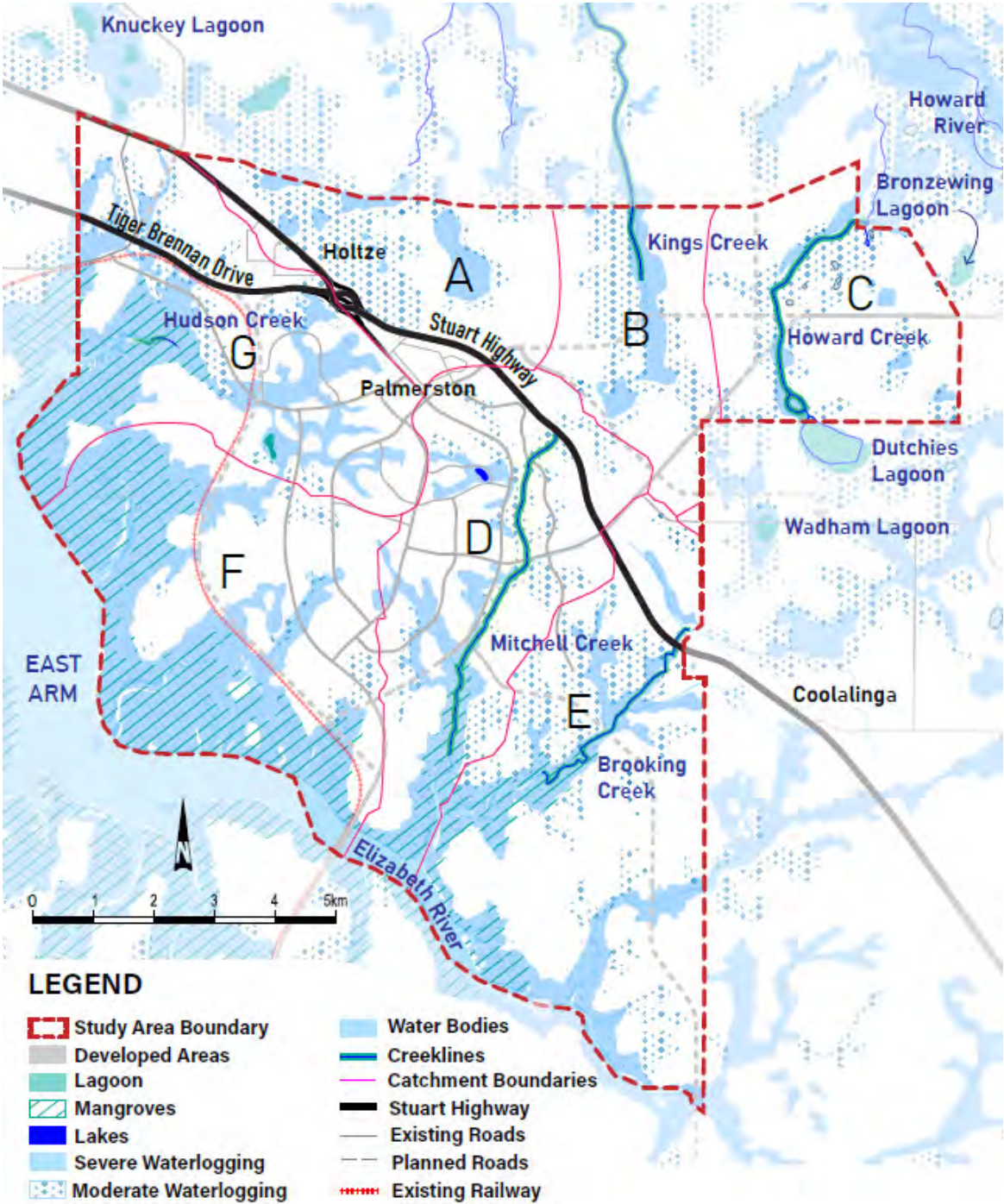


Figure 5: Surface water drainage and catchment areas

Areas of Environmental Significance

The natural environment is an asset of the study area, providing natural amenity and wildlife habitat. Some parts of these natural areas are potentially significant and may present both constraints and opportunities to development.

The mangrove fringe and inlets of the southern catchments are largely protected by Darwin Harbour's Zone CN (Conservation) perimeter.

Preserving the corridors of riparian vegetation and areas of sandsheet heath of the northern catchments will retain natural habitat important to several threatened species, and enhance opportunities for passive enjoyment.

Figure 6 identifies approximate areas of mangrove and sandsheet heath which are considered as *Priority Environment Management Areas* within the subregion.

Threatened Species

Habitats of threatened flora and fauna have been identified in the northern catchments of the study area. Generally, the habitats of the identified species are within or closely associated with drainage floors and seasonally waterlogged areas, which have limited capacity for urban development.

Potential and confirmed habitats of two threatened species, the black-footed tree-rat and the perennial herb, *Typhonium praetermissum*, are identified in parts of the higher, otherwise unconstrained land. Wildlife corridors linking retained areas of vegetation will assist the tree rat, and work is proceeding on a strategic management plan to retain the *Typhonium* habitat.

Green Network

Areas of land subject to natural constraints and areas identified for environmental significance or threatened species have the potential to be connected into a 'green network' of environmental corridors.

Constrained land and areas of environmental value generally follow the natural drainage pattern of the landscape. Figure 6 illustrates the potential elements of this 'green network'. In particular the opportunity to connect riparian corridors through the Greater Holtze focus area is shown in the north-western part of the study area.



Figure 6: Green network and areas of environmental significance

Groundwater resources

The subregion consists of a number of groundwater aquifers that are at various stages of utilisation. These aquifers are the source of water for a number of surface uses including:

- domestic irrigation and consumption;
- public irrigation of parks and to fill lakes; and
- private recreation and sports areas.

Figure 7 below illustrates the approximate groundwater usage and groundwater aquifer systems in the subregion.

Groundwater systems shown are:

- A - Palmerston Dolostone
- B - Mount Partridge
- C - Burrell Creek Formation
- D - South Alligator

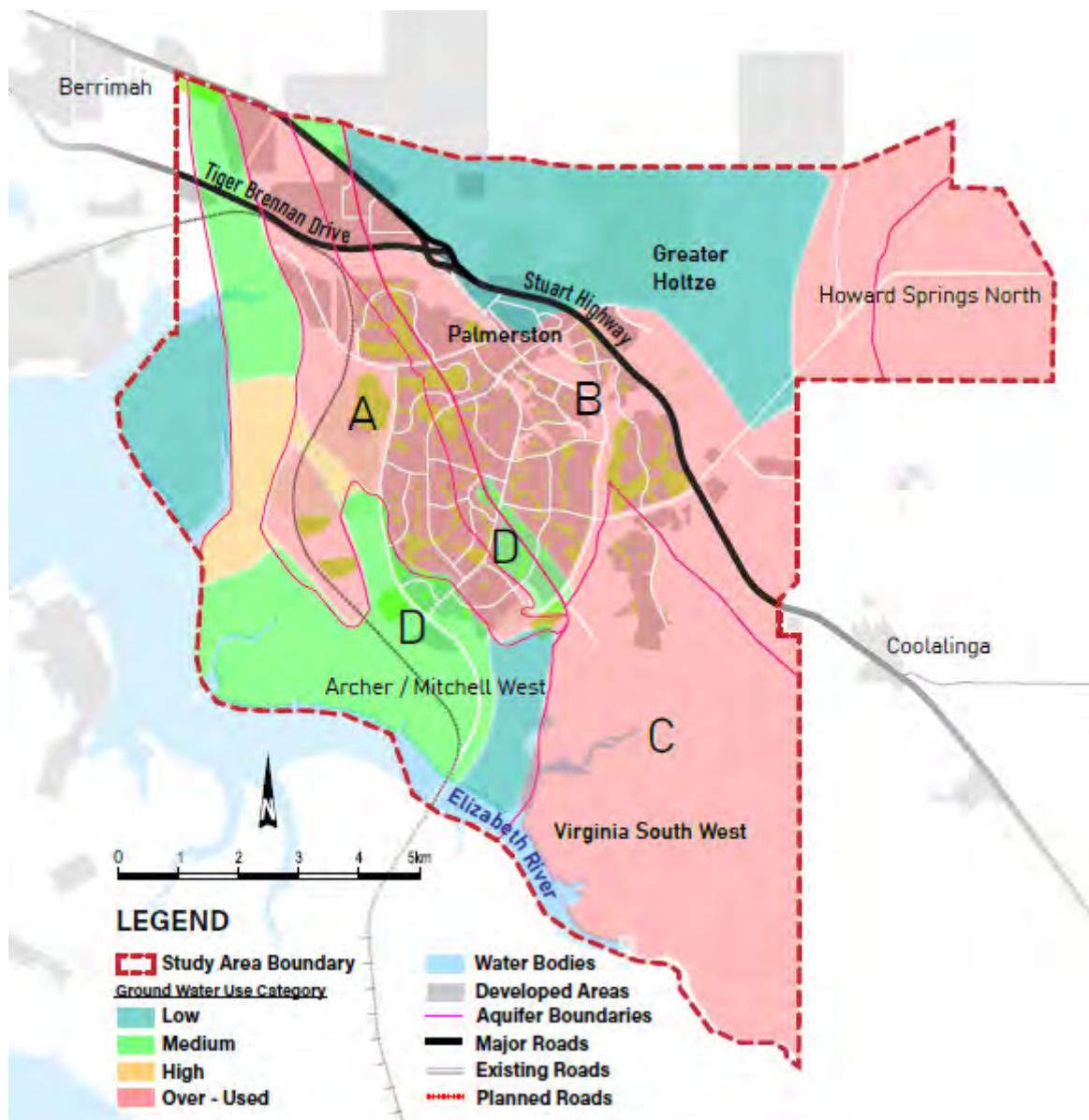


Figure 7: Ground water usage and systems map (as at September 2021)

Land Capability – Natural Landscape

The total area covered by HESLUP is approximately 12 270ha with a range of landscape types and capabilities.

The landscape can be broadly categorised as gently sloping land that drains into minor drainage lines and seasonally waterlogged areas. Some areas with steeper side slopes exist in proximity to the Palmerston Regional Hospital and areas to the south of the subregion gently slope into mangrove fringed estuarine areas of the Elizabeth River.

Land Units in Figure 8 integrate knowledge of vegetation ‘families’ and landform to provide a basis for evaluating the general developable capabilities of the landscape.

The developable land within the study area includes flat to gently undulating land with slopes less than 2% that are well drained.

These areas are generally represented by Land Unit types 2 or 3.

Areas of more constrained land are associated with the drainage catchments of the study area. These areas are generally narrow upland alluvial plan grasslands with scattered trees and gradients of <1%, and swamp depressions of open or closed melaleuca forests with <0.5% gradients. These areas are generally represented by Land Unit types 5 to 8.

Table 1 identifies and provides a description of the land units found within the subregion.

Land Capability – Built Environment

The arterial transport network of the subregion has an impact on land capability.

Access from arterial corridors to the local road network is at controlled locations. Not all areas have the same level of access to the transport network. Also, arterial corridors with limited access points can limit the establishment of interconnected urban and suburban areas.

Similarly, the network and capacity of trunk infrastructure that services the subregion can limit or enable capable land. In particular, the provision of reticulated sewerage is more challenging and hence more costly for some locations than others. For example the extension of reticulated sewerage into the Greater Holtze area north of the Stuart Highway involves the costly construction of new trunk sewer mains to the waste treatment facility south of Palmerston.

As well as the capacity of enabling infrastructure, established land uses such as industry, can limit the potential to develop more ‘sensitive’ land uses such as residential. In this regard the NT Environment Protection Authority have published guidelines for separation distances between different land uses. The application of these guidelines is discussed further in relation to the focus areas under Part Three of this document.

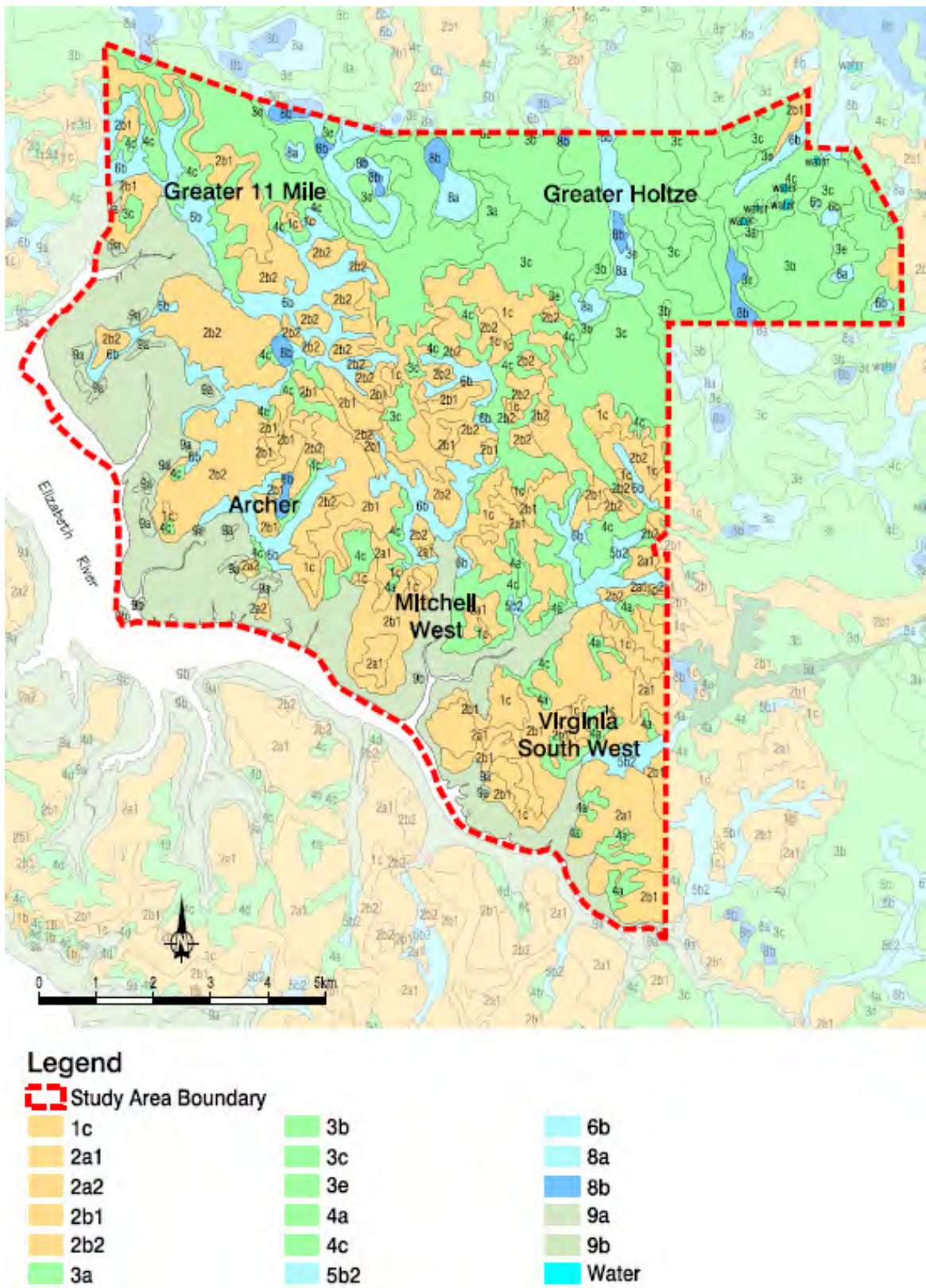


Figure 8: Land Units Map of the Holtze to Elizabeth River Subregion

Table 1: Description of Land Units found within the subregion

Land Unit	Landform	Soil	Vegetation
1c	Short steep slopes and rises; gradient 5-15%	shallow gravelly lithosols	Eucalypt Woodland
2a1	Low rises; gradient to 4%	shallow gravelly lithosols	Eucalypt Open Woodland, minor Woodland
2a2	Low rise (adjacent to estuarine areas); gradient 1-2.5%	shallow gravelly lithosols	Variable Tall Shrubland or Eucalypt Open Forest
2b1	Gentle sideslopes; gradient 2-5%	moderately deep gravelly yellow massive earths, minor lithosols	Eucalypt Open Woodland to Woodland
2b2	Gentle sideslopes; gradient 2-5%	shallow gravelly massive earths, minor lithosols	Eucalypt Low Open Woodland to Open Woodland
3a	Flat to gently undulating upland surface; gradient 0-2%	deep red massive earths, minor yellow massive earths	Eucalypt Open Forest
3b	Flat to gently undulating upland surface; gradient 0-2.5%	moderately deep gravelly yellow massive earths, minor red massive earths	Eucalypt Woodland to Open Forest
3c	Flat to gently undulating upland surface; gradient 1-3%	shallow, gravelly yellow massive earths, minor lateritic lithosols	Eucalypt Woodland, minor Open Woodland
3e	Flat to gently undulating upland surface; gradient 0.5-2%	wet-season water table; deep mottled yellow massive earths	Variable Woodland, minor Open Forest
4a	Gentle lower slopes; gradient 0.5-1.5% wet season water table	deep mottled grey lateritic earths	Eucalypt Open Woodland, minor Woodland
4c	Gentle lower slopes; gradient 0.5-1.5%; wet season water table	hard setting deep yellow massive earths	Mixed species Open Forest, minor Woodland
5b2	Incised drainage floors within upland terrain; gradient <1.5%	deep hardsetting mottled grey massive earths	Mixed Open Woodland to Open Shrubland. Upland depressions & floodways
6b	Broad lowland plains; gradient <1.5%	shallow to moderately deep siliceous sands	Grevillia/ Melaleuca Tall Shrubland to Low or minor Open Woodland
8a	Upland depressions & floodways; gradient <1%	moderately deep to deep siliceous and earthy sands	Grassland dominant with minor Woodland
8b	Swamp depressions; gradient <0.5%; ponded drainage	friable apedal mottled yellow duplex soils	Open to Closed Forest of Melaleuca spp
9a	Estuarine fringes; gradient <0.5%; peak tidal inundation	saline muds and clays	usually bare, small areas of Samphire / salt-tolerant grasses
9b	Estuarine fringes; gradient <0.5%; intertidal inundation	saline muds and clays	Low closed Forest of Mangrove spp

Needs Assessment

Demographics, Growth and Demand

The information in this section comes from the Northern Territory Population Projections report prepared by the Department of Treasury and Finance. These population projections are based on Australian Bureau of Statistics (ABS) 2016 Census data.

The 2016 Census data has been used to create a scenario of growth in order to manage and respond to growth pressures. The growth assumptions used to create this plan will be updated as part of any future review of the subregion plan.

The demographic and economic data provided are based on population projections in the near term (<10 years), mid term (approx. 10 to 30 years) and the far term (beyond 30 years).

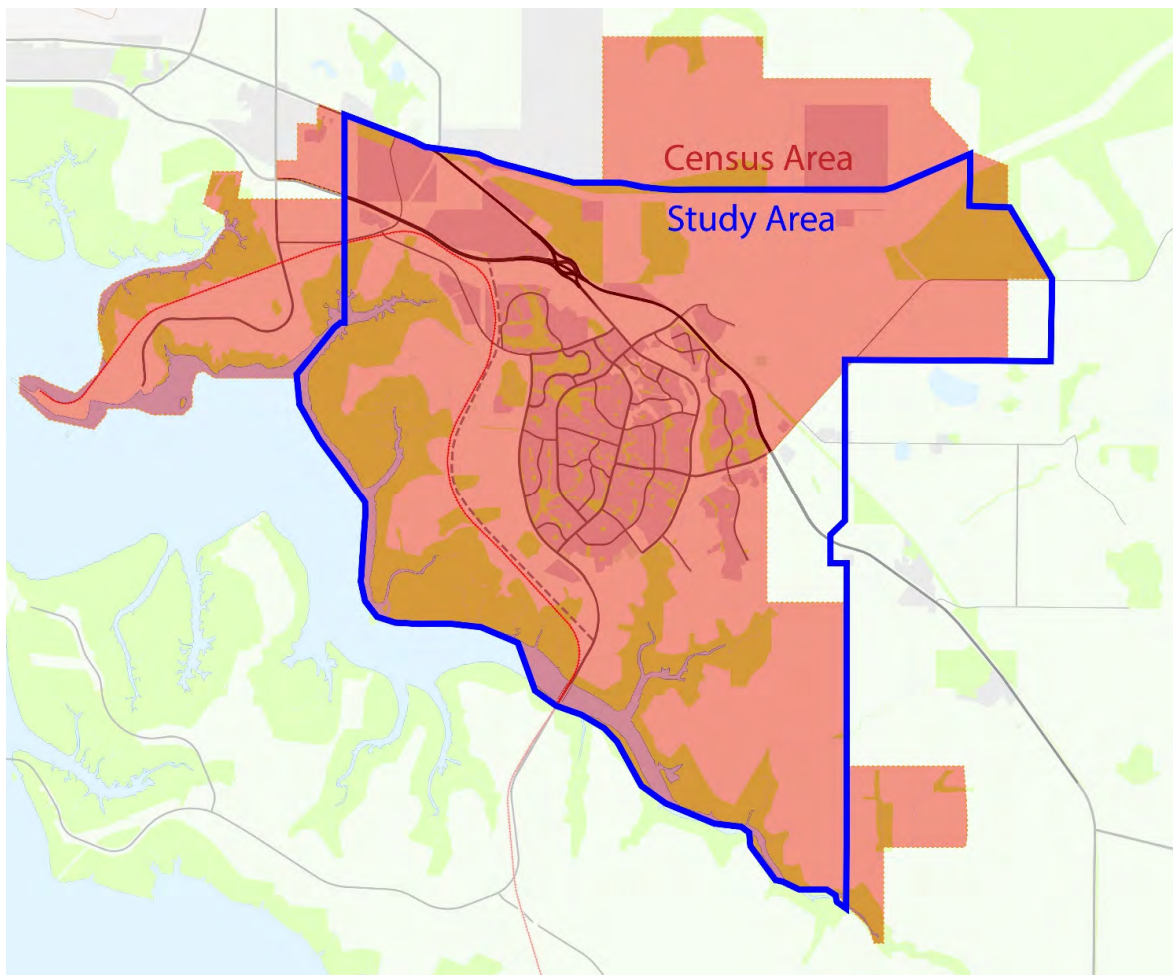


Figure 9: Census Statistical Areas in relation to the subregion study area

Residential Population Characteristics

The 2016 ABS Census considered statistics based on different catchment areas.

Population projections should be used with a clear understanding of the underlying assumptions and limitations subject to assumed parameters and margins for error.

Palmerston as the main urban and populous area of the subregion has a young population with a median age of 30. This is below the Northern Territory median of 32 years of age and the Australian median of 38. Just over 25% of the Palmerston population is under 15, and only 4.5% of the population is aged 65 or

over. Over the past decade, Palmerston has achieved growth rates substantially higher than the rest of the Darwin region.

At the 2016 Census, the Palmerston LGA was home to 33 786 people living in 13 112 dwellings with an average household size of 2.9 persons per dwelling. This is a growth of 6083 people from the 2011 Census figures.

Table 2 compares projected Palmerston growth rates with those of other districts. The Palmerston area is expected to grow at a substantially higher rate than that of other neighbouring districts and the Northern Territory as a whole.

Table 2: Projected growth rates by district area.

Area	2016 - 2021	2021 - 2026	2026 - 2031	2031 - 2036
Northern Territory	0.5%	1.0%	1.4%	1.4%
Greater Darwin	0.7%	1.4%	1.8%	1.9%
Darwin City	0.4%	1.5%	2.4%	2.3%
Darwin Suburbs	-0.1%	0.4%	0.7%	0.8%
Palmerston	1.6%	2.5%	2.7%	2.7%
Litchfield	1.5%	1.6%	2.0%	2.0%

Table 3 compares selected characteristics of the HESLUP study area with those of the Greater Darwin region. Notable differences between the attributes of the HESLUP subregion and those of Greater Darwin region include:

- a higher proportion of young people under the age of 19 with a median age of 30 years;
- a higher proportion of couples with children;
- a lower proportion of seniors;
- a lower proportion of people born overseas or who speak two or more languages; and
- a higher proportion of Aboriginal residents.

The study area has a higher growth rate than the rest of the region and other Australian cities, with a projected rate of 2.7 percent annually to 2036.

No Census dataset was available with which to estimate likely residential population growth specific to the study area. A separate study was therefore commissioned based on thresholds set out in the DRLUP to estimate future population growth within the Holtze to Elizabeth River Subregion. Population growth estimates for the study area in relation to greater Darwin are shown at Table 4.

Table 3: Selected population characteristics, ABS Census (2011 and 2016)

	HESLUP study area		Greater Darwin	
Year	2011	2016	2011	2016
Age Group				
Under 19	34%	32%	28%	26%
20-34	27%	28%	25%	27%
35-49	23%	23%	24%	23%
50-64	12%	13%	17%	17%
65-79	3%	4%	5%	7%
80+	0.2%	0.7%	1%	1%
Families				
Couple families with children	50%	51%	46%	47%
Couple families without children	31%	32%	37%	38%
Other	19%	18%	18%	16%
Cultural Background				
Aboriginal	11%	11%	9%	9%
Born overseas	24%	29%	33%	37%
Two or more languages spoken	19%	24%	27%	32%

Table 4: Population growth estimates for the HESLUP study area based on thresholds set out by the DRLUP

	Near term	Intermediate term	Far term
Greater Darwin	150 000	175 000	250 000
HESLUP catchment	58 000	72 000	101 200
Palmerston LGA	37 000	44 000	57 000
Note: Modelling for population growth is based on 2015 figures. Although the near term projections have not been reached in 2021 it is anticipated that the modelling is still on track to meet intermediate and far term prognostications.			

The study area is anticipated to accommodate some population growth in the near term and is anticipated to accommodate significant population growth in the intermediate term.

Development of a number of employment generating projects such as the Gateway Shopping Centre and the Palmerston Regional Hospital are anticipated to reflect an increase in young singles and couples without children within the 2021 census data as workers in

retail, medical and the hospitality industry increasingly prefer living close to work, services and facilities.

Based on the economic climate and population growth in 2021, the near-term population projections of the DRLUP for 150,000 persons may take a little longer to reach than originally forecast.

Residential Land Demand

The DRLUP promotes that higher density dwellings integrated within activity centres will play a significant role in increasing housing choice and affordability, improved public transport viability and enhancing the performance of the centre.

Planning for a diverse mix of dwelling types targeting a broad demographic, including families, first home owners, young professionals and retirees, will support a balanced demographic profile.

Currently, housing within the study area is predominantly single detached dwellings in urban and rural zones.

In the far term 2050 period, the population of the study area is projected to grow by some 44 825 people, equating to an approximate additional 15 500 dwellings.

Future population growth will be accommodated through a combination of infill and 'greenfield' development.

The NT Government continues to plan the future release of serviced land to maintain a consistent land supply to meet demand.

Planning is underway for land release in Holtze, close to the Palmerston Regional Hospital, to maintain the 'pipeline' of residential land supply.

Planning for the Holtze-Kowandi North Area Plan will enable the locality to meet the demand for serviced land in the medium term.

Retail Floor Space Demand

Central Palmerston is the retail and economic hub of the subregion, including the central business district and the Yarrowonga industrial/ service commercial area. Retail and dining premises are concentrated in the Palmerston, Gateway and Oasis shopping centres.

There is also large undeveloped landholdings in proximity to the Stuart Highway and Howard Springs Road intersection already zoned Service Commercial, Community Purpose, or Tourist Commercial.

Supply and demand for retail floor space in the study area, based on predicted population thresholds in regional catchments of the north and south of the greater Darwin region, is summarised in Table 5. The southern region is the applicable catchment for Palmerston and incorporates the Darwin to Palmerston Corridor, Palmerston LGA, Litchfield, and, in the initial stages, the future town of Weddell.

This modelling did anticipate the addition of a further 40 495m² of floor space being approved in the catchment area, notably Coolalinga Shopping Centre.

Modelling in 2015 indicated that retail demand exceeded supply by 13 508m². This is a scenario (an 'unmet demand' of retail space), which is unlikely to be repeated until the far term as in 2020 there was an overprovision and lack of demand for retail floor space.

In the medium term, stage three of Gateway Shopping Centre is planned to introduce 17 000m² of retail floor space and 4565m² has been approved in the Palmerston City Centre

MacroPlan Dimasi are currently reviewing the context of activity centres and projected retail floorspace demand within the study area. This review will be available by the end of 2021.

With the further development of commercial land identified across the study area, near and intermediate term demands for retail floor space are already met.

Table 5: HESLUP Retail Floor Space Demand by centre type (near, intermediate and far term)

Centre Type	2021	Near @ 50 000	Mid-term @ 60 000	Far-term @ 85 000
Principal Activity Centre	58 919	65 949	79 493	122 890
Secondary Activity Centre	15 712	17 586	21 198	32 771
Local Centre	3 928	4 397	5 300	8 193
Specialist	19 640	21 983	26 498	40 963
Total	98 198	109 914	132 489	204 817

Commercial Office Space Demand

There is an estimated 28 236m² of commercial office floor space currently within the study area, with the majority of supply located in Highway House and the Goyder Centre.

The distribution of demand for commercial office floor space between Central Darwin and primary centres such as the Central Palmerston area will be largely driven by government policy such as the relocation of government offices outside of Central Darwin.

In 2015, the Palmerston City Centre had 25 200m² of commercial office space suitable for retail and office space. Since 2015, an additional 2594m² of commercial floor space has been approved.

Near term supplies are expected to exceed demand resulting in commercial office floor space needs within the Central Palmerston area being met in the intermediate term.

Service Commercial Space

Service Commercial zoned land in Yarrowonga between the Stuart Highway and Roystonea Avenue attracts both light industrial activities and an increasing number of commercial activities.

Activities range from warehousing, transport terminals, manufacturing, trade supplies, equipment hire, offices and retail. The number of Service Commercial zoned lots has increased from 66 to 165 since 2000, with activities trending towards new office and retail space.

The current work by Macroplan Dimasi will review the demand for service commercial land, particularly in response to the planned residential development in Greater Holtze.

Land for Industry

Land for industry is understood to be currently oversupplied. The current work by the Department of Infrastructure, Planning and Logistics to accommodate the expansion strategic industry will likely cause a review of the future demand for light and general industrial land.

Movement and Transport

Safe and efficient multi-user transport networks are necessary to support economic and social activity. Development over time of an interconnected road network for walking, cycling and public transport will contribute to a sustainable and liveable subregion that meets the needs of the growing population.

The region's strategic corridors for transport and movement traverse the subregion. Essential linkages of the regional arterial network pass through constrained passages of land to the north and south of Palmerston. Tiger Brennan Drive, the Stuart Highway and the corridor for the future Weddell Freeway connect the Darwin region and the Port of Darwin to the rest of the Territory.

The study area contains the highest concentration of regional road and rail alignments within Greater Darwin, which are accompanied by parallel utility alignments for future pipelines and trunk infrastructure.

Alignments for future transport, product pipelines and utilities have long been planned. The corridors have been acquired and appropriately zoned. Current and future arterial corridors are shown at Figure 10.

Further work is in process to confirm these alignments and interrogate the nature of future arterial intersections. This work is scheduled to start as a review of the regional transport model being conducted in 2022.

The Weddell Freeway

The corridor for the future Weddell Freeway extends south from Tiger Brennan Drive in Pinelands across Elizabeth River Bridge and continues through the future town site of Weddell to join the Stuart Highway at south Noonamah.

This route is acquired and zoned PM (Proposed Main road). In stages it will be developed as the primary arterial connection from the Stuart Highway to Middle Arm and the Port of Darwin.

Main Roads through the focus areas

Existing and future arterial road corridors shape the areas of land use in the subregion.

The zoned corridor for the future arterial road to Gunn Point currently traverses the subregional plan's Greater Holtze focus area.

Connection to Gunn Point- near to mid term

Main road access to Gunn Point Peninsula will continue to be via Gunn Point Road into the mid-term or longer. Access to Gunn Point Road from the Stuart Highway will continue to be via Howard Springs Road, which will become a connection in the arterial network. Accordingly, the reserve of Howard Springs Road will need to be widened to allow future upgrading as the main road connection to Gunn Point Road.

