

Council Meeting BUSINESS PAPER WEDNESDAY 20/09/2017

Meeting to be held commencing 6:00pm In Council Chambers at 7 Bees Creek Road, Freds Pass

Kaylene Conrick, Chief Executive Officer

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

COUNCIL AGENDA



LITCHFIELD COUNCIL MEETING

Notice of Meeting to be held in the Council Chambers, Litchfield on Wednesday, 20 September 2017 at 6:00pm

Kaylene Conrick
Chief Executive Officer

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COUNCIL AGENDA

LITCHFIELD COUNCIL MEETING

Wednesday 20 September 2017

1. Open of Meeting

Audio Disclaimer

An Audio recording of this meeting is being made for minute taking purposes as authorised by the Chief Executive Officer.

2. Acknowledgement of Traditional Owners

Council would like to acknowledge the traditional custodians of this land on which we meet on tonight. We pay our respects to the Elders past, present and future for their continuing custodianship of the land and the children of this land across generations.

3. Apologise and Leave of Absence

4. Disclosures of Interest

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

5. Confirmation of Minutes

THAT the minutes of the Council Meeting held 16 August 2017, 6 pages, be confirmed.

Minutes have been distributed under separate cover and are publicly available on Council's website http://www.litchfield.nt.gov.au/council/council-meetings/council-minutes or in hard copy by request.

6. Business Arising from the Minutes

Attached for Council information is the Action Sheet

				As at 6 September 2017
Resolution Number	Resolution	Action Officer	Meeting Date	Comments to Council
15/0175/02	Meeting Procedures By-Laws THAT Council instruct the Acting Chief Executive Officer to begin negotiating with Parliamentary Counsel on the drafting of Meeting Procedures By-Laws for Litchfield Council.	CEO	19-11-15	Drafting instructions under development by Division of Local Government, Department of Housing & Community Development
16/0203	Signage, Roadside Vans and Events on Council Land THAT Council: 1. Endorse a position that no approvals will be given for signage, roadside vans or events on council owned land until such time as appropriate policy, procedures and by-laws are developed. This excludes Council Reserves which are run under management by committee or under lease to an incorporated body; 2. Develop Council by-laws to cater for the regulation of a permit system for signage within the municipality and roadside vans and events on council owned land; 3. Develop policy and procedures to support any Council by-laws which are enacted; and 4. To commence work on these by-laws, policy and procedures in 2017/18 financial year.	Director Community & Corporate	21-09-16	Commencement of work dependent on capacity of Department of Housing & Community Development
16/0208	Reconstruction of Finn Road THAT Council: 1. endorse the funding applications for \$4,500,000 to the NT Government Regional Economic Infrastructure Fund for the reconstruction of Finn Road at an estimated total cost of \$4,650,000; and 2. allocate \$250,000 (cash in kind) from its 2016/17 approved budget towards the project should its application be successful comprising: General Consultancy \$80,000 Project Management (in kind) \$150,000 Infrastructure Reserve \$20,000 TOTAL \$250,000	Director Infrastructure & Operations	21-09-16	The grant application was unsuccessful. Council is proceeding with upgrade work in line with the original \$1.5m grant from NTG.

	As				
Resolution Number	Resolution	Action Officer	Meeting Date	Comments to Council	
16/0234	Improvements Berry Springs Waste Transfer Site THAT Council undertakes the following safety works at the Berry Springs waste transfer site to improve public and staff safety at the estimated costs outlined below: Video surveillance \$9,882.40 1km of new fence & gates \$44,297.00 Installation of waste performance boards \$6,000.00 Improved facilities for staff \$10,000.00 TOTAL \$70,179.40	Director Infrastructure & Operations	19-10-16	Facility improvements at Berry Springs and Howard Springs to be decided at conclusion of Waste Strategy.	
16/0252/01	Rating Strategy THAT Council undertakes a review of Council's rating system.	Director Community & Corporate Services	16-11-16	Rating Review will be discussed in November with Council	
17/0036/4	Litchfield Aquatic Facility Needs Analysis Report THAT Council engages the Northern Territory Government to work together to address the gap in aquatic services in the southern part of the Litchfield municipality, in particular the provision of Learn to Swim facilities	CEO	15-02-17	Council will continue to advocate for funding to undertake a feasibility study in 2018/19 Response received from Minister Moss recommending Council applies for a Department Housing & Community Development Special Purpose Grant	
17/0051/05	Queens Baton Relay THAT Council contact NT Tourism and Culture Minister for special grant funding to cover all costs of the Queens Baton Relay and explore opportunities for lasting community benefit.	Director Community & Corporate	15-03-17	Ongoing search for grant opportunities	

As at 6 September 20.				
Resolution Number	Resolution	Action Officer	Meeting Date	Comments to Council
17/0068/02	Carveth and William Road Upgrade THAT COUNCIL: Request Council officers explore upgrade options and identify funding options for the proposed upgrade work to Carveth Road and William Road, Berry Springs	Director Infrastructure & Operations	19-04-17	Further investigations have been completed and report will be put to October 2017 Council meeting
17/0105/3	Draft Municipal Plan 2017/18 and Draft Long Term Financial Plan THAT Council agrees to prioritise the development of a business case working with the Cyrus Road Developer and Residents to expedite this project.	Director Infrastructure & Operations	21-06-17	Report will be put to October 2017 Council meeting
17/0105/4	Draft Municipal Plan 2017/18 and Draft Long Term Financial Plan THAT Council considers the business case for the sealing of Carveth and William Roads as soon as it is completed with the opportunity to bring forward the project from 2018/19 financial year should Council determine. The business case will include full costs estimates, developer contributions, special rate charge and Council contribution, as well as timing and road design.	Director Infrastructure & Operations	21-06-17	Report will be put to October 2017 Council meeting
17/0116/3	Recreational Reserve Tree Audits THAT Council reviews all current lease agreements over Council-owned land regarding tree management responsibilities.	Director Community & Corporate	21-06-17	Report will be presented to Council in November 2017 meeting
17/0116/4	Recreational Reserve Tree Audits THAT Council requests that a further report be provided on the financial and risk implications of tree management on Recreational Reserves in 2017.	Director Community & Corporate	21-06-17	Report will be presented to Council in November 2017 meeting
1718/008	Dump Point(s) in Litchfield THAT Council receive a report by the November 2017 meeting on the viability of establishing a Dump point in the Litchfield municipality, possibly at the Humpty Doo Waste Transfer Site.	Director Infrastructure & Operations	19-07-17	Underway

Resolution Number	Resolution	Action Officer	Meeting Date	Comments to Council
1718/019	Construction of Mobile Workforce Shed, Humpty Doo WTS THAT Council: receive and note the report on the status of the \$225,000 grant from Department of Housing and Community Development to construct a Mobile Work Force Shed at the Humpty Doo Waste Transfer Station; and acknowledges the grant extension received from Department of Housing and Community Development and the revised project timelines.	Director Infrastructure & Operations	19-07-17	Consultant report received advising preferable location for shed. Planning application underway.

							As at 8 September 2017
Resolution Number	Resolution				Action Officer	Meeting Date	Comments to Council
1718/024	By-laws, tha 2017; 2. places a modinfringement owners with annual or lift. 4. sets a fixed of September to determines.	that in implement all dogs must be ratorium period of ts until 16 December adequate time to registration peretime; date for annual reso 31 August; that annual dog reso, as outlined in the	e registered by on unregistered be aber 2017, provo register dogs riods for owners registration periods registration fees	dog offences iding all dog without penalty; s to register dogs; od from 1	Director Infrastructure & Operations	19-07-17	Registration forms and registers developed
	Category	Registration		Months fee			
		Fee		Applies from			
				1 March			
	Entire Dog	75.00	40.00**	50%			
	De-sexed Dog	20.00	10.00	50%			

Resolution Number	Resolution			Action Officer	Meeting Date	Comments to Council
	Declared 25 Dangerous Dog	50.00 n/a	50%			
	Working Dog / Fr Assistance Dog / Service Dog	ree n/a				
	Transfer of dog ownership and/or change of registered address within 30 days	ree n/a				
	providing the dog	al (only) registration fe g is registered by 15 De a Declared Dangerous	r			
	annual registration 8. determines lifetir	nnot lifetime registra me dog registration fer outlined in the table b	es for 2017/18			
	Lifetime Registration Fees					
	Registration Category	Lifetime Registration Fee	Concession			
	Entire Dog	375.00	202.00**			

					As at 6 September 2017		
Resolution Number	Resolution				Action Officer	Meeting Date	Comments to Council
	De-sexed Dog	100	50.00				
	Transfer of dog ownership and/or change of registered address within 30 days	Free	n/a				
	9. determines <i>not</i> to be kept on premise Litchfield Council E Licencing of Premise	es without a licence Oog Management B					
	The concession fee is applicable to those dog owners who are in receipt of a government pension, desexed animals sold by eligible pound or shelter or those who are registered breeders, ie members of Dogs NT who have agreed to abide by the North Australian Canine Association Rules and Regulations, including the Code of Ethics or desexed animal sold by eligible pound or shelter.						
	**Entire Dog concession a members of Dogs NT who Australian Canine Associat Code of Ethics.	have agreed to ab	ide by the North	1			

Resolution Number	Resolution	Action Officer	Meeting Date	Comments to Council
1718/039	 Place Names - Trippe Road Subdivision Support the proposed names of Stringybark, Sand Palm, and Black Wattle as possibilities for names for new roads within the subdivision and support the use of On Road for the continuation of this existing road within the subdivision; and Provide a letter of comment detailing the above resolution to support the naming of the roads to the developer to provide to the NT Place Names Committee. 	Director Infrastructure & Operations	16-08-17	Completed



COUNCIL AGENDA

LITCHFIELD COUNCIL MEETING

Wednesday 20 September 2017

7	Presentations
	NT Planning Commission – Coolalinga Rural Activity Centre Stage 2 Consultation
8	Petitions
9	Public Forum
10	Accepting or Declining Late Items
11	Notices of Motion
12	Mayors Report
	12.1 Mayor's Monthly Report



COUNCIL REPORT

Agenda Item Number: 12.1

Report Title: Mayor's Report

Report Number: 17/0004 **Meeting Date:** 20/09/2017

Attachments: Nil

Purpose

A summary of the Mayor's attendance at meetings and functions representing Council for the month of August 2017.

Summary

Date	Event	Comment
6/08/17	Palmerston & Rural Seniors Week Annual Seniors Festival Opening	As Mayor, officially opened the 2017 Seniors Fortnight Festival at the Humpty Doo Village Green, Humpty Doo. Crs Simpson and Hunt and Council's CEO were also in attendance.
	Palmerston & Rural Seniors Week Annual Seniors Festival Litchfield Council sponsored	
	Sunset Cruise on Darwin Harbour	Cr Simpson also attended this event.
18/08/17	Vietnam Veterans Day	Attended commemoration service and placed a book as part of the event, in memory of those who lost their lives during and after the Vietnam conflict
18/08/17	St Francis of Assisi Primary School	Celebration of the 20 th year of operation.
19/08/17	Taminmin High Seniors' Poetry Lunch	14 th Annual event
20/08/17	Palmerston & Rural Seniors Week	Annual Closing Ceremony

21/08/17	NT Disability Services Awards	2017 Official Launch
22/08/17	Humpty Doo Village Green Meeting	Regular Committee Meeting
23/08/17	KPMG Consultancy	Market Analysis of Seniors Lifestyle Accommodation in the NT
29/08/17	Howard Water Advisory Committee	Regular Meeting
6/9/17	2017 October Business Month	Official Annual Calendar Launch
10/9/17	Bushcare's Major Day Out	A national day of community participation to restore remnant bushland.

Recommendation

THAT the Mayor's monthly activities report be received and noted.



COUNCIL AGENDA

LITCHFIELD COUNCIL MEETING

Wednesday 20 September 2017

13 Reports from Council Appointed Representatives

Council appoints Council representatives to external committees. *Council Appointed Representatives* provide a verbal update on activities over the past month relating to the committees to which the Councillor has been formally appointed.

Appointments to take place later within the meeting.



COUNCIL AGENDA

LITCHFIELD COUNCIL MEETING

Wednesday 20 September 2017

14 Finance Report

14.1 Finance Report August 2017



COUNCIL REPORT

Agenda Item Number: 14.1

Report Title: Council Finance Report – August 2017

Report Number: 17/0005 **Meeting Date:** 20/09/2017

Attachments: Nil

Purpose

The purpose of this report is to present the monthly finance report for the period ended 31 August 2017.

Recommendation

THAT Council receive the Litchfield Council finance report for the period ended 31 August 2017.

Background

Th finance report for August 2017 is attached.

Total revenue to date is 61.5% of budget due to rates levied and recognised at the beginning of the financial year. Capital revenue received to date is a portion of Roads to Recovery 2017/18 funding and proceeds received from the sale of equipment as budgeted.

Total expenses are as expected for the first two months of the financial year given the first quarterly payment to the Recreation Reserves Management Committees has been actioned, the election costs for August 2017 election are paid, and insurance premiums have been paid for the full year.

Capital expenses to date relate to projects carried over from the 2016/17 financial year such as the \$3m Upgrade to Freds Pass Sport and Recreation Reserve and Anzac Parade. The only purchase made from the current year budget is for traffic counts.

Overall, there are no concerns with revenue and expenses against budget to date.

Finance Report August 2017



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SECTION 1

CONSOLIDATED FINANCIAL STATEMENTS

The consolidated Financial Statements, including Thorak Regional Cemetery operations, are presented in the same format as the full set of *End of Financial Year Statements*, reported in Litchfield Council's Annual Report, for greater transparency.

The statements include total revenue, both operational and capital but only operational expenditure. Capital expenditure is capitalised as Infrastructure, Property, Plant & Equipment in the Balance Sheet upon completion of the projects.

CONSOLIDATED OPERATING STATEMENT

	2017/18 Budget	2017/18 YTD Actual	2017/18 Forecast	Forecast Variance +ve (-ve)	Note
REVENUE					
Rates	9,697,195	9,219,041	9,697,195	0	
Statutory Charges	33,500	7,391	33,500	0	
User Charges	1,217,955	315,426	1,217,955	0	
Grants, subsidies & contributions	5,294,974	802,558	5,294,974	0	
Investment Income	725,000	106,264	725,000	0	
Reimbursements	0	0	0	0	
Other Income	43,000	5,106	43,000	0	
TOTAL REVENUE	17,011,624	10,455,786	17,011,624	0	
EXPENSES					
Employee Costs	5,973,624	934,303	5,973,624	0	
Auditor Fees	41,000	960	41,000	0	
Bad and doubtful Debts	0	308	308	(308)	1
Elected Member Expenses	245,787	20,330	245,787	0	
Election Expenses	136,710	124,282	136,710	0	
Cemetery Operations	266,500	83,077	266,500	0	
Contractors	4,505,358	544,234	4,505,358	0	
Energy	231,600	10,861	231,600	0	
Insurance	223,599	217,493	223,599	0	
Maintenance	530,628	65,237	530,628	0	
Legal Expenses	173,000	10,087	173,000	0	
Donations and Community Support	136,250	7,183	136,250	0	
Computer / IT Costs	281,290	72,941	281,290	0	
Parts, accessories & consumables	188,000	20,577	188,000	0	
Professional Services	444,070	32,337	444,070	0	
Sundry	384,357	71,202	384,357	0	
TOTAL EXPENSES	13,761,773	2,215,412	13,762,081	(308)	
RESULT	3,249,851	8,240,374	3,249,543	(308)	

Note 1 – Disputed infringement – Approval granted for reversal.

CONSOLIDATED BALANCE SHEET at 31 August 2017

	31 July 2017	31 August 2017	Movement
			+ve (-ve)
CURRENT ASSETS			
Cash & Cash Equivalents	452,097	4,525,108	4,073,011
Trade and Other Receivables	11,518,105	7,420,016	(4,098,089)
Other Financial Assets	19,605,369	18,559,906	(1,045,463)
TOTAL CURRENT ASSETS	31,575,571	30,505,030	(1,070,541)
NON CURRENT ASSETS			
Infrastructure, Property, Plant &	272,029,594	268,164,940	(3,864,654)
Equipment			
Other Non-Current Assets	2,518,056	2,966,736	448,680
TOTAL NON CURRENT ASSETS	274,547,650	271,131,676	(3,415,974)
TOTAL ASSETS	306,123,221	301,636,706	(4,486,515)
CURRENT LIABILITIES			
Trade and Other Payables	1,199,578	1,129,973	69,605
Provisions	606,210	589,251	16,959
TOTAL CURRENT LIABILITIES	1,805,788	1,719,224	86,564
NON CURRENT LIABILITIES			
Provisions	316,480	321,886	(5,406)
TOTAL NON CURRENT LIABILITIES	316,480	321,886	(5,406)
TOTAL LIABILITIES	2,122,268	2,041,110	81,158
NET ASSETS	304,000,953	299,595,596	(4,405,357)
EQUITY			
Accumulated Surplus	47,746,289	43,340,932	(4,405,357)
Asset Revaluation Reserve	243,311,730	243,311,730	0
Other Reserves	12,942,934	12,942,934	0
TOTAL EQUITY	304,000,953	299,595,596	(4,405,357)

Cash and cash equivalents have increased by \$4,073,011 reflecting the collection of rates and interim transfer of term deposit prior to reinvestment with another financial institution.

Trade and Other Receivables has reduced by \$4,098,089 from 31 July 2017 due to the collection of rates and general accounts receivable. The remaining two instalments are due and payable on the 30 November 2017 and 28 February 2018.

Infrastructure, Property, Plant & Equipment has decreased due to depreciation recorded for July and August 2017.

Other Non-Current Assets represents the projects that remain work in progress as at 30 June 2017 ie. Anzac Parade Infrastructure Upgrade, Freds Pass Reserve Capital Improvements and Freds Pass Road Infrastructure Upgrade.

Estimate of Net Cash position and Current ratio

The current ratio measures the liquidity of an entity. It observes the ability to pay short-term liabilities (debt and payables) with its short-term assets (cash and receivables). If the ratio is less than 1:1 Council is unable to pay its liabilities. Best practice is for the ratio to be between 1.5 and 3.

As identified in Section 5 of this report, Litchfield Council's liquidity KPI is easily met with 31 July 2017 current ratio equalling 17.49.

Current ratio = <u>Current Assets (less: Provision for Doubtful debt)</u>

Current Liabilities

= <u>30,505,030</u> = 17.74

1,719,224

Net Cash Position = 30,505,030 - 1,719,224 = \$28.8 million

SECTION 2

OPERATING POSITION BY DEPARTMENT

The 2017/18 rates and charges have been applied to properties which is reflected in both Finance and Waste Management year to date revenue totals.

Finance expenses are greater as a result of insurance premiums recognised for the financial year.

Community expenses are slightly higher than other areas due to the Recreation Reserves Management Committees receiving their first quarterly distribution in July.

Given this is the second month of trading of the new financial year, as would be expected, there has been minimal activity at this stage.

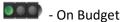
	2017/18 Budget	2017/18 YTD Actual	2017/18 Forecast	Forecast Variance +ve (-ve)
REVENUE				
Finance	8,174,865	6,938,225	8,174,865	0
Information Services	27,500	0	27,500	0
Works	2,467,580	64,074	2,467,580	0
Planning	162,430	2,014	162,430	0
Waste Management	2,986,838	2,807,016	2,986,838	0
Community	79,500	8,678	79,500	0
Regulatory Services	34,000	7,391	34,000	0
TOTAL REVENUE	13,932,713	9,827,398	13,932,713	0
EXPENSES				
Council Leadership	1,071,161	249,568	1,071,161	0
Corporate	466,900	52,469	466,900	0
Information Services	469,156	90,867	469,156	0
Finance	1,522,941	440,370	1,522,941	0
Works	3,112,938	346,650	3,112,938	0
Planning	609,494	107,402	609,494	0
Waste Management	2,828,104	303,532	2,828,104	0
Community	1,285,840	270,724	1,285,840	0
Mobile Workforce	1,226,644	118,301	1,226,644	0
Regulatory Services	376,940	59,753	377,248	(308)
TOTAL EXPENSES	12,970,118	2,039,636	12,970,426	(308)
OPERATING RESULT	962,595	8,581,923	962,287	(308)

Note 1 – Disputed infringement – Approval granted for reversal.

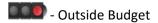
NEW INITIATIVES

In addition to Council's year-on-year operating expenses, Council resolved to undertake the following New Initiatives in 2017/18. The new initiatives expenditure is included in the operating result above. The table below highlights the expenditure compared to budget to the end of August 2017.

	2017/18 Budget	2017/18 YTD Actuals	2017/18 Forecast	Comments
Data Backup – Business Continuity	16,000	0	16,000	Yet to commence
Private Roads Strategy	30,000	15,920	30,000	Plan in progress
Feral Dog Program	10,000	0	10,000	Yet to commence
Promoting Responsible Dog Ownership	10,000	0	10,000	Yet to commence
Southport Progress Association Mira Square	5,000	0	5,000	Yet to commence
Queen's Baton Relay	10,000	0	10,000	Event in planning stage
Tree Management	30,000	0	30,000	Yet To commence
Women in Business Network Meetings	10,000	1,009	10,000	ongoing
Mayoral Robe & Chain	3,000	0	3,000	Yet to commence
Asbestos Audits on Recreation Reserve Infrastructure	10,000	0	10,000	Yet to commence
Meters on Council Bores	15,000	0	15,000	Yet to commence
Records Management Improvement	51,000	0	51,000	Yet to commence
TOTAL	200,000	16,929	200,000	







Please note, the following two initiviative from 2016/17 have continued into the 2017/18 financial year:

- Developer Contribution Plan Review is still currently in progress, scheduled to be finalised in 2017/18;
- Mobile Work Force Shed Project is in progress, scheduled to be finalised by end-of-August 2017 to ensure sufficient time for the design and construction of the Mobile Work Force Shed.

CAPITAL POSITION

The table below compares capital revenue and expenditure to budget to the end of July 2017.

No capital revenue or expenses are recognised yet.

	2017/18 Budget	2017/18 YTD Actuals	2017/18 Forecast	Forecast Variance +ve (-ve)	Note
REVENUE					
Works	1,547,377	425,447	1,547,377	0	
Waste	13,000	0	13,000	0	
Management					
Planning	763,409	0	763,409	0	

Mobile Workforce	30,000	1,264	30,000	0	
TOTAL REVENUE	2,353,786	426,711	2,353,786	0	
EXPENSES					
Works	3,486,230	16,500	3,486,230	0	
Waste Mgt	305,000	0	305,000	0	
Mobile Workforce	380,000	0	380,000	0	
TOTAL EXPENSES	4,171,230	16,500	4,171,230	0	
CAPITAL RESULT	(1,817,444)	410,211	(1,817,444)	0	

CAPITAL PROJECTS 2017/18 - WORKS

The table below summarises Council's capital works program for the 2017/18 financial year in accordance with the budget and Municipal Plan. Council is continuing to work towards completing some projects from 2016/17 financial year and the 2017/18 works program is at the tender process stage.

Infrastructure Expenditure	Estimated Date of Completion	Budget	YTD Actuals	Forecast	Forecast Variance +ve (-ve)	Comment			
	Projects commenced in 2015/16 and 2016/17								
Anzac Parade Upgrade	30/09/2017	2015/16 1,800,000	1,660,532	1,800,000	-	Stage 2 - Finalisation			
Freds Pass Road Upgrade	31/12/2017	<u>2016/17</u> 1,220,500	84,750	1,220,500	-	Variation on Design in progress			
TOTAL		3,020,500	1,745,282	3,020,500	(1,800,000)				
	Projec	ts commenci	ng in 2017/18						
Road Reseal Program	30/11/2017	2,649,404	0	2,649,404	-	Yet to commence			
Re-sheeting of Roads	30/04/2018	400,000	0	400,000	-	Yet to commence			
Shoulder Widening	31/03/2018	300,000	0	300,000	-	Yet to commence			
Safety Rails – Leonino Road	30/04/2018	100,000	0	100,000	-	Yet to commence			
Finn Road Upgrade	30/06/2018	-	21,024		-	\$1.5m Road Upgrade Grant from NTG – awaiting signed agreement			
TOTAL		3,449,404	21,024	3,449,404	-				

- On Budget

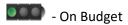
- Watch Budget

- Outside Budget

CAPITAL PROJECTS 2017/18 – RECREATION RESERVES

The table below is Council's capital projects for Recreation Reserves still in progress from the 2016/17 financial year in accordance with the Budget and Municipal Plan.

Recreation Reserve Expenditure	Estimated Date of Completion	Budget	YTD Actuals	Forecast	Forecast Variance +ve (-ve)	Comment			
	Projects commenced in 2016/17								
Freds Pass Sport	31/12/2017	3,000,000	1,149,170	3,000,000	-				
& Rec Reserve -						In Progress			
Improvements									
TOTAL		3,000,000	1,149,170	3,000,000	•				





SECTION 3

CASH ON HAND & INVESTMENTS

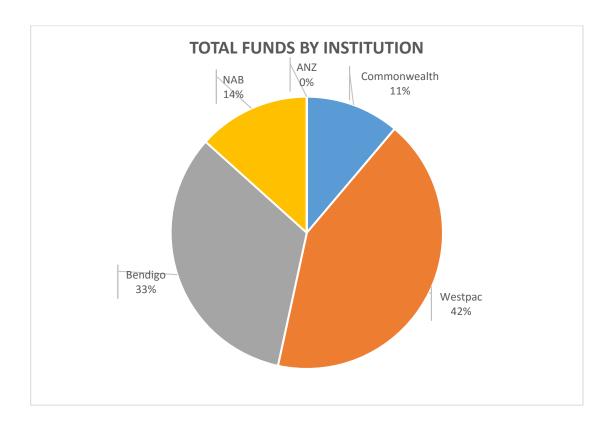
The table below represents a summary of the Cash on Hand & Investments held by Council at 31 August 2017 and compares the balance to the balance at 31 July 2017.

	31 JULY 2017	31 AUGUST 2017	VARIANCE	COMMENT
Investments	19,156,505	18,141,874	(1,014,631)	Awaiting commencement of new term
(Incl. Trust				deposit with CBA.
Account)				
Business Maxi	352,400	1,752,608	1,400,208	Additional funds received from payment
Account				of rates.
Operating	98,197	2,771,000	2,672,803	Awaiting commencement of new term
Account				deposit with CBA.
TOTAL	19,607,103	22,665,482	3,058,380	

Investments

Council invests cash from its operational and business maxi accounts to ensure Council is receiving the best return on its cash holdings.

Date Invested	Invested	Days	Invested	Interest	Due Date	Expected return
	Amount	Invested	with	Rate		to Maturity Date
21/09/2016	1,500,000	365	CBA	3.00%	21/09/2017	45,000
23/03/2017	1,522,761	210	NAB	2.57%	16/10/2017	22,516
24/02/2017	1,000,000	270	Westpac	2.60%	24/11/2017	19,233
04/12/2016	1,226,128	365	Bendigo	2.75%	04/12/2017	33,719
19/12/2016	1,040,000	365	Bendigo	2.80%	14/12/2017	29,120
30/03/2017	1,500,000	365	NAB	2.58%	30/03/2018	38,700
27/03/2017	1,000,000	365	Bendigo	2.65%	27/03/2018	26,500
28/03/2017	1,000,000	365	Bendigo	2.65%	27/03/2018	26,500
26/05/2017	1,545,533	365	Bendigo	2.65%	20/05/2018	40,957
16/06/2017	2,500,000	365	Westpac	2.55%	16/06/2018	63,750
16/06/2017	1,500,000	365	Bendigo	2.80%	10/06/2018	42,000
17/06/2017	227,003	365	Bendigo	2.75%	17/06/2018	6,243
16/08/2017	1,550,000	365	Westpac	2.66%	16/08/2018	41,230
26/08/2017	1,000,000	365	CBA	2.60%	26/08/2018	26,788
30/06/2017	1		Bendigo			Minimum balances in
30/06/2017	152		ANZ			savings account to holding investments
TOTAL	18,141,874					462,254
INVESTMENTS						



FINANCIAL RESERVES

No movement from 30 June 2017.

	Balance at 1	Transfer	Transfer	Net	Balance at 31
	July 2017	TO	FROM	Movement	July 2017
Property Reserve	417,192	-	-	-	417,192
Plant and Equipment	14,796	-	-	-	14,796
Reserve					
Infrastructure	1,973,238	-	-	-	1,973,238
Reserve					
Developer	781,571	-	-	-	781,571
Contribution Reserve					
Waste Management	3,514,577	-	-	-	3,514,577
Reserve					
Election Reserve	25,044	-	-	-	25,044
Disaster Recovery	790,388	-	-	-	790,388
Reserve					
Strategic Initiatives	1,147,009	-	-	-	1,147,009
Reserve					
Unexpended Grants	4,279,118	-	-	-	4,279,118
and Contributions					
TOTAL	12,942,934	-	-	-	12,942,934

SECTION 4

DEBTORS

SUNDRY DEBTORS

Total Sundry Debtors at 31 August 2017 are \$53,437 compared to \$267,979 at 31 July 2017, a reduction of \$214,542. This is mainly due to the collection of Northern Territory Pensioner and Carer Concession invoice for 2017/18 Rates.

Category	Current	30 Days	60 Days	90 Days and over	Balance
Waste	\$6,862	\$5,706	\$15	\$1,462	\$14,044
Infrastructure	\$168	\$20	\$1,924	\$31,222	\$33,334
Recreation	\$4,898	\$1,080	\$0	\$80	\$6,058
Reserves					
TOTAL	\$11,928	\$6,806	\$1,939	\$32,764	\$53,437
% of total					
sundry	22.3%	12.7%	3.6%	61.3%	
debtors					

Action summary of 90 Days Debtors:

Company under Administration – further advice regarding payment status	
to be received from Administrators	\$5,908
Planning Development – awaiting payment prior to clearance	\$20,821
Debtor sent to Debt Collectors	\$2,301
Debtor on Payment Plan	\$2,192
Contact has been made with debtor awaiting payment	\$1,462
Debtors to be sent a reminder invoice	\$80
TOTAL	\$32,764

Please note, Sundry debtors exclude rate debtors and infringements.

FINES AND INFRINGEMENTS

At 31 August 2017 Council has 85 infringements outstanding with a balance of \$29,314, an increase of \$144 in outstanding infringements compared to 31 July 2017.

	June 2017	July 2017	August 2017
Number of Infringements outstanding	99	96	85
Balance of Infringements outstanding	\$29,775	\$29,170	\$29,314

Seventy-nine infringements have been sent to the Fines Recovery Unit (FRU), two infringements have been sent a reminder letter, three infringements have been issued recently and one infringement has been placed on-hold under dispute.

All infringement courtesy letters have been sent in accordance with Council's policy.

OUTSTANDING RATES

The table below is a summary of current year rates raised, collected and outstanding as at 31 August 2017.

	Rates Raised	Rates Collected	Outstanding	% Outstanding
2017/2018	\$9,655,881	\$3,556,201	\$6,099,680	63.2%

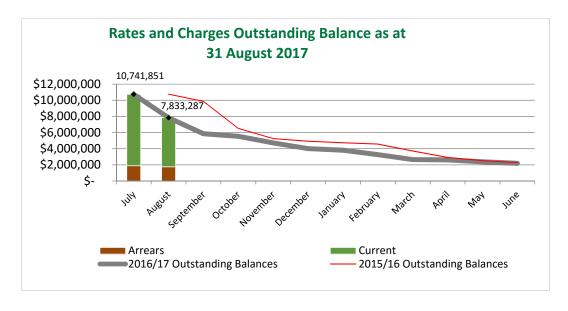
The below table illustrates the split of outstanding rates:

	PRIOR YEAR ARREARS	INSTALMENT 1	INSTALMENT 2	INSTALMENT 3	BALANCE
COMMERCIAL	\$31,027	\$87,179	\$111,854	\$112,990	\$343,051
GAS PLANT	\$ -	\$14,932	\$14,932	\$14,932	\$44,796
MINING	\$50,891	\$20,630	\$20,920	\$20,920	\$113,361
NON-RATEABLE MINING	\$526	\$ -	\$ -	\$ -	\$526
NON-RATEABLE WASTE	\$19,615	\$2,094	\$2,094	\$2,094	\$25,897
GENERAL	\$1,716,607	\$1,443,852	\$1,919,513	\$1,996,570	\$7,076,542
URBAN RESIDENTIAL	\$89,240	\$69,385	\$103,106	\$103,932	\$365,663
WORKERS VILLAGE	\$ -	\$12,584	\$12,584	\$12,584	\$37,751
TOTAL	\$1,907,907	\$1,650,656	\$2,185,002	\$2,264,022	\$8,007,588

Council's Debt Recovery Policy FIN05 guides the collection of outstanding rates. Recovery of rates continues to be an area of focus with Council's performance in recovering outstanding rates improving each month. Council continues to use the services of Territory Debt Collectors to collect rate assessments in arrears. Rates in arrears have reduced by \$178,407 in the month of August.

Initial Rates Notices were sent in late July 2017. Reminder letters are currently being prepared and will be sent to all ratepayers with arrears fourteen (14) days after the first instalment due date, 31 August 2017. Please note that payments received are recorded as per the due date 31 August.

The graph below tracks the total rates owing for the 2017/18 financial year by month and compare outstanding rates to the same time in the previous two financial years i.e. 2015/16 and 2016/17.



SECTION 5

FINANCE KEY PERFORMANCE INDICATORS (KPI)

Council's 2017/18 Municipal Plan includes a number of KPI's for the Finance area to meet; these are listed and reported on in the table below.

Key Performance Indicator	Target	Status	Comment
Compliance with management, statutory and regulatory budgeting and reporting	100%		
Current years rates outstanding as at 30 June 2018	<15%	•	
Rates coverage ratio – lowering Council's dependency on government grants and other funding sources.	>50		Council's Original Budget for 2017/18 rates coverage ratio is 57%.
Liquidity ratio	>1:1	0	Current Ratio equals 17.74
Asset sustainability ratio	90%	0	

- KPI met
- KPI in progress, on track
- KPI not met

SECTION 6

CREDITORS PAID

Creditor accounts paid in August 2017 are listed in below.

Cheque No.	Chq Date	Payee	Description	Amount
Payroll 3	02/08/2017	LC Staff	Payroll Fortnight ending 2 August 2017	129,765.57
Payroll 4	16/08/2017	LC Staff	Payroll Fortnight ending 16 August 2017	135,874.45
Payroll 5	30/08/2017	LC Staff	Payroll Fortnight ending 30 August 2017	131,321.13
799.1137-01	17/08/2017	ALLAN KING & SONS CONSTRUCTION PTY	RFT153 - Anzac Parade, Re-Sheeting - V1	205,703.11
798.1137-01	10/08/2017	ALLAN KING & SONS CONSTRUCTION PTY	RFT153 - Anzac Parade, Pavement Widening	192,406.04
799.123-01	17/08/2017	NORTHERN TERRITORY ELECTORAL COMMISSION	LG Election Cost - August 2017	136,709.97
800.158-01	24/08/2017	NT ELECTRICAL GROUP	RFT150 - Electrical Services Upgrade F/P	67,705.00
800.280-01	24/08/2017	CITY OF DARWIN	Jul 17 - Shoal Bay Weigh Bridge Charges	55,446.72
800.905-01	24/08/2017	ROADSIDE SERVICES & SOLUTIONS PTY	2000 Steel Flex Guide Post	54,880.00
798.988-01	10/08/2017	FENCE MASTERS (NT) PTY LTD	Freds Pass Reserve Fence Upgrade	49,060.64
799.374-01	17/08/2017	AUSTRALIAN TAXATION OFFICE (ATO)	PAYG Withheld - Pay 3 (02/08/17)	43,339.00
801.67-01	24/08/2017	JARDINE LLOYD THOMPSON PTY LTD	Motor Vehicle Premium - Insurance	37,068.57
802.1003-01	31/08/2017	EASTONTOWN DEVELOPMENTS	Maintenance Bond Refund PA2015/0031	34,607.80
799.514-01	17/08/2017	VEOLIA ENVIRONMENTAL SERVICES	Jul 17 - Transfer of waste to Shoal Bay	22,188.75
799.827-01	17/08/2017	LITCHFIELD GREEN WASTE RECYCLERS	Mulch green waste and wood waste at HDWT	20,948.40
797.70-01	3/08/2017	LOCAL GOVERNMENT ASSOCIATION NT	2017/18 LGANT Membership	20,938.19
800.971-01	24/08/2017	MUGAVIN CONTRACTING PTY LTD	Install sleeve into concrete for flagpole	16,550.00
798.1265-01	10/08/2017	AECOM AUSTRALIA PTY LTD	Humpty Doo Waste Transfer Station Review	14,289.00
800.414-01	24/08/2017	TOTAL EXCAVATIONS	Drain cleaning	14,223.00
802.794-01	31/08/2017	TOP END R.A.C.E.	Electrical upgrade to Freds Pass Reserve	14,053.93
797.971-01	3/08/2017	MUGAVIN CONTRACTING PTY LTD	Replace and repair headwall	13,200.00
802.971-01	31/08/2017	MUGAVIN CONTRACTING PTY LTD	Clean out drains & create retaining wall	13,200.00
799.971-01	17/08/2017	MUGAVIN CONTRACTING PTY LTD	Fix batter at creek crossing	11,505.00
798.971-01	10/08/2017	MUGAVIN CONTRACTING PTY LTD	Top up rock protection on batter	11,250.00
800.930-01	24/08/2017	COLEMAN'S CONTRACTING & EARTHMOVING	RFT 119 - Maintenance Roads Grade	10,736.99
802.414-01	31/08/2017	TOTAL EXCAVATIONS	Repairs to river crossing	9,215.80
798.924-01	10/08/2017	OUTBACK TREE SERVICE	Humpty Doo Village Green - Hazard Trees	9,020.00
800.849-01	24/08/2017	WEX AUSTRALIA (PUMA CARD)	Jul 17 - Fuel account	8,905.90
797.1065-01	3/08/2017	Mrs M H BREDHAUER	Jul 17 - Mayor Allowances	7,747.71
800.78-01	24/08/2017	POWER & WATER CORPORATION	Jul 17 – Waste Transfer Stations / Howard Park Reserve Water	7,013.40
800.187-01	24/08/2017	NORSIGN	RFT 125 - Road signs	6,609.90
798.162-01	10/08/2017	CIVICA PTY LTD	Sep 17 - Authority Program, Licence Fee	6,035.44
800.926-01	24/08/2017	JACANA ENERGY	KLR / LC Office / HDWTS / Cemetery Power	5,982.57
798.1099-01	10/08/2017	DAVE'S MINI DIGGA HIRE	Dig out driveway to form drain	5,830.00

798.183-01	10/08/2017	CHRIS'S BACKHOE HIRE PTY LTD	Jul 17 - Grave digging	5,764.00
DD280817	31/08/2017	WESTPAC CARDS & DIRECT DEBITS	Aug 17 C/Card	5,513.26
802.1099-01	31/08/2017	DAVE'S MINI DIGGA HIRE	Clean 25mts either side of headwall	5,390.00
800.180-01	24/08/2017	AURECON AUSTRALIA P/L	Revise development guidelines 34.31	4,789.13
802.16-01	31/08/2017	BERRY SPRINGS RESERVE	Reimbursement for Bore Repair Expense in	4,756.08
802.850-01	31/08/2017	HUMPTY DOO DEVELOPMENTS PTY LTD	Additional On-costs - Water / Insurance etc	4,641.63
802.596-01	31/08/2017	AREA9 IT SOLUTIONS - HARDWARE	Aug 17 - Service Agreement - Managed IT	4,620.00
797.850-01	3/08/2017	HUMPTY DOO DEVELOPMENTS PTY LTD	Aug 17 - MWF shed lease	4,570.00
799.187-01	17/08/2017	NORSIGN	RFT 125 - 148 posts	4,550.04
798.170-01	10/08/2017	NT RECYCLING SOLUTIONS (NTRS)	Jun/Jul 17 - Empty LC recycle bins	4,400.00
797.78-01	3/08/2017	POWER & WATER CORPORATION	Property Purchase - Part Section 2618	4,400.00
798.815-01	10/08/2017	JEFFRESS ADVERTISING	Tender Advert.	3,357.99
797.1099-01	3/08/2017	DAVE'S MINI DIGGA HIRE	Clean out cross road culvert	3,190.00
800.1099-01	24/08/2017	DAVE'S MINI DIGGA HIRE	Clean around headwalls	3,190.00
798.144-01	10/08/2017	ORIGIN	LP Gas Delivery	3,187.75
800.1053-01	24/08/2017	CSG BUSINESS SOLUTIONS PTY LTD	Jul 17 - Monthly rental charges for Photocopier	3,162.23
799.70-01	17/08/2017	LOCAL GOVERNMENT ASSOCIATION NT	Insurance Collaboration - Stage Two	2,860.00
797.1062-01	3/08/2017	Mrs L WRIGHT	Jul 17 - Deputy Mayor Allowances	2,704.38
802.110-01	31/08/2017	JAPE FURNISHING SUPERSTORE	Stand up desk including side screens	2,627.00
799.1099-01	17/08/2017	DAVE'S MINI DIGGA HIRE	Drain maintenance	2,530.00
802.867-01	31/08/2017	ALL ASPECTS RECRUITMENT & HR SERVICES	WTS Temp Placement W/E 20/8/17	2,493.57
800.1253-01	24/08/2017	Craig Burgdorf	Replace ram seals on backhoe	2,461.43
798.78-01	10/08/2017	POWER & WATER CORPORATION	LC Water account 17/6 to 17/7/17	2,418.85
797.1266-01	3/08/2017	Jtagz Pty Ltd	9,000 Dog Tags	2,343.00
797.1064-01	3/08/2017	Mrs C M OSBORN	Jul 17 - Councillor Allowances	2,247.05
800.409-01	24/08/2017	F & J BITUMEN SERVICES PTY LTD	RFT 127 - Pothole and edge patching	2,178.00
799.806-01	17/08/2017	ZIPPY CLEANING & MAINTENANCE SERVICES	Jul 17 - Cleaning Litchfield Council Office	2,151.73
797.1068-01	3/08/2017	Mr D S BARDEN	Jul 17 - Councillors Allowances	2,107.05
798.384-01	10/08/2017	Ms C VERNON	Jul 17 - Authority Consulting	1,963.50
797.867-01	3/08/2017	ALL ASPECTS RECRUITMENT & HR SERVICES	Temp Placement - Gate keeper W/E 23/7/17	1,795.22
799.409-01	17/08/2017	F & J BITUMEN SERVICES PTY LTD	Sweeping of intersections	1,782.00
797.176-01	3/08/2017	ASAP TREE SERVICE	Remove dead eucalypt & milkwood	1,650.00
800.867-01	24/08/2017	ALL ASPECTS RECRUITMENT & HR SERVICES	WTS Temp placement W/E 13/8/17	1,639.41
797.1063-01	3/08/2017	Miss K J HUNT	Jul 17 - Councillor Allowances	1,561.63
799.1076-01	17/08/2017	TDC (NT) PTY LTD - T/AS TERRITORY DEBT	10% Commission	1,525.77
799.49-01	17/08/2017	DEPARTMENT OF LANDS PLANNING & THE	Agreement for Supply of Digital Spatial	1,402.65
800.1152-01	24/08/2017	Lane Laser Printers PTY LTD	Annual Newsletters 2017/2018	1,359.60
800.56-01	24/08/2017	COLEMANS PRINTING PTY LTD	10 Impounding Notice Books	1,358.50
799.731-01	17/08/2017	Vocus Communications (Amcom Pty Ltd	Sep 17 - Supply of Amcom fibre to Litch.	1,329.40
800.850-01	24/08/2017	HUMPTY DOO DEVELOPMENTS PTY LTD	2017/18 MWF Shed Rates Reimbursement	1,328.00
799.926-01	17/08/2017	JACANA ENERGY	Jul 17 - HSWTS / MWF & HPR Power	1,240.81
799.414-01	17/08/2017	TOTAL EXCAVATIONS	Erosion control - drainage easement	1,232.00
802.12-01	31/08/2017	ALL EARTH INDUSTRIES	10M2 of concrete pre-mix & 5 m of washed	1,160.00

799.176-01	17/08/2017	ASAP TREE SERVICE	Remove self-sown mahogany & poison stump	1,155.00
799.596-01	17/08/2017	AREA9 IT SOLUTIONS - HARDWARE	Jul 17 - IT support & assistance	1,116.50
799.867-01	17/08/2017	ALL ASPECTS RECRUITMENT & HR SERVICES	WTS Temp placement W/E 6/8/17	1,081.09
800.202-01	24/08/2017	Mr I SUMMERS	Risk Management & Audit Committee Fees	1,056.00
B-Pay172	17/08/2017	RTM MOTOR VEHICLE REGISTRY - MVR	Tip Truck Rego - 920546	1,052.85
798.1272-01	10/08/2017	Australian Veterinary Behaviour	2 Animal Management Workshop Registrations	1,045.00
799.78-01	17/08/2017	POWER & WATER CORPORATION	MWF Water Swipe & Knuckey Lagoon Water	1,021.82
799.86-01	17/08/2017	TIO Insurance (Allianz Aust. Insurance)	Payment of policy excess - JLT# 002228	1,000.00
799.506-01	17/08/2017	TURBO'S TYRES	4 Mower Tyres	982.70
800.22-01	24/08/2017	IRON MOUNTAIN AUSTRALIA PTY LTD	Jul 17 - Record Management	978.51
802.307-01	31/08/2017	RANDFLEX PTY LTD	Ash Containers & Lawn vases	949.96
797.515-01	3/08/2017	JC ELECTRONIC SECURITY PTY LTD	Replace camera in the dog compound	940.50
802.508-01	31/08/2017	EASA	Jul 17 - Three Counselling Sessions	793.76
797.668-01	3/08/2017	INSTITUTE OF PUBLIC WORKS ENGINEERING	NAMS Plus Subscription 01/07/17 - 30/06	792.00
800.806-01	24/08/2017	ZIPPY CLEANING & MAINTENANCE SERVICES	Jul 17 - Cleaning services for the Thora	787.04
799.581-01	17/08/2017	Food'll Do	Catering - End of Term Dinner	779.00
798.28-01	10/08/2017	RURAL FIRE PROTECTION	Service fire equipment at Humpty Doo WTS	776.60
798.867-01	10/08/2017	ALL ASPECTS RECRUITMENT & HR SERVICES	WTS Temp Placement W/E 30/7/17	771.85
802.1130-01	31/08/2017	Mair's Only Cleaning	Cleaning at Howard Park Reserve 28/8	770.00
798.1088-01	10/08/2017	TALENT PROPELLER	Typing Tests - Administrative Assistant	764.50
802.132-01	31/08/2017	AIRPOWER NT PTY LTD	Spare parts for mower	744.47
798.1106-01	10/08/2017	KAY RUNDLE AND ASSOCIATES	1.5h Executive Coaching	742.50
797.282-01	3/08/2017	Ecoflex NT Pty Ltd (Top End Tyre)	Tyre disposal from Humpty Doo WTS	726.46
798.51-01	10/08/2017	SOUTHERN CROSS PROTECTION	Jul 17 - Security services of Litchfield	720.72
797.1076-01	3/08/2017	TDC (NT) PTY LTD - T/AS TERRITORY DEBT	10% Commission	714.98
799.282-01	17/08/2017	Ecoflex NT Pty Ltd (Top End Tyre)	Tyre disposal from Humpty Doo WTS	708.11
799.1253-01	17/08/2017	Craig Burgdorf	Replace diff oils etc on Backhoe at BSWTS	701.25
797.1130-01	3/08/2017	Mair's Only Cleaning	Caretaking at Howard Park Reserve 31/7	700.00
799.1130-01	17/08/2017	Mair's Only Cleaning	Caretaking at Howard Park Reserve 14/8	700.00
798.866-01	10/08/2017	AUT ELECTRICS	Fit LED lights to 2 utes & Tractor emergencies	659.50
797.1267-01	3/08/2017	Evolution Traffic Control Pty Ltd	Traffic Control for Fatal Accident	638.56
802.1253-01	31/08/2017	Craig Burgdorf	Repair bin lid jack at HSWTS	628.65
800.97-01	24/08/2017	CLEANAWAY	Jul 17 - Thorak Cemetery rubbish removal	622.71
802.1271-01	31/08/2017	Hillier Electrical & Contracting Pty Ltd	Howard Park Reserve - Electrical Repairs	618.00
800.367-01	24/08/2017	BUNNINGS GROUP LIMITED	Jul 17 - Hardware account	617.48
800.98-01	24/08/2017	ALL RURAL MECHANICAL	26000km Vehicle service	602.85
798.850-01	10/08/2017	HUMPTY DOO DEVELOPMENTS PTY LTD	MWF Shed - Water & Sewerage to June 17	567.63
802.1076-01	31/08/2017	TDC (NT) PTY LTD - T/AS TERRITORY DEBT	10% Commission	550.00
800.90-01	24/08/2017	INDUSTRIAL POWER SWEEPING	Sweep Footpath & Kerb Edge	536.25

797.599-01	3/08/2017	WELDING & MAINTENANCE SERVICES NT	Welding repairs to general bins and barrier	520.00
799.279-01	17/08/2017	AUSTRALASIAN CEMETERIES & CREMATORIAN	2017/18 ACCA Membership Renewal	513.50
799.1113-01	17/08/2017	Graphics'll Do (Leonie Richards)	Freds Pass Reserve Centre Road upgrade	511.50
00413067	3/08/2017	MCMINNS LAGOON RESERVE ASSOCIATION	Community Initiative Grant 2017/18	500.00
797.1249-01	3/08/2017	Northern Australia Training & Assessment	Forklift training	500.00
800.229-01	24/08/2017	RENTOKIL INITIAL & PEST CONTROL	H/Park Reserve Sanitary Service 14/8/17	482.45
800.676-01	24/08/2017	FINAL TOUCH AUSTRALIA	Various urns	450.91
800.282-01	24/08/2017	Ecoflex NT Pty Ltd (Top End Tyre)	Disposal of tyres from Humpty Doo WTS	422.80
797.790-01	3/08/2017	BOBTOW TILT TRAY SERVICES	Transport abandoned vehicle	418.00
799.787-01	17/08/2017	COLIBRI AUSTRALIA PTY LTD	Steel Crystal A4 Binders	400.40
802.1146-01	31/08/2017	Australian Institute of Animal	2017 AIAM Annual Workshop Registration	400.00
798.599-01	10/08/2017	WELDING & MAINTENANCE SERVICES NT	Weld repair safety barrier & compactor	400.00
799.108-01	17/08/2017	RTM DEPT. OF ATTORNEY GENERAL	APR-JUN 2017 Fines Enforcement Admin Fee	396.00
798.790-01	10/08/2017	BOBTOW TILT TRAY SERVICES	Removal of old caravan from Ringwood St	394.68
797.885-01	3/08/2017	HUMPTY DOO DIESEL	15,000 KM service Ford Ranger	389.25
798.85-01	10/08/2017	TELSTRA	Jul 17 - Cemetery phone account	382.69
797.941-01	3/08/2017	EVERLON BRONZE	Plaque 130 x 160mm	377.85
800.522-01	24/08/2017	FARMWORLD NT PTY LTD	Water pump for tractor	363.70
799.326-01	17/08/2017	EYESIGHT SECURITY P/L	Jul 17 - Security patrols at Thorak Cemetery	357.50
800.1130-01	24/08/2017	Mair's Only Cleaning	Knuckey Lagoon Res Intensive Cleaning	350.00
800.690-01	24/08/2017	TOTAL HYDRAULIC CONNECTIONS (NT) PTY	Repair hydraulic leaks on Cat backhoe	340.84
00413068	4/08/2017	Litchfield Council Petty Cash	P/Cash Reimbursement	335.50
800.1113-01	24/08/2017	Graphics'll Do (Leonie Richards)	A4 double sided promotion flyer	330.00
798.855-01	10/08/2017	TENDERLINK	RFQ17-141 Cleaning Contract Advertising	330.00
800.988-01	24/08/2017	FENCE MASTERS (NT) PTY LTD	Repair holes in fence at Humpty Doo WTS	308.00
799.826-01	17/08/2017	NORMIST P/L (DARWIN BOLT SUPPLIES)	Multimeter & assorted fasteners	306.33
799.205-01	17/08/2017	SAFE WAY TEST & TAG (David Milner)	Annual test and tag for MWF	297.00
802.599-01	31/08/2017	WELDING & MAINTENANCE SERVICES NT	Install box lock on shipping container	290.00
800.941-01	24/08/2017	EVERLON BRONZE	Plaque 150 x 120mm	286.00
B-Pay173	31/08/2017	ACMA - AUSTRALIAN COMMUNICATIONS	Licence Renewal - VZM259,VZR647,VKK815	274.00
798.1186-01	10/08/2017	Advanced Safety Systems Australia	Aug 17 - ASSA Membership WHS subscription	273.90
DD220817	23/08/2017	SE RENTALS PTY LTD	Aug 17 - Cemetery Copier Lease	260.79
798.3-01	10/08/2017	COMM8 (COMBINED COMMUNICATIONS	Aug 17 - Tracking System Data Access	255.20
800.1008-01	24/08/2017	OUTBACK BATTERIES P/L	Tractor battery	247.50
799.165-01	17/08/2017	THINK WATER	Howard Park Reserve - Irrigation Maintenance	242.00
798.61-01	10/08/2017	GREENTHEMES INDOOR PLANT & HIRE	Jul 17 - Indoor plant hire	233.50
802.930-01	31/08/2017	COLEMAN'S CONTRACTING & EARTHMOVING	RFT 119 - Road Grading type 2	230.41

798.886-01	10/08/2017	Mr R J FREEMAN	Remove tyres from rims & make gas bottle	225.00
798.522-01	10/08/2017	FARMWORLD NT PTY LTD	Diesel pump for Waste pod	220.00
797.560-01	3/08/2017	JOBFIT HEALTH GROUP PTY LTD	Pre-employment medical checks	209.00
800.30-01	24/08/2017	TERRITORY SPRINGWATER PTY LTD	5 x 15 Litre bottled water	206.50
799.995-01	17/08/2017	WILDCAT HOLDINGS (NT) PTY LTD	Grease cartridges, shackle & galv. Zinc	202.75
802.671-01	31/08/2017	BURSON AUTOMOTIVE PTY LTD (COOLALINGA)	2 x 11 Tonne Snatch Straps	198.00
797.1242-01	3/08/2017	That Other Sparky	Fault finding on compactor remote	198.00
799.1142-01	17/08/2017	OfficeMax Australia Ltd	Stationery	192.79
799.287-01	17/08/2017	HARVEY DISTRIBUTORS	Toilet Paper, Bin Liners & Towel Rolls	180.95
797.1056-01	3/08/2017	RAM STAR PLASTICS & FABRICATION	1 sheet of polycarb	176.00
797.855-01	3/08/2017	TENDERLINK	RFT17 - Public Tender Ad	165.00
799.855-01	17/08/2017	TENDERLINK	RFT17 - Tender advertising	165.00
800.1147-01	24/08/2017	Ms V K HARDY	Petty Cash / Advance Acquittal	158.33
797.1142-01	3/08/2017	OfficeMax Australia Ltd	Stationery	157.95
800.220-01	24/08/2017	THE BIG MOWER	Mower deck belt	154.90
798.874-01	10/08/2017	FIN BINS (VTG Waste & Recycling)	Jul 17 - Clear Bin at Howard Park Reserve	151.67
B Pay171	8/08/2017	SENSIS PTY LTD	Jul 17 - Monthly Sensis Advertisement	145.31
802.1031-01	31/08/2017	LP AIRCONDITIONING PTY LTD	Replace two down lights at LC Office	145.00
798.220-01	10/08/2017	THE BIG MOWER	Spare parts for brush cutters	140.60
802.450-01	31/08/2017	HUMPTY DOO VETERINARY HOSPITAL PTY	Disposal of dog carcass x 2	132.00
799.928-01	17/08/2017	RSEA PTY LTD	Safety glasses, aeroguard and earmuffs	124.75
800.452-01	24/08/2017	TOP END DIESEL PTY LTD	Truck Rego Inspection	123.76
799.220-01	17/08/2017	THE BIG MOWER	Mower/brushcutter parts	118.65
798.565-01	10/08/2017	CURBY'S (NT) PTY LTD	Name Badge with Magnet with Acrylic Over	115.50
797.56-01	3/08/2017	COLEMANS PRINTING PTY LTD	Customer Enquiries Cards	110.00
B-Pay171	8/08/2017	RTM MOTOR VEHICLE REGISTRY - MVR	Trailer Rego - TJ1989	109.05
799.671-01	17/08/2017	BURSON AUTOMOTIVE PTY LTD (COOLALINGA)	Restoration kit & workshop rags	101.41
798.876-01	10/08/2017	NT ICE	30 bags of ice	99.00
802.820-01	31/08/2017	CONSOLIDATED BEARING COMPANY (CBC)	Spare parts for tractor	96.01
799.652-01	17/08/2017	ANIMAL CARE EQUIP. & SERVICES (AUST)	Armour Weight Flat Bottom Stainless Steel	94.50
798.1253-01	10/08/2017	Craig Burgdorf	Fix leaking hose on Hyundai loader	93.50
802.56-01	31/08/2017	COLEMANS PRINTING PTY LTD	Colop 30 Print Self Inking Stamps	88.00
799.795-01	17/08/2017	Mr D I WARBOYS	Reimbursement for Forklift Licence	76.00
798.1133-01	10/08/2017	NT Water Filters	7 bottles of water for foyer	72.80
802.189-01	31/08/2017	HD ENTERPRISES P/L (HD PUMP SALES)	Pop up & small sprinklers	71.52
800.1269-01	24/08/2017	Perago Coatings Pty Ltd	Powder Coat Flag Pole	66.00
800.1276-01	24/08/2017	JCEIN PTY LTD ATF JCEIN FAMILY TRUST	Rates Refund - Assessment 10055622	57.57
798.950-01	10/08/2017	METROCOUNT (MICROCOM P/L)	6V Welded Battery Pack for Traffic count	57.20
797.1245-01	3/08/2017	Rural Rubbish Removal	Jul 17 - Knuckey Lagoon Reserve Rubbish	52.80
798.1182-01	10/08/2017	Calibre One Pty Ltd	Information request STN 34629	51.15
802.126-01	31/08/2017	WATER DYNAMICS (NT) PTY LTD	80mm telescopic joint & O rings	46.60
802.187-01	31/08/2017	NORSIGN	4 anti-theft keys	46.20
798.30-01	10/08/2017	TERRITORY SPRINGWATER PTY LTD	4 x 15 Litre water bottles	42.00

802.300-01	31/08/2017	DARWIN OFFICE TECHNOLOGY P/L	Jul 17 - Thorak Photocopier Charges	39.22
799.126-01	17/08/2017	WATER DYNAMICS (NT) PTY LTD	Pop up sprinkler & Diaphragm	36.81
800.1076-01	24/08/2017	TDC (NT) PTY LTD - T/AS TERRITORY DEBT	10% Commission	33.00
797.826-01	3/08/2017	NORMIST P/L (DARWIN BOLT SUPPLIES)	12 miscellaneous bolts	29.72
798.189-01	10/08/2017	HD ENTERPRISES P/L (HD PUMP SALES)	Pop up sprinkler	22.90
797.189-01	3/08/2017	HD ENTERPRISES P/L (HD PUMP SALES)	Auto Fix - Kneed It	18.39
799.968-01	17/08/2017	NT FASTENERS PTY LTD	4 x bolts, nuts and washers	7.04
TOTAL				1,694,377.44

CREDIT CARD TRANSACTIONS

Credit card transactions for August 2017 are listed in the table below.

STAFF MEMBER	COST CODE	DETAILS	GROSS	GST
Kaylene	3121.355.638	Amnet Broadband Internet connection	\$60.38	\$5.49
Conrick	3130.350.500	Copy of Aust Business Excellence Framework Book	\$103.32	\$9.39
Chief	3000.0310.0645	Airfare to PD course for CEO	\$319.10	\$29.01
Executive	3000.0310.0644	Accommodation for PD course CEO	\$282.25	\$25.66
	3000.0310.0644	Accommodation error - To be refunded next statement	\$299.65	\$27.24
Deborah	3020.340.673	Book - Vietnam Veteran Service	\$29.69	\$2.70
Branson	3020.330.620	Dry clean table cloths & tea towels	\$32.40	\$2.95
Executive	3020.330.620	PVC Scribble coasters	\$10.00	\$0.91
Assistant	3020.330.620	Milk for Chambers	\$2.80	\$ -
	W4450.301	McArthur – Monthly Staff Survey	\$165.00	\$15.00
	3020.330.620	Table cloths & napkin rings	\$56.15	\$5.10
	3020.330.620	Serviettes	\$8.04	\$0.73
	3020.330.620	End of Term dinner - Beverages	\$72.00	\$6.55
	3020.330.620	End of term dinner - sweets	\$18.65	\$1.70
	3020.330.620	End of term dinner - JUICE	\$5.00	\$ -
	3130.350.500	Stationery	\$24.15	\$2.20
	3020.330.620	Dry clean table cloths & tea towels	\$96.00	\$8.73
	3020.330.620	Milk for Chambers	\$3.10	\$ -
	4040.310.645	Accommodation - Ranger training	\$432.00	\$39.27
	3020.330.500	Storage boxes for Minutes	\$216.95	\$19.72
	3030.350.503	Membership Subscription - Executive PA	\$167.00	\$15.18
	3020.330.620	Milk for Chambers	\$3.40	\$ -
	3700.350.515	Farewell present for K/Lagoon caretakers	\$25.40	\$2.31
	3700.350.515	Farewell present for K/Lagoon caretakers	\$4.50	\$ -
	3020.330.620	Catering Council meeting	\$47.63	\$ -
	3020.330.620	Catering Council meeting	\$7.15	\$0.65
	3020.330.500	Vision 6 Councillor Bulletin	\$9.90	\$0.90
	3130.350.515	Post budget staff acknowledgment BBQ	\$75.91	\$ -
	3130.350.515	Post budget staff acknowledgment BBQ	\$36.52	\$3.32
	3130.350.515	Staff BBQ platters	\$12.80	\$1.16
	3130.350.515	Staff BBQ meats	\$76.64	\$ -
	3130.350.515	Staff BBQ Bread & bread rolls	\$47.50	\$ -
	3130.350.515	Ice for BBQ & Cleaning items	\$15.98	\$1.45

Karina Gates	W4446.70	Planning Application – Lot 57 H/Strangways	\$406.00	\$ -
Finance	W4446.70	Transfer of Lot – Sec 5990 H/Strangways	\$142.00	\$ -
Manager	W4446.70	Planning Application – 49 & 59 H/Strangways	\$329.00	\$ -
	3050.350.600	Postage Stamps	\$100.00	\$9.09
David	3400.350.503	Engineers Australia Membership – D Kingston	\$936.70	\$85.16
Kingston				
Director of				
Infrastructure				
& Operations				
Sharon	4040.435.562	Firearm licences	\$311.00	\$ -
McTaggart	4040.310.644	Animal management training	\$150.30	\$13.66
Senior Ranger	4040.350.500	Stationery	\$49.46	\$4.50
Supervisor				
Glen Byrnes	3410.350.515	Staff amenities - Tea & Sugar	\$4.60	\$ -
Waste	3410.350.515	Staff amenities - Cleaning products	\$15.84	\$1.44
Manager	3410.350.515	Staff amenities – Wall Clock & Radio	\$31.50	\$2.86
	3410.310.644	Platter for Waste Meeting - 10 Year Plan	\$9.13	\$0.83
	3410.310.644	Platter for Waste Meeting - 10 Year Plan	\$49.25	\$ -
	3410.350.515	Staff amenities - Coffee & UHT Milk	\$72.05	\$ -
	3410.350.515	Staff amenities - Cleaning products	\$25.95	\$2.36
	W4414.120	Handy pack - Bolts	\$5.52	\$0.50
Justin	4040.435.562	Firearm licences	\$311.00	\$ -
Dunning	4040.310.644	Animal management training	\$150.30	\$13.66
MWF	4040.350.500	Stationery	\$49.46	\$4.50
Manager				
Total			\$5,465.26	\$353.18

Links with Strategic Plan

Priority # 4 – A vibrant economy

Recommending Silke Reinhardt, Director Community and Corporate Services Officer:

Any queries on this report may be directed to the Recommending Officer on telephone (08) 8983 0600.



COUNCIL AGENDA

LITCHFIELD COUNCIL MEETING

Wednesday 20 September 2017

15	Officer	s Reports
	15.1	Nature and Timing of Council Meetings
	15.2	Order of Business at Council Meetings
	15.3	Council Office and Opening Times
	15.4	Notice of Meetings
	15.5	Council Appointments to Committees
	15.6	Australia Day 2018
	15.7	LGANT Nomination of Delegates
	15.8	LGANT Nomination of Executive Members
	15.9	LGANT Nomination of Ministerial Committees and Other Committees
	15.10	Nominations to Development Consent Authority
	15.11	Tender Evaluation Report – Should Repairs to Road Reseals
	15.12	Tender Evaluation Report – Bituminous Resealing to Various Roads
	15.13	Summary Report Planning and Mining
	15.14	Planning Application Stockwell Road, Blackmore
	15.15	Planning Application 102 Wallaby Holtze Road



Agenda Item Number: 15.1

Report Title: Nature and Timing of Council Meetings

Report Number: 17/0006 **Meeting Date:** 20/09/2017

Attachments: Nil

Purpose

This report seeks a decision from Council on meeting date and time of ordinary meetings of Council.

Summary

One of the first decisions a new council needs to consider is the date and timing of ordinary council meetings to ensure the attendance of all elected members.

Following a review of timing of Council meetings, it is recommended that Council make the time that it meets 6.30pm rather than the earlier time of 6pm to provide sufficient time for all elected members to arrive taking into consideration work commitments.

Recommendation

THAT Council

- pursuant to Section 58(3) of the Local Government Act, commencing in October 2017 will hold its ordinary monthly meeting on the third Wednesday each month, commencing at 6.30pm; and
- 2. brings forward the December 2017 meeting to the second Wednesday, 13 December 2017, to avoid holding a meeting in the week leading up to Christmas.

Background

One of the first decisions a new Council needs to consider is the setting of meeting dates and times for ordinary meetings of Council.

In terms of legislation, this is covered in Section 58 of the Local Government Act which provides:

Section 58 – Nature and timing of Council Meetings

- (1) A council must hold a meeting of its members (an *ordinary meeting*) at least once in each successive period of 2 months.
- (2) Subject to this Act, a council may deal with business of any kind at an ordinary meeting.
- (3) The first ordinary meeting of a council to be held after a general election must be

- held within 14 days after the conclusion of that general election.
- (4) The council may hold a meeting to deal with a particular item of business (a *special meeting*) whenever circumstances require.

Links with Strategic Plan

Priority # 1 – Everything you need

Priority # 2 - A great place to live

Priority #3 - A beautiful natural environment

Priority # 4 – A vibrant economy

Legislative and Policy Implications

- Local Government Act, Section 58
- Litchfield Council Policy GOV02 Meeting Procedures
- Litchfield Council Policy EM03 Access to Meetings

Risks

Nil.

Financial Implications

Nil.

Community Engagement

Nil.

Recommending

Kaylene Conrick, Chief Executive Officer

Officer:

Any queries on this report may be directed to the Recommending Officer on telephone (08) 8983 0600.



Agenda Item Number: 15.2

Report Title: Order of Business at Council Meetings

Report Number: 17/0007 **Meeting Date:** 20/09/2017

Attachments:

Purpose

This report seeks adoption by Council of a standard format for Council Meeting agendas.

Summary

The commencement of a new Council term following a general election provides an opportune time to review the ordinary meeting agenda format. The current format has been reviewed with one small change; placing disclosures *of interests* earlier on the agenda, before any real business commences. Otherwise the structure of the agenda remains unchanged for the current format.

Recommendation

THAT Council adopts the agenda format, outlined in this report, as the format for all agendas produced for ordinary Council meetings.

Background

Section 60 of the Local Government states:

An ordinary Council meeting may deal with business of any kind but a special meeting may only deal with the business for which the special meeting was convened unless all members are present at the special meeting and unanimously agree to deal with other business.

Section 4.1.4(1) of Council's Policy GOV02 Meeting Procedures states:

Order of Business

Subject to this Policy, the order of business at an ordinary meeting must be as the council or the committee (as they case may be) determines by resolution.

The current agenda format for ordinary Council meetings is as follows:



COUNCIL AGENDA

LITCHFIELD COUNCIL MEETING

Notice of Meeting to be held in the Council Chambers, Litchfield on Wednesday, {date} at 6:30pm

Kaylene Conrick
Chief Executive Officer

Numbe	er Agenda Iter	n	Page		
1	Opening of Meeting				
2	Acknowledgement of Traditional Ov	nowledgement of Traditional Owners			
3	Apologies and Leave of Absence	logies and Leave of Absence			
4	Disclosures of Interest				
5	Confirmation of Minutes				
6	Business Arising from the Minutes				
7	Presentations				
8	Petitions				
9	Public Forum				
10	Accepting or Declining Late Items				
11	Notices of Motion				
12	Mayors Report				
13	Reports from Council Appointed Re	presentatives			
14	Finance Report				
15	Officers Reports				
16	Common Seal				
17	Other Business				
18	Public Question				
19	Confidential Items				
20	Close of Meeting				

Officers recommend that Council adopts the current format as the agenda for all ordinary Council meetings.

Links with Strategic Plan

Priority # 1 – Everything you need

Priority # 2 − A great place to live

Priority # 3 – A beautiful natural environment

Priority # 4 – A vibrant economy

Legislative and Policy Implications

Local Government Act, Section 60 GOV02 Meeting Procedures Policy

Risks

Nil.

Financial Implications

Nil.

Community Engagement

Nil.

Recommending Kaylene Conrick, Chief Executive Officer Officer:

Any queries on this report may be directed to the Recommending Officer on telephone (08) 8983 0600.



Agenda Item Number: 15.3

Report Title: Council Office and Opening Times

Report Number: 17/0008 **Meeting Date:** 20/09/2017

Attachments: Nil

Purpose

To present to Council for endorsement, the Litchfield Council Office opening hours as the public office and to also deal with the office closure between Christmas and New Year.

Summary

This report recommends Litchfield Council continues to maintain 7 Bees Creek Road as its public office and that current opening times remain between 8:15am and 4:30pm from Monday to Friday.

Further, the report recommends that the office is closed between Christmas and New Year each year, with staff taking the intervening three working days as annual leave. During this period the Waste Transfer Stations will continue to operate on all days except Christmas Day.

Recommendation

THAT Council

- 1. designates 7 Bees Creek Road, Bees Creek as Litchfield Council's public office, in accordance with section 47 of the Local Government Act;
- 2. determines that its "public office" be open to the public from 8:15am to 4:30pm from Monday to Friday, public holidays excluded; and
- 3. close its public office for the three business days between Christmas and New Year, each year.

Background

Section 47 of the Local Government Act states:

- 1. A council must have a public office (and may have 2 or more public offices); and
- 2. A public office must be open to the public at reasonable times determined by the Council.

The current public office of Litchfield Council is the facility at 7 Bees Creek road. These offices are currently open to the public from 8:15am to 4:30pm between Monday and Friday public holidays excluded. Officers recommend that this remain unchanged.

Links with Strategic Plan

Priority # 1 – Everything you need

Legislative and Policy Implications

Local Government Act, Section 47

Risks

Nil.

Financial Implications

Nil.

Community Engagement

Opening hours between Christmas and New Year will be advertised on Council's website, in print media and on social media closer to the end of the calendar year.

Recommending Kaylene Conrick, Chief Executive Officer Officer:

Any queries on this report may be directed to the Recommending Officer on telephone (08) 8983 0600.



Agenda Item Number: 15.4

Report Title: Notice of Meetings

Report Number: 17/0009 **Meeting Date:** 20/09/2017

Attachments: EM03 Access to Meetings

Purpose

This report seeks Council's confirmation of the arrangements for providing notice of Council Meetings through endorsing the amended Litchfield Council policy EM03 Access to Meetings.

Summary

Council's current EM03 Access to Meetings policy requires review of the new term of Council. The policy currently lacks in a clear description of the timely manner for Public Notice. This report recommends defining days as "clear days" being business days and reduce the amount of days from five to three days in line with Legislation.

Recommendation

THAT Council adopt, pursuant to Section 59 of the Local Government Act, Council Policy EM03 Access to Meetings.

Background

Section 59 of the Local Government states:

- (1) Meetings of a council are convened by the CEO.
- (2) The CEO must convene a special meeting of the council at a specified time and place to deal with specified business if:
 - (a) the principal member or 3 or more other members request the CEO in writing to convene the meeting; or
 - (b) the council resolves that the special meeting should be convened.
- (3) If the CEO fails to convene a meeting required under this Act, a meeting may be convened by any member of the council.
- (4) A notice convening a council meeting:
 - (a) must be in writing; and
 - (b) must state the date, time, place and agenda for the meeting; and
 - (c) must be given to the members:
 - (i) in the case of an ordinary meeting at least 3 business days before the date of the meeting; and
 - (ii) in the case of a special meeting at least 4 hours before the time appointed for the meeting; and

- (d) must be accessible on the council's website a reasonable time before the time appointed for the meeting; and
- (e) must be posted on a notice board at the council's public office.
- (5) The notice may be given to a member personally, by post, by email, by fax or in any other way pre-arranged by the CEO with the member.

The current Litchfield Council policy with regards to Notice of Meetings is addressed in Section 4.1 EM03 Access to Meetings Policy.

- 4.1 Public Notice and Access to meeting Agendas
 - 4.1.1 At least five (5) days prior to a Council or Committee meeting (unless it is a special meeting). The Chief Executive Officer must give written notice of the meeting to all Council and Committee Members setting out the date, time and venue. The notice must be accompanied by the agenda.
 - 4.1.2 At least five (5) days prior to a Council or Committee meeting, the notice and agenda must be available to the public on Councils website, as well as a public copy provided at the front desk at the Civic Centre on public display.
 - 4.1.3 Items on the agenda are to be described accurately and in reasonable detail.
 - 4.1.4 Three (3) copies of the agenda documents and non-confidential reports that are to be considered at the meeting will be available to the public at the meeting.

Please note the current policy of Litchfield Council requires the agenda to be available five days rather than three days outlined in the Local Government Act. The days mentioned in the Local Government Act refer to business days, weekends do not count. The current EM03 policy has no definition of days.

It is suggested to adjust the amount of days in the EM03 policy to three business days instead of five days in line with the Act. This will mean Council will publish the Agenda on the Thursday before the Wednesday meeting to give the elected members and the public enough time to study the content. Council will endeavour to publish the agenda earlier.

Adjusting the requirement in the policy allows Council to ensure the quality of reports are suitable and reviewed appropriately before publishing.

Links with Strategic Plan

Good Governance

Legislative and Policy Implications

- Local Government Act, Section 59
- Litchfield Council Policy EM03 Access to Meetings

Risks

Nil.

Financial Implications

Nil.

Community Engagement

Nil.

Recommending

Kaylene Conrick, Chief Executive Officer

Officer:

Any queries on this report may be directed to the Recommending Officer on telephone (08) 8983 0600.



Name	EM03 Access to Meetings
Policy Type	Council Policy
Responsible Officer	Chief Executive Officer
Approval Date	20/09/2017
Review Date	19/09/2021
Document ID	LITCHFIELD-454211611-106

1 Purpose

Litchfield Council is committed to being an accountable local government including being transparent with decision making. As per Section 8 of the Local Government (Administration) Regulations, there are some situations where Council is empowered to classify items as confidential. This policy defines the use of provisions in the Act by which public access to Council and Committee Meetings can be restricted.

2 Principles

Policies of the Litchfield Council are guided by principles of sustainability, good governance, advocacy, regulation and service provision. More guidance is provided in Council and Administrative policies, procedures and guidelines, the Municipal Plan, Asset Management Plans and other relevant documents

3 Definitions

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

"move into confidence"	resolve to exclude members of the public from access to a matter raised in a	
	Council or Committee meeting, as well as to agenda items and reports pertaining	
	to that matter.	

4 Policy Statement

- 4.1 Public Notice and Access to Meeting Agendas
 - 4.1.1 At least three (3) business days prior to a Council or Committee meeting (unless it is a Special Meeting), the Chief Executive Officer must give written notice of the meeting to all Council and Committee members setting out the date, time and venue. The notice must be accompanied by the agenda.
 - 4.1.2 At least three (3) business days prior to a Council or Committee meeting, the notice and agenda must be available to the public on Council's website, as well as a public copy provided at the front desk at the Civic Centre on public display.
 - 4.1.3 Items on the agenda are to be described accurately and in reasonable detail.
 - 4.1.4 Three (3) copies of the agenda documents and non-confidential reports that are to be considered at the meeting will be available to the public at the meeting.

4.2 Public Access to Meetings

- 4.2.1 Council encourages public attendance at Council and Committee meetings, and all Council and Committee meetings will be held at venues accessible to the public.
- 4.2.2 Where Council or a Council Committee believes it is necessary in the broader community interest to exclude the public from the discussion and or decision of a particular matter, Council will exclude the public for that agenda item, report or discussion only.
- 4.2.3 Before the public can be excluded in order to receive, discuss and consider a particular matter in confidence, a Council or Committee must in public formally determine if this is necessary and appropriate, and then pass a resolution to move into confidence, thereby excluding the public while dealing with the particular matter. Once resolved, all members of the public (including staff but not including Elected Members), unless exempted by being named in the resolution as entitled to remain, are required to exit the room.
- 4.2.4 Once Council has resolved to move into confidence, it is an offence for a person, who knowing that an order is in force, enters or remains in a room in which such a meeting is being held.
- 4.2.5 Once discussion on that particular matter is concluded, the public are then permitted to re-enter the meeting.

4.3 Grounds for Exclusion

4.3.1 The grounds for moving into confidence allowed to Council are provided in Section 8 of the Local Government (Administration) Regulations. All resolutions of Council to move into confidence must stipulate grounds for doing so, making specific reference to the subsection of the Local Government (Administration) Regulations upon which the decision is based, and be compliant with the Information Act. Embarrassment, discomfort, or unwanted media attention towards Elected members as a whole or individually, or towards Council as an organisation, are therefore insufficient grounds for moving into confidence in and of themselves.

Reference	Condition for Exclusion
8(a)	Information about the employment of a particular individual as a member of the staff or possible member of the staff of the council that could, if publicly disclosed, cause prejudice to the individual
8(b)	Information about the personal circumstances of a resident or ratepayer
8(c)(I)	Information that would, if publicly disclosed, be likely to cause commercial prejudice to, or confer an unfair commercial advantage on, any person
8(c)(ii)	Information that would, if publicly disclosed, be likely to prejudice the
	maintenance or administration of the law
8(c)(iii)	Information that would, if publicly disclosed, be likely to prejudice the security of
	the council, its members or staff
8(c)(iv)	Information that would, if publicly disclosed, be likely to prejudice the interests of
	the council or some other person
8(d)	Information subject to an obligation of confidentiality at law, or in equity
8(e)	Information provided to the council on condition that it be kept confidential

- 4.3.2 All resolutions of Council to move into confidence must stipulate the time period of the confidence. Once the time period of exclusion has expired, the matter will be included in the next Council meeting minutes appropriately identified as a matter coming out of confidence.
- 4.3.3 While a matter is attended to in confidence, Council may resolve to extend or shorten the period of time it remain in confidence, subject to 4.3.1 above.
- 4.3.4 All resolutions of Council to move into confidence must comply with the Information Act.

4.4 Register of Excluded Items

- 4.4.1 The Chief Executive Officer is responsible for:
 - 4.4.1.1 maintaining in electronic form a register of those instances in Council and Committee meetings where the public has been excluded, the reason for exclusion, and the expiration date of the exclusion.
 - 4.4.1.2 ensuring that Council is notified in a timely manner of those items coming out of exclusion.
 - 4.4.1.3 reporting in Council's Annual Report the number of instances of confidence has been used in Council or Committee meetings, and the grounds for the resolution, the number of matters to have moved out of confidence, and the number of matters remaining in confidence over the course of the preceding year.

Litchfield Council Policies

6 References and Related Legislation

Local Government Act, Regulations, Ministerial Guidelines.

7. Review History

Date Reviewed	Description of changes (Inc Decision No. if applicable)
20 September 2017	Updated definition of Clear days.
14 December 2015	Decision 15/0186/02 – new policy



Agenda Item Number: 15.5

Report Title: Council Representatives Appointed to Committees

Report Number: 17/0011 **Meeting Date:** 20/09/2017

Attachments: Nil

Purpose

This report seeks Council's appointment of representatives to internal and external committees, reference groups and working groups.

Summary

There are several Council committees, working and reference groups as well as various external committees which require or request Council representation. These are identified in the report with appointments to be made at the first ordinary meeting of Council.

In being appointed to a committee, reference or working group by Council, the elected member is representing Council. Time is allocated at each Ordinary Council Meeting for Council appointed representatives to report on their respective committees.

The following tables outline the various appointments required for internal and external Committees, Reference Groups and Working Groups:

Committees marked with * require appointment by Council.

Council committees, reference and working groups

Committee	Positions Available
Risk Management and Audit Committee *	2 Councillors
CEO Performance Appraisal and Remuneration Review Committee *	Mayor and 2 Councillors
Litchfield Australia Day Event Organising Committee	Chairperson – Mayor
Litchfield Australia Day Awards Selection Panel	Full Council
Howard Springs Reserve Committee	Chairperson – Ward Councillor
Knuckey Lagoon Reserve Committee	Chairperson – Ward Councillor
Freds Pass Upgrade Reference Group *	1 Councillor

Committee	Positions Available
10 Year Waste Management Strategy Community Reference Group	Chairperson – Mayor
Community Grants Committee *	Mayor and 2 Councillors
Litchfield Women in Business Network Steering Committee	Chairperson – Mayor and 4 Councillors

External committees, reference and working groups

Committee	Positions Available
	Cr Christine Simpson – Litchfield Branch Representative until 20 April 2018
Development Consent Authority	Wendy Smith, Planning and Development Manager – Litchfield Branch Representative until 20 April 2018
	Cr Doug Barden – Alternative Litchfield Branch Representative until 20 April 2018
Howard East Water Advisory Committee	Mayor, Appointed by the Minister for Land Resource Management
Australian Agricultural Company Limited Community Reference Group *	1 Council Representative
Freds Pass Sport & Recreation Management Board *	1 Councillor as observer
Howard Springs Activity Centre Area Plan Community Advisory Committee (Planning Commission)	Mayor and Ward Councillor/s
Coolalinga Activity Centre Area Plan Community Advisory Committee	Mayor and Ward Councillor
Humpty Doo Activity Centre Area Plan Community Advisory Committee	Mayor and Ward Councillor
Berry Springs Activity Centre Area Plan Community Advisory Committee (2018)	Mayor and Ward Councillor

THAT Council: 1. appoints Councillor and Councillor to the Risk Management and Audit Committee; 2. appoints Mayor Bredhauer and Councillors and to the CEO Performance Appraisal and Remuneration Review Committee; 3. appoints Councillor to the Freds Pass Sport & Recreation Management Board, as observer in accordance with the Board's constitution; 4. appoints Councillor to the Fred Pass Upgrade Reference Group; 5. appoints the Mayor and Councillors and to the Community Grants Committee; 6. appoints Councillor to the Australian Agricultural Company Limited Community Reference Group; and 7. reaffirms the Mayor as Council's representative on the Howard East Water Advisory Committee. Background In line with legislative requirements and the Terms of Reference of the committees, reference groups and working groups, representatives have to be appointed by council resolution. Links with Strategic Plan An effective and sustainable Council. Legislative and Policy Implications
1. appoints Councillor and Councillor to the Risk Management and Audit Committee; 2. appoints Mayor Bredhauer and Councillors and to the CEO Performance Appraisal and Remuneration Review Committee; 3. appoints Councillor to the Freds Pass Sport & Recreation Management Board, as observer in accordance with the Board's constitution; 4. appoints Councillor to the Fred Pass Upgrade Reference Group; 5. appoints the Mayor and Councillors and to the Community Grants Committee; 6. appoints Councillor to the Australian Agricultural Company Limited Community Reference Group; and 7. reaffirms the Mayor as Council's representative on the Howard East Water Advisory Committee. Background In line with legislative requirements and the Terms of Reference of the committees, reference groups and working groups, representatives have to be appointed by council resolution. Links with Strategic Plan An effective and sustainable Council.
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Performance Appraisal and Remuneration Review Committee; 3. appoints Councillor
3. appoints Councillor to the Freds Pass Sport & Recreation Management Board, as observer in accordance with the Board's constitution; 4. appoints Councillor to the Fred Pass Upgrade Reference Group; 5. appoints the Mayor and Councillors and to the Community Grants Committee; 6. appoints Councillor to the Australian Agricultural Company Limited Community Reference Group; and 7. reaffirms the Mayor as Council's representative on the Howard East Water Advisory Committee. Background In line with legislative requirements and the Terms of Reference of the committees, reference groups and working groups, representatives have to be appointed by council resolution. Links with Strategic Plan An effective and sustainable Council.
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Links with Strategic Plan An effective and sustainable Council.
An effective and sustainable Council.
An effective and sustainable Council.
Legislative and Policy Implications
Section 54 Local Government Act stipulates the appointment of members by Council. External
Committees, reference groups and working groups are guided by their terms of reference.
Risks
NISCO
Nil
Financial Implications
Nil
Community Engagement
Not applicable

Recommending Silke Maynard, Director Community and Corporate Services Officer:

Any queries on this report may be directed to the Recommending Officer on telephone (08) 8983 0600.



Agenda Item Number: 15.6

Report Title: Australia Day Awards Selection Panel

Report Number: 17/0010 **Meeting Date:** 20/09/2017

Attachments: A. Template Terms of Reference for Community Event

Committees

B. Terms of Reference Litchfield Australia Day Awards Selection

Panel

C. Terms of Reference Litchfield Australia Day Committee

Purpose

This report presents for Council's consideration, a review of the Australia Day Awards Selection Panel *Terms of Reference*. Furthermore, it asks Council to create a template Terms of Reference for committees for organising community events, such as Australia Day.

Summary

Each year Council holds a community event on Australia Day, including a citizenship ceremony.

Last year Council created a Litchfield Australia Day Organising Committee and a Litchfield Council Australia Day Awards Selection Panel. Both committees operated successfully and contributed an improved Australia Day event.

This report recommends that Council formally abolish the Litchfield Australia Day Awards Panel as a Local Government Section 54 Committee and create instead an advisory committee to Council.

The 2017 Australia Day community event demonstrated that the involvement of user groups, in structured committee arrangement, resulted in a more efficiently organised and highly successful event.

This reports suggests that Council use this model and apply it to other Community events organised by Council, such as the Queens Baton Relay Community Event to be held in March 2018.

Recommendation

"THAT Council

- Abolishes the Litchfield Australia Day Awards Selection Panel established under Section 54 (5) of the NT Local Government Act;
- 2. Establishes a Litchfield Australia Day Awards Selection Panel as an advisory committee:
- 3. Endorses the *Terms of Reference* for the Litchfield Australia Day Awards Selection Panel, as attached to report number 17/0010;

- 4. Endorses the *Terms of Reference* for the Litchfield Australia Day Event Committee, as attached to report number 17/0010;
- 5. Establishes the Australia Day Event Committee;
- 6. Endorses the model *Terms of Reference for Committees* established to organise community events attached to report number 17/0010.

Background

In 2016 Council established the Litchfield Australia Awards Selection Panel (the "Panel"), as a Council Committee under Section 54 Local Government Act. This type of Committee, set up under the Act attracts specific requirements including holding meetings open to the public, publishing agenda papers and minutes and conducting meetings in accordance with Council's Meeting Procedures policy. The Panel was not intended to operate in this manner. It would be more appropriate given the function of the Panel – to select the Australia Day Citizen of the Year, Young Citizen of the Year and Community Event of the Year, that the Panel be established as an advisory committee to Council.

The updated draft Terms of Reference (Attachment B) for Council's consideration include the following changes:

Topic	Original	Amended	Reason
Туре	Council Committee under Section 54 Local Government Act	Committee	Eliminate administrational burden
Scope	The Committee is created to review nominations in the three categories and select the winners.	The Committee is created to review nominations in the three categories and recommend the winners to Council for approval.	The Committee will have no delegation for the decision. A confidential report will be presented to Council for the final decision.
Authority	Council delegates to the Litchfield Australia Day Awards Selection Panel the authority to select the Award recipients for: 1. Citizen of the Year; 2. Young Citizen of the year; 3. Community Event of the year.	The Committee has no formal delegated authority. The Committee advises Council on the selection of the Australia Day Award winners for the categories: 1. Citizen of the Year; 2. Young Citizen of the year; 3. Community Event of the year.	Eliminate administrational burden
Membership	Named elected members and prior years' award winners	Remove the names and refer to titles only	Unchanged membership, removing names so Terms of Reference can remain

Topic	Original	Amended	Reason
			unchanged year to
			year
Meeting	A 100% quorum is	A quorum is 50% plus	A 100% quorum is
Arrangements	required.	one with at least one	unnecessary as final
		former awards winner	decision lies with
		present.	Council.
Reporting	The Panel will provide	The Panel will	No delegated
	in confidence written	recommend award	Authority to the
	confirmation of the	winners to Council in a	Committee.
	selected winner.	confidence report	
		protecting the names	
		until announcement.	
Deliverables	Select the winners of	Recommend Australia	No delegated
	the Litchfield Australia	Day Award winners to	Authority to the
	Day Awards.	Council.	Committee.

At the September 2016 meeting, Council established the Litchfield Australia Day Event Committee. The Event Committee successfully executed the annual event on 26 January 2018 with the input of user groups and chaired by the Mayor.

A review of the functionality of the Committee and the *Terms of Reference* has identified the value of developing a model *Terms of Reference* for Community event committees which can be applied to future Council events.

The model *Terms of Reference* presented in Attachment A is generic and can be utilised for future event committees.

Furthermore, the *Terms of Reference* presented in Attachment C are the amended *Terms of Reference* for the Litchfield Australia Day Event Committee.

Links with Strategic Plan

Priority # 2 – A great place to live

Legislative and Policy Implications

Under Section 54 (5) Local Government Act Council may abolish a Council Committee.

Risks

Nil

Financial Implications

Nil

Community Engagement

Nil

Recommending Silke Maynard, Director Community and Corporate Services Officer:

Any queries on this report may be directed to the Recommending Officer on telephone (08) 8983 0600.

Terms of Reference



Committee Name

[SPECIFIC EVENT NAME] Event Committee

Type

Working Party

Purpose

To coordinate the [SPECIFIC EVENT NAME] council community event within the Litchfield Municipality. To improve the existing council community event and establish efficient stakeholder communication. To build capacity of user groups in event organisation.

Scope

The Committee is created to organise and assist Council with [SPECIFIC EVENT NAME] community event.

Authority

The Committee will work to plan and stage Council's Community event.

The Committee will make operation decisions on the activities and components of the event.

The Committee does not have any financial or procurement delegation. Council's Community Development Officer will be responsible for procurement and operating within Council's budget.

Membership

Name	Role
Mayor	Chairperson
Community Development Officer	Administrative Support
Director Community and Corporate Services	Committee Member
User Group Representative	As appointed by Council
User Group Representative	At invitation of the committee depending on the event and/or location.

Meeting arrangements

The Committee will meet at least meet monthly in the four months leading up the community event. After the [SPECIFIC EVENT NAME] council event, the committee shall meet for a debrief.

The quorum will be 50% +one member.

Reporting

The Committee will report to Council via the Director Community and Corporate Services and provide an evaluation of the [SPECIFIC EVENT NAME] council event latest two months after the event.

Resources and budget

Each year Council will consider the allocation of an amount to run Community events as part of its annual budget deliberations.

Deliverables

Provide the [SPECIFIC EVENT NAME] community event in cooperation with Council and user groups of the area.

Review

The Terms of Reference shall be reviewed at least once during each term of Council.

Terms of Reference



Committee Name

Litchfield Australia Day Awards Selection Panel

Type

Advisory Committee

Purpose

To recommend to Council, the winners of the Litchfield Australia Day Awards including Litchfield Citizen, Young Citizen, and Community Event of the Year.

Awards will be presented at the Litchfield Australia Day event.

Scope

The Committee is created to review and evaluate nominations in the three categories and select winners for recommendation to Council. The winners will be announced at the annual Australia Day community event.

Authority

The Committee has no formal delegated authority.

The Committee advises Council on the selection of the Australia Day Award winners for the categories:

- 1. Citizen of the Year;
- 2. Young Citizen of the year;
- 3. Community Event of the year.

Membership

Title	Role
Mayor	Chairperson
Councillor South Ward	Committee Member
Councillor East Ward	Committee Member
Councillor Central Ward	Committee Member
Councillor North Ward	Committee Member
Previous Citizen of Year	Committee Member
Previous Young Citizen of Year	Committee Member

Previous Community Event of the	Committee Member
Year	

Council's Community Development Officer will provide administrative support to the Committee and liaise with the Australia Day Council NT.

Meeting arrangements

The Committee will meet at Council offices between closing date of nominations 31 October and 15 November. A quorum is 50% plus one with at least one former awards winner present.