The zoned arterial corridor that currently connects from Temple Terrace across the Holtze/ Kowandi North area will be reclassified as a local main road and become an integral part of the Holtze/ Kowandi residential development.

This initiative is accompanied with the proposal to realign the corridor for the future Glyde arterial along the northern boundary of the Greater Holtze focus area.

Connection to Gunn Point - far term

In the far term, if and when strategic industry is developed around a port at Glyde Point and the associated town of Murrumujuk is developed, a realigned arterial corridor to Glyde will be developed for main road, utilities and possibly rail – refer to Figure 11.

In the far term, this arrangement could allow direct access from the Gunn Point Peninsula to the '11 Mile' locality. This arterial road would function as the primary connection between both Darwin and Palmerston to the peninsula.

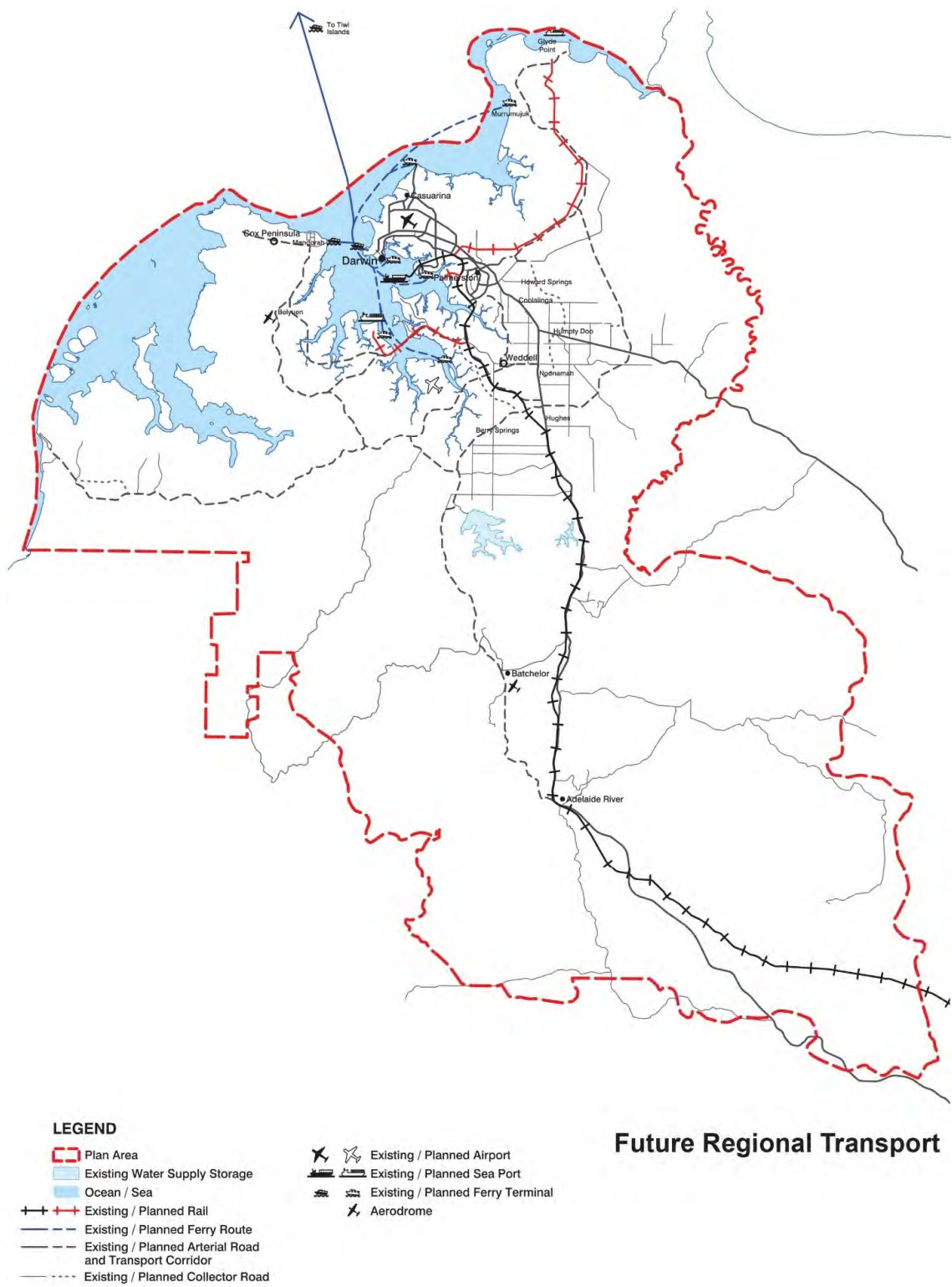


Figure 10: Future Regional Transport Plan from the Darwin Regional Land Use Plan 2015

Palmerston to Weddell – North-South Arterial

The North-South Weddell Connector is a 60m wide corridor that extends as Bertram Road from the Roystonea Avenue towards the location of the proposed Elizabeth River crossing to Weddell. The greater part of the corridor is acquired and zoned PM (Proposed Main road).

Bridge options have been investigated for the Elizabeth River crossing close to Burdens Creek. This would directly connect Weddell Township with Palmerston. The alignment of the north-south connector from Lowther Road to the bridge location is yet to be determined.

The subregional plan's Virginia South-West focus area is centred on the North-South Weddell Connector. More detailed area planning is called for to finalise alignment of the connector and consider adjacent land uses.

Review of the Railway Corridor

A corridor is identified for a future heavy rail extension to the planned deep water port and associated industry at Glyde Point. The land for this corridor has been identified and zoned for almost the entire length.

A gap in the corridor between the two locations exists within the Greater 11 Mile Focus Area and is discussed further within the Focus Area section of this document.

An investigation is underway to confirm the need for the rail extension and to evaluate the preferred alignment of the rail extension.

The proposal to relocate the Darwin Passenger Rail Terminal will be further informed by the findings of the rail network investigations.



Elizabeth River Bridge at the south end of Palmerston. 2021

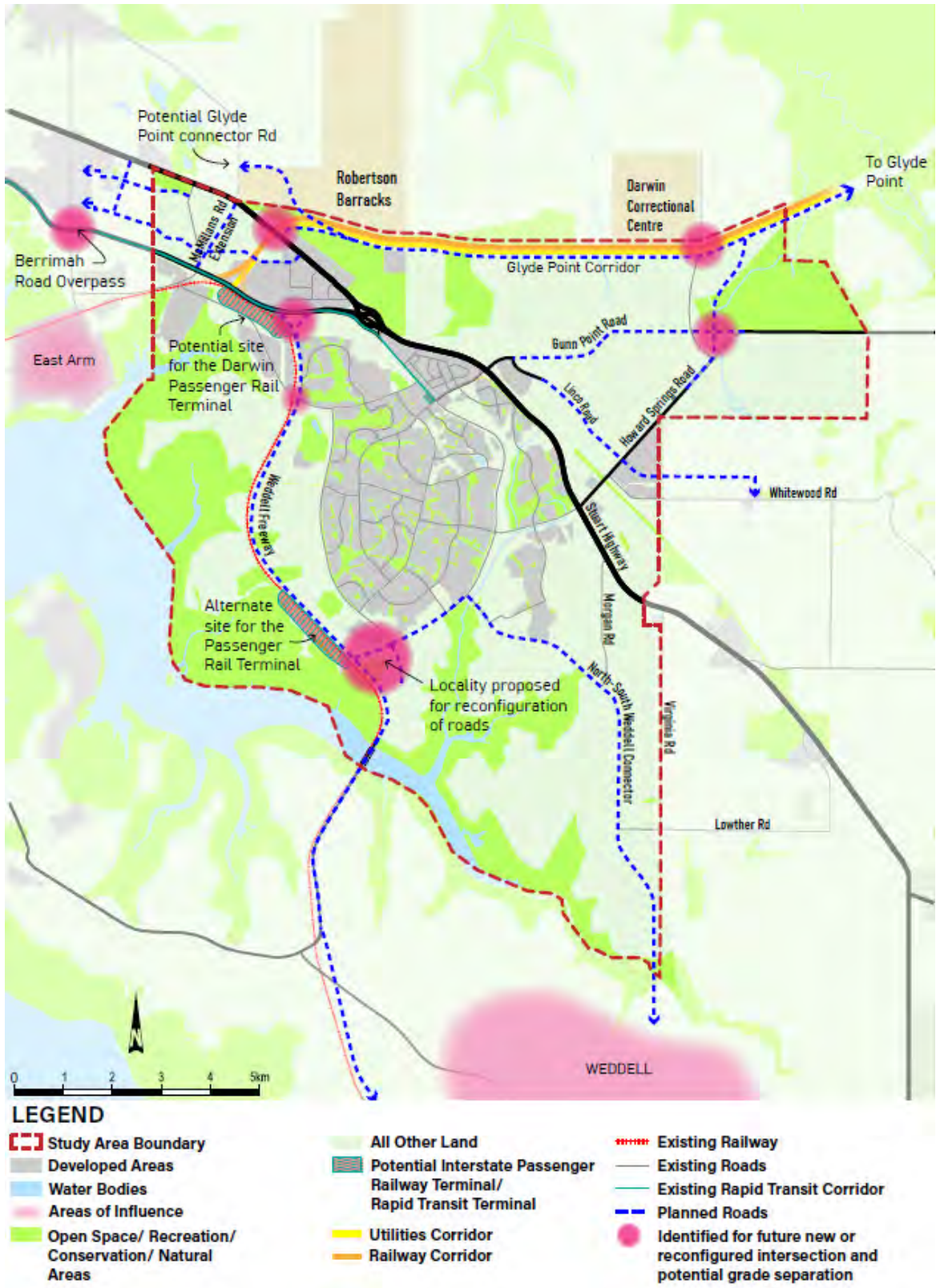


Figure 11: Transport and Movement Network considerations within the subregion

Social Infrastructure

Social infrastructure includes community facilities and spaces such as health facilities, education facilities, community centres, public libraries, cultural facilities, organised sport facilities, and parks and recreation spaces.

Social infrastructure contributes to healthy and sustainable communities. It ensures that the population is supported by a network of community facilities and services that are accessible, affordable and responsive to local needs.

In 2020 and 2021, FYFE Consulting completed a Social Infrastructure Assessment on subregional and regional social infrastructure within the Holtze to Elizabeth River Subregion. The Palmerston Environs Regional Social Infrastructure Assessment (SIA) identified existing provisions and future demand requirements of social infrastructure based on two estimated subregional population scenarios. A medium subregional population scenario of 70 000 persons and a high subregional population scenario of 91 000. Future population growth within the subregion was identified in three key areas;

- the remaining suburbs of Palmerston as planned;
- the greater Holtze area north of Palmerston; and
- the infill area between Berrimah and Pinelands industrial areas.

The SIA identifies future demands, spatial requirements and land take requirements for social infrastructure to assist with preparation of strategic land use plans. Aspects of subregional and regional social infrastructure considered as part of the SIA were:

- Aged Care;
- Regional Health Services;
- Community Health and Social Support Centres;
- Youth Centres and Services;
- Community Centres;
- Libraries;
- Art and Cultural Facilities;
- Middle and Senior School Education;
- Tertiary Education;

- Regional Aquatic Facilities;
- Regional Open Space, Sport and Recreation Facilities; and
- Outdoor Recreation Adventure Tourism Facilities.

Other aspects of social infrastructure such as local medical practitioners, pre and primary schools, childcare centres, places of worship, local sports facilities, and neighbourhood parks are considered Neighbourhood or District Level services and for this reason were not part of the assessment. This type of social infrastructure and the provision of community purpose land will be assessed under future Area Plans that consider higher detailed and localised requirements.

Existing Provisions

The existing comparatively young demographic of Palmerston and surrounding areas suggest the greatest demand for subregional social infrastructure relates to those services which support younger families such as schools, libraries, family healthcare and open space and recreation.

The SIA identified the subregions existing social infrastructure provisions had an undersupply of;

- one to two aged care facilities; and
- a performing arts/ cultural facility.

In contrast, the SIA identified a theoretical oversupply of;

- community centres;
- community health and social support services; and
- private middle and senior schools.

Theoretical surpluses were attributed to the small nature of some facilities, notwithstanding they service a regional population, as well as a reflection on market choice for schooling with the prioritising of private education over the public system.

Figure 12 identifies current regional and subregional social infrastructure relative to the subregion.



Figure 12: Existing social infrastructure within the subregion

Aged Care

There is currently one existing aged care facility within the study area at the Terrace Gardens Aged Care Facility in Farrar. Durack Gardens, in The Heights, provides an independent living retirement village, however it does not provide assisted living.

The NT Population Growth strategy 2018-28 acknowledged that pre-retirees and seniors are the fastest growing population group in the Territory, however a large group of this age bracket is migrating out of the Territory each year. The availability and affordability of seniors lifestyle accommodation and aged care beds has been identified as one of the reasons.

The NT Government 10 year infrastructure plan annual review identifies that private sector investment is currently being sort for seniors lifestyle accommodation projects in the Darwin region to address this shortage.

Typically, aged care facilities provide from 60 to 100 places. Based on 2016 Census data, there is currently a 68 place shortfall within the subregion or one facility. A moderate total population of 70 000 persons within the subregion would need up to three facilities. A high future population of 91 000 persons would require up to four aged care facilities.

The recommendation is for three facilities in the subregion located close to health services, retail, and community services.

Regional Health Services

There are three regional health facilities within the subregion; the Palmerston Regional Hospital; the Palmerston GP Super Clinic; and the Danila Dilba Health Service facility.

The Palmerston Regional Hospital located in Holtze, provides 116 hospital beds, emergency facilities, and ancillary specialist day patient services. A 44ha site including the existing hospital is identified under the Holtze Area Plan 2016 as a hospital and mixed-use health precinct to cater for current and future medical needs of the region.

The Palmerston GP Super Clinic and Danila Dilba Health Services facility are accessibly located within the Palmerston city centre and within easy access of the Palmerston Regional Hospital. The Super Clinic provides a range of services that cater for the broader region. The Danila Dilba facility is currently operating at 95% capacity and is actively seeking to establish further clinics within the existing Palmerston facility to ensure continued close proximity to clients and to meet the demand on their services.

The recommendation is that no additional hospital would be required for both the moderate or high future population scenarios. The subregion is well serviced by the existing Palmerston GP Super Clinic and Palmerston Regional Hospital which has ample land surrounding the facility for additional or associated facilities.

Community Health and Social Support Centres

Community health and social support centres offer community support such as; family support; income support; disability support; child protection; domestic violence; unemployment and homelessness. Twelve social support or community health facilities currently exist within or in close proximity to the Palmerston Subregion with most of these facilities servicing clients at a regional level.

The existing provision of community health and social support services is above national benchmark rates and indicates a strong underlying demand within the subregion for such facilities and services. It would seem inevitable that additional community health and social support services will be required with any future population increase.

It is recommended that one community health 'precinct' within an activity centre close to public transport be provided for either a moderate or high future population scenario.

Youth Centres and Services

Youth centres and services generally provide leisure activities and advisory support for young people and can include employment training programs, drop-in areas, formal areas, and outreach programs.

A dedicated youth centre within the Palmerston Pool complex in Moulden run by the YMCA was opened in July 2020 and is operating at around 90-95% of total capacity. The YMCA also operates a youth space out of the Satepack Building in Palmerston city centre offering a range of services. Yirra House run by Saltbush Enterprises in Holtze provides a youth bail support facility and other social support services.

Benchmark figures indicate there is an existing theoretical excess of one facility within the subregion, however the scale of the existing facilities suggest they are operating at a local level only.

The recommendation is for one additional service for a moderate future population and possibly two additional services for a high future population. Youth centres and services should be located within a local activity centre serviced by public transport or near to recreation or sporting facilities.

Community and Civic Centres

Community and civic centres are often multifunctional buildings or grouped public buildings for the purpose of social, cultural and educational activities.

A total of four community/ civic centres exist within the subregion which equates to a current excess of two facilities based on benchmark guidelines. The current facilities are located in; Gray (Gray Community Hall); Durack (The Heights, Durack Community Centre); Driver (Driver Resource Centre); and Palmerston City (Recreation Centre).

The Gray Community Hall is the most frequently used facility and in response is undergoing a redevelopment to provide a new purpose-built facility with two indoor function spaces, an outdoor (verandah) function space,

and toilet facilities for those visiting the community garden.

Other facilities that are not classed as community/ civic centres but also provide a space for community use include the Palmerston Library with two community rooms, and the Men's Shed providing a community workshop facility.

However, the subregion has no subregional level community centres, which typically have an area of 1000m² or larger.

The recommendation is that no additional facilities are considered necessary, however theoretical demands generated by moderate and high future populations would suggest one large facility be provided.

Libraries

Libraries typically operate at either a central or regional level providing high level resources and sharing collections, or at a branch or local level catering for a localised area but still providing access to texts and online resources.

The City of Palmerston Library is the only public library operating in the subregion in a central or regional library capacity. It provides high level functions and resources, and shares collections with branch libraries as required.

The City of Palmerston Library supports a branch level library that operates out of Taminmin College in Humpty Doo.

The Charles Darwin University Palmerston Campus provides a state-of-the-art library for university and local senior school students. Community members can access the library for an annual fee.

The recommendation is for one additional central library for both a moderate and high future population, with branch level libraries to be reviewed as local infrastructure. Central libraries could be located or collocated with a community centre or cultural facility.

Art and Cultural Facilities

Art and cultural centres provide the service of teaching, exhibiting, and developing community arts and cultural activities. There are currently no dedicated arts or cultural facilities located within the Palmerston subregion with all existing venues located within or in close proximity to Darwin City.

Both the City of Palmerston and Litchfield councils have expressed a need for such facilities within the subregion in the medium term. Such a facility should be a regional facility to expand cultural opportunities for the community and to increase tourism.

The recommendation is for one regional arts and cultural facility to be provided in combination with a community centre and/or library facility.

Middle and Senior School Education:

The staging of schooling in the Territory are:

- Primary Years (Transition to Year 6)
- Middle Years (Year 7 to Year 9)
- Senior Years (Year 10 to Year 12)

Primary school facilities are provided at a local level and for this reason are not considered as part of the assessment. It should be noted however that more than one stage of schooling may take place at one school campus location.

There is a total of six middle and/or senior schools in the subregion and its periphery. Only one of these is government owned which is located on two separate middle and senior school campuses. Whilst Territory secondary schooling is separated into middle and senior schools, standard benchmarks are based on a combined 'secondary school' basis.

Table 6 provides a summary of the schools and enrolment numbers within the subregion.

Table 6: Existing Middle and Senior Schools in the study area including enrolment and capacity numbers.

Government Middle Schools			
Area/ Suburb	Name	Enrolment	Capacity (remaining)
Rosebery	Palmerston College	462	748 (286)
Non-Government Middle Schools			
Marlow Lagoon	Palmerston Christian School	105	105 (0)
Johnston	MacKillop Catholic College	498	504 (6)
Berrimah	Haileybury Rendall School	100	150 (50)*
Bees Creek	Sattler Christian College	130	180 (50)
Howard Springs	Good Shepherd Lutheran College	550	675 (125)
Sub-Total		1,383	1,614 (231)
Total		1,0845	2,362 (517)

Note: *(wikipedia, 2018) - Haileybury Rendall School did not wish to provide current data therefore middle and senior school numbers are based on a 50/50 split.

Government Senior Schools			
Area/ Suburb	Name	Enrolment	Capacity (remaining)
Driver	Palmerston College	656	958 (302)
Non-Government Senior Schools			
Marlow Lagoon	Palmerston Christian College	24	24 (0)**
Johnston	MacKillop Catholic College	255	504 (249)
Berrimah	Haileybury Rendall School	100	150 (50)*
Howard Springs	Good Shepherd Lutheran College	140	240 (100)
Sub-Total		519	918 (399)
Total		1,175	1,876 (701)

Note: *(wikipedia, 2018) - Haileybury Rendall School did not wish to provide current data therefore middle and senior school numbers are based on a 50/50 split. **The 24 student capacity is based on enrolments for years 10 and 11 for 2021.

Other Influential Schools outside the Subregion			
Area/ Suburb	Name	Enrolment	Capacity (remaining)
Humpty Doo	Taminmin College (Gov. School)	1,174	1,496 (322)

Middle and Senior Government Schools:

Public secondary schools are typically planned with an enrolment capacity of at least 1000 students. The existing Palmerston College senior campus has capacity for up to 950 students approximately and the middle school campus up to 750 students approximately. This equates to a total student capacity of 1,700 which is equivalent to approximately 1.7 public schools. Enrolment data suggests a combined remaining capacity over both school campuses of approximately 600 students, equivalent to 0.6 schools.

Taminmin College is an independent public school located in Humpty Doo and has capacity for a further 320 students or approximately 0.3 schools. The school site could also accommodate a future expansion of facilities.

Based on benchmarks of one public secondary school per 30 000 population, there would be a theoretical requirement for two public schools for a moderate future population yield or three public schools for a high future population yield. There is however much capacity within the system as demonstrated above, to accommodate much future demand.

The recommendation is for the capacity of the existing public secondary school to be monitored to establish if and when a new facility be provided or if a more economical expansion of the existing facilities is required. Accessibility to new population fronts will however be key to the provision of an additional public middle and senior school within the subregion. The remaining capacity of all existing schools within the subregion suggests only one public middle and senior school need be provided in the far term if High future population yields are expected.

Middle and Senior Non-Government Schools:

There is a theoretical excess of four non-government middle and/or senior schools within or in close proximity of the subregion suggesting a strong demand for private schooling at middle and senior school levels. This excess indicates capacity in the system, with potential for increased capacity within the existing campuses. Three of the five existing non-government secondary schools are currently in the process of expanding or planning for the expansion of campus facilities.

Given the remaining capacity within non-

government secondary schooling campuses, a moderate future population yield within the subregion could be accommodated through utilising and increasing the capacity of existing non-government schools rather than the construction of a new facility. A high future population yield would trigger the potential need for one additional non-government middle and senior school in the far term. Such is a matter for ongoing monitoring.

Tertiary Education

A Charles Darwin University campus is located within the subregion along University Avenue in close proximity to Palmerston city centre. An apprentice training facility also exists in East Arm.

The NT Government annual review of the 10 Year Infrastructure Plan identifies a need to upgrade university infrastructure to international standards to remain competitive, attract academics, international and domestic students, and industry partners. These upgrades will however be for the new Darwin CBD campus. There are no recommendations for additional tertiary education facilities in the subregion.

Regional Aquatic Facilities

One public regional swimming pool centre exists within the subregion located in Moulden. It comprises an 8 lane – 50 metre pool, toddler pool, water play features and a health club. The facility is currently in good condition however maintenance costs for the facility are increasing as it approaches its estimated lifespan of 40 years (end of lifespan estimated for 2028).

The City of Palmerston and NT Government are in a current joint project to: refurbish the 50m pool; upgrade pool plant and equipment; create a toddlers play area; create aquatic adventure play; and provide a new café and amenities.

The Palmerston Water Park located adjacent the Palmerston city centre provides water slides and wet play areas however does not satisfy the definition of a regional aquatic facility.

Regional Sports facilities including Aquatics are theoretically provided at 1 to every 250 000 persons. For this reason the recommendation does not propose any additional regional aquatic facilities, however the lifespan and condition of the existing facility should be monitored.

Regional Open Space, Sport and Recreation Facilities

Regional or subregional level public open space and organised recreation facilities generally have greater land or space requirements than neighbourhood and district level facilities and often provide mixed uses or high standard specialised uses. This can range from large informal parks and fields to purpose built indoor and outdoor sporting facilities.

Regional and Subregional Open Space:

Regional parks, reserves and open space may support one activity but are ideally multi-use and designed to cater for regional or subregional areas, not confined by local government boundaries. Typically a regional park will service a 10km population catchment, and as such is generally via motor vehicle and includes areas for organised sporting events. Regional open space is usually defined as an area exceeding 15ha in area with subregional level open space usually defined as between 5ha and 20ha in area.

The current provision of regional and subregional open space considered influential to the study area is 130.4ha in area and includes:

- Marlow Lagoon Recreation Area;
- Knuckey Lagoon Recreation Reserve;
- Gray Park;
- Sanctuary Lakes;
- Howard Park Reserve;
- Freds Pass Sport and Recreation Reserve; and the further afield (and influential)
- Marrara Sporting Complex

The Howard Springs Nature Reserve and the informal Howard Springs Pine Forest also provide regional open space, however in this assessment they have been considered instead as Outdoor Recreation Adventure Tourism facilities.

The region and subregion is well serviced by regional and subregional level open space. Even at the high future population threshold, subregional level open space is not required in addition to existing provisions. However, in the interest of maintaining a high service level and ensuring an appropriate spatial dispersal of open space, it is recommended a further two subregional level spaces be planned for.

Sport and Recreation (Active Open Space):

Typically, only a small proportion of sports have facilities planned at a regional level. Sporting fields are typically provided at a local or neighbourhood level, with athletics and aquatics the primary regional level sporting facilities.

Benchmark regional sport and recreation facility ratios considered for this assessment are identified in Table 7.

Table 7: Benchmarks for regional sports and recreation facilities

(Note – facilities not identified here are either not classed as regional facilities or are based on demand rather than per head or catchment of population).	
Aquatic facility	50m lap pool with other water space (1:150,000 – 250,000 persons) Discussed previously under Regional Aquatic Facilities
Athletics facility	Synthetic track regional facility (1:250,000 persons)
Indoor recreation/ court facilities	4+ courts facility (1:50,000/200,000 persons or 1 per 10km population catchment)
Tennis courts facility	16 court facility (1:30,000/60,000 persons)
Basketball courts facility	4 - 8 indoor courts facility (1 per 10km population catchment)
Netball courts facility	10+ courts facility (1 per 5km population catchment)
Skate park	regional facility (1:25,000/50,000 persons)
BMX bitumen track facility	regional facility (1:50,000/200,000 persons)
Hockey pitch facility	regional synthetic and/or grass facility (1:75,000 persons)

An assessment of the existing provisions of regional and subregional level sporting facilities suggest an existing shortfall of:

- one Tennis court facility: and
- one Hockey grass and/ or synthetic facility

Recommendations on the provision of additional regional sporting facilities to meet both moderate and high population yields are identified in Table 8.

Table 8: Recommended additional regional sports and recreation facilities for both Moderate and High future population yields.

(Note – facilities not identified here are either not classed as regional facilities or are based on demand rather than per head or catchment of population).	
Tennis:	1 x 16 court facility
Indoor recreation facility:	1 x 4+ court facility
Netball:	1 x 10+ court facility
Basketball:	1 x 6-8 court facility
Skate park:	1 or 2 x facilities
Hockey:	1 X grass and or synthetic facility

Given the climatic characteristics of the region, lighting has been identified as an important feature for the larger facilities to provide for evening sports outside the peak daytime heat periods. It is identified that the majority of existing sporting facilities in the subregion do have lighting which also benefit the facility through increased utilisation of the asset. Future land use planning should also consider where lighting for sport and recreation facilities may have potential to conflict with other land uses.

Regional Level Sports Precincts

Marrara Sporting Complex and Freds Pass Sport and Recreation Reserve are large organised sport and recreation precincts located outside the subregion.

Marrara Sporting Complex is considered a regional level facility providing the regions premier indoor, outdoor and multipurpose facilities as well as a diverse range of other regional level facilities.

Freds Pass Sports and Recreation Reserve also offers a diverse range of facilities for the region however does not technically meet the requirements for a regional level sports facility.

It is considered that the combination of facilities offered between Freds Pass Sport and Recreation Reserve and Marrara Sporting Complex are suitable for providing the intended services of a regional sports facility. The provision of an additional regional sporting facility is not considered to be necessary.

Equestrian Facilities

Freds Pass Sports and Recreation Reserve, Robbie Robbins Reserve, and the Noonamah Tavern Rodeo facility, have been identified as providing equestrian facilities within or in proximity to the subregion.

Freds Pass Reserve (located just south of the subregion) is the largest of these facilities providing equestrian sports and qualifying event infrastructure including an indoor (covered) equestrian arena, an equestrian field

arena, and five polo cross fields.

Robbie Robbins Reserve (located inside the subregion) accommodates rodeo and equestrian sporting events. The neighbouring Wongabilla site has historically served as an 'overflow' extension to the Robbie Robbins Reserve and is considered integral as an 'overflow' space for the continued operation of Robbie Robbins Reserve. Robbie Robbins provides a lit outdoor Main Arena for rodeo and equestrian events and competitions held regularly throughout the dry season. It also provides two polo cross fields and a caravan and camping ground.

The Noonamah Tavern Rodeo facility (located south of the subregion) is a private facility that operates in association with the Noonamah Tavern Bar and Accommodation. The facility provides a lit outdoor main rodeo arena and associated holding yards that accommodates rodeo events in the dry season. Short term powered and unpowered camp sites are also provided for use year round.

Consultation with local equestrian and user groups identified:

- Noonamah Tavern is exclusively a private facility and not used by the wider equestrian community.
- Between Freds Pass Sports and Recreation Reserve and Robbie Robbins Reserve (including the Wongabilla site), there is sufficient designated land area to meet ongoing equestrian demands.
- Safety assessments and upgrades should be made to existing facilities where required.
- Robbie Robbins Reserve requires roof cover over the main arena, holding yards and spectator stands to operate rodeo and competition events all year round.
- The Northern Territory is the only state/territory in Australia not to have an appropriate sand surface competition arena for Dressage events.

Should there be a need to relocate the Robbie Robbins Reserve, the facilities and uses would need to be relocated all together to a new site, or absorbed into the offerings at Freds Pass

Sports and Recreation Reserve. The Robbie Robbins Reserve and Wongabilla site has an approximate area of 16.5ha and any new facility would require a similar or greater land take.

Suggested appropriate localities for a new equestrian facility includes Crown land immediately to the south of Freds Pass Sports and Recreation Reserve at 100 Bees Creek Road, and the eastern area of 360 Howard Springs Road next to remnant pine plantations.

Outdoor Recreation Adventure Tourism

The Adventure Tourism Trade Association (ATTA) defines adventure tourism as a trip that includes at least two of the following three elements; physical activity; natural environment; and cultural immersion. When managed appropriately, it is an industry which attracts high value customers who support local economies and encourage sustainable environmental practices.

Activities associated with adventure tourism can be categorised into the following:

- physical (hiking, mountain biking, and hang gliding);
- nature based (bushwalking and birdwatching);
- cultural (Aboriginal, other heritage); and
- travel/ exploration (long distances, treks).

There are seven localities within or in close proximity to the subregion that can be considered to offer adventure tourism type experiences:

- Howard Springs Pine Forest;
- Howard Springs Nature Park;
- Howard Springs Hunting Reserve;
- Crocodylus Park;
- McMinns Lagoon Recreation Reserve;
- Holmes Jungle Nature park; and
- Charles Darwin National Park.

The Howard Springs Nature Park and Howard Springs Pine Forest are located at the edge of potential future urban population fronts of the subregion.

The Howard Springs Nature Park is a formal

park run by Parks and Wildlife Commission of the Northern Territory and located in a natural setting. Infrastructure and activities provided include:

- man-made rock pools and waterfall;
- adventure playground;
- spring fed man-made waterhole (no swimming);
- bushwalking tracks;
- bird and wildlife watching; and
- ranger-guided activities.

The Howard Springs Pine Forest is an informal recreation area in a unique disused pine plantation setting that has been adopted by the community. It provides for activities such as:

- off-road cycling;
- bush walking/ hiking; and
- horse riding.

The majority of the Pine Forest uses are conducted on an existing network of multiuse tracks and paths. The Darwin Off-Road Cyclists Club (DORC) have created and continue to manage approximately 22 informal mountain biking trails throughout the Pine Forest with a number of jumps and ramps, constructed of locally sourced natural materials. There is currently a formal agreement between the DORC and the Crown Land Estate (Northern Territory Government) for a 12 month occupation licence which allows the club to organise public events with the relevant insurances.

There are currently no defined or identified benchmarks for Adventure Tourism facilities, however there may be opportunities for further facilities within the subregion that capitalise on natural features, expand on existing uses, or are closely located to other existing tourism related facilities.

The Howard Springs Pine Forest, as previously identified, is a highly valued informal community asset. However its uses are not formally recognised by government agencies or strategic land use policy. The unique pine forest environment it provides is also scarce in the greater region and difficult to artificially create. With this in mind, the Howard Springs

Pine Forest presents a significant opportunity to formally recognise its current and potential future use as an adventure tourism facility which could accommodate uses and activities such as:

- off-road/ mountain biking trails and infrastructure;
- rock climbing and abseiling towers;
- high ropes and flying fox infrastructure;
- archery and paintballing facilities;
- bushwalking and orienteering facilities;
- equestrian facilities;
- outdoor education/ cultural experience facilities;
- overnight camping and simple accommodation facilities; and
- supporting café and amenities.

A trial of 'semi-permanent' adventure tourism infrastructure could be implemented in stages for the Howard Springs Pine Forest. The purpose of a trial would be to gauge community and public interest in such a

facility and if successful can be expanded over time. Implementing a master plan, management plan and feasibility process would also assist to identify what type of infrastructure would be best suited and where maintenance responsibilities lie. Risk management also needs to be considered, noting assets of Air Services Australia within the remnant Pine Forest itself.

Other Influences

It is also important to recognise areas providing informal social and recreational activities, which can indicate an under-provision of facilities. The HowardSprings Pine Forest remnant pine plantation is one such area in the subregion that has been informally adopted by the public for recreational activities. Situations like these identify a need and opportunity to further cater for, or formalise, recreational activities in the subregion.

Service Infrastructure and Utilities

Most established areas in the Palmerston LGA are fully serviced by reticulated power, water and sewerage, underground stormwater drainage and the National Broadband Network (NBN). Areas within the Litchfield LGA generally have less reticulated service provision due to the low residential density and large distances associated with rural lifestyle lots.

Figure 13 shows the main existing service and utilities infrastructure network within the Subregion.

The HESLUP aims to ensure the sequential and cost-effective provision of infrastructure and assist with the coordination of design, development and funding for required infrastructure upgrades.

The HESLUP has an important role presenting and preserving the integration of land use, transport and infrastructure provision, including:

- the Glyde Point Arterial corridor, which will provide for services between Palmerston and Glyde Point;
- the potential extension of the utility network between East Arm and the Glyde Point Arterial corridor; and
- the preservation of land and corridors to support the upgrade to service infrastructure over time.

Upgrades to existing utilities and trunk services will be required over time to support ongoing service provision as land is developed

and to ensure appropriate servicing levels in a timely and holistic manner. The provision of new service infrastructure will occur in accordance with the long term strategies of service providers informed by regional and subregional land use plans.

The sequencing of future development will have a significant influence on efficient access to facilities and services. The HESLUP will support planning for the growth of the study area in a sequential and staged approach in reasonable response to demand.

In 2020/ 2021, the Department of Infrastructure Planning and Logistics is programming for trunk infrastructure to the subregion.

Power Supply

Reticulated power is readily available in much of the subregion and is provided through a combination of underground and overhead wires. The supply of power to Greater Holtze is subject to review and approval by Network Development and Planning, Power Services, of the Power and Water Corporation.

New power supply within urban environments will be required to be installed underground. New power supply within rural residential areas may be located above ground.

Changes in customer behaviour, such as the installation of roof top solar power panels and efficiency measures could help to reduce the peak demand for electricity.



Figure 13: Existing service infrastructure and utilities network within the subregion

Water Supply

The majority of the reticulated water system within the subregion is within the Palmerston Zone water supply sub-zone. This zone is supplied by directly pumping from the McMinns complex which in turn receives supply from the Darwin River Dam and the McMinns and Howard East Borefields.

The Palmerston Elevated Tank in Central Palmerston and the more recently constructed Palmerston South elevated tank provide off line balancing storage and peak flow reserves for the Palmerston Zone.

Other areas of the subregion, particularly in the Virginia area, rely on ground water bores to supply water for domestic use. As illustrated in the Land Capability section of this document, there are considerable pressures on ground water aquifer resources within the subregion with many ground water aquifers identified as being overused or over allocated.

All new development for urban or peri-urban land uses will require reticulated water supply. This will allow growth within the study area without increasing the demand and pressure on ground water resources.

As the demand for town water increases, new trunk infrastructure for water supply will be required, and the areas of urban density will make the infrastructure upgrades more viable.

As Greater Holtze develops further into the northern area of the suburb, the water supply demand will need to be reviewed in the broader context of the Palmerston water supply area. Additional water supply infrastructure could include, but not be limited to, storage tanks, distribution mains and possibly treatment plans.

Sewer Infrastructure

The majority of the subregion lies within the sewer catchment of the Palmerston Wastewater Stabilisation Ponds with ponds located in the suburb of Archer. The existing reticulated sewer system is a combination of

gravity lines and pumping stations which services predominantly the urban areas of the subregion. Lower density areas of the subregion located largely in the Litchfield Municipality generally rely on onsite waste water disposal.

Future urban growth will rely on the extension of Power and Water Corporation's reticulated sewer network. New sewer pump stations, gravity and rising mains will be required to connect to the existing sewer infrastructure network which forms part of the Palmerston Wastewater Stabilisation Ponds catchment.

Urban lots less than 4000m² will require connection to the reticulated sewer network. Peri-urban lots greater than 4000m² will be permitted to use onsite waste water disposal conditional on land and soil suitability.

Stormwater Drainage

The subregion has both urban and rural stormwater drainage systems. Urban drainage is characterised by channelized flow into an underground gravity system that discharges to the natural environment. 1% AEP flows are typically contained within road reserves. Rural drainage is characterised by overland flow into open swales, usually within road reserves, that discharge into the natural drainage system via creeks and lagoons.

Greenfield development areas will need urban stormwater systems which may require parts of the existing urban network to be upgraded.

The potential impact of stormwater from development on natural drainage and waterways is an issue of concern to both the community and the Department of Health. In particular, the Medical Entomology Branch of the Centre for Disease Control, Public Health Unit would like to ensure drainage systems are designed to not create stormwater ponding that could increase mosquito breeding.

Consultants WRM are undertaking a broad hydrological assessment across the subregion that will inform more detailed design of stormwater drainage systems.

Part Three:

Focus Areas

The subregion falls into four localities with different land use structures and different issues. The HESLUP refers to these localities as focus areas. They are:

- the Greater 11 Mile Focus Area;
- the Greater Holtze Focus Area;
- the Virginia South West Focus Area; and
- the Archer / Mitchell West Focus Area.

As well as considerations within the focus areas, adjacent land uses have an influence on planned outcomes for the focus areas.

Areas of Influence

The study area has interdependency with adjacent land uses of strategic or regional importance. For example, the western boundary of the study area interfaces with the Northcrest residential area. These areas of influence are shown at Figure 15.

Future land uses in the Greater 11 Mile Focus Area will be influenced by the alignment of arterial road, rail and utility corridors and future land use changes such as the relocation of the passenger rail terminal.

The Greater Holtze area has both the potential to accommodate growth in the subregion and also to provide significant natural areas of environmental value, particularly in the Kings Creek and Howard River catchments.

The Greater 11 Mile and the Greater Holtze focus area are close to the prime destinations and facilities of Palmerston city centre. The subregional plan identifies opportunities to service land for growth in these areas that will benefit from proximity to existing services.

Figure 14 below shows the close proximity of the Greater Holtze area to central Palmerston.

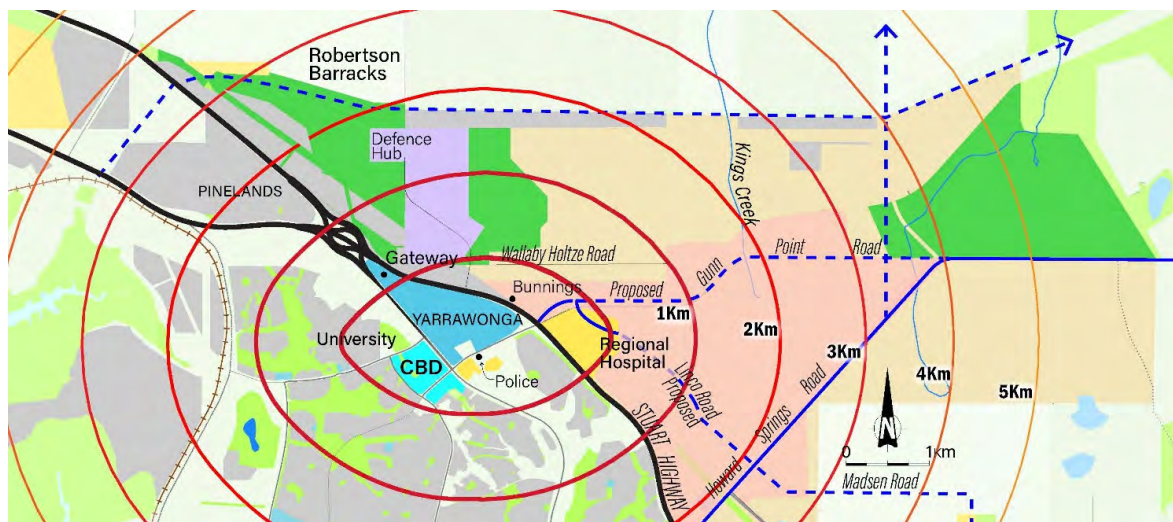


Figure 14: Proximity to social infrastructure and commercial services within the subregion

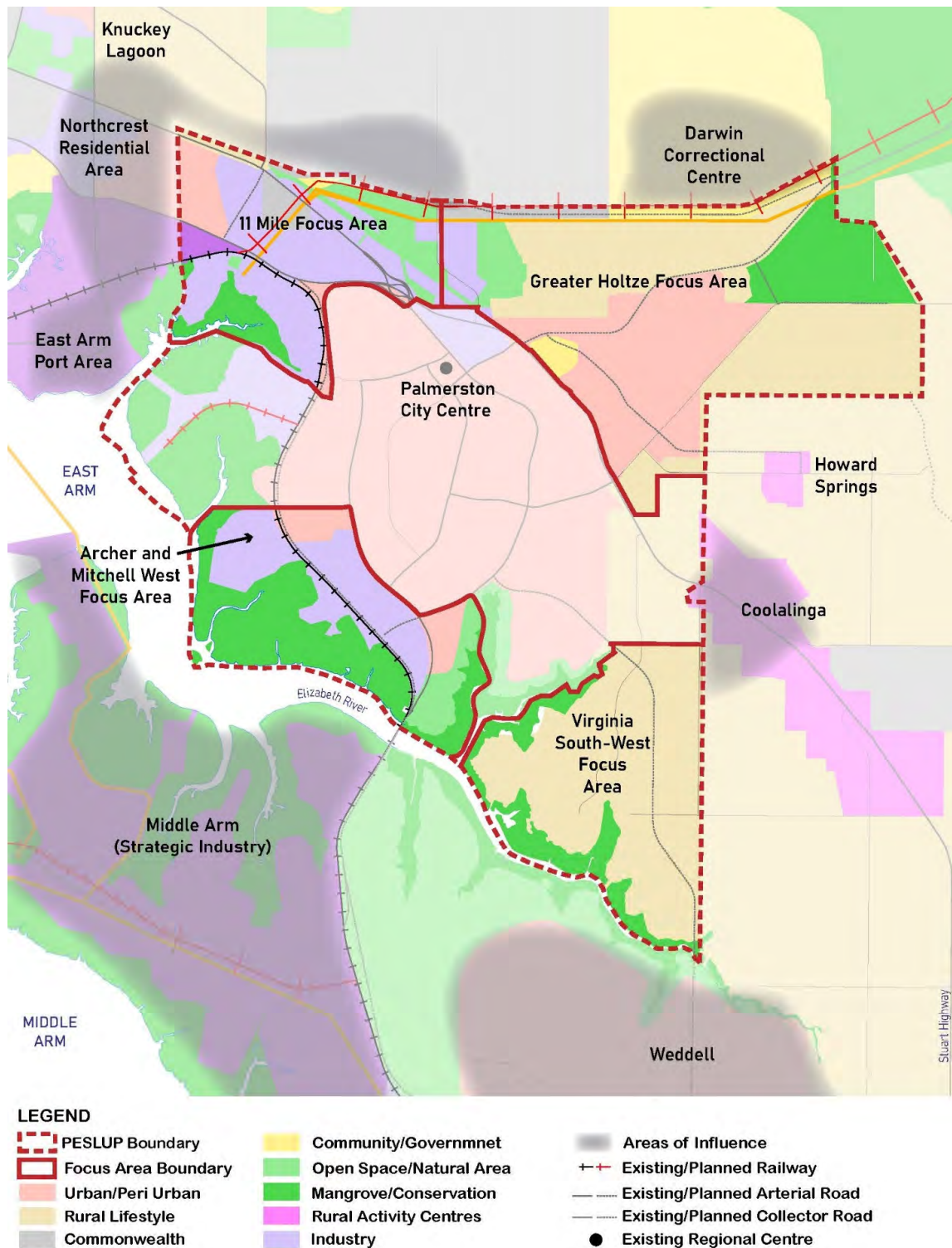


Figure 15: Focus Area Index Map with areas of influence

Future Urban/peri-urban Land

The DRLUP identifies parts of the 11 Mile and Greater Holtze focus areas for future urban/peri-urban residential development.

The urban/peri-urban land use category includes urban residential and rural residential development, as well as the full range of land uses necessary to support a neighbourhood. For example, a broad urban/peri-urban area will include a range of commercial land uses, land for open space and parks, and community purpose land for schools and social infrastructure.

The subregional plan provides a more detailed delineation of the urban/peri-urban area than shown in the regional plan, and proposes additional areas for future residential uses.

The DRLUP includes 'Kowandi North', the former Commonwealth Defence facility, in the urban/peri-urban area, and NT Government has a Memorandum of Understanding with Commonwealth Government on the future development of this land.

This land is close to existing transport and utility corridors as well as Palmerston CBD, Yarrowonga commercial area and the Palmerston Regional Hospital.

As well as 'Kowandi North', the HESLUP includes Crown land immediately north and private land along Wallaby Holtze Road for urban/peri-urban development in the far term.

Greater 11 Mile Focus Area

The land use pattern of the Greater 11 Mile Focus Area is defined by a concentration of regional road, rail and utility corridors.

These corridors around and through the Greater 11 Mile area service the Darwin region and connect to the national highway, railway and utility pipeline networks. While corridors for these networks have been generally secured within the Focus Area, there are gaps in the rail and utility networks, as can be seen in Figure 16.

The HESLUP will ensure localised planning of this Focus Area considers and responds to the regional considerations for road rail and utility networks.

The localised gaps in the networks require further investigation as standalone studies by service authorities and responsible agencies. These investigations will allow alignments to be finalised and corridors preserved with appropriate tenure.

Rail Network

A feasibility investigation into the extension of the existing rail network to Glyde Point is planned to commence in 2021. The findings of this feasibility investigation will confirm whether the rail extension is required and if so, the rail alignment options.

The findings of the rail feasibility investigation will also have a direct impact on the road and utility networks planned for the Greater 11 Mile Focus Area. The road and utility alignments generally respond to the overarching considerations associated with rail provision, such as alignments and grade.

The selection of appropriate horizontal and vertical geometry for the railway will need to respond to constraints of the landscape.

Rail considerations – topography and drainage

The topography of the Greater 11 Mile Focus Area is shown at Figure 18. The landscape features a steady slope from the Stuart Highway down to Tiger Brennan Drive.

The current (incomplete) alignment for the potential rail extension is identified in Figure 16. The existing railway on the southern side of Tiger Brennan Drive is generally through the lowest part of the landscape.

While most of the Focus Area has been cleared for various land uses, some pockets of remnant vegetation remain. There are natural gullies in this Focus Area that perform an important role in accommodating stormwater drainage.

Darwin Passenger Rail Terminal

The HESLUP identifies opportunities to relocate the Darwin Passenger Rail Terminal to a site with improved access to the regional transport network.

A new passenger rail terminal is subject to separate investigation and will involve the construction of an adjacent rail siding or 'loop'.

It will be important to maintain the efficiency of the existing rail service when considering options for a relocated passenger rail terminal.

Rail and Road Interface

Completion of rail feasibility investigations will allow preliminary design for road network upgrades in the study area to be advanced.

The preferred alignment of the potential rail extension and its intersections with the existing road network, such as signalised crossings or grade separated, will be essential elements for the rail feasibility investigations.

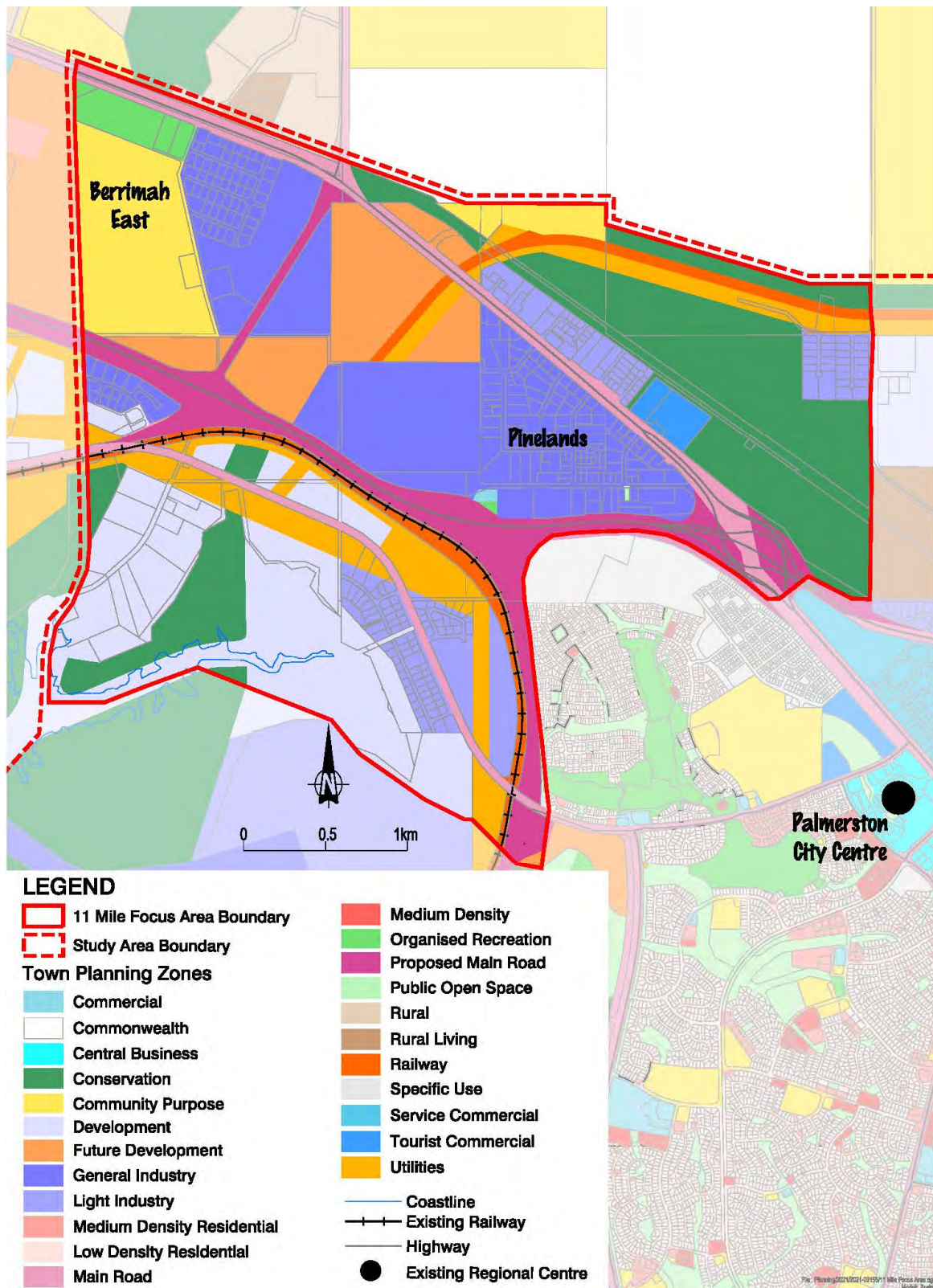


Figure 16: Greater 11 Mile Focus Area existing zoning map

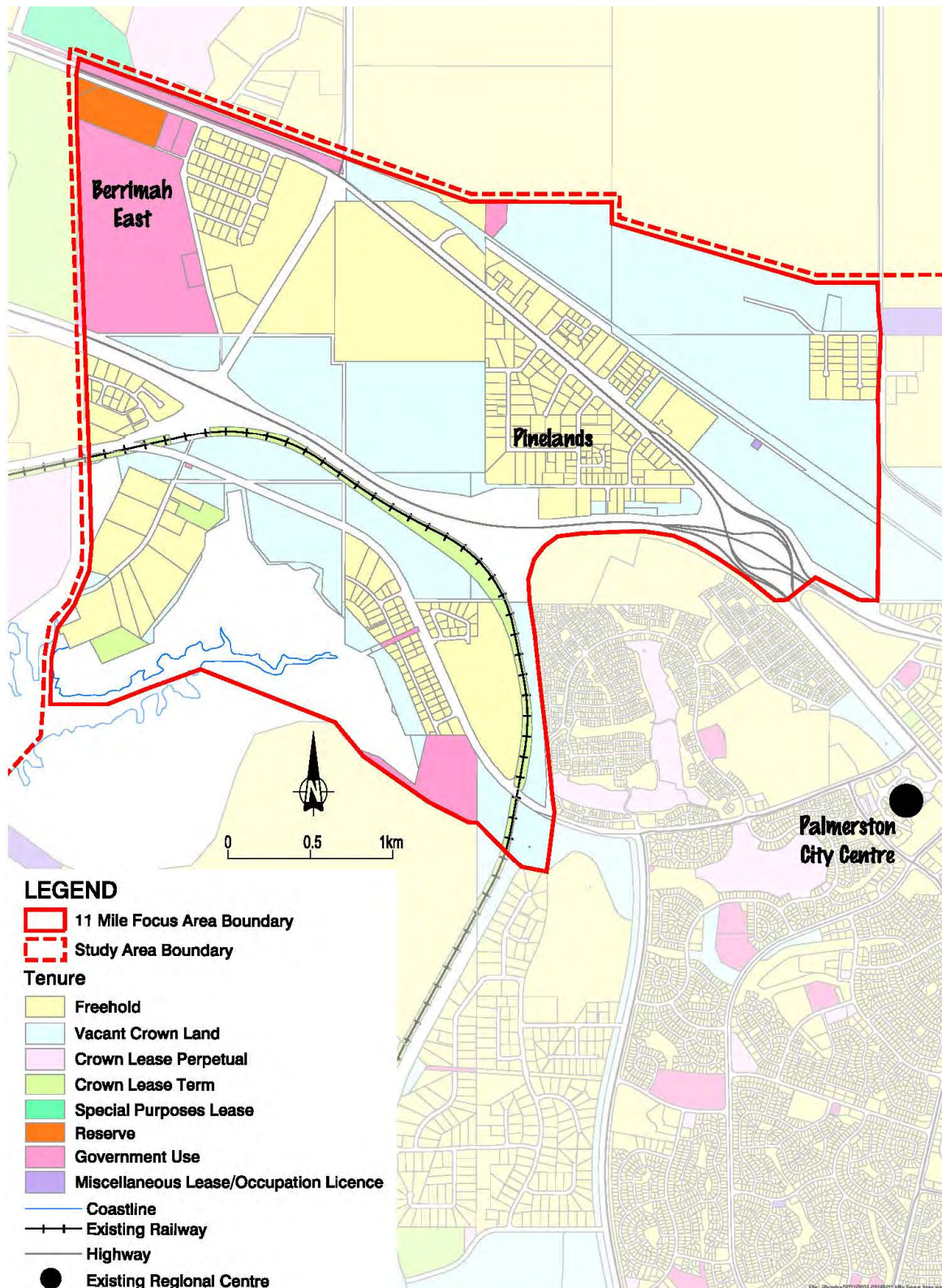


Figure 17: Greater 11 Mile Focus Area existing land tenure map

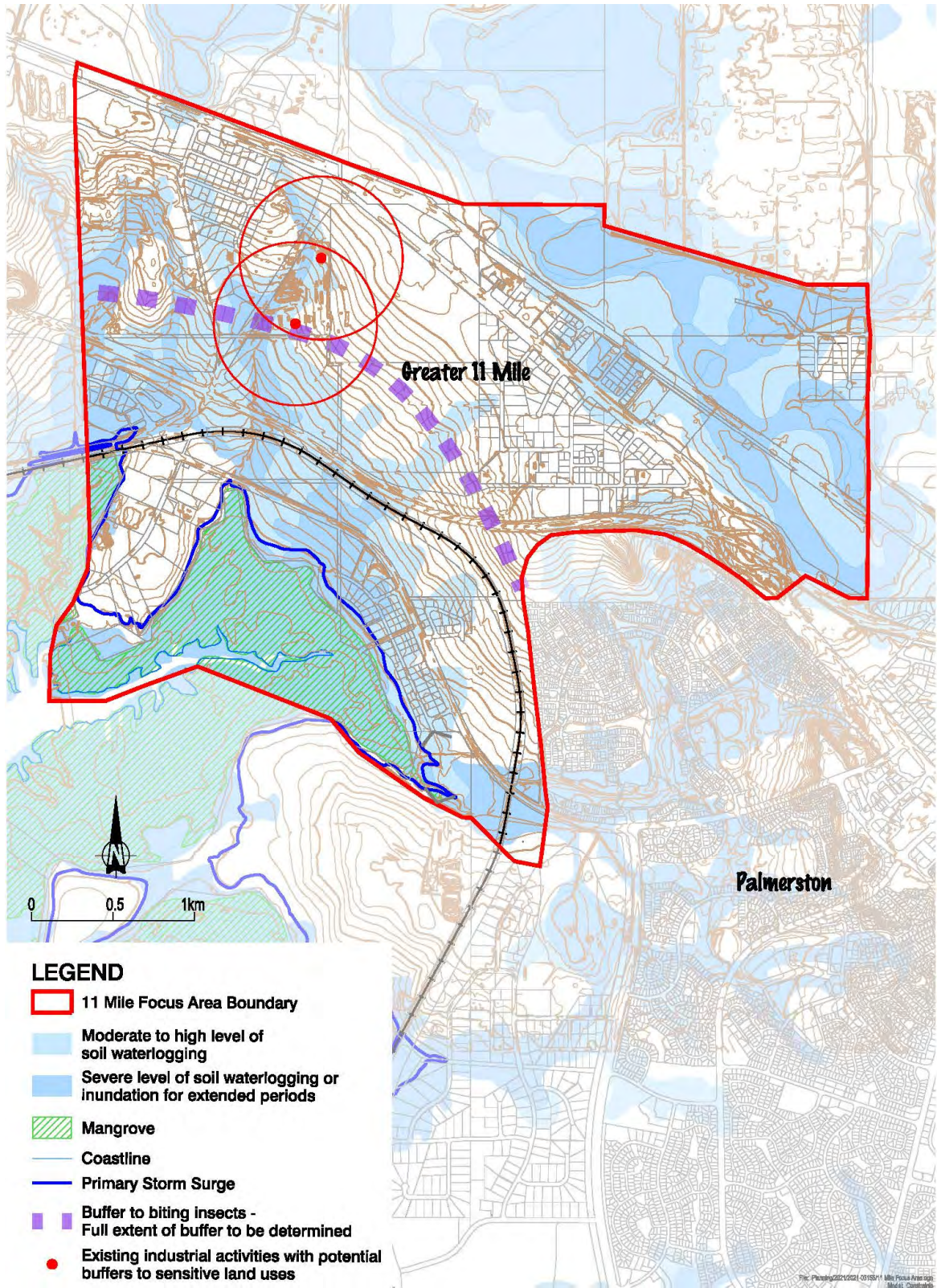


Figure 18: Greater 11 Mile Focus Area constraints map

Main Road Network

The main roads across the study area connect the region's commercial and employment centres, residential areas and regional destinations.

Main Road Network - McMillans Road Extension

A 60m wide government road reserve zoned PM (Proposed Main Road) exists for the future extension of McMillans Road from the Stuart Highway to the Tiger Brennan Drive/Wishart Road intersection. The Zone PM corridor is shown in Figure 16.

The extension of McMillans Road will require the reconfiguration of the current three-way Stuart Highway/McMillans Road intersection and the alignment of Tivendale Road.

The need for the McMillans Road extension, the preferred alignment, and intersection arrangements is a separate investigation. The existing road corridor should be retained until other options have been evaluated.

Main Road Network - Glyde Point Arterial Corridor

The future Glyde arterial road has been realigned away from the Temple Terrace intersection to now run beside the rail and utility corridors to Glyde Point. Access to this corridor from either McMillans Road or the Stuart Highway in the 11 Mile area is a subject of further investigation.

The Glyde Point Arterial Road is discussed in the Movement and Transport section of this document. Its alignment and connection to the arterial network within Greater 11 Mile are subject to a separate investigation.

Berrimah East

This area includes the old goal, the Don Dale Youth Detention Centre and Robbie Robbins Reserve. It extends from the Northcrest development on the old Berrimah Farm site to Tivendale Road. The area is not directly affected by the road, rail and utility corridors.

The Darwin Regional Land Use Plan identifies this area for urban land uses, and it is anticipated that residential development will extend from the adjacent Northcrest estate.

The Don Dale Youth Detention Centre site on Section 4234 is programmed for relocation to a new facility in Holtze North.

Robbie Robbins Reserve

The Darwin Regional Land Use Plan identifies the Robbie Robbins Reserve within the urban/peri-urban land use category.

The HESLUP recognises the potential for other sites to accommodate relocated functions and potentially provide for improved and/or expanded services.

The HESLUP will retain the urban / peri-urban opportunity over the Robbie Robbins Reserve. The reserve is Crown land that is relatively unencumbered and within the immediate catchment of the proposed secondary centre of the Northcrest residential estate.

Continuing to identify the Robbie Robbins Reserve within the urban / peri-urban land use category and considering the potential relocation of facilities, does not prevent the continued operation of existing services in the short term. The Department of Infrastructure Planning and Logistics are programming to release residential titles from 'Berrimah East' in 2035, and will need to commence infrastructure headworks a few years beforehand. This programme allows the current uses of Robbie Robbins Reserve to continue for approximately ten years, and gives government the same timeframe to identify an alternate location for the equestrian activities.

11 Mile Area – responding to future infrastructure

Separate transport and service infrastructure studies must be undertaken before some land use responses can be further considered within the 11 Mile area. In addition, natural constraints may determine the suitability of land uses for further consideration.

The paperbark swamp east of the Tiger Brennan Drive/ Tivendale Road intersection is on Crown Portion 1142 and is likely to be identified as open space in recognition of its surface hydrology and drainage function.

The Darwin Regional Land Use Plan is proposed to be updated to change areas identified for 'Development' to Open Space/ Natural Area in response to the significant waterlogging these areas experience.

Pinelands Area – Considering development pressures along the Stuart Highway

The portion of the Greater 11 Mile investigation area that is within Pinelands, adjacent to the Stuart Highway, is referred to as the Pinelands investigation area.

The Pinelands industrial area has faced pressures for the intensification of land uses from industrial to commercial land uses, responding to favourable conditions including:

- property with frontage to the Stuart Highway and exposure to passing trade;
- favourable building types and relatively small lot sizes; and
- service roads that support good access and parking.

In addition, programmed traffic management upgrades along the Stuart Highway, including a new signalised intersection at McKinnon Road, may increase the attraction of the area for commercial land uses.

Greater Holtze Focus Area

The Greater Holtze focus area is close to the Palmerston city centre - refer to Figure 14.

In 2015, the Holtze Urban Area Plan was amended into the Northern Territory Planning Scheme. The Area Plan enables in the order of 700 dwellings around a compact neighbourhood centre next to the Palmerston Regional Hospital.

As residential release areas such as Zuccoli, Muirhead and Durack Heights approach full build-out, Government is preparing to service land within the Holtze Urban Area Plan for land release to meet near-term demand.

The greater potential is for a broader Greater Holtze Area Plan to identify at least a mid-term potential of approximately 5000 dwellings in this focus area over several stages of land release.