Minutes

Minutes and Selection Material will be recorded.

Reporting

The Panel will in confidence report to Council with recommended award winners.

Resources and budget

Not applicable.

Deliverables

Recommend Australia Day Award winners to Council.

Review

Once in each term of Council.

Terms of Reference



Committee Name

Australia Day Event Committee

Type

Working Party

Purpose

To coordinate the Australia Day council community event within the Litchfield Municipality. To improve the existing council community event and establish efficient stakeholder communication. To build capacity of user groups in event organisation.

Scope

The Committee is created to organise and assist Council with Australia Day community event.

Authority

The Committee will work to plan and stage the Council's Community event. The Committee will make operation decisions on the activities and components of the event. The Committee does not have any financial or procurement delegation. Council's Community Development Officer will be responsible for procurement and operating within Council's budget.

Membership

Title	Role
Mayor	Chairperson
Community Development Officer	Administrative Support
Director Community and Corporate Services	Committee Member
Representative of Rotary Club of Litchfield	Committee Member
Representative of Litchfield Lions	Committee Member
Representative of Rural Hash House Harriers	Committee Member
Representative of Freds Pass Sport and Recreation Reserve Board	Committee Member

Title	Role
Representative of NT polocrosse	Committee Member
Representative of St Johns Ambulance NT	Committee Member
Representative of other User Groups at invitation of the Committee	Committee Member

Meeting arrangements

The Committee will meet at least meet monthly in the four months leading up the community event. After the Australia Day council event, the committee shall meet for a debrief.

The quorum will be 50% +one member.

Reporting

The Committee will report to Council via the Director Community and Corporate Services and provide an evaluation of the **Australia Day** council event latest two months after the event.

Resources and budget

Each year Council will consider the allocation of an amount to run Community events as part of its annual budget deliberations.

Deliverables

Provide the Australia Day community event in cooperation with Council and user groups of the area.

Review

The Terms of Reference shall be reviewed at least once during each term of Council.



Agenda Item Number: 15.7

Report Title: LGANT Nomination of Delegates

Report Number: 17/0012 **Meeting Date:** 20/09/2017

Attachments: Nomination Form Council Delegates to LGANT

Purpose

This report seeks Council's appointment of Council representatives to attend and vote at the Local Government Association of the Northern Territory (LGANT) General Meetings and Annual General Meeting.

Summary

LGANT is the peak body representing Local Government councils in the Northern Territory of which Litchfield Council is a member through the payment of an annual subscription.

Council's membership with LGANT entitles councils to vote at the General Meetings and Annual General Meetings. In the last term of Council, the Mayor and Councillor Barden represented Council. The 2016 ABS, indicates that the municipality of Litchfield now has a resident population of 25,238, entitling Litchfield Council to increase its voting number to three.

Two meetings are held each year over two days with a conference segment including key note speakers.

This report recommends that Council appoints two Councillors, in addition to the Mayor as Council delegates to attend LGANT meetings.

Recommendation

That Council

- appoints Mayor Bredhauer, as Council's principle delegate to attend General Meetings, Special General Meetings and Annual General Meetings of LGANT and vote on behalf of Council;
- 2. appoints Councillor...... and Councillor...... as delegates to attend General Meetings, Special General Meetings and Annual General Meetings of LGANT and vote on behalf of Council;
- 3. notifies LGANT of the Council appointments.

Background

LGANT holds two General Meetings each year, and its Annual General Meeting (AGM) after the second General Meeting.

At the April/May General Meeting, members approve the LGANT annual budget, membership subscriptions and strategic plan.

At the AGM, the financial statements and Annual Report for the previous financial year are tabled.

All the meetings have a conference segment where key note speakers are given the opportunity to present on important issues affecting local government. The meetings are run over two days and are held either in Darwin, Alice Springs or at councils across the Northern Territory. A range of matters including policy development, decision-making, networking and information sharing are discussed at the meetings. Decisions made at General Meetings are binding on LGANT and the processes followed are determined under LGANT's Constitution and Governance Charter.

Under the LGANT Constitution Litchfield Council has three votes at meetings, based on the municipality's population of 25,238. Council's Chief Executive Officer (CEO) attends all meetings with the Mayor and Council's delegates.

Links with Strategic Plan

Council's Strategic Plan 2016-2020 clearly states that Advocacy is one of the six roles of Council.

Council advocates for the interests of our community, at Territory and Commonwealth level, and with various industry and sector groups. The LGANT meetings are important forums to discuss and prioritise key matters for Litchfield and other sector wide concerns.

Legislative and Policy Implications

In accordance with the Local Government Association of the Northern Territory's Constitution, Section 12 – Voting at Meetings of Members

12. VOTING AT MEETINGS OF MEMBERS

- 12.1 Each member Council shall be entitled to the following votes at General Meetings, Special General Meetings and Annual General Meetings of the Association:
 - a member Council with a population up to and including 1 Vote
 3,000
 - a member Council with a population between 3 001 - 2 Votes 25,000
 - a member Council with a population of 25,001 and -3 Votes above

- A member Council, being the Capital City, the City of -5 votes
 Darwin
- 12.2 Voting shall be by the members Council delegate or delegates using voting cards issued by the Chief Executive Officer.
- 12.3 Proxy votes are not permitted at any Association meeting.
- 12.4 The rules of debate for Association meetings shall be in accordance with those listed at Appendix A.

Risks

NIL

Financial Implications

Council allocates a budget each year to cover the cost of elected members attending meetings as Council representatives. Elected members attending LGANT meetings as delegates will be eligible to receive an extra meeting allowance.

Community Engagement

NIL

Recommending Silke Maynard, Director Community and Corporate Services Officer:

Any queries on this report may be directed to the Recommending Officer on telephone (08) 8983 0600.



Agenda Item Number: 15.8

Report Title: LGANT Nomination of Executive Members

Report Number: 17/0013 **Meeting Date:** 20/09/2017

Attachments: LGANT Executive Nomination Form

Purpose

This report seeks nominations from Council for the Local Government Association of the NT (LGANT) Executive.

Summary

LGANT has informed NT councils of vacancies on the LGANT Executive (the "Executive"), because of the recent local government general election and the end of the term of some LGANT executive members.

This report explores the opportunity for Council to nominate a Litchfield elected member to sit on the Executive, as either the Vice President -Municipals or as an Executive Board Member- All Councils. It is worth noting that whilst multiple nominations can be submitted, a council may only hold one position on the LGANT Executive. Elections will be held at the Annual General Meeting scheduled for 2 November 2017 in Alice Springs.

The nomination form is attached. Should Council decided to nominate an elected member for an Executive position, the form requires completion and submission to LGANT, via Council's CEO and must include the Council decision number.

Recommendation

ТН	AT Council	
1.	nominates	_ for the position of Vice President-Municipals on the Local
	Government Association Nor	thern Territory Executive;
2.	nominates	_ for the position of Executive Board Member - Municipals on the
	Local Government Association	n Northern Territory Executive;
3.	nominates	for the position of Executive Board Member- All Councils, on
	the Local Government Assoc	ation Northern Territory Executive;
4.	forwards the Council nomina	tions to the Local Government Association Northern Territory.

Background

As a member of LGANT, Council can nominate an Elected Member to the Executive. In line with the LGANT Constitution each member council can only hold one position on the Executive except for the City of Darwin who is eligible to have two members on the Executive.

Following the recent NT Local Government General Election, LGANT now has several positions available on its Executive, and is seeking nominations to fill these vacancies. The Executive comprises nine representatives (four members from municipal councils, four from regional and shire councils and one member representing all councils).

Nominations are required prior to 10 October 2017. Elections will be held at the Annual General Meeting to be held on 2 November 2017 at Alice Springs. The Executive will be elected for a two-year term. Both regional and municipal councils can nominate. Nominations from councils must be accompanied by a council decision.

LGANT is established as a body corporate under Section 242 of the NT Local Government Act and has a constitution, governance charter, strategic plan and annual budget which form the mainstay of its authority and operations. The Executive meets monthly and has decision-making authority between general meetings, in accordance with the LGANT Constitution and Governance Charter.

Links with Strategic Plan

An effective and sustainable Council.

Legislative and Policy Implications

NIL

Risks

NIL

Financial Implications

Council is required to cover the cost of travel expenses for Executive members to attend meetings.

Councillors can apply for an extra meeting allowance to attend the meetings.

Community Engagement

NIL

Recommending Silke Maynard, Director Community and Corporate Services. Officer:

Any queries on this report may be directed to the Recommending Officer on telephone (08) 8983 0600.

4 September 2017



Email to:

LGANT Executive

Mayors and Presidents

Council CEOs

Elections for casual vacancies on the LGANT Executive are to be held on 2 November 2017 at the LGANT Annual General Meeting (AGM) being held at the Alice Springs Town Council.

The status of the Executive after the recent local government elections is shown in Table 1:

Table 1
LGANT Executive as at 4 September 2017

Position	Name	Council
President	Mayor Damien Ryan	Alice Springs Town Council
Vice President Regional and Shires	Vacant	
Vice President Municipals	Vacant	
Executive Board Member – Regional and Shires (three positions)	Mayor Lynette De Santis (two vacancies)	Tiwi Islands Regional Council
Executive Board Member – Municipals (one position)	Mayor Fay Miller	Katherine Town Council
Executive Board Member – Municipals City of Darwin appointed (one position)	Alderman Gary Haslett	City of Darwin
Executive Board Member – All Councils (one position)	Vacant	

The following councils are ineligible to nominate in the elections as they already have a member on the Executive:

- Alice Springs Town Council
- Tiwi Islands Regional Council
- Katherine Town Council.

The City of Darwin has one appointed member and is also eligible under LGANT's Constitution to nominate a further member for election.

Telephone (08) 8944 9688 Fax (08) 8941 2665 Website www.lgant.asn.au Councils should bear in mind that if they submit more than one nomination for positions on the Executive that:

- only one candidate can be elected per council
- once a candidate is elected from a council, if there are other nominations submitted for further Executive positions then those nominations:
 - o will lapse
 - will be withdrawn by having the names of candidates crossed out on ballot papers for remaining elections.

Nominations are called for five LGANT Executive positions listed in Table 2 below:

Table 2
LGANT Executive Positions and Elections to be held (in descending order)

Pos	sition and order of elections	Number of positions available	Councils that can vote
1.	Vice President – Municipals	One	Municipal councils only
2.	Vice President – Regional and Shires	One	Regional and Shire councils only
3.	Executive Board Members – Regional and Shires	Two or three	Regional and Shire councils only
4.	Executive Board Member - Municipals	None or one	Municipal councils only
5.	Executive Board Member – All Councils	One	All councils

If current members of the Executive (Table 1) decide to nominate for one or both of the Vice President positions and are successful at election then their Executive Board member positions will then become vacant and further elections will be needed. This is why the positions 3 and 4 in Table 2 above have in the column "Number of positions available" the words 'two or three' and 'none or one' that is, the number of positions available for election is dependent on:

- who nominates for both Vice President positions
- whether or not the election results causes vacancies in other Board positions.

Attached is the nomination form for the various Executive positions.

With the last Executive Board member position (**Table 2**, **Row 5**) there is opportunity for either a municipal or a shire or regional council to take up this position with all councils who are not already represented on the Executive being eligible to nominate.

I would be grateful if you could have the matter considered at your next council meeting. Nominations are required to be in by Friday 29 September 2017. Please send nominations to elaine.mcleod@lgant.asn.au along with a short biography to be included in the agenda papers for the AGM. Members nominating are usually asked at the AGM if they wish to say anything in support of their nominations.

The Northern Territory Electoral Commission will again be approached to do the counting of the votes for the election.

Under LGANT's governance charter (policy) the President and one of the Vice Presidents become LGANT's representatives on the Australian Local Government Association Board. One representative has to be from a municipal council and one from a shire or regional council. As the President of LGANT, Mayor Damien Ryan is from a municipal council, the Vice President position on the ALGA Board has to be from a regional or shire council.

Further information on this matter is available on the LGANT website which includes the LGANT Constitution of which clauses 14-18 are relevant. If you have any other queries please contact me.

Yours sincerely

Tony Tapsell

Chief Executive Officer

LOCAL GOVERNMENT ASSOCIATION OF THE NORTHERN TERRITORY



NOMINATION OF OFFICE BEARERS

In accordance with clause 14.8 of the LGANT Constitution, I hereby call for nominations to the five (5) casual vacancies on the LGANT Executive Board. Elections for these five positions will be held on Friday 3 November 2017 at the LGANT Annual General Meeting in Alice Springs.

Tony Tapsell
Chief Executive Officer
4 September 2017

Nominating Council: The Council resolved at a meeting held on nominate the following elected member to th	
Name of Elected Member	Executive Member
	Vice President – Regional and Shires
	Vice President - Municipals
1	Executive Member – Regional and Shires (two – possibly three positions)
	Executive Member – Municipals (possibly one position)
	Executive Member – All councils (one position)
SignedCFO	/ / 2017

Please forward completed nomination form and a short biography on each nominee by

Elaine McLeod

Executive Assistant to the CEO

Friday 29 September 2017 to:

Email: elaine.mcleod@lgant.asn.au

Fax: 8941 2665



COUNCIL REPORT

Agenda Item Number: 15.9

Report Title: LGANT - Nomination for Ministerial Committees and other

committees

Report Number: 17/0014 **Meeting Date:** 20/09/2017

Attachments: Committee Nomination Form

Purpose

To present Council with the opportunity to nominate for membership on ministerial and other committees requiring local government representation.

Summary

The Local Government Association of the Northern Territory (LGANT) coordinates local government representation on several ministerial and other committees. To do this, LGANT calls for nominations from member councils, assesses the nominations and chooses one to submit to the relevant committee based on the candidates experience relevant to the committee. LGANT will occasionally submit more than one nomination to the committee depending on the qualifications of the candidates. The LGANT Executive makes a determination on the nominations to be forward for consideration.

Following the recent Local Government General Elections, LGANT is calling for nominations for the following committees:

- Animal Welfare Advisory Committee
- Heritage Council
- NT Ministerial Council on Multicultural Affairs.

Considering the nature of issues in the Litchfield area, it is recommended that nominations be submitted for at least the Animal Welfare Advisory Committee.

Recommendation

THAT Council

- 1. nominates Regulatory Services Manager Sharon McTaggart for the Animal Welfare Advisory Committee;
- 2. nominates for the
- 3. forwards Council's nominations to the Local Government Association of the Northern Territory.

Background

Animal Welfare Advisory Committee

LGANT is looking for **one member and one observer** to the Animal Welfare Advisory Committee. These positions are open to elected members and Council officers.

The functions of the Animal Welfare Advisory Committee include:

- advising the Minister about animal welfare legislation and other matters relevant to animal welfare
- investigating and reporting on matters relevant to the animal welfare referred to it by the Minister
- participating in the development of codes of practice and the review of adopted codes of practice
- providing advice to bodies, organisations or the general community on programs for the improvement of community awareness about animal welfare
- any other functions prescribed by the regulations.

The Animal Welfare Advisory Committee must hold at least two meetings each year and the Committee must submit an annual report to the Minister on or before 30 September each year in relation to the financial year ending on the preceding 30 June.

Heritage Council

LGANT is looking for **one member** for the Heritage Committee. This position is open to elected members.

The functions of the Heritage Council are set out in the Heritage Act. It meets at least four times a year. The Act requires that the Council produce an annual report every year.

Ministerial Advisory Council on Multicultural Affairs

LGANT is looking for **one observer** to this committee. This position is open to elected members.

The Ministerial Advisory Council on Multicultural Affairs is responsible for:

- advising the Minister on matters of interest including emerging issues facing the multicultural community
- exploring and discussing how service providers can meet community needs
- directing tasks to working groups as determined to address specific issues.

The 2016 Census indicates that 2,950 (12%) people who were living in the Litchfield municipality in 2016 were born overseas, and 12% arrived in Australia within five years prior to 2016.

Nominations for all Committees need to be submitted to LGANT by 6 October 2017.

Links with Strategic Plan

Good Governance

Legislative and Policy Implications

NIL

Risks

NIL

Financial Implications

Some Committees attract a sitting fee. For the Committees that do not pay a siting fee, elected members are eligible to apply for the extra meeting allowance.

Community Engagement

NIL

Recommending Silke Maynard, Director Community and Corporate Services Officer:

Any queries on this report may be directed to the Recommending Officer on telephone (08) 8983 0600.

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

LOCAL GOVERNMENT ASSOCIATION OF THE NORTHERN TERRITORY

NOMINATION FORM

<INSERT COMMITTEE NAME>

COUNCIL NAME:			
1. Agreement	to be nominated		
I, <u>(full r</u> member of the	name)	agree to be nominated as a	
<insert commit<="" td=""><td>ITEE NAME>.</td><td></td></insert>	ITEE NAME>.		
Signature:			
Dated this	day of	201 <mark>_</mark> .	
2. Council Co	nfirmation of Nomir	nation	
l,		_the Chief Executive Officer	
hereby confirm tha	t		
		o be nominated as a member of the eeting held on / /201	
Signature:			
Dated this	day of	201 <mark>.</mark> .	

decisi	Nominee Information ollowing information is required to enable the Executive to make an informed ion. A current curriculum vitae can be submitted in lieu of section 3 of the nation form.
3.1	What is your current council position?
3.2	How long have you held your current council position?
3.3	How long have you been involved in local government?
3.4	What experience do you have that is relevant to this committee?
	-
3.5 gover	Apart from your current position what other roles have you had in the local nment sector?
4.	You agree to supply the Executive with a report on the committee meetings you attend?
	I agree I Disagree
5.	Have you read and agree to the Outside Committee procedures Yes



COUNCIL REPORT

Agenda Item Number: 15.10

Report Title: Nominations to Development Consent Authority

Report Number: 17/0015 **Meeting Date:** 20/09/2017

Attachments:

Purpose

The purpose of this report is to nominate two full members and an alternate member to the Litchfield Division of the Development Consent Authority.

Summary

This report requests that nominations be made by Council to the Minister for Infrastructure, Planning and Logistics for appointment to the Litchfield Branch of the Development Consent Authority.

Recommendation

THAT Council nominate Councillor Christine Simpson and Wendy Smith, Council's Planning and Development Manager for appointment by the Minister for Infrastructure, Planning and Logistics to the Litchfield Division of Development Consent Authority, with Councillor Doug Barden nominated as alternate.

Background

Section 89 of the NT *Planning Act* sets out the manner in which Litchfield Council can participate on the Litchfield Division of the Development Consent Authority (DCA), stating that Council (as a local authority) can nominate two persons and one alternate to sit on the DCA. Should Council nominate these persons to sit on the DCA, Section 89(4)(a) requires that the Minister appoint such persons to the DCA.

Section 90 of the *Planning Act* requires that Council renominate persons to the DCA after an election, and with the Litchfield Council election now completed, it is timely for the renomination to occur.

As both statutory and strategic planning issues continue to be prominent in Litchfield, it is important to ensure Council consider carefully the individuals it wishes to sit on the DCA, noting that there is no requirement that the individual be an Elected Member, and that in some cases it is advisable that either a Council Officer or member of the community be appointed where they hold significant planning experience. Currently, Council has appointed Councillor Simpson and Wendy Smith, Council's Planning and Development Manager as the regular members and Councillor Doug Barden as the alternate member.

Links with Strategic Plan

Priority # 2 – A great place to live

Legislative and Policy Implications

The NT *Planning Act* requires that the Council renominate members to the DCA after a Council election.

Risks

Not applicable to this report.

Financial Implications

Membership on the DCA is remunerated via sitting fees paid by the NT Government, at no cost to Council.

Community Engagement

Not applicable to this report.

Recommending David Kingston, Director Infrastructure and Operations Officer:

Any queries on this report may be directed to the Recommending Officer on telephone (08) 8983 0600.

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



COUNCIL REPORT

Agenda Item Number: 15.11

Report Title: Tender Award – Shoulder Repairs Prior to Road Reseals

Report Number: 17/0016 **Meeting Date:** 20/09/2017

Attachments:

Purpose

To award the Contract for shoulder repairs following an advertised tender process for Tender T17-152 – Shoulder Repairs Prior to Road Reseals.

Summary

The tender T17-152 – Shoulder Repairs Prior to Road Reseals was publicly advertised on Tenderlink on 11 July 2017 and closed on 19 July 2017. Council nominated a Schedule of Rates Contract (SOR) and two tenders were received:

Company		
1.	Allan King and Sons Pty Ltd	
2.	Coleman Contracting Pty Ltd	

Based on an assessment of the tenders in accordance with the assessment criteria, the tender submitted by Allan King and Sons was considered the preferred tender.

A separate evaluation report in the Confidential section of this agenda sets out additional information about the tender process.

Recommendation

THAT Council award tender T17-152 – Shoulder Repairs Prior to Road Reseals to Allan King and Sons for their submitted tender price of \$550,553 (GST incl.).

Background

Council's 2017-18 budget allocates \$2.6M for road reseals, shoulder repairs and line marking. Within this, \$550,000 was allocated to shoulder repairs, which is undertaken prior to commencement of road reseals under a separate contract. The preferred tender price of \$550,553 is within this allocation.

The Tender request called for a *Schedule of Rates* rather than a Lump Sum Price, which provides greater flexibility to Council in managing the works. In response to the tender call, Council received two tenders:

Company

- 3. Allan King and Sons Pty Ltd
- 4. Coleman Contracting Pty Ltd

A three-person tender assessment panel (TEP) comprising the Works Manager, Works Supervisor and Planning Engineer carried out an assessment of each submitted tender addressing the equally weighted assessment criteria of local development, past performance, capacity, timeliness and price.

Based on an assessment of the complying tenders in accordance with the assessment criteria, the tender submitted by Allan King and Sons was considered the preferred tender; achieving the highest score based on the assessment criteria.

Links with Strategic Plan

Priority # 1 – Everything you need

Legislative and Policy Implications

Council's tendering processes is undertaken in accordance with the NT Local Government Act and procurement policies as well as Council's Procurement Policy.

Risks

NIL

Financial Implications

The works to be contracted are within the 2017-18 budget allocation.

Community Engagement

Where a road is to be closed to allow works, the community will be informed of the closure dates and times one week in advance with visual signboards on the relevant roads. Where a road is not needed to be closed, but have one-lane access restrictions (actively traffic controlled), then warning signs will be placed along the road at the time of the restriction.

Recommending David Kingston, Director of Infrastructure and Operations Officer:

Any queries on this report may be directed to the Recommending Officer on telephone (08) 8983 0600.

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



COUNCIL REPORT

Agenda Item Number: 15.12

Report Title: Tender Evaluation Report – Bituminous Resealing to Various Roads

Report Number: 17/0017 **Meeting Date:** 20/09/2017

Attachments:

Purpose

To award tender T17-154 – Bituminous Resealing to Various Roads, to Fulton Hogan.

Summary

The tender T17-154 – Bituminous Resealing to Various Roads was publicly advertised on Tenderlink on 24 July 2017 and closed on 9 August 2017.

Council nominated a Schedule of Rates Contract (SOR) and five tenders were received:

- 1. Asphalt Company Australia
- 2. Downer EDI
- 3. F & J Bitumen
- 4. Fulton Hogan
- 5. NT Bitumen & Asphalt

The Tender Assessment Panel comprising Director Infrastructure & Operations, Director Community and Corporate Services and Works Manager assessed tenders in accordance with the assessment criteria, the tender submitted by Fulton Hogan was considered the preferred tender.

A separate evaluation report is included in the Confidential section of this agenda.

Recommendation

THAT Council

- 1. award tender T17-154 Bituminous Resealing to Various Roads to Fulton Hogan for the submitted tender price of \$1,534,601 (GST included.); and
- 2. register the awarding of this Tender on Council's website in accordance with requirements of the NT Local Government Act.

Background

Under Procurement legislation and in accordance with Council policy, procurement above \$100,000 including GST, is required to go to public tender. Works with a value over \$500,000 exceeds Council's delegation to the CEO and requires Council to award the contract.

Council's 2017-18 budget allocates \$2.6M for road reseals, shoulder repairs and line marking. The following is a list of the roads to be resealed in 2017/18 financial year:

Name of Road	Name of Road
Agostini Rd	Alphatonia Rd
Andrews Rd	Batu Rd
Bastin Rd	Beard Rd
Bees Creek rd	Boyd Crt
Dominick Rd	Daniell Rd
Ewart Rd	Golding Rd
Henning Rd	Jarrold Place
Langton Rd	Livingstone Rd
Lowther Rd	Mira Rd
Marjerrison Rd	Pratincole Rd
Paddy Crt	Peacock Rd
Strangways Rd	Pioneer Drv
Sunter Rd	Trippe Rd North
Gonnerman Rd	Horne Rd
Krichauff Rd	Mahaffey Rd
Sandpiper Grove	

The Tender called for a *Schedule of Rates* rather than a Lump Sum Price, which provides greater flexibility to Council in managing the works. In response to the tender call, Council received five tenders:

- 1. Asphalt Company Australia
- 2. Downer EDI
- 3. F & J Bitumen
- 4. Fulton Hogan
- 5. NT Bitumen & Asphalt

A three-person tender assessment panel (TEP) comprising Council's two Directors and Works Manager, carried out an assessment of each tender submission based on the equally weighted assessment criteria of

- local development;
- past performance;
- capacity;
- timeliness; and
- price.

Based on an assessment of the complying tenders in accordance with the assessment criteria, the tender submitted by Fulton Hogan was considered the preferred tender; achieving the highest score based on the assessment criteria.

It is anticipated that work will commence on the annual reseals program shortly after the Contract is awarded in late October/early November. The works will take approximately 14 weeks to complete.

Links with Strategic Plan

Priority # 1 - Everything you need

Legislative and Policy Implications

Council's tendering processes is undertaken in accordance with the NT Local Government Act and procurement policies as well as Council's Procurement Policy.

Risks

NIL

Financial Implications

Council's 2017-18 budget allocates \$2.6M for road reseals, shoulder repairs and line marking, comprising approximately \$550,000 for shoulder repairs, \$193,000 for line marking with the remaining amount allocated to reseals.

The tender price of \$1,395,091.82 excluding GST is within the budget allocation.

Community Engagement

The tender T17-154 – Bituminous Resealing to Various Roads was publicly advertised on Council's Tenderlink on 24 July 2017 and closed on 9 August 2017.

Recommending David Kingston, Director of Infrastructure and Operations Officer:

Any queries on this report may be directed to the Recommending Officer on telephone (08) 8983 0600.

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



COUNCIL REPORT

Agenda Item Number: 15.13

Report Title: Summary Planning and Mining Report September 2017

Report Number: 17/0018 **Meeting Date:** 20/09/2017

Attachments: Attachment A: Letters of support for Development Applications,

subject to normal Council conditions.

Attachment B: Letters of support for Development Applications,

subject to specific issues being adequately addressed.

Attachment C: Letters of non-support or objection to Development Applications for reasons related to areas of Council authority.

Attachment D: Letters of objection to Development Applications for

reasons related to other issues.

Attachment E: Letters of Comment for Mining Applications

Purpose

The purpose of this report is to provide to Council a summary of development and mining applications received and comments provided for the period of 5 August 2017 to 8 September 2017.

Summary

For the noted period, Council provided comments on eight development applications, two of which are provided full reports in this Council agenda. Of the remaining applications, two were supported subject to normal Council conditions and four were supported subject to specific issues being adequately addressed.

For the noted period, Council provided comments on eight mining applications, all of which were EMP applications.

All letters of comment are provided for information in Attachments A, B, C, D, and E.

Recommendation

THAT Council

- 1. receive the September 2017 Summary Planning and Mining Report;
- 2. notes for information the responses provided to Development Assessment Services within Attachments A, B, C, and D to this report;
- 3. notes for information, the responses provided to the Department of Primary Industries and Resources within Attachment E to this report.

Background and Discussion

DEVELOPMENT APPLICATIONS

The following is a summary of all Development Applications received and comments provided for the period of 5 August 2017 to 8 September 2017.

Council Outcome on Development Applications	No. Applications
Development applications supported, subject to normal Council conditions	3
Development applications supported, subject to specific issues being adequately	4
addressed	
Development applications not supported/objected to for reasons related to Council	0
issues	
Development applications objected to for reasons not directly related to Council	1
issues	

Of the above applications, two are provided with a separate report within this Council agenda. Additional detail is provided below on all other applications.

For all Development Applications, should the applications be approved by the consent authority, the applications may be subject to Council's normal Development Permit conditions in regards to areas of Council authority, including, but not necessarily limited to, access and stormwater drainage.

<u>Development Applications supported, subject to normal Council conditions</u>

The table below describes the Development Applications that are supported by Council.

Responses to these Development Applications are provided as Attachment A to this report.

Application Number and	Purpose and Summary
Address	
PA2017/0384	This application proposes a 50m high telecommunications facility
Section 247, Gunn Point	with associated antennas and equipment shelter. The site is heavily
Road, Howard Springs.	vegetated with the structures proposed to be 115m away from Gunn
	Point Road. The site is zoned WM – Water Management; however the
	telecommunication facility should not conflict with the purpose of
	this zone.
PA2017/0385	This application proposes a 30m high telecommunications facility
Section 3356 (25)	with associated antennas and equipment shelter. The structures are
Dominick Road, Herbert.	proposed to be 6m back from the fence line behind heavy vegetation.
	However, to ensure that the structures onsite are screened to the
	greatest extent possible from the street frontage Council suggests
	that the proposed new driveway be offset to the telecommunications
	facility.
PA2017/0378	This application is provided a separate report within this agenda and
Portion 2295 and Section	the Letter of Comment is included with that report.
(265 and 213) Taylor	
Road and Section 4229	
(102) Wallaby Holtze	
Road, Holtze.	

Development Applications supported, subject to specific issues being adequately addressed

The table below describes the Development Applications that are supported by Council only if the specific issues outlined are adequately addressed.

Responses to these Development Applications are provided as Attachment B to this report.

Application Number and Address	Purpose and Summary	Specific Issues to be Addressed
PA2017/0394	The application proposes a dwelling within the IDCO area for water	Council requires details for the driveway crossover to be
Lot 120 (18) Kersley Street, Southport,	restrictions in Berry Springs. The application proposes to source water	shown on the site plan and a stormwater drainage plan.
Townsite of Southport.	from one rainwater tank.	Council also requires that
		drawings be submitted to show
		the dimensions and location of the rainwater tank. Council
		supports the application,
		provided that approval
		appropriate use of water within the IDCO area is achieved from
		the relevant government
		department.
PA2017/0422	The application proposes a dwelling	Council requires a driveway
Lot 205 (36) Aldridge	within the IDCO area for water restrictions in Berry Springs. The	crossover to be shown on the site plan and a stormwater
Street, Southport,	application suggests that the	drainage plan illustrating the
Townsite of Southport.	landowner will not rely on the	location of any rainwater tank
	utilisation of ground water and will use the facilities of an existing	proposed. Council supports the application, provided that
	approved communal bores during	approval appropriate use of
	the Dry Season. It is unclear from the	water within the IDCO area is
	proposal whether or not a rainwater	achieved from the relevant
PA2017/0376	tank will be placed on site. The application proposes a dwelling	government department. Council requires that the
	within the IDCO area for water	driveway be sealed in
Lot 5 (360) Hopewell	restrictions in Berry Springs. The	accordance with the Council's
Road, Berry Springs.	proposal involves the conversion of an established shed into a dwelling	technical requirements. Council supports the
	with additional works being 3	application, provided that
	bedrooms, 1 bathroom and a deck.	approval appropriate use of
	No new bores are proposed as part of	water within the IDCO area is achieved from the relevant
	this application.	government department.
PA2017/0363	The application is 'post construction'	Council supports the
	however, proposes a dwelling within	application, provided that
	the IDCO area for water restrictions in Berry Springs. There two existing	approval appropriate use of water within the IDCO area is
	III Delity Springs. There two existing	water within the IDCO area is

Section 2653 (19)	bores on the property that were a	achieved from the relevant
Darwin River Road,	there prior to the IDCO being placed.	government department.
Tumbling Waters.	No new bores are proposed as part of	
	this application.	

Development Applications not supported/objected to for reasons related to Council issues

There were no development applications in this time period not supported or objected to solely for reasons related to Council issues.

Development Applications objected to for reasons not directly related to Council issues

The table below describes the Development Applications that are objected to by Council for reasons not directly related to areas of Council authority. Typically, the reasons for the objection are related to preservation of amenity of the surrounding neighbourhood and compliance with the NT Planning Scheme.

Responses to these Development Applications are provided as Attachment D to this report.

Application Number and Address	Purpose and Summary	Reasons for objection
PA2017/0133	Rezone from Zone R to Zone	This application is provided as a
	RL and a subdivision to	separate report within this agenda
Section 2865 (94) Stockwell	create four lots	and the Letter of Comment is
Road, Blackmore.		included with that report.

MINING APPLICATIONS

For all mining applications, Council's standard comments have been provided, with areas of access and stormwater drainage addressed where required.

The table below describes the Mining Applications to which Council has recently responded.

Application Number and Address	Type of Application and Proposed Mined Material	Comments Provided
EMP31647	To extract sand and gravel. The proposed	Council supports the
	activity is to remove gravel, fill and sand. Pits	granting of this EMP
NT Portions 4476	will be no deeper than 2m and will be	provided some issues are
(1650) Gunn Point	progressively rehabilitated with alternate pits	adequately addressed.
Road, Koolpinyah.	one at a time.	
EMP31648	To extract sand and gravel. The proposed	Council supports the
	activity is to remove gravel, fill and sand. Pits	granting of this EMP
NT Portions 4476	will be no deeper than 2m and will be	provided some issues are
(1650) Gunn Point	progressively rehabilitated with alternate pits	adequately addressed.
Road, Koolpinyah.	one at a time.	
EMP31649	To extract sand and gravel. The proposed	Council supports the
	activity is to remove gravel, fill and sand. Pits	granting of this EMP
	will be no deeper than 2m and will be	provided some issues are
		adequately addressed.

NT Portions 4476	progressively rehabilitated with alternate pits	
(1650) Gunn Point	one at a time.	
Road, Koolpinyah.		
EMP31650	To extract sand and gravel. The proposed	Council supports the
	activity is to remove gravel, fill and sand. Pits	granting of this EMP
NT Portions 4476	will be no deeper than 2m and will be	provided some issues are
(1650) Gunn Point	progressively rehabilitated with alternate pits	adequately addressed.
Road, Koolpinyah. one at a time.		
EMP31683	To extract soil, the proposed activity	Council supports the
	includes:	granting of this EMP
NT Portions 4476	clearing vegetation	provided some issues are
(1650) Gunn Point	 stripping and stockpiling 	adequately addressed.
Road, Koolpinyah.	 rehabilitation progressively with 1 ha 	
	mining at one time.	
EMP31681	To extract gravel and sand, the proposed	Council supports the
	activity includes clearing of the top 100mm	granting of this EMP
NT Portions 5911,	of topsoil and stockpiling it for rehabilitation,	provided some issues are
Gunn Point Road,	extraction of materials will then commence.	adequately addressed.
Shoal Bay.		
EMP31682	To extract gravel and sand, the proposed	Council supports the
	activity includes clearing of the top 100mm	granting of this EMP
NT Portions 5911,	of topsoil and stockpiling it for rehabilitation,	provided some issues are
Gunn Point Road,	extraction of materials will then commence.	adequately addressed.
Shoal Bay.		
EMP31697	To extract sand. Proposed activity not	Council supports the
	specified in this application.	granting of this EMP
NT Portions 4477		provided some issues are
(1230) Goode Road,		adequately addressed.
Wak Wak.		

Links with Strategic Plan

Priority # 2 – A great place to live

Legislative and Policy Implications

Not applicable to this report

Risks

Not applicable to this report

Financial Implications

Not applicable to this report

Community Engagement

Not applicable to this report

Recommending David Kingston, Director Infrastructure and Operations Officer:

Any queries on this report may be directed to the Recommending Officer on telephone (08) 8983 0600.

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

Attach	ment A
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Responses to Development Applications supported, subject to normal Council conditions



8 September 2017

Development Assessment Services
Department of Infrastructure, Planning and Logistics
GPO Box 1680
Darwin NT 0801

RE: Letter of Comment Development Application

PA2017/0384 Section 247 Howard Springs, Hundred of Bagot 50m high telecommunications facility with associated antennas and equipment shelter

Thank you for the Development Application referred to this office on 25/08/2017, concerning the above. This letter may be tabled at Litchfield Council's next Council Meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

Council <u>supports</u> the granting of a Development Permit for the following reasons:

- a) The proposal appears to be suitable for the requirements of that use.
- b) There are not expected to be any negative impacts upon Council's infrastructure as a result of this proposal.

Should the application be approved, the following condition(s) pursuant to the *Planning Act* and Council's responsibility under the *Local Government Act* are also recommended for inclusion in any Development Permit issued by the consent authority:

- a) The kerb crossovers and/or driveways to the site are to meet the technical standards of Litchfield Council. The owner shall remove disused crossovers; provide footpaths/cycleways, as required by Litchfield Council; collect stormwater and discharge it to the drainage network; and undertake reinstatement works; all to the technical requirements and satisfaction of the Director Infrastructure and Operations, Litchfield Council, and at no cost to Litchfield Council.
- b) No fence, hedge, tree or other obstruction exceeding a height of 0.6m is to be planted or erected so that it would obscure sight lines at the junction of the driveway and public street, to the satisfaction of the Director Infrastructure and Operations, Litchfield Council.
- c) Soil erosion control and dust control measures must be employed throughout the construction stage of the development to the satisfaction of the consent authority.

d) Any developments on or adjacent to any easements on site in favour of Council shall be carried out to the requirements and satisfaction of the Director Infrastructure and Operations, Litchfield Council.

Should the application be approved, the following notes are recommended for inclusion in any Development Permit issued by the consent authority:

- a) Inspection fees and charges may apply in accordance with Litchfield Council's current Fees and Charges. Additional information can be found at www.litchfield.gov.nt.au.
- b) A Works Permit is required from Litchfield Council before commencement of any work within the road reserve, which would include creation of any driveway crossover connecting to Litchfield Council's street network.
- c) Notwithstanding any approved plans, signs within Litchfield Council's municipal boundaries are subject to approval under Clause 6.7 of the NT Planning Scheme.

If you require any further discussion in relation to this application, please contact **Litchfield Council's Planning and Development division** on 08 8983 0600 and you will be directed to the appropriate officer to address your query.

Yours faithfully

David Kingston

Director Infrastructure and Operations



8 September 2017

Development Assessment Services
Department of Infrastructure, Planning and Logistics
GPO Box 1680
Darwin NT 0801

RE: Letter of Comment Development Application

PA2017/0385

Section 3356 (25) Dominick Road, Herbert, Hundred of Strangways 30m high telecommunications facility with associated antennas and equipment shelter

Thank you for the Development Application referred to this office on 25/08/2017, concerning the above. This letter may be tabled at Litchfield Council's next Council Meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

Council <u>supports</u> the granting of a Development Permit for the following reasons:

- a) The proposal appears suitable for the requirements of the use.
- b) There are not expected to be any negative impacts upon Councils infrastructure as a result of this proposal.

However, it is noted that the application is proposing an additional driveway from the road to the facility rather than utilising the existing driveway. This will need to be constructed as a second driveway to the technical requirements of Council. The construction of the second driveway shall be at no cost to Council and will remain the responsibly of the landowner. Council will only provide upkeep and maintenance of one single driveway for each lot.

Council prefers the new structures onsite to be screened to the greatest extent possible from the street frontage, given the structures location 6m from the front boundary. Appropriate screening may require offset of the proposed driveway location.

Should the application be approved, the Council requests the following condition(s) be included as Condition(s) Precedent in any Development Permit issued by the consent authority:

a) The crossover and driveway shall meet Litchfield Council's requirements, and the following changes to the proposed plans are required:

- Council requires the applicant to confirm with Council the specific location of the proposed driveway in relation to the screening of the new structures onsite.
- ii. Council requires driveway crossovers to be 3.5m in width.

Should the application be approved, the following condition(s) pursuant to the *Planning Act* and Council's responsibility under the *Local Government Act* are also recommended for inclusion in any Development Permit issued by the consent authority:

- a) The kerb crossovers and/or driveways to the site are to meet the technical standards of Litchfield Council. The owner shall remove disused crossovers; provide footpaths/cycleways, as required by Litchfield Council; collect stormwater and discharge it to the drainage network; and undertake reinstatement works; all to the technical requirements and satisfaction of the Director Infrastructure and Operations, Litchfield Council, and at no cost to Litchfield Council.
- b) No fence, hedge, tree or other obstruction exceeding a height of 0.6m is to be planted or erected so that it would obscure sight lines at the junction of the driveway and public street, to the satisfaction of the Director Infrastructure and Operations, Litchfield Council.
- c) Soil erosion control and dust control measures must be employed throughout the construction stage of the development to the satisfaction of the consent authority.
- d) Any developments on or adjacent to any easements on site in favour of Council shall be carried out to the requirements and satisfaction of the Director Infrastructure and Operations, Litchfield Council.

Should the application be approved, the following notes are recommended for inclusion in any Development Permit issued by the consent authority:

- a) Inspection fees and charges may apply in accordance with Litchfield Council's current Fees and Charges. Additional information can be found at www.litchfield.gov.nt.au.
- b) A Works Permit is required from Litchfield Council before commencement of any work within the road reserve, which would include creation of any driveway crossover connecting to Litchfield Council's street network.
- c) Notwithstanding any approved plans, signs within Litchfield Council's municipal boundaries are subject to approval under Clause 6.7 of the NT Planning Scheme.

If you require any further discussion in relation to this application, please contact **Litchfield Council's Planning and Development division** on 08 8983 0600 and you will be directed to the appropriate officer to address your query.

Yours faithfully

David Kingston

Director Infrastructure and Operations

Attachment B

Responses to Development Applications supported, subject to specific issues being adequately addressed



8 September 2017

Development Assessment Services
Department of Infrastructure, Planning and Logistics
GPO Box 1680
Darwin NT 0801

RE: Letter of Comment Development Application

PA2017/0394

Lot 120 (18) Kersley Street, Southport, Townsite of Southport Single Dwelling within an Interim Development Control Order Area (IDCO No.22)

Thank you for the Development Application referred to this office on 25/08/2017, concerning the above. This letter may be tabled at Litchfield Council's next Council Meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

Council <u>supports</u> the granting of a Development Permit for the following reasons:

a) The proposal is consistent with the purpose of the zone and the expected uses of the locality.

provided the following issues are adequately addressed:

- a) Council requires more information on the connection to Council's road reserve, as detailed below in the requested Conditions Precedent.
- b) Council has concerns with the location of the rainwater tank and the ability for stormwater to drain from the site in a sheet flow rather than a concentrated manner. Council will require a stormwater drainage plan for this site.
- c) Council supports appropriate use of water resources within the municipality. As such, Council's support for the application is predicted on approval for appropriate use of water within the Interim Development Control Order area.

Should the application be approved, the Council requests the following condition(s) be included as Condition(s) Precedent in any Development Permit issued by the consent authority:

- a) The crossover and driveway shall meet Litchfield Council's requirements, and the following changes to the proposed plans are required:
 - i. Council requires information on the connect to Council's road reserve. The driveway crossover shall be appropriately dimensioned at 3.5m in width.

b) Prior to the endorsement of plans and prior to the commencement of works, a schematic plan demonstrating the on-site collection of stormwater and its discharge into Litchfield Council's stormwater drainage system shall be submitted to and approved by Litchfield Council. For the purposes of this site and proposal, the plan can be limited to a contour plan of 1m intervals and illustration of the direction of stormwater flow in relation to the proposed structures and driveway.

Should the application be approved, the following condition(s) pursuant to the *Planning Act* and Council's responsibility under the *Local Government Act* are also recommended for inclusion in any Development Permit issued by the consent authority:

- a) The kerb crossovers and/or driveways to the site are to meet the technical standards of Litchfield Council. The owner shall remove disused crossovers; provide footpaths/cycleways, as required by Litchfield Council; collect stormwater and discharge it to the drainage network; and undertake reinstatement works; all to the technical requirements and satisfaction of the Director Infrastructure and Operations, Litchfield Council, and at no cost to Litchfield Council.
- b) Soil erosion control and dust control measures must be employed throughout the construction stage of the development to the satisfaction of the consent authority.
- c) Any developments on or adjacent to any easements on site in favour of Council shall be carried out to the requirements and satisfaction of the Director Infrastructure and Operations, Litchfield Council.

Should the application be approved, the following notes are recommended for inclusion in any Development Permit issued by the consent authority:

- a) Inspection fees and charges may apply in accordance with Litchfield Council's current Fees and Charges. Additional information can be found at www.litchfield.gov.nt.au.
- b) A Works Permit is required from Litchfield Council before commencement of any work within the road reserve, which would include creation of any driveway crossover connecting to Litchfield Council's street network.
- c) Notwithstanding any approved plans, signs within Litchfield Council's municipal boundaries are subject to approval under Clause 6.7 of the NT Planning Scheme.

If you require any further discussion in relation to this application, please contact **Litchfield Council's Planning and Development division** on 08 8983 0600 and you will be directed to the appropriate officer to address your query.

Yours faithfully

David Kingston

Director Infrastructure and Operations



8 September 2017

Development Assessment Services
Department of Infrastructure, Planning and Logistics
GPO Box 1680
Darwin NT 0801

RE: Letter of Comment Development Application

PA2017/0422

Lot 205 (36) Aldridge Street, Southport, Townsite of Southport Single Dwelling within an Interim Development Control Order Area (IDCO No.22)

Thank you for the Development Application referred to this office on 08/09/2017, concerning the above. This letter may be tabled at Litchfield Council's next Council Meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

Council <u>supports</u> the granting of a Development Permit for the following reasons:

a) The proposal is consistent with the purpose of the zone and the expected uses of the locality.

provided the following issues are adequately addressed:

- a) Council requires more information on the connection to Council's road reserve. The proposed driveway location and width should be documented on the plans in order for Council to assess compliance with Council's requirements.
- b) It is unclear from the proposal whether or not a rainwater tank will be placed onsite. In order to adequately assess stormwater drainage for the site, this feature needs to be shown on the plans. The applicant is requested to clarify the existence of a rainwater tank. Should a rainwater tank be proposed Council will require a Condition Precedent for a stormwater drainage plan as noted below.
- c) Council supports appropriate use of water resources within the municipality. As such, Council's support for the application is predicted on approval for appropriate use of water within the Interim Development Control Order area.