The HESLUP calls for the preparation of a staged area plan to guide land use change in the Greater Holtze area, refer to Figure 19, over the near to far term. Draft policy seeks the area plan to be consistent with the subregional plan, and to be informed by land capability assessment and engineering investigation necessary to respond to the constraints and opportunities of the locality.

Land tenure and natural constraints of the Greater Holtze area are shown at figures 20 and 21/22 respectively.

The mid-term expectation is for development of the Commonwealth 'Kowandi North' site, and further Crown land to the north and east. 'Kowandi North' and part of the Crown land is already identified by the Darwin Regional Land Use Plan (2015) and Litchfield Subregional Land Use Plan (2016), for urban/peri-urban development.

Detailed planning for Holtze-Kowandi North

The HESLUP recognises potential for the existing Holtze Urban Area Plan and the Commonwealth Government 'Kowandi North' landholding to be considered together as the 'first stage' detailed plan within the Greater Holtze Area Plan.

A detailed land use concept that includes both Holtze and Kowandi North would allow for more detailed planning as well as the efficient and cost-effective provision of infrastructure across a larger area.

In the Holtze/ 'Kowandi North' area, near to mid-term development will result in the progressive release of residential land. Detailed area planning should have a focus on creating high amenity urban areas. A range of housing options should be integrated with an active transport network providing convenient access to open space, community facilities and local shops

Holtze North and existing Rural Living Area

The area referred to as Holtze North is an area currently identified for rural land uses.

However, the proximity of Wallaby Holtze Road to the existing services and social infrastructure of Palmerston will continue to bring pressure for the development opportunities of this locality to be realised.

The HESLUP opens discussion and awareness of the potential land uses for this area in the longer term.

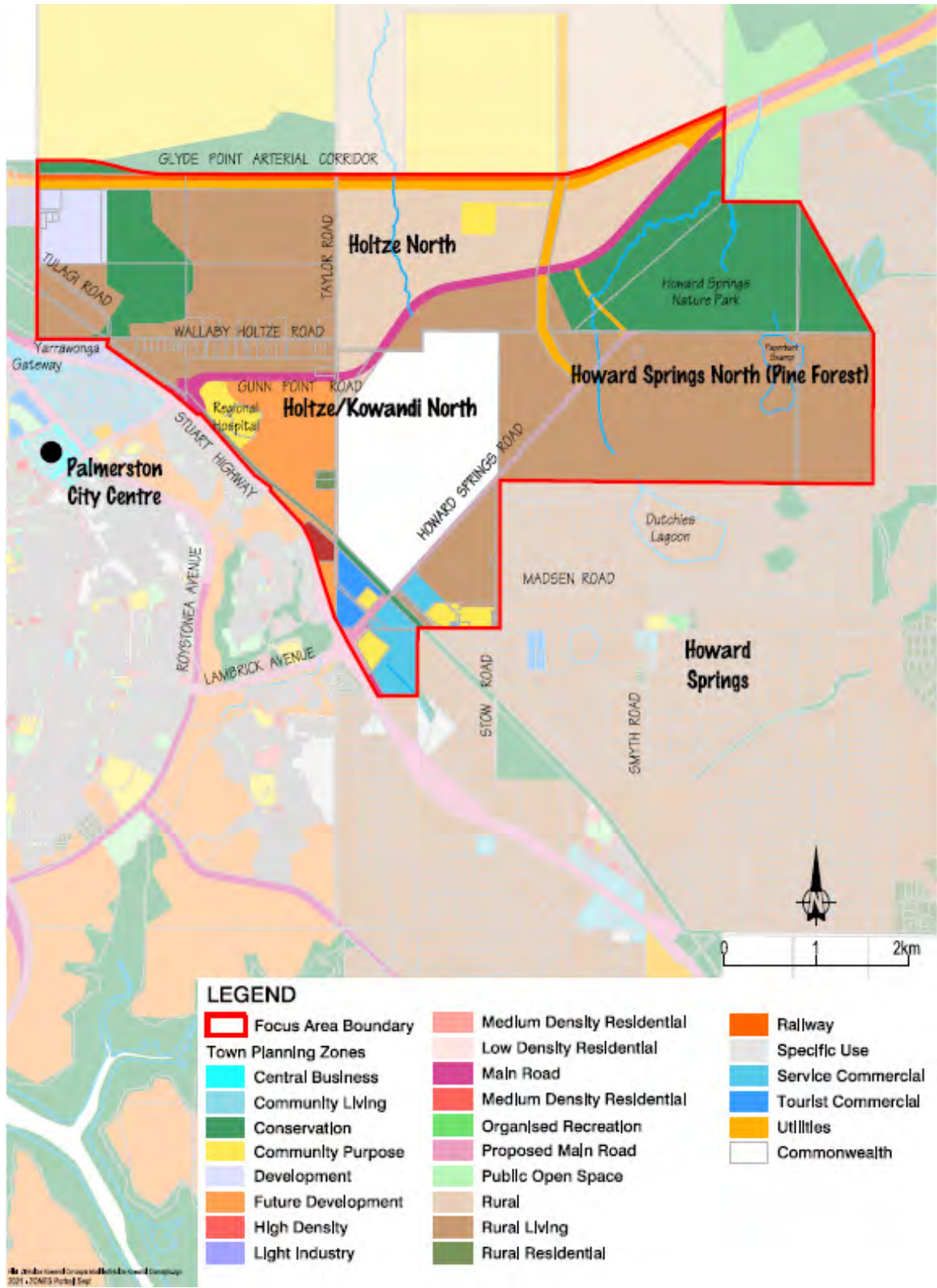


Figure 19: Greater Holtze Focus Area existing zoning map

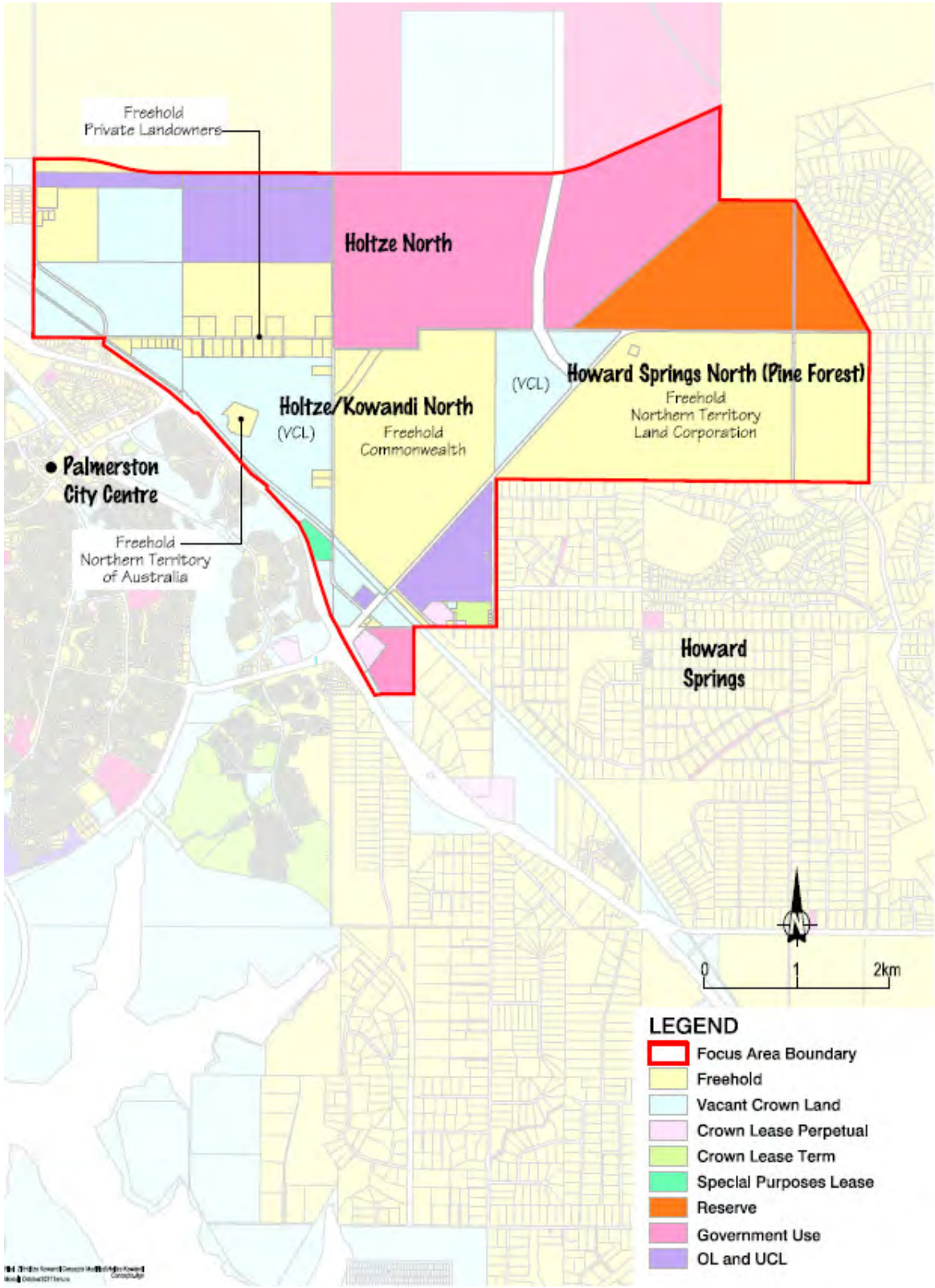


Figure 20: Greater Holtze Focus Area existing land tenure map

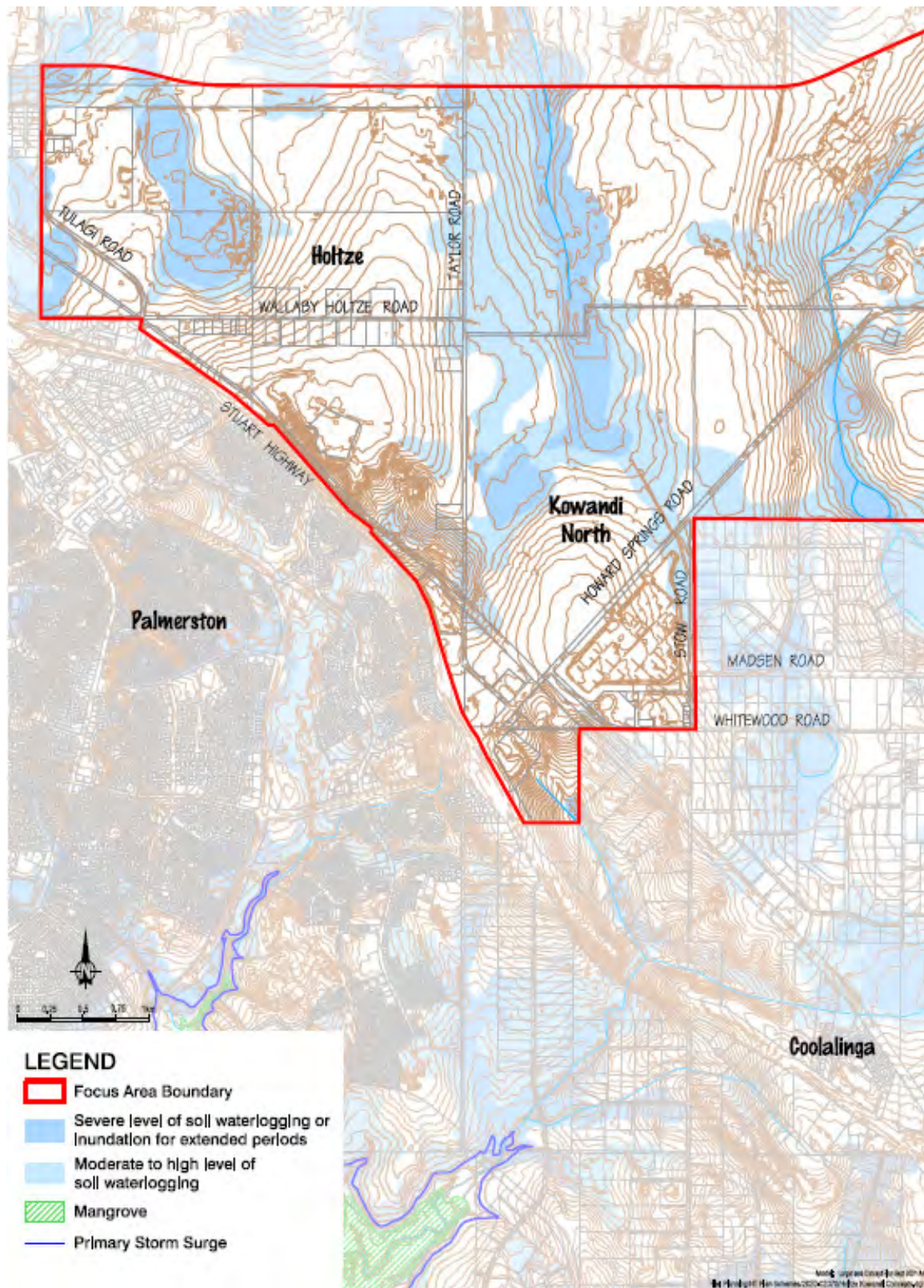


Figure 21: Greater Holtze Focus Area constraints map (Holtze/ Kowandi North)

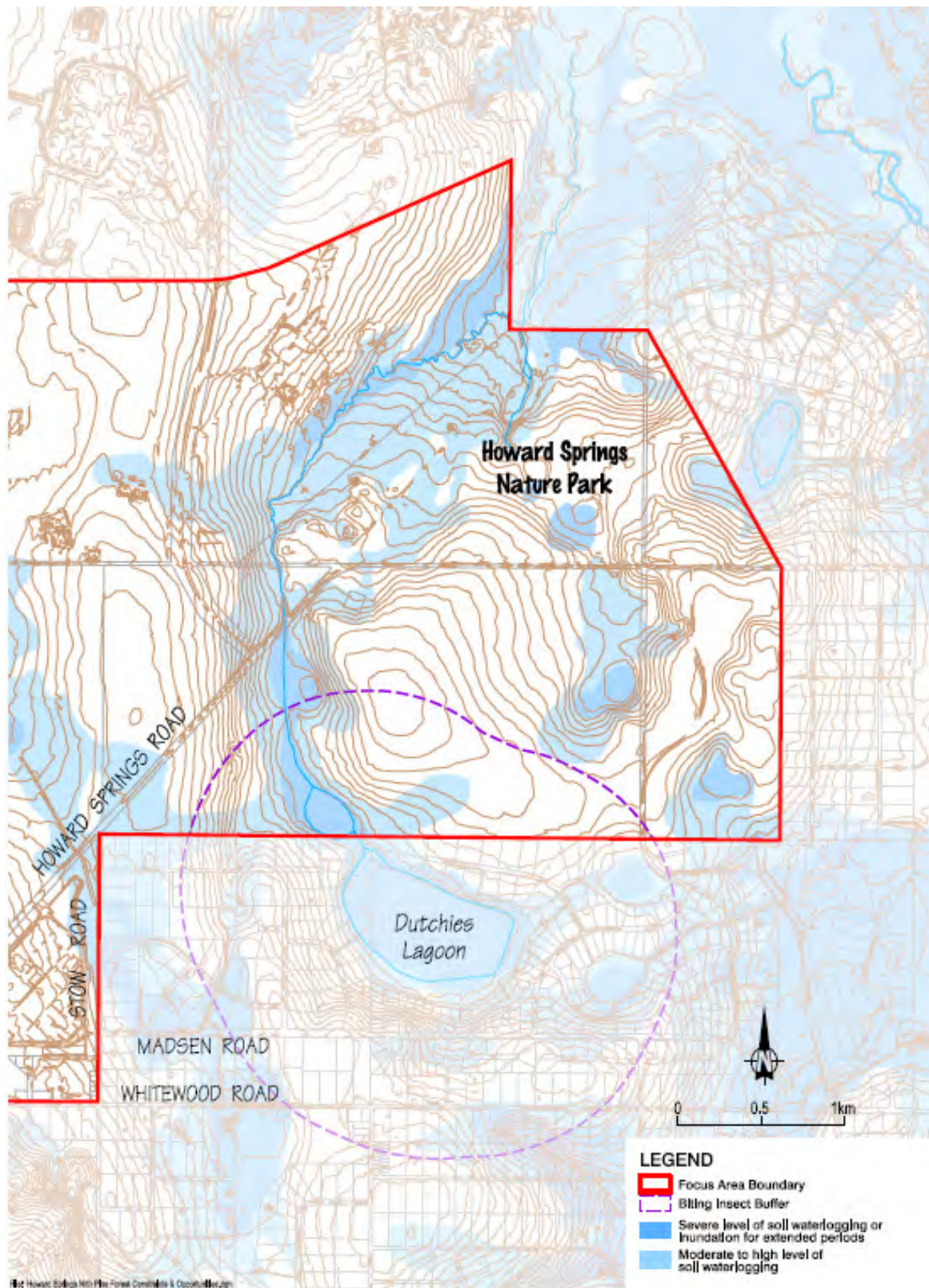


Figure 22: Greater Holtze Focus Area constraints map (Howard Springs North)

Howard Springs North

This area contains the remnant pine forest, Howard Creek, current and future arterial road corridors, and undeveloped areas.

Howard Springs North comprises a small number of large land holdings. Figure 20 identifies the land tenure that applies.

The large areas of remnant pine forest supports an informal off-road cycling venue that is clearly valued by the community.

The HESLUP recognises the importance of the pine forest area to residents, visitors, recreational groups and nature enthusiasts. Its varied use has informally developed over time since the area began as a pine plantation for agricultural harvest. The HESLUP also recognises the unrealised potential as a future outdoor recreation 'hub'.

Land use change across Howard Springs North is viewed as a long term process, not to be compromised by the current initiatives to meet the demand for residential land.

In addition, the potential use of this area may include other open space related activities such as adventure tourism, equestrian, camping and/or sport functions, which will all need time to grow from concept to reality.

The HESLUP also recognises that a review of opportunities for the remnant pine forest should also consider Howard Springs Nature Reserve and its ongoing management plan.

Virginia South-West Focus Area

The Virginia South-West Focus Area has an established rural character and accommodates a range of rural lifestyle lots. Virginia South-West, shown in Figure 23, is located between the periphery of Palmerston and the future Township of Weddell.

The Darwin Regional Land Use Plan does not identify this locality for change, and neither town water nor reticulated sewerage are available or planned. However, it is likely that the future development of a new town at Weddell and construction of the arterial road to Weddell, referred to as the North-South Weddell Connector, will affect the locality.

The boundaries of this focus area have been guided by proximity to the future arterial road.

North-South Weddell Connector

A 60 metre wide corridor for the North-South Weddell Connector has been reserved across the focus area between Bertram Road, Palmerston and Lowther Road, Virginia.

The North-South Weddell Connector has long been identified as one of two major arterial roads connecting the future Township of Weddell to Palmerston and the broader Darwin region.

The corridor for the future main road has been reserved for almost its entire length. The final length of its alignment, approaching Elizabeth River, requires confirmation and reservation.

Preliminary planning for the future town of Weddell has suggested that the North-South Weddell Connector will need to be constructed early in the town's development.

The construction of the North-South Weddell Connector will provide the early stages of Weddell with convenient access to the services in Palmerston. This is particularly important until Weddell establishes its own facilities and services.

With the development of Weddell, and the construction of the North-South Connector, this focus area will have improved access to Palmerston and associated services. This may bring pressure for land use change and development, especially for the less constrained areas along the North-South Weddell Connector.

However, a large part of south-west Virginia is constrained by either soil waterlogging, storm surge, or exposure to biting insects. A nominal biting insect buffer is shown at Figure 25. Without effective measures to mitigate biting midges, the highest and best use of land within the insect buffer is probably rural residential.

These natural constraints will substantially lessen opportunities for land use change

Virginia Old Townsite - Declared Heritage Place

In 2006, a section of the 1869 Virginia Townsite Survey Markers by the Goyder Survey Team was given Declaration of Heritage Place status.

This important heritage feature of this focus area is the original townsite of Virginia surveyed in 1869, and evidenced by original survey markers. The grid layout of 304 half-acre lots (2023m²) is a part of the cadastre. All the lots are Crown land. Figure 24 shows the cadaster of Virginia. A western portion of the original survey is now a declared heritage place.

The balance of the townsite is an opportunity for further investigation; noting the need to open a road reserve across the undeclared portion for the North-South Connector.

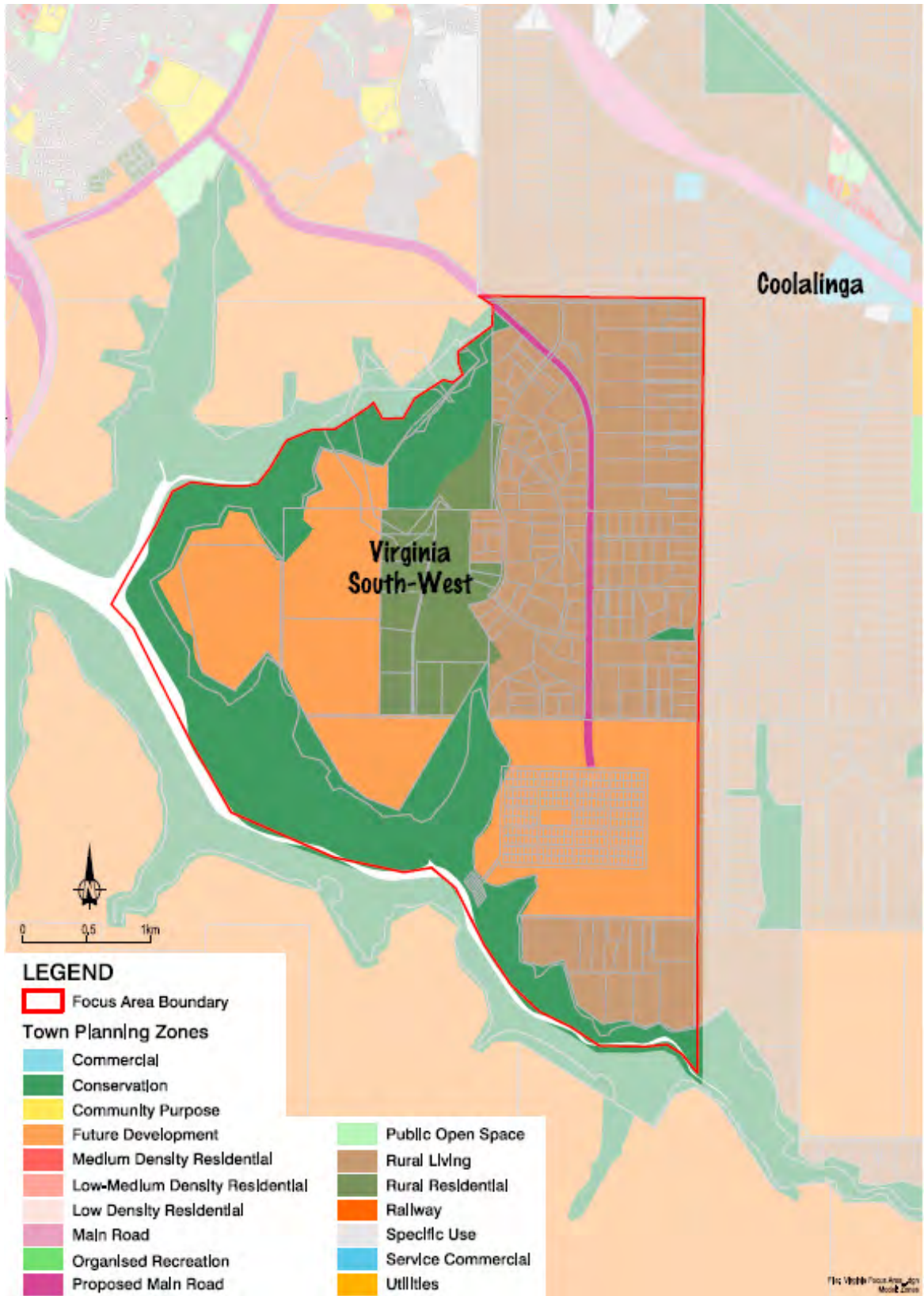


Figure 23: Virginia South-West Focus Area existing zoning map



Figure 24: Virginia South-West Focus Area existing land tenure map

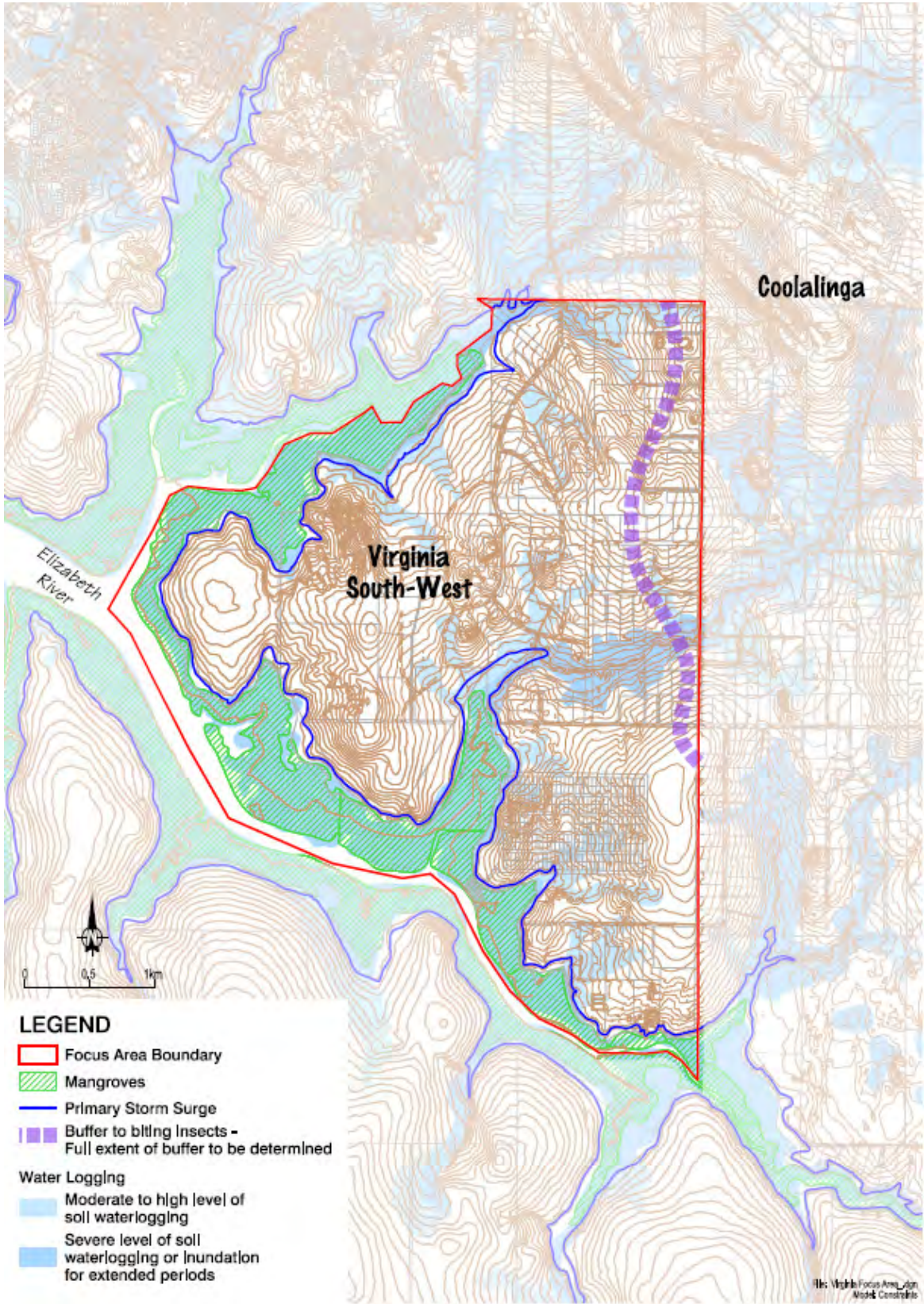


Figure 25: Virginia South-West Focus Area constraints map

Archer and Mitchell West Focus Area

The Palmerston Eastern Suburbs Area Plan includes Archer and Mitchell West. Development potential in Archer is limited by exposure to biting insects, storm surge, and seasonal waterlogging. Land use structure is fragmented by the strategic corridors for arterial roads, railway and power transmission. The HESLUP project proposes a review of the future land uses of Archer and Mitchell West.

The current Area Plan shows commercial and community uses which would be limited by the high exposure to biting midges in Archer. Land south-west of the railway is currently zoned for future development (FD), but the Area Plan shows this area for conservation.

Mitchell West is similarly constrained such that any future residential use could only be rural in character.

Some issues that will inform a review of the area planning for Archer and Mitchell West are discussed below.

Construction of the Weddell arterial

Design investigations have commenced for the future Weddell Freeway through Archer. This work will clarify the nature of future intersections with the arterial corridor.

The treatment of the Roystonea/ Elrundie avenues intersection is central to this focus area. A 2001 concept for a grade-separated interchange proposed that Roystonea Avenue will remain at grade and the Weddell arterial will be elevated. This offers the potential benefit of future access from Roystonea Avenue across the railway via an at-grade crossing to developable land on the other side. However there is a concern that land south-west of the railway is too constrained for development; and that, as industrial development increases rail freight, an at-grade crossing would not be acceptable.

A road bridge elevating Catalina Road over both the railway and arterial corridor will be

necessary to maintain access to residential properties and Power Water's wastewater treatment facility south-west of the railway. Minor realignment of Catalina Road may be necessary to accommodate ramps to the bridge without affecting the local road network and access to adjacent properties.

Proposed expansion of the Power Water Corporation water treatment facility

Power Water Corporation (PWC) is planning to expand the wastewater treatment facility. The land demand for this should be identified, and the proposed Catalina Road bridge and future local road should be aligned to not affect existing or future PWC infrastructure.

Access from local road network and storm surge

Land for industry and commercial uses may be acceptable with some exposure to storm surge, but property access should be maintained in a primary storm surge event. Local access roads should be aligned and constructed with storm surge immunity and land parcels arranged with unconstrained land adjacent to local access roads.

Highest and best Use for Mitchell West

For Mitchell West, the current Area Plan indicates residential constrained by biting insects; i.e. rural living and rural residential. However, other uses such as solar power generation, have been considered. The proximity to strategic industry across the Elizabeth River raises the question whether rural living is the best land use in this location. Further discussion with stakeholders and agencies should inform this matter.

Alternate Site for the Passenger Rail Terminal

City of Palmerston has proposed Archer as an alternate site to Tivendale for relocation of the passenger rail terminal. The railway is harbour-side of the future Weddell Freeway. The land adjacent to the railway is constrained by biting insects, and has no identified road access.