Should the application be approved, the Council requests the following condition(s) be included as Condition(s) Precedent in any Development Permit issued by the consent authority:

a) The crossover and driveway shall meet Litchfield Council's requirements, and the following changes to the proposed plans are required:

- i. The plans provided have not shown a driveway crossover for the site. Council requires information on where the applicant intends to connect to Council's road reserve including dimensions.
- b) Prior to the endorsement of plans and prior to the commencement of works, a schematic plan demonstrating the on-site collection of stormwater and its discharge into Litchfield Council's stormwater drainage system shall be submitted to and approved by Litchfield Council. For the purposes of this site and proposal, the plan can be limited to a contour plan of 1m intervals and illustration of the direction of stormwater flow in relation to the proposed structures and driveway.

Should the application be approved, the following condition(s) pursuant to the *Planning Act* and Council's responsibility under the *Local Government Act* are also recommended for inclusion in any Development Permit issued by the consent authority:

- a) The kerb crossovers and/or driveways to the site are to meet the technical standards of Litchfield Council. The owner shall remove disused crossovers; provide footpaths/cycleways, as required by Litchfield Council; collect stormwater and discharge it to the drainage network; and undertake reinstatement works; all to the technical requirements and satisfaction of the Director Infrastructure and Operations, Litchfield Council, and at no cost to Litchfield Council.
- b) Soil erosion control and dust control measures must be employed throughout the construction stage of the development to the satisfaction of the consent authority.
- c) Any developments on or adjacent to any easements on site in favour of Council shall be carried out to the requirements and satisfaction of the Director Infrastructure and Operations, Litchfield Council.

Should the application be approved, the following notes are recommended for inclusion in any Development Permit issued by the consent authority:

- a) Inspection fees and charges may apply in accordance with Litchfield Council's current Fees and Charges. Additional information can be found at www.litchfield.gov.nt.au.
- b) A Works Permit is required from Litchfield Council before commencement of any work within the road reserve, which would include creation of any driveway crossover connecting to Litchfield Council's street network.
- c) Notwithstanding any approved plans, signs within Litchfield Council's municipal boundaries are subject to approval under Clause 6.7 of the NT Planning Scheme.

If you require any further discussion in relation to this application, please contact **Litchfield Council's Planning and Development division** on 08 8983 0600 and you will be directed to the appropriate officer to address your query.

Yours faithfully

David Kingston

Director Infrastructure and Operations



16 August 2017

Development Assessment Services
Department of Infrastructure, Planning and Logistics
GPO Box 1680
Darwin NT 0801

RE: Letter of Comment Development Application

PA2017/0376 Lot 5 (360) Hopewell Road, Berry Springs, Hundred of Cavenagh Single Dwelling within an Interim Development Control Order Area (IDCO No.22)

Thank you for the Development Application referred to this office on 04/08/2017, concerning the above. This letter may be tabled at Litchfield Council's next Council Meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

Council <u>supports</u> the granting of a Development Permit for the following reasons:

- a) The use appears compatible with surrounding development and provides substantial buffers to adjacent sites.
- b) There are not expected to be any negative effects upon Council infrastructure as a result of this proposal.

provided the following issues are adequately addressed:

- a) Council supports appropriate use of water resources within the municipality. As such, Council's support for the application is predicated on approval for appropriate use of water within the Interim Development Control Order area.
- b) The driveway access to the site does not appear to be sealed in accordance with Council standards and requirements. Council will require the driveway to be updated to current standards as a general condition of any Development Permit issued for the site.

Should the application be approved, the following condition(s) pursuant to the *Planning Act* and Council's responsibility under the *Local Government Act* are also recommended for inclusion in any Development Permit issued by the consent authority:

a) The kerb crossovers and/or driveways to the site are to meet the technical standards of Litchfield Council. The owner shall remove disused crossovers; provide footpaths/cycleways, as required by Litchfield Council; collect stormwater and discharge it to the drainage network; and undertake reinstatement works; all to the

- technical requirements and satisfaction of the Director Infrastructure and Operations, Litchfield Council, and at no cost to Litchfield Council.
- b) Soil erosion control and dust control measures must be employed throughout the construction stage of the development to the satisfaction of the consent authority.
- c) Any developments on or adjacent to any easements on site in favour of Council shall be carried out to the requirements and satisfaction of the Director Infrastructure and Operations, Litchfield Council.

Should the application be approved, the following notes are recommended for inclusion in any Development Permit issued by the consent authority:

- a) Inspection fees and charges may apply in accordance with Litchfield Council's current Fees and Charges. Additional information can be found at www.litchfield.gov.nt.au.
- b) A Works Permit is required from Litchfield Council before commencement of any work within the road reserve, which would include creation of any driveway crossover connecting to Litchfield Council's street network.
- c) Notwithstanding any approved plans, signs within Litchfield Council's municipal boundaries are subject to approval under Clause 6.7 of the NT Planning Scheme.

If you require any further discussion in relation to this application, please contact **Litchfield Council's Planning and Development division** on 08 8983 0600 and you will be directed to the appropriate officer to address your query.

Yours faithfully

David Kingston

Director Infrastructure and Operations



17 August 2017

Development Assessment Services
Department of Infrastructure, Planning and Logistics
GPO Box 1680
Darwin NT 0801

RE: Letter of Comment Development Application

PA2017/0363

Section 2653 (19) Darwin River Road, Tumbling Waters, Hundred of Cavenagh Single Dwelling within an Interim Development Control Order Area (IDCO No.22)

Thank you for the Development Application referred to this office on 04/08/2017, concerning the above. This letter may be tabled at Litchfield Council's next Council Meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

Council <u>supports</u> the granting of a Development Permit for the following reasons:

- a) The use appears compatible with surrounding development and provides substantial buffers to adjacent sites.
- b) There are not expected to be any negative effects upon Council infrastructure as a result of this proposal.

provided the following issues are adequately addressed:

a) Council supports appropriate use of water resources within the municipality. As such, Council's support for the application is predicated on approval for appropriate use of water within the Interim Development Control Order area.

Should the application be approved, the following condition(s) pursuant to the *Planning Act* and Council's responsibility under the *Local Government Act* are also recommended for inclusion in any Development Permit issued by the consent authority:

- a) The kerb crossovers and/or driveways to the site are to meet the technical standards of Litchfield Council. The owner shall remove disused crossovers; provide footpaths/cycleways, as required by Litchfield Council; collect stormwater and discharge it to the drainage network; and undertake reinstatement works; all to the technical requirements and satisfaction of the Director Infrastructure and Operations, Litchfield Council, and at no cost to Litchfield Council.
- b) No fence, hedge, tree or other obstruction exceeding a height of 0.6m is to be planted or erected so that it would obscure sight lines at the junction of the driveway and

- public street, to the satisfaction of the Director Infrastructure and Operations, Litchfield Council.
- c) Soil erosion control and dust control measures must be employed throughout the construction stage of the development to the satisfaction of the consent authority.
- d) Any developments on or adjacent to any easements on site in favour of Council shall be carried out to the requirements and satisfaction of the Director Infrastructure and Operations, Litchfield Council.

Should the application be approved, the following notes are recommended for inclusion in any Development Permit issued by the consent authority:

- a) Inspection fees and charges may apply in accordance with Litchfield Council's current Fees and Charges. Additional information can be found at www.litchfield.gov.nt.au.
- b) A Works Permit is required from Litchfield Council before commencement of any work within the road reserve, which would include creation of any driveway crossover connecting to Litchfield Council's street network.
- c) Notwithstanding any approved plans, signs within Litchfield Council's municipal boundaries are subject to approval under Clause 6.7 of the NT Planning Scheme.

If you require any further discussion in relation to this application, please contact **Litchfield Council's Planning and Development division** on 08 8983 0600 and you will be directed to the appropriate officer to address your query.

Yours faithfully

David Kingston

Director Infrastructure and Operations

Attachment C

Responses to Development Applications not supported/objected to for reasons related to Council issues

There were no Development Applications not supported/objected to for reasons related to Council issues during this time period.

Attachment D

Responses to Development Applications objected to for reasons not related to Council issues

There were no Development Applications objected to for reasons not related to Council issues during this time period included as Attachments to this report.

Attachment E

Responses to Mining Applications



Stephanie McConachy
Department of Primary Industry and Resources
GPO Box 4550
Darwin NT 0801

Dear Stephanie

RE: Letter of Comment Mining Application

EMP31647, EMP31648, EMP31649 & EMP31650 NT Portions 4476 (1650) Gunn Point Road, Koolpinyah To extract sand and gravel

Thank you for the Extractive Mineral Permit Application referred to this office on 23/08/2017, concerning the above. This letter may be tabled at Litchfield Council's next Council Meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

Council <u>supports</u> the granting of an EMP provided the following issues are adequately addressed:

- a) For any access proposed from any road owned by Litchfield Council, Council requires information regarding the location of the proposed access and construction of the access to Litchfield Council's industrial standards. A Works Permit may be required from Litchfield Council before commencement of any work within the road reserve.
- b) For any proposal for vehicles associated with this use to utilise any Litchfield Council roads, Council requires a Traffic Management Plan, including details of haulage routes, traffic quantities and destination of materials. Additionally, Council shall require the upgrading of the subject road(s) to Council's requirements.
- c) Council requires an Environmental Management Plan, to Council's satisfaction, which should address, but may not be limited to stormwater runoff including containment of contaminants.

If you require any further discussion in relation to this application, please contact **Litchfield Council's Planning and Development division** on 08 8983 0600 and you will be directed to the appropriate officer to address your query.

Yours faithfully

Wendy Smith

Planning and Development Manager

Tel (08) 8983 0600 • Fax (08) 8983 1165 • Email council@litchfield.nt.gov.au

7 Bees Creek Road, Freds Pass NT 0822 • PO Box 446 Humpty Doo NT 0836 • www.litchfield.nt.gov.au

ABN: 45 018 934 501



Bradley Bennett
Department of Primary Industry and Resources
GPO Box 4550
Darwin NT 0801

Dear Bradley

RE: Letter of Comment Mining Application

EMP31683 NT Portions 4476 (1650) Gunn Point Road, Koolpinyah. To extract sand

Thank you for the Extractive Mineral Permit Application referred to this office on 23/08/2017, concerning the above. This letter may be tabled at Litchfield Council's next Council Meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

Council <u>supports</u> the granting of an EMP provided the following issues are adequately addressed:

- a) For any access proposed from any road owned by Litchfield Council, Council requires information regarding the location of the proposed access and construction of the access to Litchfield Council's industrial standards. A Works Permit may be required from Litchfield Council before commencement of any work within the road reserve.
- b) For any proposal for vehicles associated with this use to utilise any Litchfield Council roads, Council requires a Traffic Management Plan, including details of haulage routes, traffic quantities and destination of materials. Additionally, Council shall require the upgrading of the subject road(s) to Council's requirements.
- c) Council requires an Environmental Management Plan, to Council's satisfaction, which should address, but may not be limited to stormwater runoff including containment of contaminants.

If you require any further discussion in relation to this application, please contact **Litchfield Council's Planning and Development division** on 08 8983 0600 and you will be directed to the appropriate officer to address your query.

Yours faithfully

Wendy Smith

Planning and Development Manager

Tel (08) 8983 0600 • Fax (08) 8983 1165 • Email council@litchfield.nt.gov.au
7 Bees Creek Road, Freds Pass NT 0822 • PO Box 446 Humpty Doo NT 0836 • www.litchfield.nt.gov.au
ABN: 45 018 934 501



Bradley Bennett
Department of Primary Industry and Resources
GPO Box 4550
Darwin NT 0801

Dear Bradley

RE: Letter of Comment Mining Application

EMP31681 & EMP31682 NT Portions 5911 (1230) Goode Road, Wak Wak To extract sand and gravel

Thank you for the Extractive Mineral Permit Application referred to this office on 23/08/2017, concerning the above. This letter may be tabled at Litchfield Council's next Council Meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

Council <u>supports</u> the granting of an EMP provided the following issues are adequately addressed:

- a) For any access proposed from any road owned by Litchfield Council, Council requires information regarding the location of the proposed access and construction of the access to Litchfield Council's industrial standards. A Works Permit may be required from Litchfield Council before commencement of any work within the road reserve.
- b) For any proposal for vehicles associated with this use to utilise any Litchfield Council roads, Council requires a Traffic Management Plan, including details of haulage routes, traffic quantities and destination of materials. Additionally, Council shall require the upgrading of the subject road(s) to Council's requirements.
- c) Council requires an Environmental Management Plan, to Council's satisfaction, which should address, but may not be limited to stormwater runoff including containment of contaminants.

If you require any further discussion in relation to this application, please contact **Litchfield Council's Planning and Development division** on 08 8983 0600 and you will be directed to the appropriate officer to address your query.

Yours faithfully

Wendy Smith

Planning and Development Manager



Annette Smith
Department of Primary Industry and Resources
GPO Box 4550
Darwin NT 0801

Dear Annette

RE: Letter of Comment Mining Application

EMP316997 NT Portions 4476 (1650) Gunn Point Road, Koolpinyah. To extract sand.

Thank you for the Extractive Mineral Permit Application referred to this office on 30/08/2017, concerning the above. This letter may be tabled at Litchfield Council's next Council Meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

Council <u>supports</u> the granting of an EMP provided the following issues are adequately addressed:

- a) For any access proposed from any road owned by Litchfield Council, Council requires information regarding the location of the proposed access and construction of the access to Litchfield Council's industrial standards. A Works Permit may be required from Litchfield Council before commencement of any work within the road reserve.
- b) For any proposal for vehicles associated with this use to utilise any Litchfield Council roads, Council requires a Traffic Management Plan, including details of haulage routes, traffic quantities and destination of materials. Additionally, Council shall require the upgrading of the subject road(s) to Council's requirements.
- c) Council requires an Environmental Management Plan, to Council's satisfaction, which should address, but may not be limited to stormwater runoff including containment of contaminants.

If you require any further discussion in relation to this application, please contact **Litchfield Council's Planning and Development division** on 08 8983 0600 and you will be directed to the appropriate officer to address your query.

Yours faithfully

Wendy Smith

Planning and Development Manager

Tel (08) 8983 0600 • Fax (08) 8983 1165 • Email council@litchfield.nt.gov.au

7 Bees Creek Road, Freds Pass NT 0822 • PO Box 446 Humpty Doo NT 0836 • www.litchfield.nt.gov.au

ABN: 45 018 934 501



COUNCIL REPORT

Agenda Item Number: 15.14

Report Title: PA2017/0133, a Concurrent Application for rezoning from Zone R

(Rural) to Zone RL (Rural Living) and subdivision to create four lots at

Section 2865 (94) Stockwell Road, Blackmore, Hundred of Cavenagh

Report Number: 17/0019 **Meeting Date:** 20/09/2017

Attachments: Attachment A: Concurrent Application PA2017/0133.

Attachment B: Council's letter of comment for PA2017/0133, a

Concurrent Application for rezoning from Zone R (Rural) to Zone RL (Rural Living) and subdivision to create four lots at Section 2865 (94) Stockwell Road,

Blackmore, Hundred of Cavenagh.

Purpose

The purpose of this report is to provide a summary and assessment to Council of PA2017/0133, a Concurrent Application for rezoning from Zone R (Rural) to Zone RL (Rural Living) and subdivision to create four lots at Section 2865 (94) Stockwell Road, Blackmore, Hundred of Cavenagh, included as Attachment A.

Summary

The proposal is for a rezoning and subdivision which requires an application. This report presents for Council endorsement a draft Letter of Comment on PA2017/0133, included as Attachment B, which concludes that Council should not support the application as currently proposed but note that Council can support the rezoning of the site and the subdivision subject to a redesign of proposed Lots 3 and 4.

Recommendation

THAT Council endorse Attachment B, Council's Letter of Comment for PA2017/0133, a Concurrent Application for rezoning from Zone R (Rural) to Zone RL (Rural Living) and subdivision to create four lots at Section 2865 (94) Stockwell Road, Blackmore, Hundred of Cavenagh, the assessment of which is summarised above and reviewed in detail within the body of this report.

Background

Concurrent Applications

The application is a concurrent application for rezoning and subdivision. A concurrent application allows a proponent to propose for approval a subdivision or development at the same time as a rezoning of the subject site to a new zone that would allow the subdivision or development.

The two portions of the application are linked together in that, if one portion is not approved, the other portion is also automatically denied, i.e. if the rezoning is not deemed suitable, the subdivision or development will not go ahead or if the subdivision or development proposal is not approved, the rezoning will not receive consent.

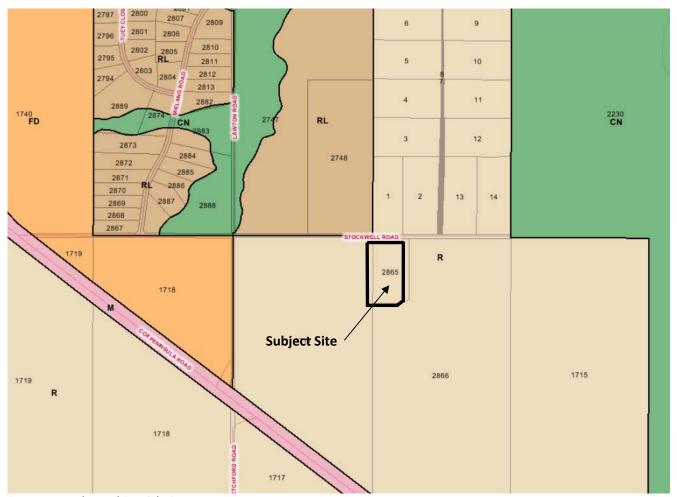
The merits of the rezoning application are reviewed and determined by the Minister for Infrastructure, Planning and Logistics while the subdivision or development portion of the application are reviewed by the Development Consent Authority (DCA). The DCA evaluates the subdivision or development on its merits and under the requirements of the NT Planning Scheme as if the rezoning has been approved.

The two decisions are then collated and a final determination of the application is provided. The lodgement of a concurrent application can be useful to clearly indicate the exact parameters of the future subdivision or development prior to a decision being made on the suitability of a rezoning of the site.

Site and Surrounds

The subject site is 94 Stockwell Road, Blackmore, an 8.12 hectare parcel in Zone R (Rural). The site is surrounded to the east, west and south by other parcels in Zone R (Rural). Land directly across Stockwell Road to the north is also located in Zone R (Rural) while land located directly to the north east of the subject site has been rezoned to Zone RL (Rural Living). This land was granted development approval to create 40 lots in three stages in 2016.

The subject site is currently vacant of development.



Source: NT Atlas and Spatial Directory

Site Development History

The subject site was created by a subdivision approved in July 2016, which separated the subject site from the adjacent surrounding parcel, shown above as Section 2866.

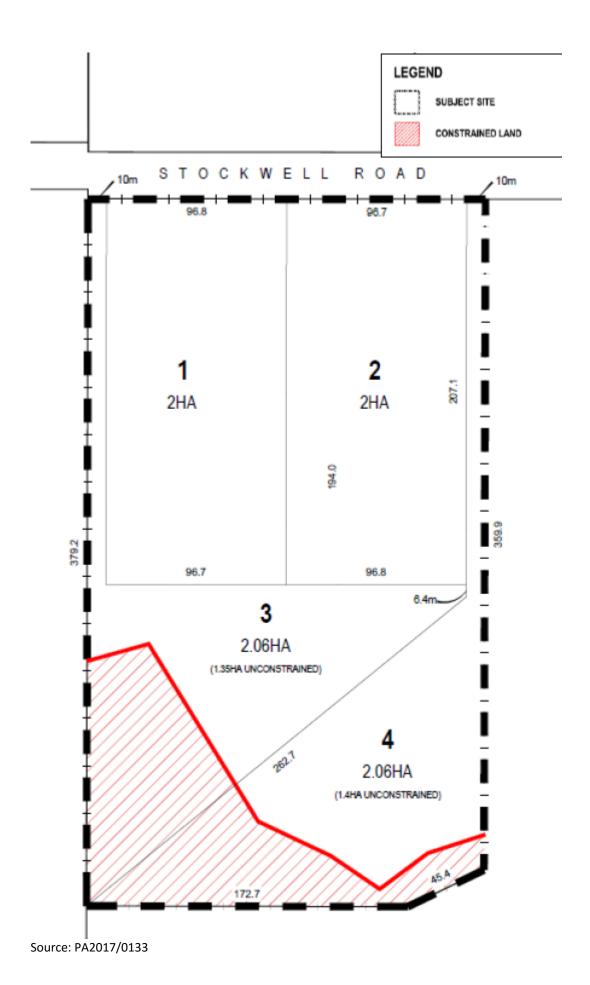
Current Proposal

Rezoning

The current application proposes to rezone the site from Zone R (Rural) to Zone RL (Rural Living). Under the NT Planning Scheme, the minimum lot size in Zone R (Rural) is 8 hectares while the minimum lot size in Zone RL (Rural Living) is 2 hectares. The rezoning will allow the site to be developed into a maximum of four new lots.

Subdivision

The current application proposes to subdivide the site into four new lots, with two lots fully fronting Stockwell Road and one new battleaxe each at the extreme western and eastern boundaries, as shown in the following image.



The proposal includes two regular shaped lots and two irregularly shaped lots. The site is also affected by constrained land in the south western corner.

Application Assessment

The proposed rezoning is consistent with other recent rezoning approvals in the surrounding area to the north east of the subject site. There are no environmental features that would preclude the rezoning of this site for further subdivision and development. Appropriate services can be provided for the subject site and requirements for their arrangement may determine the subdivision layout but do not preclude an overall rezoning of the subject site. Rezoning of the site will permit a maximum of three new lots on the site. There is not expected to be any impact upon Council's infrastructure as a result of the rezoning proposal. As such, the rezoning of the site can be supported.

The subdivision proposal presents some concerns for Council in the design of the triangular battleaxe blocks proposed for the southern portion of the site. It is unclear whether these blocks meet the NT Planning Scheme requirement to have a depth to width ratio not exceeding 4:1. Typically, unless unavoidable blocks should be regular in shape. The triangular design proposed is not preferred where other alternatives are available.

For driveway access, Council can accept the separated battleaxe arrangement in accordance with Council's Development and Subdivision Standards (Standards). However, it is noted that the Standards indicate a 15m wide battleaxe is preferable, such that a road reserve could be created in the future should another battleaxe be proposed adjacent. It would be desirable to see an alternative design with 15m wide battleaxes.

The stormwater drainage information provided also meets Council's Standards. The Land Suitability Assessment and Land Capability Assessment submitted with the application indicate that each lot has a minimum of 1ha of unconstrained land, though a boundary line is located through the centre of the widest part of constrained land in the south west corner of the subject site.

Given the concerns over the width of the battleaxes and the odd shape of the southernmost lots, it is recommended that Council support the application subject to a redesign of proposed Lots 3 and 4 to create more regular shapes and investigate the opportunity for 15m wide battleaxe arrangements. Should the redesign of these lots not be possible with maintaining a minimum of 1ha of unconstrained land on each lot, Council could also support a subdivision to three lots.

Conclusion

It is recommended that Council does not support the application as currently proposed but note that Council can support the rezoning of the site and the subdivision subject to investigation of the potential for 15m wide battleaxe handles and either a redesign of proposed Lots 3 and 4 to create more regular shapes or creation of a three lot subdivision to resolve the concerns with the design of Lots 3 and 4.

Links with Strategic Plan

Priority # 2 - A great place to live

Legislative and Policy Implications

Not applicable to this report.

Risks

Not applicable to this report.

Financial Implications

Not applicable to this report.

Community Engagement

Not applicable to this report.

Recommending David Kingston, Director Infrastructure and Operations Officer:

Any queries on this report may be directed to the Recommending Officer on telephone (08) 8983 0600.

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

NORTHERN TERRITORY OF AUSTRALIA

CONCURRENT APPLICATION PA2017/0133

The Minister for Infrastructure, Planning and Logistics has accepted a concurrent application made by Planit Consulting. The application seeks to:

- Rezone Section 02865 Hundred of Cavenagh (94 Stockwell Road, Blackmore) from Zone R (Rural) to Zone RL (Rural Living); and
- a subdivision to create 4 lots.

Attached are:

- the Notice of Exhibition under section 30F of the Planning Act;
- extracts from the NT Planning Scheme relating to Zone R (Rural);
- extracts from the NT Planning Scheme relating to Zone RL (Rural Living);
- a locality map; and
- a copy of the application.

Period of Exhibition and Lodging a Submission

The exhibition period is from Friday 18 August 2017 to Friday 15 September 2017.

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

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

Written submissions are to be received by 4.00pm on Friday 15 September 2017 and addressed to:

Director, Development Assessment Services
Department of Infrastructure, Planning and Logistics
GPO Box 1680
DARWIN NT 0801; or

Email: das.dlpe@nt.gov.au; or

Fax: (08) 8999 6055; or

Hand delivered to Lands Planning, Level Two, Energy House, 18-20 Cavenagh Street, Darwin.

For more information please contact Roxanne Willing, Development Assessment Services on telephone (08) 8999 7108.

5.20 ZONE R - RURAL

- The primary purpose of Zone R is to provide for a range of activities including residential, agricultural and other rural activities.
- 2. The larger lot sizes in this zone facilitate the separation between potentially incompatible uses and restrict closer settlement.
- 3. If lots are unsewered, provision for the disposal of effluent must be made on-site so that the effluent does not pollute ground or surface waters.

Clause 6.8 refers to **Demountable** Structures.

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

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

Clause 6.11 refers to Garages and Sheds.

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

Clause 7.10.2 refers to caravans.

Clause 10.2 refers to the clearing of native vegetation.

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

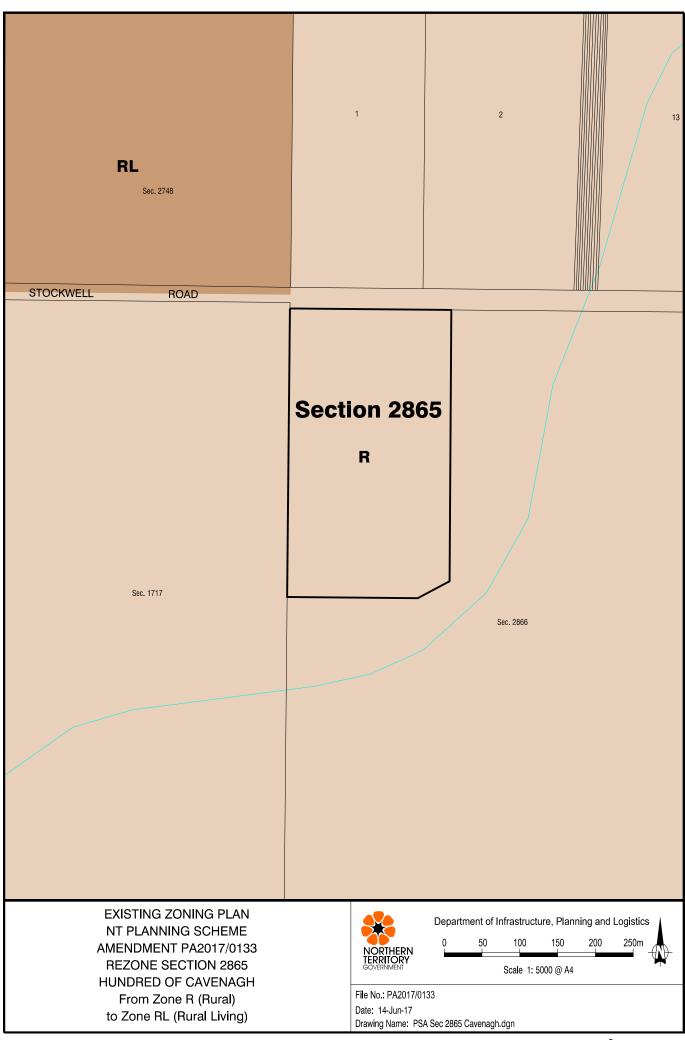
Clause 13.5 refers to the erection of mobile telephone communications towers.

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

ZONING TABLE - ZONE R

ZONING TABLE — ZONE R		
abattoir	Χ	
agriculture	Р	6.1, 10.1, 10.2
animal boarding	D	6.1, 10.1, 10.2
business sign	Р	6.7
caravan park	Χ	
caretaker's residence	Χ	
car park	Х	
child care centre	D	6.1, 6.5.1, 8.1.5, 10.2
community centre	D	6.1, 6.5.1, 10.2
domestic livestock	Р	6.1, 10.1, 10.2
education establishment	D	6.1, 6.5.1, 10.2
fuel depot	Χ	
general industry	Χ	
group home	Р	7.1, 7.3, 7.10.5
home based child care centre	Р	6.5.1, 7.10.6
home based contracting	Р	7.10.8, 10.2
home based visitor accommodation	S	7.10.1
home occupation	Р	7.10.7
horticulture	Р	6.1, 10.2
hospital	Χ	
hostel	Χ	
hotel	Χ	
independent unit	Р	6.5.1, 7.1, 7.3, 7.5, 7.10.4
intensive animal husbandry	D	6.1, 10.1, 10.2
leisure and recreation	Χ	
licensed club	Χ	
light industry	Χ	
medical clinic	Χ	
medical consulting rooms	Р	6.5.1, 7.10.9
motel	Χ	
motor body works	Χ	
motor repair station	Χ	
multiple dwellings	Χ	
office	X	
passenger terminal	Χ	
place of worship	D	6.1, 6.5.1, 10.2
plant nursery	Р	6.1, 6.5.1, 10.2
promotion sign	Х	
recycling depot	X	0.4.0.5.4.0.0.40.5
restaurant	D	6.1, 6.5.1, 6.6, 10.2
retail agricultural stall	Р	6.1, 10.2
rural industry	D	6.1, 6.5.1, 10.2, 10.6
service station	X	
shop	X	
showroom sales	X	0.54.74.70
single dwelling	Р	6.5.1, 7.1, 7.3
stables	D	6.1, 6.5.1, 10.1, 10.2
supporting accommodation	D	6.5.1, 7.1, 7.3, 7.5, 7.6, 7.7, 7.8, 10.2
transport terminal	D	6.1, 6.5.1, 6.6, 10.1, 10.2, 10.5
vehicle sales and hire	X	64 654 400
veterinary clinic	D	6.1, 6.5.1, 10.2
warehouse	Х	

 \mathbf{D} = Discretionary \mathbf{x} = Prohibited **P** = Permitted **S** = Self Assessable



Page 122 of 259

5.19 ZONE RL - RURAL LIVING

- The primary purpose of Zone RL is to provide for low-density rural living and a range of rural land uses including agriculture and horticulture.
- 2. If lots are unsewered, provision for the disposal of effluent must be made on-site so that the effluent does not pollute ground or surface waters.

Clause 6.8 refers to **Demountable** Structures.

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

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

Clause 6.11 refers to Garages and Sheds.

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

Clause 7.10.2 refers to caravans.

Clause 10.2 refers to the clearing of native vegetation.

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

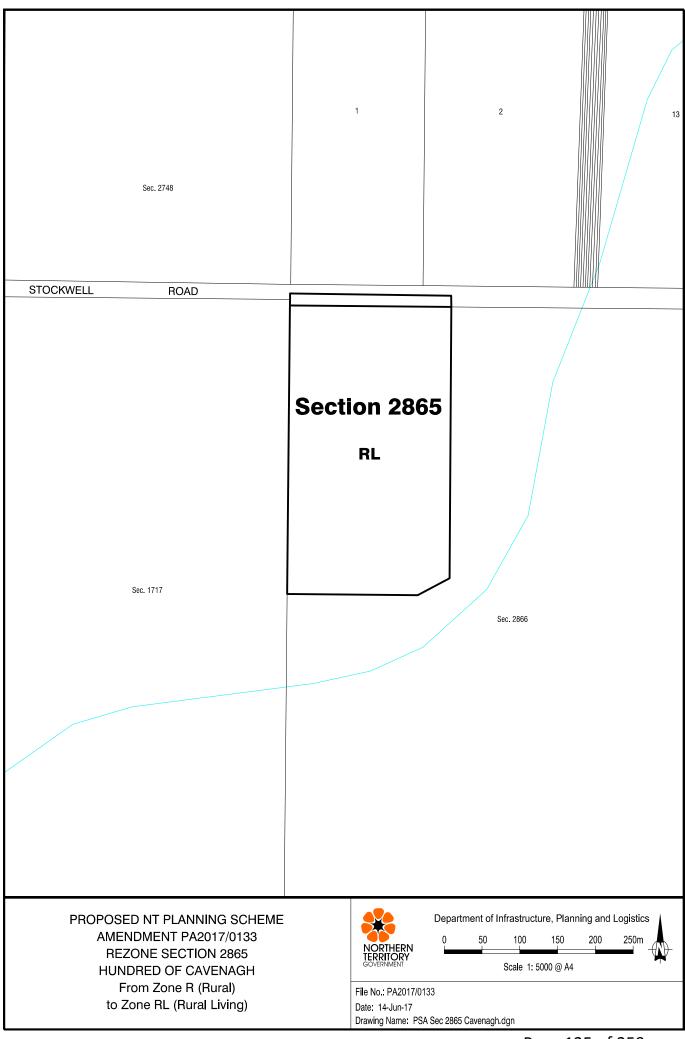
Clause 13.5 refers to the erection of mobile telephone communications towers.

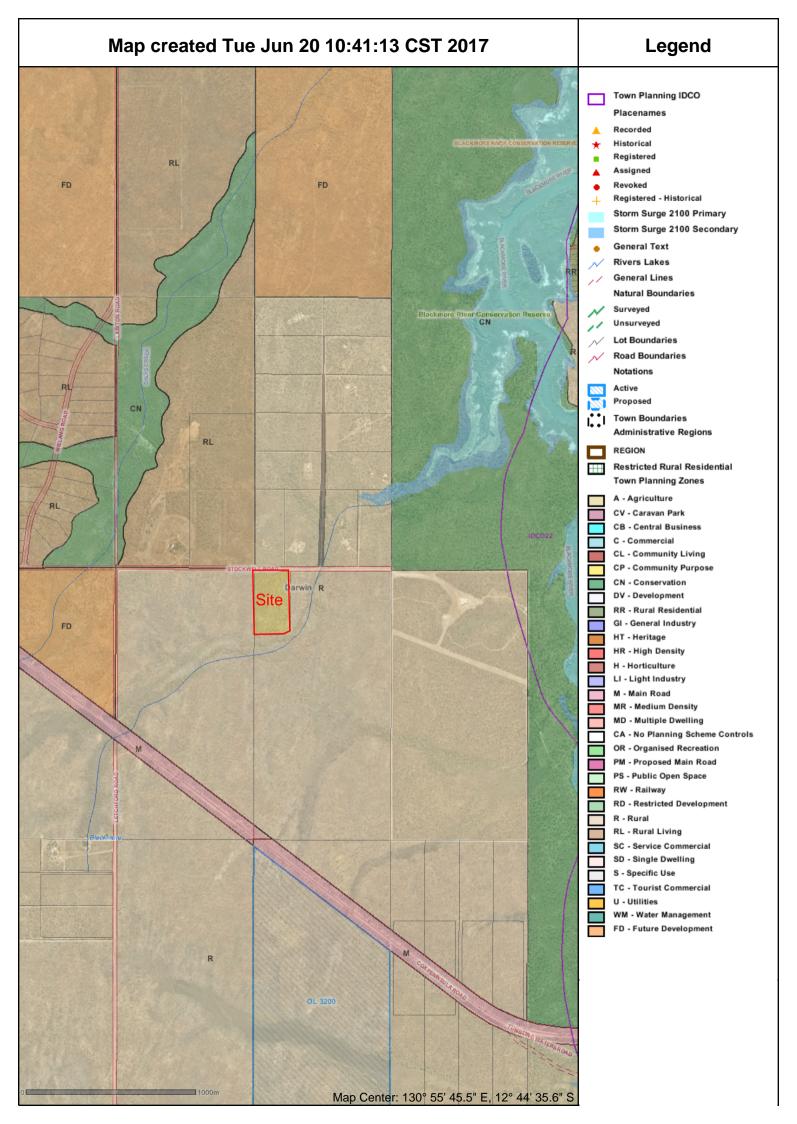
Areas potentially of environmental significance within the Shire of Litchfield are identified on the map "Priority Environmental Management Areas - Litchfield Shire" produced by the former Department of Infrastructure, Planning and Environment, see clause 2.8.

ZONING TABLE - ZONE RL

abattoir	X	
agriculture	D	6.1, 10.1, 10.2
animal boarding	D	6.1, 6.5.1, 10.1, 10.2
business sign	Р	6.7
caravan park	Χ	
caretaker's residence	Х	
car park	Χ	
child care centre	D	6.1, 6.5.1, 8.1.5, 10.2
community centre	D	6.1, 6.5.1, 10.2
domestic livestock	Р	6.1, 10.1, 10.2
education establishment	X	
fuel depot	Х	
general industry	X	
group home	P	7.1, 7.3, 7.10.5
home based child care centre	Р	6.5.1, 7.10.6
home based contracting	Р	7.10.8, 10.2
home based visitor accommodation	S	7.10.1
home occupation	Р	7.10.7
horticulture	D	10.2
hospital	Х	
hostel	X	
hotel	Х	
independent unit	Р	6.5.1, 7.1, 7.3, 7.5, 7.10.4
intensive animal husbandry	D	6.1, 10.1, 10.2
leisure and recreation	X	
licensed club	Х	
light industry	X	
medical clinic	Х	
medical consulting rooms	Р	6.5.1, 7.10.9
motel	Х	
motor body works	Χ	
motor repair station	Х	
multiple dwellings	Χ	
office	Х	
passenger terminal	X	
place of worship	X	
plant nursery	D	6.1, 6.5.1, 10.2
promotion sign	Х	
recycling depot	Χ	
restaurant	X	0.4.40.0
retail agricultural stall	Р	6.1, 10.2
rural industry	D	6.1, 6.5.1, 10.2, 10.6
service station	Χ	
shop	X	
showroom sales	X	0.54.74.70
single dwelling	Р	6.5.1, 7.1, 7.3
stables	D	6.1, 6.5.1, 10.1, 10.2
supporting accommodation	D	6.5.1, 7.1, 7.3, 7.5, 7.6, 7.7, 7.8, 10.2
transport terminal	X	
vehicle sales and hire	X	04 054 400
veterinary clinic	D	6.1, 6.5.1, 10.2
warehouse	Х	

 \mathbf{D} = Discretionary \mathbf{x} = Prohibited **P** = Permitted **S** = Self Assessable





NORTHERN TERRITORY OF AUSTRALIA

Planning Act

Concurrent Application - section 30C

1.	L	A١	ND	INF	OR	MA	١T١	ON	J

LOCATION OF PROPOSAL

Town/Hundred/Locality: HUNDRED OF CAVENACH

Parcel Number(s) and/or Unit number: Section 2865

LTO Plan: 2016/044 (VOL 816, FOLIO 4

Number and Street Name: 94 STOCKWELL PD

Current Zone: RUZAL

LAND OWNER INFORMATION

Is the applicant the land owner?

Owner's name(s):

ADAM COLIFFITALS & NICOLE DAVENPOIZT

Postal address:

PO BOX 241, NOONAMPH NT 0837

YES/NO

IF APPLICANT IS NOT THE LAND OWNER, AUTHORISATION MUST **BE ATTACHED TO THIS**

APPLICATION

ATTACHMENT A



2. APPLICANT INFORMATION

APPLICANT

ILIS Customer no. (if known):

Company name (if applicable): PLANIT CONSULTING

ABN or ACN (if applicable): 20 099 261 711
Title: Mr Mrs Miss Ms Dr Other:

Family name(s): TATAN

Given name(s): CATRIONA.

Preferred name(s):

Postal address GPO BOX 800, DARWIN NT 801

Telephone no. (business hours): 0481 158 085

Facsimile no.: —

E-mail address: cat@planitconsulting.com.au.

CONTACT PERSON FOR FURTHER INFORMATION (OR WRITE 'AS ABOVE')

ILIS Customer no. (if known):

Company name (if applicable):

ABN or ACN (if applicable):

Title: Mr Mrs Miss Ms Dr Other:

Family name(s):

Given name(s):

Preferred name(s):

AS ABOVE

Postal address:

Telephone no. (business hours):

Mobile no.:

Facsimile no.:

Email address:

NOTE:

ALL CORRESPONDENCE WILL GO TO THE PERSON AND ADDRESS INDICATED HERE.

3. EXISTING LAND USE

VACANT

4. PRE-APPLICATION MEETING WITH PLANNING ADVISER

Date of Pre-application meeting: [7]

17/2/17

Planning adviser's name (if known): RICK BURGESS
DAWN PARKES

NOTE:

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

5. BRIEF DESCRIPTION OF THE DEVELOPMENT PROPOSAL

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

REZONING FROM RURAL TO RURAL LIVING FOUR (4) LOT SUBDIVISION,

6. BRIEF DESCRIPTION OF THE AMENDMENT PROPOSAL

The amendment proposal is the planning scheme amendment requested as part of the concurrent application, For example "rezone from SD to MD" or "Introduce an area/ masterplan to guide future use of the land."

REZONING FROM RURAL TO RURAL LIVING

7. STATEMENT – REASON FOR CONCURRENT APPLICATION

SEE ATTACHMENT GUIDE FOR FURTHER INFORMATION

ATTACHMENT B



8. STATEMENT OF STRATEGIC INTENT

SEE ATTACHMENT GUIDE FOR FURTHER INFORMATION

ATTACHMENT C



9. ASSESSMENT - COMPLIANCE WITH PLANNING SCHEME IF AMENDED

SEE ATTACHMENT GUIDE FOR FURTHER INFORMATION

ATTACHMENT D



10. STATEMENT OF EFFECT

SEE ATTACHMENT GUIDE FOR FURTHER INFORMATION

ATTACHMENT E



11. DIMENSIONED PLANS

SEE ATTACHMENT CUIDE FOR FURTHER INFORMATION

ATTACHMENT F



12. APPLICANT TO SIGN AND/OR AFFIX SEAL

The application is complete and all required documentation is attached.

22/05/17

Signature(s)

Date

PRIVACY NOTE:

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

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

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

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

GUIDE TO ATTACHMENTS - CONCURRENT APPLICATION

The following information is provided to assist with the preparation of a concurrent application and contains information on the content of each attachment.

ATTACHMENT A - OWNER'S AUTHORISATION

A concurrent application must be made by the owner of the land to which the application relates, or a person authorised (in writing) by the owner to make the application.

If the land is owned by a company:

 written authorisation must be obtained from the company director/s (on company letterhead or under company seal) or from the body corporate

If the land is owned by more than one person or company:

• written authorisation must be obtained from each person or company named on the title.

ATTACHMENT B - REASON FOR CONCURRENT APPLICATION

A statement detailing why a concurrent application is required for the development proposed to be carried out on the land.

ATTACHMENT C – STATEMENT OF STRATEGIC INTENT

A statement addressing the strategic intent of the proposal and how the proposal fits within the broader strategic planning intention for the area / region / NT.

Specific reference should be made to any existing land use plans, land use objectives, area plans, policy or reference documents that relate to the location and/or type of development.

ATTACHMENT D - COMPLIANCE OF DEVELOPMENT PROPOSAL WITH PLANNING SCHEME

A detailed assessment demonstrating how the development proposal component of the application will comply with the planning scheme (including all relevant development provisions).

The assessment should be against the planning scheme as if it were amended in accordance with the amendment proposal in the application.

ATTACHMENT E – DETAILED STATEMENT OF EFFECT

Concurrent applications made under section Part 2A of the *Planning Act* require the applicant to provide a statement describing the effect of a proposed use or development proposal. The statement should be detailed and should address, but need not be limited to, those matters raised in section 30C(4) of the Act.

Brief summaries of these requirements are listed here for guidance.

SECTION OF THE PLANNING ACT	MATTER TO BE ADDRESSED IN APPLICATION
30C(4)(a)	An assessment demonstrating how the proposal will comply with an interim development control order, if any, applying to the land;
30C(4)(b)	If a public environmental report or an environmental impact statement has been prepared or is required under the <i>Environmental Assessment Act</i> in relation to the proposal, a copy of the report or statement and the results of any assessment of the report or statement under that Act under that Act;
30C(4)(c)	An assessment demonstrating the merits of the proposal

Application Form s.30C

SECTION OF THE PLANNING ACT	MATTER TO BE ADDRESSED IN APPLICATION
30C(4)(d)	A description of the physical characteristics of the land and a detailed assessment demonstrating: the land's suitability for the purposes of the proposal; and the effect of the proposal on that land and other land;
30C(4)(e)	A statement specifying: the public facilities or public open space available in the area in which the land is situated, whether land for public facilities or public open space is to be provided by the applicant developer; and whether it is proposed that facilities or open space be developed by the applicant/developer.
30C(4)(f)	A statement specifying: the public utilities or infrastructure provided in the area in which the land is situated; an any requirement for public facilities and services to be connected to the land; and whether public utilities or infrastructure are to be provided by the applicant/developer; and whether land is to be provided by the applicant/developer for the provision of public utilities or infrastructure.
30C(4)(g)	An assessment of the potential impact on the existing and future amenity of the area in which the land is situated.
30C(4)(h)	An assessment of the benefit or detriment to the public interest of the development.
30C(4)(i)	If the proposal relates to a subdivision of land on which a building is situated: • a report from a building certifier, as defined in section 4 of the <i>Building Act</i> , as to wheth the building will cease to comply with the <i>Building Act</i> if the subdivision were to proceed.
30C(4)(j)	If the proposal relates to land that is intended to form, or already forms, part of a scheme under the Unit Titles Act: Information about any building that is, or will be, situated on the scheme land (including for example, information about the structural integrity and fire safety of the building); are if any part of the development is subject to changes that are allowed by regulation details about that part as required by regulation; and any other information prescribed by regulation about the development.

<u>ATTACHMENT F</u> - DIMENSIONED PLANS

Dimensioned plans are required as part of this application.

If you consider some of the following information is unnecessary due to the nature or location of the particular proposal, the information may be omitted from your application. The Department of Lands, Planning and the Environment will then decide whether the information is required prior to assessing the application.

PLANS SHOWING THE INFORMATION INDICATED BELOW ARE REQUIRED.

A at	to plan at a logible scale, not less than 1.700 showing the following information.
A SI	te plan at a legible scale, not less than 1:500, showing the following information:
1	The north point, area of the existing parcel and boundary dimensions.
2	Existing and proposed buildings and their distance from lot boundaries.
3	Any existing and proposed easements, substations and services.
4	Vehicle access points.
5	Proposed parking areas, driveways, vehicle turning areas and loading areas (locations, dimensions and surfacing).
6	Landscape and open space areas including types of planting, details of screening and/or fencing (locations and descriptions).
7	The proximity of adjoining buildings within the site and their uses.
8	The location of any bores on the subject property and adjoining land.
9	The location of any proposed and/or existing effluent disposal systems.
Floc	r layout plans at a scale not less than 1:200, showing:
1	Dimensioned floor plans of existing and proposed buildings showing layout, partitioning, room sizes, uses.
2	A schedule stating the total area of each component use in the building, the total floor area and percentage of site cover.
Elev	ations and sections at a scale not less than 1:200, showing:
1	All elevations of buildings, indicating finished floor levels, existing and finished ground levels and external finishes.
2	Sufficient cross-sections and longitudinal sections to show the relationship between structures and their respective heights.