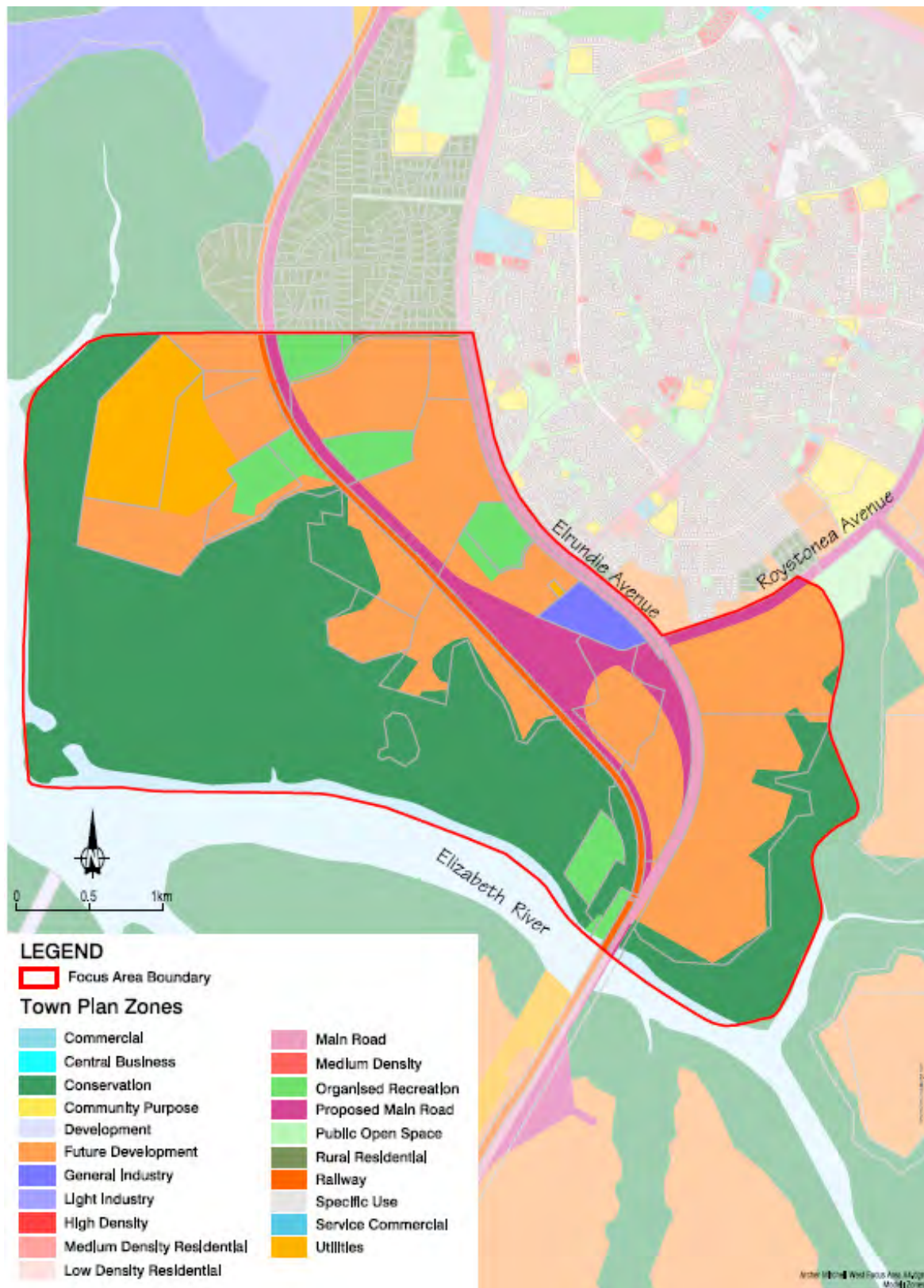


Figure 26: Archer and Mitchell West Focus Area existing zoning map

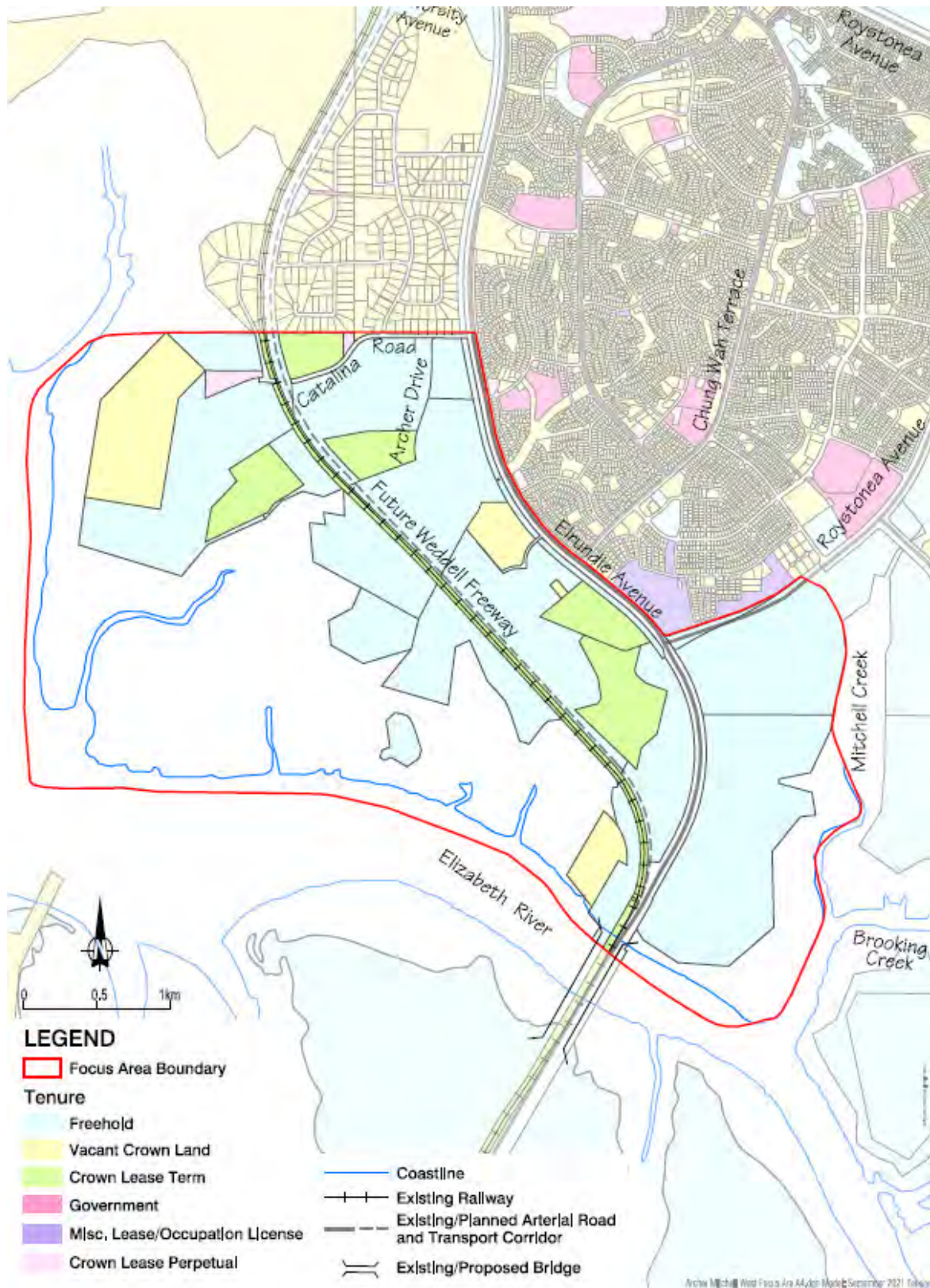


Figure 27: Archer and Mitchell West Focus Area land tenure map

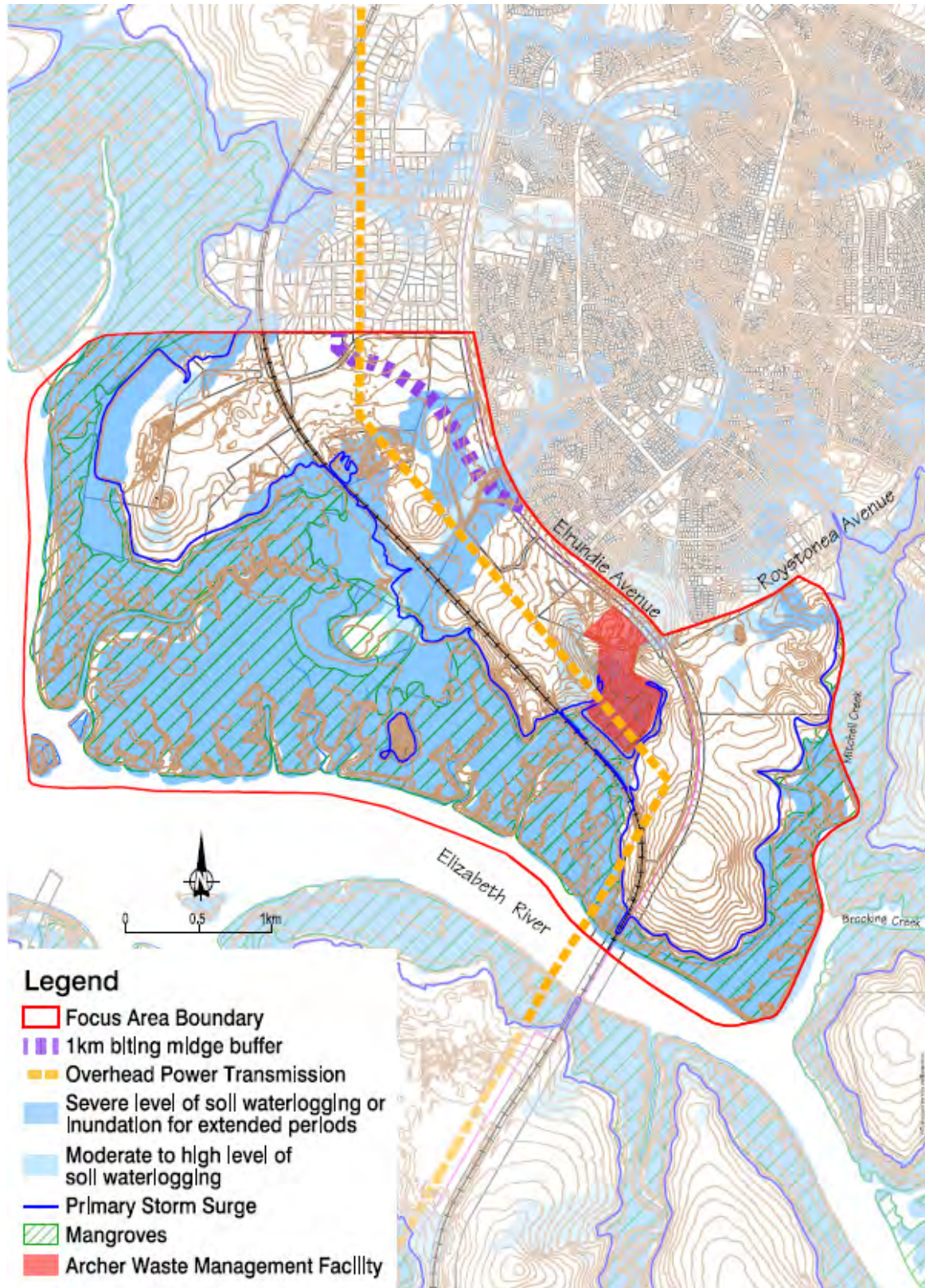


Figure 28: Archer and Mitchell West Focus Area constraints map

References

Documents that have informed this Land Capability and Needs Assessment.

- Department of Lands, Planning and the Environment (2015) Northern Territory Compact Urban Growth Policy Darwin: NTG
- Department of Lands Planning and Environment (2015) Darwin Regional Land Use Plan 2015
- Northern Territory Planning Commission (2016) Litchfield Subregional Land Use Plan 2016
- Northern Territory Government (2017) Public Transport and Cycling: Cycling and Walking. Retrieved from <https://nt.gov.au/driving/public-transport-cycling/cycling-and-walking>
- Department of Environment, Parks and Water Security (2020) Status of groundwater resources in the Darwin Rural Water Control District and Palmerston municipality, December 2020.
- Department of Environment and Natural Resources (2018) Palmerston Dolostone Aquifer: 2018 Status Report
- EcOz Environmental Consultants (July 2021) Ecological & heritage constraints analysis for Holtze/Kowandi - Department of Infrastructure, Planning and Logistics
- FYFE (2021) Palmerston Environs Regional Social Infrastructure Assessment – Department of Infrastructure Planning and Logistics (Variation to Final) DRAFT
- GHD (July 2017) Department of Infrastructure, Planning and Logistics - Urban Services Infrastructure Master Plan: Palmerston CBD

COUNCIL REPORT

2nd Ordinary Council Meeting

AGENDA ITEM:	13.2.1
REPORT TITLE:	Community Benefit Scheme November Update 2021
MEETING DATE:	Tuesday 16 November 2021
AUTHOR:	Community Facilities Officer, Rachel Fosdick
APPROVER:	Director Lifestyle and Community, Amelia Vellar

COMMUNITY PLAN

Governance: Council is trusted by the community and invests in things that the public value.

PURPOSE

This Report provides Council with a summary of the Community Benefit Scheme (CBS) 2021/2022 applications to date.

KEY MESSAGES

- City of Palmerston provides funding to eligible individuals and community groups that meet the criteria to assist Council to deliver on City of Palmerston's vision of "A Place for People".
- This year the Community Benefit Scheme (CBS) had a 2021/2022 budget of \$230,000 for grants, donations, sponsorships, and scholarships.
- The Environmental Initiative Grant (EIG) budget is \$20,000.
- Currently \$36,149 has been expended in the CBS budget, \$55,422 committed in this financial year for, one two year and three three-year on-going sponsorship and \$18,131 is expended in the EIG budget. Currently \$140,298 remains available for future projects and events.
- To date this financial year, City of Palmerston has received thirty-six applications.
- One grant application was received this month from Palmerston Men's Shed Inc to the value of \$4,044 to improve accessibility and create a more multipurpose space.
- Two applications were approved at the 1st Ordinary Council Meeting on 2 November 2021.
 - One application received from Palmerston Magpies Football Club (PMFC), for \$10,000 to purchase equipment and coaching resources; and
 - One grant variation request was for Riding for the Disabled in the Top End Inc.
- Individual Representation Support applications have been significantly impacted due to interstate travel COVID-19 restrictions. Consequently, only one Individual Representation Support application was received.
- Annual School Awards letters have been sent to 15 Palmerston schools. To date three schools have responded with an acceptance.
- Increased promotion of the CBS was undertaken by Community and Library Services staff, through community engagement at Children Week Event and through mail outs.
- Two workshops were conducted to provide information to community organisations regarding the CBS application process and eligibility criteria.

RECOMMENDATION

THAT Report entitled Community Benefit Scheme November Update 2021 be received and noted.

BACKGROUND

Palmerston provides grant, donation and sponsorship funding to eligible community groups which offer activities, projects, and services that assist Council to deliver on its Community Plan outcomes and objectives and its ongoing plans to ensure that Palmerston continues to be 'A Place for People.'

Council initiatives such as the extension of free venue hire till 31 December 2021 negate the need for application for in-kind support for that purpose; if/when venue fees are reintroduced applications for waived fees will also reoccur. Free parking in the city centre also benefits individuals and groups, especially around activities and community events at venues such as Palmerston Recreation Centre, Palmerston Library, Goyder Square and Civic Plaza.

DISCUSSION

A copy of City of Palmerston approved Community Benefit Scheme Update - November 2021 is provided as **Attachment 13.2.1.1**.

Donations and Grants

One grant application was received from Palmerston Men's Shed, to the value of \$4,044 to support improving the work environment. The Palmerston Men's Shed Inc have requested that upgrades are undertaken in the Men's Shed to make the space multi-purpose and allow accessibility for people with mobility assistance vehicles and increase the number of members able to access the site simultaneously. The proposed upgrades include installation of power outlets and four ceiling fans in Shed 3 at the City of Palmerston depot. This application is pending Council approval.

Two CBS applications were processed at the 1st Ordinary Council Meeting on 2 November 2021:

- One application received from Palmerston Magpies Football Club (PMFC), for \$10,000 to purchase equipment and coaching resources. The PMFC application was approved to provide equipment and resources to their junior players. The purpose of the grant is to provide key equipment for coaches in the upcoming season which will benefit all members of the organisation, who are Palmerston residents. PMFC has strong participation from players ranging from seven to forty years old and the club plays an integral role in providing health and wellbeing opportunities for the Palmerston community.
- One grant variation request was approved at the 1st Ordinary Council Meeting on 2 November 2021 for Riding for the Disabled in the Top End Inc.

Representation Support Grants

One Individual Representation Support grant application has been received from a young person travelling to Beenleigh, Queensland to compete in the Nga Hau e Wha Māori Rugby League tournament as a representative at the Queensland Pacific Island Cultural Carnival in November.

Individuals and sporting teams are supported with funding to assist representation at local, and (when possible) interstate and international events and activities. Individual Representation Support grant applications have been impacted by the cancellation of interstate tournaments and representation opportunities. Currently there are a reduced number of national tournaments scheduled at a junior level in Australia. Travel restrictions across Australia are expected to ease through November and December 2021 which should allow for increased representation for Palmerston, the Northern Territory and Australia.

Three previous Individual Representation Support applicants who have now competed at their events have sent through photos and feedback from their representative opportunity.

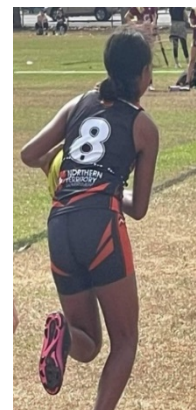


Feedback was received from grandparent Kate Macmichael.

"I wish to thank you on behalf of Agnes (Aggie) Calma-Long, for your support towards her participation in the National Youth Championship – Touch Football on the Sunshine Coast, Queensland in September 2021"

Agnes Calma- Long - National Youth Championship – Touch Football

Feedback was received from Ella Day, who competed in Townsville at the North Queensland Athletic Championships in September.



Thank you very much for your sponsorship towards my North Queensland athletics trip – I wouldn't have been able to get there without your support. My competition was very successful – I won the bronze medal! The competition was quite fierce, athletics in Queensland is no joke! Though, I pushed through and my dedication to my training is what allowed me to finish the competition well.

The competition wasn't without its bumps. My first event, the hurdles didn't go very well - I forgot that I needed to HURDLE the hurdles and stacked it. Though, my coach reminded me that I had something the other athletes didn't have – part of the track to take home! This did put me off my next event slightly, which was high jump – just 30 minutes after my hurdles. I wasn't able to clear the heights I was aiming for, though I still did well.



Ella Day competing in Queensland Athletic Championships

Then, I competed in shot put. Throws aren't exactly my forte, but I still did fine. A few hours later, I ran my 200m, which was very good and got me back on track mentally. The next day, I competed in the long jump first thing in the morning, which also went well. After that I had javelin. This was my weakest event, though I was very fortunate to have the help of an elite heptathlon coach during warm up which helped immensely.

Closing the heptathlon, I ran the 800m. This is my strongest event, and I did very well, considering the weekend was very long and I had a few injuries. To top off the success, I was presented with my medal by Glenys Nunn, the Australian Heptathlete, and Olympic Gold Medallist (the first Olympic Gold Medallist in the history of the event!).

I'd like to thank you once again for the support, Ella Day.

Joel Munnich attended the National Youth Championship – Touch Football on the Sunshine Coast, Queensland in September 2021



Joel Munnich – Touch Football City of Palmerston Annual School Awards

The City of Palmerston, through the CBS, delivers an annual School Awards program; a donation of \$100 to each school in Palmerston.

City of Palmerston has resolved to provide all Palmerston Schools with the opportunity to receive funding without application. The \$100 is donated to the school for the purpose of a 'City of Palmerston Community Service Award' and can be awarded at any time during the financial year.

Currently 15 letters of offer have been sent out to schools in the Palmerston catchment. To date three schools have responded with an acceptance.

Sponsorships

Currently no sponsorship applications have been received.

Environmental Initiative Grants

No Environmental Initiative Grants have been received this month.

CONSULTATION PROCESS

The following City of Palmerston staff were consulted in preparing this Report:

- Executive Manager Community and Library Services
- Community Services Lead

Promotion and Engagement

Council staff are promoting CBS to community organisations through networking, current users who may be unaware of the program and customers who visit the facilities.

Council Community Development Officers (CDOs) have met with community organisations to assist with the governance required to submit a CBS application. Community organisations requested further information in the best process to ensure alignment to the CoP Community Plan to meet the appropriate objectives. CDO's are anecdotally reporting an increase in confidence in volunteers and employees to submit applications that will meet the eligibility criteria.

CDO's promoted the CBS at City of Palmerston events such as the Children's Week event which was held in the Palmerston Recreation Centre. This event is attended by 34 stall holders, the majority of whom are community organisations and not for profit associations. CDO's spoke with all stall holders to increase awareness and understanding surrounding CBS. CoP officers have received two enquires as a result of

these conversations. 156 emails were sent out in a direct mailing campaign to community organisations and not for profit groups. Specifically targeted with this approach were groups with a multicultural focus to broaden the scope of CBS funding.

City of Palmerston Grant Workshops

City of Palmerston held two CBS workshops at the Palmerston Recreation Centre in October. The workshops were well attended and focused on upskilling community organisations on the specific requirements of the CBS application process. The workshops were facilitated by Mintkey, a local grant and funding support agency. Twenty-seven participants attended over two workshops, one held at 1pm and one at 4pm at the Palmerston Recreation Centre. 81.5% of attendees provided feedback positive feedback in the evaluation process and expressed that they had increased knowledge in grant writing skills.

City of Palmerston Website

The City of Palmerston Media and Communications team are currently exploring ways to redesign the CBS webpage to provide a streamlined customer service experience for applicants in line with the Customer Service Charter and the implementation of an online application process to expediate the grant application.

POLICY IMPLICATIONS

Council Policy *FIN18 Grants, Donations, Scholarships and Sponsorships* provides governance and outlines the support that is available through the Community Benefit Scheme

BUDGET AND RESOURCE IMPLICATIONS

The CBS budget for the 2021/2022 fiscal year for grants, donations, sponsorships, and scholarships is \$230,000.

The EIG budget for the 2021/2022 fiscal year under CBS is \$20,000. Currently \$18,131 has been expended with \$1869 remaining for new projects.

The EIG budget is anticipated to be successfully expended as officers are working to identify eligible projects and community organisations.

Currently \$36,149 has been expended in the CBS budget, \$55,422 committed in this financial year for, one two year and three three-year on-going sponsorship and \$18,131 is expended in the EIG budget. Currently \$140,298 remains available for future projects and events.

RISK, LEGAL AND LEGISLATIVE IMPLICATIONS

This Report addresses the following City of Palmerston Strategic Risks:

- 1 Fails to be trusted as a Council
Context: Achieving credibility & trust with majority of those within and external to the City.
- 2 Fails to be sustainable into the long term
Context: Optimising the financial, social, and environmental sustainability of the City.

Council is responsible for the efficient and sustainable management of the Community Benefit Scheme budget. Funding activities or items that are not seen to be benefitting the Palmerston Community may erode trust in Council and its processes. Council mitigates this risk by following the policy relating to eligibility criteria as outlined in its Policy *FIN18 Grants, Donations, Scholarships and Sponsorships*.

ENVIRONMENT SUSTAINABILITY IMPLICATIONS

There are no environment sustainability implications for this Report.

COUNCIL OFFICER CONFLICT OF INTEREST DECLARATION

We the author and approving officer declare that we do not have a conflict of interest in relation to this matter.

ATTACHMENTS

1. Community Benefit Scheme November Update [**13.2.1.1** - 2 pages]

COUNCIL AGENDA Attachment 13.2.1.1

City of Palmerston Approved Community Benefit Scheme Applications							
Representation Support - Donation							
Date	Activity	Applicant	Amount Requested	Amount Committed	Amount Spent	Balance	Status
Total Year to Date (YTD)			\$4,250.00	\$0.00	\$3,750.00		
22 October 2021	Queensland Nga Hau e Wha Māori Rugby League		\$250.00	\$0.00	\$0.00		in progress
Total Year to Date (YTD)			\$4,500.00	\$0.00	\$3,750.00		
Sponsorships, Donations and Grants							
Total Year to Date (YTD)			\$13,039.00	\$0.00	\$12,099.00		
18 September 2021	Palmerston Magpies Football Club Equipment		\$10,000.00	\$0.00	\$10,000.00		
5 October 2021	Palmerston Men's Shed		\$4,044.00	\$0.00	\$0.00		in progress
Total Year to Date (YTD)			\$27,083.00	\$0.00	\$22,099.00		
Multi Year Agreements							
Date	Activity	Applicant	Amount Requested	Amount Committed	Amount Spent		
2 year on going to be paid 2022	Cricket 365 x 2 years 16 March 2021 - 1 October 2022	Northern Territory Cricket Association	\$25,422.00	\$25,422.00	\$0.00		
3 year on going to be paid 2022	Palmerston & Rural Seniors Fortnight x 3 years 1 January 2022 - 31 December 2024	Palmerston & Litchfield Seniors Association	\$20,000.00	\$20,000.00	\$0.00		
3 year on going to be paid 2022	ANZAC Day Services x 3 years 1 January 2020 - 30 December 2022	RSL Palmerston Sub-branch	\$10,000.00	\$10,000.00	\$0.00		
3 year on going paid July 2021	Tiwi Fishing Program x 3 years 1 July 2020 - 30 June 2023	Reeling Veterans Inc.	\$10,000.00	\$0.00	\$10,000.00		
Committed			\$65,422.00	\$55,422.00	\$10,000.00		
Annual School Awards							
	Palmerston Christian School		\$100.00		\$100.00		
	Gray Primary School		\$100.00		\$100.00		

COUNCIL AGENDA Attachment 13.2.1.1

	Good Shepherd Lutheran School		\$100.00		\$100.00		
Total Year to Date (YTD)			\$300.00	\$0.00	\$300.00		
Total Year To Date (YTD)		\$230,000.00		\$55,422.00	\$36,149.00	\$138,429.00	
Environmental Initiatives Grants							
Date	Activity		Amount Requested	Amount Committed	Amount Spent	Balance	
Total Year to Date (YTD)		\$20,000.00	\$18,131.00	\$0.00	\$18,131.00	\$1,869.00	
Date	Activity		Amount Requested	Amount Committed	Amount Spent	Balance	
Running Total		\$250,000.00		\$55,422.00	\$54,280.00	\$140,298.00	

COUNCIL REPORT

2nd Ordinary Council Meeting

AGENDA ITEM:	13.2.2
REPORT TITLE:	Financial Report for the Month of October 2021
MEETING DATE:	Tuesday 16 November 2021
AUTHOR:	Financial Accountant, Tinashe Gomo
APPROVER:	Director Organisational Services, Silke Maynard

COMMUNITY PLAN

Governance: Council is trusted by the community and invests in things that the public value.

PURPOSE

The purpose of the Report is to present to Council the Financial Report for October 2021.

KEY MESSAGES

- Reserve balances have been updated to reflect the closing balance of the audited Annual General Purpose Financial Statements 30 June 2021, with the outcome being better than expected, with an increase of \$7.4million at year-end. This increase is comprising of \$4.4M in carried forward capital works, \$1.3M in Waste Management Reserve, \$0.4M in Developer Contributions, and \$1.74M in additional working capital funds.
- Council's Operating expenditures are at 35% spent (including commitments) of the Annual Budget, and 83% of the Year To Date (YTD) Budget.
- 85% of the monthly creditor payments have been made to local suppliers, with a table provided within this Report to show the trend this financial year.
- There is currently a total of 486 infringements outstanding for payment to Council, with 317 of those making up 65.73% of Infringement Debtors prior to the 2021/22 financial year.
- There are 23 Debtors that are 60 days and over for payments, making up 21.28%, and Council is actively following up on these debts over 60 days.
- NT Grants Commission advised Council of the Federal Assistance Grants reconciliation for the 2021-22 year as well as the allocation of funding for 2021-22. An additional \$191,002 will be recognised in the First Budget Review.
- Capital Works roll over will be recognised in the First Budget Review.
- Insurance Income includes claim of \$190K received for the parks that were vandalised in the previous financial year. The committed works have now all been completed and fully expended.

RECOMMENDATION

THAT Report entitled Financial Report for the Month of October 2021 be received and noted.

BACKGROUND

In accordance with *Local Government (General) Regulations 2021 - Part 2 (Division 7)*, the proceeding month's Financial Report must be presented to Council. Accordingly, the commentary below and **Attachment 13.2.2.1** present the financial position of Council at the end of October 2021. The additional

information provided in this Report includes payment and reporting obligations for Insurance, Councillor expenses and CEO certification.

DISCUSSION

Operating Income

- Total operating income is at 87% of the Annual Budget and 92% of the Year to date (YTD) Budget.
- Office of the Chief Executive is at 37.94% of the Annual Budget; \$189K of the income relates to an insurance claim received for the vandalised parks incident that occurred in last financial year. Insurance reimbursements were historically recorded under Organisational Services and the Budget will be re-allocated to this area as part of the First Budget Review. All remaining income received relates to the Federal Assistance grant received from Commonwealth Government to date.
- Organisational Service is at 94% of the Annual Budget, with Rates levied at \$21.4M, \$80K received as Term Deposit interest and Lease income at \$21K.
- Lifestyle and Community is at 24% of Annual Budget. Animal management is at 67% of Annual Budget and 100% of the YTD Budget. Dog registration is at \$195K, Dog Impounding and Dog Control Infringements at \$43K. Library Services is at 16% of YTD budget; Council had budgeted to receive the annual NTG Library grant in the first quarter, however, the funds have not yet been received. \$44K were received in grants for Urban Jams.
- City Growth and Operations is at 85% of the Annual. Income received to date includes Federal Assistance Grant of \$153K; Waste Charge levied at \$6.8M and Subdivisional income of \$44K for Zuccoli development.

Operating Expenditure

- Total operating expenditure is at 35% of the Annual Budget, inclusive of commitments and 83% of the YTD Budget.
- Office of the Chief Executive is at 70% of the Annual Budget. Governance is sitting at 121% due to insurance invoices paid. Historically Insurance was recorded under the Organisational Services department, and the Budget will be reallocated to this area as part of the First Budget Review to consolidate all insurance expenditures.
- Elected Members expenditure is currently at \$380K, of this over \$250K relate to election expenses, civic functions and other administrative support. A detailed split is showing in section 2.11 of **Attachment 13.2.2.1**.
- Organisational Services is at 34% of Annual Budget inclusive of commitments. Senior Pension Rebates recorded against Rates for the 2022 financial year offsets the concession income from the Northern Territory Government.
- Lifestyle and Community is at 35% of the Annual Budget. Youth Services Budget is nearly fully expended due to the Youth Festival held in July 2021. Events promotion is at 24% of Annual budget and include, program costs for On Frances, FlicNic and Citizenship Ceremonies.
- City Growth and Operations is at 32% of the Annual Budget, including commitments of \$1.3M. Commitment of \$469K in waste management is mainly Bin Collections for November & December for \$290K, Pre-cyclone Clean up for \$140K. Open Space includes a commitment of \$464K that largely comprises of mowing \$200K, Tree maintenance \$152K, Lake monitoring and Repairs at \$50K each. \$1.65M spent year to date in Waste Management is going towards Pre-cyclone clean-up, bin collection, and street sweeping. \$1.02M in Open Space for mowing, irrigation and tree maintenance. Goyder commitments of \$41K cover Markets setting costs and security costs to cater for the increase in antisocial behaviour; Durack expenses of \$61K include costs for the Fire safety equipment, evacuation design and Aircon service costs.

Capital Income

- Capital income is at 76.85% of the YTD Budget, which relates to the grant income for Grall Hall Development and proceeds from vehicle disposals.
- Anticipated grant income and rolled over grant funds will be brought forward during the First Budget review, as per Council resolution 9/1749 - 03/08/2021,

Capital Expenditure

- Capital expenditure is at 28% of the Annual Budget, including commitments largely for the Gray Community Hall redevelopment and playground refurbishments.
- Capital Expenditure on Information Technology is at 574%, includes costs of the Fibre Sense project and the \$1.5M capital expense budget will be brought in through the capital works rollover in the First Budget Review balancing the capital works budget with the movement of funds from financial reserves as per Council resolution (Decision number 9/1749).
- Library Services is at \$315K including commitments for two projects, i.e., Library renovation and Library recording studio, included in the capital works rollover.
- Durack Heights Community Centre is at 163%, including commitments from the 2020-21 capital works rollovers (see council decision 9/1749 - 03/08/2021),
- In addition, open space has works for the Tiverton park refurbishment and Marlow Lagoon pathways. Subdivisional Works for FILOC and Archer Waster Facility renewals are in line with YTD budget.
- \$2.6M spent year to date includes projects that have been carried forward from previous financial year. The Capital Budget will increase once the unexpended capital works rollovers from 2020-21 are brought into the accounts at the First Budget review.

Reserves

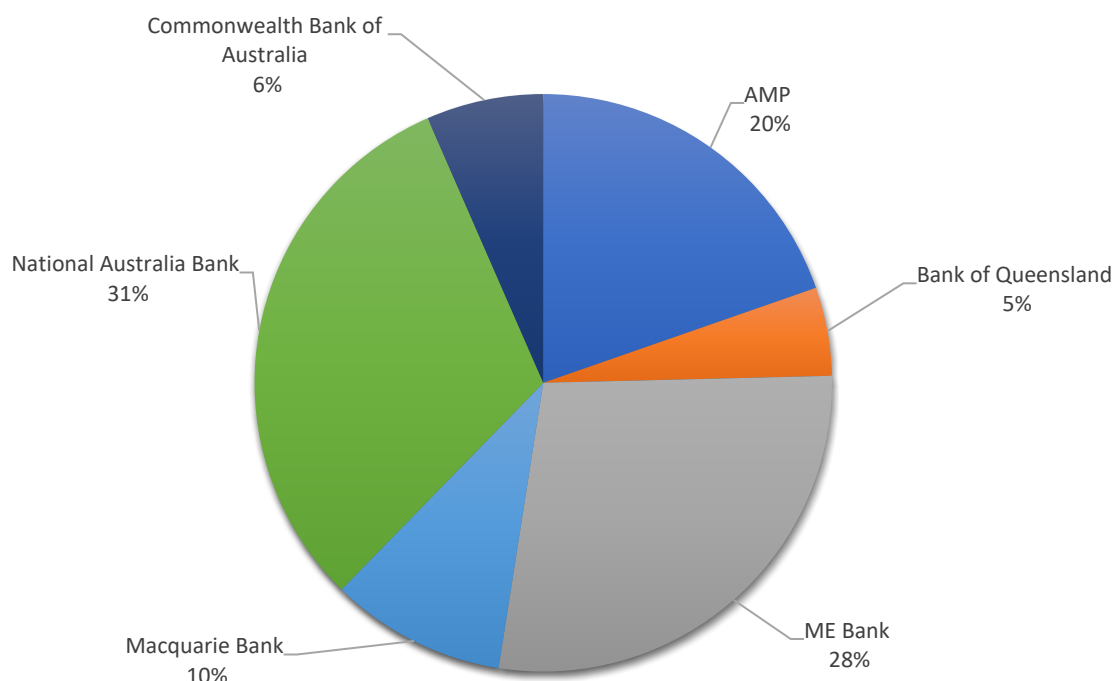
Reserve balances have been updated to reflect the closing balance of the audited Annual General Purpose Financial Statements 30 June 2021 in line with Council resolution 10/53 – 19/10/2021.

The result is an increase of \$7.4million at year-end compared to the revised budget for 2020/21. This increase is comprising of \$4.4M in carried forward capital works, \$1.3M in Waste Management Reserve, \$0.4M in Developer Contributions, and \$1.74M in additional working capital funds. Only the working capital funds reserve is an unrestricted reserve. All other funds are restricted in line with Council's policy.

Investments & Cash

- As of 31 October 2021, Council held \$30.509 million in term deposits across six separate financial institutions. The investment portfolio is compliant with Council Policy *FIN06 Investments*.
- Cash held by Council in the bank as of 31 October 2021 was \$2,324,186.61.
- The breakup between institutions is:

Investment Per Institution



Outstanding Rates

- Section 2.4 – Debtor Control Accounts, as presented as **Attachment 13.2.2.1**, reflects the number of properties overdue per financial year as well as the cumulative overdue amounts. Rates that stay overdue for more than three years qualify for the sale of land process under the *Local Government Act 2019*. Council places an overriding statutory charge on the property to start this process, which gives Council priority over other registered and unregistered mortgages, charges, and encumbrances except a previously registered overriding statutory charge. Council currently holds overriding statutory charges over-all properties with overdue debt rated prior to 2017-18.
- Council's overdue rates are currently worth \$1.712 million from 2,668 properties, including outstanding amounts from 2014-15.
- The 2nd instalment is due on 30 November 2021, and instalment reminder notices have now been issued.
- Rates outstanding plus interest at the end of October were 5.48% of all levied rates.
- Early bird draw has been drawn and the two lucky prize winners have been contacted.

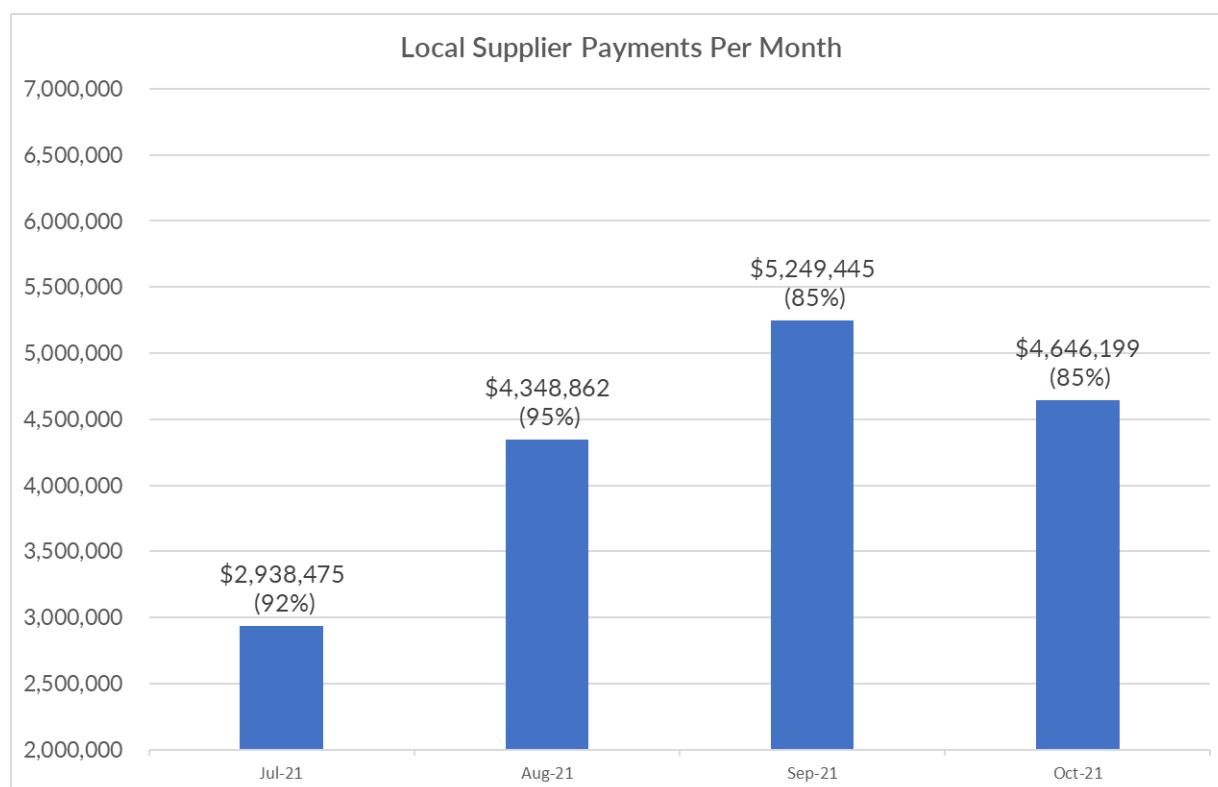
Elected Member Expenses

- Section 2.11 - Elected Member expenses summarise expenses or benefits related to Elected Members under the *Local Government Act 2019* Section 109. Elected Members expenditure is currently at \$379,535, of this \$102K relates to elected member allowances and over \$250K relate to election expenses, civic functions and other administrative support.

Trade Debtors & Creditors

- 21.28% of all Debtors are 60 days and over amounting to \$1782,829, of which \$160,237 relates to rate concessions for this financial year to be recovered from the Northern Territory Government. Council is actively following up on the payment of this debt.

- Debtors of 30 days include \$582,000 from Department of Infrastructure for the Gray Hall Development project.
- 34.27% of Infringements debtors are from 2021/22; 59.59% from 2020/21 and the remaining 6.14% is from prior years.
- 85% of the monthly creditor payments have been made to local suppliers. All outstanding creditors are less than 30 days. The table below provides an overview of the local supplier payments made this financial year:



Waste Charges

The purpose of Section 2.8 - Waste Charges in **Attachment 13.2.2.1**, is to supply an YTD overview of Council's progress against its budgeted Waste Reserve movement. \$400K Capital grant income was received in late June 2021 and will be brought in as capital income in the First Budget Review.

Loans

- Council approved an internal loan for \$3.3 million to fund Making the Switch in August 2018 (decision 9/0243) and an external loan for \$1.96 million to fund the final stage of remediation works at the previous Archer Landfill site in 2018-19.
- The internal loan for Making the Switch has been drawn upon, with the corresponding figures shown in **Attachment 13.2.2.1**, Section 2.10 - Council Loans. Total project costs for Making the Switch, exclusive of employee costs and interest incurred, is \$3,223,849 and total funds drawn from FILOC Reserve came to \$3,337,849. Interest on the loan is 2.6%. The loan repayments will be accounted for quarterly and the first repayment for the quarter is \$77,644, and interest is \$20,396. The outstanding loan balance as of 31 October 2021 is \$2,746,590; next repayment will be at 31 December 2021.
- The loan for Archer Landfill Rehabilitation of \$1.96 million was drawn upon on 28 June 2019. The principal repayments for this loan commenced in November 2019 and occur quarterly. The current

outstanding balance on this loan is \$1,510,301 as of 1 July 2021. The repayments are made quarterly, and the first repayment for the year is \$57,934, with interest paid of \$10,659. The outstanding loan balance after the 1st quarterly repayment is \$1,452,367. Details of the loan are provided in **Attachment 13.2.2.1**, Section 2.10 - Council Loans.

Tax and Insurance

- Council is compliant with payment and reporting of all tax liabilities as outlined below.
- \$39,568 has been paid for Fringe Benefits Tax (FBT) to the Australian Tax Office (ATO) for the FBT Period July 2021 to September 2021. The next instalment is due in January 2022 for the period October to December 2021.
- \$829,591 has been paid to the ATO for Pay As You Go Tax (PAYG). In addition, Council has paid \$287,861 towards employee's superannuation YTD.
- The last Business Activity Statement was lodged on 22 October 2021 for the month ended 30 September 2021, and the GST refund was \$353,393
- Council has all required insurances in place to manage the current risk exposure, payments have been made, and reporting is compliant with insurance requirements.

CONSULTATION PROCESS

The following City of Palmerston staff were consulted in preparing this Report:

- Finance Manager

POLICY IMPLICATIONS

Investments are compliant with Council Policy *FIN06 Investments*.

BUDGET AND RESOURCE IMPLICATIONS

There are no budget or resource implications relating to this Report.

RISK, LEGAL AND LEGISLATIVE IMPLICATIONS

This Report addresses the following City of Palmerston Strategic Risks:

2 Fails to be sustainable into the long term

Context: Optimising the financial, social and environmental sustainability of the City.

The *Local Government (General) Regulations 2021 - Part 2 (Division 7)* prescribes that:

Monthly financial reports to Council

- (1) *The CEO must, in each month, give the Council a report 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; and*
 - b. *The most recently adopted annual Budget; and*
 - c. *Details of any material variances between the most recent actual income and expenditure of the Council and the most recently adopted annual Budget*
- (2) *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 under regulation 19 for the particular month.*
- (3) *The Report must be accompanied by:*

- (a) a certification, in writing, by the CEO to the Council that, to the best of the CEO's knowledge, information and belief:
- (i) the internal controls implemented by the Council are appropriate; and
 - (ii) the Council's financial Report best reflects the financial affairs of the Council; or

With the monthly finance report being laid before Council, Council is adhering to legislative requirements and ensure ongoing monitoring of financial sustainability.

ENVIRONMENT SUSTAINABILITY IMPLICATIONS

There are no environment sustainability implications for this Report.

COUNCIL OFFICER CONFLICT OF INTEREST DECLARATION

We the author and approving officer declare that we do not have a conflict of interest in relation to this matter.

ATTACHMENTS

1. Financial Management Reports - October 2021 [13.2.2.1 - 26 pages]



Financial Management Reports

October 2021

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

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Certification By Chief Executive Officer

I, Luccio Franco Ceracarelli, the Chief Executive Officer of the City of Palmerston, hereby certify that to the best of my knowledge, information and belief:

- ❖ The internal controls implemented by Council are appropriate; and
- ❖ The Council's Financial Report for October 2021 best reflects the financial affairs of Council.

 10/11/2021.

Luccio Franco Ceracarelli
Chief Executive Officer

COUNCIL AGENDA Attachment 13.2.2.1

Section 2 Financial Results

1.2 - Executive Summary as at 31 October 2021
% of year passed 33%

Description	Revised Annual Budget \$	YTD Actual \$	% YTD Actuals of Annual Budget	YTD Committed \$	% Committed of Annual Budget	YTD Actual + Committed \$	% YTD Actual + Committed of Annual budget	YTD Budget	% YTD Actuals of YTD Budget
Operating Income									
Rates & Annual Charges	29,475,948	28,237,087	96%	0	0%	28,237,087	96%	29,437,948	96%
Statutory Charges	140,450	28,533	20%	0	0%	28,533	20%	46,804	61%
User Charges & Fees	687,637	393,229	57%	0	0%	393,229	57%	348,007	113%
Interest & Investment Revenue	636,804	239,206	38%	0	0%	239,206	38%	212,268	113%
Other Income	331,000	305,782	92%	0	0%	305,782	92%	110,332	277%
Grants, Subsidies & Contributions	2,757,877	320,272	12%	0	0%	320,272	12%	2,061,478	16%
Operating Income	34,029,716	29,524,109	87%	0	0%	29,524,109	87%	32,216,837	92%
Operating Expenditure									
Employee Costs	-10,932,833	-3,454,882	32%	-9,601	0.1%	-3,464,483	32%	-3,865,883	89%
Professional Services	-1,935,074	-458,970	24%	-153,808	8%	-612,778	32%	-773,199	59%
Auditor's Remuneration	-35,000	-15,796	45%	-13,878	40%	-29,674	85%	-11,668	135%
Operating Lease Rentals	-22,423	-3,962	18%	-5	0%	-3,967	18%	-7,472	53%
Utilities	-2,460,628	-614,816	25%	0	0%	-614,816	25%	-814,001	76%
Materials & Contractors	-10,965,969	-2,524,751	23%	-1,298,535	12%	-3,823,286	35%	-3,938,182	64%
Depreciation, Amortisation & Impairment	-10,608,000	-3,536,000	33%	0	0%	-3,536,000	33%	-3,536,000	100%
Elected Members Expenses	-391,511	-109,718	28%	0	0%	-109,718	28%	-130,499	84%
Legal Expenses	-258,200	-101,637	39%	-43,376	17%	-145,013	56%	-120,068	85%
Telephone & Other Communication Charges	-259,889	-166,575	64%	-67,963	26%	-234,537	90%	-132,922	125%
Donations, Sponsorships & Grants	-250,000	-52,737	21%	0	0%	-52,737	21%	-116,660	45%
Software, Hardware, Stationery, Subscriptions	-1,215,345	-399,861	33%	-104,420	9%	-504,281	41%	-572,172	70%
Other Expenses	-2,032,078	-888,901	44%	-202,627	10%	-1,091,527	54%	-885,822	100%
Insurance	-505,621	-488,173	97%	0	0%	-488,173	97%	-505,621	97%
FILOC Internal Loan	-227,316	-77,644	34%	0	0%	-77,644	34%	-56,829	137%
Borrowing Costs	-39,585	-31,055	78%	0	0%	-31,055	78%	-21,092	147%
Operating Expenditure	-42,139,472	-12,925,477	31%	-1,894,212	4%	-14,819,689	35%	-15,488,089	83%
OPERATING SURPLUS/(DEFICIT)	-8,109,756	16,598,632		-1,894,212		14,704,420	-181%	16,728,748	99%

COUNCIL AGENDA Attachment 13.2.2.1

Section 2 Financial Results

1.2 - Executive Summary as at 31 October 2021
% of year passed 33%

Description	Revised Annual Budget \$	YTD Actual \$	% YTD Actuals of Annual Budget	YTD Committed \$	% Committed of Annual Budget	YTD Actual + Committed \$	% YTD Actual + Committed of Annual budget	YTD Budget	% YTD Actuals of YTD Budget
Capital Income									
Net gain (loss) on disposal or revaluation of assets	50,000	17,273	35%	0	0%	17,273	35%	50,000	35%
Developer Contributions	288,750	0	0%	0	0%	0	0%	288,750	0%
Grants received	16,442,312	582,000	4%	0	0%	582,000	4%	441,000	132%
Capital Income	16,781,062	599,273	4%	0	0%	599,273	4%	779,750	77%
Net SURPLUS / (DEFICIT) transferred to Equity Statement	8,671,306	17,197,905		-1,894,212		15,303,693	176%	17,508,498	98%
Capital Expenditure									
Asset Purchase	-3,724,693	-498,198	13%	-1,148,942	31%	-1,647,140	44%	-190,963	261%
Asset Upgrade	-16,665,356	-2,112,655	13%	-1,870,854	11%	-3,983,510	24%	-546,179	387%
Capital Expenditure	-20,390,049	-2,610,854	13%	-3,019,796	15%	-5,630,650	28%	-737,142	354%
Less Non-Cash Expenditure	-10,608,000	-3,536,000	33%	0	0%	-3,536,000	33%	-3,536,000	100%
NET CAPITAL SURPLUS/(DEFICIT)	-1,110,743	18,123,051		-4,914,008		13,209,043	-1189%	20,307,356	89%
Borrowings	1,000,000	0	0%	0	0%	0	0%	1,000,000	0%
Repayment of Borrowings	-234,634	-57,934	25%	0	0%	0	0%	-58,659	99%
Reserve Movement	345,377	0	0%	0	0%	0	0%	-345,377	0%
NET OPERATING SURPLUS/(DEFICIT)	0	18,065,117		-4,914,008		13,209,043		20,903,321	86%



5/11/2021

Approved by: Finance Manager

Section 2 Financial Results

2.1 - Budget Summary Report as at

31 October 2021

% of year passed

33%

Operating Income

Description	Revised Annual Budget \$	YTD Actuals \$	% YTD Actuals of Annual Budget	YTD Budget	% YTD Actuals of YTD Budget
Office of the Chief Executive					
Office of the CEO	819,236	121,805	14.87%	512,022	23.79%
Governance	0	189,000	0.00%	0	0.00%
Office of the Chief Executive	819,236	310,805	37.94%	512,022	60.70%
Organisational Services					
Director Organisational Services	66,891	21,424	32%	22,296	96%
Financial Services	138,644	80,918	58%	46,216	175%
Rates	22,796,875	21,451,206	94%	22,677,411	95%
Organisational Services	23,002,410	21,553,548	94%	22,745,923	95%
Lifestyle & Community Services					
Events Promotion	2,000	0	0%	0	0.00%
Library Services	934,523	115,263	12%	712,939	16%
Senior Citizens	2,000	1,350	68%	2,000	68%
Youth Services	300,000	43,908	15%	300,000	15%
Animal Management	357,250	238,031	67%	237,866	100%
Parking & Other Ranger Services	120,900	19,982	17%	40,292	50%
Lifestyle & Community Services	1,716,673	418,533	24%	1,293,097	32%

Section 2 Financial Results

2.1 - Budget Summary Report as at % of year passed

31 October 2021

33%

Operating Income

Description	Revised Annual Budget \$	YTD Actuals \$	% YTD Actuals of Annual Budget	YTD Budget	% YTD Actuals of YTD Budget
City Growth & Operations					
Civic Centre	105,000	46,667	44%	35,000	133%
Driver Resource Centre	0	1,909	0.00%	0	0.00%
Director City Growth & Operations	3,000	0	0%	1,000	0%
Private Works	35,070	16,215	46%	11,688	139%
Roads & Transport	1,032,494	153,209	15%	645,309	24%
Subdivisional Works	68,400	44,552	65%	22,805	195%
Waste Management	6,801,273	6,829,951	100%	6,801,273	100%
Odegard Drive Investment Property	446,160	148,720	33%	148,720	100%
City Growth & Operations	8,491,397	7,241,223	85%	7,665,795	94%
	34,029,716	29,524,109	87%	32,216,837	92%

Section 2

Financial Results

2.1 - Budget Summary Report as at
% of year passed

31 October 2021
33%

Operating Expenditure

	Revised Annual Budget \$	YTD Actuals \$	% YTD Actuals of Annual Budget	YTD Committed \$	% Committed of Annual Budget	YTD Actual + Committed \$	% YTD Actual + Committed of Annual budget	YTD Budget	% YTD Actuals of YTD Budget
Governance									
Elected Members	-532,081	-377,795	71%	-1,740	0%	-379,535	71%	-245,145	154%
Office of the CEO	-1,014,947	-395,926	39%	-43,497	4%	-439,423	43%	-398,335	99%
Governance	-510,706	-618,016	121%	0	0%	-618,016	121%	-153,567	402%
Office of the Chief Executive	-2,057,734	-1,391,738	68%	-45,236	2%	-1,436,974	70%	-797,048	175%
Organisational Services									
Customer Services	-427,331	-129,751	30%	0	0%	-129,751	30%	-143,280	91%
Human Resources	-824,819	-270,121	33%	-38,370	5%	-308,491	37%	-318,020	85%
Information Technology	-1,492,463	-514,163	34%	-160,063	11%	-674,225	45%	-674,667	76%
Director Organisational Services	-594,994	-159,186	27%	-8,357	1%	-167,543	28%	-322,985	49%
Records Management	-262,201	-70,982	27%	-868	0%	-71,850	27%	-87,397	81%
Financial Services	-12,400,898	-3,989,750	32%	-92,048	1%	-4,081,798	33%	-4,461,185	89%
Rates	-290,188	-166,096	57%	0	0%	-166,096	57%	-239,724	69%
Organisational Services	-16,292,893	-5,300,049	33%	-299,706	2%	-5,599,756	34%	-6,247,257	85%
Lifestyle & Community Services									
Arts & Culture	-96,000	-12,799	13%	-8,950	9%	-21,749	23%	-23,400	55%
Community Development	-1,252,109	-329,143	26%	-1,068	0%	-330,210	26%	-467,260	70%
Diversity and Inclusion Activities	-3,000	0	0%	0	0%	0	0%	-1,000	0%
Events Promotion	-496,435	-84,083	17%	-32,612	7%	-116,695	24%	-40,935	205%
Families & Children	-46,500	-7,423	16%	-4,129	9%	-11,551	25%	-13,164	56%
Health and Wellbeing Services	-41,500	-2,129	5%	-10,231	25%	-12,360	30%	-13,836	15%
Library Services	-1,740,003	-558,134	32%	-55,066	3%	-613,200	35%	-603,521	92%
Senior Citizens	-6,500	-5,080	78%	0	0%	-5,080	78%	-6,500	78%
Youth Services	-359,800	-303,728	84%	-41,332	11%	-345,060	96%	-326,136	93%
Director Lifestyle & Community	-553,851	-187,973	34%	-5,060	1%	-193,033	35%	-181,336	104%
Safe Communities	-28,000	-10,025	36%	0	0%	-10,025	36%	-16,336	61%
Public Relations and Communications	-796,469	-246,029	31%	-31,462	4%	-277,491	35%	-270,600	91%
Animal Management	-165,606	-57,196	35%	-22,905	14%	-80,101	48%	-55,208	104%
Parking & Other Ranger Services	-1,036,181	-289,767	28%	-2,132	0%	-291,898	28%	-385,095	75%
Lifestyle & Community Services	-6,621,954	-2,093,509	32%	-214,947	3%	-2,308,456	35%	-2,404,328	87%

Section 2 Financial Results

2.1 - Budget Summary Report as at
% of year passed

31 October 2021
33%

Operating Expenditure

	Revised Annual Budget \$	YTD Actuals \$	% YTD Actuals of Annual Budget	YTD Committed \$	% Committed of Annual Budget	YTD Actual + Committed \$	% YTD Actual + Committed of Annual budget	YTD Budget	% YTD Actuals of YTD Budget
City Growth & Operations									
Aquatic Centre	-719,270	-218,437	30%	-6,470	1%	-224,907	31%	-238,835	91%
Archer Sports Club	-183	-105	57%	0	0%	-105	57%	-63	166%
Civic Centre	-413,517	-114,839	28%	-38,962	9%	-153,801	37%	-137,761	83%
Depot	-81,215	-19,043	23%	-6,384	8%	-25,427	31%	-26,634	71%
Driver Resource Centre	-19,244	-6,463	34%	-2,031	11%	-8,495	44%	-7,920	82%
Emergency Operations	-13,000	-4,000	31%	0	0%	-4,000	31%	-10,000	40%
Gray Community Hall	-42,712	-1,303	3%	0	0%	-1,303	3%	-14,030	9%
Director City Growth & Operations	-751,916	-267,675	36%	-19,964	3%	-287,639	38%	-277,787	96%
Open Space	-5,207,756	-1,021,113	20%	-488,797	9%	-1,509,911	29%	-1,954,866	52%
Private Works	-96,346	0	0%	0	0%	0	0%	-32,801	0%
Recreation Centre	-279,773	-85,875	31%	-41,950	15%	-127,825	46%	-106,319	81%
Roads & Transport	-1,544,706	-364,017	24%	-168,163	11%	-532,179	34%	-520,004	70%
Stormwater Infrastructure	-185,000	-7,601	4%	-14,754	8%	-22,355	12%	-65,000	12%
Street Lighting	-1,048,316	-262,174	25%	-4,301	0%	-266,475	25%	-330,497	79%
Subdivisional Works	-20,000	-14,772	74%	0	0%	-14,772	74%	-20,000	74%
Waste Management	-6,453,124	-1,656,562	26%	-482,920	7%	-2,139,482	33%	-2,202,796	75%
Odegaard Drive Investment Property	-136,427	-43,929	32%	0	0%	-43,929	32%	-43,420	101%
Durack Heights Community Centre	-29,785	-15,067	51%	-10,486	35%	-25,552	86%	-9,661	156%
CBD Car Parking	-80,600	-18,300	23%	-9,000	11%	-27,300	34%	-26,868	68%
Goyder Square	-44,000	-18,908	43%	-40,140	91%	-59,048	134%	-14,194	133%
City Growth & Operations	-17,166,890	-4,140,181	24%	-1,334,322	8%	-5,474,504	32%	-6,039,456	69%
	-42,139,472	-12,925,477	31%	-1,894,212	4%	-14,819,689	35%	-15,488,089	83%

Section 2 Financial Results

2.1 - Budget Summary Report as at

% of year passed

31 October 2021

33%

Capital Income

	Revised Annual Budget \$	YTD Actuals \$	% YTD Actuals of Annual Budget	YTD Budget	% YTD Actuals of YTD Budget
Governance					
Office of the CEO	500,000	0	0%	134,000	0%
Office of the Chief Executive	500,000	0	0%	134,000	0%
Organisational Services					
Financial Services	50,000	17,273	35%	50,000	35%
Organisational Services	50,000	17,273	35%	50,000	35%
Lifestyle & Community Services					
Lifestyle & Community Services	0	0	0.00%	0	0.00%
City Growth & Operations					
Aquatic Centre	12,000,000	0	0%	1,000,000	0%
Gray Community Hall	0	582,000	0.00%	0	0.00%
Director City Growth & Operations	3,000,000	0	0%	222,000	0%
Open Space	250,000	0	0%	0	0.00%
Roads & Transport	1,292,312	0	0%	65,000	0%
Subdivisional Works	288,750	0	0%	288,750	0%
Waste Management	400,000	0	0%	20,000	0%
City Growth & Operations	17,231,062	582,000	3%	1,595,750	36%
Less Borrowings					
Loan	1,000,000	0	0%	1,000,000	0%
	16,781,062	599,273	3.57%	779,750	76.85%

Section 2
Financial Results

2.1 - Budget Summary Report as at 31 October 2021


% of year passed 33%

Capital Expenditure

	Revised Annual Budget \$	YTD Actuals \$	% YTD Actuals of Annual Budget	YTD Committed \$	% Committed of Annual Budget	YTD Actual + Committed \$	% YTD Actual + Committed of Annual budget	YTD Budget	% YTD Actuals of YTD Budget
Governance									
Organisational Services									
Information Technology	-70,000	-401,698	574%	0	0%	-401,698	574%	0	0.00%
Financial Services	-355,000	-63,561	18%	-37,356	11%	-100,917	28.43%	0	0.00%
Organisational Services	-425,000	-465,260	109%	-37,356	9%	-502,616	118%	0	0.00%
Lifestyle & Community Services									
Library Services	-26,500	-157,661	595%	-158,183	597%	-315,844	1191.86%	0	0.00%
Director Lifestyle & Community	-80,000	-19,000	24%	-19,800	25%	-38,800	48.50%	0	0.00%
Lifestyle & Community Services	-106,500	-176,661	166%	-177,983	167%	-354,644	333%	0	0.00%
City Growth & Operations									
Aquatic Centre	-12,600,000	-10,323	0%	-1,882	0%	-12,205	0.10%	0	0.00%
Civic Centre	-85,000	-43,130	51%	0	0%	-43,130	50.74%	0	0.00%
Depot	-14,400	0	0%	0	0%	0	0.00%	0	0.00%
Driver Resource Centre	-10,000	0	0%	0	0%	0	0.00%	0	0.00%
Gray Community Hall	0	-526,528	0.00%	-1,080,460	0.00%	-1,606,989	0.00%	0	0.00%
Director City Growth & Operations	-1,110,693	-130,664	12%	-335,423	30%	-466,087	41.96%	0	0.00%
Open Space	-1,640,000	-767,768	47%	-799,158	49%	-1,566,926	95.54%	-393,394	195%
Recreation Centre	-53,800	-28,244	52%	-3,718	7%	-31,962	59.41%	0	0.00%
Roads & Transport	-2,245,656	-310,147	14%	-15,325	1%	-325,472	14.49%	-187,785	165%
Stormwater Infrastructure	-150,000	0	0%	0	0%	0	0.00%	0	0.00%
Street Lighting	-540,000	-17,930	3%	-457,257	85%	-475,187	88.00%	-37,000	48%
Subdivisional Works	-300,000	-68,598	23%	-31,131	10%	-99,730	33.24%	-68,000	101%
Waste Management	-1,100,000	-50,963	5%	-74,362	7%	-125,325	11.39%	-50,963	100%
Durack Heights Community Centre	-9,000	-14,637	163%	-5,740	64%	-20,377	226.42%	0	0.00%
City Growth & Operations	-19,858,549	-1,968,933	10%	-2,804,457	14%	-4,773,390	24%	-737,142	267%
	-20,390,049	-2,610,854	13%	-3,019,796	15%	-5,630,650	28%	-737,142	354%
* Capital Work Rollovers are not reflected in the report. They will come in as part of the 1st Budget Review									

Section 2
Financial Results
2.2 Reserves Schedule

	Balance	TO RESERVES					FROM RESERVES					Balance
	as at	Original	Carry Forwards & Rollovers \$	Budget Reviews		Adopted	Original	Carry Forwards & Rollovers \$	Budget Review		Adopted	as at
	1/07/2021	Budget \$		1st Review \$	2nd Review \$	Budget \$	Budget \$		1st Review \$	2nd Review \$	Budget \$	30/06/2022
Externally Restricted Reserves												
Unexpended Grants Reserve	212,956	250,000	0	0	0	250,000	360,693	0	0	0	360,693	102,263
	212,956	250,000	0	0	0	250,000	360,693	0	0	0	360,693	102,263
Internally Restricted Reserves												
Election Expenses Reserve	150,000	0	0	0	0	0	150,000	0	0	0	150,000	0
Disaster Recovery Reserve	500,000	0	0	0	0	0	0	0	0	0	0	500,000
Unexpended Capital Works Reserve	4,589,920	0	0	0	0	0	0	0	0	0	0	4,589,920
Developer Funds In Lieu Of Construction	2,060,939	515,316	0	0	0	515,316	300,000	0	0	0	300,000	2,276,255
Waste Management Reserve	3,143,682	0	0	0	0	0	700,000	0	0	0	700,000	2,443,682
Asset Renewal Reserve	0	0	0	0	0	0	0	0	0	0	0	0
Major Initiatives Reserve	614,949	0	0	0	0	0	0	0	0	0	0	614,949
	11,059,490	515,316	0	0	0	515,316	1,150,000	0	0	0	1,150,000	10,424,806
Unrestricted Reserves												
Working Capital Reserve	7,580,915	500,000	0	0	0	500,000	100,000	0	0	0	100,000	7,980,915
	7,580,915	500,000	0	0	0	500,000	100,000	0	0	0	100,000	7,980,915
Total Reserve Funds*	18,853,360	1,265,316	0	0	0	1,265,316	1,610,693	0	0	0	1,610,693	18,507,983