To Whom it May Concern,

We hereby give Planit Consulting Pty Ltd permission to inspect property information files held by the Department Planning, Infrastructure & Logistics and to act on our behalf and in this regard have approval to prepare and lodge Applications under the NT Planning Act and in accord with the requirements of the NT Planning Scheme in relation to the following properties:

	LOT & PLAN NUMBERS	
Section 2865 Hundred	of Cavenagh, NT	
UNIT/STREET NUMBER:	STREET NAME:	SUBURB:
94	STOCKWELL ROAD	BLACKMORE
	nER(S): rector / Company Secretary / etc)	SIGNATURE:
1. Adam Griffiths		14 MAR 17
2. Nicole Davenport		10
NB. All land owners are to sign		N. tauly
	CN: a corporation)	
	NY SEAL: dicable)	



STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED REZONING AND FOUR (4) LOT SUBDIVISION

AT 2865 (94) STOCKWELL RD, HUNDRED OF CAVENAGH **BLACKMORE NT**







This report has been prepared by:



Planit Consulting Pty Ltd

ABN 20 099 261 711

7/54 Marina Boulevard, DARWIN NT

0820

PO Box 800

DARWIN NT, 0801

Telephone: (08) 8981 5870

Facsimile: (08) 8942 1968

Email: Cat@planitconsulting.com.au

Web: www.planitconsulting.com.au



Document Control

Issue	Date	Description	Prepared By	Checked By
Α	February 2017	Draft	CT	AS
Α	March 2017	Final	CT	AS

Disclaimer

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EXECUTIVE SUMMARY

The following information is provided to summarise details regarding the site and the proposed development application.

Table 1 - Site Details

Real Property Description	Section 2865 Hundred of Cavenagh LTO2016/044
Physical Address	94 Stockwell Road, Blackmore NT
Site Area	8.12 hectares
Owner	Adam Griffiths
Existing Use	Vacant Rural
Local Government Authority	Litchfield Shire
Planning Scheme Designation	R (Rural)

Table 2 – Development Application Summary

Development Type	Rezoning & Subdivision
Proposal Summary	The proposed development comprises rezoning of the site from R (Rural) to RL (Rural Living), and the subdivision of the site into four (4) freehold lots.
Applicant	Adam Griffiths C/- Planit
Applicant's Representative	Planit Pty Ltd PO Box 800 Darwin NT 0801



1 - INTRODUCTION

1.1 BRIEF

Planit Consulting has been engaged by the owner of the site to prepare, lodge and manage an application to amend the NT Planning Scheme to rezone Section 2865 (94) Stockwell Rd, Hundred of Cavenagh, from Zone R (Rural) to Zone RL (Rural Living) (refer **Appendix A**). This application also seeks development approval for a four (4) lot subdivision at the subject site, in accordance with Zone RL (Rural Living) subdivision, pursuant to Section 44(b) of the *Northern Territory Planning Act* (refer **Appendix B**).

1.2 PROJECT BACKGROUND

The owner of the site proposes to rezone the land from Zone R (Rural) to Zone RL (Rural Living) for the purpose of subdividing the land into multiple lots for rural living purposes. As per *Northern Territory Planning Scheme* requirements for lots in Zone RL (Rural Living), lots must be a minimum of 2ha in area, and provide a minimum of 1ha of unconstrained land.

A Land Suitability Assessment (LSA) has been previously undertaken by EcOz Pty Ltd on the site, providing information on land suitability required for subdivision in rural areas (refer **Appendix C – Land Suitability Assessment**). The assessment looked at vegetation, soils, site drainage and slope at the property and mapped areas of potentially constrained land. The subdivision layout was then designed in accordance with constrained and unconstrained portions of the site. A Land Capability Assessment has also been undertaken and provides additional information of the capability of land to be utilised for rural subdivision purposes (refer **Appendix D – Land Capability Assessment**).

1.3 SUBJECT SITE

Section 2865 (94) Stockwell Rd, Hundred of Cavenagh, has a formalised street frontage to Stockwell Road to the north. The subject site is located in an area known as Blackmore, covers an area of 8.12ha and is situated just off Cox Peninsular Road, approximately 50km south west of the Palmerston CBD (see **Figure 1 – Site Aerial** below).





Figure 1: Site Aerial Source: NR Maps, 2017

Surrounding land uses to the north, west and south of the property are predominantly large rural blocks and rural subdivisions. The Blackmore River and Blackmore River Conservation Reserve is located east of the property. A small ephemeral creek which branches off from the nearby Blackmore River is located to the immediate south-east of the subject site (see **Figure 2** below).

There is no existing infrastructure on the property, and the majority of the property is vegetated with native bushland. Some indications of small scale clearing within the centre of the property were observed during the field survey.

The subject site is zoned R (Rural), pursuant to the NT Planning Scheme (see **Figure 3** below). Land in the immediate vicinity of the site is predominantly zoned RL (Rural Living), R (Rural) and CN (Conservation). The subject area is considered rural in nature, and is not located within a primary or secondary storm surge area.





Figure 2: Waterbodies Source: NR Maps, 2017

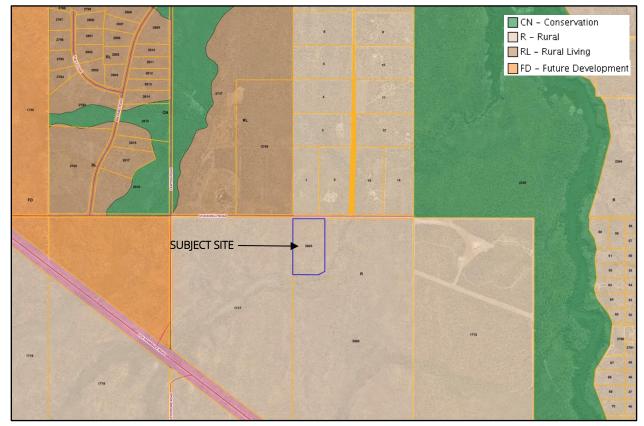


Figure 3: Zoning Map Source: NR Maps, 2017

Source: EcOz, 2016



1.3.1 Land Suitability

A Land Suitability Assessment (LSA) was undertaken over the site and the parent parcel, Section 1716 Hundred of Cavenagh (refer **Appendix C**). The LSA was undertaken in accordance with the *NT Land Suitability Assessment Guidelines* (DLPE 2013), which stipulate the suitability classes based on a number of criteria. The assessment of each suitability class allows an overall ranking to be established, based on the definitions provide in **Table 1**.

Table 1 – Land Suitability Classification Table

Suitability Classes	Description		
Class \$1 Highly suitable	Land having no significant limitations to sustained application for a given land use or only minor limitations. Nil to minor negative economic, environmental, health and/or social outcomes.		
Class S2 Moderately suitable	Land having limitations which in aggregate are moderately severe for sustained application of a given land use. Appreciable inferior to S1 land. Potential negative economic, environmental health and/or social outcomes if not adequately managed.		
Class \$3 Marginally suitable	Land having limitations which in aggregate are sever for sustained application of a given use. Moderate to high risk of negative economic, environmental, health and/or social outcomes if not adequately managed.		
Class \$4 Not suitable	Land having limitations which may be insurmountable. Limitations are so sever as to preclude successful to sustained use of the land. Very high risk of negative economic, environmental and/or social outcomes if not managed.		
Class \$5 Not suitable	Land having limitations which appear so severe as to preclude any possibilities of successful sustained use of the land in the given matter. Almost certain risk of significant negative economic, environmental and/or social outcomes.		

The assessment of the property involved a desktop study to identify land units, land zoning, flood lines, acid sulfate soils and soil salinity. A site inspection was undertaken to ground truth the findings of the desktop review and identify any further environmental parameters that may influence the proposed subdivision.

The desktop study and site inspection identified 6.69ha of unconstrained land within the subject site (refer **Figure 4** below).

Note: The below land suitability map shows the entirety of the parent parcel, Section 1716 Hundred of Cavenagh, and shows the indicative lot boundaries <u>as proposed at the time</u>. The subject site is identified as 'Lot 2' in the below map. A minor change to the south-eastern corner of the lot was approved and is now titled (shown in blue). This does not affect the amount of unconstrained land identified on the subject site (being 6.69 ha).





Figure 4. Map of suitable land in Section 1716 Hundred of Cavenagh



1.3.2 Drainage

Drainage lines are mapped to the immediate south-east of the property (as per Figure 2). The location and extent of drainage lines, seasonally inundated areas and poorly drained soils were not confirmed as part of EcOz's LSA, as the LSA targeted identification of suitable land within the proposed lot. Notwithstanding the above, all areas mapped as suitable are well drained and outside of mapped drainage and flood lines.

There is sufficient (>1 ha) well drained land within each lot proposed by the subdivision for the lots to be considered suitable for subdivision. As per the lot size requirements of Table to Clause 11.1.1 (Minimum Lot Sizes and Requirements) for RL (Rural Living) zoned Land, each proposed lot consists of unconstrained land ranging from 1.35ha to 2.0ha. For many of the proposed lots, the entire site is considered unconstrained and therefore appropriate for low density residential development.

The site has been further reviewed by local civil engineering firm ADG Consulting Engineers, who have provided a stormwater management plan (SMP) over the site (refer **Appendix G– Stormwater Management Plan**). High level contour data has been obtained from NTG. Based on this contour data, runoff generated from each of the proposed new allotments has been estimated using the Rational Method (Equation 1).

Litchfield Council allow site runoff to discharge over property boundaries via sheet flow for rural catchments. Thus it is proposed to allow site flows to discharge over property boundaries via sheet flow. Site 1 and a portion of Site 2 are to discharge to the Stockwell Road road reserve. The remainder of Site 2 and a portion of Site 3 and 4 are to discharge as sheet flow over the eastern boundary. The remaining portions of Site 3 and 4 are to discharge as sheet flow over the southern boundary to the existing natural channel/waterway.

There is an existing swale drain along the site's Stockwell Road frontage which shall be utilised to discharge site runoff from Site 1 and Site 2 to the existing natural channel/waterway to the east of the subject site.

1.3.3 Waste Water Management

The property is un-sewered and each 2ha lot will require individual onsite wastewater management systems. Septic systems have the potential to contaminate groundwater and surface water if not properly implemented, sited and maintained. Setback requirements from buildings, water courses, lot boundaries, bores etc. apply to wastewater management systems in accordance with the *Guidelines for Land Capability Assessment for On-site Wastewater Management (Department of Health, 2014)* and the Northern Territory Planning Scheme.



Areas assessed as part of the LSA (Appendix C) and LCA (Appendix D) as being poorly drained or unconstrained, and thus hindering the treatment capabilities of the wastewater management system, have been identified. All onsite wastewater management systems have been indicatively located on areas mapped as suitable for development (refer Appendix F – Bore and Septic Separation).

On the plan shown in **Appendix F**, the following separation distances are applicable:

- Bores are minimum 70m from other bores (70m radius shown in blue)
- On-site wastewater treatment systems (standard) are a minimum 100m from any bore (100m radius shown in purple)
- Onsite wastewater treatment systems are minimum 50m from any seepage line or waterbody (50m radius shown in yellow). Note: there are no seepage lines on the subject site. The indicative effluent disposal systems have been positioned away from the southeastern corner potentially affected by the PEMA or 50m waterbody buffer external to the site.

The subject site has adequate land capabilities to ensure that on-site wastewater treatment systems can be safely installed and operated for each lot proposed, and demonstrates that adequate separation for standard on-site wastewater and effluent disposal systems can be achieved for each site. Refer **Appendix D** and **Appendix F** for further details.

1.3.4 Erosion Risk

Generally stable slopes and a well vegetated site results in minor erosion potential on site, however the location within a monsoonal climate zone increases the risk of erosion resulting from soil disturbance works. Installation of fire breaks, lot boundaries, access tracks and fence lines should avoid creating concentrated flow which will result in increased erosion. Slashing of fire breaks and clearing using the blade up will assist in retaining groundcover, and reduce the erosion risk.

1.3.5 Soil Salinity, Acid Sulphate Soils and Storm Tide Flooding

The subject site is outside any coastal area where soil salinity and acid sulfate soils are most prominent. The subject site also is not subject to any storm tide flooding.

1.3.6 Riverline Flooding

The subject site is located outside the 1 in 100 year ARI flood risk area, as per the modelled results from the Elizabeth and Blackmore River Catchments Flood Study (Report April 2014) by Cardno. Areas of inundation have been mapped as being outside of the subject site as part of previous investigations by EcOz. Riverline flooding does not affect the subject site.



1.3.7 Vegetation

The property supports a variety of native vegetation from *Eucalyptus miniata* to *Grevillia pteridifolia*. This vegetation generally reflects elevation and drainage/soil moisture conditions which range from dry, more elevated areas, to lower, wetter drainage areas. A summary of EcOz's land unity mapping (vegetation) assessment is shown in **Table 2** below.

The subject site is almost entirely mapped as Land Unit 2a1. A field assessment of the property was undertaken by two EcOz Environmental Consultants on 25 May 2016, as part of assessment of the previous subdivision of the parent site. The field assessment aimed to ground-truth land units within the proposed lots and assess the suitability of the lots for subdivision based on the categories defined in the LSA guidelines. Due to the size and physical nature of the property land units were ground-truthed on foot and using an All-Terrain Vehicle.

Lots proposed in Stage 1 were surveyed with reference to the existing land unit descriptions, to determine the actual on-ground location of land unit boundaries. The field assessment targeted land unit 2a1, which was considered most suitable for the purposes of subdivision. The corrected land unit boundaries were recorded using a hand held GPS. Rapid assessment methods were used to record landform, geology, soil characteristics, disturbance, vegetation structure, and flora species composition.

Land unit 2a1 (open woodland, open shrub understory and medium to dense grasses) is considered to be the land most suitable for subdivision (see **Figure 5** below).

Table 2 – Mapped Land Units (adapted from Fogarty et al)

Land Unit	Vegetation Type	Land Form	Drainage	Soil
2a1	Open woodland with Eucalyptus miniata and E. tetrodonta (some Confertiflora, tectifica), E. Bleesari, Erythrophleum chlorostachys, Xanthostemon paradoxus. Open shrub understory of Buchanania obovate, Grevillea decurrens, Calytrix exstipulata, petalostigma quadroculare. Medium to dense grasses.	Low rounded hills and upper slopes, 0.5 – 4% gradient, extensive surface gravels (siltstone and quartz), some quartz outcrops	Rapid	Gravelly Lithosoils, usually shallow, loamy sand or sandy loam surface to sandy clay loam subsoil, 20-40% gravel in surface, well drained Kandosoils
4a	Open woodland of <i>C.</i> polycarpa, Lophostemon lactifluus, <i>C. bella, E.</i> miniata, dense shrub	Gentle lower slopes, 1.5% slopes, firm when dry.	Slow, wet season waterlogging	Deep mottled grey earths with lateritic gravel, sandy loam

Source: EcOz, 2016



layer of <i>Grevillia</i>	grading to sandy
pteridiflora, Melaleuca	clay loam,
nervosa, Banksia dentate	siliceous sands,
Verticorida cunninghami	10 – 30% gravels,
Dense grasses.	imperfectly
	drained.
	Hydrosols.

1.3.8 Groundwater

Groundwater occurrence assessed within a 2km radius of the site, determined that the Burrell Creek Formation underlying the site is a fractured weathered rock and is classified as a Local Scale Aquifer. The local groundwater table is indicated to be between 30m and 50m BGL, is considered to be fresh and suitable for human consumption with groundwater salinity <1000 mg/L TDS, and the bore yield is estimated to be between 0.5 and 3.0 Litres per second.

1.4 APPROVALS SOUGHT

This application seeks Development Consent pursuant Division 2 of the Northern Territory Planning Act and Part 5 of the NT Planning Act 2015, to rezone and subdivide the subject site.

1.5 ADVERTISING / NOTIFICATION

The proposed subdivision will require public notification and advertising as per Department of Infrastructure, Planning and Logistics policy. As a result, the applicable fees have been included with this submission.



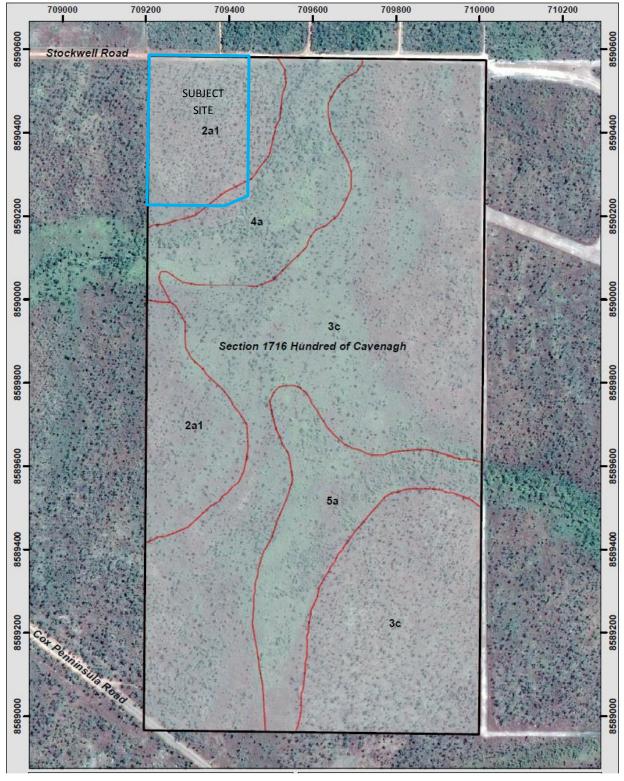


Figure 5: Mapped Land Units



2 - PROPOSED DEVELOPMENT

2.1 REZONING

The proposed development seeks to rezone Section 2865 (94) Stockwell Rd, Hundred of Cavenagh, from Zone R (Rural), to Zone RL (Rural Living) (refer **Appendix A – Rezoning Plans** and **Figure 6** below). The land is able to meet the objectives of the RL zone.

The objectives of the RL (Rural Living) zone are:

- 1. The primary purpose of Zone RL is to provide for low-density rural living and a range of rural land uses including agriculture and horticulture.
- 2. If lots are unsewered, provision for the disposal of effluent must be made on-site so that the effluent does not pollute ground or surface waters.

The land that is able to provide for low-density rural living which can include a wide range of activities. The Land Capability Assessment and the Land Suitability Assessment previously provided both demonstrate that there is sufficient unconstrained land to provide for Rural Living allotments and safe on-site wastewater management.

The lots are unsewered, but there is sufficient unconstrained land area provided for each site so as to ensure that effluent disposal on-site does not pollute ground or surface waters.

It is considered that the proposed rezoning would meet all objectives of the Rural Living zone.

2.2 SUBDIVISION – ONE (1) INTO FOUR (4) LOT SUBDIVISION

This application also seeks development approval for a four (4) lot subdivision at the subject site, in accordance with Zone RL (Rural Living), pursuant to Section 44(b) of the *Northern Territory Planning Act* (See **Appendix B – Proposed Subdivision Plans** and **Figure 7** below).

The proposed subdivision is a battle-axe configuration, with two lots directly fronting Stockwell Road, with a further two lots located to the rear, with access via separate battle-axe legs. The proposed lots all measure a minimum of 2 ha and encompass a minimum of 1 ha of accessible, unconstrained land.



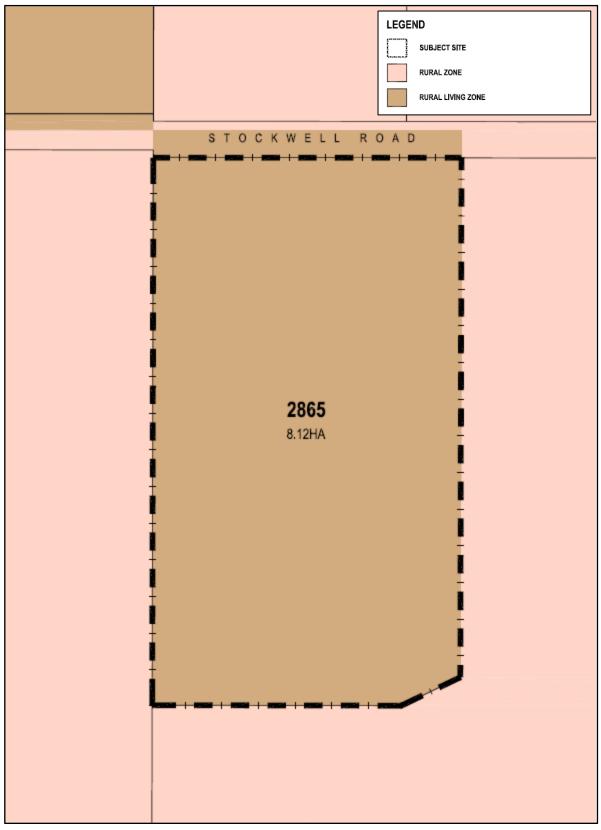


Figure 6 – Proposed Zoning



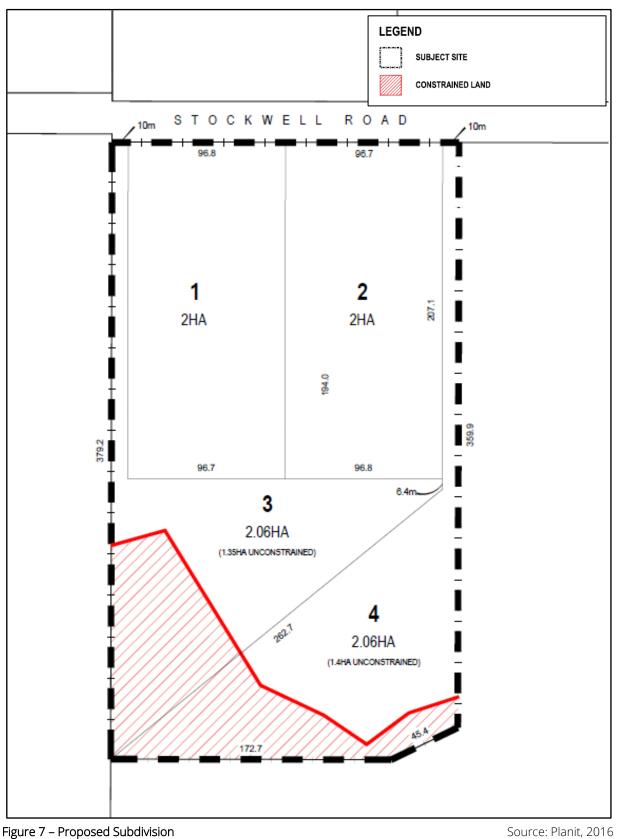


Figure 7 – Proposed Subdivision



2.3 SERVICES AND INFRASTRUCTURE

2.3.1 Access

Section 2865 (94) Stockwell Rd, Hundred of Cavenagh is currently accessed via Stockwell Road. Stockwell Road is currently unsealed at present. As part of the previous subdivision of the site (where Section 2865 was created from the parent lot), a portion of land (5.0m in depth) adjacent to the road reserve was ceded to Litchfield shire for the future widening of Stockwell Road.

The proposed subdivision is a battle-axe configuration, with two lots directly fronting Stockwell Road, with a further two lots located to the rear, with access via two separate the battle-axe legs (refer **Figure 7**, above). The site is considered low density rural residential, and as additional traffic flow is anticipated to be negligible, a traffic management plan is not considered necessary for the proposal.

2.3.2 Water and Sewerage

The Burrell Creek Formation underlying the site is a fractured weathered rock and is classified as a Local Scale Aquifer. The LCA report finds that the local groundwater table is indicated to be between 8.7m and 18m BGL, is fresh and suitable for human consumption, and the bore yield of the area is estimated to be between 0.5 and 3 Litres per second (refer **Appendix E – Advice from Water Resources Division, DENR**). The concentric circles outlined on the plans illustrate the separation requirements between the septic systems and groundwater bores (refer **Appendix F – Bore & Septic Separation** and **Figure 8** below).



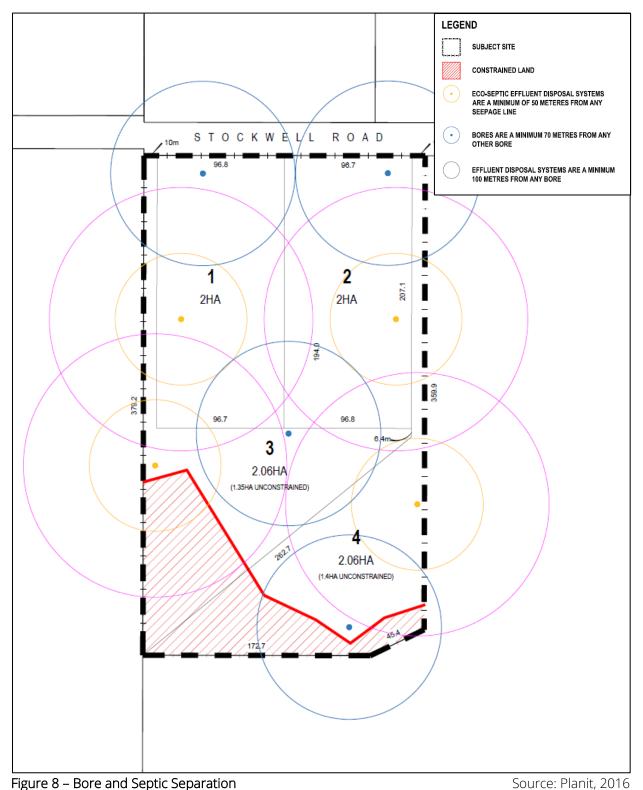


Figure 8 – Bore and Septic Separation



3 - FURTHER INFORMATION

Should the consent authority require any additional information, or wish to clarify any matter raised by this proposal or submission made to same, the authority is requested to consult only with Planit **Consulting** prior to determination of this application.

The relevant contact details are listed below.

PO Box 800 Darwin NT 0801 Phone: 08 8981 5870 Fax: 08 8942 1968 Mobile: 0481 158 085

cat@planitconsulting.com.au

Offices also at Nobbys Beach QLD, Kingscliff NSW, Lennox Head NSW and Geelong, VIC.



4 - STATUTORY ASSESSMENT

4.1 NT PLANNING ACT

Section 46 – Development Applications

Pursuant to the provisions of Division 2 of the Northern Territory Planning Act, and Section 46 of the NT Planning Act, this development application is made for the rezoning and subdivision of Section 2865 (94) Stockwell Rd, Hundred of Cavenagh. The application will rezone the site from R (Rural) to Zone RL (Rural Living), and will subdivide to existing parcel into four (4) allotments as demonstrated within **Appendix A – Rezoning Plan** and **Appendix B – Proposed Subdivision Plans**.

Section 47 - Public Notice of Development Applications

The proposed subdivision is not listed within the NT Planning Regulations as a type of development that does not require public notification. As such, the application is to be publically notified and the applicable fee has been attached to this submission.

4.2 NT PLANNING SCHEME 2015

The following assessment has been undertaken on the assumption of the site being the intended zone RL (Rural Living).

Part 1

Clause 2.6 – Subdivision of Land

'Land may be subdivided or consolidated only with consent and subject to the relevant provisions of Part 5 of this Planning Scheme.'

The proposal seeks consent for the subdivision of Section 2865 (94) Stockwell Rd, Hundred of Cavenagh, to create four (4) parcels of land. It is considered that this proposal satisfies all clause requirements of rural subdivision of Part 5 of the NT Planning Scheme, as assessed below.

Part 3

Clause 5.19 – Zone RL – Rural Living

The primary purpose of Zone RL is to provide for low-density rural living and a range of rural land uses including agriculture and horticulture'

The proposed subdivision will provide four (4) residential lots with lot sizes ranging from 2ha to 2.02ha. The area of each of these parcels is considered large enough to allow for low-density living,



and facilitate a range of rural land uses including agriculture and horticulture. It is therefore considered that the proposed subdivision satisfies the primary purpose of Zone RL (Rural Living).

'If lots are unsewered, provision for the disposal of effluent must be made on-site so that the effluent does not pollute ground or surface waters.'

Each proposed lot will be provided with 1ha of unconstrained land in which on-site sewerage septic systems can be provided. The concentric circles outlined in the subdivision plans (Appendix F – Bore and Septic Separation) illustrate the separation requirements between the septic systems and groundwater bores. Refer Appendix D – Land Capability Assessment for further details.

Part 5 Clause 11.1 – Subdivision General

Select zones within the NT have minimum lot sizes for subdivision. In relation to the proposed subdivision, Zone RL (Rural Living) has a minimum lot size provision. Table to Clause 11.1.1 (Minimum Lot Sizes and Requirements), states that Zone RL (Rural Living) requires a minimum lot size of 2ha, with a minimum of 1ha of unconstrained land.

As demonstrated within **Appendix B – Proposed Subdivision Plans,** the proposed subdivision provides all lots with a minimum of 2ha, with each proposed lot providing a minimum area of at least 1ha of unconstrained land.

Clause 11.4.1 – Site Characteristics of Subdivisions of Rural and Unzoned Land

1. The purpose of this clause is to ensure subdivisions of rural and unzoned land respond to the physical characteristics of the land.'

Areas within the proposal that contain land unsuitable for development will remain undeveloped and not count towards the 1ha of unconstrained land. Each proposed lot has clear access to the 1 ha of unconstrained land, and provides enough separation distance for septics and bores. It is therefore considered that the proposed subdivision responds to the physical characteristics of the land by not developing areas of the site that are considered unsuitable for development.

- 2. Subdivision design of rural and unzoned land should:
 - (a) avoid the development of land of excessive slope, unstable or otherwise unsuitable soils (e.g. seasonally waterlogged) and natural drainage lines;
 - (b) retain and protect significant natural and cultural features;
 - (c) minimise the number of lots in, or exclude from subdivision, areas of high conservation significance and drainage protection areas;



- (d) avoid development of land affected by a 1% AEP flood or storm surge event and be situated above the RL 6.0 AHD contour where subdivision adjoins tidal areas;
- (e) minimise alteration or disturbance to natural drainage systems including drainage areas, recognisable watercourses, lagoons and seepage areas;
- (f) minimise potential for erosion, sedimentation and pollution of watercourses; and
- (g) minimise potential for localised flooding.

Areas that are considered physically unsuitable for development (land of excessive slope, unsuitable soils, and natural drainage lines) were identified during the Land Suitability Assessment and have been classified as the constrained portions of the lots. The subject site is not affected by primary or secondary storm surge and therefore flooding is not anticipated at the site, while all natural drainage areas have been identified as constrained land and will not be developed upon. An Erosion and Sediment Control Plan can be provided upon request.

An application to subdivide land within the Shire of Litchfield that includes land identified on the map "Priority Environmental Management Areas – Litchfield Shire" as an area potentially of environmental significance should, on the advice of the Department of Natural Resources, Environment, The Arts and Sport, be accompanied by and the consent authority shall have regard to an evaluation by a suitably qualified person of the environmental significance of the native vegetation and land form (e.g. lagoons, wetlands, rugged terrain and drainage systems).

The subject site is marginally located within a Priority Environmental Management Area (PEMA) of the Litchfield Shire (see **Figure 9** below). A LSA report undertaken by EcOz- a suitably qualified environmental consultancy - also accompanies this application outlining the suitability of this site for subdivision.



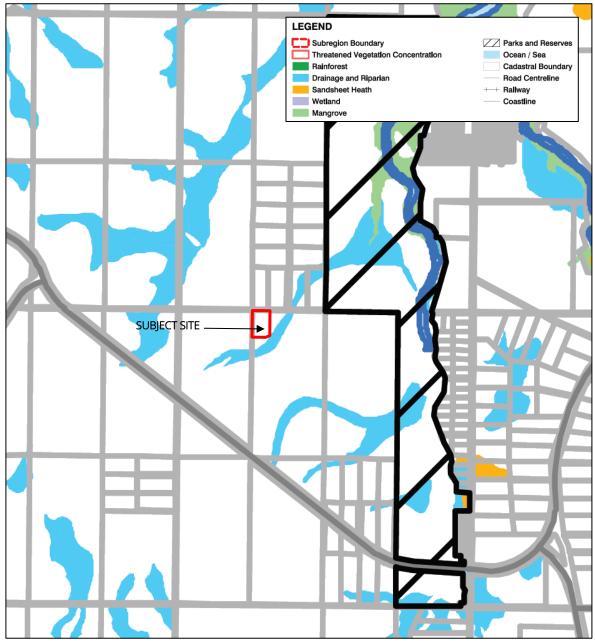


Figure 9 – Priority Environmental Management Areas

Source: NT Government, 2017

The proposed subdivision does not impact upon the PEMA, as this land is located in the rear south-east corner of the site. This land has been designated as constrained land and will not be developed or cleared

3. An application described in sub-clause 3 must demonstrate that the proposed subdivision design does not adversely affect the environmental values as identified in the evaluation



The subject site is only marginally located within a Priority Environmental Management Area (PEMA) of the Litchfield Shire (refer **Figure 9**). The proposed subdivision does not impact upon the environmental values of the PEMA.

Clause 11.4.2 – Infrastructure in Subdivisions of Rural and Unzoned Land

1. The purpose of this clause is to ensure subdivisions of rural and unzoned land are integrated with infrastructure, community services and facilities.'

The subdivision of the site will provide for four (4) rural allotments of approximately 2ha each. The proposed lots will have sufficient access for infrastructure (including road frontage and electricity); community services and facilities (including Berry Springs Primary School & Pre-School, Berry Springs Shopping village, Berry Springs Community Market, Berry Springs Nature Park; Berry Springs Recreation Reserve; Howard Park Recreation Reserve and Berry Springs Tavern within close proximity). It is noted that the satellite city of Palmerston is a short drive from the proposed subdivision and provides further community service and facility options.

- 2. Rural subdivision design should:
 - (a) minimise disturbance through earthworks associated with the provision of infrastructure;
 - (b) provide for connection to reticulated services where practicable;
 - (c) where no reticulated sewerage is available, demonstrate that the soils are suitable for the on-site absorption of effluent without detriment to the environment and in particular to ground and surface waters; and
 - (d) where no reticulated water is available, demonstrate that an adequate supply of groundwater is available for domestic purposes.

All earthworks associated with the provision of infrastructure will take place on areas rezoned Zoned RL (Rural Living) when producing the road easement, firebreaks, and the establishment of bores and septic systems. It is therefore considered that works associated with the provision of infrastructure will have minimal impact upon the site.

As no reticulated water and sewerage is available to the proposed lots, the use of bores and septic systems will be utilised. The separation between these bores and septic systems is outlined in Appendix F – Bore and Septic Separation which demonstrates the suitability of their locations in terms of contamination. Section 1.3.8 (Groundwater), of this report outlines the availability of groundwater in the area.

Roads in rural subdivisions should:

- (a) be designed to:
 - i. interconnect with the existing road network;
 - ii. provide for connections to potential future subdivisions of adjoining lands;



iii. provide a clear hierarchy of roads; and

iv. minimise individual lot access to major roads;

- (b) respond to the physical characteristics of the land by:
 - i. following ridge lines or contours where possible; and
 - ii. where crossing watercourses be positioned at right angles to the watercourse and minimise the number of crossing points;
- (c) be sealed where lot sizes are 2ha or less;
- (d) be located above the 1.0% AEP flood line or any seepage line, whichever is the higher;
- (e) be designed with discharge drains placed to minimise erosion and associated engineering and maintenance costs;
- (f) provide direct access to lots and avoid battleaxe strips, however, where justified, battleaxe strips should be:
 - i. not less than 10m wide; and
 - ii. less than 250m in length.

There are no roads proposed as part of this subdivision. The proposed subdivision design incorporates two (2) battle-axe lots; however, the battle-axe legs are 10m wide, separated and are less than 250m in length. The proposed layout of the lots is considered the most efficient, safe and economical lot layout.

4. Where a road crosses a tidal arm in a rural subdivision it is expected to have a minimum elevation of RL 8m AHD and be designed to enable a discharge of at least a 5.0% AEP flood event.

There are no roads proposed as part of this subdivision.

Clause 11.4.3 – Lot Size and Configuration in Subdivision of Rural and Unzoned Land

- 1. The purpose of this clause is to ensure subdivisions of rural and unzoned land:
 - (a) have lots that are of a size and configuration suited for the intended purpose;
 - (b) have lots that are of a size consistent with the topographical constraints of the land (that may dictate that lots are of an area in excess of the specified minimum); and
 - (c) do not impose unsustainable demands on groundwater or unreasonably degrade the environment.

The proposed lot sizes are considered consistent with the size and configuration required of the NT Planning Scheme for low density rural living. The development proposes lot sizes with a minimum size of 2 ha, each with at least 1ha of unconstrained land in order to manage the constraints of the subject site. Investigations from EcOz (environmental consultancy), Planit Consulting (Town Planning & Environmental Planning) and ADG (civil engineering consultants), have determined that the subject site is suitable for the proposed development, and will not result in unsustainable degradation of the environment.



- 2. Subdivision design in relation to lot size and configuration is to:
 - (a) ensure lots are of a size that does not prejudice the economic viability of the proposed use;
 - (b) ensure that each lot has a minimum of 1ha of unconstrained land and that access to that land from a public road is similarly unconstrained;
 - (c) ensure that lots have a depth to width ratio not exceeding 4:1;
 - (d) show the location of notional and existing bores, wells and on-site effluent disposal systems and allow for effluent disposal systems to be sited at least 50m up slope from any seepage line and above the 1% AEP flood event and at least 100m from any groundwater extraction point;
 - (e) incorporate as far as practicable, drainage lines and drainage floors wholly within a single lot;
 - (f) allow for 70m separation between bores, both proposed and existing; and
 - (g) ensure lot boundaries:
 - i. are at right angles to any watercourse;
 - ii. are sufficiently up slope to be outside of seepage zones where following drainage lines; iii. are at right angles to contours or along contours where slope is between 2.0% and 5.0% and follow ridge lines, spurs or contours where slope is above 5.0%; and
 - (h) minimise the number of watercourse crossings.

All proposed lots are of a size commensurate with the NT Planning Scheme requirements in Zone RL (Rural Living), and are considered economically sound. Each proposed lot is provided with at least 1ha of unconstrained land, which access is achieved from the existing road network which will ensure access is unrestricted. All proposed lots do not exceed a depth to width ratio of 4:1.

The separation of all proposed effluent disposal systems and bores are demonstrated within **Appendix F – Bore and Septic Separation**, which illustrates the appropriate locations of the septic systems and all existing and proposed groundwater bores in terms of geological and separation requirements. All drainage lines and drainage floors have been identified within the subdivision plan, and are considered constrained land, ensuring no development will occur within these areas. All existing and proposed bores are located a minimum 70m apart.

No watercourses have been identified within the subject site, and each lot will maintain at least 1ha of unconstrained land. The Land Capability Assessment of the site determined that the land is relatively flat (see Section 1.3.1 of this report and Appendix D), and as there are no internal roads proposed, no watercourses are crossed.

Clause 11.4.4 – Mineral Resources and Rural Subdivision

- 1. The purpose of this clause is to ensure rural subdivisions do not prejudice the exploitation of mineral resources.
- 2. Subdivision design is to avoid the creation of lots intended for rural living purposes the amenity of which would be adversely affected by existing or future mining activities in the vicinity.



The subject site has not been identified as an area of existing or potential mineral exploration.

4.3 46 (3)(b) - INTERIM DEVELOPMENT CONTROL ORDERS

No Interim Development Control Orders currently apply to the subject site.

4.4 46 (3)(c) - ENVIRONMENTAL ASSESSMENT ACT REQUIREMENTS

A Land Capability Assessment and a Land Suitability Assessment have been provided for the proposed subdivision (refer **Appendix D** and **Appendix C** respectively).

4.5 46 (3)(d) - MERITS OF THE PROPOSED DEVELOPMENT

As all proposed lots meet or exceed the minimum lot size requirements for subdivision in the RL (Rural Living) Zone, as the proposal is considered consistent with the purpose and intent of subdivision in the RL (Rural Living) Zone, and as no development will occur on the marginal areas of the site, it is considered that the proposals actively promotes the sustainable, orderly and economic development of the land.

4.6 46 (3)(e) - PHYSICAL CHARACTERISTICS OF THE LAND

The physical characteristics of the subject site have been documented in detail in **Section 1.3** of this report. As the proposal is considered consistent with all clause requirements of subdivision in Zone RL (Rural Living), it is considered that the subject site is capable of supporting the proposed development.

4.7 46 (3)(f) - PUBLIC FACILITIES OR PUBLIC OPEN SPACE

With the proposed lots measuring a minimum of 2ha, it is considered that there is sufficient open space available on-site per lot which can be utilised by potential future residents. It is also noted that the Berry Springs Recreation Reserve and the Howard Springs Recreation reserve are within relatively close proximity to the subject site.

4.8 46 (3)(g) - PUBLIC UTILITIES AND INFRASTRUCTURE

As discussed earlier in this report, reticulated water and sewerage services are unavailable to the area, and on-site sewerage treatment will need to be provided by the future owners of the site. Liaison with Water Resources (Department of Environment and Natural Resources), as well as the prevalence of existing bores in the area on similar subdivisions indicates that the local groundwater is available, and is fresh and suitable for human consumption.



4.9 46 (3)(h) - IMPACT ON AMENITY

As all proposed lots meet or exceed the minimum lot size requirements for subdivision in the RL (Rural Living) Zone, and as portions of the site are constrained where no development is to occur, it is considered that the proposal will have minimal impact on the amenity of the location. Furthermore, the proposed development is considered low density and is appropriate for the zone and surrounding development.

4.10 46 (3)(i) - PUBLIC INTEREST

It is understood that there is a demand for persons wanting to reside in rural locations in the Greater Darwin Region. The proposed development will benefit the public by providing an additional four (4) lots for rural living purposes.

4.11 46 (3)(j) - BUILDING ACT

Not applicable.



5 - CONCLUSION

The proposed development seeks to amend the NT Planning Scheme to rezone Section 2865 (94) Stockwell Rd, Hundred of Cavenagh, from R (Rural) to Zone RL (Rural Living). This application also seeks development approval for a four (4) lot subdivision at the subject site, in accordance with Zone RL (Rural Living) densities. It is considered that the proposed subdivision is consistent with the clause objectives of Zone RL (Rural Living).

The proposal actively promotes and achieves relevant planning principles contained in the *Northern Territory Planning Scheme*, and encourages the sustainable, orderly and economically viable development of the site. Furthermore, the proposed subdivision is considered capable of supporting the proposed development.

As the subject site is considered capable of supporting the proposed development it is respectfully requested that pursuant to Part 2, Division 2 of the *Northern Territory Planning Act*, Section and 53(a) of the Planning Act, the Minister and Development Consent Authority consent to the application to develop Section 2865 (94) Stockwell Rd, Hundred of Cavenagh, for the purpose of a rezoning to Zone RL (Rural Living), and a four (4) lot subdivision.

plane.

Catriona Tatam Senior Town Planner Planit Consulting P/L February 2017



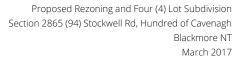
A – PROPOSED REZONING PLAN



B - PROPOSED SUBDIVISION PLAN



C - LAND SUITABILITY ASSESSMENT





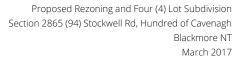
D - LAND CAPABILITY ASSESSMENT



E - ADVICE FROM WATER RESOURCES

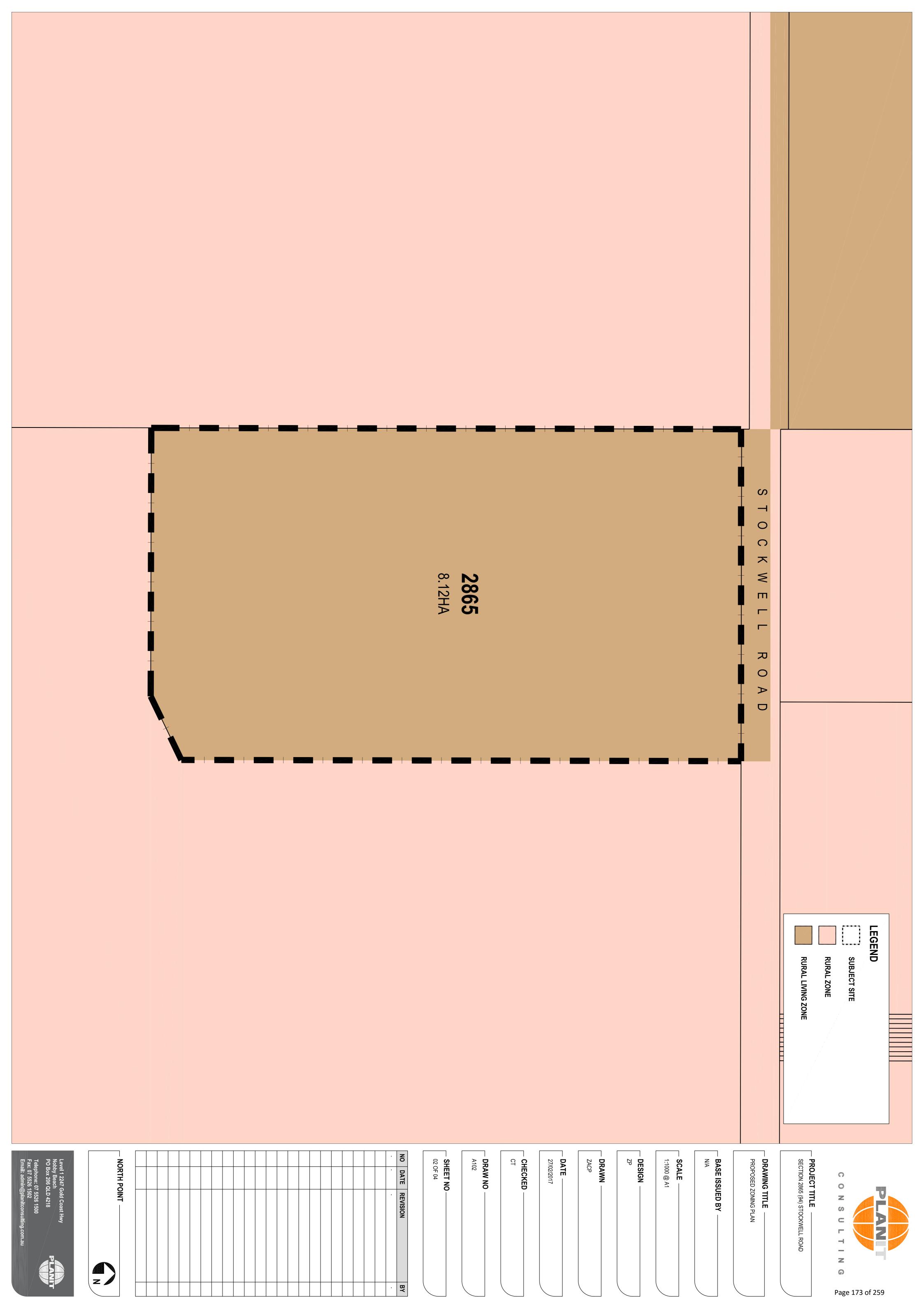


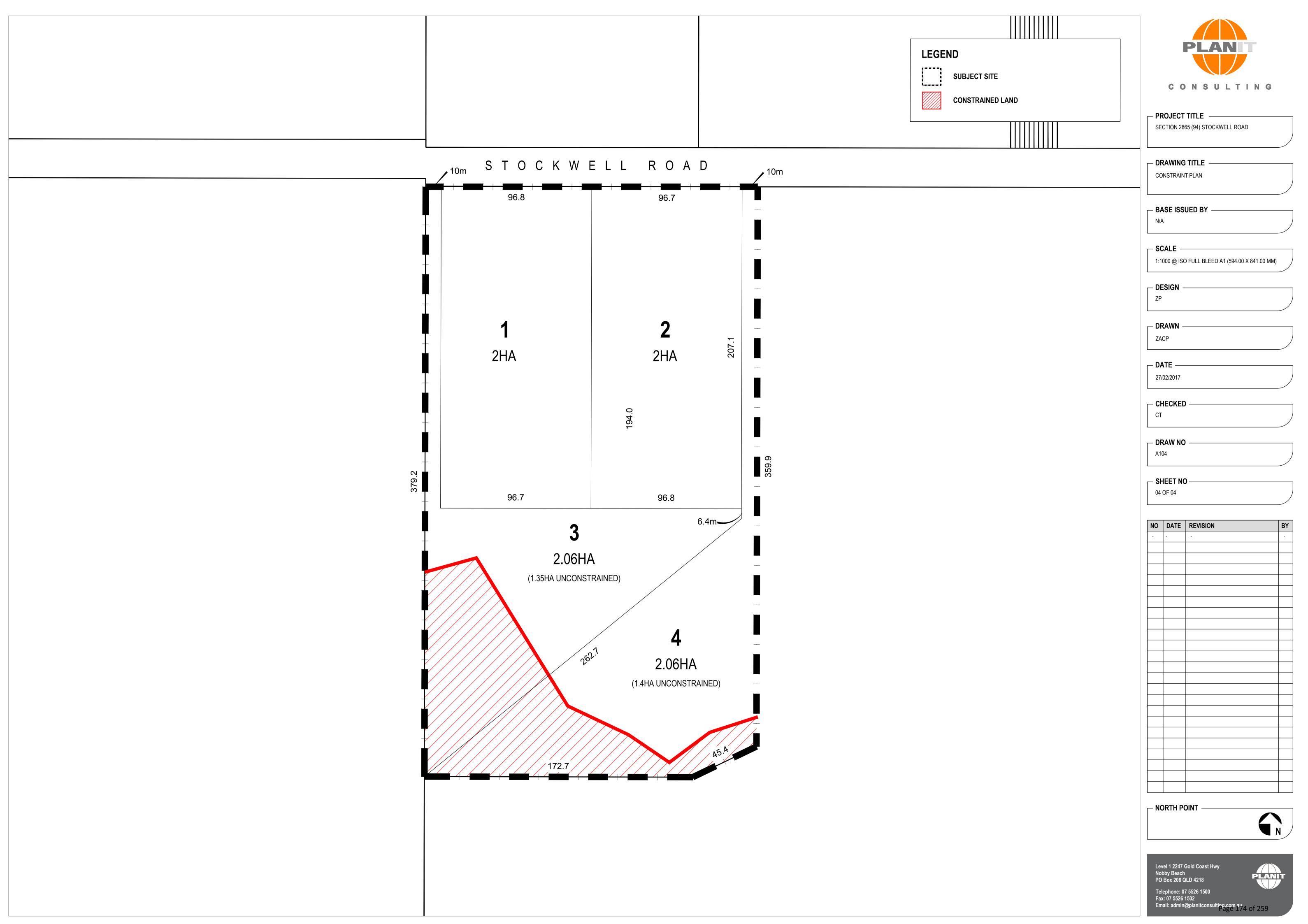
F – BORE AND SEPTIC SEPARATION





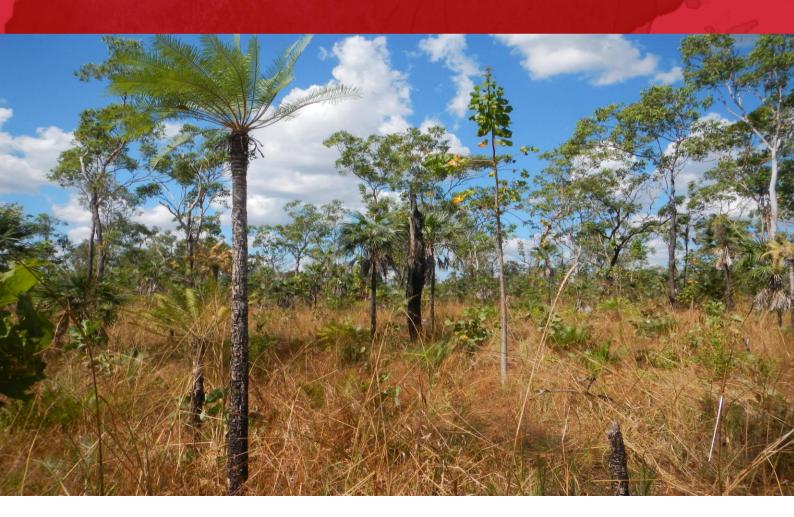
G – STORMWATER MANAGEMENT PLAN







Land Suitability Assessment Section 1716 Hundred of Cavenagh





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Executive Summary

EcOz Environmental Consultants (EcOz) were engaged by Mr Peter Patsalou ('the proponent') to undertake a Land Suitability Assessment (LSA) of Section 1716 Cavenagh for the purpose of subdivision. The property is approximately 132 ha and is located at 2180 Cox Peninsula road, approximately 65 km southeast of the city of Darwin, Northern Territory. The proponent plans to develop the property in stages. Stage 1 will involve subdividing the property into three smaller lots; Lot 1, 2 and 3. The lots will be 110 ha, 8 ha and 13 ha respectively. Access to Lot 1 will be via Cox Peninsula Road, while Lots 2 and 3 will be accessed from Stockwell Road. Lots 2 and 3 will both be excised from the north-western corner of the property.

The property is currently zoned Rural (R). The NT Planning Scheme allows for subdivision of Rural zoned land to a minimum lot size of 8 ha, of which at least 1 ha is required to be suitable for development (also referred to as unconstrained).

An assessment of the land suitability of Section 1716, Hundred of Cavenagh for the purposes of rural subdivision indicates that there is sufficient suitable land within the property to accommodate the proposed subdivision design. The three lots proposed for Stage 1 have been located to ensure each has at least 1 ha of suitable land, as required under the Northern Territory Planning Scheme.

This LSA focused on the identification of suitable land within each proposed lot. Section 1716 has not been surveyed in its entirety, and the location and extent of potentially unsuitable land (e.g. due to poor drainage) has not been confirmed. Any additional future subdivision would require further on-ground works to map the extent of other land units within the property to inform the identification of additional areas of suitable land.

A tributary of the Elizabeth River traverses proposed Lot 3. Flood mapping is available for this tributary and the flood levels indicate that the land identified as suitable for development within Lot 3 is outside of the flood zone. Siting of any future dwellings, or associated effluent disposal systems and other infrastructure, should be avoided within the mapped flood zone.



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Appendices

Appendix A - Vegetation and Landform Assessment Field Sheets



1 Introduction

EcOz Environmental Consultants (EcOz) was engaged by Mr Peter Patsalou ('the proponent') to undertake a Land Suitability Assessment (LSA) of Section 1716 Cavenagh, referred to herein as 'the property', for the purpose of subdivision. The property is approximately 132 ha and is located at 2180 Cox Peninsula road, approximately 65 km south-east of Darwin, Northern Territory (Figure 1).

An LSA is required to determine the availability of unconstrained land within a proposed subdivision development, as outlined in Section 11.4.1 of the *Northern Territory Planning Scheme* (NTPS – see DLPE, 2015). This LSA provides a suitability assessment of the proposed subdivision based on a desktop study and field assessment, and maps these suitability classes to inform subdivision design.

1.1 Development details

The property is currently zoned Rural (R). The NTPS allows for subdivision of Rural zoned land to a minimum lot size of 8 ha, of which at least 1 ha is required to be suitable for development (also referred to as unconstrained).

The proponent plans to develop the property in stages. Stage 1 will involve subdividing the property into three smaller lots; Lot 1, 2 and 3. The lots will be 110 ha, 8 ha and 13 ha respectively. Access to Lot 1 will be via Cox Peninsula Road, while Lots 2 and 3 will be accessed from Stockwell Road. Lots 2 and 3 will both be excised from the north-western corner of the property.

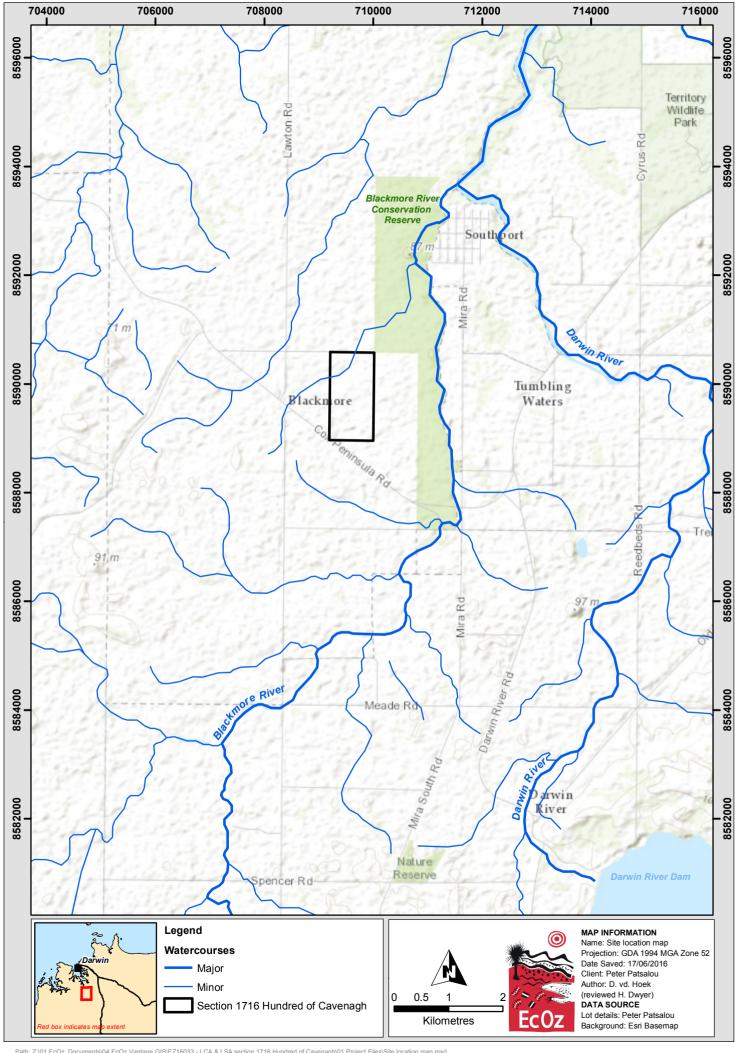
Future development stages may involve further subdivision of Lot 1 to allow for the creation of additional, smaller lots. These future developments have not yet been confirmed and are outside the scope of this report. Any proposed future stages will require assessment for land suitability to confirm the location and extent of land deemed suitable for subdivision.

Surrounding land uses to the north, west and south of the property are predominantly large rural blocks and rural subdivisions. The Blackmore River and Blackmore River Conservation Reserve is located east of the property. A small ephemeral creek which branches off from the nearby Blackmore River flows through the north-western corner of the lot (Figure 1).

There is no existing infrastructure on the property, and the majority of the property is vegetated with native bushland. Some indications of small scale clearing within the centre of the property were observed during the field survey. The property is located adjacent to the Blackmore River Conservation Reserve.

The property can be accessed via Stockwell road and Cox Peninsula Road. Fire breaks have been cleared along the northern and eastern boundaries, but the southern and western boundaries have not yet been cleared.

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Figure 1. Map of location and surrounding land use



2 Land Suitability Assessment

The LSA was undertaken in accordance with the *NT Land Suitability Assessment Guidelines* (DLPE 2013), which stipulate the suitability classes based on a number of criteria. The assessment of each suitability class allows an overall ranking to be established, based on the definitions provide in Table 1.

Table 1. Adapted land suitability classes based on FAO (DLPE 2013)

Suitability Classes	Description
Class S1 Highly suitable	Land having no significant limitations to sustained application for a given land use or only minor limitations. Nil to minor negative economic, environmental, health and/or social outcomes.
Class S2 Moderately suitable	Land having limitations which in aggregate are moderately severe for sustained application of a given land use. Appreciable inferior to S1 land. Potential negative economic, environmental health and/or social outcomes if not adequately managed.
Class S3 Marginally suitable	Land having limitations which in aggregate are sever for sustained application of a given use. Moderate to high risk of negative economic, environmental, health and/or social outcomes if not adequately managed.
Class S4 Not suitable	Land having limitations which may be insurmountable. Limitations are so sever as to preclude successful to sustained use of the land. Very high risk of negative economic, environmental and/or social outcomes if not managed.
Class S5 Not suitable	Land having limitations which appear so severe as to preclude any possibilities of successful sustained use of the land in the given matter. Almost certain risk of significant negative economic, environmental and/or social outcomes.

The assessment of the property involved a desktop study to identify land units, land zoning, flood lines, acid sulfate soils and soil salinity.

A site inspection was undertaken to ground truth the findings of the desktop review and identify any further environmental parameters that may influence the proposed subdivision.

2.1 Desktop review

A desktop review of available aerial photography and online land information databases was undertaken to identify potential environmental constraints to be further investigated through a site inspection. Google Earth imagery was used to assess the current land-use and extent of development on the property and the surrounding areas.

The online government resource 'NR Maps', associated metadata, and government publications were used to source the following data:

- Cadastral boundaries
- 1:50,000 Greater Darwin land unit data
- Location of areas of environmental significance i.e. Sites of Conservation Significance, CN zoned land
- Priority Environmental Management zones and Risk Maps for Onsite Wastewater Management risk zones
- Location of waterways, areas of seasonal inundation, and seasonally-waterlogged soils
- Existing bore locations
- 5 m contour data



An assessment of land suitability identified through analysis of data listed above was undertaken in line with requirements of relevant Northern Territory Government documents including:

- NT Planning Scheme
- The NT Land Clearing Guidelines 2010
- NT Land Suitability Guidelines 2013

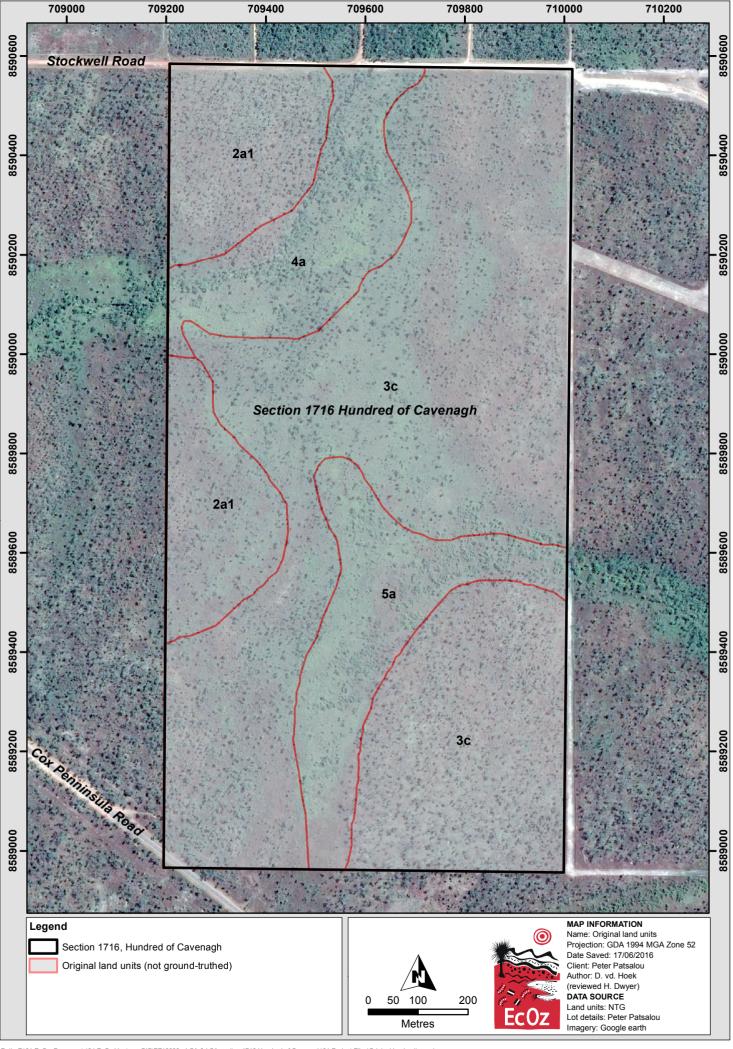
2.2 Land units within Section 1716

The desktop review identified four land units, as mapped by Fogarty et al. (1984), mapped within the property. The details of these land units are summarised in Table 2, and the extent of the land units are presented in Figure 2. This information informed a targeted field assessment to confirm the extent and location of land units within the proposed lots.

Table 2. Descriptions of the existing land units within the property (adapted from Fogarty et al. 1984)

Land Unit	Vegetation Type	Land Form	Drainage	Soil
2a1	Open woodland with Eucalyptus miniata and E. tetrodonta (some Confertiflora, tectifica), E. bleeseri, Erythrophleum chlorostachys, Xanthostemon paradoxus. Open shrub understory of Buchanania obovata, Grevillia decurrens, Calytrix exstipulata, Petalostigma quadroculare. Medium to dense grasses.	Low rounded hills and upper slopes, 0.5-4 % gradient, extensive surface gravels (siltstone and quartz), some quartz outcrops.	Rapid	Gravelly lithosols, usually shallow, loamy sand or sandy loam surface to sandy clay loam subsoil, 20-40 % gravel in surface, well drained. Kandosols.
3c	Woodland, minor Open Woodland; moderately large Eucalyptus miniata, E. tetrodonta and associated E. bleeseri, E. foelscheana, Erythrophleum chlorostachys. Well-developed shrub layer with Terminalia ferdinandiana, Xanthostemon paradoxus, Planchonia careya common throughout. Generally dense grasses.	Flat to very gently undulating upland surface. Gradient 1-3%. Extensive ferruginous gravels (40-80% surface cover) small areas of laterite outcrop.	Moderately rapid	Shallow to moderately deep gravelly yellow massive earths, minor lateritic lithosols. Loamy sand to sandy loam surface grading into sandy clay loam subsoil. 20-40% ferruginous gravel in surface, 30-50% in sub-soil well drained. Kandosols.
4a	Open woodland of <i>C. polycarpa,</i> Lophostemon lactifluus, <i>C. bella, E. miniata,</i> dense shrub layer of Grevillia pteridifolia, Melaleuca nervosa, Banksia dentata, Verticorida cunninghamii. Dense grasses.	Gentle lower slopes, 1.5 % slopes, firm when dry.	Slow, wet season waterlogging	Deep mottled grey earths with lateritic gravel, sandy loam grading to sandy clay loam, siliceous sands, 10-30 % gravels, imperfectly drained. Hydrosols.
5a	Grassland with scattered trees incl. C. polycarpa, C. bella, E. alba, patches of Eugenia bleeseri, Melaleuca nervosa, grasses of Sorghum stipoideum, Eriachne burkittii, Paspalum scrobiculatum.	Narrow alluvial plains, <1 %, hardset when dry.	Slow, wet season waterlogging	Hard mottled yellow soils, fine sandy loam overlying clay, minor subsurface gravels, imperfectly drained. Hydrosols.

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Figure 2. Map of original land units in Section 1716 Hundred of Cavenagh



2.3 Site inspection

A field assessment of the property was undertaken by two EcOz Environmental Consultants on 25 May 2016. The field assessment aimed to ground-truth land units within the proposed lots and assess the suitability of the lots for subdivision based on the categories defined in the LSA guidelines. Due to the size and physical nature of the property land units were ground-truthed on foot and using an All-Terrain Vehicle.

Lots proposed in Stage 1 were surveyed with reference to the existing land unit descriptions, to determine the actual on-ground location of land unit boundaries. The field assessment targeted land unit 2a1, which was considered most suitable for the purposes of subdivision. The corrected land unit boundaries were recorded using a hand held GPS. Rapid assessment methods were used to record landform, geology, soil characteristics, disturbance, vegetation structure, and flora species composition.

One assessment site was established within land unit 2a1 (see Figure 3 and Appendix A), as a reference site to represent this land unit. Other parcels of land unit 2a1 were identified throughout the property by identifying areas of vegetation, landform and soil composition that were consistent with that identified at site S1. Land unit 2a1 was targeted as the most likely land to be suitable for subdivision.

2.4 Land suitability assessment

The desktop review and site investigation informed the determination of suitability classes for each land suitability category relevant to proposed Lots 1, 2 and 3 (see Table 3). Relevant data that informed the land suitability assessment is presented in Figure 3. The area assessed as suitable for subdivision has been calculated for each lot (Table 4) and the location of suitable land is presented in Figure 4.

It is evident from the suitability assessment that land unit 2a1 is considered moderately to highly suitable in terms of drainage, on-site wastewater management, soil salinity and storm tide flooding.

Acid sulfate soils are mapped as a high probability of occurrence in the nearby Blackmore River (see Figure 3). Poorly drained soils within Section 1716 may also have acid sulfate soils present but these were not assessed during this LSA. Soils within land unit 2a1 are not acid sulfate (see Appendix A).

Riverine flood modelling is available for the Blackmore River and includes flood modelling within Section 1716. Areas within the modelled flood lines are considered not suitable for development. Conversely, areas outside of the modelled flood lines (including all land mapped as land unit 2a1) are suitable in relation to riverine flooding. The modelled flood lines are mostly within proposed Lot 3, and as such Lot 3 is considered marginally suitable in relation to flooding, while Lots 1 and 2 are considered suitable. Despite the flood potential, there is sufficient (> 1 ha) land within Lot 3 that is considered suitable.

Land unit 2a1 is moderately sloped (approximately 3 %). As such the land unit is considered marginally suitable in terms of erosion risk. Note that this is only relevant if soil disturbance works are proposed. An Erosion and Sediment Control Plan should be developed if significant works are proposed during the wet season. Standard drainage, erosion and sediment controls would mitigate any erosion risk on this site and the erosion ranking is therefore not considered a limiting factor for the development.

The land suitability assessment indicates that land unit 2a1 is moderately to highly suitable for subdivision for all suitability assessment categories except for erosion and sediment control, for which it is considered marginally suitable.

Table 3. Land suitability categories and assessment

Land Suitability Category	Property Assessment	Suitability Class
Drainage	Land unit 2a1 – Well drained. An assessment of land form, vegetation and soils indicated no sign of waterlogging or drainage issues.	S1

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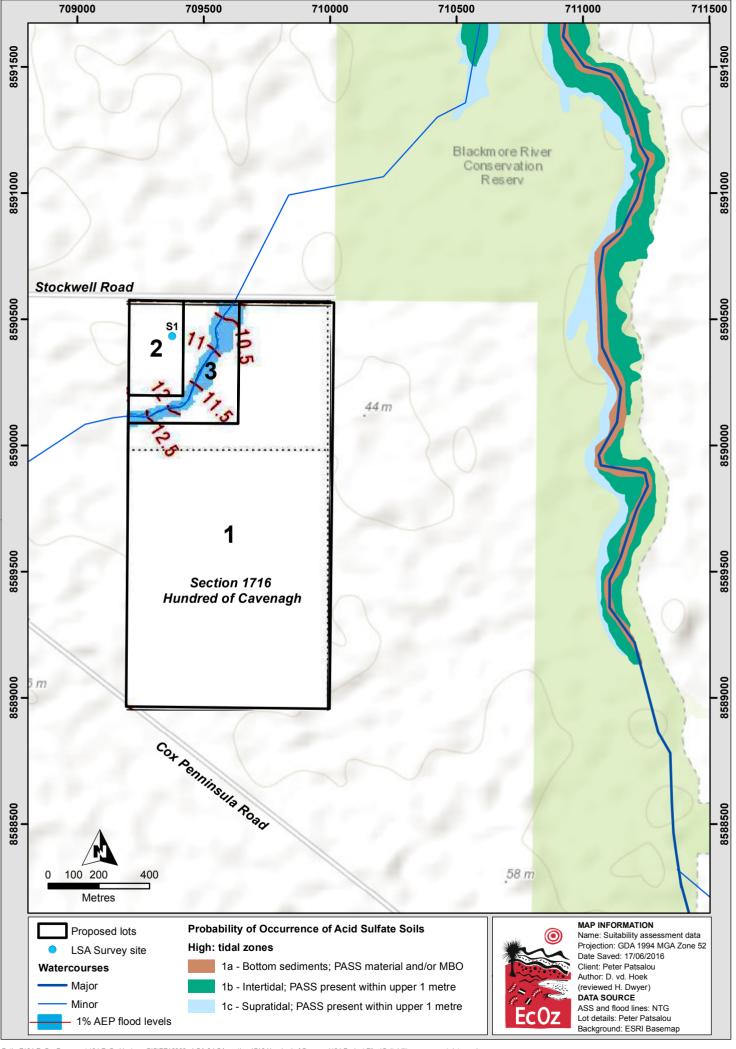


Land Suitability Category	Property Assessment	Suitability Class
	All other land units – yet to be assessed	N/A
On-site Wastewater	Land unit 2a1 – Well drained soils, moderate surface gravel and coarse fragments, moderate depth.	S2
Management	All other land units – yet to be assessed	N/A
Erosion Risk	No erosion was observed during the site inspection. Slopes at the assessment sites varied from 1-3 %. Any soil disturbance will increase the risk of erosion. Erosion and sediment controls may be required if significant earthworks are planned, particularly during the wet season months when erosivity is high due to rainfall.	S3
Soil Salinity	The NT Government salinity hazard mapping data maps the property as a low salinity hazard. The land unit mapping also does not indicate any saline soils within the property. As such no field data was collected for soil salinity.	S1
Acid Sulfate Soils	The NT Government mapping layer 'Acid Sulfate Soils of the Darwin Region' maps the probability of occurrence of Acid Sulfate Soils (ASS) around Darwin (DLRM 2008). The mapping indicates a high probability of potential ASS (PASS) in the bottom sediments and upper 1 m of the intertidal zones of the Blackmore River (Figure 3). These are mapped approximately 1 km east of the eastern boundary of the property. No ASS or PASS is mapped within the property, however the proximity to the Blackmore River and mapped PASS indicates that there may be some PASS in the waterlogged and poorly drained soils mapped in the middle of the property. As these areas were not targeted during the field survey no site data is available on ASS. Any future stages that would involve development within the mapped poorly drained soils should include field testing for ASS.	S1
Storm Tide Flooding	Storm surge mapping has been completed for the Blackmore River for primary and secondary storm surge zones for 2100 projected sea levels (NTG 2016). These represent the storm surge in 100 year and 1,000 year average recurrence interval (ARI) storm events respectively. The property is outside of both the primary and secondary storm surge zones and the risk of storm surge flooding is therefore considered low.	S1
Riverine Flooding	Riverine flood for the Elizabeth and Blackmore Rivers was modelled by the NT Government for 1 % annual exceedance probability (AEP) flood levels (i.e. 1 in 100 year events). The flood mapping provides the peak flood levels for the tributary of the Blackmore River that traverses the property (see NTG 2014). The mapped flood level is almost entirely contained within proposed Lot 3, with little extending into Lots 1 and 2. Approximately 5 ha of Lot 3 are mapped as within the storm surge zone (see Figure 3).	Lot 1 and 2: \$2* Lot 3: \$3

*The LSA guidelines stipulate that class S1 is assigned for lots where there is <0.5% AEP flooding for the entire land parcel. Only 1 % AEP flood mapping is available for the Elizabeth and Blackmore Rivers and as such class S1 could not be assigned

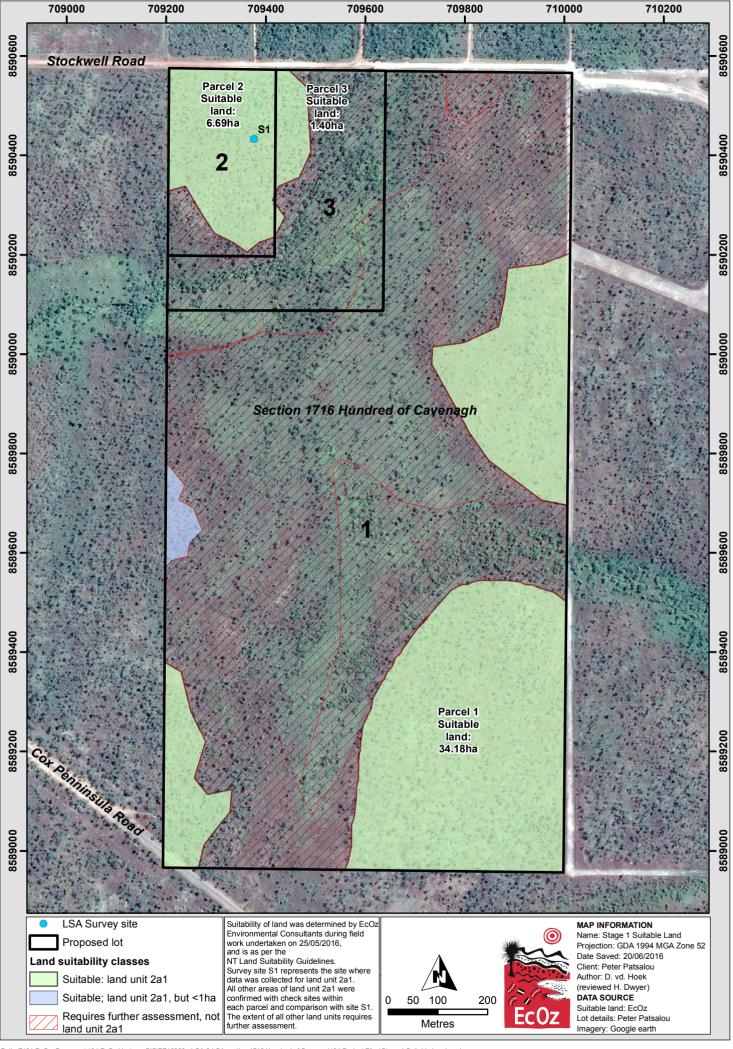
Table 4. Area of suitable land

Lot	Total Area (ha)	Suitable Area (ha)
1	109	34.18
2	8	6.69
3	13	1.40



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Figure 3. Map of land suitability assessment data



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Figure 4. Map of suitable land in Section 1716 Hundred of Cavenagh



3 Control Provisions

3.1 Drainage and waterways

Drainage lines are mapped within the property (as per Figure 1 and Figure 3). The location and extent of drainage lines, seasonally inundated areas and poorly drained soils were not confirmed as part of this LSA, as the LSA targeted identification of suitable land within each proposed lot. All areas mapped as suitable are well drained and outside of mapped drainage and flood lines. There is sufficient (> 1 ha) well drained land within each lot proposed in Stage 1 for the lots to be considered suitable for subdivision. Should any additional subdivision stages be proposed in future, the extent of drainage lines, seasonally inundated areas and poorly drained soils would need to be confirmed through further on-ground assessment.

Proposed Lot 3 contains areas mapped as within the 1 % AEP flood line (as per Figure 3). The mapped flood line is outside of the area identified as suitable within Lot 3; however it is recommended that a note be placed on the title to ensure potential buyers are aware of the flood zone within the lot and do not develop within that area.

3.2 Erosion

The slope of the lot, and location within a monsoonal climate zone, increases the risk of erosion resulting from soil disturbance works. Installation of fire breaks, lot boundaries, access tracks and fence lines should avoid creating concentrated flow which will result in increased erosion. Slashing of fire breaks and clearing using the blade up will assist in retaining groundcover, and reduce the erosion risk.

It is recommended that significant soil disturbance work is not undertaken during the wet season, when erosivity is high due to rainfall. Retain riparian vegetation (along watercourses) where possible and avoid clearing through watercourses.

The NT *Land Clearing Guidelines* recommend buffer distances for watercourses, within which vegetation clearing should be avoided (see NRETAS 2010). It is recommended that these guidelines be referred to during the establishment of the subdivision.

3.3 Fire management

The NT *Bushfires Act* requires external lot boundaries to have continuous 4 m fire breaks which can deviate according to landscape morphology. Suitable fire breaks should be either graded or slashed to a maximum height of 50 mm, with all slashed debris removed.

In order to reduce the level of impact on riparian vegetation and watercourses, it is recommended that lot boundaries be slashed (rather than graded) in order to reduce the potential for increased erosion.

3.4 Wastewater Management

The property is un-sewered and each lot will require individual onsite wastewater management systems. Septic systems have the potential to contaminate groundwater and surface water if not properly implemented, sited and maintained. Setback requirements from buildings, water courses, lot boundaries, bores etc. apply to wastewater management systems in accordance with the *NT Code of Practice for Small Onsite Sewage and Sullage Treatment Systems* (Territory Health Services, 2014). All onsite wastewater management systems must be located on areas mapped as suitable for development. Areas not assessed as part of this LSA may be seasonally inundated or poorly drained, thus hindering the treatment capabilities of the wastewater management system.

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4 Conclusions and Recommendations

An assessment of the land suitability of Section 1716, Hundred of Cavenagh for the purposes of rural subdivision indicates that there is sufficient area within the property to accommodate the proposed subdivision design. The three lots proposed for Stage 1 have been located to ensure each has at least 1 ha of suitable land, as required under the NT Planning Scheme.

Desktop research indicated that four land units were mapped as occurring within Section 1716. A field assessment ground-truthed the location and extent of land unit 2a1 for the purposes of identifying suitable land within each proposed lot. The extent of other land units have not been confirmed through on-ground assessment, and desktop data indicates that there are areas of land that would likely be unsuitable for development due to poorly drained soils or seasonal inundation. Any additional future subdivision would require further on-ground works to map the extent of other land units within the property to inform the identification of additional areas of suitable land.

Areas mapped within the flood levels indicated in Figure 3 should be avoided for siting any future dwellings, or associated effluent disposal systems and other infrastructure. The flood line modelled by the NT Government is contained almost entirely within proposed Lot 3 and as such it is recommended that this be noted on the title to inform future landowners of the location of the flooded area.

The land suitability assessment indicates that land unit 2a1 is considered moderately to highly suitable in terms of drainage, on-site wastewater management, acid sulfate soil, soil salinity and flooding. Land unit 2a1 is moderately sloped (approximately 3 %) and is considered marginally suitable in terms of erosion risk. An Erosion and Sediment Control Plan should be developed if significant works are proposed during the wet season. Standard drainage, erosion and sediment controls would mitigate any erosion risk on this site and the erosion ranking is therefore not considered a limiting factor for the development.



5 Acronyms & References

5.1 Acronyms

ARI Average Recurrence Interval

ASS Acid Sulfate Soils

BoM Bureau of Meteorology

DLRM Department of Land Resource Management

FAO Food and Agricultural Organisation of the United Nations

GPS Global Positioning System
LSA Land Suitability Assessment

NT Northern Territory

NVIS National Vegetation Information System

R Rural town planning zone

5.2 References

Department of Health 2013, Guidelines for Land Capability Assessment for On-site Wastewater Management, Northern Territory Government, Darwin, NT.

Department of Land Resource Management (DLRM) 2008, *Acid Sulfate Soils in the Darwin Region*, mapping dataset, Northern Territory Government, Darwin, NT.

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Fogarty, P, Lynch, B and Wood, B 1984, *The Land Resources of the Elizabeth, Darwin and Blackmore Rivers*, Conservation Commission of the Northern Territory, Darwin, NT.

Northern Territory Government (NTG) 2015, *Storm Surge*, mapping for NT storm surge areas, Northern Territory Government, available online, viewed 15/06/2016, https://nt.gov.au/emergency/cyclones/storm-surge

Northern Territory Government (NTG) 2014, Computed 1 % AEP (1 in 100 year) Flood Extent and Peak Flood Surface Contours for 2100, Northern Territory Government, Darwin, NT.

Territory Health Services 2014, Code of Practice for Small On-site Sewage and Sullage Treatment Systems and the Disposal or Reuse of Sewage Effluent, Department of Environmental Health, Northern Territory Government, Darwin, NT.

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Doc Title: Land Unit Mapping, Section 1716 Hundred of Cavenagh



Appendix A - Vegetation and Landform Assessment Field Sheets

Reference Site	\$	S1			
Vegetation Type Eucalyptus miniate woodland over Xanthostemon chr intrans sparse Eucalyptus miniate Eucalyptus miniate		Livistona humilis, rysanthus, Sorghum shrubland over			
Corrected Land Unit	2a1				
Other site notes Photo looking eas		t	GDA 1994 MGA Zone 52 709376E, 8590433N		
Vegetation					
	Upper Stratum		– 1 - 8 n) – 4	Ground Stratum % cover – 35 Height range (m) - 0 – 1 Average height (m) - 0.6	
Eucalyptus miniata	(15%)	Xanthostemon chrysanthus (5%)		Sorghum intrans (5%)	
		Livistona humilis (5%)		Chrysopogon fallax (15%)	
			Eucalyptus miniata (8%)		
Soil					
Slope	3%				
Aspect	East		0 - 100mm	100 - 20 min 400 - 300 _{mon}	
Drainage Potential	Rapidly drained	b			
Gravel cover (%)	50				
Rock cover (%)	0	300-3400mm			
Gravel Portion		0 – 100m	100	0mm 300mm 300 - 400mm	

Client: Peter Patsalou

Doc Title: Land Unit Mapping, Section 1716 Hundred of Cavenagh



Soil profile						
Horizon	Depth	Colour	Texture	Structure	Coarse fragments (%)	Soil type
A1	0-100 mm	10YR 4/1	Clay loam	Massive	50% Max = 50mm Average = 15mm	
B1	100-300 mm	10YR 5/3	Sandy clay loam	Massive	50% Max = 80mm Average = 25mm	Kandosols
B2	300-400 mm	10YR 4/6	Sandy clay loam	Massive	60% Max = 50mm Average = 15mm	

Client: Peter Patsalou

Doc Title: Land Unit Mapping, Section 1716 Hundred of Cavenagh



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ISO 9001 Quality Management Systems

Page 195 OFF Services



LAND CAPABILITY ASSESSMENT

ON-SITE WASTEWATER MANAGEMENT

Rezoning and Four (4) Lot Subdivision

Section 2865 Hundred of Cavenagh

(94 Stockwell Rd, Blackmore)





This report has been prepared by:



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Summary

The property owner of Section 2865 Hundred of Cavenagh proposes to subdivide the property into four (4) x 2ha lots for rural-residential purposes. A land capability assessment (LCA), along with a land suitability assessment (LSA), is required for subdivision approval to be considered under the NT Planning Scheme. The Scheme also requires lots in semi-rural and rural areas to contain at least one hectare of accessible unconstrained land

EcOz Environmental Consultants conducted the land suitability assessment (LSA) in support of the original application to subdivide the parent property (Section 1716 Hundred of Cavenagh). This LSA is also applicable to the current proposal to further subdivide. The purpose of the assessment was to take general observations of the vegetation, soils, site drainage and slope across the subject site and parent property with a view to determining areas of potentially constrained land.

Potentially constrained land associated with a drainage line and seepage area outside of the site boundary was mapped. This area is 1.37ha in extent and represents the area to the south/south-western corner of the site. The remaining 6.7ha of the property has been assessed as Land Unit 2a1 – Well drained, open woodland (Fogerty et al, 1984). As per the LSA, this land has been designated as S1 class land and is considered to be 'unconstrained'.

Each lot proposed as part of the subdivision contains a minimum of 1ha of unconstrained land.



1.0 Introduction

Planit Consulting was contracted by the landowner to undertake a land capability assessment (LCA) of Section 2865 Hundred of Cavenagh (94 Stockwell Road, Blackmore and hereafter referred to as 'the property'). This 8.12 ha freehold property is zoned 'Rural' (R) and is proposed to be rezoned to 'Rural Living' (RL). The property is bounded by Stockwell Road to the north, and privately owned land to the south, east and west (see **Figure 1** – Site Aerial).

The area surrounding the property is, for the most part, zoned Rural and remains un-subdivided for the time being. There is some Rural Living zoned land that has been developed into 2 ha lots in the immediate vicinity of the site (see **Figure 2** – Site Zoning).

The existing Land Suitability Assessment (LSA) was required under the NT Planning Scheme, and provides information for this Land Capability Assessment. Clause 11.4.1 of the Scheme ('Site Characteristics of Subdivisions of Rural and Unzoned Land') also requires lots in semi-rural and rural areas to contain at least one hectare of accessible unconstrained land.

An un-named drainage line (part of the Blackmore tributary) occurs to the south of the property (see **Figure 3** – Site Features). A key focus of the LSA and this LCA is to define the boundary of the unconstrained land and identify any wet areas/constrained land within the property which may pose a constraint to development and the installation of on-site wastewater management systems.

1.1 Overview of Development

Table 1 below provides a summary of the proposed development.

Table 1

Site Address:	Section 2865 Hundred of Cavenagh (94 Stockwell Road,
	Blackmore)
Owner/Developer:	Adam Griffiths C/- Planit
Postal Address:	Po Box 800 Darwin NT 0801
Contact:	0481 158 085
Development Consent Authority:	Litchfield
Zoning:	Rural to Rural Living
Allotment Size:	4 x 2ha
Domestic Wastewater	Bores and on site water collection – no reticulated supply available
Anticipated Wastewater Load	Assume each lot to have a 4-bedroom residence, six person Maximum occcupancy. As per AS 1547:2012, the design wastewater load is 150L per person per day. Therefore 900L per lot per day for each of the four (4) lots (total 3,600L for the development).



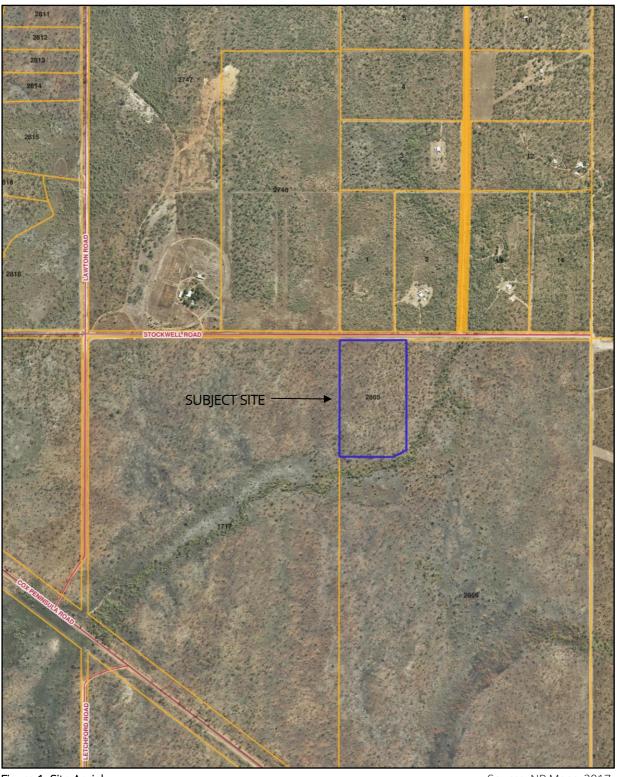


Figure 1: Site Aerial Source: NR Maps, 2017



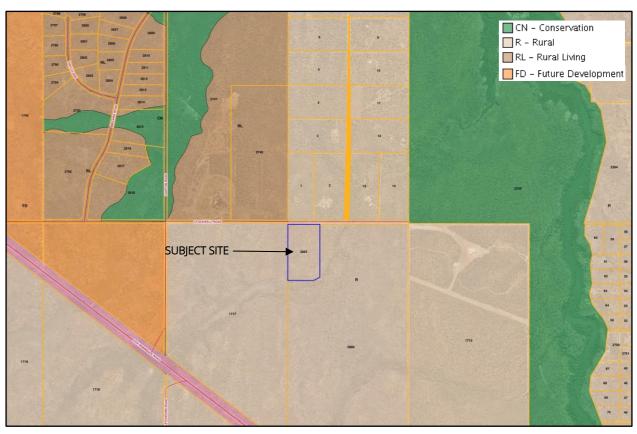


Figure 2: Site Zoning Source: NR Maps, 2017

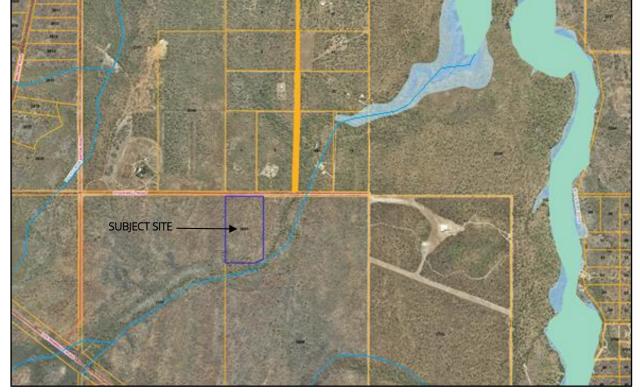


Figure 3: Site Features Source: NR Maps, 2017



1.2 Limitations / Assumptions Made

Section 11.4 of the NT Planning Scheme (Subdivision of Rural and Unzoned Land) stipulates that subdivision design of such land should:-

- Avoid development of the following areas:
 - o Land of excessive slope;
 - o Unstable or unsuitable land (e.g. seasonally waterlogged soils);
 - o Natural drainage lines.
- Retain and protect significant natural and cultural features;
- Minimise the number of lots in, or exclude from subdivision areas of high conservation significance;
- Avoid development of land affected by a 1% Annual Exceedance Probability (AEP) flood or storm surge event and be stipulated above the RL 6.0 AHD contour where subdivision adjoins tidal areas;
- Minimise alteration or disturbance to natural drainage systems including drainage areas, recognisable watercourses, lagoons and seepage areas;
- Minimise potential for erosion, sedimentation and pollution of watercourses; and
- Minimise potential for local flooding.

As such, this LCA, in conjunction with the existing LSA, seeks to demonstrate that there is sufficient unconstrained land on site as guided by the design parameters above, and that the development is physically capable of handling on-site wastewater management systems.



2.0 Existing Land Resource Information

2.1 Land Units

Land resource mapping classifies areas of land according to similarities in landform, soils and vegetation and can be undertaken at varying scales providing different levels of detail and onground accuracy. The property is covered by 1:25,000 land resource mapping undertaken in 1984 by Fogarty *et al.* This mapping indicates that two (2) land units are represented on the subject site. The spatial extent of the land units and their key descriptors are indicated in **Table 2** and **Figure 4** respectively.

The subject site supports a variety of native vegetation from *Eucalyptus miniata* to *Grevillia pteridifolia*. This vegetation generally reflects elevation and drainage/soil moisture conditions which range from dry, more elevated areas, to lower, wetter drainage areas. A summary of EcOz's land unit mapping (vegetation) assessment is shown in **Table 2** below.

Table 2 – Mapped Land Units (adapted from Fogarty et al)

Land Unit	Vegetation Type	Land Form	Drainage	Soil
2a1	Open woodland with Eucalyptus miniata and E. tetrodonta (some Confertiflora, tectifica), E. Bleesari, Erythrophleum chlorostachys, Xanthostemon paradoxus. Open shrub understory of Buchanania obovate, Grevillea decurrens, Calytrix exstipulata, petalostigma quadroculare. Medium to dense grasses.	Low rounded hills and upper slopes, 0.5 – 4% gradient, extensive surface gravels (siltstone and quartz), some quartz outcrops	Rapid	Gravelly Lithosoils, usually shallow, loamy sand or sandy loam surface to sandy clay loam subsoil, 20-40% gravel in surface, well drained Kandosoils
4a	Open woodland of <i>C. polycarpa, Lophostemon lactifluus, C. bella, E. miniata,</i> dense shrub layer of <i>Grevillia pteridiflora, Melaleuca nervosa, Banksia dentate, Verticorida cunninghamii.</i> Dense grasses.	Gentle lower slopes, 1.5% slopes, firm when dry.	Slow, wet season waterlogging	Deep mottled grey earths with lateritic gravel, sandy loam grading to sandy clay loam, siliceous sands, 10 – 30% gravels, imperfectly drained. Hydrosols.

Source: EcOz, 2016



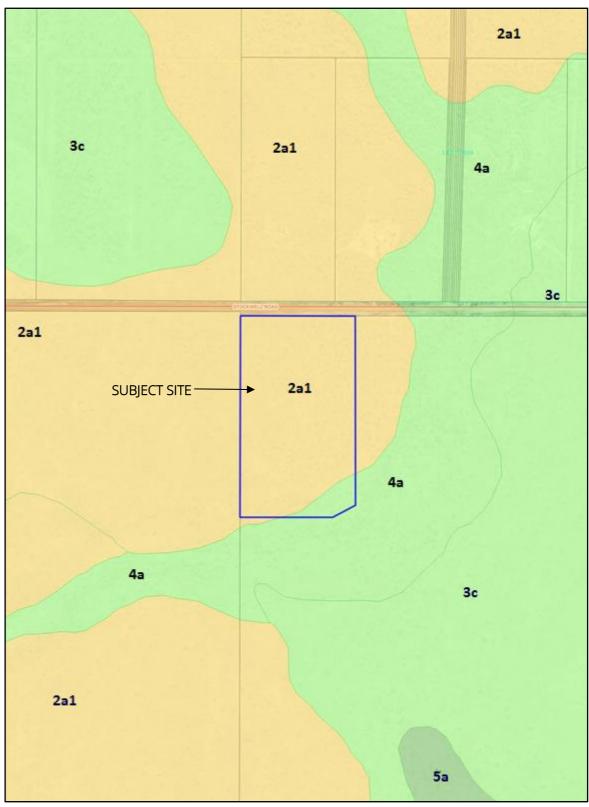


Figure 4: Mapped land units

Source: NR Maps & Verified by EcOz, 2016



The subject site is almost entirely mapped as Land Unit 2a1. A field assessment of the property was undertaken by two EcOz Environmental Consultants on 25 May 2016, as part of assessment of the previous subdivision of the parent site. The field assessment aimed to ground-truth land units within the proposed lots and assess the suitability of the lots for subdivision based on the categories defined in the LSA guidelines. Due to the size and physical nature of the property land units were ground-truthed on foot and using an All-Terrain Vehicle.

The subject site was surveyed with reference to the existing land unit descriptions, to determine the actual on-ground location of land unit boundaries. The field assessment targeted land unit 2a1, which is considered most suitable for the purposes of subdivision. The corrected land unit boundaries were recorded using a hand held GPS. Rapid assessment methods were used to record landform, geology, soil characteristics, disturbance, vegetation structure, and flora species composition.

2.2 Unconstrained Land

Land unit 2a1 (open woodland, open shrub understory and medium to dense grasses) was considered to be the land most suitable for subdivision when assessed against the following categories:

- o Drainage;
- o On site wastewater management potential;
- o Erosion Risk;
- o Soil Salinity;
- o Acid Sulfate Soils;
- o Storm Tide Flooding; and
- o Riverine Flooding.

Based on an assessment of the above within the LSA (EcOz, 2016) the majority of the subject site was found to be unconstrained land (see **Figure 5** below). A total of 6.69ha of land within the subject site was identified as being unconstrained and suitable land for development.

The proposed subdivision ensures that the four (4) propose lots each contain a minimum of 1 ha of unconstrained land. Refer to **Table 3** below for land areas and constrained vs. unconstrained land breakdown. **Figure 6** shows the proposed subdivision design.

Table 3 – Proposed Subdivision details

Lot No.	Land area	Constrained Land	Unconstrained Land
Section 2865	8.12ha	1.42ha	6.699ha
(Subject site)			
Proposed Lot 1	2ha	Nil	2ha
Proposed Lot 2	2ha	Nil	2ha



Proposed Lot 3	2.06ha	0.76ha	1.3ha
Proposed Lot 4	2.06ha	0.66 ha	1.4ha

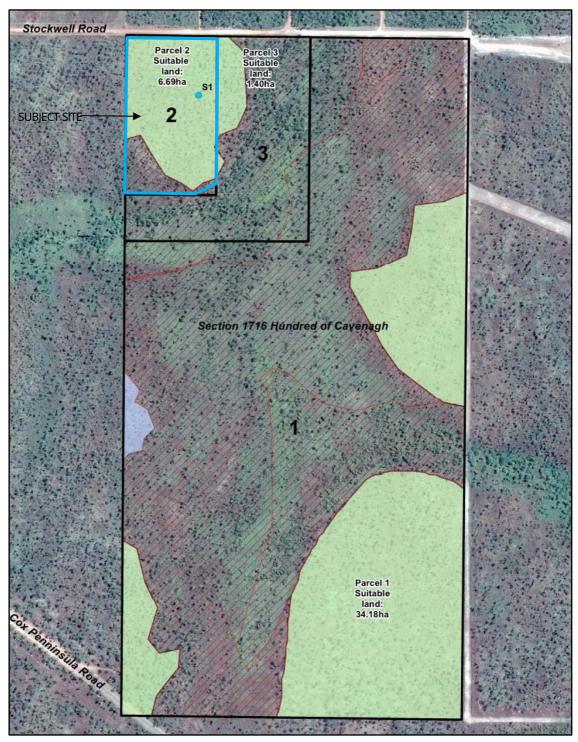


Figure 5 – Unconstrained Land

Source: EcOz, 2016



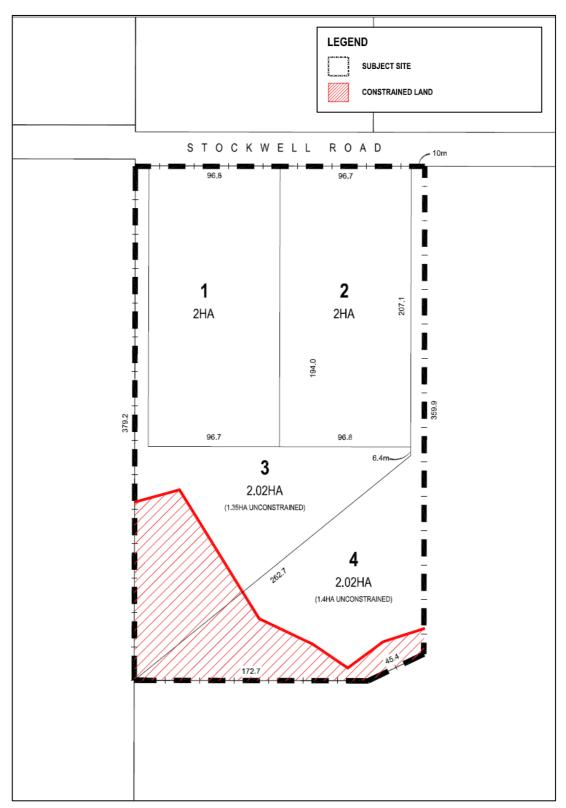


Figure 6 – Proposed Subdivision Design

Source: Planit, 2017



2.3 Priority Environmental Management Areas

The subject site may include a small portion of land identified as a Priority Environmental Management Area for the Litchfield Shire Error! Reference source not found. Clause 11.4.1 of the NT Planning Scheme provides that an application to subdivide land containing a Priority Environmental Management Area should include an evaluation of the environmental significance of the native vegetation and land form. The application must demonstrate that the proposed subdivision design does not adversely affect the identified environmental values.

A Priority Environmental Management Area (PEMA) of the Litchfield Shire may affect a small portion of the boundary of the subject site (see **Figure 7** below). The extent of the PEMA in regards to the site cannot be accurately determined as a result of the broad scale of the PEMA map. Notwithstanding the above, the LSA report and this LCA report outlines the suitability of this site for subdivision, and the avoidance of impact upon any PEMA within or adjacent to the site.

The proposed subdivision does not impact upon the PEMA, as this land is located in the rear south-east corner of the site (if at all). This land has been designated as constrained land and will not be developed or cleared, nor house on-site wastewater management systems.



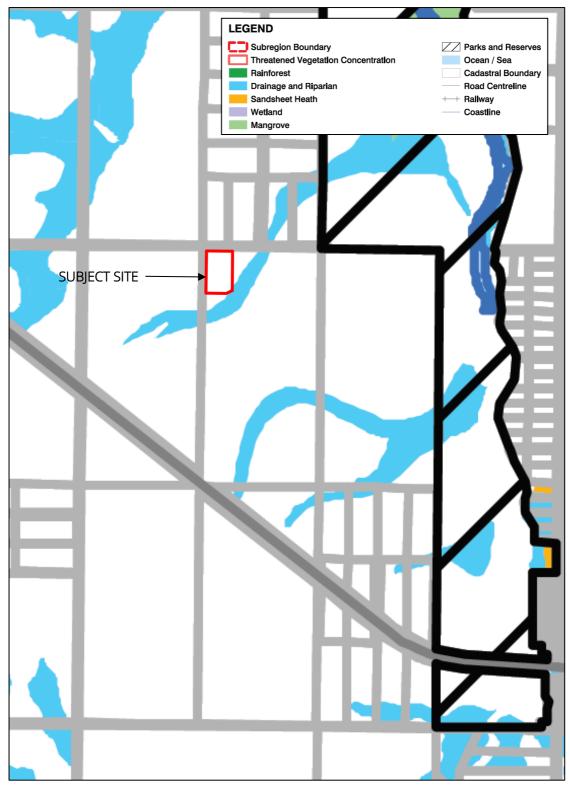


Figure 7: Location of Priority Environmental Management Area

Source: NT Government, 2017



3.0 Land Capability Assessment

A field assessment, undertaken as part of the LSA, was carried out on site to make general observations of the site drainage, elevation, slopes, vegetation and soils at the property while considering the existing land resource information and determining areas of potentially constrained land. A key focus of the work was to identify areas of constrained and unconstrained land so as to best locate all on-site wastewater treatment systems. Refer **Table 4** below.

Table 4 – Land Capability Assessment

Feature	Description	Land Capability
Climate	The site is subject to a monsoonal climate, with heavy rains from	Moderate
	December to March, and very low rainfall throughout the months	
	of May to September.	
	The nearest BOM weather station to the site is located at	
	Batchelor Airport (40km). The average rainfall per month recorded	
	at this station (station no. 014272) is 132.3mm (1,588mm per year)	
	There is no data available on pan evaporation rates from this BOM	
	weather station or the immediate area, however the adopted daily	
	evaporation rate has been taken from the Darwin Airport	
	recordings. The average daily evaporation rate is 6.7mm per day	
	(2,445.5mm per year).	
Lot Sizes &	The subdivision proposes four (4) x 2 ha lots. Lots 1 and 2 are	High
Configuration	entirely unconstrained (2ha), while Lots 3 and 4 are 63% (1.3ha	
	unconstrained land) and 68% (1.4ha unconstrained land)	
	unconstrained. Each lot has unconstrained access from a public	
	road. No fill is to occur on the site as part of this proposal.	
Exposure	The sites are fully vegetated, and are not proposed to be cleared	Moderate
	as part of this application. It is expected that a building pad and	
	building zone would be cleared in the future for a residential	
	dwelling and ancillary outbuildings on each site. This would allow	
	greater sun and wind exposure to the wastewater treatment area	
	and increases evapotranspiration of effluent.	
Vegetation	Woodland, Open Woodland	Moderate
	Eucalyptus miniata, E. tectifica, E. blesseri and E. foelscheana	
Landform &	Low rounded hills, plains and convex side slopes, some mottling of	High
Drainage	sub-surface clay. Rapidly draining soils.	
Slope	3%	High
Erosion Potential	Generally stable slopes and a well vegetated site results in minor	High
	erosion potential on site	



Surface Waters	There are no surface waters located within the site. It is noted that	High
	an intermittent watercourse is located adjacent to the south-	
	eastern boundary.	
Rainfall Run-on	Constrained land has been identified to the southern boundary of	Moderate
and Seepage	the site, where minor rainfall run on has been noted. The	
	remainder of the site offers a more elevated landscape, and high	
	soil permeability.	
Flood potential	The subject site is located outside the 1:100 year flood level based	High
	on the modelled results from the Elizabeth and Blackmore River	
	Catchments Flood Study (Report April 2014) by Cardno.	
Recommended	The very bottom south-eastern corner of the site may be subject	High
Buffer Distances	to the 50m buffer required to surface waterways, although due to	
	the scale of the DoH Risk Mapping, the exact extent cannot be	
	ascertained. Notwithstanding the above, the south-eastern corner	
	of the site has been identified as constrained land, and thus no on-	
	site wastewater treatments systems are proposed in that vicinity.	
	The remainder of the site is not subject to any buffers.	
Surface gravel	Extensive Gravel (25 – 50%)	Moderate
and rock		
outcrops		

The site has been assessed as having a Moderate to High land capability.



4.0 Soil Assessment

A soil investigation and assessment was undertaken on the subject site as part of the Land Suitability Assessment by EcOz in 2016. The soil assessment of the subject site is shown below in **Table 5**.

Table 5 – Soil Assessment

Feature	Description	Land Capability
Soil Depth	Very deep soils, greater than 0.5m	High
Depth to	As per information provided by Water Resources Division (DENR),	High
Watertable	the average water table for the site and surrounding area is at a depth of 10-20m.	
Coarse	50-60% coarse fragments, ranging from max 80mm, average	Low
Fragments	between 15mm – 25mm	
Soil Colour and	Soil colour was annotated as 10YR 4/1, 10YR 5/3, and 10YR 4/6 at	Moderate
Mottling	100mm, 300mm and 400mm respectively. Minor mottling.	
Soil Texture and	Soil texture was annotated as clay loam and sandy clay loam	High
Structure	(predominantly Sandy clay loam), with massive structures.	
Soil Permeability	Sandy Clay Loam with massive soil structure has a permeability	High
	class of 2	
рН	PH measurements were not undertaken on site. However the NT	N/A
	Government salinity hazard mapping data maps the property as	
	having a low salinity hazard.	
Electrical	Electrical Conductivity measurements were not undertaken on	N/A
Conductivity	site.	
Emmerson	Emmerson Aggregate Class measurements were not undertaken	N/A
Aggregate Class	on site. This test is used to assess soil dispersibility and	
	susceptibility to erosion and structural degradation.	
	Notwithstanding the above the site has been assessed as having	
	low erosion risk.	

The site is considered to have a Moderate to High soil capability.



5.0 Wastewater Management Systems

The property is un-sewered and each 2ha lot will require individual onsite wastewater management systems. Septic systems have the potential to contaminate groundwater and surface water if not properly implemented, sited and maintained. Setback requirements from buildings, water courses, lot boundaries, bores etc. apply to wastewater management systems in accordance with the *Guidelines for Land Capability Assessment for On-site Wastewater Management (Department of Health, 2014)* and the Northern Territory Planning Scheme.

Areas assessed as part of the LSA and this LCA as being poorly drained or unconstrained, and thus hindering the treatment capabilities of the wastewater management system, have been identified. All onsite wastewater management systems have been indicatively located on areas mapped as suitable for development (refer **Figure 8** below).

On the plan shown below, the following separation distances are applicable:

- Bores are minimum 70m from other bores (70m radius shown in blue)
- On-site wastewater treatment systems (standard) are a minimum 100m from any bore (100m radius shown in purple)
- Onsite wastewater treatment systems are minimum 50m from any seepage line or waterbody (50m radius shown in yellow). Note: there are no seepage lines on the subject site. The indicative effluent disposal systems have been positioned away from the south-eastern corner potentially affected by the PEMA or 50m waterbody buffer external to the site.

This LCA clearly demonstrates that the subject site has adequate land capabilities to ensure that on-site wastewater treatment systems can be safely installed and operated for each lot proposed. **Figure 8** below demonstrates that adequate separation for standard on-site wastewater and effluent disposal systems can be achieved for each site.

Note: these bore and septic locations are for illustrative purposes only. Final location of the bores and septics will be determined at the time of installation, but it is noted that the required separation distances will remain the same.



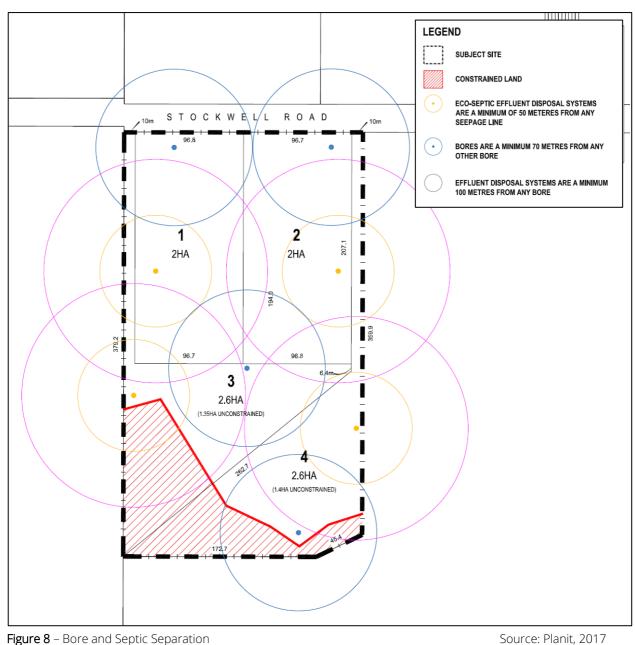


Figure 8 – Bore and Septic Separation





6.0 Conclusion

The property owner of Section 2865 Hundred of Cavenagh proposes to subdivide the property into four (4) x 2ha lots for rural-residential purposes. A land capability assessment (LCA), along with a land suitability assessment (LSA), is required for subdivision approval to be considered under the NT Planning Scheme. The Scheme also requires lots in semi-rural and rural areas to contain at least one hectare of accessible unconstrained land.

EcOz Environmental Consultants conducted the land suitability assessment (LSA) in support of the original application to subdivide the parent property (Section 1716 Hundred of Cavenagh). This LSA is also applicable to the current proposal to further subdivide. The purpose of the assessment was to take general observations of the vegetation, soils, site drainage and slope across the subject site and parent property with a view to determining areas of potentially constrained land.

Each lot proposed as part of the subdivision contains a minimum of 1ha of unconstrained land. This LCA, along with the LSA, demonstrates that the land has sufficient capability and suitability to be subdivided into four (4) x 2ha lots, and safely contain standard on-site wastewater treatment systems. These on-site effluent disposal systems are able to be separated from each other, bores and any sensitive environmental land such as seepage lines or buffers as per the requirements of the NT Planning Scheme and the *Guidelines for Land Capability Assessment for Onsite wastewater Management* (Department of Health, 2014).

Catriona Tatam

From: Melissa Woltmann < Melissa. Woltmann@nt.gov.au>

Sent: 02 March, 2017 4:39 PM

To: Catriona Tatam
Cc: Ian Smith; Des Yinfoo

Subject: RE: Blackmore - Water Availability

Hi Catriona

In response to your questions:

To this end, would you be able to provide me with the following information specific to these sites/the immediate area:

- Confirmation of aquifer Burrell Creek Formation? Yes Burrell Creek. Nearby bores drilled into the Burrell Creek
 Formation encounter groundwater in fractures and or the weathered zone between 30/40-50m below ground
 level. Typical yields, based on airlift from drilling, between .5 3 litres/second
- Current water table depth 9average) on site and in surrounding area. Standing water levels recorded after
 drilling will appear to range between 10 20m below measuring point, seasonally. We currently don't monitor
 bores in the Burrell Creek where your proposed sub-division is to occur.
- Recharge available for consumptive use by each of the two developments above. We will get back to you on this
 one as shortly.
- Bore meter readings from adjacent sites what is the bore depth and flow volumes of bores on adjacent sites?
 Can you please provide me with the meter readings? Currently only licensed bores require flow meters. There are no licenced bores in the Burrell Creek formation that are close-by to your sections. But as mentioned before, most bores drilled encounter groundwater between 40-50m below ground level, in fractures / weathered zone with typical yields of 0.5- 3L/s.
- Would the provision of rainwater tanks on each site mitigate impact on the aquifer, and is this considered a viable alternative to bores (or an option to be considered in conjunction with bores?). There is no policy on interception by rainwater tanks or any other rain interception/storage infrastructure.

Will get back to you shortly on the recharge element of your question. Hopefully you were able to navigate NR Maps ok.

Cheers Melissa

From: Catriona Tatam [mailto:Cat@planitconsulting.com.au]

Sent: Thursday, 2 March 2017 9:35 AM

To: Melissa Woltmann

Cc: Ian Smith

Subject: RE: Blackmore - Water Availability

Hi Melissa,

I appreciate you getting back to me. Are you able to be a bit more specific with how I get this data from NR maps? I can get it to show all nearby bores, but cannot seem to see a link to bore reports?

Cheers,

Cat



Catriona Tatam

Senior Town Planner | Darwin Manager

Telephone: 02 6674 5001 | Facsimile: 02 6674 5003 | Mobile: 0481 158 085

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From: Melissa Woltmann [mailto:Melissa.Woltmann@nt.gov.au]

Sent: 02 March, 2017 10:38 AM

To: Catriona Tatam < Cat@planitconsulting.com.au>

Cc: lan Smith < !an.Smith@nt.gov.au Subject: RE: Blackmore - Water Availability

Hi Cat

I will get back to you today, I'm waiting on clarification on a few things.

In the meantime, if you wanted to look up air lift yields, standing water level data (post drilling) from surrounding bores in the Burrell Creek formation in close proximity to your lots, you can do this from NR Maps NT. This is available as meta data on individual bores, which also includes a link to the bore report.

http://nrmaps.nt.gov.au/;jsessionid=c5c3cdzq0woy2na8p82x923e

Once I get clarification on the other information, I'll send it through.

Cheers Melissa

From: Catriona Tatam [mailto:Cat@planitconsulting.com.au]

Sent: Thursday, 2 March 2017 7:55 AM **To:** Des Yinfoo; Melissa Woltmann

Cc: Ian Smith

Subject: RE: Blackmore - Water Availability

Hi Melissa & Des,

Just following up in regards to lan's email and my query below. Are you able to provide me with the requested information, or give me an indicative timeframe?

Apologies, but my client is pushing hard on this one.

Regards,



Catriona Tatam

Senior Town Planner | Darwin Manager

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From: Ian Smith [mailto:Ian.Smith@nt.gov.au]

Sent: 01 March, 2017 2:02 PM

To: Des Yinfoo < Des. Yinfoo@nt.gov.au >; Melissa Woltmann < Melissa. Woltmann@nt.gov.au >

Cc: Catriona Tatam <Cat@planitconsulting.com.au>

Subject: FW: Blackmore - Water Availability

Des, Melissa,

Please provide information to Catriona as requested below.

CHEERS

lan Smith | Manager Policy and Planning
Water Resources Division
Department of Environment and Natural Resources | NT Government

From: Catriona Tatam [mailto:Cat@planitconsulting.com.au]

Sent: Wednesday, 1 March 2017 12:24 PM

To: Ian Smith Cc: Des Yinfoo

Subject: RE: Blackmore - Water Availability

Hi lan,

How did you go regarding the maps and aquifer data yesterday? Any info would be much appreciated.

Give me a call if you want to discuss anything.

Cheers!



Catriona Tatam

Senior Town Planner | Darwin Manager

Telephone: 02 6674 5001 | Facsimile: 02 6674 5003 | Mobile: 0481 158 085

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Development & Engineering Consultants for Queensland - New South Wales - Victoria - Northern Territory

For contact details of our Queensland, New South Wales, Victoria and Northern Territory offices, visit www.planitconsulting.com.au

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From: Catriona Tatam

Sent: 24 February, 2017 10:37 AM

To: lan Smith <lan.Smith@nt.gov.au>; Des.Yinfoo@nt.gov.au

Subject: Blackmore - Water Availability

Good Morning Ian & Des,

I act for two clients investigating a potential rural rezoning and/or subdivision in Blackmore NT, being Sections 2865 (94 Stockwell Rd) and 2866 (2180 Cox Peninsular Rd) Hundred of Cavenagh. Preliminary discussions with Development Assessment Services indicated that they are highly concerned about water availability on these sites and the surrounding area.

The developments area as follows:

- Section 2865 (8ha) proposed rezoning from Rural (R) to Rural Living (RL), and subdivision into four (4) x 2ha lots
- Section 2866 (121.8ha) proposed subdivision into six (6) Rural lots (various sizes, minimum 8ha) note approximately 38ha of this site has been identified as highly constrained drainage channels/priority environmental (and will be retained as such). Of the 121.8ha site, only 48ha of the site is considered unconstrained and viable for development.

To this end, would you be able to provide me with the following information specific to these sites/the immediate area:

- Confirmation of aguifer Burrell Creek Formation?
- Current water table depth 9average) on site and in surrounding area.
- Recharge available for consumptive use by each of the two developments above.
- Bore meter readings from adjacent sites what is the bore depth and flow volumes of bores on adjacent sites? Can you please provide me with the meter readings?
- Rainwater Would the provision of rainwater tanks on each site mitigate impact on the aquifer, and is this considered a viable alternative to bores (or an option to be considered in conjunction with bores?)

Happy for you to call and discuss any aspect – 0481 158 085. Otherwise I would appreciate a response as soon as possible.

Let me know if you need any other property or development details, or if I need to direct my queries elsewhere.

Thanks so much for your time!

Cat



Catriona Tatam

Senior Town Planner | Darwin Manager

Telephone: 02 6674 5001 | Facsimile: 02 6674 5003 | Mobile: 0481 158 085

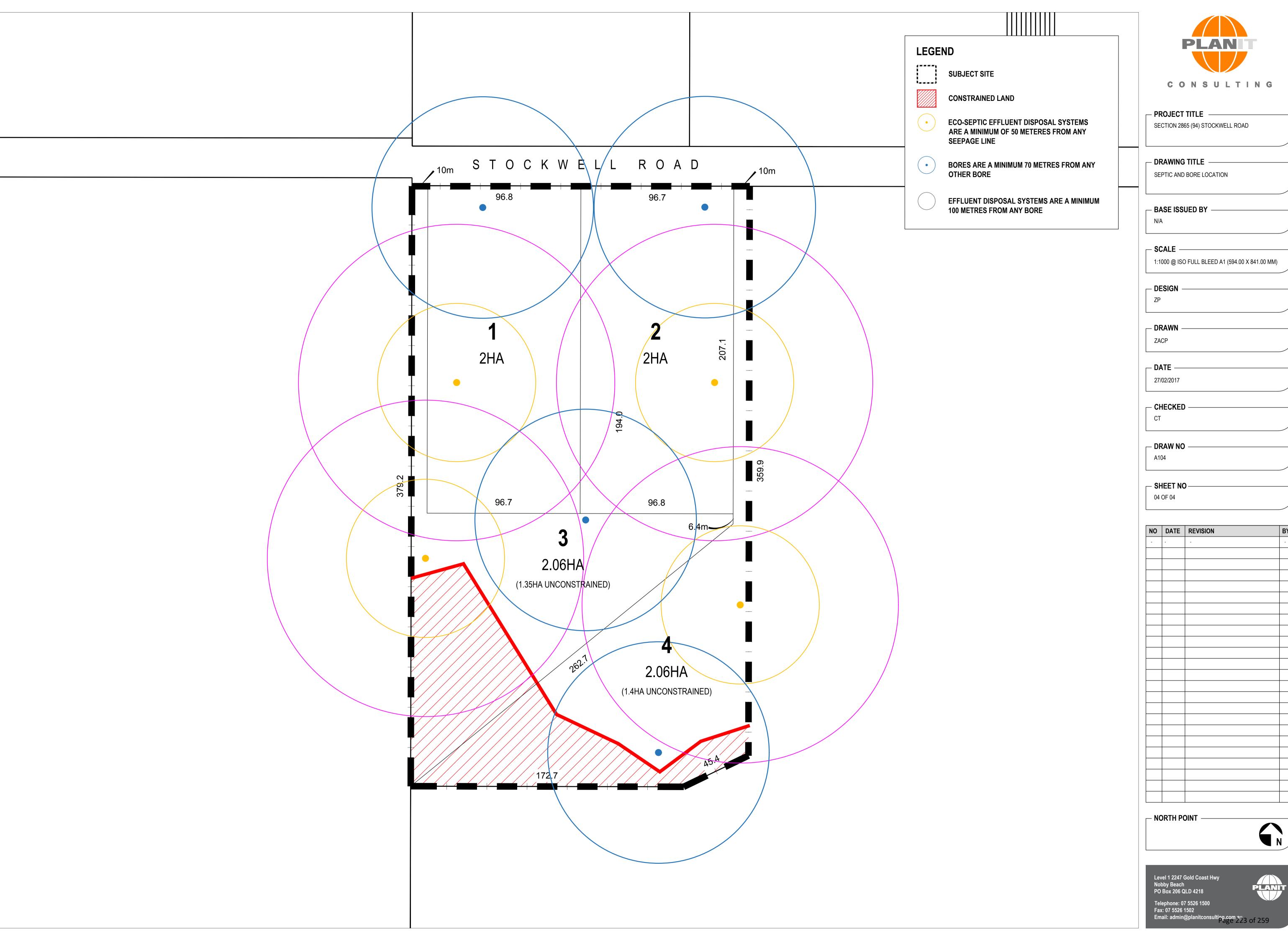
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NO	DATE	REVISION	BY
-	-		-





1300 657 402

www.adgce.com

Planit Consulting

PO Box 1623

Kingscliff NSW 2487

Attention: Catriona Tatam

19979 / C L004

13 March 2017

NB/sw

ADG Darwin Office

Dear Catriona,

RE: SECTION 2865 (94) STOCKWELL ROAD, BLACKMORE

HIGH LEVEL STORMWATER MANAGEMENT PLAN

ADG Engineers (Aust.) Pty Ltd was engaged by Planit Consulting to prepare a high level Stormwater Management Plan for the proposed subdivision at Section 2865 (94) Stockwell Road, Blackmore. The proposal is for the creation of four (4) new rural allotments of approximately 2 Ha.

The attached stormwater management sketch (SK01) describes the proposed drainage arrangement for the new allotments. High level contour data (produced via LIDAR survey) has been obtained from NTG. Based on this contour data, runoff generated from each of the proposed new allotments has been estimated using the Rational Method (**Equation 1**). Time of concentrations were estimated using the Bransby Williams formula (**Equation 2**) and the contour data. A summary of the times of concentrations is presented within **Table 1**.

$$Q = \frac{C \cdot I \cdot A}{260}$$
 Equation 1

Where:

 $Q = peak discharge (m^3/s)$

C = coefficient of runoff



I = rainfall intensity (mm/h)

A = catchment area (ha)

$$t_c = \frac{58 \cdot L}{A^{0.1} \cdot S^{0.2}}$$
 Equation 2

Where:

t_c= time of concentration (minutes)

L = length of flow path (km)

A = catchment area (ha)

S = equal area slope of stream flow path (%)

Table 1 - Time of Concentration

Site	Flow Length (m)	Catchment Area (ha)	Slope (%)	t _c (mins)
1	228.0	2.00	1.10	12.1
2	200.0	2.00	2.00	9.4
3	137.5	2.06	1.45	6.9
4	115.0	2.06	1.74	5.6
Existing Swale	1000.0	10.50	1.00	45.8

Ration Method calculations were performed using the times of concentration presented in **Table 1**. A summary of the Rational Method Calculations and estimated peak discharges for each proposed allotment are presented within **Table 2**.

19979 C L004 13.03.2017.docx



Table 2 - Estimated Peak Discharge (Rational Method)

	2	5	10	20	50	
				20	30	100
	·					
0	2.00	2.00	2.00	2.00	2.00	2.00
1	0.42	0.44	0.45	0.46	0.48	0.52
2	0.84	0.88	0.90	0.92	0.96	1.04
1	12.1	12.1	12.1	12.1	12.1	12.1
3	132.7	161.0	177.9	203.2	236.4	262.7
8	0.310	0.393	0.445	0.519	0.630	0.759
0	2.00	2.00	2.00	2.00	2.00	2.00
1	0.42	0.44	0.45	0.46	0.48	0.52
2	0.84	0.88	0.9	0.92	0.96	1.04
	9.4	9.4	9.4	9.4	9.4	9.4
6	144.5	175.6	194.2	222.1	258.4	287.3
9	0.337	0.429	0.485	0.567	0.689	0.830
•						
6	2.06	2.06	2.06	2.06	2.06	2.06
1	0.42	0.44	0.45	0.46	0.48	0.52
4	0.87	0.91	0.93	0.95	0.99	1.07
)	6.9	6.9	6.9	6.9	6.9	6.9
6	163.3	198.7	219.8	251.4	293.4	326.1
2	0.392	0.500	0.566	0.662	0.806	0.970
Site 4						
6	2.06	2.06	2.06	2.06	2.06	2.06
1	0.42	0.44	0.45	0.46	0.48	0.52
	0	1 0.42 2 0.84 1 12.1 .3 132.7 .8 0.310 0 2.00 1 0.42 2 0.84 .6 144.5 .6 144.5 .6 2.06 1 0.42 4 0.87 0 6.9 .6 163.3 02 0.392	1 0.42 0.44 2 0.84 0.88 1 12.1 12.1 3 132.7 161.0 38 0.310 0.393 0 2.00 2.00 1 0.42 0.44 2 0.84 0.88 4 9.4 9.4 6 144.5 175.6 6 9 0.337 0.429 6 2.06 2.06 1 0.42 0.44 4 0.87 0.91 6 163.3 198.7 6 0.392 0.500	1 0.42 0.44 0.45 2 0.84 0.88 0.90 1 12.1 12.1 12.1 .3 132.7 161.0 177.9 .8 0.310 0.393 0.445 .0 2.00 2.00 2.00 1 0.42 0.44 0.45 2 0.84 0.88 0.9 4 9.4 9.4 9.4 .6 144.5 175.6 194.2 .9 0.337 0.429 0.485 .6 2.06 2.06 2.06 1 0.42 0.44 0.45 4 0.87 0.91 0.93 .6 163.3 198.7 219.8 .0 0.392 0.500 0.566	1 0.42 0.44 0.45 0.46 2 0.84 0.88 0.90 0.92 1 12.1 12.1 12.1 12.1 .3 132.7 161.0 177.9 203.2 .88 0.310 0.393 0.445 0.519 .0 2.00 2.00 2.00 2.00 1 0.42 0.44 0.45 0.46 2 0.84 0.88 0.9 0.92 4 9.4 9.4 9.4 9.4 9.4 9.4 9.4 9.4 9.4 9.6 144.5 175.6 194.2 222.1 9.9 0.337 0.429 0.485 0.567 9.0 0.42 0.44 0.45 0.46 1 0.42 0.44 0.45 0.46 1 0.42 0.44 0.45 0.46 1 0.42 0.44 0.45 0.46 1 0.42 0.50 0.50 0.566 0.662 1<	1 0.42 0.44 0.45 0.46 0.48 2 0.84 0.88 0.90 0.92 0.96 1 12.1 12.1 12.1 12.1 12.1 .3 132.7 161.0 177.9 203.2 236.4 .8 0.310 0.393 0.445 0.519 0.630 .0 2.00 2.00 2.00 2.00 2.00 1 0.42 0.44 0.45 0.46 0.48 2 0.84 0.88 0.9 0.92 0.96 3 9.4 9.4 9.4 9.4 9.4 9 0.337 0.429 0.485 0.567 0.689 6 2.06 2.06 2.06 2.06 2.06 1 0.42 0.44 0.45 0.46 0.48 4 0.87 0.91 0.93 0.95 0.99 0 6.9 6.9 6.9 6.9 6.9 0 6.9 6.9 6.9 6.9 6.9



ARI	1	2	5	10	20	50	100
Equivalent Impervious Area (ha)	0.84	0.87	0.91	0.93	0.95	0.99	1.07
Time of Concentration (min)	5.6	5.6	5.6	5.6	5.6	5.6	5.6
Rainfall Intensity (mm/hr)	137.6	174.8	212.6	235.4	269.2	314.0	349.2
Peak Flow (m ³ /s)	0.323	0.420	0.535	0.606	0.709	0.862	1.039
Existing Swale Catchment							
Area (ha)	10.5	10.5	10.5	10.5	10.5	10.5	10.5
Coefficient of Runoff	0.41	0.42	0.44	0.45	0.46	0.48	0.52
Equivalent Impervious Area (ha)	4.31	4.41	4.62	4.73	4.83	5.04	5.46
Time of Concentration (min)	45.8	45.8	45.8	45.8	45.8	45.8	45.8
Rainfall Intensity (mm/hr)	57.1	72.3	87.0	96.1	108.8	126.5	140.0
Peak Flow (m ³ /s)	0.683	0.885	1.116	1.261	1.459	1.771	2.123

Litchfield Council allow site runoff to discharge over property boundaries via sheet flow for rural catchments. Thus it is proposed to allow site flows to discharge over property boundaries via sheet flow. Site 1 and a portion of Site 2 are to discharge to the Stockwell Road road reserve. The remainder of Site 2 and a portion of Site 3 and 4 are to discharge as sheet flow over the eastern boundary. The remaining portions of Site 3 and 4 are to discharge as sheet flow over the southern boundary to the existing natural channel/waterway.

There is an existing swale drain along the site's Stockwell Road frontage which shall be utilised to discharge site runoff from Site 1 and Site 2 to the existing natural channel/waterway to the east of the subject site. There is also an existing driveway crossover to the subject site. Based on information gathered via site inspection a capacity check of the driveway was completed to determine if the existing driveway meets the requirement to safely convey the 5 year storm event. The estimated peak discharge for the swale and drive crossing catchment area (Site 1, a portion of Site 2 and external upstream area to the west) has been calculated using the Rational Method and the results are summarised in **Table 1** and **Table 2**.

Based on the estimated peak discharges presented within **Table 2**, the capacity of the existing driveway was checked to determine whether or not the existing cross-section could convey the required flow. The Hydraflow extension for AutoCAD Civil 3D was used to analyse the capacity of the existing swale cross-section. The results of this analysis are summarised in **Table 3**.

Table 3 - Existing Driveway Capacity

Depth (mm)	Base Width (m)	Top Width (m)	Slope (%)	Driveway Capacity (m³/s)	Required Capacity (m³/s)
0.1875	1.5	4.5	0.5	0.764	1.116



As shown in **Table 3**, the existing driveway does not have sufficient capacity to convey the required flows. The driveway should be upgraded to provide capacity to convey the estimated flows generated from the 5 year design storm. A culvert will be required over the existing swale where vehicle entry is provided to the subject site. Hydraflow was used to determine a preliminary culvert size based on the 5 year design storm flow within the swale (refer **Table 2**). It was determined that two (2), 450x600mm RCBC will be required to convey the flow beneath the residential driveways for the 5 year storm event.

However, previous correspondence (email – 8th March 2017) and discussions (phone call – 9th March 2017) with Litchfield Council has outlined that existing swale capacity issues along Stockwell Road will not be required to be works carried out by the developer, and that that Litchfield Council will be responsible for the installation of any required future drainage upgrades along Stockwell Rd.

Should you require any additional information regarding the proposed drainage layout, please do not hesitate to contact the undersigned.

Yours sincerely,

ADG ENGINEERS (AUST) PTY LTD

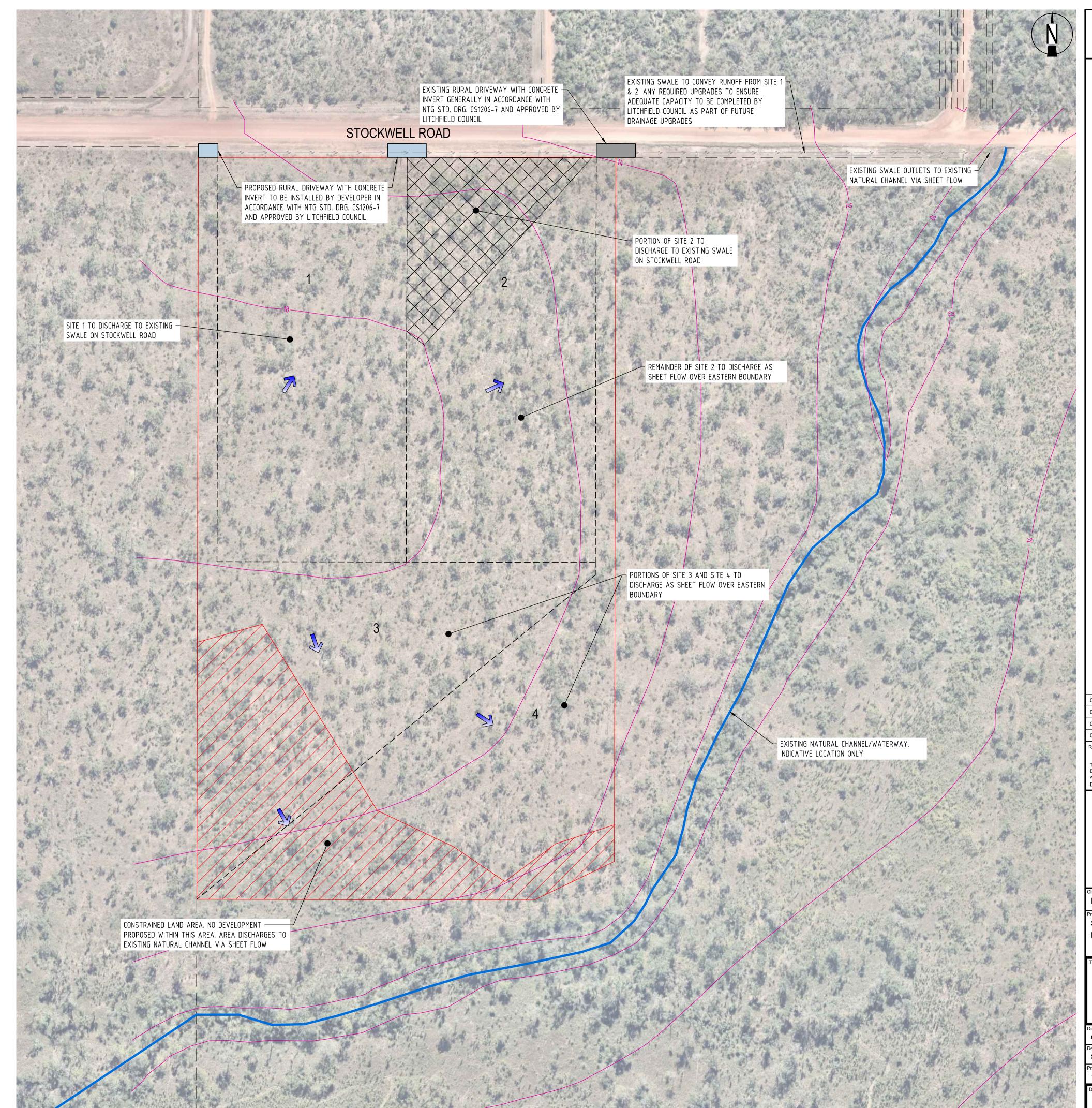
Natasha Bertinazzi

Civil Team Lead - NT

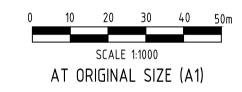
LEGEND

NOTE

- 1. DRAINAGE INFORMATION PROVIDED IS PRELIMINARY ONLY.
- 2. CONTOUR DATA PROVIDED BY NTG.
- 3. PROPOSED DRAINAGE INFRASTRUCTURE IS TO BE CONFIRMED AND SIZED UPON RECEIPT OF DETAILED CATCHMENT/CONTOUR DATA.







)4	13.03.17	Issued for Information	SW	NB	
)3	10.03.17	Issued for Information	SW	NB	
)2	03.03.17	Issued for Information	SW	NB	
)1	28.02.17	Issued for Information	SW	NB	
ev	Date	Description	Ву	Chk	

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PLANIT CONSULTING

Project Name
SECTION 2865 (94) STOCKWELL RD
BLACKMORE, NT

PRELIMINARY STORMWATER
MANAGEMENT PLAN

Discipline		Status
CIVIL		PRELIMINARY
Designed By	Checked By	Approved By
SW	NB	NB
Project No.	Drawn By	Scale at A1
19979	SW	1:1000
Drawing No.		Revision



COUNCIL REPORT

Agenda Item Number: 15.15

Report Title: PA2017/0378, a Development Application for Subdivision to Create

5 Lots in 3 Stages at Portion 2295 and Section 4231 (265 and 213) Taylor Road and Section 4229 (102) Wallaby Holtze Road, Holtze,

Hundred of Bagot

Report Number: 17/0020 **Meeting Date:** 20/09/2017

Attachments: Attachment A: Development Application PA2017/0378.

Attachment B: Council's letter of comment for PA2017/0378, a

Development Application for Subdivision to Create 5 Lots in 3 Stages at Portion 2295 and Section 4231 (265 and 213) Taylor Road and Section 4229 (102) Wallaby Holtze Road, Holtze, Hundred of Bagot.

Purpose

The purpose of this report is to provide a summary and assessment to Council of PA2017/0378, a Development Application for Subdivision to Create 5 Lots in 3 Stages at Portion 2295 and Section 4231 (265 and 213) Taylor Road and Section 4229 (102) Wallaby Holtze Road, Holtze, Hundred of Bagot, included as Attachment A.

Summary

The proposal is for subdivision, which requires a development application. This report presents for Council information the Letter of Comment on PA2017/0378, included as Attachment B, which concludes that Council should support the application as the superlots proposed to be created by the subdivision are in keeping with the expected use of the site for a hospital precinct and future surrounding residential development, the parcels created consolidate remnant parcels into blocks suitable for further subdivision in the future in line with the Area Plan, and the proposed new roads and stormwater drainage infrastructure are designed in accordance with Council standards.

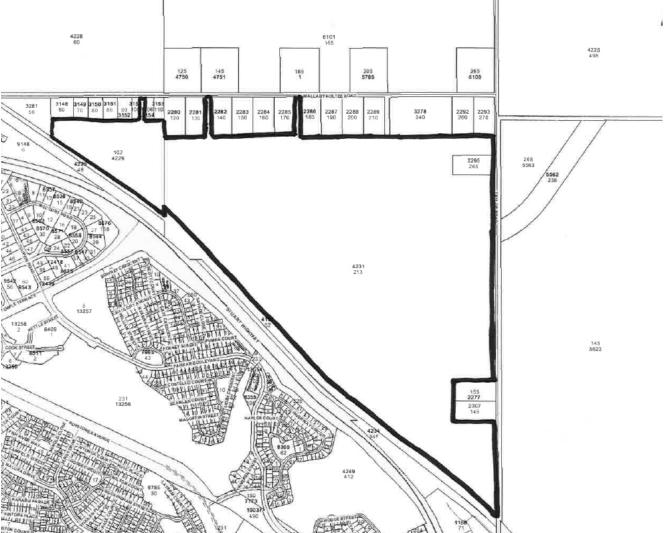
Recommendation

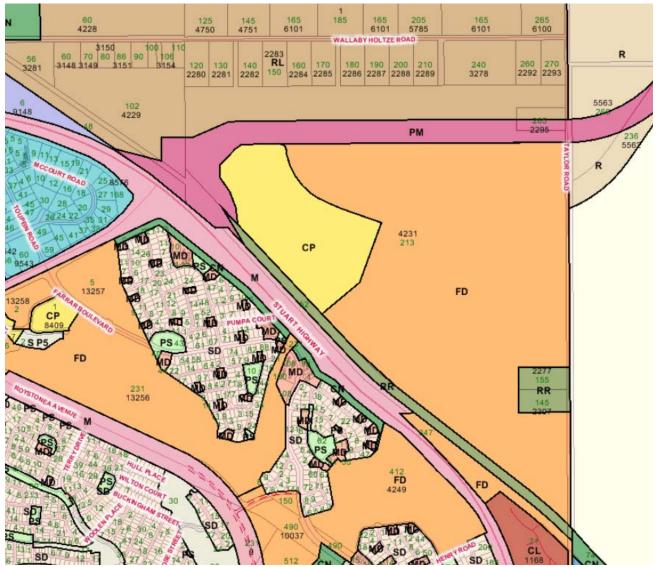
THAT Council receive for information this report and Attachment B, Council's Letter of Comment for PA2017/0378, a Development Application for Subdivision to Create 5 Lots in 3 Stages at Portion 2295 and Section 4231 (265 and 213) Taylor Road and Section 4229 (102) Wallaby Holtze Road, Holtze, Hundred of Bagot, the assessment of which is summarised above and reviewed in detail within the body of this report.

Background

Site and Surrounds

The subject site is three parcels in the developing section of the suburb of Holtze, one of which is the site of the Palmerston Regional Hospital, now under construction.





Source: NT Atlas and Spatial Directory

The subject site currently contains land in four zones: Zone RL (Rural Living) at the north of the site, Zone PM (Proposed Main Road) for the area set aside for the Glyde Arterial road, Zone CP (Community Purpose) for land in the hospital precinct, and Zone FD (Future Development) for land set aside for the future residential and associated commercial uses within the new portion of the suburb of Holtze.

Land to the north of the subject site is also in Zone RL (Rural Living). Land to the west and south is located in Zone M (Main Road) for the Stuart Highway, with a strip of land in Zone RR (Rural Residential) that is a remnant parcel that would be unable to be developed with residential uses. Land to the east is Federal government defence land, as well as two small parcels in Zone RR (Rural Residential) and a small amount of remnant land in Zone R (Rural) to the north.

Site Development History

The Holtze Area Plan was introduced for the subject site in March 2015 and approved in March 2016. This Area Plan designated space for the Palmerston Regional Hospital and associated medical precinct, as well as new main roads and adjacent residential and commercial development for the new suburb.

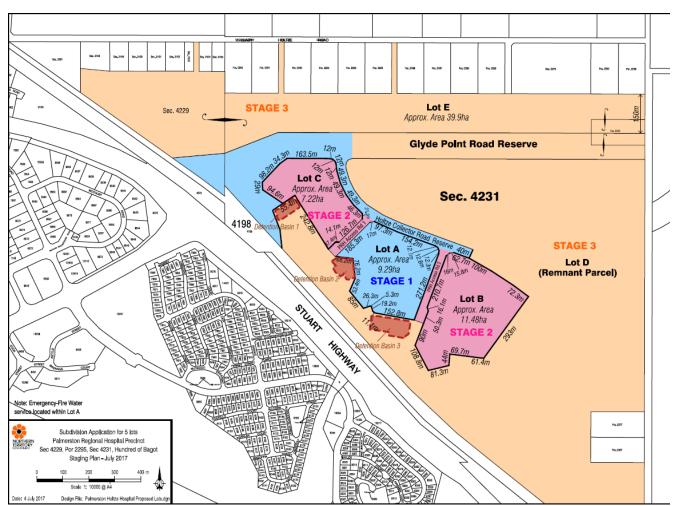
In 2015, there was also a concurrent application for a Planning Scheme Amendment to rezone the area from Zone RR (Rural Residential) and Zone PM (Proposed Major Road) to Zone CP (Community Purpose) and Zone FD (Future Development) and a subdivision to create three lots. This application was approved and the rezoning was undertaken. However, the subdivision was never finalised.

In October 2015, a Development Permit was granted for a portion of the site for construction of the Palmerston Regional Hospital.

Current Proposal

The current application revisits the previous stalled subdivision application noted above and proposes a consolidation and resubdivision of existing parcels into five lots in three stages.

The proposal divides the land in Zone CP (Community Purpose) into three lots, with the hospital site in the centre and two areas for medical precincts on either side. The remaining land in Zone FD (Future Development), which is located south of the proposed Glyde Point arterial road and will be the new suburb, is proposed to be consolidated into one parcel and the land in Zone RL (Rural Living), which is located north of the proposed Glyde Point arterial road is proposed to be consolidated into one parcel.



Source: PA2017/0378

Application Assessment

The application proposes to consolidate land within each zone into distinct parcels to support future development of the land in a manner appropriate to the zoning of the subject sites. These larger lots expected for further subdivision in the future are referred to as "superlots". The proposal to subdivide the site for further orderly subdivision is an appropriate planning proposal. No development is proposed as part of this application.

The roads shown on the plan, other than the major Glyde Point arterial road in Zone PM (Proposed Major Road), have been constructed to Council standards and are soon to be handed over to and accepted by Council. There are no stormwater or waste management concerns as a result of this large lot subdivision application.

Conclusion

The comments presented to Development Assessment Services from Litchfield Council indicated that Council supports the application as the superlots proposed to be created by the subdivision are in keeping with the expected use of the site for a hospital precinct and future surrounding residential development, the parcels created consolidate remnant parcels into blocks suitable for further subdivision in the future in line with the Area Plan, and the proposed new roads and stormwater drainage infrastructure are designed in accordance with Council standards.

Links with Strategic Plan

Priority # 2 – A great place to live

Legislative and Policy Implications

Not applicable to this report.

Risks

Not applicable to this report.

Financial Implications

Not applicable to this report.

Community Engagement

Not applicable to this report.

Recommending David Kingston, Director of Infrastructure and Operations Officer:

Any queries on this report may be directed to the Recommending Officer on telephone (08) 8983 0600.

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

Development Application for Subdivision

Proposed five lots, Palmerston
Regional Hospital Precinct; sec. 4231
& por. 2295 Taylor Rd and sec.4229
Wallaby Holtze Rd, Holtze.

July 2017 Version1.1



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1 Introduction

1.1 Proposal and Background

The Department of Infrastructure, Planning and Logistics (DIPL) is the management agency for the area of land including and surrounding the site of the Palmerston Regional Hospital (PRH) as bounded by the Stuart Highway, Taylor Road and private land fronting Wallaby Holtze Road. It is proposed to subdivide this area to create five lots to accommodate; the PRH as currently under construction, two lots reflecting future health related development precincts and two balance lots as reflecting land zoning and proposed road reserves, refer **attachment A**. The Glyde Point Road reserve and the Holtze collector road, servicing the PRH, will also be created under this application.

The development of the Palmerston Regional Hospital and associated service infrastructure is a significant public works project and this application will facilitate the ongoing development works, construction and management of service infrastructure, establishment of necessary road corridors and provide for future land dealings as will be required. The subdivision is proposed to be cleared in three stages as set out at **attachment B**. Stage 1 involves the creation of Lot A, encompassing the PRH site and associated road reserves. Stage 2 provides for the creation of Lots B and C for health related development and the PRH access Roads 1 & 2. Stage 3 includes the creation of balance lots D and E and the remainder of the Glyde Point Road reserve. Lots D & E are separated by Glyde Point Road and reflect future development areas as distinguished by zoning and also contain common servicing and stormwater management infrastructure. The priority at this time is for the creation of Lot A to meet tenure requirements associated with the construction and opening of the PRH.

This application is intended to supersede **DP2015/0575** which approved the creation of three lots over the subject land south of the proposed Glyde Point Road reserve and has not progressed to creation of individual lots. This permit was issued as part of a concurrent application which also resulted in amendments to the zoning of portion of the subject land. This current application is consistent with the amended zoning of the land and reflects a progression of overall design of the hospital precinct.

The application is also consistent with and will not impact on **DP2015/0618** issued for construction of the Palmerston Regional Hospital and immediate surrounds which is currently being implemented and due for completion in mid-late 2018. The provision of service infrastructure to the subject land is also ongoing in conjunction with PRH development and will be in place to facilitate release of the proposed lots consistent with the staging plan.

1.2 Site and Locality Description

The subject land (refer attachment C) is described as:

Sec.4231 Hundred of Bagot, Taylor Road, Holtze. Crown Land with an approximate area of 186 ha and within zone; FD (Future Development), CP (Community Purpose), RL (Rural Living) and PM (Proposed Main Roads).

- Por.2295 Hundred of Bagot, Taylor Road, Holtze. Freehold land in the ownership of the Northern Territory Government with an area of 2.02 ha and within zone RL and zone PM.
- **Sec.4229** Hundred of Bagot, Wallaby Holtze Road, Holtze. Crown Land with an approximate area of 15.8 ha and within zone **RL** and **PM**.

The subject site is within the Litchfield Municipality and located immediately northeast of the Palmerston suburbs of Farrar and Yarrawonga, approximately 20 km east of Darwin. The site is bound by the Stuart Highway to the south west, existing lots on Wallaby Holtze Road to the north and Taylor Road to the east. The total site area is approximately 203.4 ha.

The land is generally vegetated with low woodland, well drained to the north east with significant gullies and ridges in the south west. Development is limited to that associated with the construction of the PRH. This includes ongoing development of the hospital, provision of sewer, water, power and stormwater management infrastructure. Physical access to the site is via the newly constructed Glyde Point Road access, battle-axe connections to Wallaby Holtze Road and the partially constructed Taylor Road. Internal access at this point is limited to the newly constructed Holtze collector road connecting the hospital construction site, Lot A, to the Glyde Point access road. Constructed road works provide legal and practical access to the proposed lots as required for the subdivision. Service and storm water headworks infrastructure for the PRH and limited further development is scheduled for completion in early 2018, prior to completion of the hospital.

Proposed lots A to C for the hospital and health related precinct do not have common boundaries with either the developed **RL** land to the north or **CA** (Commonwealth of Australia) land to the east. These sites are also buffered from the developed Farrar residential subdivision by the balance lot D and Stuart Hwy. Land zoned **RL** within the subject site is undeveloped. Lot E represents the balance of Sec. 4231 and Por.2295 north of the Glyde Point Road and Sec. 4229. These have been amalgamated to provide a consolidated future planning area.

As there is no survey plan for Lot 4231 there has been no specific identification of any easements that may exist on site. Survey of the parcels is to be undertaken concurrent with this application which will identify any easements required associated with new infrastructure provision. This subdivision process will also provide service authorities with the opportunity to seek the establishment of any further easements required in respect of existing infrastructure.

2 Statement of Effect

This application proposes the creation of 5 lots to accommodate the development of the Palmerston Regional Hospital, the associated health development precinct and two balance lots containing common infrastructure and for future development planning. The proposed lots and associated road reserve are consistent with the zoning of the land.

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

This section provides an assessment of the compliance of the development proposal with relevant components of the Planning Scheme.

The development proposal is shown in **attachment A**, Subdivision Plan.

2.1.1 Part 2 – Clause 4.0 – Planning Principles and Framework

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

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

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

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

2.1.2 Part 2 – Clause 4.2 - Darwin Region.

Clause 4.2 of the NTPS sets out the planning principles and framework for future development of the Darwin Region and states that expansion of the area should be orderly, appropriate and consistent with Area Plans and relevant land use frameworks. This proposal is consistent with the Darwin Regional Land Use structure which identifies the broader locality as suitable for urban – peri-urban development and the subject land specifically for Community / Government land use. The strategy acknowledges this site as selected for the construction of the PRH and that this will form a focus for planning of future development in the area (Darwin Regional Land Use Plan, 2015 NTPC.)

Future detailed planning and development of the balance Lot will have to comply with the relevant Area Plan. Principles that have influenced the current proposal and will inform future subdivision design include linking the hospital to the Palmerston urban area, the Glyde Point Arterial, protection of drainage areas and provision of open space that include drainage features, natural habitat and passive recreation.

The proposal is consistent with the Darwin Region Planning Principles and the Darwin Regional Land Use Plan 2015 – Land Use Structure.

2.1.3 Part 3 – Clause 5.19 Zone RL – Rural Living

Zone **RL** is for the purpose of low-density rural living and rural land uses. It applies to that area of Sec. 4231 north of the Glyde Point Rd **PM** zoning, to Sec.4229 and to part of Por. 2295. Proposed Lot E consolidates land under this zoning into a single lot at approximately 39.9 ha. This is significantly above the minimum lot size under this zone of 2 ha and above the size of contributing parcels 2295 and 4229. The proposal does not represent an ultimate subdivision of this land but establishes a consolidated parcel for future planning. At the proposed size Lot E will not prejudice future development and use consistent with the zoning.

On this basis standard requirements for provision of a Land Suitability Assessment and the preparation of a stormwater management plan as part of an application for subdivision of land under this zoning are considered unnecessary. These will be developed as required as part of further planning of the land.

2.1.4 Part 3 – Clause 5.21 Zone CP – Community Purpose

Zone **CP** was applied to portion of Sec.4231 under application **PA2015/0370** consistent with prior planning and Government decisions which identified this land for the PRH and associated health precinct. Zone **CP** is designed to provide for community services and facilities, both publically and privately owned and operated. Proposed Lots A and C are located within this zone and are of an adequate size at approximately 8.9 ha and 7.8 ha respectively to accommodate a range of community purpose facilities. The PRH is currently under construction on proposed Lot A, with lot C identified as part of the overall PRH precinct.

Portion of land zoned **CP** is also contained within proposed Lot D. This area contains common infrastructure designed to service lots A-C and future development and also represents that part of the site that is significantly constrained due to topography and ground conditions. This area will in part contribute to the achievement of the secondary purpose of zone **CP** which requires design to incorporate landscaping to enhance the visual appearance of a development. On these grounds the proposed subdivision is considered consistent with the requirements and intent of zone **CP**.

2.1.5 Part 3 – Clause 5.26 Zone FD – Future Development

Zone **FD** applies to an area of Sec. 4231 south of the Glyde Point Rd **PM** zoning. This zone is described as an interim zone identifying an area intended for future development. The Clause specifically provides that subdivision is not to prejudice the ultimate use and development of the land. This area of zoning applies to proposed Lot B and lot D. Lot B is within an area designated for 'Mixed Use Medical Precinct' under the area plan, will accommodate a range of uses and will require further planning as the health precinct evolves prior to any development occurring. This potential is provided by the FD zone.

Lot D will accommodate a range of future uses and accommodation of common infrastructure. At an overall size of approximately 110 ha proposed lot D will not prejudice future development and is consistent with the intent of the zoning.

2.1.6 Part 5 – Subdivision

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

Demonstration of the adequacy of the lot size proposed for Lots A and C then rests on the lots being adequate for the proposed use. The location, size and boundaries of the lots have been established based on the projected requirements for the hospital and likely other development within the health related precinct, including necessary access and parking. The proposed site size and layout also gives consideration to drainage and topographic limitations of the sites and provision of open space and landscaping suitable to a significant civic building.

The sites are confirmed as being of adequate size for the proposed use, ancillary facilities, access and environmental management requirements as indicated by planning to date.

The Table to **Clause 11.1.1** provides a general minimum lot size of 50ha for **FD** zoned land. Notwithstanding this, **Clauses 11.1.2** provides guidance on the subdivision of **FD** zoned land into residential lot sizes down to a minimum lot size of 450 m2. **Clause 11.1.3** further provides that **FD** zoned land may be subdivided consistent with its intended future use and an Area Plan applicable to the land. Proposed Lot B has been defined based on the boundary of the 'Mixed Use Medical Precinct' in the Area Plan and at a proposed size of 11.5 ha provides sufficient capacity for the likely range of ancillary medical uses to be accommodated in this area. This site also contains some constrained land and in this respect it is an overall development parcel subject to further planning prior to development and possible further subdivision.

Proposed Lot D at approximately 110 ha is consistent with the requirements and intent of the **FD** zone which applies to the majority of the lot. The portion of **CP** zoned land within this lot represents the topographically constrained portion of the overall site and is appropriate as part of the consolidated balance lot. This lot will provide for future development and is likely to accommodate further common infrastructure.

The Table to **Clause 11.1.1** provides minimum lot sizes for the **RL** zone of 2ha as relevant to the balance lot E. At a size of approximately 40 ha the Lot complies with the requirements of the scheme.

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

constrained by storm tide flooding, riverine flooding or localised stormwater flooding as per the requirements of clause 11.4.1.

In respect to the requirement for preparation of a stormwater management plan, as the balance lot E is significantly in excess of the minimum provided for under the respective zoning and would be subject to rezoning and/or further subdivision prior to intensification of land use, a waiver of this requirement is sought.

Detailed stormwater management plans and erosion and sediment control plans have been submitted in response to development permit conditions for the hospital construction itself. All service headwork extensions are also subject to compliance with specific works plans including general environmental requirements and ESC provisions as part of standard construction contracts. In terms of the scheme land suitability assessment requirements this proposal can be considered a 'super lot' subdivision which would not compromise future development of the land consistent with the current zoning from meeting the scheme criteria. Further detail on land suitability is also contained below.

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

Pursuant to **Clause 11.4** it is also noted that the subject land is not identified as an area of potential environmental significance in the "Priority Environmental Management Areas – Litchfield Shire" policy framework.

The proposed Lots A, B and C will be provided access to necessary services and access as part of development works currently underway. This is being undertaken as part of the PRH development and has included construction of the Glyde Point Arterial and Holtze collector road to the extent of proposed Stage 1. Power, water, sewer provision and stormwater management works are ongoing to service lots A,B and C with limited capacity to also provide for some staged development of the balance lot D. It is not proposed to provide further service capacity to the balance lots pending the finalisation of area planning of the locality.

2.1.7 Part 7 – Clause 13.3 Main Roads and Proposed Main Roads

Clause 13.3 deals with land within zone PM, as relates to portion of the balance lot to be set aside as the Glyde Point arterial reserve. It provides that land may be used or developed other than for a public road only with the consent of the responsible agency. There is no development proposed on the land within zone PM as part of this application with the zoned area to be set aside for road reserve on a staged basis. The proposed road reserve is consistent with DIPL- Transport Directorate requirements and reflects the construction of the Glyde Point Road / hospital access to date.

2.1.8 Part 8 - Area Plans

Part 8 of the scheme requires that the determinations made under the planning scheme and the interpretation of the scheme is required to be consistent with an Area Plan and associated principles applicable to the land. The Holtze Urban Area Plan 2016 covers the portion of the subject land to the south of the Glyde Point Arterial. The establishment of the Glyde Point arterial and Holtze collector road reserves as proposed is consistent with the identification of these main access links in the Area Plan.

The location of lots A, B and C to accommodate the PRH and associated health related uses is also generally consistent with the designation of the PRH Precinct and Mixed Use Medical Precinct in the Area Plan and as guided by **Principle 7**. The variation to this is in the inclusion of constrained portions of these land use designations within the balance lot D. This results in the land allocation in Lots A, B and C as proposed of approximately 28.2 ha, less than the 44 ha referenced in the Area Plan principles for the PRH and associated medical precinct. This variation however needs to be considered in the context of approximately 16 ha of constrained land as referenced above being included in Lot D.

This approach reflects the limited development potential of these areas, accommodation of common infrastructure / services and that such constrained areas are best planned as part of a future overall structure plan. This is particularly important to the achievement of the Area Plan **Principles 1 – 3** which require development and land management in the context of a strategic drainage framework. The outcome of which is integrated stormwater management structures in protected landscape/drainage areas as identified and implemented from the *Concept Stormwater Management Plan* (Byrne Design, 2015). This document establishes the strategic drainage framework for the site to the extent required for this application with the inclusion in lot D of proposed detention basins and the main site drainage features providing for these issues to be addressed on an integrated basis as further planning progresses.

Principles 4 – 6 of the Area Plan relate to strategic infrastructure and require the protection in planning of such infrastructure and a coordinated approach to delivery of trunk infrastructure. The approach to servicing as has been implemented to date and as required for stage 1 and 2 of the proposal has been guided by the *Holtze Infrastructure and Servicing Strategy*, Aurecon for DIPL, 2015. Consistent with the Area Plan this proposal provides for the delivery of the Glyde Point Arterial corridor in a 100m reserve through the site and the provision of the Holtze collector reserve at 40m to the extent of current construction and access requirements. This collector reserve will provide the necessary capacity for achievement of the Area plan objectives for traffic management and the creation of a 'main street' focus in the hospital / health precinct based on traffic assessment in the above strategy.

In other respects the subdivision plan is based on and reflective of the Holtze Urban Area Plan to the extent that it is applicable at this broad subdivision level.

2.2 46C(3)(b) – Interim Development Control Order

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

2.3 46(3)(c) - Public Environmental Report/Environmental Impact Statement

The subdivision as proposed does not require the preparation of a Public Environmental Report or Environmental Impact Statement under the Environmental Assessment Act as assessed under the Environmental Assessment Guidelines: Requirement for an NOI for *Planning Act* proposals, April 2014.

2.4 46(3)(d) – Merits of Proposed Development

The proposed subdivision involves a consolidation of three current parcels to create 5 new lots will that will accommodate the new PRH, related health and ancillary services precinct and provide two balance lots for future planning and development. The application will also create the main arterial road reserves within the area consistent with the Holtze Urban Area Plan. The proposal has merit in that it reflects previous decisions and current construction works on and associated with the delivery of the PRH and infrastructure planning. With future development of the district and locality the hospital will be well located becoming more central to its catchment population with long term high level access provided by its location at the intersection of two regional arterial roads.

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

The two balance lots D and E provide for consolidated parcels separated on the basis of zoning and the Glyde point arterial will provide rational areas for future planning and development. The inclusion within balance Lot D of the 'constrained' southern areas of the site will also provide for these areas to be planned and managed with a focus on stormwater and Mitchell Creek to ensure that the environmental values of the area and the principles of the Area Plan are complied with.

2.5 46(3)(e) – Land Suitability and Effect on Other Land

The suburb Holtze is located approximately 2km east of the Palmerston CBD and is approximately 21km from the Darwin CBD. In the broader locality are several greenfield residential developments such as Johnston, Zuccoli and Mitchell Creek. For those parts of the site that border other land holdings the site represents only a super-lot subdivision (Lots D and E) that is designed to provide consolidated parcels and strategic road reserves that will assist future planning. As such the proposal will

Development Application for 5 lot subdivision, Palmerston Regional Hospital Precinct, Holtze.

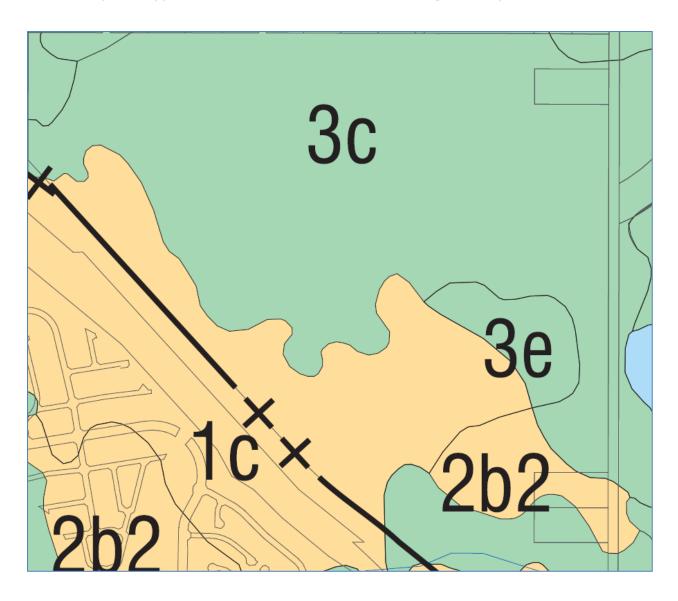
have very little effect on surrounding land holdings. Where the Glyde Point arterial reserve intersects the boundary of the site this is consistent with existing zoning of the land and would have no greater effect than could be reasonable expected. In respect to this issue the adjoining land is **CA** and largely undeveloped and not used in a manner that would be impacted by the proposal.

In terms of the suitability of the land for the proposal this has been assessed by Ecoz (2015 - Holtze LSA) with outcomes in terms of constrained and unconstrained land reflected in the definition of Lots A – C. A summary of that assessment is provided below.

Land units contained within the subject site are:

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

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



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

- (a) Identified constrained land would likely require additional inputs in terms of design, planning and on-going management if it is to be used for subdivision.
- (b) Land classified as marginally suitable may require additional inputs, including erosion and sediment control measures to reduce constraints posed by the slope of the land. It is also possible that some areas that have been assessed as constrained may be modified (e.g. drainage and/or fill works) to reduce the constraints posed to subdivision.
- (c) Land clearing activities within the area will potentially impact on Cycas armstrongii, which is listed as Vulnerable under the TPWC Act. Applications for clearing must demonstrate consideration of the presence of threatened species, and there may be opportunity for re-location of individual plants prior to clearing.

- (d) Clearing of vegetation and ground disturbance associated with subdivision of the project area has potential to cause erosion. This can be minimised through the establishment of adequate drainage and erosion/sediment controls during the initial land development and construction activities.
- (e) Gamba Grass (Andropogon gayanus) and Mission Grass (Cenchrus polystachios) should be actively controlled to prevent their spread into other properties in the area. Development activities can increase the risk of spreading established weeds and introducing new weeds to the area. Weed hygiene practices should be implemented for vehicles and machinery during the establishment of development boundaries and housing allotments.

As is evident from the suitability assessment areas of the site are constrained and moderately constrained. These constraints have been recognised in the determination of the proposed site boundaries with the majority of constrained area located within the balance lot to provide for future panning and management. Constrained areas located in proposed lot B have been identified as having some potential for modification to allow development without impacting on the natural values of the area and will also contribute landscape areas to the future development of that lot. This will be considered in the detailed planning of this site and subject to relevant approvals at that time

Biting Insects

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

Water Studies

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

The southern half of the area is located within the Mitchell Creek sub-catchment. Ephemeral drainage lines at the headwaters of Mitchell Creek receive water from the majority of the parent parcel. Water flows south through the project area during the wet season, underneath the Stuart Highway and through the suburbs of Palmerston. The Mitchell Creek flows into the Elizabeth River and then Darwin Harbour. The important environmental function of these waterways has been considered in the developed stormwater management approach to the site as referenced in the discussion of the Holtze Area Plan requirements above.

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

The lot sizes proposed for the development lots A-C are consistent with the purpose for which the lots are being created and the physical characteristics of the land in the context of the stormwater management strategy prepared for the current development area.

2.6 46(3)(f) – Public Facilities and Open Space Provision and Development

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

2.7 46(3)(g) - Public Utilities/Infrastructure

Services available in the locality are currently being extended and connected for servicing of the PRH site, lot A, and supporting Health Precinct. The developer of the hospital is undertaking all internal service reticulation as required for that facility as will be the case for development in the health precinct.

In respect to sewer services proposed Lot A will be serviced by a new Holtze Sewer Pump Station connected through to the existing regional main south of Lambrick Avenue. This will not provide full capacity for servicing of the Holtze area and longer term development will be subject to additional capacity provision in accord with the infrastructure strategy.

Water supply to the hospital site and health precinct is established and provides long term capacity to the area. High voltage power reticulation follows an alignment along Temple Terrace and across Stuart Hwy from the Palmerston zone sub-station and will be completed mid-2017.

Road access to the site is via the constructed Temple Terrace, Stuart Hwy / Glyde Point Arterial intersection and Glyde Point lead in, up to the north east corner of proposed Lot C. Access to the hospital site, Health precinct and future development is via the constructed Holtze collector road which provides legal and practical access to lots A-C. Lots D and E retain existing legal access with practical access also provided by the Glyde Point construction. Future links to the north and into the remainder of the site will depend on timing of demand for construction of the Glyde Point Arterial and the outcome of structure planning. This arrangement will provide for long term high level of access to the hospital site from the catchment area via Stuart Hwy and Temple Terrace / Roystonea Avenue.

2.8 46(3)(h) – Impact on Amenity of Area

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

2.9 46(3)(j) - Benefit/Detriment to Public Interest

There is not expected to be any detriment to the public interest as a result of the subdivision. The site is currently vacant land other than for construction associated with the hospital and related service infrastructure. These are works of public benefit that will provide for long term improvements in the facilities available to the local and district population. Any further development of the proposed lots will be subject to separate planning and development approval processes at which time any direct public interest implications can be considered.

2.10 46(3)(k) - Compliance with the Building Act

There are no completed buildings on the proposed site or within the immediate area of the new lot boundaries. The survey of lots A – C while reflecting the subdivision plan will be refined during survey to ensure requirements for separation of buildings and infrastructure from proposed boundaries is achieved based on completed construction. There are no constraints in the proposed subdivision plan that would limit the achievement of compliance with the Building Act.

2.11 46(3)(I) – Compliance with the *Unit Titles Act*

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

3 Conclusion

The proposal represents a consolidation of three existing land parcels to deliver three development lots for the PRH and associated allied and related health services precinct and two balance lots. In addition, the proposal creates reserves for access and mains infrastructure via the Glyde Point Arterial road reserve and the Holtze collector road reserve. The subdivision is required to establish necessary tenure arrangements for the PRH and the associated health precinct lots. The creation of the proposed balance title lots represents a rational consolidation of these land holdings based on zoning and infrastructure. This will also provide for ongoing planning of these areas and appropriate management of constrained areas in the south of the site where a strategic approach to stormwater management is essential to achieve the requirements of the Holtze Urban Area Plan.

The application provides for the administrative tenure arrangements around the development of the PRH and associated infrastructure. The proposal also represents proper planning in terms of the proposed zoning of the land as the lots sizes proposed are provided for in the respective zones and the intended uses are

consistent with the purpose of the zones. Correspondingly the application is considered to warrant support.

Attachment A – Palmerston Regional Hospital Precinct Subdivision Plan, July 2017.

Attachment B – Palmerston Regional Hospital Precinct Staging Plan, July 2017

Attachment C – Palmerston Regional Hospital Precinct, Zoning and Locality Plan

Development Application for Subdivision

Approval to create 5 Lots, Sec. 4229, Sec. 4231, Por. 2295 Hundred of Bagot

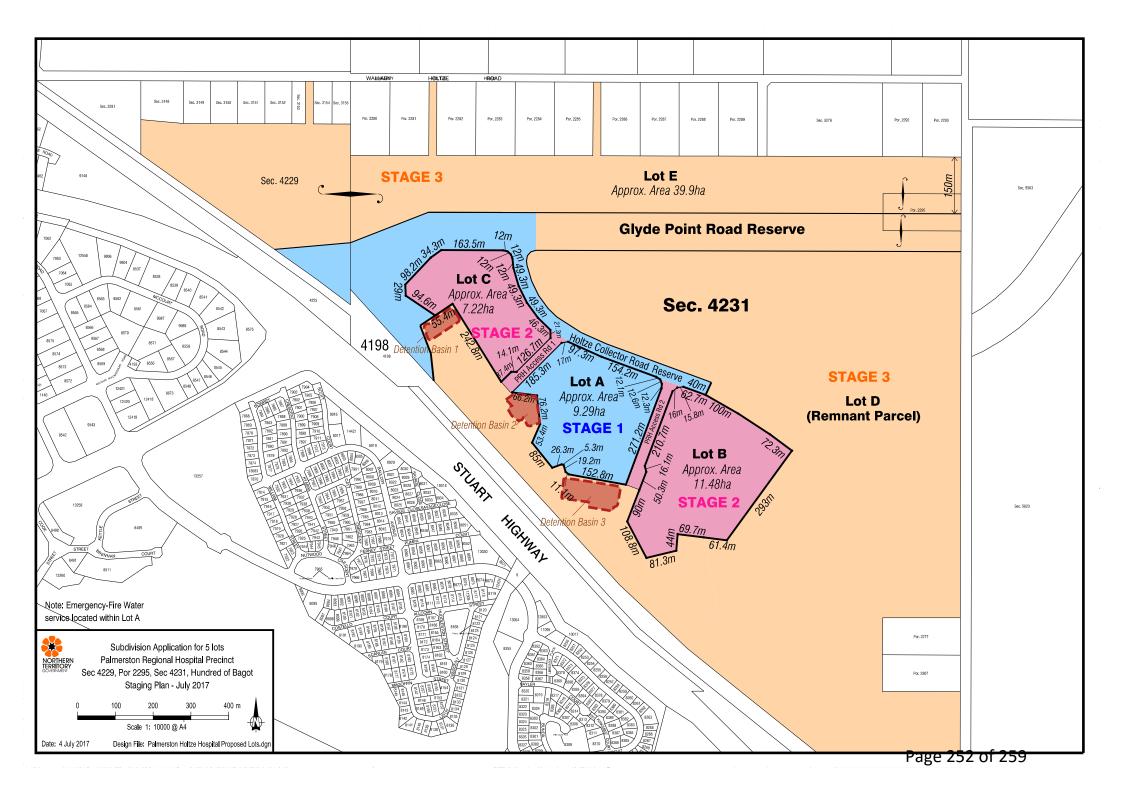
Statement in respect to online lodgement requirements for Building compliance, LSA and SMP.

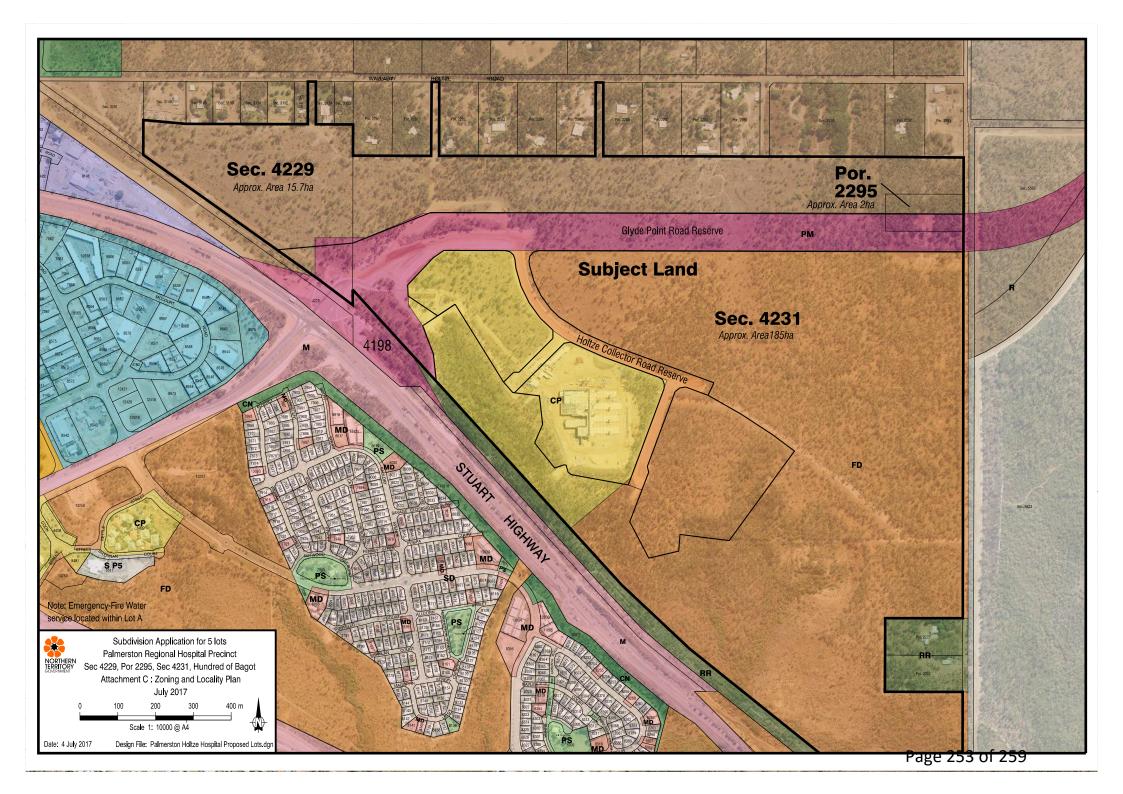
Building compliance.

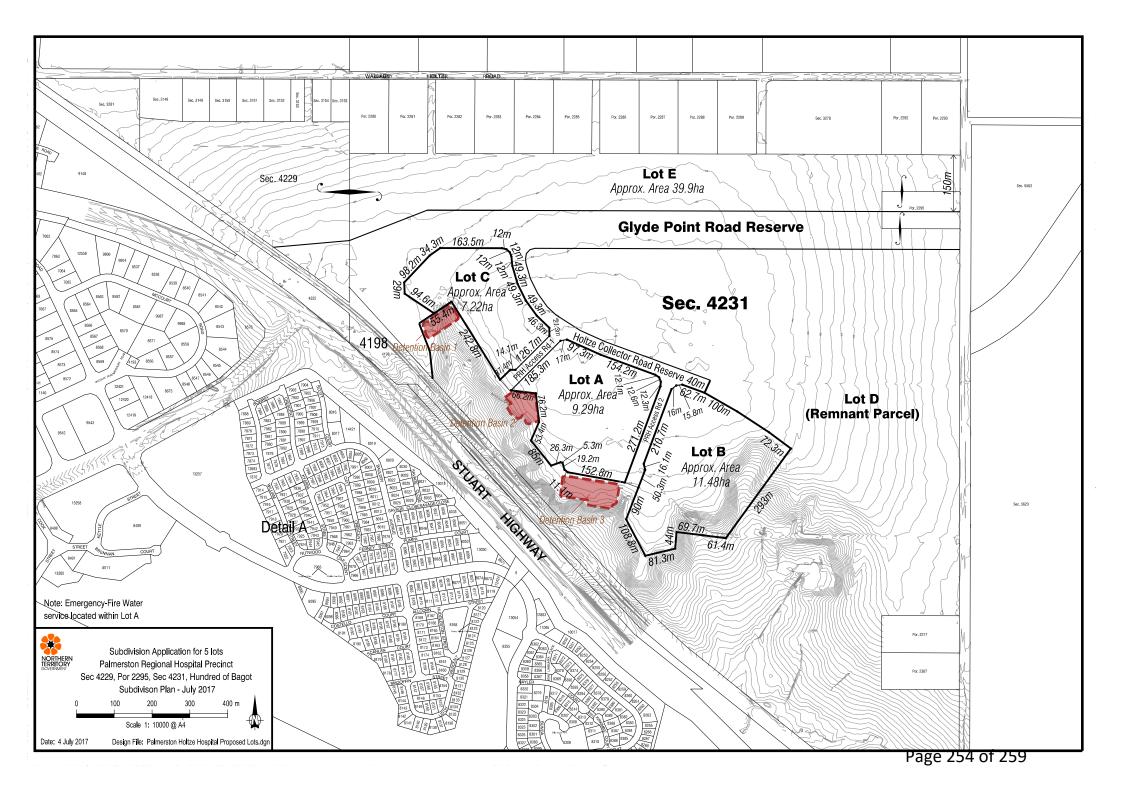
There are a number of temporary building located on the subject land that are associated with the construction of the PRH and these will be removed from site as the hospital construction is completed. In respect to the hospital itself this is still under construction and detailed survey that will confirm necessary setbacks will occur when clearance of lot A is sought. At that time or on completion of the construction building certification will then also be able to be provided. Other development on the site is in the form of service infrastructure and detention basins where clearance from proposed boundaries will again be confirmed at survey following completion of construction.

Land suitability Assessment and Stormwater Management Plan

In respect to the portion of the subject land that is within zone RL the proposed amalgamation / subdivision is essentially a consolidation of parcels of similar zoning and allocation of strategic road reserves. The balance lot will be subject to further planning and subdivision prior to RL development and it is considered that the undertaking of a LSA and preparation of a stormwater management plan is more appropriately undertaken at that time as the RL lot design is under development. A strategic level LSA has been undertaken for the site as discussed in the statement of effect.







Fwd: Palmerston hospital

Graeme Finch

Fri 28/07/2017 3:13 PM

To:Nigel Bancroft < Nigel.Bancroft@nt.gov.au>;

Nigel

Please use this email as approval to lodge the relevant planning application with the Development Consent Authority, for the purposes of subdividing land to support the development of the Palmerston Regional Hospital in accordance with the requirements of the Planning Act.

Regards

Graeme Finch

Senior Director Land Development 0448 759 499

Sent from my iPhone

Begin forwarded message:

From: Nigel Bancroft < Nigel.Bancroft@nt.gov.au >

Date: 24 July 2017 at 12:46:29 pm ACST

To: Graeme Finch < Graeme.Finch@nt.gov.au >

Subject: Re: Palmerston hospital

Hi Graeme,

I assume we will need a land owner authorisation to lodge?

Also in reference to your comment below I have done another typo read - picked up a couple of 'are' which should be 'area' and I am still waiting for final lot D size hence the ???? Do you want to scan any others through as sensing something more significant that I am missing!

tks

Nigel Bancroft

Consultant Planner
Land Development
Department of Infrastructure, Planning and Logistics



18 August 2017

Development Assessment Services
Department of Infrastructure, Planning and Logistics
GPO Box 1680
Darwin NT 0801

RE: Letter of Comment Development Application

PA2017/0378

Portion 2295 and Section 4231 (265 and 213) Taylor Road and Section 4229 (102) Wallaby
Holtze Road, Holtze, Hundred of Bagot
Palmerston Hospital Precinct - Subdivision to create 5 lots in three stages

Thank you for the Development Application referred to this office on 04/08/2017, concerning the above. This letter may be tabled at Litchfield Council's next Council Meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

The following issues are raised for consideration by the Authority:

Council <u>supports</u> the granting of a Development Permit for the following reasons:

- a) The superlots proposed to be created by the subdivision are in keeping with the expected use of the site for a hospital precinct and future surrounding residential development. The parcels created consolidate remnant parcels into blocks suitable for further subdivision in the future in line with the Area Plan.
- b) The proposed new roads and stormwater drainage infrastructure is designed in accordance with Council standards and can be supported.

Should the application be approved, the following condition(s) pursuant to the *Planning Act* and Council's responsibility under the *Local Government Act* are also recommended for inclusion in any Development Permit issued by the consent authority:

- a) A monetary contribution is required to be paid to Litchfield Council in accordance with its development contribution plan for the upgrade of roads and drainage infrastructure as a result of this development. The contribution payable is in accordance with that for Catchment Area 4, in which the site falls within the Council's Developer Contributions Plan for Roads and Drainage.
- b) Engineering design and specifications for the proposed and affected roads, street lighting, stormwater drainage, vehicular access, pedestrian/cycle corridors, and streetscaping shall be to the technical requirements and approval of Litchfield Council, with all approved works constructed at the developer's expense.

Note: Design drawings should be approved by Litchfield Council prior to construction of the works.

- c) Soil erosion control and dust control measures must be employed throughout the construction stage of the development to the satisfaction of the consent authority.
- d) All existing or proposed easements or reserves required for the purposes of stormwater drainage, roads, access or for any other purpose, shall be made available free of cost to, and in favour of, Litchfield Council and/or neighbouring property owners.

Should the application be approved, the following notes are recommended for inclusion in any Development Permit issued by the consent authority:

- a) Inspection fees and charges may apply in accordance with Litchfield Council's current Fees and Charges. Additional information can be found at www.litchfield.gov.nt.au.
- b) A Works Permit is required from Litchfield Council before commencement of any work within the road reserve, which would include creation of any driveway crossover connecting to Litchfield Council's street network.
- c) Notwithstanding any approved plans, signs within Litchfield Council's municipal boundaries are subject to approval under Clause 6.7 of the NT Planning Scheme.

If you require any further discussion in relation to this application, please contact **Litchfield Council's Planning and Development division** on 08 8983 0600 and you will be directed to the appropriate officer to address your query.

Yours faithfully

David Kingston

Director Infrastructure and Operations



COUNCIL AGENDA

LITCHFIELD COUNCIL MEETING

Wednesday 20 September 2017

16	Common	Seal

17 Other Business

18 Public Questions

19 Confidential Items

THAT pursuant to Section 65 (2) of the Local Government Act and Regulation 8 of the Local Government (Administration) regulations the meeting be closed to the public to consider the following Confidential Item –

- 19.1 Tender Evaluation Report Shoulder Repairs to Road Reseals
- 19.2 Tender Evaluation Report Bituminous Resealing to Various Roads

Regulation 8(c) reason - information that would, if publicly disclosed, be likely to:

(i) cause commercial prejudice to or confer an unfair commercial advantage on, any person.



COUNCIL AGENDA

LITCHFIELD COUNCIL MEETING

Wednesday 20 September 2017

20 Close of Meeting