5/11/2021

Approved by: Finance Manager

Section 2

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2.3 Investments Management Report

INVESTMENTS REPORT TO COUNCIL AS AT31/10/2021

COUNTERPARTY	RATING	AMOUNT	INTEREST RATE	MATURITY DATE	DAYS TO MATURITY	INSTITUTION TOTALS	%COUNTER PARTY
People's Choice Credit Union	S&P A2	\$ 6.79	0.00%			\$ 6.79	0.00%
AMP	S&P A2	\$ 1,500,000.00	0.75%	November 3, 2021	3		
AMP	S&P A2	\$ 1,500,000.00	0.35%	April 20, 2022	171		
AMP	S&P A2	\$ 1,500,000.00	0.75%	July 6, 2022	248		
AMP	S&P A2	\$ 1,500,000.00	0.80%	August 24, 2022	297	\$ 6,000,000.00	19.67%
Bank of Queensland	S&P A2	\$ 1,508,788.36	0.41%	July 13, 2022	255	\$ 1,508,788.36	4.95%
Members Equity Bank	S&P A2	\$ 1,000,000.00	0.40%	December 1, 2021	31		
Members Equity Bank	S&P A2	\$ 1,000,000.00	0.45%	January 19, 2022	80		
Members Equity Bank	S&P A2	\$ 1,000,000.00	0.45%	February 2, 2022	94		
Members Equity Bank	S&P A2	\$ 1,000,000.00	0.45%	March 23, 2022	143		
Members Equity Bank	S&P A2	\$ 1,000,000.00	0.45%	April 6, 2022	157		
Members Equity Bank	S&P A2	\$ 1,000,294.52	0.47%	June 29, 2022	241		
Members Equity Bank	S&P A2	\$ 1,500,000.00	0.43%	September 7, 2022	311		
Members Equity Bank	S&P A2	\$ 1,000,000.00	0.42%	October 5, 2022	339	\$ 8,500,294.52	27.86%
Macquarie Bank Limited	S&P A1	\$ 1,000,000.00	0.50%	November 17, 2021	17		
Macquarie Bank Limited	S&P A1	\$ 1,000,000.00	0.40%	September 21, 2022	325		
Macquarie Bank Limited	S&P A1	\$ 1,000,000.00	0.40%	October 19, 2022	353	\$ 3,000,000.00	9.83%
National Australia Bank	S&P A1+	\$ 1,500,000.00	0.32%	December 15, 2021	45		
National Australia Bank	S&P A1+	\$ 1,000,000.00	0.27%	January 5, 2022	66		
National Australia Bank	S&P A1+	\$ 1,500,000.00	0.32%	February 23, 2022	115		
National Australia Bank	S&P A1+	\$ 1,500,000.00	0.33%	March 9, 2022	129		
National Australia Bank	S&P A1+	\$ 1,000,000.00	0.32%	May 4, 2022	185		
National Australia Bank	S&P A1+	\$ 1,000,000.00	0.32%	May 18, 2022	199		
National Australia Bank	S&P A1+	\$ 1,000,000.00	0.32%	June 1, 2022	213		
National Australia Bank	S&P A1+	\$ 1,000,000.00	0.33%	June 15, 2022	227	\$ 9,500,000.00	31.14%
Commonwealth Bank of Australia	S&P A1+	\$ 1,000,000.00	0.41%	July 27, 2022	269		
Commonwealth Bank of Australia	S&P A1+	\$ 1,000,000.00	0.41%	August 10, 2022	283	\$ 2,000,000.00	6.56%
TOTAL SHORT TERM INVESTMENT		\$ 30,509,089.67	Average Days to Maturity		184	100.00%	
% OF TOTAL INVESTMENT PORTFOLIO	A1 & A1+ (max 100%)	47.5%	A2 (max 60%)	52.5%	A3 (max 40%)	0%	100%
Weighted Average Rate	0.44%	BBSW 90 Day Rate Benchmark			0.0612%		
GENERAL BANK FUNDS		\$ 2,324,186.61	Total YTD Budget Investment Earnings		-\$ 29,028.00		
TOTAL ALL FUNDS		\$ 32,833,276.28	Total Year to Date Investment Earnings		-\$ 41,834.31		
Month	Cashflow						
Nov-21	2,500,000						
Dec-21	2,500,000						
Jan-22	2,000,000						
Feb-22	2,500,000						
Mar-22	2,500,000						
Apr-22	2,500,000						
May-22	2,000,000						
Jun-22	3,000,000						
Jul-22	4,000,000						
Aug-22	2,500,000						
Sep-22	2,500,000						
Oct-22	2,000,000						
PROPERTY ADDRESS	VALUATION BASIS	VALUE	INCOME YTD	EXPENSE YTD	NET PROFIT YTD	COMPARATIVE YTD YIELD AT CASH RATE OF 1%	
48 Odegaard Drive, Rosebery	Fair Value	\$ 5,400,000	\$ 148,720	\$ 23,254	\$ 125,466	18,197	

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Financial Results
30 September 2021

2.4 Debtor Control Accounts

SUNDRY DEBTORS:								
	BALANCE	CURRENT	30 DAYS	60 DAYS	90 DAYS	OVER 90 DAYS		
	812,129.25	27,950.00	609,250.00	2,100.00	-	172,829.25		
	100.00%	3.44%	75.02%	0.26%	0.00%	21.28%		
RATES:								
REPORT MONTH	OVERDUE \$	Payments Received in Advance \$	OVERDUE % OF RATES INCOME					
Oct-21	\$1,712,681	\$305,027	5.48%					
Oct-20	\$1,570,089		5.17%					
TOTAL OVERDUE BY YEAR AND NUMBER OF PROPERTIES								
Year	Charged in 2021/2022	Charged in 2020/2021	Charged in 2019/2020	Charged in 2018/2019	Charged in 2017/2018	Charged in 2016/2017	Charged in 2015/2016	Charged in 2014/2015
Overdue Amount	\$575,408	\$632,810	\$262,891	\$150,825	\$56,169	\$27,323	\$7,250	\$5
Cumulative Number Of Properties	2450	708	175	90	36	22	7	1
The overdue amount for 2021/22 is the September Rates plus interest charged on overdue rates and waste charges from prior years								
INFRINGEMENTS:			2021/22	2020/21	2019/20	2018/19		
Animal Infringements		44,505.00	14,065.00	29,990.00	450.00	-		
Public Places		2,620.00	1,850.00	770.00	-	-		
Parking Infringements		4,725.00	1,855.00	135.00	2,695.00	40.00		
Litter Infringements		0.00	-	-	-	-		
Signs		0.00	-	-	-	-		
Other Law and Order		0.00	-	-	-	-		
Net Balance on Infringement Debts		51,850.00	17,770.00	30,895.00	3,145.00	40.00		
			34.27%	59.59%	6.07%	0.08%		

 5/11/2021
Approved by: Finance Manager

Section 2

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2.5 - Financial Indicators

	Target	2022	2021	2020	2019
Operating Surplus Ratio					
Total Operating Surplus/Deficit	> 0.00%	-23.83%	-18.88%	-18.87%	-23.02%
Total Operating Income					
This indicator shows the extent to which operational expenses are covered by operational income, and if in surplus, how much is available to use for other purposes such as capital expenses. This has been calculated from the forecast budget.					
Debt Service Ratio (External Loans)					
EBITDA	> 2	9.25	10.23	15.94	16.87
Net Debt Service Cost					
This ratio measures the availability of cash to service debt including interest, principal, and lease payments. Council's Net debt service ratio shows Council's debts (Annual principal repayment + interest) in relation to Council's Net income before Tax & Interest.					
Rate Coverage Percentage					
Rate Revenues	60% - 75%	66.63%	65.22%	66.61%	63.87%
Total Revenues					
This indicator shows the percentage of total revenue raised through rates income.					
Rates & Annual Charges Outstanding Percentage					
Rates & Annual Charges Outstanding	<5%	5.48%	4.13%	5.05%	3.88%
Rates & Annual Charges Collectible(Levied)					
This percentage shows Council's total rates outstanding against rates payable to Council in this financial year. The rate will decrease as instalment dates pass.					

SECTION 2

Financial Results

2.6 - Creditor Accounts Paid October 2021

	Creditor Name	Creditor Payment Type	Amount \$
4256	AMP Bank	Investment	1,500,000.00
5186	Members Equity Bank Limited	Investment	1,000,000.00
5104	JLM Contracting Services Pty Ltd	General Creditors	340,454.94
4269	RTM - NT Electoral Commission	General Creditors	276,847.66
2	Australian Taxation Office - PAYG	General Creditors	256,388.00
3438	NT Shade & Canvas Pty Ltd	General Creditors	230,862.50
54	Powerwater	Utilities	160,269.69
V00318	StatewideSuper Clearing House	Superannuation	154,039.19
V03451	M & J Builders Pty Ltd	General Creditors	132,915.54
V02009	Golder Associates Pty Ltd	General Creditors	107,871.50
549	City of Darwin	General Creditors	106,122.96
V03223	Solar Energy Management Group Australia Pty Ltd	General Creditors	90,680.94
87	Industrial Power Sweeping Services Pty	General Creditors	72,666.68
V00368	iWater NT Pty Ltd	General Creditors	67,219.08
V00295	Jacana Energy	Utilities	63,021.84
V03655	Kantar Public Australia Pty Ltd	General Creditors	54,890.00
V03556	Belgravia Health & Leisure Group Pty Ltd	General Creditors	43,021.37
V03073	Programmed Property Services	General Creditors	37,960.24
1607	Sterling NT Pty Ltd	General Creditors	33,908.41
V02521	Darwin Commercial Construction and Maintenance Pty	General Creditors	32,620.52
4538	Byrne Consultants	General Creditors	31,174.00
47	Telstra Corporation Ltd	General Creditors	24,952.55
3936	Arafura Tree Services and Consulting	General Creditors	20,289.00
3880	PAWS Darwin Limited	General Creditors	20,122.66
V00855	ESRI Australia	General Creditors	19,954.00
938	Nightcliff Electrical	General Creditors	18,889.71
V03346	AKJ Services Pty Ltd	General Creditors	18,484.40
V01619	Merit Partners Pty Ltd	General Creditors	17,159.74
V00773	Akron Group NT Pty Ltd	General Creditors	15,820.45
3189	Seek Limited	General Creditors	15,612.61
V01860	Hays Specialist Recruitment (Australia) Pty Ltd	General Creditors	14,228.36
V01528	JKW Law Practice Pty Ltd	General Creditors	13,552.00
V01694	NT Advertising and Distribution	General Creditors	13,109.80
V00187	Governance Institute of Australia Ltd	General Creditors	12,540.00
5508	Open Systems Technology Pty Ltd - CouncilFirst	General Creditors	11,848.25
V00614	RTM - Dept. of the Attorney General and Justice	General Creditors	11,000.00
V02075	FL Pools Pty Ltd T/a Figleaf Pool Products	General Creditors	10,618.00
5651	Minter Ellison Lawyers	General Creditors	9,513.94
V02162	RMI Security - Conigrave Pty Ltd	General Creditors	9,509.59
5640	Think Water - Winnellie & Virginia	General Creditors	9,500.00
V03463	Top End Landscaping	General Creditors	9,350.00
V01584	Salary Packaging Australia	General Creditors	9,154.08
V03425	CSS Services Pty Ltd ITF Corporate Strategic System	General Creditors	8,712.00
V01134	Territory Technology Solutions Pty Ltd	General Creditors	8,640.56
V03625	Red Appointments NT Pty Ltd	General Creditors	7,626.08
	Various Vendors	Refunds & Reimbursements	7,261.09
V02096	Totem Fencing Pty Ltd	General Creditors	7,008.10

SECTION 2

Financial Results

2.6 - Creditor Accounts Paid October 2021

	Creditor Name	Creditor Payment Type	Amount \$
3787	Total Event Services T/A Top End Sounds P/L	General Creditors	6,879.40
V02594	Otium Planning Group Pty Ltd	General Creditors	6,340.95
3879	Litchfield Council	General Creditors	6,316.50
V01800	Regional Development Australia Northern Territory	General Creditors	6,050.00
5254	True North	General Creditors	5,642.87
V01612	News Corp Australia	General Creditors	5,611.90
V01982	Telensa Systems Pty Ltd	General Creditors	5,610.00
2199	SBA Office National	General Creditors	5,532.61
V00250	Ward Keller	General Creditors	5,505.50
26	Viva Energy Australia Pty Ltd	General Creditors	5,462.02
V03664	Mastec Australia Pty Ltd	General Creditors	5,451.60
V00599	Athina Pascoe-Bell	Elected Members	5,155.93
V01009	Australian Parking and Revenue Control Pty Limited	General Creditors	4,950.00
V02014	Campaign Edge Sprout Pty Ltd	General Creditors	4,950.00
479	Jardine Lloyd Thompson Pty Ltd	General Creditors	4,928.57
V03006	FRM Refrigeration & Air Conditioning Pty Ltd	General Creditors	4,880.70
5417	Institute of Public Works Engineering	General Creditors	4,840.00
4561	Bendesigns	General Creditors	4,387.35
V01958	Ross Kourounis T/A Rossi Architects	General Creditors	4,385.15
V01537	Ben's Tree Service Pty Ltd	General Creditors	4,345.00
3683	Area9 IT Solutions	General Creditors	4,234.88
V03176	FUJIFILM Business Innovation Australia Pty Ltd	General Creditors	4,119.50
4065	Southern Cross Protection Pty Ltd	General Creditors	4,041.64
V01118	Wilson Security Pty Ltd	General Creditors	3,969.73
V03566	Terrain Group	General Creditors	3,961.10
4912	Remote Area Tree Services Pty Ltd	General Creditors	3,960.00
V02025	Event Hospitality & Entertainment	General Creditors	3,897.50
5031	All Aspects Recruitment & HR Services	General Creditors	3,875.05
V02605	QIT Plus Pty Ltd	General Creditors	3,740.00
V00351	Charles Darwin University	General Creditors	3,727.50
2977	Optic Security Group NT	General Creditors	3,644.43
V03638	North Landscapes Pty Ltd	General Creditors	3,511.20
V00010	Rural Garden Supplies-Please use V03683	General Creditors	3,327.00
V01751	Librio Associates Pty Ltd	General Creditors	3,300.00
V02563	Amcom Pty Ltd Acc no 68842	General Creditors	3,294.21
V00582	Ezko Property Services (Aust) Pty Ltd	General Creditors	3,075.60
V01573	Amber Garden	Elected Members	3,069.33
V03648	Mark Fraser	Elected Members	3,061.64
V00682	Leigh Dyson Plumbing	General Creditors	3,047.00
566	Stickers & Stuff	General Creditors	3,012.00
V03596	Zesty Productions	General Creditors	2,935.00
4737	D & L Plumbing & Gasfitting	General Creditors	2,919.40
V03328	Territory Weed Management Pty Ltd	General Creditors	2,915.00
4029	Totally Workwear Palmerston	General Creditors	2,892.50
V03651	Danielle Eveleigh: (Main Account - BankSA)	Elected Members	2,861.64
V02167	Sanity Music Stores Pty Ltd	General Creditors	2,825.98
2587	Top End RACE	General Creditors	2,762.21

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Financial Results

2.6 - Creditor Accounts Paid October 2021

Creditor Name	Creditor Payment Type	Amount \$
V00399 Palmerston and Regional Basketball Association	General Creditors	2,737.00
V00193 Amcom Pty Ltd Acc no CN5439	General Creditors	2,733.50
2336 Flick Anticimex Pty Ltd	General Creditors	2,640.95
V01410 Preferred Training Networks P/L	General Creditors	2,533.30
V01812 C R Campbell - Electrical and Data Contractors	General Creditors	2,502.50
V02317 Urban Place Designs Pty Ltd	General Creditors	2,500.00
53 Eggins Electrical	General Creditors	2,420.34
1581 NT Broadcasters Pty Ltd	General Creditors	2,310.00
5 Australia Post	General Creditors	2,223.80
V02340 Litchfield Green Waste Recyclers	General Creditors	2,200.00
V02369 Maher Raumteen Solicitors	General Creditors	2,200.00
V03308 Gundjeihmi Aboriginal Corporation	General Creditors	2,200.00
48 Top End Line Markers Pty Ltd	General Creditors	2,149.40
V03676 Design Urban Pty Ltd	General Creditors	2,145.00
171 Palmerston Game Fishing Club	General Creditors	2,000.00
V01579 Damian Hale	Elected Members	1,986.05
5410 Majestix Media Pty Ltd	General Creditors	1,980.00
V01570 Sarah Louise Henderson	Elected Members	1,959.73
V00943 Rentokil Initial P/L - T/a NT Pest & Weed Control	General Creditors	1,881.00
3569 NT Build	General Creditors	1,868.00
V03419 Schoolfurn	General Creditors	1,810.60
V01389 Darwin Argos Painting	General Creditors	1,810.00
V01420 CENTRELINK (PAYROLL)	General Creditors	1,714.62
V01572 Lucy Morrison	Elected Members	1,709.33
V01088 RTM - Dept of Infrastructure, Planning & Logistics	General Creditors	1,707.73
V01569 Benjamin Giesecke	Elected Members	1,707.66
V02277 Mowbray Investments Pty Ltd - On The Menu Catering	General Creditors	1,682.85
V02038 Michael Maher - S.L.M	General Creditors	1,673.10
253 Territory FM 104.1 Darwin - CDU	General Creditors	1,645.60
V02599 Freddy's Car Installations	General Creditors	1,580.00
V03574 The Procure Group Pty Ltd	General Creditors	1,564.20
V00200 Red Earth Automotive Pty Ltd	General Creditors	1,559.60
V02306 Well Done International Pty Ltd	General Creditors	1,535.82
V03670 Jeanne Louise Marie Acciarresi	General Creditors	1,500.00
V03671 Bryan King	General Creditors	1,500.00
V01517 Australia Wide Taxation & Payroll Training	General Creditors	1,485.00
V03627 Deebee Catering	General Creditors	1,408.00
4007 The Ark Animal Hospital Pty Ltd	General Creditors	1,406.28
3313 Zip Print	General Creditors	1,402.50
V01598 Social Playground Darwin	General Creditors	1,350.00
V01234 Mulga Security	General Creditors	1,333.20
5611 Steelmans Tools and Industrial Supplies	General Creditors	1,270.00
V01810 Jacana Energy - Payroll Deductions	General Creditors	1,245.00
4482 Harvey Norman AV/IT Superstore Darwin	General Creditors	1,200.00
V02329 Palmerston Rovers Football Club	Grants, Sponsorships, Donations & Prizes	1,150.00
4398 Quality Indoor Plants Hire	General Creditors	1,134.74
V00271 Fuji Xerox Business Centre NT	General Creditors	1,088.46

SECTION 2

Financial Results

2.6 - Creditor Accounts Paid October 2021

Creditor Name	Creditor Payment Type	Amount \$
V03600 CFO Business Associates	General Creditors	1,054.90
194 Jtagz Pty Ltd	General Creditors	1,045.00
2186 Optus Billing Services Pty Ltd	General Creditors	1,040.00
4679 iSentia Pty Ltd	General Creditors	1,034.44
3594 Comics NT	General Creditors	1,015.00
V02347 Mint Key	General Creditors	1,012.00
V03493 oOh!Media Operations Pty Ltd	General Creditors	1,012.00
V00939 Defend Fire Services Pty Ltd	General Creditors	997.63
2965 KIK FM Pty Ltd	General Creditors	990.00
V01916 Satellite City Smash Repairs -All In Solutions P/L	General Creditors	955.40
4871 Reface Industries	General Creditors	938.19
256 The Bookshop Darwin	General Creditors	905.45
215 Employee Assistance Services NT Inc (EASA)	General Creditors	887.92
V00765 Picture Framing Darwin	General Creditors	880.00
V00999 Artback NT Incorporated	General Creditors	880.00
V03611 Northern Lights NT Pty Ltd	General Creditors	880.00
272 City Wreckers	General Creditors	836.00
V01375 RE & LG Waters	General Creditors	800.00
5713 Clean Fun T/A Giggling Geckos Jumping Castle Hire	General Creditors	770.00
V01106 Darwin Toilet Hire	General Creditors	748.00
V02996 Symonite Pty Ltd T/A Tap & Drain Dr NT	General Creditors	708.95
5036 Dormakaba Aust P/L T/as Territory Door Services	General Creditors	682.00
V00694 Subscribe-Software Pty Ltd	General Creditors	671.11
3829 Fairy Jill's Enchanted Entertainment	General Creditors	616.00
35 WINC Australia Pty Limited	General Creditors	603.43
V01890 Cathy Applegate	General Creditors	600.00
V03614 Sew & Tell NT	General Creditors	600.00
18 Integrated Land Information System	General Creditors	563.60
185 Bridge Toyota	General Creditors	559.65
V03644 2021 National Economic Development Conference	General Creditors	550.00
V03446 Build Up Stakeboarding	General Creditors	525.00
V01825 Louise Ellen Nutrition	General Creditors	500.00
184 Clouston Associates	General Creditors	495.00
4528 Miranda's Armed Security Officers Pty	General Creditors	489.50
V00273 Absolute Real Estate	General Creditors	480.99
V01986 Bella Maree Music	General Creditors	480.00
V03612 Tickled Pink Catering (Elefteria Nowlan)	General Creditors	476.00
5676 Royal Wolf Trading Australia Pty Ltd	General Creditors	468.19
V02379 Paint and Create Darwin	General Creditors	450.00
V03623 Palmerston Hobby Ceramics	General Creditors	450.00
399 St John Ambulance (NT) Incorporated	General Creditors	445.00
V01540 Reg Bobcat Hire	General Creditors	440.00
V03301 The Clear Writing Coach - Samantha McCue	General Creditors	440.00
V01656 TAFE Queensland North	General Creditors	433.00
V00443 Top End Hydraulic Services P/L T/A Forecast Machin	General Creditors	408.90
3428 Bunnings Group Limited	General Creditors	405.00
V03274 Top End Critters	General Creditors	400.00

SECTION 2

Financial Results

2.6 - Creditor Accounts Paid October 2021

Creditor Name	Creditor Payment Type	Amount \$
V03652 Danielle Eveleigh (\$200 Only - Bendigo Bank)	Elected Members	400.00
V00940 Arborgreen Landscape Products	General Creditors	388.71
V00073 Off the Leash	General Creditors	385.00
V00270 Janie Andrews (Artist and Designer)	General Creditors	350.00
V03327 Territory Fitness Group	General Creditors	350.00
V03480 Baby Ballet Darwin	General Creditors	350.00
V03503 Macondo Colombian Dance Group - Angela Rueda	General Creditors	350.00
2915 Territory Uniforms	General Creditors	332.46
4731 Yeni Redding	General Creditors	330.00
4508 News 4 U	General Creditors	326.20
22 Norsign Pty Ltd	General Creditors	309.87
V01936 Arjays Sales & Services Pty Ltd	General Creditors	308.00
V00902 Coles Motors	General Creditors	307.50
V01243 African Cultural Experience - Mbakeh Darboe	General Creditors	300.00
V02918 Bodil Conroy	General Creditors	300.00
V03613 Sands of Time Designs	General Creditors	300.00
V03622 Sally's Plaster House	General Creditors	300.00
V03368 Larrikin House Pty Ltd	General Creditors	285.00
V01452 CrossFit Palmerston	General Creditors	275.00
V00022 Officeworks	General Creditors	269.52
V01948 ScorpTec Computers -Scorpion Technology Unit Trust	General Creditors	260.00
2085 Local Government Professionals Australia NT	General Creditors	250.00
V01065 Forever Fitness and Training - (AL & MN Dainty)	General Creditors	250.00
V01842 Ella Day	Grants, Sponsorships, Donations & Prizes	250.00
V02278 Charlee Phillips (Parent: Lynette Phillips)	General Creditors	250.00
V03663 Sierra McQueen	Grants, Sponsorships, Donations & Prizes	250.00
V02861 PETstock (Darwin) Pty Ltd T/A PETstock Berrimah	General Creditors	249.89
V02899 Bush to Beach Nature-Based Programs	General Creditors	247.50
V02285 Territory Native Plants	General Creditors	222.20
90 Local Government Association of the NT (LGANT)	General Creditors	220.00
V03322 Che Danno	General Creditors	220.00
V00542 Industry Health Solutions	General Creditors	209.00
V00648 Sachiko Hirayama	General Creditors	200.00
V02364 Shipping Containers Leasing Pty Ltd	General Creditors	198.00
V01691 Blackwoods	General Creditors	171.69
5387 Odd Job Bob - Darren John Fillmore	General Creditors	163.85
30 Colemans Printing Pty Ltd	General Creditors	126.50
V00890 Laundryplus	General Creditors	125.00
V02042 Journey Early Learning	General Creditors	125.00
V02015 Darwin Mazda	General Creditors	109.00
1094 Gray Primary School	Grants, Sponsorships, Donations & Prizes	100.00
3834 Good Shepherd Lutheran College	Grants, Sponsorships, Donations & Prizes	100.00
V00334 Zumba with Adrijana	General Creditors	100.00
59 City of Palmerston	General Creditors	99.70
3648 Mobile Locksmiths Australia Pty Ltd	General Creditors	88.00
V00075 Mercury Group of Companies Pty Ltd (T/A Fit2Work)	General Creditors	81.18
V03199 Rachel Wharam	General Creditors	60.00

SECTION 2

Financial Results

2.6 - Creditor Accounts Paid October 2021

Creditor Name	Creditor Payment Type	Amount \$
V01165 Tavis McFarlane	General Creditors	50.00
V01689 Megan Barnes	General Creditors	50.00
V02208 Beth Stripling	Grants, Sponsorships, Donations & Prizes	50.00
V02410 Peter Brady	General Creditors	50.00
V01938 Windcave Pty Limited	General Creditors	49.50
V03639 Richard Creswick	General Creditors	29.00
V02330 Wilfred Kenneth Veal	General Creditors	25.00
V02545 Amazon Web Services Inc	General Creditors	2.11

5,466,116.61

Percentage of this month's payments made to local suppliers
(excludes investments placed)

85%



5/11/2021

Approved by: Manager Finance

SECTION 2

Financial Results

2.7 - Creditor Accounts Outstanding October 2021

Creditor No.	Creditor Name	Amount \$
V00582	Ezko Property Services (Aust) Pty Ltd	37,341.63
185	Bridge Toyota	32,595.27
5414	Nitro Software, Inc.	5,197.50
V02814	Agon Environmental Pty Ltd	2,417.80
V02488	Form and Light Pty Ltd	2,227.50
2977	Optic Security Group NT	1,489.34
V00368	iWater NT Pty Ltd	1,309.00
V00164	1spatial Australia Pty Limited	858.00
2587	Top End RACE	733.15
5036	Dormakaba Aust P/L T/as Territory Door Services	506.00
V00284	Wheelers Books	457.51
5611	Steelmans Tools and Industrial Supplies	358.00
4561	Bendesigns	341.00
V03035	Darwin Mobile Detailers	330.00
285	Australian Communications & Media	277.00
V03596	Zesty Productions	150.00
3787	Total Event Services T/A Top End Sounds P/L	137.50
35	WINC Australia Pty Limited	113.41
V03680	Michael Harvey	52.50
5640	Think Water - Winnellie & Virginia	(9,248.72)
		77,643.39

Please note that all creditors are outstanding less than 30days

Please note that the Think Water credit relates to a Credit Note issued by Supplier to be offset against future invoices

Please note that all creditors are outstanding less than 30days



5/11/2021

Approved by: Manager Finance

Section 2 Financial Results

2.8 - Waste Charges as at

31 October 2021

Waste Management

	Revised Annual Budget \$	YTD Actuals \$	% YTD Actuals of Annual Budget	Commitment \$	% Committed of Annual Budget	YTD Actuals + Commitments \$	% YTD Actual + Committed of Annual budget	YTD Budget	% YTD Actuals of YTD Budget
Income									
Rates & Charges	6,801,273	6,829,951	100.42%	0	0.00%	6,829,951	100.42%	6,801,273	100%
Capital Grants Received	400,000	0	0.00%	0	0.00%	0	0.00%	20,000	0%
Income	7,201,273	6,829,951	94.84%	0	0.00%	6,829,951	94.84%	6,821,273	100%
Operating Expenditure									
Employee Costs	-640,533	-106,756	16.67%	0	0.00%	-106,756	16.67%	-213,511	50%
Professional Services	-40,000	-43,330	108.33%	0	0.00%	-43,330	108.33%	-12,778	339%
Educational Resources	-80,000	0	0.00%	0	0.00%	0	0.00%	-26,664	0%
Grants / Donations/Contributions Paid	-20,000	-24,656	123.28%	0	0.00%	-24,656	123.28%	-6,664	370%
Utilities	-20,000	-2,735	13.67%	0	0.00%	-2,735	13.67%	-6,414	43%
Street Sweeping	-320,000	-74,896	23.40%	-35,819	11.19%	-110,715	34.60%	-106,668	70%
Litter Collection	-538,000	-79,981	14.87%	-82,414	15.32%	-162,395	30.18%	-179,336	45%
Domestic Bin Collection	-2,146,891	-599,112	27.91%	-222,881	10.38%	-821,993	38.29%	-733,628	82%
Kerb Side Collections	-160,000	-4,981	3.11%	-140,847	88.03%	-145,827	91.14%	-80,000	6%
Tip Recharge Domestic Bin collection	-858,169	-269,444	31.40%	0	0.00%	-269,444	31.40%	-286,057	94%
Transfer Station	-1,223,766	-326,651	26.69%	-960	0.08%	-327,611	26.77%	-407,924	80%
Loan Repayments	-39,585	-10,659	26.93%	0	0.00%	-10,659	26.93%	-21,092	51%
Tip Recharge Transfer Station	-366,180	-113,362	30.96%	0	0.00%	-113,362	30.96%	-122,060	93%
Operating Expenditure	-6,453,124	-1,656,562	25.67%	-482,920	7.48%	-2,139,482	33.15%	-2,202,796	75%
Capital Expenditure									
Reserve Funded Capital Works	-1,100,000	-50,963	4.63%	-75,072	6.82%	-126,035	11.46%	-1,100,000	4.63%
Capital Expenditure	-1,100,000	-50,963	4.63%	-75,072	6.82%	-126,035	11.46%	-1,100,000	5%
Borrowings									
Repayments - Archer Loan Principal	-234,634	-57,934	24.69%	0	0.00%	-57,934	24.69%	-57,934	100.00%
Borrowings	-234,634	-57,934	24.69%	0	0.00%	-57,934	24.69%	-57,934	100%
Profit/(Loss)	-586,485	5,064,492		-557,993		4,506,499		3,460,543	


Approved by: Finance Manager

5/11/2021

Section 2 Financial Results

2.9 - Commercial Leases as at 31 October 2021

Commercial Leases

	Revised Annual Budget \$	YTD Actuals \$	% YTD Actuals of Annual Budget	Commitment \$	% Committed of Annual Budget	Total YTD Actuals + Commitments \$	% YTD Actual + Committed	YTD Budget	% YTD Actuals of YTD Budget
Income									
Library Services	22,676	10,809	47.67%	0	0.00%	10,809	48%	7,556	143%
Director Organisational Services	66,891	21,424	32.03%	0	0.00%	21,424	32%	22,296	96%
Civic Centre	105,000	46,667	44.44%	0	0.00%	46,667	44%	35,000	133%
Income	194,567	78,899	40.55%	0	0.00%	78,899	41%	64,852	122%
Expenditure									
Director Organisational Services	-193,145	-6,530	3.38%	-2,618	1.36%	-9,148	5%	22,296	-29%
Expenditure	-193,145	-6,530	3.38%	-2,618	1.36%	-9,148	5%	22,296	-29%
Profit/(Loss)	1,422	72,369		-2,618		69,751		87,148	

Library Services includes lease held by The Nook

Civic Centre includes the lease held by Adult Mental Health

Director Organisational Services includes the leases held by Peter McGrath and Palmerston Re-Engagement Centre

McGees Management Fees charged to Director Organisational Services each month



5/11/2021

Approved by: Finance Manager

Section 2 Financial Results

2.10 - Council Loans

31 October 2021

Internal Loan - Making the Switch Balances

1st Withdrawal June 2019	640,000
2nd Withdrawal June 2020	2,583,849
Public lighting officer June 2020	114,000
Project Cost taken from FILOC	3,337,849
Repayments 2019/20	(200,000)
Repayments 2020/21	(313,615)
Loan Balance at 1/07/2021	2,824,233

Internal Loan - Making the Switch

Principal as of 1/7/2021	Principal Loan Repayments for 2021/22	Principal Loan Repayments YTD	Interest for 2021/22	Interest YTD	Loan balance as of 30/06/2022
2,824,233	321,849	77,644	70,309	20,396	2,502,384
	321,849	77,644	70,309	20,396	2,502,384

The above table shows the total loan amount taken from the FILOC Reserve. The interest rate is fixed at 2.60% for the duration of the loan and is paid on a quarterly basis. The loan repayments will end in 2029. The final loan value for this project is \$3,223,849 not including employee costs for the Public Lighting Officer.

External Loan - Archer Landfill Rehabilitation Balances	
Loan from NAB	1,960,000
Total Loan Amount	1,960,000
Repayments 2019/20	(221,414)
Repayments 2020/21	-228,285
Loan Balance at 1/07/2021	1,510,301

External Loan - Archer Landfill Rehabilitation

Principal as of 1/7/2021	Principal Loan Repaid as at 1/07/2021	Principal Loan Repayments YTD	Interest for 2021/22	Interest YTD	Loan balance as of 30/06/2022
1,510,301	234,504	57,934	39,585	10,659	1,275,797

The External Loan - Archer Landfill Rehabilitation is for a term of 8 years commencing 28 June 2019 and concluding 30 June 2027. The interest rate is fixed at 2.78% for the duration of the loan and is paid on a quarterly basis.



5/11/2021

Approved by: Finance Manager

COUNCIL AGENDA Attachment 13.2.2.1

Section 2 Financial Results

2.11 - Elected Member Expenses

31 October 2021

Elected Members

	Revised Annual Budget \$	YTD Actuals \$	% YTD Actuals of Annual Budget	Commitment \$	% Committed of Annual Budget	YTD Actuals + Commitments \$	% YTD Actual + Committed of Annual budget	YTD Budget	% YTD Actuals of YTD Budget
Operating Expenditure									
Mayoral Allowance	-87,636	-29,457	33.61%	0	0.00%	-29,457	33.61%	-29,212	101%
Mayoral Electoral Allowance	-23,066	-7,774	33.70%	0	0.00%	-7,774	33.70%	-7,688	101%
Mayoral Professional Dev Allowance	-3,753	-1,277	34.04%	0	0.00%	-1,277	34.04%	-1,249	102%
Deputy Mayoral Allowance	-32,405	-10,195	31.46%	0	0.00%	-10,195	31.46%	-10,800	94%
Deputy Mayoral Electoral Allowance	-5,768	-1,817	31.50%	0	0.00%	-1,817	31.50%	-1,924	94%
Elected Members Allowances	-94,570	-32,378	34.24%	0	0.00%	-32,378	34.24%	-31,524	103%
Elected Members Electoral Allowance	-34,606	-11,816	34.14%	0	0.00%	-11,816	34.14%	-11,534	102%
Elected Members Professional Dev Allowance	-26,272	0	0.00%	0	0.00%	0	0.00%	-8,756	0%
Elected Members Meeting Allowance	-63,049	-7,790	12.36%	0	0.00%	-7,790	12.36%	-21,016	37%
Information Technology Capital Entitlement	-1,986	-5,329	268.33%	0	0.00%	-5,329	268.33%	-660	807%
Communications Entitlement	-6,400	-1,885	29.45%	0	0.00%	-1,885	29.45%	-2,136	88%
Acting Mayor Allowance	-10,000	0	0.00%	0	0.00%	0	0.00%	-3,336	0%
Acting Mayor Electoral Allowance	-2,000	0	0.00%	0	0.00%	0	0.00%	-664	0%
Contractors	-101,680	-256,048	251.82%	0	0.00%	-256,048	251.82%	-101,680	252%
Stationery & Office Consumables	-500	-492	98.47%	0	0.00%	-492	98.47%	-164	300%
Printing & Photocopying Costs	-2,000	-674	33.68%	0	0.00%	-674	33.68%	-668	101%
Furniture & Equipment expensed	-1,390	0	0.00%	0	0.00%	0	0.00%	-462	0%
Other Expenses	-7,500	-7,828	104.37%	-799	10.65%	-8,627	115.02%	-2,500	313%
Food & Catering Costs	-10,500	-2,538	24.18%	-941	8.96%	-3,479	33.14%	-3,500	73%
Course Seminar & Conference Registration	-10,000	-150	1.50%	0	0.00%	-150	1.50%	-3,336	4%
Air Travel	-4,000	0	0.00%	0	0.00%	0	0.00%	-1,336	0%
Travel Accommodation	-2,000	0	0.00%	0	0.00%	0	0.00%	-664	0%
Travel Related Costs Other	-1,000	-347	34.65%	0	0.00%	-347	34.65%	-336	103%
Operating Expenditure	-532,081	-377,795	71.00%	-1,740	0.33%	-379,535	71.33%	-245,145	154%



5/11/2021

Approved by: Finance Manager

COUNCIL REPORT

2nd Ordinary Council Meeting

AGENDA ITEM:	13.2.3
REPORT TITLE:	Christmas in Palmerston 2021
MEETING DATE:	Tuesday 16 November 2021
AUTHOR:	Executive Manager Community and Library Services, Anna Ingram
APPROVER:	Director Lifestyle and Community, Amelia Vellar

COMMUNITY PLAN

Family and Community: Palmerston is a safe and family friendly community where everyone belongs.

PURPOSE

This report seeks to update Council on plans for celebrating Christmas in Palmerston 2021.

KEY MESSAGES

- In 2020, the COVID-19 pandemic saw numerous events postponed, rescheduled, cancelled, or changed. Social and physical distancing measures, lockdown of venues, and strict hygiene measures were put in place.
- In November 2020, Council resolved to replace the traditional Palmerston Carols and Tree Lighting events and instead offer the community an alternative expanded 'Christmas in Palmerston' celebration, which spanned over three weeks leading up to Christmas, and incorporated multiple venues in the Palmerston municipality.
- The alternative Christmas celebrations were a great success as Palmerston sparkled from 4 December 2020 up until Christmas Eve with a range of activities occurring throughout the month.
- The highlight was Christmas Wonderland, running over six nights, with 13,649 people enjoying free family fun and over 1,800 people riding the train each night.
- Due to the success of the 2020 event, Council included funding for a similar style of event in 202 in the 2021/2022 Municipal Plan..
- Palmerston Christmas Wonderland 2021 will run from Friday 17 December – Friday 24 December, open from 5-10pm daily. The experience will have free entry and will feature many of the popular elements from the 2020 attraction, including the Christmas Train, snow machines and Santa's House, as well as a number of new interactive elements to ensure a fresh and unique experience is delivered to the community.
- The Palmerston Christmas Tree will be installed prior to the event and will be lit on opening night of Palmerston Christmas Wonderland, with Carollers in attendance.
- City of Palmerston's Library, Recreation Centre and SWELL will be decorated and will run family activities in the weeks leading up to Christmas.
- As a new suburban initiative encouraging the community to participate in the Christmas celebrations, City of Palmerston will host a new Community Christmas Lights Competition, with prizes available by registering.

RECOMMENDATION

THAT Report entitled Christmas in Palmerston 2021 be received and noted.

BACKGROUND

In 2020, the COVID-19 pandemic saw numerous events postponed, rescheduled, cancelled, or changed. Social and physical distancing measures, lockdown of venues, and strict hygiene measures were put in place. Given the uncertainties at the time around COVID-19, particularly the hosting of large indoor events such as Palmerston's usual Christmas Carols event, officers explored different offerings for Christmas in 2020. It was suggested that the annual Carols and Christmas Tree lighting events be cancelled. However, it was acknowledged that the year had been a difficult one and that a celebration of the festive season was particularly appropriate. Given this, officers recommended that Council offer the community an alternative expanded 'Christmas in Palmerston' celebration, which spanned over three weeks leading up to Christmas, and incorporated multiple venues in the Palmerston municipality. By increasing the number of options available to the Palmerston community over a longer period, this provided the community with an interactive, multi-venue, family-friendly experience for 2020, increasing visitor numbers, and boosting morale in the community by creating diverse, family-friendly experiences.

At the 1st Ordinary Council Meeting of 3 November 2020 Council made the following decisions:

13.2.2 Christmas in Palmerston 2020

1. *THAT Report entitled Christmas in Palmerston 2020 be received and noted.*
2. *THAT Council approve the revised Christmas in Palmerston 2020 program that includes Christmas activation over multiple venues across Palmerston including Goyder Square, Frances Drive, Palmerston Swimming and Fitness Centre, Palmerston Recreation Centre, and Palmerston Library as detailed in report entitled Christmas in Palmerston 2020.*
3. *THAT Council approve a variation to the 2020/2021 budget to increase the funding for Christmas events by \$75,000 funding by:*
 - *\$40,000 from savings within the 'On Frances' Event program, due to an event being deferred due to COVID-19;*
 - *the balance to be funded from savings to be identified from within the existing operating budgets, noting this change be reflected in the second quarter budget review.*

CARRIED 9/1359 – 03/11/2020

The alternative Christmas celebrations were a great success as Palmerston sparkled from 4 December 2020 up until Christmas Eve with a range of activities occurring throughout the month. The highlight of the festive season was Christmas Wonderland, running each night from the 18 to 24 December 2020 in Goyder Square. Palmerston families were treated to spectacular lighting display including nightly visits from Santa, free train rides, snow, candle flames and an interactive musical floor. Over the six nights, 13,649 people enjoyed free family fun with over 1,800 people riding the train each night. Frances Drive was illuminated with lights, snow and moving light installations from 4 December until 24 December 2020. Family activities were run from 21 December 2020 until 24 December 2020 at the Palmerston Recreation Centre and Library with activities including balloon twisting, colouring in, Sand Art Craft and a Christmas movie. The Palmerston Swimming and Fitness Centre ran a Christmas Adventure Hunt, Colouring in Competition along with other activities.

A virtual Tree Lighting Ceremony was livestreamed on social media in place of the physical events. Another Christmas first for Palmerston was Pop-Up Carollers who performed each night at Christmas Wonderland and a various time at the Palmerston Library and Recreation Centre. Performers included

John Levy, The Salvation Army Brass Band and Prayer Corby. Feedback collected from attendees included the following statement:

"It was fantastic to have something like this finally in Palmerston. It is usually the waterfront or the city that has events. This by far was better than any other Christmas activity my family attended. Thankyou."



DISCUSSION

Due to the success of the 2020 event, officers have planned and have approved operational budget for another large-scale interactive family event for Christmas in Palmerston 2021.

Palmerston Christmas Wonderland

As this was the most popular attraction in 2020, a formal procurement process was undertaken to provide a similar event for 2021, and the contract has subsequently been awarded to a local company. Palmerston Christmas Wonderland 2021 will be installed in a fenced-off area of Goyder Square from late November 2021, and will run from Friday 17 December – Friday 24 December, open from 5-10pm daily. The experience will have free entry and will feature many of the popular elements from the 2020 attraction, including the Christmas Train, snow machines and Santa's House, as well as several new interactive elements to ensure a fresh and unique experience is delivered to the community. There will be food and drink options available for people waiting in line and musical entertainment will be provided nightly.

Palmerston Christmas Tree Lighting

Installation of the Palmerston Christmas Tree on Goyder Square will occur in the two weeks leading up to the opening of Palmerston Christmas Wonderland. The tree will be lit up as part of the opening of Palmerston Christmas Wonderland on Friday 17 December at 7pm. Carollers will also be present to sing at the opening and lighting of the tree, to add to the festive spirit.

Other Facilities

Palmerston Library, Palmerston Recreation Centre, and SWELL will all be decorated, and both the Library and SWELL will run activities in the weeks leading up to Christmas, including themed events and craft activities.

Community Christmas Light Competition

As a new suburban initiative encouraging the community to participate in the Christmas celebrations, City of Palmerston will host a new Community Christmas Lights Competition. There will be three prizes awarded, including two registration prizes which will be awarded via a random draw, and an overall People's Choice Award, which will be awarded via an electronic voting process. Participants will need to be registered and agree to have their houses placed on a map to be eligible to enter. It is hoped that by running this competition, it will encourage more community-led activities and neighbourhood activation and pride.

CONSULTATION PROCESS

Christmas in Palmerston will be promoted via Council's usual social media channels and in local media. The Community Christmas Light Competition is hoped to draw people to Council's social media and for them to use Council's interactive maps which will be placed on Council's website.

The following City of Palmerston staff were consulted in preparing this report:

- Community Events Coordinator

In preparing this report, the following external parties were consulted:

- Manager Palmerston Swimming and Fitness Centre (SWELL)
- General Manager, Total Event Services

POLICY IMPLICATIONS

There are no policy implications for this report.

BUDGET AND RESOURCE IMPLICATIONS

The total cost of Christmas in Palmerston 2021 will be covered by Council's adopted 2021/22 operational budget, with an allocation of \$180,000.

RISK, LEGAL AND LEGISLATIVE IMPLICATIONS

This report addresses the following City of Palmerston Strategic Risks:

8 Fails to develop effective relationships and manage expectations of relevant parties

Context: Engagement & communication with stakeholders (internal and external to the City).

Providing a range of interactive, family-friendly activities including a large-scale event will ensure that the community's expectations for the festive celebrations are met.

Adhering to all COVID-19 safety plans and protocols will ensure that the health and safety of our community are a priority.

The contractor that has been engaged to deliver Palmerston Christmas Wonderland will ensure all safety measures, including in relation to the Christmas Train are met, and a comprehensive risk assessment and plan are provided. Covid safety measures will also be met.

ENVIRONMENT SUSTAINABILITY IMPLICATIONS

There are no environment sustainability implications for this report.

COUNCIL OFFICER CONFLICT OF INTEREST DECLARATION

A Place for People

We the author and approving officer declare that we do not have a conflict of interest in relation to this matter.

ATTACHMENTS

Nil

14 INFORMATION AND CORRESPONDENCE

14.1 Information

14.2 Correspondence

15 REPORT OF DELEGATES

16 QUESTIONS BY MEMBERS

17 GENERAL BUSINESS

18 NEXT ORDINARY COUNCIL MEETING

THAT the next Ordinary Meeting of Council be held on Tuesday, 14 December 2021 at 5:30pm in the Council Chambers, Civic Plaza, 1 Chung Wah Terrace, Palmerston.

19 CLOSURE OF MEETING TO PUBLIC

THAT pursuant to *section 99(2) and 293(1) of the Local Government Act 2019 and section 51(1)(a) of the Local Government (General) Regulations 2021* the meeting be closed to the public to consider the Confidential items of the Agenda.

20 ADJOURNMENT OF MEETING AND MEDIA LIAISON

MINUTES

1st Ordinary Council Meeting Tuesday 2 November 2021

The Ordinary Meeting of the City of Palmerston held in the Council Chambers, Civic Plaza, 1 Chung Wah Terrace, Palmerston, NT 0830

Minutes of Council Meeting
held in Council Chambers
Civic Plaza, 1 Chung Wah Terrace, Palmerston
on Tuesday 2 November 2021 at 5:30pm.

PRESENT

ELECTED MEMBERS

Mayor Athina Pascoe-Bell (Chair)
Deputy Mayor Sarah Henderson
Councillor Danielle Eveleigh
Councillor Mark Fraser
Councillor Amber Garden
Councillor Ben Giesecke
Councillor Damian Hale
Councillor Sarah Henderson
Councillor Lucy Morrison

STAFF

Chief Executive Officer, Luccio Cercarelli
Deputy Chief Executive Officer/Director Lifestyle and
Community, Amelia Vellar
Director City Growth and Operations, Nadine Nilon
Director Organisational Services, Silke Maynard
Governance and Strategy Manager, Manu Pillai
City Sustainability Manager, Peter Lander
Minute Secretary, Chloe Hayes

GALLERY

One member of the public

1 ACKNOWLEDGEMENT OF COUNTRY

I respectfully acknowledge the traditional owners of the land on which we are meeting – the Larrakia People – and pay my respects to their elders, past, present and future.

2 OPENING OF MEETING

The Chair declared the meeting open at 5.31pm.

3 APOLOGIES AND LEAVE OF ABSENCE

3.1 Apologies

Nil

3.2 Leave of Absence Previously Granted

Nil

3.3 Leave of Absence Request

Moved: Councillor Eveleigh
Seconded: Councillor Morrison

1. THAT the leave of absence received from Councillor Eveleigh for 3pm 10 November to 1pm 13 November 2021 inclusive be received and noted.
2. THAT the leave of absence received from Councillor Hale for 8 November to 10 November 2021 inclusive be received and noted.
3. THAT the leave of absence received from Councillor Hale for 15 November to 22 November 2021 inclusive be received and noted.

CARRIED 10/68– 2/11/2021

4 REQUEST FOR AUDIO/AUDIOVISUAL CONFERENCING

Moved: Councillor Hale
Seconded: Councillor Fraser

THAT Council approve the request for Audio/Audiovisual Conferencing received from Councillor Hale who will be physically prevented from attending a meeting on 16 November 2021 due to a granted leave of absence, being a greater distance than 100km from the appointed place of meeting

CARRIED 10/69 – 2/11/2021

5 DECLARATION OF INTEREST

5.1 Elected Members

Moved: Mayor Pascoe-Bell

Seconded: Councillor Eveleigh

1. THAT the Declaration of Interest received from Mayor Pascoe-Bell for Item 13.1.5 entitled Community Benefit Scheme - Grant Application - Palmerston Magpies Football Club be received and noted.
2. THAT the Declaration of Interest received from Mayor Pascoe-Bell for Item 22.1 entitled Confirmation of Confidential Minutes be received and noted.
3. THAT the Declaration of Interest received from Councillor Morrison for Item 13.1.5 entitled Community Benefit Scheme - Grant Application - Palmerston Magpies Football Club be received and noted.

CARRIED 10/70 – 2/11/2021

5.2 Staff

Nil

6 CONFIRMATION OF MINUTES

6.1 Confirmation of Minutes

Moved: Deputy Mayor Henderson

Seconded: Councillor Garden

THAT the Minutes of the Council Meeting held on 19 October 2021 pages 10569 to 10579 be confirmed.

CARRIED 10/71 – 2/11/2021

6.2 Business Arising from Previous Meeting

Nil

7 MAYORAL REPORT

Nil

8 DEPUTATIONS AND PRESENTATIONS

Nil

9 PUBLIC QUESTION TIME (WRITTEN SUBMISSIONS)

Nil

10 CONFIDENTIAL ITEMS

10.1 Moving Confidential Items into Open

23.1 Holtze and Elizabeth River Subregional Land Use Plan

Moved: Deputy Mayor Henderson
Seconded: Councillor Garden

1. THAT the confidential deputation/presentation by John-Paul MacDonagh, Senior Planner of Department of Infrastructure, Planning and Logistics be received and noted.
2. THAT the Council Decision relating to Agenda Item 23.1 be moved to the Open Minutes of the 2 November 2021 Council Meeting.

CARRIED 10/91 – 2/11/2021

25.2.1 Update on Rates Debt Recovery Status for Council

Moved: Councillor Garden
Seconded: Councillor Morrison

1. THAT Report entitled Update on Rates Debt Recovery Status for Council be received and noted.
2. THAT Council receives a Report for the Sale of Land for outstanding rates at the Ordinary Council Meeting of December 2021.
3. THAT Council decisions relating to Report entitled Update on Rates Debt Recovery Status for Council be moved to the Open Minutes of the 2 November 2021 Council Meeting.

CARRIED 10/92 – 2/11/2021

26.2.1 Local Government Association of the Northern Territory Response

Moved: Councillor Hale
Seconded: Councillor Eveleigh

1. THAT Council receive and note correspondence received on 1 October 2021 26.2.1 entitled Local Government Association of the Northern Territory Response.
2. THAT the Council decision relating to Agenda Item entitled Local Government Association of the Northern Territory Response be moved to the Open Minutes of the 2 November 2021 Council Meeting.

CARRIED 10/93 – 2/11/2021

10.2 Moving Open Items into Confidential

Nil

10.3 Confidential Items

Moved: Councillor Eveleigh
Seconded: Councillor Garden

THAT pursuant to Section 99(2) and 293(1) of the *Local Government Act 2019* and section 51(1) of the *Local Government (General) Regulations 2021* the meeting be closed to the public to consider the following confidential items:

Initials: _____

COUNCIL MINUTES

Item	Confidential Category	Confidential Clause
23.1	External Presentation Request	This item is considered 'Confidential' pursuant to section 99(2) and 293(1) of the <i>Local Government Act 2019</i> and section 51(1)(e) of the <i>Local Government (General) Regulations 2021</i> , which states a council may close to the public only so much of its meeting as comprises the receipt or discussion of, or a motion or both relating to information provided to the council on condition that it be kept confidential and would, if publicly disclosed, be likely to be contrary to the public interest.
25.2.1	Council Performance, Service Delivery and Budget Review	This item is considered 'Confidential' pursuant to section 99(2) and 293(1) of the <i>Local Government Act 2019</i> and section 51(1)(e) of the <i>Local Government (General) Regulations 2021</i> , which states a council may close to the public only so much of its meeting as comprises the receipt or discussion of, or a motion or both relating to information provided to the council on condition that it be kept confidential and would, if publicly disclosed, be likely to be contrary to the public interest. This item is considered 'Confidential' pursuant to section 99(2) and 293(1) of the <i>Local Government Act 2019</i> and section 51(1)(c)(iv) of the <i>Local Government (General) Regulations 2021</i> , which states a council may close to the public only so much of its meeting as comprises the receipt or discussion of, or a motion or both relating to, information that would, if publicly disclosed, be likely to prejudice the interests of the council or some other person.
26.2	Review of Confidential Matters	This item is considered 'Confidential' pursuant to section 99(2) and 293(1) of the <i>Local Government Act 2019</i> and section 51(1)(c)(iv) of the <i>Local Government (General) Regulations 2021</i> , which states a council may close to the public only so much of its meeting as comprises the receipt or discussion of, or a motion or both relating to, information that would, if publicly disclosed, be likely to prejudice the interests of the council or some other person.

CARRIED 10/72 – 2/11/2021

11 PETITIONS

Nil

12 NOTICES OF MOTION

Initials: _____

12.1 Home Composting Rebate Program

Moved: Deputy Mayor Henderson

Seconded: Councillor Morrison

1. THAT the Notice of Motion entitled Home Composting Rebate Program be received and noted.

2. THAT a report be prepared regarding the Home Composting Rebate Program to identify potential funding sources, program details and other relevant consideration by the 2nd Ordinary Meeting in November 2021.

CARRIED 10/73- 2/11/2021

13 OFFICER REPORTS

13.1 Action Reports

Procedural Motion

Moved: Councillor Garden

Seconded: Deputy Mayor Henderson

1. THAT Council accept Late Item Report entitled Risk Management and Audit Committee Unconfirmed Minutes - 20 October 2021 that it be considered prior to item 13.1.1.

CARRIED 10/74 - 2/11/2021

13.1.0 Risk Management Audit Committee Unconfirmed Minutes - 20 October 2021

Moved: Councillor Garden

Seconded: Deputy Mayor Henderson

1. THAT Report entitled Risk Management and Audit Committee Unconfirmed Minutes - 20 October 2021 be received and noted.

2. THAT the unconfirmed Risk Management Audit Committee minutes provided as Attachment 13.2.3.1 to Report entitled Risk Management and Audit Committee Meeting Minutes - 20 October 2021 be received and noted.

3. THAT Council endorse the recommendations from the Risk Management and Audit Committee meeting held on 20 October 2021:

a) THAT the Risk Management and Audit Committee deems the draft financial statements for the year ended 30 June 2021 as presented as Attachment 16.1.12 to Report entitled Draft Annual Financial Statements 2020/21 suitable for consideration be the Chief Executive Officer for certification and inclusion in the 2020/2021 Annual Report.

b) THAT the Risk Management and Audit Committee adopts the proposed 2022 Committee Meeting scheduled being:

- Tuesday 22 February 2022
- Tuesday 24 May 2022
- Tuesday 26 July 2022
- Tuesday 25 October 2022

Initials: _____

- c) THAT the completed control improvement actions are noted and be removed from the Control Improvement Plan presented as Attachment 9.1.2.2 to Report entitled Strategic Risk Assessment be updated with the adopted Control Improvement Plan including improvements identified by the Committee for future reporting including clarity around target risk levels, weaknesses identified and any future actions.
- d) THAT the updated Control Improvement Plan as presented as Attachment 9.1.2.2 to Report entitled Strategic Risk Assessment be presented as Attachment 9.1.2.1 to Report entitled Strategic Risk Assessment be updated with the adopted Control Improvement Plan including improvements identified by the Committee for future reporting including clarity around target risk levels, weaknesses identified and any future actions.
- e) THAT a further report be prepared detailing the process for the management of risks when internal audits are rescheduled or replace, and the reporting of progress against internal audit recommendations by the February 2022 Committee Meeting.

CARRIED 10/75 – 2/11/2021

13.1.1 Adoption of Annual Report 2020-21

Moved: Councillor Eveleigh
Seconded: Councillor Hale

- 1. THAT Report entitled Adoption of Annual Report 2020-21 be received and noted.
- 2. THAT Council adopt the City of Palmerston Annual Report 2020/21 being **Attachment 13.1.1.1** to Report entitled Adoption of the Annual Report 2020/21.
- 3. THAT Council note that in accordance with Section 199 of the Local Government Act 2008, the adopted City of Palmerston Annual Report 2020/21 will be provided to the Minister for Local Government before 15 November 2021.

CARRIED 10/76 – 2/11/2021

Councillor Giesecke entered the meeting at 5:48pm.

13.1.2 Immediate Priority Grants 2021-22

Moved: Councillor Hale
Seconded: Councillor Fraser

- 1. THAT Report entitled Immediate Priority Grants 2021-22 be received and noted.
- 2. THAT Council approve the following two projects including their indicative budget allocations for submission to the Northern Territory Government Immediate Priority Grant 2021-22 Program as detailed in Report entitled Immediate Priority Grants 2021-22:
 - a) Priority One - Dog Pound Upgrade Stage Three and Four
 - b) Priority Two - Regulatory Services Custom Animal Holding Pen Vehicle Conversions

CARRIED 10/77 – 2/11/2021

13.1.3 Council Policy Review - FIN03 Annual Financial Statements

Moved: Deputy Mayor Henderson

Seconded: Councillor Garden

1. THAT Report entitled Council Policy Review - FIN03 Annual Financial Statements be received and noted.
2. THAT Council Policy *FIN03 Annual Financial Statements* be rescinded as presented as **Attachment 13.1.3.1** to Council Report Council Policy Review - FIN03 Annual Financial Statements.

CARRIED 10/78 – 2/11/2021

13.1.4 Draft Play Space Strategy for Consultation

Moved: Councillor Eveleigh

Seconded: Councillor Hale

1. THAT Report entitled Draft Play Space Strategy be received and noted.
2. THAT Council endorse the Draft Palmerston Play Space Strategy for the purpose of a 21 day community consultation commencing in November 2021, being **Attachment 13.1.4.1** of Report entitled Draft Play Space Strategy.
3. THAT a Report on the outcomes of the community consultation regarding the Draft Palmerston Play Space Strategy be presented to Council no later than February 2022.

CARRIED 10/79 – 2/11/2021

Mayor Pascoe-Bell and Councillor Morrison declared a conflict of interest and left the meeting at 5:54pm.

Deputy Mayor Henderson took place of the Chair.

13.1.5 Community Benefit Scheme - Grant Application - Palmerston Magpies Football Club

Moved: Councillor Garden

Seconded: Councillor Eveleigh

1. THAT Report entitled Community Benefit Scheme - Grant Application - Palmerston Magpies Football Club be received and noted.
2. THAT Council approves the 2021/22 funding application from Palmerston Magpies Football Club for \$10,000 to provide resources to the football club and coaches to provide training equipment to enable Palmerston players to participate in community sport.

CARRIED 10/80 – 2/11/2021

Mayor Pascoe-Bell and Councillor Morrison returned to the meeting at 5:58pm.

Mayor Pascoe-Bell resumed place of the Chair.

13.1.6 Community Benefit Scheme Variation to Agreement - Riding for the Disabled

Moved: Councillor Morrison

Seconded: Councillor Hale

1. THAT Report entitled Community Benefit Scheme Variation to Agreement - Riding for the Disabled be received and noted.
2. THAT Council approves the request for a variation from Riding for the Disabled to purchase a second hand Equissage Therapy Equipment at a cost of \$3,000, the purchase of a portable stable, \$3,740 to assist with safe recovery of the horses, with remaining, \$860 from the \$7,600 initially requested to be utilised to partially contribute to the purchase of an electronic lock gate which was included in the original approved March 2021 Community Benefit Scheme application.

CARRIED 10/81 - 2/11/2021

13.2 Receive and Note Reports

13.2.1 Cricket 365 - Northern Territory Cricket Sponsorship Update

Moved: Councillor Fraser

Seconded: Deputy Mayor Henderson

THAT Report entitled Cricket 365- Northern Territory Cricket Sponsorship Update be received and noted.

CARRIED 10/82- 2/11/2021

14 INFORMATION AND CORRESPONDENCE

14.1 Information

Nil

14.2 Correspondence

14.2.1 Northern Territory Grants Commission - End of Term Appointment

Moved: Mayor Pascoe-Bell

Seconded: Deputy Mayor Henderson

THAT correspondence received on 25 October 2021 14.2.1 entitled Northern Territory Grants Commission - End of Term Appointment be received and noted.

CARRIED 10/83 - 2/11/2021

14.2.2 Professional Development for Elected Members

Moved: Councillor Garden

Seconded: Councillor Eveleigh

1. THAT correspondence dated 13 October 2021 14.2.2 entitled Professional Development for Elected Members be received and noted.

2. THAT Council requests Stages 1 and 2 of the mandatory professional development required by the Local Government Act 2019 be undertaken by 30 June 2022 facilitated by the Department of the Chief Minister and Cabinet.

CARRIED 10/84 – 2/11/2021

15 REPORT OF DELEGATES

Nil

16 QUESTIONS BY MEMBERS

Nil

17 GENERAL BUSINESS

17.1 Adopt a Lake

Moved: Councillor Morrison
Seconded: Deputy Mayor Henderson

THAT a report be prepared to consider opportunities for the community to participate in caring and maintaining for the Palmerston Lakes similar to an "Adopt a Park" program acknowledging salvinia is a declared and controlled weed, including consideration of types of activities, risk management, legislation and frequency by the First Ordinary Meeting in February 2022.

CARRIED 10/85 – 2/11/2021

18 NEXT ORDINARY COUNCIL MEETING

Moved: Councillor Garden
Seconded: Councillor Hale

THAT the next Ordinary Meeting of Council be held on Tuesday, 16 November 2021 at 5:30pm in the Council Chambers, Civic Plaza, 1 Chung Wah Terrace, Palmerston.

CARRIED 10/86 – 2/11/2021

19 CLOSURE OF MEETING TO PUBLIC

Moved: Deputy Mayor Henderson
Seconded: Councillor Eveleigh

THAT pursuant to section 99(2) and 293(1) of the Local Government Act 2019 and section 51(1)(a) of the Local Government (General) Regulations 2021 the meeting be closed to the public to consider the Confidential items of the Agenda.

CARRIED 10/87 – 2/11/2021

Councillor Morrison and Councillor Eveleigh left the meeting at 6:36pm.

20 ADJOURNMENT OF MEETING AND MEDIA LIAISON

Moved: Councillor Giesecke

Seconded: Councillor Fraser

THAT the meeting be adjourned for 5 minutes.

CARRIED 10/88 – 2/11/2021

The meeting adjourned at 6.37pm.

The open section of the meeting closed at 6.39pm for the discussion of confidential matters.

The Chair declared the meeting closed at 7.33pm.

Chair

Print Name

Date

Initials:
