

LITCHFIELD COUNCIL



Community effort is essential

Council Meeting BUSINESS PAPER WEDNESDAY 27/06/2018

Meeting to be held commencing 6:30pm
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.



LITCHFIELD COUNCIL MEETING

Notice of Meeting
to be held in the Council Chambers, Litchfield
on Wednesday, 27 June 2018 at 6:30pm

Kaylene Conrick
Chief Executive Officer

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COUNCIL AGENDA

LITCHFIELD COUNCIL MEETING

Wednesday 27 June 2018

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 Ownership

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. Apologies 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

1. THAT the full minutes of the Council Meeting held 16 May 2018, 12 pages, be confirmed.
2. THAT the minutes of the Special Council Meeting held 30 May 2018, 4 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

THAT Council receives and notes the Action Sheet.

Resolution Number	Resolution	Action Officer	Meeting Date	Status
15/0175/02	<p>Meeting Procedures By-Laws</p> <p>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.</p>	CEO	19-11-15	Drafting Instructions sent to Parliamentary Council.
16/0203	<p>Signage, Roadside Vans and Events on Council Land</p> <p>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;</p> <p>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;</p> <p>3. Develop policy and procedures to support any Council by-laws which are enacted; and</p> <p>4. To commence work on these by-laws, policy and procedures in 2017/18 financial year.</p>	DCCS	21-09-16	On hold until Meeting By-Laws are progressed.

<p>Reconstruction of Finn Road</p>		
16/0208	<p>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</p> <p>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</p>	<p>DIO 21-09-16</p> <p>Council applied for \$4.5 million but received \$1.5 million. Required works have been adjusted to necessary drainage works within the budget received. Design work is complete. The tendering process has closed and Council is being asked to make a decision on awarding the tender at its June 2018 meeting.</p>
<p>Acquisition Application of Mira Square - Section 0368 (24) Aldridge Street, Southport</p>		
16/0061	<p>THAT Council: endorses the Acquisition Application of Mira Square, at Section 0368 (24) Aldridge Street, Southport; approves the allocation of a \$20,000 grant to the Southport Progress Association as seed funding for the financial year 2016/17; and allocates \$10,000 annually, commencing in 2017/18 as an operating grant to the Southport Progress Association to manage Mira Square.</p>	<p>DIO 20-04-16</p> <p>It is expected that an additional application will be made by the Southport Progress Association in the future. Council has engaged Clouston Associates to produce a Master Plan of the proposed development on the site, which is a requirement of a submission to the NTG for acquisition of the site.</p>
<p>Improvements Berry Springs Waste Transfer Site</p>		
16/0234	<p>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:</p> <p>Video surveillance \$9,882.40 1km of new fence & gates \$44,297.00 Improved facilities for staff \$10,000.00 Installation of waste performance boards \$6,000.00 TOTAL \$70,179.40</p>	<p>DIO 19-10-16</p> <p>Initial works completed. Other improvements are part of the Waste Strategy approved at Council's 16 May 2018 meeting and are programmed to be implemented in the 2018/19 budget.</p>

Litchfield Aquatic Facility Needs Analysis Report			
17/0036/4	<p>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.</p>	CEO	15-02-17
			<p>Council is seeking external funds to contribute to the next stage of this project which is undertaking a full feasibility study including detailed design and costing.</p>

Wastewater Dump Point Investigations			
1718/108	<p>THAT Council:</p> <ol style="list-style-type: none"> 1. Continue further investigation into costs and feasibility of establishing a dump point; and 2. Receives a further report on the matter at a future Council meeting. 	DIO	15-11-17
			<p>Completed. A report was provided to Council at the 16 May 2018 meeting and Council resolved not to proceed to establish a public caravan dump point.</p>

Procurement of Operation and Maintenance Contract for Council Streetlights			
1718/125	<p>THAT Council:</p> <ol style="list-style-type: none"> 1. authorises the Chief Executive Officer to negotiate with City of Darwin to enter into agreement for City of Darwin to provide selected services from its contract with Top End RACE for operation and maintenance of streetlights; 2. authorises the Chief Executive Officer to enter into a supply agreement with the City of Darwin for operation and maintenance services for streetlights and supply of streetlight luminaires, should negotiations outlined in Part 1 be acceptable; and 3. publish this decision on Council's website. 	CEO	13-12-17
			<p>Information now included on Council's website regarding reporting faults and an internal process established to response to community reports. Council is in the later stages of concluding a contractual arrangement with the City of Darwin for the maintenance and operations of streetlights.</p>

Council Meeting – June 2018 – Change of Date

THAT Council:

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|------|---|-----|----------|------------|
| 15.6 | 1. Change the ordinary June Council Meeting scheduled for Wednesday, 20 June 2018 to Wednesday, 27 June 2018 commencing at 6.30pm; and
2. Place a notice in the NT News, on the Council website, on social media and at the council offices advising the public of the changed meeting date. | CEO | 17-01-18 | Completed. |
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Litchfield Library Service Needs Study

THAT Council:

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|------|--|------|----------|---|
| 15.7 | 1. Receive the Library Services Needs Study;
2. Authorises the Chief Executive Officer to enter into discussions with NTL to investigate funding arrangements for the transfer of the operations and management responsibilities for the library service at Taminmin College to Council;
3. Undertakes its due diligence to fully understand the financial implications of assuming responsibility for a Litchfield library service; and
4. Receive a further report, no later than the April 2018 meeting, on the discussions and due diligence undertaken in regard to a transfer of the responsibility of the public library service to Council. | DCCS | 17-01-18 | Discussions with NT Library initiated and information requested for analysis. Business case being prepared for Council consideration. |
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<p>1718/019</p>	<p>Construction of Mobile Workforce Shed, Humpty Doo WTS</p> <p>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.</p>	<p>DIO</p>	<p>19-07-17</p>	<p>Completed. Report received and noted. Grant extension acknowledged. No further actions from this resolution.</p>
<p>1718/172</p>	<p>Mobile Workforce Shed</p> <p>THAT Council:</p> <ol style="list-style-type: none"> 1. not proceed with the project to construct a work shed for mobile workforce; and 2. revisit the project to explore other options to construct a shed in accordance with the allocated budget; and 3. receive a further report on this matter no later than June Council meeting. 	<p>DIO</p>	<p>28-02-18</p>	<p>A report is provided to the 27 June 2018 Council Meeting.</p>
<p>1718/208</p>	<p>Draft Municipal Plan 2018-2019 including Annual Budget 2018-2019</p> <p>THAT Council:</p> <ol style="list-style-type: none"> 1. Pursuant with Section 24 of the Local Government Act 2008, endorse the Draft Municipal Plan 2018 - 2019 as provided in Attachment B for the purposes of public exhibition and consultation; 2. Advertise the Draft Municipal Plan 2018 - 2019 as being available for public consideration, and invite public submissions during a period of 21 days from 20 April 2018 to close of business on 11 May 2018; 3. Receive and consider a further report on public submissions made in relation to the Draft Municipal Plan 2018 – 2019 at a Special Council Meeting to be held Wednesday 30 May 2018; and 4. Authorise the Chief Executive Officer to make minor editorial changes, as necessary. 	<p>DCCS</p>	<p>18-04-18</p>	<p>Draft Municipal Plan public consultation closed 21 May 2018. Submissions presented to Special Council Meeting 30 May 2018. Additional Council Workshop conducted 6 June 2018.</p>

Review of Mobile Workforce Service				
1718/225	<p>THAT Council request a report to be presented at the next Council Meeting scheduled 27 June 2018, on the process, cost and timing to undertake a Service Review of the Mobile Work Force to determine whether the service should continue to be provided by Council's in-house staff team or, if the service should be undertaken via an external contract.</p>	DIO	16-05-18	Completed. A report is provided to the 27 June 2018 Council Meeting.

Waste Strategy 2018-2023				
1718/229	<p>THAT Council:</p> <ol style="list-style-type: none"> 1.adopt the Waste Strategy 2018-2023 as included at Attachment B, with the following amendment: a. Remove Action 1.2 Introduce commercial waste charge on all loads delivered by private waste collectors; 2. continue to engage with Waste Collection Providers to explore ways to decrease waste to landfill by introducing recycling services or other services, as part of their residential kerb side service; 3. allow Waste Collection Providers to deposit waste collected from residential properties for free at the Humpty Doo Waste Transfer Station, providing they can submit evidence that the waste has been collected from residential properties within the Litchfield Municipality; 4. reviews its decision to allow Waste Collection Providers to deposit for free, residential waste collected from within the Litchfield Municipality as part of the development of the next waste strategy in 2023; and 5. authorise the Chief Executive Officer to make minor editorial changes, as necessary. 	16-05-18	DIO	Completed. Council adopted the Waste Strategy at its 16 May 2018 Council meeting with amendments. The Waste Strategy was updated with those amendments and is available on Council's website. Recommendations are already being implemented. Council will continue to engage with waste collection providers to explore opportunities for recycling.

Land Acquisition Policy				
1718/230	<p>THAT Council adopted GOV12 Land Acquisition Policy.</p>	16-05-18	DCCS	Completed. Policy Register updated and policy published on Council's website.

NT Electoral Commission Pursuit of Non-Voters: Outcome of Project

THAT Council:

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| 1718/232 | <ol style="list-style-type: none"> 1. notes the report on the outcome from the pursuit of non-voters from the Litchfield Council General Election August 2017; 2. resolved to close the matter and not pursue the remaining outstanding infringement notices from the 2017 Litchfield Council local government election any further; and 3. writes to the Northern Territory Electoral Commission to request the electoral roll is reviewed in terms of the information collected to ensure accurate data for 2021 Local Government Elections. | 16-05-18 | DCCS | <p>Completed.
Letter sent to NT Electoral Commission.</p> |
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Parkin Road Widening Through Road Opening

THAT Council:

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| 1718/234 | <ol style="list-style-type: none"> 1. resolved to proceed with the road opening process for a 5m wide strip of Section 674, Hundred of Cavenagh to form part of the Parkin Road road reserve; 2. advertise for a period of 28 days and publish the required notifications under the Local Government Act to advise the public of Council's intention to open this section of road; 3. approve the issue of the required Government Gazette notice; and 4. authorise all appropriate documents to be signed and common seal affixed by the Mayor and Chief Executive Officer for the opening of the new access road. | 16-05-18 | DIO | <p>Council has begun the road opening process.</p> |
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Collective Procurement of Public Lighting Control System for Council Streetlights				
THAT Council:				
1. Resolves to enter into a collective procurement agreement with the City of Darwin and City of Palmerston for a public lighting control system for streetlights;				
1718/235	2. Authorises the Mayor and Chief Executive Officer to sign a collective procurement agreement for a public lighting control system for streetlights with City of Darwin and City of Palmerston noting that the Agreement, in itself, does not commit Council to procure any of the services received as a result of the tender process;	16-05-18	DIO	Completed.
3. Designates the Director Infrastructure and Operations to represent Council for the purpose of the collective procurement agreement and any tender committee; and				
4. Publishes this decision on Council's website.				
Meeting Procedure By-laws Draft Instructions				
1718/238	THAT Council endorse the meeting procedures drafting instructions for submission to the Office of Parliamentary Counsel to proceed with the development of Litchfield Council Meeting Procedure By-laws.	16-05-18	DCCS	Completed. Drafting Instructions sent to Parliamentary Council.
Acquittal of Special Purpsoe Grant Howard Park Scouts Hall				
1718/239	THAT Council approve the acquittal of the Special Purpose Grant 2013/01482 for the replacement of the roof and internal refurbishment of the Scouts Hall at Howard Park Reserve to the value of \$125,095.	16-05-18	DCCS	Completed. Acquittal sent to NTG Department of Housing and Community Services.
Berry Springs Water Advisory Committee - Council Representative				
1718/240	THAT Council appoints Councillor Barden as its nominated representative to lodge an Expression of Interest for the Northern Territory Government Department of Environment and Natural Resources Berry Springs Water Advisory Committee.	16-05-18	CEO/DIO	Nomination sent in by 30 May 2018. Waiting on confirmation from the department.



COUNCIL AGENDA

LITCHFIELD COUNCIL MEETING

Wednesday 27 June 2018

7 Presentations

Department of Infrastructure, Planning and Logistics – NT Government Swimming Pool Safety Reform Consultation – Robyn Henderson & Jennifer Harlock

8 Petitions

9 Public Forum

10 Accepting or Declining Late Items

11 Notices of Motion

12 Mayors Report

12.1 Mayor's Report



COUNCIL REPORT

Agenda Item Number:	12.1
Report Title:	Mayor's Monthly Report
Report Number:	18/0080
Meeting Date:	27/06/2018
Attachments:	Nil

Purpose

A summary of the Mayor's attendance at meetings and functions representing Council for the period 17 May 2018 to 27 June 2018.

Summary

Date	Event	Comment
18 May 2018	TOPROC Workshop	Strategic Planning
18 May 2018	Territory FM	Regular radio interview
19 & 20 May 2018	Freds Pass Show	Grand Parade and Council's stall
23 May 2018	KPMG Consultation	Territory Wildlife Park Master Plan
23 May 2018	Australian Citizenship Ceremony	
24 May 2018	The Biggest Cuppa	Kezia Purick MLA – Taminmin Library
25 May 2018	Territory FM	Regular radio interview
26 May 2018	Friends of Taminmin Library	Taminmin Library
29 May 2018	On Site Tools	Inspection
30 May 2018	Special Council Meeting	
13 June 2018	Grass Roots	ABC Radio Interview
14 June 2018	Community Grants Committee	Attended via phone
15 June 2018	Territory FM	Regular radio interview
17 – 19 June 2018	National General Assembly	ALGA Annual Conference
22 June 2018	Territory FM	Regular radio interview

Date	Event	Comment
24 June 2018	ST John Ambulance Volunteers	65 th Anniversary
26 June 2018	Giovanni Webb	Litchfield Women in Business Network
27 June 2018	Girraween Primary School	Field Day

Recommendation

THAT Council receive and note the Mayor's monthly report.



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.

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|-----------------|---|--|
| Mayor Bredhauer | - | Howard East Water Advisory Committee |
| Cr Barden | - | AACo Community Reference Group |
| | - | Freds Pass Upgrade Reference Group |
| Cr Salter | - | Howard Park Reserve Committee |
| | - | Knuckey Lagoon Reserve Committee |
| Cr Simpson | - | Freds Pass Sport & Recreation Management Board |
| | - | Freds Pass Rural Show Committee |



COUNCIL AGENDA

LITCHFIELD COUNCIL MEETING

Wednesday 27 June 2018

14 **Finance Report**

14.1 Finance Report May 2018



Agenda Item Number:	14.1
Report Title:	Council Finance Report – May 2018
Report Number:	18/0047
Meeting Date:	27/06/2018
Attachments:	Nil

Purpose

The purpose of this report is to present the monthly finance report for the period ended 31 May 2018.

Recommendation

THAT Council receives the Litchfield Council Finance Report for the period ended 31 May 2018.

Background

This report comprises the original budget along with the end of year forecast. Forecasting includes all projects carried over from the prior financial years and current budget year variations.

Forecasting reviews are undertaken monthly to provide Council with an indication of the expected end of year result at 30 June 2018.

Prior year outstanding rates have reduced by \$973,536 since the start of the financial year.

The forecasted total revenue for 2017/18 has increased by \$80k compared to the April 2018 report. The reason for this is mainly a result of penalty interest charged to Council's contractors for the 2017/18 Road Reseal Program, due to exceeding the deadline.

The forecasted total expenses for 2017/18 has increased by \$231k compared to the April report. A forecasted increase in Contractors for clean-up works undertaken after the effects of Cyclone Marcus. These costs should be reimbursed by the Natural Disaster Relief and Recovery Arrangement (NDRRA) at a later date.

The overall forecasted surplus for 2017/18 has decreased by \$149k but remains to be \$183k higher than the original budget for 2017/18.

Finance Report

May 2018

**LITCHFIELD
COUNCIL**



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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 Actual	2017/18 Forecast	Forecast Variance +ve (-ve)	Note
REVENUE					
Rates	9,697,195	9,732,429	9,732,429	35,234	1
Statutory Charges	33,500	60,438	62,454	28,954	2
User Charges	1,217,955	1,190,971	1,277,412	59,457	3
Grants, subsidies & contributions	5,294,974	4,303,826	5,818,182	523,208	4
Investment Income	725,000	592,410	730,527	5,527	
Reimbursements	0	9,450	57,382	57,382	5
Other Income	43,000	31,448	130,679	87,679	6
TOTAL REVENUE	17,011,624	15,920,972	17,809,065	797,441	
EXPENSES					
Employee Costs	5,973,624	4,994,153	5,886,133	87,491	7
Auditor Fees	41,000	26,710	40,838	162	
Bad and doubtful Debts	0	4,419	4,419	(4,419)	8
Elected Member Expenses	245,787	181,912	228,515	17,272	
Election Expenses	136,710	124,300	124,300	12,410	
Cemetery Operations	266,500	244,655	300,781	(34,281)	9
Contractors	4,505,358	3,769,799	5,104,932	(599,574)	10
Energy	231,600	173,591	228,356	3,244	
Insurance	223,599	218,448	218,993	4,606	
Maintenance	530,628	492,485	554,454	(23,826)	11
Legal Expenses	173,000	86,469	106,612	66,388	
Donations and Community Support	136,250	88,569	128,074	8,176	
Computer / IT Costs	281,290	274,691	287,457	(6,167)	
Parts, accessories & consumables	188,000	156,476	181,901	6,099	
Professional Services	444,070	381,201	526,247	(82,177)	12
Sundry	384,357	376,646	454,276	(69,919)	13
TOTAL EXPENSES	13,761,773	11,594,524	14,376,289	(614,516)	
RESULT	3,249,851	4,326,448	3,432,776	182,925	

Explanations for Forecast variances to Original Budget

Note 1 – Additional income received in Waste Charges and reimbursement of legal fees from rates and charges applied to properties.

Note 2 – Additional income received from the introduction of Dog Registrations into the Litchfield Municipality.

Note 3 – Overall a slight increase in revenue as a result of numerous factors including a reduction in developments and subdivisions budgeted for 2017/18, a reduction in the Commercial Waste revenue, ceasing of the Information Services contract with City of Palmerston and the reduction in usage of the Howard Park Reserve. These decreases are offset against the introduction of an Administration fee and increased income from prepayments of plots at Thorak Regional Cemetery.

Note 4 – Remainder of Anzac Parade Improvement Grant (\$724k), an increase in Roads to Recovery Funding (\$219k), Streetlight Maintenance Reimbursement granted from NTG (\$16k), Kitchen Refurbishment Grant from Howard Park Reserve (\$15k), Solar System Grant (\$79k) and a decrease in expected Developer Contributions for the year ended 30 June 2018 (\$521k).

Note 5 – Reimbursement of agreed private works undertaken by Council for Department of Infrastructure for Parkin Road Widening and Workers Compensation reimbursements.

Note 6 – Other income received to date mainly comprises insurance claim proceeds, fuel tax credits refunds, penalty interest applied to contractor for excessive time taken for the completion of the 2017/18 Road Reseal Program and NTEC Election fines received totalling \$12,376 (excludes expenditure from NTEC).

Note 7 – Reduction in Employee costs at Thorak Regional Cemetery and related training in other areas of Council.

Note 8 - Disputed infringement – Approval granted for reversal.

Note 9 – Increased Cemetery operations expenses offset against reduction in employee costs.

Note 10 - The costs associated with the general maintenance after cyclone Marcus has equated to \$589,995, with an additional \$175,762 committed and awaiting payment.

Note 11 - The inclusion of the tree management program approved by Council at November's Meeting (Resolution 1718/102).

Note 12 – Developer Contribution Plan budget remaining from the 2016/17 financial year and the Litchfield Library Services – Feasibility Study. Also, includes casual staff for the Waste Transfer Stations during and prior to the advertising of casual positions to offset against employee costs.

Note 13 – Increase in sundry expenses offset against other expenditure items within the Works department and the additional costs for advertising and managing recruitment of vacancies within Corporate. In addition to an increase in costs for postage and printing in the Finance Department for the Reminder Rates notices in line with Council's Debt Collection Policy.

CONSOLIDATED BALANCE SHEET at 31 May 2018

	30 April 2018	31 May 2018	Movement +ve (-ve)
CURRENT ASSETS			
Cash & Cash Equivalents	1,038,212	1,239,495	201,283
Trade and Other Receivables	2,090,518	1,852,247	(238,271)
Other Financial Assets	19,584,211	19,005,513	(578,698)
TOTAL CURRENT ASSETS	22,712,941	22,097,255	(615,686)
NON CURRENT ASSETS			
Infrastructure, Property, Plant & Equipment	257,205,096	255,809,289	(1,395,807)
Other Non-Current Assets	6,666,493	6,843,941	177,448
TOTAL NON CURRENT ASSETS	263,871,589	262,653,230	(1,218,359)
TOTAL ASSETS	286,584,530	284,750,485	(1,834,045)
CURRENT LIABILITIES			
Trade and Other Payables	948,611	810,029	138,582
Provisions	527,984	548,984	(21,000)
TOTAL CURRENT LIABILITIES	1,476,595	1,359,013	117,582
NON CURRENT LIABILITIES			
Provisions	428,792	428,792	-
TOTAL NON CURRENT LIABILITIES	428,792	428,792	-
TOTAL LIABILITIES	1,905,387	1,787,805	117,582
NET ASSETS	284,679,143	282,962,680	(1,716,463)
EQUITY			
Accumulated Surplus	21,419,301	19,892,364	(1,526,937)
Asset Revaluation Reserve	243,311,730	243,311,730	-
Other Reserves	19,948,112	19,758,586	(189,526)
TOTAL EQUITY	284,679,143	282,962,680	(1,716,463)

Cash and cash equivalents have increased by \$201,283 due to incoming payments of outstanding debts.

Other Financial Assets have decrease by \$578,698 from 30 April 2018 resulting from redemption of a term deposit.

Trade and Other Receivables have reduced by \$238,271 from 30 April 2018 due to the collection of both prior year and current year rates. All current year instalments are now due and payable.

Infrastructure, Property, Plant & Equipment has decreased due to depreciation recognised to date.

Other Non-Current Assets represent 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 as well as the capital projects commenced 2017/18 financial year.

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 May 2018 current ratio equalling 16.26.

Current ratio = $\frac{\text{Current Assets (less: Provision for Doubtful debt)}}{\text{Current Liabilities}}$

= $\frac{22,097,255}{1,359,013}$ = 16.26

Net Cash Position = $22,097,255 - 1,359,013$ = \$21 million

SECTION 2

OPERATING POSITION BY DEPARTMENT

The 2017/18 rates and charges have been applied to properties and “raised” in Council’s accounts, which is reflected in both Finance and Waste Management year to date revenue totals.

Overall expenditures year to date are 84% of the annual budget. As some operational expenditures are not evenly spread across the financial year, the overall spent is reasonable, with major operational road maintenance expenditure to occur close to the end of the financial year.

The expenditure within Works have increased by \$590k this month as a result of the natural disaster clean-up costs after Cyclone Marcus with additional costs of at least \$175k yet to be invoiced. These costs will be reimbursed by the Natural Disaster Relief and Recovery Arrangement (NDRRA) at a later date.

	2017/18 Budget	2017/18 Actual	2017/18 Forecast	Forecast Variance +ve (-ve)
REVENUE				
Council Leadership	0	13,922	13,922	13,922
Finance	8,174,865	7,829,772	8,202,141	27,276
Information Services	27,500	3,106	3,106	(24,394)
Works	2,467,580	1,286,338	2,633,494	165,914
Planning	162,430	49,763	88,361	(74,069)
Waste Management	2,986,838	2,980,895	2,993,643	6,805
Community	79,500	102,662	106,069	26,569
Regulatory Services	34,000	61,432	63,448	29,448
TOTAL REVENUE	13,932,713	12,327,890	14,104,184	171,471
EXPENSES				
Council Leadership	1,071,161	947,495	1,062,132	(9,029)
Corporate	466,900	383,604	475,212	8,312
Information Services	469,156	406,442	453,443	(15,713)
Finance	1,522,941	1,290,210	1,516,271	(6,670)
Works	3,112,938	2,632,086	3,679,383	566,445
Planning	609,494	573,918	670,225	60,731
Waste Management	2,828,104	2,121,202	2,716,995	(111,109)
Community	1,285,840	1,216,424	1,403,888	118,048
Mobile Workforce	1,226,644	1,024,516	1,232,919	6,275
Regulatory Services	376,940	333,952	373,532	(3,408)
TOTAL EXPENSES	12,970,118	10,929,849	13,584,000	613,882
OPERATING RESULT	962,595	1,398,041	520,184	(442,411)

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 May 2018.

	2017/18 Budget	2017/18 Actuals	2017/18 Forecast	Comments	
<u>2016/17</u>					
Developer Contribution Plan Review	124,309	32,850	64,309	Review in progress	
TOTAL	124,309	32,850	64,309		
<u>2017/18</u>					
Data Backup – Business Continuity	16,000	4,740	16,000	In final stage of projects – awaiting final costings	
Private Roads Strategy	30,000	15,920	30,000	Plan in progress	
Feral Dog Program	10,000	6,301	6,301	COMPLETED - Purchased 8 x Dog Traps	
Promoting Responsible Dog Ownership	10,000	3,545	10,000	COMPLETED - All vouchers have been issued. Invoices for De-sexing vouchers are currently being received	
Southport Progress Association Mira Square	5,000	0	5,000	Yet to commence	
Queen's Baton Relay	10,000	12,879	15,000	COMPLETED– additional \$5,000 donation from Bendigo Bank – awaiting final invoices	
Tree Management*	30,000	48,969	30,000	COMPLETED – Tree Hazard Inspection Report issued to Council + Additional report request after Cyclone Marcus	
Women's Business Network Meetings	10,000	3,968	6,000	Next function 9 th July 2018	
Mayoral Robe & Chain	3,000	2,812	2,812	COMPLETED	
Asbestos Audits on Reserve Infrastructure	10,000	7,220	7,220	COMPLETED	
Meters on Council Bores	15,000	0	15,000	Under investigation with Water Resource Management	
Records Management Improvement	51,000	13,698	51,000	Project commenced - Common Service Agreement with local Council	
TOTAL	200,000	120,052	194,333		

* Additional funds have been approved for Tree Management on Council's Recreation Reserves at Council's November 2017 meeting (Resolution 1718/102).



- On Budget



- Watch Budget



- Outside Budget

CAPITAL BUDGET POSITION

The table below compares capital revenue and expenditure to budget to the end of May 2018.

	2017/18 Budget	2017/18 Actuals	2017/18 Forecast	Forecast Variance +ve (-ve)	Note
REVENUE					
Works	1,547,377	2,532,547	2,532,547	985,170	1
Waste Management	13,000	25,095	25,095	12,095	2
Planning	763,409	157,791	241,906	(521,503)	3
Mobile Workforce	30,000	2,495	2,495	(27,505)	4
Community	0	15,000	15,000	15,000	5
TOTAL REVENUE	2,353,786	2,732,928	2,817,043	463,257	
EXPENSES					
Works	3,486,230	3,194,456	4,323,106	836,876	6
Waste Mgt	305,000	125,271	125,271	(179,729)	7
Mobile Workforce	380,000	3,666	158,666	(221,334)	8
Community	0	1,368,007	1,788,792	1,788,792	9
TOTAL EXPENSES	4,171,230	4,691,400	6,395,835	2,224,605	
CAPITAL RESULT	(1,817,444)	(1,958,472)	(3,578,792)	(1,761,348)	

Explanations for Forecast variances to Original Budget

Note 1 – Grant income received for Anzac Parade Upgrade (\$724k), Roads to Recovery increase (\$182k) and Solar System implementation (\$79k). Finn Road Upgrade grant is not expected to be received until 2018/19, upon commencement of the contract.

Note 2 – Additional income from interest on HDWTS Special Rates not yet paid from prior years and proceeds from disposal of machinery.

Note 3 – Reduction in expected Developer Contributions due to slow down in subdivisions and timing of development completion dates.

Note 4 – The disposal of the MWF tractor will not occur until end of June 2018, due to delays in delivery of the new tractor.

Note 5 – Grant received for the upgrade of kitchens at Howard Park Reserve.

Note 6 – Capital expenditure including Finn Road Upgrade (\$100k), remainder of Anzac Parade Upgrade (\$711k) and Freds Pass / Krichauff Intersection property purchase + final instalment (\$33k).













Note 7 – Forklift purchase carried over from 2016/17 (\$35k) and Stamp Duty on Bobcat in excess of budget (\$2k). This is offset by the Waste portion of the MWF Shed. This project has been removed from current forecasting as this project will not commence by 30 June 2018.


Note 8 – The MWF Shed has been removed from current forecasting as this project will not commence by 30 June 2018.

Note 9 – Freds Pass Reserve Upgrade + Howard Park Reserve Irrigation project have been forecast for the current year, carried over projects from prior year. Freds Pass Reserve Upgrade Project will carry over to 2018/19 with approximately \$300,000 remaining funding.

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 projects from 2016/17 financial year and the 2017/18 works program is in its final stages.

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	30/11/2017	<u>2015/16</u> 1,800,000	1,774,394	1,774,394	25,606	 Completed
Freds Pass Road Upgrade	30/09/2018	<u>2016/17</u> 1,220,500	100,461	1,220,500	-	 Tender to be awarded
TOTAL		3,020,500	1,874,855	2,994,894	25,606	
Projects commencing in 2017/18						
Road Reseal Program	30/04/2018	2,649,404	1,426,548	2,184,498	464,906	 Completed – Awaiting final invoice (exceeded the deadline)
Re-sheeting of Roads	30/04/2018	400,000	355,200	400,000	-	 In progress
Shoulder Widening	30/06/2018	300,000	0	300,000	-	 Yet to commence
Safety Rails – Leonino Road	31/03/2018	100,000	88,937	88,937	11,063	 Completed
Finn Road Upgrade	30/09/2018	-	96,954	100,000	100,000	 \$1.5m Road Upgrade Grant from NTG Tender to be awarded
William Road – Sealing	15/12/2017	-	168,233	168,233	(168,233)	 Completed
Carveth Road – Sealing	15/12/2017	-	76,996	76,996	(76,996)	 Completed
Mocatto Road – Survey and Detailed Design	31/03/2018	-	65,053	65,053	(65,053)	 Completed
Chibnall Road – Survey and Detailed Design	31/03/2018	-	60,602	68,840	(68,840)	 Completed - awaiting final invoice
Horsnell Road – Survey and Detailed Design	31/03/2018	-	84,044	91,660	(91,660)	 Completed - awaiting final invoice
TOTAL		3,449,404	2,422,567	3,544,217	(94,813)	




 - 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 2015/16 and 2016/17 financial years 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 2015/16 and 2016/17						
Howard Park Reserve – Scout Roof Upgrade	31/12/2017	<u>2015/16</u> 125,095	122,723	125,095	-	 Grant acquitted in May Council meeting.
Howard Park Reserve – Irrigation Upgrade	31/12/2017	<u>2016/17</u> 20,000	6,792	20,000	-	 Special Purpose Grant – awaiting final invoice
FPR – Improvements	31/12/2017	<u>2016/17</u> 3,000,000	2,294,795	3,000,000	-	 In Progress
TOTAL		3,145,095	2,424,310	3,145,095	-	

 - On Budget

 - Watch Budget

 - Outside Budget

SECTION 3

CASH ON HAND & INVESTMENTS

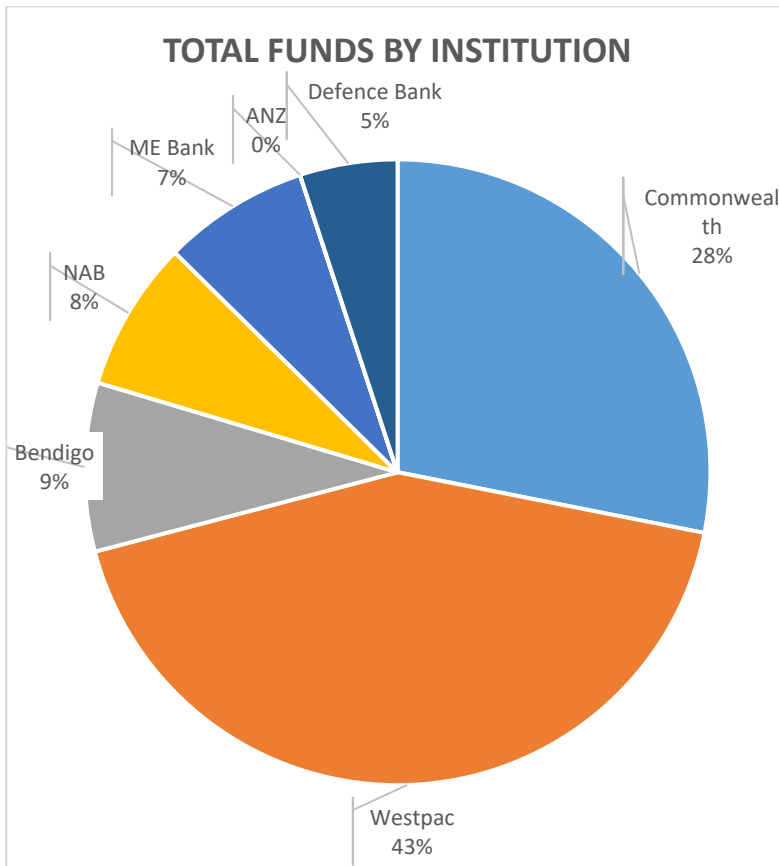
The table below represents a summary of the Cash on Hand & Investments held by Council at 31 May 2018 and compares the balance to the balance at 30 April 2018.

	30 APRIL 2018	31 MAY 2018	VARIANCE	COMMENT
Investments (Incl. Trust Account)	18,166,169	18,620,636	454,467	Additional funds invested
Business Maxi Account	571,379	351,570	(219,809)	Transferred to Operating Account for future expenditure
Operating Account	379,607	862,261	482,654	Awaiting monthly expenditure
TOTAL	19,117,155	19,834,467	717,312	

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 Amount	Days Invested	Invested with	Interest Rate	Due Date	Expected return to Maturity Date
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
16/04/2018	1,542,129	91	NAB	2.62%	16/07/2018	10,073
16/08/2017	1,550,000	365	Westpac	2.66%	16/08/2018	41,230
26/08/2017	1,030,296	365	CBA	2.60%	26/08/2018	26,788
07/09/2017	1,044,927	365	CBA	2.57%	07/09/2018	26,855
21/09/2017	1,500,000	365	CBA	2.61%	21/09/2018	39,150
28/09/2017	1,000,000	365	CBA	2.62%	28/09/2018	26,200
12/04/2018	1,500,000	182	ME Bank	2.70%	11/10/2018	20,195
30/11/2017	1,000,000	365	Westpac	2.64%	30/11/2018	26,400
04/12/2017	1,226,128	365	Westpac	2.64%	04/12/2018	32,370
08/02/2018	1,000,000	365	CBA	2.64%	08/02/2019	26,400
19/03/2018	1,000,000	365	Westpac	2.70%	19/03/2019	27,000
31/05/2018	1,000,000	365	Defence Bank	2.85%	31/05/2019	28,500
30/06/2017	1		Bendigo			Minimum balances in savings account to holding investments
30/06/2017	152		ANZ			
TOTAL INVESTMENTS	18,620,636					443,152



FINANCIAL RESERVES

Changes made to the FIN04 Financial Reserves policy have now been reflected in the reserve balances.

	Balance at 1 July 2017	Transfer TO	Transfer FROM	Net Movement	Balance at 31 May 2018
Externally Restricted Reserves					
Developer Contribution Reserve	781,571	157,791	-	157,791	939,362
Unexpended Grants and Contributions	4,279,118	-	(1,696,722)	(1,696,722)	2,582,396
Internally Restricted Asset Related Reserves					
Property Reserve	465,472	-	(465,472)	(465,472)	-
Plant and Equipment Reserve	36,683	-	(36,683)	(36,683)	-
Infrastructure Reserve	2,216,026	-	(2,216,026)	(2,216,026)	-
Asset Reserve	-	10,922,989	-	10,922,989	10,922,989
Internally Restricted Other Reserves					
Waste Management Reserve	4,061,952	151,887	-	151,887	4,213,839
Election Reserve	25,044	74,956	-	74,956	100,000
Disaster Recovery Reserve	790,388	-	(290,388)	(290,388)	500,000
Strategic Initiatives Reserve	1,287,239	-	(787,239)	(787,239)	500,000
TOTAL	13,943,493	11,307,623	(5,492,530)	5,815,093	19,758,586

SECTION 4

DEBTORS

SUNDRY DEBTORS

Total Sundry Debtors at 31 May 2018 is \$30,691 compared to \$23,000 at 30 April 2018, an increase of \$7,691 due to an increase in Waste invoicing for green waste disposal.

Category	Current	30 Days	60 Days	90 Days and over	Balance
Waste	\$5,246	\$1,607	\$0	\$1,462	\$8,315
Infrastructure	\$7,013	\$0	\$0	\$12,385	\$19,398
Recreation Reserves	\$1,283	\$1,155	\$50	\$490	\$2,978
TOTAL	\$13,542	\$2,762	\$50	\$14,337	\$30,691
% of total sundry debtors	44.1%	9.0%	0.2%	46.7%	

Action summary of 90 Days Debtors:

Company under Administration – further advice regarding payment status to be received from Administrators (Allowance for Doubtful Debts is recognised)	\$5,907
Debtor sent to Debt Collectors	\$2,301
Debtor on Payment Plan	\$392
Debtor on Payment Plan	\$1,373
No permit provided, until payment is received	\$2,400
Company under Administration	\$1,462
Statement Re-sent	\$400
Statement Re-sent	\$90
Statement Re-sent	\$12
TOTAL	\$14,337

Please note, Sundry debtors exclude rate debtors and infringements.

FINES AND INFRINGEMENTS

At 31 May 2018 Council has 73 infringements outstanding with a balance of \$27,296, a decrease of \$6,826 in outstanding infringements compared to 30 April 2018 due to a write off of \$3,495 in infringements allocated to incorrect enforcement codes with Fines Recovery. This error has now been rectified.

	July 2017	August 2017	September 2017	October 2017	November 2017	December 2017	January 2018	February 2018	March 2018	April 2018	May 2018
Number of Infringements outstanding	96	95	97	94	92	95	96	98	102	108	73
Balance of Infringements outstanding	\$29,170	\$29,314	\$29,276	\$27,302	\$25,863	\$27,945	\$27,428	\$27,364	\$27,863	\$34,122	\$27,296

Sixty-eight (68) infringements have been sent to the Fines Recovery Unit (FRU), four (4) have received reminder notices and one (1) infringement has been issued recently.

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

OUTSTANDING RATES

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 \$130,588 in the month of May.

The below table illustrates the split of prior years' outstanding rates:

	BEGINNING OF 2017 (30 JUNE 2017)	PRIOR MONTH (APR 2018)	CURRENT MONTH (MAY 2018)	VARIANCE
COMMERCIAL	\$33,747	\$25,798	\$26,445	(\$647)
MINING	\$50,174	\$53,782	\$54,406	(\$624)
NON-RATEABLE MINING	\$515	\$0	\$0	\$0
NON-RATEABLE WASTE	\$21,898	\$18,220	\$18,068	\$152
RURAL RESIDENTIAL	\$1,961,673	\$1,140,841	\$1,094,453	\$46,388
URBAN RESIDENTIAL	\$115,566	\$15,608	\$16,665	(\$1,057)
TOTAL	\$2,183,574	\$1,254,249	\$1,210,038	\$44,212

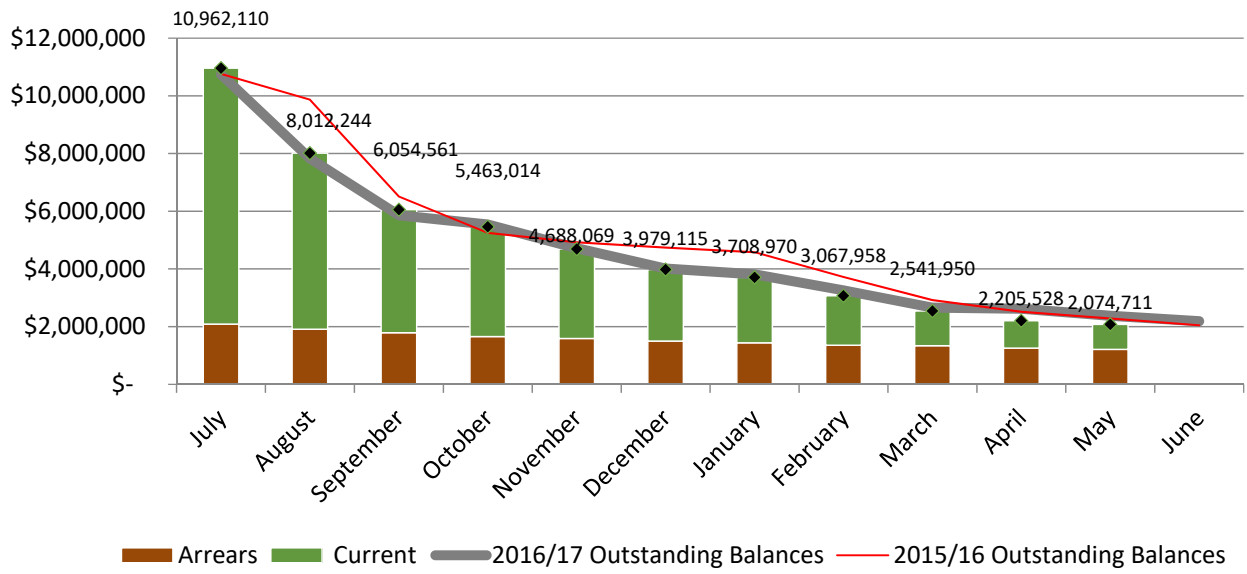
The below table illustrates the split of current year outstanding rates:

	PRIOR MONTH (APR 2018)	CURRENT MONTH (MAY 2018)	VARIANCE
INSTALMENT 1	\$228,483	\$211,538	\$16,945
INSTALMENT 2	\$302,618	\$275,711	\$26,907
INSTALMENT 3	\$419,949	\$377,425	\$42,524
TOTAL	\$951,050	\$864,674	\$86,376

Current year outstanding rates to date (14 June 2018 date of preparation of report) have reduced to \$815,288 (an \$49,386 decrease) as a result of increased efforts by officers contacting all outstanding ratepayers with current contact details on our system requesting payment by 30 June 2018, prior to the onset of Debt Collection.

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






Rates and Charges Outstanding Balance as at 31 May 2018






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%		As at 31 May – 9.0%
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		Current Ratio equals 16.26
Asset sustainability ratio	90%		Forecast to be 41%

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

SECTION 6

CREDITORS PAID

Creditor accounts paid in May 2018 are listed in below.

Cheque No.	Chq Date	Payee	Description	Amount
Payroll 23	9/05/2018	LC Staff	Payroll Fortnight ending 9 May 2018	\$142,090.19
Payroll 24	23/05/2018	LC Staff	Payroll Fortnight ending 23 May 2018	\$145,843.31
846.1387-01	31/05/2018	DEFENCE BANK LIMITED	Term Deposit 31 May 2018	\$1,000,000.00
845.1047-01	24/05/2018	REMOTE AREA TREE SERVICES PTY LTD	Cost to conduct cyclone recovery works	\$113,798.10
845.87-01	24/05/2018	TOP END LINEMARKERS PTY LTD	RFT-15-126 - Quote No: LQ18/169 - BARKER	\$82,611.48
845.930-01	24/05/2018	COLEMAN'S CONTRACTING & EARTHMOVING	RFT 119 - Maintenance Grade - Type 2	\$61,898.80
844.409-01	17/05/2018	F & J BITUMEN SERVICES PTY LTD	RFT-127 - Girraween/Danial circ intersection / potholes	\$60,698.84
842.1047-01	03/05/2018	REMOTE AREA TREE SERVICES PTY LTD	Opening and clearing debris from Freds Pass Reserve	\$59,720.54
845.280-01	24/05/2018	CITY OF DARWIN	April 18 - Humpty Doo Shoal Bay Waste Removal	\$52,664.80
842.374-01	03/05/2018	AUSTRALIAN TAXATION OFFICE (ATO)	PAYG Withheld - Pay 22 (24/04/18)	\$50,878.00
843.176-01	10/05/2018	ASAP TREE SERVICE	Remove trees and debris along roadside	\$49,203.00
846.374-01	31/05/2018	AUSTRALIAN TAXATION OFFICE (ATO)	PAYG Withheld - Pay 24 (23/05/18)	\$49,008.00
843.1047-01	10/05/2018	REMOTE AREA TREE SERVICES PTY LTD	Cost to conduct TC Marcus recovery works	\$48,048.00
844.374-01	17/05/2018	AUSTRALIAN TAXATION OFFICE (ATO)	PAYG Withheld - Pay 23 (10/04/18)	\$47,900.00
DD310518	31/05/2018	STATEWIDE SUPERANNUATION PTY LTD	25 Apr - 23 May 18 Super for Pays 23 & 24	\$44,314.71
260418	01/05/2018	STATEWIDE SUPERANNUATION PTY LTD	April 18 - Superannuation for pays 21 & 22	\$42,810.30
846.1382-01	31/05/2018	HURRICO PTY LTD	Bond Release 25 Smyth Road (PA2013/0531)	\$29,472.40
845.176-01	24/05/2018	ASAP TREE SERVICE	16/05/18 - Dichondra Road - Remove Trees	\$29,370.00
846.176-01	31/05/2018	ASAP TREE SERVICE	Remove trees and debris along roadside	\$27,962.00
844.176-01	17/05/2018	ASAP TREE SERVICE	09/05/18 - Girraween Road - Remove Trees	\$26,246.00
842.514-01	03/05/2018	VEOLIA ENVIRONMENTAL SERVICES	Haul waste from all three WTSs	\$25,699.15
845.268-01	24/05/2018	BYRNE CONSULTANTS	Cross Solutions quote to survey Horsnell Road	\$25,383.60
845.1300-01	24/05/2018	Opteon Property Group Pty Ltd	Revaluation of Council Assets for 2017/18	\$22,880.00
846.268-01	31/05/2018	BYRNE CONSULTANTS	Project 18009 - Freds Pass Reserve Carpark / traffic de	\$19,823.94
842.409-01	03/05/2018	F & J BITUMEN SERVICES PTY LTD	RFT-127 - Jacomb Place - re/ sealing of road	\$16,651.80
845.849-01	24/05/2018	WEX AUSTRALIA (PUMA CARD)	30 APR 18 - Litchfield Council Fuel Account	\$16,244.04
846.1022-01	31/05/2018	KPMG	Probity Internal Audit Services - Finn Road	\$14,432.00
845.409-01	24/05/2018	F & J BITUMEN SERVICES PTY LTD	RFT-127 - Quote: QU-0175 - Lay dense grade asphalt	\$13,800.00
843.87-01	10/05/2018	TOP END LINEMARKERS PTY LTD	Change of Seal /Road Repairs RFT126	\$13,171.50
845.971-01	24/05/2018	MUGAVIN CONTRACTING PTY LTD	Quote: 222 - Leonino Road + Byers Road Drop Structure	\$12,757.50
842.1099-01	03/05/2018	DAVE'S MINI DIGGA HIRE	Numerous Drain Clean Outs	\$12,265.00
846.1127-01	31/05/2018	Roy Stanton Painting Services	Scope of works: Prepare & paint council	\$12,006.00

845.414-01	24/05/2018	TOTAL EXCAVATIONS	Quote 570 Freds Pass Reserve repair damage	\$10,637.00
845.514-01	24/05/2018	VEOLIA ENVIRONMENTAL SERVICES	January 18 - Humpty Doo disposal	\$8,717.64
843.1099-01	10/05/2018	DAVE'S MINI DIGGA HIRE	Clean out silt from numerous table drains	\$8,690.00
844.1099-01	17/05/2018	DAVE'S MINI DIGGA HIRE	Clean out silt from numerous table drains	\$8,085.00
844.1021-01	17/05/2018	MCARTHUR (QLD) PTY LTD	Recruitment Fee Director Infrastructure	\$7,920.00
842.1065-01	03/05/2018	Mrs M H BREDHAUER	APR 18 - Mayor Allowances	\$7,747.71
846.596-01	31/05/2018	AREA9 IT SOLUTIONS - HARDWARE	May 18 - Service Agreement - Managed IT	\$7,370.00
844.414-01	17/05/2018	TOTAL EXCAVATIONS	INV:1242 - 10/04/2018 - Madsen Road Truck Hire	\$7,029.00
845.1107-01	24/05/2018	McArthur (Vic) Pty Ltd	Facilitation of CEO's Review	\$6,994.01
040518CC	04/05/2018	WESTPAC CARDS & DIRECT DEBITS	APR 2018 - C/Card Purchases	\$6,977.16
842.1355-01	03/05/2018	Wiretainers Pty Ltd	Plate Operated Dog Traps	\$6,930.62
843.827-01	10/05/2018	LITCHFIELD GREEN WASTE RECYCLERS	Hire of Excavator to dig out and load WTSs	\$6,864.00
842.162-01	03/05/2018	CIVICA PTY LTD	JUN 18 - Authority Program - Licence Fee	\$6,240.64
846.971-01	31/05/2018	MUGAVIN CONTRACTING PTY LTD	Projects: Slotted Kerb and Road Culvert - investigate and repair	\$6,052.50
842.1284-01	03/05/2018	Regional Development Australia North	ID Online Tool Subscription 2018/19	\$6,050.00
843.1320-01	10/05/2018	Russell Kennedy Lawyers	Legal Advice on various matters	\$5,662.80
845.577-01	24/05/2018	ARJAYS SALE & SERVICE PTY LTD	Mob, De-Mob, OH&S, Freight, Bullnose, Guardrail	\$5,599.00
844.78-01	17/05/2018	POWER & WATER CORPORATION	Water Usage - Howard Park Reserve	\$5,220.67
843.414-01	10/05/2018	TOTAL EXCAVATIONS	Repair of Intersection	\$5,068.80
843.132-01	10/05/2018	AIRPOWER NT PTY LTD	Mulch Kit - Kubota + Spare Parts	\$5,056.43
842.992-01	03/05/2018	WEST ARNHEM REGIONAL COUNCIL	April 18 - Records Management Improvement	\$5,052.74
845.992-01	24/05/2018	WEST ARNHEM REGIONAL COUNCIL	May 18 - Records Management Improvement	\$5,052.74
842.527-01	03/05/2018	THE PALMERSTON AND RURAL SENIORS	2018/2019 Community Contribution	\$5,000.00
845.489-01	24/05/2018	STEEL WORK STEEL	Fix and fit new roof and repaint general bin	\$4,939.00
845.850-01	24/05/2018	HUMPTY DOO DEVELOPMENTS PTY LTD	JUN 18 - MWF shed lease 36 Vereker St	\$4,570.00
845.1251-01	24/05/2018	Tactical Coach	APR 18 - Services for Values, Disc and Leadership	\$4,537.50
842.144-01	03/05/2018	ORIGIN	Thorak Gas - March 2018	\$4,364.80
845.78-01	24/05/2018	POWER & WATER CORPORATION	Water swipe cards for MWF spraying program	\$4,355.29
844.280-01	17/05/2018	CITY OF DARWIN	TOPROC Membership 2017/19	\$4,149.76
845.1099-01	24/05/2018	DAVE'S MINI DIGGA HIRE	Quote:809 - 665 Bees Creek Rd Bees Creek	\$4,125.00
843.1329-01	10/05/2018	Arafura Traffic Control	Cyclone Marcus Repair and Clean Up Works	\$4,026.00
846.414-01	31/05/2018	TOTAL EXCAVATIONS	Repair Floodway - 569 Bundy Road Floodway	\$3,960.00
843.170-01	10/05/2018	NT RECYCLING SOLUTIONS (NTRS)	APR 18 - Empty recycle for three WTSs and Office	\$3,921.50
846.926-01	31/05/2018	JACANA ENERGY	APR 18 - Electricity for MWF / WTSs / LCO	\$3,809.35
846.1329-01	31/05/2018	Arafura Traffic Control	Inv: 6484 - Traffic Controllers/Control	\$3,795.00
845.1329-01	24/05/2018	Arafura Traffic Control	Inv: 6473 - Hillier Road - Traffic Cont	\$3,399.00
845.1053-01	24/05/2018	CSG BUSINESS SOLUTIONS PTY LTD	APR 18 - Photocopier Hire and Maintenance	\$3,279.29
843.1253-01	10/05/2018	Craig Burgdorf	Service on Nissan ute / Backhoe service and repairs	\$3,202.62
844.514-01	17/05/2018	VEOLIA ENVIRONMENTAL SERVICES	JAN 18 - Haul Waste from Howard Springs	\$2,964.02

843.1232-01	10/05/2018	Fusion Exhibition & Hire Services	Freds Pass Rural Show, marquee and association	\$2,799.61
846.1377-01	31/05/2018	KE ELSEY AND M O'MEARA PARTNERSHIP	Facilitation services - airfares and final report	\$2,760.00
845.180-01	24/05/2018	AURECON AUSTRALIA P/L	Developer Contribution Plan. Professional Fees	\$2,666.82
845.1324-01	24/05/2018	JKW Law Practice Pty Ltd	Professional Fees. Legal advice - Developer Contributions	\$2,629.00
846.85-01	31/05/2018	TELSTRA	MAY 2018 - Cemetery and LC Phone Accounts	\$2,577.17
845.596-01	24/05/2018	AREA9 IT SOLUTIONS - HARDWARE	IT support & assistance/Service Agreement	\$2,545.76
206BPAY	25/05/2018	AUSTRALIAN TAXATION OFFICE (ATO)	2017/2018 Fringe Benefit Tax	\$2,502.31
845.1378-01	24/05/2018	Mrs D L ELLIS	Rates Refund	\$2,500.00
845.1381-01	24/05/2018	Mr S M CASEY	Rates Refund	\$2,450.79
844.1329-01	17/05/2018	Arafura Traffic Control	Traffic Controllers and Control Stow Rd	\$2,409.00
842.1064-01	03/05/2018	Mrs C M SIMPSON	APR 18 - Councillor Allowances	\$2,387.05
842.1068-01	03/05/2018	Mr D S BARDEN	APR 18 - Councillor Allowances	\$2,247.05
846.806-01	31/05/2018	ZIPPY CLEANING & MAINTENANCE SERVICES	MAR 18 - Cleaning services for the Thorak and LC Office	\$2,201.31
842.953-01	03/05/2018	HWL EBSWORTH LAWYERS	Advice on Thorak Rights of Interment Policy	\$2,200.00
842.1063-01	03/05/2018	Miss K J HUNT	APR 18 - Deputy Mayor Allowances	\$2,163.50
844.867-01	17/05/2018	ALL ASPECTS RECRUITMENT & HR SERVICES	Temp Placement for Waste WE 25th June 17	\$1,946.09
845.144-01	24/05/2018	ORIGIN	Thorak - LP Gas	\$1,922.60
845.1076-01	24/05/2018	TDC (NT) PTY LTD - T/AS TERRITORY DEBT	Debt Recovery Fees	\$1,839.16
843.1142-01	10/05/2018	OfficeMax Australia Ltd	Stationary + New Office Desk	\$1,762.04
844.327-01	17/05/2018	Tiger Contracting (NT) Pty Ltd	Maintenance at Howard Park Reserve 10/04	\$1,760.00
845.327-01	24/05/2018	Tiger Contracting (NT) Pty Ltd	Grounds maintenance at Howard Park Res	\$1,760.00
843.1199-01	10/05/2018	Herron Todd White (NT) Pty Ltd	Valuation Report - 150 Freds Pass Road,	\$1,650.00
846.78-01	31/05/2018	POWER & WATER CORPORATION	Apr 18 - Council Office Water bill & HDWTS Water	\$1,646.05
842.384-01	03/05/2018	Ms C VERNON	Consultancy Services	\$1,617.00
842.1374-01	03/05/2018	Mr S A FRASER	Rates Refund	\$1,600.00
842.926-01	03/05/2018	JACANA ENERGY	MAR 18- Thorak + MWF shed Electricity Charges	\$1,550.04
842.1290-01	03/05/2018	Matchez Superannuation Fund (M Salt)	APR 18 - Councillor Allowances	\$1,497.05
843.1234-01	10/05/2018	Impact Environmental Conferences	Waste 2018 Conference Registration	\$1,403.00
843.1368-01	10/05/2018	PRICEWATERHOUSECOOPERS (PWC)	TRAINING - Becoming a Skilled Lead	\$1,395.00
844.1376-01	17/05/2018	Mr D C BINNS	Rates Refund	\$1,381.19
844.806-01	17/05/2018	ZIPPY CLEANING & MAINTENANCE SERVICES	APR 18 Cleaning of Litchfield Council	\$1,377.99
844.731-01	17/05/2018	Vocus Communications (Amcom Pty Ltd)	Supply of Amcom fibre to Litchfield Council	\$1,329.40
844.1098-01	17/05/2018	Ms W D SMITH	Reimbursement for Travel Expenses	\$1,217.25
845.926-01	24/05/2018	JACANA ENERGY	April 2018 - Electricity at Howard Park	\$1,162.66
842.282-01	03/05/2018	Ecoflex NT Pty Ltd (Top End Tyre)	Tyres picked up / Remove tyres from H/Doo WTS	\$1,138.69
845.1379-01	24/05/2018	Mrs J L ROGERS	Rates Refund	\$1,118.00
846.820-01	31/05/2018	CONSOLIDATED BEARING COMPANY (CBC)	Completion of original bearing Order	\$1,107.36
844.202-01	17/05/2018	Mr I SUMMERS	Preparation & attendance as Chairman Audit	\$1,054.90
845.1297-01	24/05/2018	SS Auto Electrics	Call out repair for SV 3869 air-con fan	\$1,053.00

844.187-01	17/05/2018	NORSIGN	RFT-125 - LC Special - LHT - Westall Road	\$1,025.42
842.1375-01	03/05/2018	Miss M MURRAY	Rates Refund	\$1,000.00
845.1373-01	24/05/2018	CAMS LANDSCAPING AND LANDCARE	Inspect/Rep Irrigation system at Howard Park Reserve	\$965.89
846.770-01	31/05/2018	HAYS SPECIALIST RECRUITMENT (AUST.)	James Rogers hours for weekend 20/5/2018	\$896.67
845.92-01	24/05/2018	ST JOHN AMBULANCE AUSTRALIA (NT)	Thorak - First Aid kits restocked	\$891.72
846.1076-01	31/05/2018	TDC (NT) PTY LTD - T/AS TERRITORY DEBT	Debt Recovery Fees	\$862.26
843.560-01	10/05/2018	JOBFIT HEALTH GROUP PTY LTD	Pre-Employment Medical - M Lodge + P Bickerstaff	\$812.90
846.92-01	31/05/2018	ST JOHN AMBULANCE AUSTRALIA (NT)	Workplace vehicle first aid kits and First Aid Course	\$796.00
843.820-01	10/05/2018	CONSOLIDATED BEARING COMPANY (CBC)	Grease - Super Red x 6	\$792.00
843.1130-01	10/05/2018	Mair's Only Cleaning	Caretaking Duties at HPR + Cleaning at KLR	\$770.00
845.1130-01	24/05/2018	Mair's Only Cleaning	Cleaning at KLR and Caretaking at HPR	\$770.00
843.1023-01	10/05/2018	AUSLINE ENGINEERING	Welding for Tractor / repairs to slasher	\$764.50
845.895-01	24/05/2018	AUSTRALIA DAY COUNCIL NT	Australia Day Annual Event Ticket Purchases	\$750.00
843.51-01	10/05/2018	SOUTHERN CROSS PROTECTION	APR 18 - Service Humpty Doo Transfer Station	\$742.12
843.1170-01	10/05/2018	NT Powersports (CF Moto Darwin)	Landboss - Replace drive belt	\$719.95
846.225-01	31/05/2018	MICROCHIPS AUSTRALIA PTY LTD	Lid 575 Handheld Microchip Scanner	\$711.70
846.1264-01	31/05/2018	DARWIN LARGE ANIMAL MOBILE VET	Re-imburement for de-sexing vouchers	\$700.00
846.187-01	31/05/2018	NORSIGN	RFT-125 - R4-1B 80km signs	\$681.95
846.267-01	31/05/2018	K & J BURNS ELECTRICAL & REFRIGERATION	Replace 3 roof lights with led panels	\$670.34
844.1297-01	17/05/2018	SS Auto Electrics	Air Compressor for tractor SV 3883	\$670.00
842.1372-01	03/05/2018	MEDIMOBILE PTY LTD	Flu Vaccination program - 21 participant	\$669.90
844.367-01	17/05/2018	BUNNINGS GROUP LIMITED	APR 18 - Powerpass Account	\$652.01
842.1113-01	03/05/2018	GRAPHICS'LL DO (LEONIE RICHARDS)	Abandoned vehicle factsheet / Your say Logo and web banner	\$599.50
846.220-01	31/05/2018	THE BIG MOWER	Thorak - Oils & Sthil Blower	\$589.90
844.522-01	17/05/2018	FARMWORLD NT PTY LTD	Assorted bearings and seals for SV 3884 - throttle cable	\$562.05
842.1353-01	03/05/2018	Ms K MANLEY	Grievance policy and Access to files policy	\$528.00
843.995-01	10/05/2018	WILDKAT HOLDINGS (NT) PTY LTD	Repair Parts & Consumables for Hyundai	\$522.00
844.70-01	17/05/2018	LOCAL GOVERNMENT ASSOCIATION NT	Meeting Dinner, Mayor, Deputy Mayor & CE	\$510.00
845.1274-01	24/05/2018	Grace Record Management (Australia)	MAY 18 - Records Storage	\$506.59
846.1386-01	31/05/2018	Mr P M THOMAS	Inv: 59 - Assess and provide a written report LC Irrigation	\$500.00
846.612-01	31/05/2018	CREMASCO CIVIL PTY LTD	Quote:36641 - Corner of Glendowner and Thorngate	\$495.00
845.835-01	24/05/2018	OUTBACK AUTO NT (ELECTRICS)	Supply and install reversing camera on Tractor	\$490.00
842.100-01	03/05/2018	NT PEST & WEED CONTROL	Treatment of Council offices inside & out	\$462.00
846.1087-01	31/05/2018	TOTAL TOOLS DARWIN	Hand Tools Assorted	\$457.95
842.78-01	03/05/2018	POWER & WATER CORPORATION	MAR 18 - Humpty Doo WTS Water	\$439.20
843.1076-01	10/05/2018	TDC (NT) PTY LTD - T/AS TERRITORY DEBT	Debt Recovery Fees	\$437.96
842.596-01	03/05/2018	AREA9 IT SOLUTIONS - HARDWARE	UPS battery for PC's	\$420.20

842.1076-01	03/05/2018	TDC (NT) PTY LTD - T/AS TERRITORY DEBT	Debt Recovery Fees	\$411.95
843.806-01	10/05/2018	ZIPPY CLEANING & MAINTENANCE SERVICES	Cleaning services for the Thorak Office	\$411.66
842.1352-01	03/05/2018	KLP Trading Pty Ltd (T/A Pro- Tek)	Repairs to screen / Replace battery / iPhone accessories	\$410.00
846.28-01	31/05/2018	RURAL FIRE PROTECTION	New valve for fire reel / Service & Maintain Fire Equipment	\$407.00
844.455-01	17/05/2018	MINI-TANKERS AUSTRALIA PTY LTD	Thorak - Backhoe & Jerry Cans	\$397.49
842.1369-01	03/05/2018	SHWARTZ FAMILY CO PTY LTD- Crown Plaza	Accommodation for Regulatory Manager to attend AIAM Meeting from 5-6/06/18	\$394.00
846.825-01	31/05/2018	PRESTIGE AUTOMOTIVE ELECTRICAL	Fix electrical fault in Hyundai Loader	\$392.15
845.508-01	24/05/2018	EASA	EAP Counselling Session April 2018	\$387.20
845.815-01	24/05/2018	JEFFRESS ADVERTISING	NT News Tender Advertisement - RFT18- 162	\$382.55
845.290-01	24/05/2018	AUSTENG ENGINEERING SOLUTIONS	Thorak - 6 Communication chips and remote	\$381.70
843.1040-01	10/05/2018	SUPER CHEAP AUTO	1 set of max trax 20lt 85-140 gear oil	\$368.09
842.495-01	03/05/2018	THE EXHIBITIONIST	Hire of 4 x freestanding poster boards	\$363.00
843.326-01	10/05/2018	EYESIGHT SECURITY P/L	APR 18 - Security and patrol - Thorak Cemetery	\$357.50
846.326-01	31/05/2018	EYESIGHT SECURITY P/L	MAY 18 - Security and patrol - Thorak Cemetery	\$357.50
844.926-01	17/05/2018	JACANA ENERGY	JAN - APR 18 - Electricity charges for Knuckey	\$356.41
844.1076-01	17/05/2018	TDC (NT) PTY LTD - T/AS TERRITORY DEBT	Debt Collection Fees	\$334.40
846.1142-01	31/05/2018	OFFICEMAX AUSTRALIA LTD	Fellowes Standard Monitor Riser, Graphite	\$333.90
846.1199-01	31/05/2018	Herron Todd White (NT) Pty Ltd	Property Amendment for 150 Freds Pass Rd	\$330.00
842.134-01	03/05/2018	FIGLEAF POOL PRODUCTS	Thorak - Collect & deliver water samples	\$313.80
842.132-01	03/05/2018	AIRPOWER NT PTY LTD	Scalp wheels - 72-inch deck 4	\$310.02
846.790-01	31/05/2018	BOBTOW TILT TRAY SERVICES	Tow burnt out station wagon from Freds Pass Road	\$308.00
842.560-01	03/05/2018	JOBFIT HEALTH GROUP PTY LTD	Pre-Employment Medical	\$304.70
842.886-01	03/05/2018	Mr R J FREEMAN	Take tyre off rims for tyre disposal, remove valves	\$302.50
843.389-01	10/05/2018	LITCHFIELD VET HOSPITAL	Reimbursement for de-sexing vouchers	\$300.00
846.389-01	31/05/2018	LITCHFIELD VET HOSPITAL	Re-imbusement for de-sexing vouchers	\$300.00
844.968-01	17/05/2018	NT FASTENERS PTY LTD	Bolts and Nuts (Nylock)	\$291.85
846.990-01	31/05/2018	A. NOBLE & SON LTD.	New Load Binders for bin doors	\$275.02
843.1186-01	10/05/2018	Advanced Safety Systems Australia Pty Ltd	APR 18 - ASSA membership WHS subscription	\$273.90
846.1008-01	31/05/2018	OUTBACK BATTERIES P/L	Tractor battery for SV 3883	\$273.40
843.3-01	10/05/2018	COMM8 (COMBINED COMMUNICATIONS	MAY 18 - Tracking System Data	\$255.20
844.1008-01	17/05/2018	OUTBACK BATTERIES P/L	Tractor Battery SV3882	\$247.50
845.56-01	24/05/2018	COLEMANS PRINTING PTY LTD	Quote: Q28038 - Sticker Stock 5 Year Vinyl Gloss	\$242.00
843.61-01	10/05/2018	GREENTHEMES INDOOR PLANT & HIRE	APR 18 - Indoor plant hire	\$233.50
842.928-01	03/05/2018	RSEA PTY LTD	PPE -Safety Goggles and work wear	\$230.37
844.581-01	17/05/2018	Food'll Do	Catering - May 2018 Councillor Briefing	\$225.00
845.581-01	24/05/2018	Food'll Do	Catering - Wednesday, 16th May 18	\$225.00
842.1008-01	03/05/2018	OUTBACK BATTERIES P/L	Replacement Car Battery - CC30QO	\$220.50
842.85-01	03/05/2018	TELSTRA	APR 18 - Cemetery Phones	\$211.45
846.36-01	31/05/2018	BRIDGE TOYOTA	Repair to washer jets on Toyota Hilux CC	\$206.25

844.850-01	17/05/2018	HUMPTY DOO DEVELOPMENTS PTY LTD	APR-JUN - Water MWF shed 36 Vereker st - MWF	\$202.91
844.389-01	17/05/2018	LITCHFIELD VET HOSPITAL	Re-imburement for de-sexing vouchers	\$200.00
843.1008-01	10/05/2018	OUTBACK BATTERIES P/L	Thorak - Generator - Replacement Battery	\$190.00
00413144	16/05/2018	Litchfield Council Petty Cash	Litchfield Council - Reimburse Petty Cash	\$188.65
846.1173-01	31/05/2018	Hughes Nursery	8 x plants - Australian Citizenship	\$185.00
842.1155-01	03/05/2018	Ms D BRANSON	Reimbursement for Leadership Catering	\$180.00
BPAY205	14/05/2018	RTM MOTOR VEHICLE REGISTRY - MVR	Registration SV4023 - Caterpillar Backhoe, In, etc	\$178.60
842.855-01	03/05/2018	TENDERLINK	Advertising - Finn Road Roadside Drainage	\$172.70
844.596-01	17/05/2018	AREA9 IT SOLUTIONS - HARDWARE	Apr 18 - IT support & assistance	\$154.00
844.14-01	17/05/2018	AUSTRALIA POST	Pre-paid stamped envelopes - Rangers	\$154.00
844.108-01	17/05/2018	RTM Department of Attorney General	Jan-Mar 2018 Fines Enforcement Administration	\$154.00
844.941-01	17/05/2018	EVERLON BRONZE	Plaque. Ref: NT-TRC-B180405A-1	\$151.80
843.874-01	10/05/2018	FIN BINS (VTG Waste & Recycling)	APR 18 - Rubbish removal from Office & HPR	\$151.67
845.936-01	24/05/2018	Mr P MCCOLL	Thorak - Reimbursement for Safety Boots	\$150.00
845.1352-01	24/05/2018	KLP Trading Pty Ltd (T/A Pro-Tek)	Repairs to Apple iPhone	\$140.00
844.1360-01	17/05/2018	Litchfield Welding	Repairs to slasher on tractor SV-3884	\$132.00
844.267-01	17/05/2018	K & J BURNS ELECTRICAL & REFRIGERATION	Inspection and service of air-con for Howard Park	\$126.50
843.801-01	10/05/2018	KING DIESEL & MAINTENANCE PTY LTD	Rego check on Backhoe at Howard Springs	\$121.00
844.671-01	17/05/2018	BURSON AUTOMOTIVE PTY LTD (COOLALINGA)	Coolant	\$108.90
846.862-01	31/05/2018	KOKODA INDUSTRIES (HPA INCORPORATED)	Thorak - s1500 large sprinkler stands	\$105.90
842.189-01	03/05/2018	HD ENTERPRISES P/L (HD PUMP SALES)	Wheelbarrow and Pipe	\$103.70
845.1380-01	24/05/2018	Mr P BICKERSTAFF	Reimbursement for Licence - Gun	\$103.00
845.389-01	24/05/2018	LITCHFIELD VET HOSPITAL	Re-imburement for de-sexing voucher #09	\$100.00
843.400-01	10/05/2018	THE ARK ANIMAL HOSPITAL PTY LTD	Re-imburement for de-sexing voucher #83	\$100.00
845.400-01	24/05/2018	THE ARK ANIMAL HOSPITAL PTY LTD	Re-imburement for de-sexing voucher #05	\$100.00
846.400-01	31/05/2018	THE ARK ANIMAL HOSPITAL PTY LTD	Reimbursement for De-Sexing Voucher #012	\$100.00
844.1142-01	17/05/2018	OFFICEMAX AUSTRALIA LTD	Office Elements A4 Paper and Stationary	\$95.17
846.941-01	31/05/2018	EVERLON BRONZE	Thorak - Ceramic photo NT-TRC-C180416A-3	\$90.20
843.968-01	10/05/2018	NT FASTENERS PTY LTD	Consumable Parts	\$87.29
842.1142-01	03/05/2018	OfficeMax Australia Ltd	Stationary	\$87.17
842.522-01	03/05/2018	FARMWORLD NT PTY LTD	Oil sight glass and orings as per quote	\$85.80
842.876-01	03/05/2018	NT ICE	30 bags of ice Thursday 19 th - MWF	\$85.80
843.1013-01	10/05/2018	BTC PARTS & ACCESSORIES PTY LTD	Trailer Repair/Replacement parts	\$84.50
845.876-01	24/05/2018	NT ICE	25 bags of ice - MWF	\$82.50
843.25-01	10/05/2018	LAND TITLES OFFICE	Land Title Searches x 3	\$82.20
842.1370-01	03/05/2018	Mr S W HANSON	Refund of Cat Trap Bond	\$80.00
846.1384-01	31/05/2018	PIA (PLANNING INSTITUTE AUSTRALIA)	Seminar - Advancing Smart Cities, 13 Jun	\$80.00
843.850-01	10/05/2018	HUMPTY DOO DEVELOPMENTS PTY LTD	Water 6/3-06/4/18 MWF Shed H/Doo	\$71.91
842.1344-01	03/05/2018	Prosegur Australia Pty Ltd	Collection of monies from Office Premise	\$71.50
843.1344-01	10/05/2018	Prosegur Australia Pty Ltd	Collection of monies from Office Premise	\$71.50
844.1344-01	17/05/2018	Prosegur Australia Pty Ltd	Collection of monies from Office Premise	\$71.50

842.1130-01	03/05/2018	Mair's Only Cleaning	Cleaning at Knuckey Lagoon Recreation	\$70.00
844.1130-01	17/05/2018	Mair's Only Cleaning	2 Hours of cleaning at Knuckey Lagoon Reserve	\$70.00
846.1130-01	31/05/2018	Mair's Only Cleaning	Cleaning for Knuckey Lagoon (2 hours week)	\$70.00
845.826-01	24/05/2018	NORMIST P/L (DARWIN BOLT SUPPLIES)	Sudo strong glue x 2 portions	\$63.70
842.30-01	03/05/2018	TERRITORY SPRINGWATER PTY LTD	Thorak - Bottled water	\$63.00
842.881-01	03/05/2018	Mr R DAVID	Reimbursement for Skin Cancer checks	\$62.95
842.1133-01	03/05/2018	NT Water Filters	Water for LC Lobby 12 and 26/04/18	\$62.40
842.1245-01	03/05/2018	Rural Rubbish Removal	APR 18 - Rubbish Removal services	\$61.60
843.1125-01	10/05/2018	Ms S MCTAGGART	Reimbursement for Skin Care Check/Treatment	\$52.95
843.535-01	10/05/2018	TOP END WINDSCREENS & TINTING	Tint Glare Strip for Hilux - CC30QO	\$45.00
843.220-01	10/05/2018	THE BIG MOWER	Repair Pull Start Mechanism	\$44.10
846.287-01	31/05/2018	HARVEY DISTRIBUTORS	Thorak Cemetery - Staff Amenities	\$43.78
846.30-01	31/05/2018	TERRITORY SPRINGWATER PTY LTD	Thorak - 4 x 15 litre bottle water	\$42.00
844.30-01	17/05/2018	TERRITORY SPRINGWATER PTY LTD	Thorak - Bottled water	\$31.50
845.1294-01	24/05/2018	Clean Fun Pty Ltd (Darwin Laundries)	Wash Dry & Iron Linen	\$27.50
844.132-01	17/05/2018	AIRPOWER NT PTY LTD	Repair Parts for ZD331	\$27.23
846.1133-01	31/05/2018	NT Water Filters	2 Bottles of water- foyer	\$20.80
845.85-01	24/05/2018	TELSTRA	SMS Service for Councillor Updates	\$9.25
TOTAL				\$2,702,408.70

CREDIT CARD TRANSACTIONS

Credit card transactions for May 2018 are listed in the table below.

Staff Member	Cost Code	Details	Gross (\$)	GST (\$)
Kaylene Conrick CEO	W04084	Qantas - Flights - National General Assembly - CEO	\$737.01	\$67.00
	W04084	Ultimo - CEO's Professional Development - Accom	\$558.28	\$50.75
	W04084	Qantas - CEO's Professional Development - Flights	\$809.91	\$73.63
	W04084	Opal - CEO's Professional Development - Train Travel	\$40.00	\$ -
	W04048	IECL - CEO's Professional Development - Course Registration	\$4,840.00	\$440.00
	W04084	Darwin Radio Taxi - CEO's Professional Development - Taxi Fare	\$34.65	\$1.65
	W04084	City of Darwin - Paystay - CEO Carparking CBD	\$10.00	\$0.91
Deborah Branson Executive Assistant	3400.300.342	Planning Institute Australia - Conference - Acting Director	\$113.30	\$10.30
	W04288	Bridge Toyota - Repair - CEO's Vehicle	\$769.97	\$70.00
	3700.341.676	Taminmin High - Morning Tea - Youth Forum	\$437.50	\$39.77
	3700.341.677	Dollars & Sense - Incidentals - Freds Pass Show	\$12.48	\$1.13
	3050.350.620	Chantis - DIO Interviews - Catering	\$32.00	\$ -
	3700.341.677	Kmart - Incidentals - Freds Pass Show	\$20.00	\$1.82
	3020.330.620	Woolworths - Water - Chambers	\$8.00	\$ -
3030.350.602	Vision6 - Councillor Bulletin	\$9.90	\$0.90	
Karina Gates	3121.350.640	Skymesh NBN Fibre	\$20.61	\$1.87

Staff Member	Cost Code	Details	Gross (\$)	GST (\$)
Finance Manager	4040.310.645	Webjet - Travel Regulatory Services WA Conference	\$894.46	\$80.32
	3700.310.644	Parks & Leisure Conference - Community Development Officer	\$990.00	\$90.00
	3700.310.645	Qantas - One Way Course Flight - Community Development Officer – 23/06/18	\$417.11	\$37.92
	3700.310.645	Virgin - One Way Course Flight – Community Development Officer - 20/06/18	\$370.00	\$34.07
	3700.310.645	Virgin Credit Card Booking Fee	\$4.81	\$ -
Glen Byrnes	3410.350.516	Coolalinga Better Health - First Aid Kit	\$227.10	\$20.65
Waste Manager	3410.350.515	Woolworths - Staff Amenities	\$20.17	\$1.73
	3410.350.515	Woolworths - Staff Amenities	\$38.00	\$0.47
	3410.350.515	Woolworths - Staff Amenities	\$16.99	\$1.54
	3410.310.644	Woolworths Fuel 10/05/18 - Course - Coffs Harbour	\$60.20	\$5.47
	3410.310.644	Coles - Fuel 13/05/18 - Course - Coffs Harbour	\$61.89	\$5.63
	3410.310.644	Eurocar - Course - Coffs Harbour	\$389.02	\$35.37
	3430.622.420	Territory plumbing Supplies - Waste Shower	\$17.60	\$1.60
	3430.622.420	NT Fastners - Rooflock Assembly	\$42.22	\$3.84
	3410.310.644	Parramatta Toll Bridge - Unable to obtain Receipt	\$15.56	\$ -
Justin Dunning	W4546.131	Registration - Massey Tractor	\$3,321.00	\$ -
MWF Manager	W4546.131	MVR - CTP Contribution	\$178.60	\$16.24
Sharon Mc Taggart	4040.435.560	Bunnings - Pound Consumables	\$69.96	\$6.36
Regulatory Services Manager				
Herb Backers	3130.410.637	Coonawarra Panel Works	\$500.00	\$ -
Works Manager	3400.300.342	Project Management Course – Planning Engineer	\$1,014.90	\$ -
TOTAL			\$17,103.20	\$1,100.93

Links with Strategic Plan

An effective and sustainable Council

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

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

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LITCHFIELD COUNCIL MEETING

Wednesday 27 June 2018

15 Officers Reports

- 15.1 Mobile Work Force Service Review
- 15.2 Mobile Work Force Shed Construction Update
- 15.3 PA2018/0075, a Planning Scheme Amendment Application to rezone from Zone R (Rural) to a Specific Use Zone that will facilitate strategic industrial development at Section 5544 (2658) Stuart Highway, Livingstone, Hundred of Strangways
- 15.4 PA2018/0100, a Planning Scheme Amendment Application to rezone from Zone RL (Rural Living) to Zone CP (Community Purpose) at Section 2284 (175) Bees Creek Road, Bees Creek, Hundred of Strangways
- 15.5 PA2017/0341, a Planning Scheme Amendment Application to Introduce Provisions in the NT Planning Scheme for the Use of a Helicopter Landing Site
- 15.6 Land Acquisition and Road Opening associated with the Realignment of Freds Pass Road between Beaumont Road and Strangways Road
- 15.7 June Summary Report Planning and Mining
- 15.8 RFT18-163 Freds Pass Upgrade – Award
- 15.9 Draft Municipal Plan & Budget 2018-19 Submissions
- 15.10 Community Event on Council Land
- 15.11 Natural Disaster Relief and Recovery Arrangements (NDRRA) January Monsoonal Trough and Cyclone Marcus
- 15.12 Improving the Productivity of the Mango Industry Project
- 15.13 Acquittal of Special Purpose Grants



Agenda Item Number:	15.1
Report Title:	Mobile Work Force Service Review
Report Number:	18/0081
Meeting Date:	27/06/2018
Attachments:	Nil

Purpose

This report presents to Council the process, cost and timing to undertake a Service Review of the Mobile Work Force to determine whether the service should continue to be provided by Council's in-house staff or, if the service should be provided via an external contract.

Summary

At Council's 16 May 2018 meeting Council resolved to request a report to be presented at the next Council Meeting scheduled 27 June 2018, on the process, cost and timing to undertake a Service Review of the Mobile Work Force to determine whether the service should continue to be provided by Council's in-house staff team or, if the service should be undertaken via an external contract.

To undertake the review, an external independent consultancy firm would be engaged estimated to cost approximately \$30,000.

Recommendation

THAT Council determine whether or not to proceed with a review of the Mobile Work Force service.

If Council determines to undertake a Mobile Work Force service review, it will need to allocate an estimated \$30,000 to undertake the project.

Background

Council's Mobile Work Force (MWF) was established in 2012 to undertake service delivery and contract management issues related to culvert maintenance, road patching, signage, slashing, weed control, and fire break maintenance.

In 2015, whilst under Official Management, an independent assessment of the original MWF Business Case and its performance against this Business Case between 2012 and 2015 was commissioned. KPMG Darwin was engaged by Council to undertake the independent assessment as part of a larger body of work. The assessment was presented to Council on 3 September 2015, finding that the financial and operational basis upon which the original business case was based in 2012 was questionable. The officer report accompanying the KPMG report to Council, suggested a more thorough analysis of how Council's needs should be met prior to making any decisions

regarding altering the service structure. The KPMG report was received and noted only, with no other Council resolution relating to the MWF.

At Council's 16 May 2018 meeting, Council resolved to request a report to be presented at the next Council Meeting scheduled 27 June 2018, on the process, cost and timing to undertake a Service Review of the Mobile Work Force to determine whether the service should continue to be provided by Council's in-house staff team or, if the service should be undertaken via an external contract.

Process

Council does not have the in-house capacity to undertake a full-service review and an external consultant would be required to be engaged to undertake the project. Even so, internal staff resourcing would still be required for the project to work with the consultancy firm, including from the MWF Manager, Director of Infrastructure and Operations, Human Resources Advisor, Finance Manager and Chief Executive Officer.

The process would include:

- Review of the existing and proposed service delivery, including service levels and standards.
- Review available community feedback on the MWF service provided.
- Exploration of areas for improvements and efficiencies.
- Analysis of alternative delivery models and options.
- Financial costing of alternative models and comparison to future budgets analysis.
- Provision of recommendations.

Timing

It is estimated that a review would take approximately three months to complete and would begin in late August or September 2018, when the MWF Manager returns from long service leave.

Cost

It is estimated that the review would cost approximately \$30,000.

Links with Strategic Plan

Priority # 1 – Everything you need

Legislative and Policy Implications

Not applicable to this report.

Risks

Not applicable to this report.

Financial Implications

Currently, Council has allocated no funding for this review in the 2018-19 Draft Budget. Should Council determine to proceed with the Mobile Work Force service review, Council would need to allocate approximately \$30,000 in the 2018/19 budget for the project from Council's Strategic Initiatives Reserve, which would take the reserve to approximate \$315k.

Community Engagement

Community consultation would not be part of the service review.

Recommending Officer: **Wendy Smith, Acting Director Infrastructure and Operations**

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

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COUNCIL REPORT

Agenda Item Number:	15.2
Report Title:	Mobile Work Force Shed Construction Update
Report Number:	18/0082
Meeting Date:	27/06/2017
Attachments:	Mobile Work Force Shed Special Purpose Grant Acquittal Form

Purpose

The purpose of this report is to provide Council with an update on constructing a new shed for the Mobile Work Force.

Summary

At Council's 28 February 2018 meeting, Council resolved not to proceed with building a work shed for Mobile Work Force, to revisit the project to explore other options to construct a shed in accordance with the allocated budget and to receive a further report on the matter by the June Council meeting.

This report outlines the steps undertaken since the February meeting, addresses unexpected delays in the project and notes the ongoing work required to understand the options to construct a shed within the allocated budget. The report also asks Council to approve a required update to the NT Government on any expenditure of funds thus far.

Recommendation

THAT Council:

1. receive this report for information; and
2. approve the Special Purpose Grant Acquittal Form for 30 June 2018 to the NT Government for Grant HCD2017/01687.

Background

In October 2016, Councillors received a Briefing report outlining the business case for a new shed for the Mobile Work Force to be located at the Humpty Doo Waste Transfer Station (WTS), just north of the WTS gatehouse and with an estimated cost of \$450,000. An application to the NTG Department of Housing and Community Development for a 2016-17 Special Purpose Grant (SPG) under Round 1 was made. The grant application was successful and on 30 November 2016 a grant of \$225,000 was provided to Council for a 50:50 funding of the project.

In late 2017, Council sought tenders for a design and construct contract for the Mobile Work Force shed at the Humpty Doo waste transfer station. Tenders were received and the range of prices significantly exceeded Council's \$450,000 budget.

Council received a report at its 28 February 2018 meeting on the tender results and the business case for the shed. At that meeting, Council resolved:

- not to proceed with building a shed at that time;
- to revisit the project to explore other options to construct a shed in accordance with the allocated budget; and
- to receive a further report on the matter no later than the June Council meeting.

Since that time, Council has engaged consultants to undertake geotechnical studies of the proposed site, to assist in determining whether any remediation works will be required, as one of the proposed site locations is on an area previously used for fill. The report indicated that this site would not be required to be stripped back and specified the type of footings that would be required for the building to suit the soil in that location.

Council has also been investigating appropriate shed designs that can be constructed within the noted budget. However, this work has been delayed, due to unexpected staff shortages, due to works required from infrastructure and operations staff as a result of Cyclone Marcus.

Council has sought a quote from a designer for a shed design that meets Council's specifications and includes quantity survey estimates for construction. However, we experienced initial issues with availability of the designer and the resultant scope recently received does not match the required works tightly enough and exceeds the expected design budget for these works. Council is attempting to work with the designer to review the scope.

Thus, Council's investigations into the best opportunities for shed construction, in accordance with the allocated budget, are ongoing.

Council received a Special Purpose Grant (SPG) from the NT Government for the construction of the shed for the amount of \$225,000, to be matched by the same funding from Council. The SPG funds were received 14 February 2017 and should be expended by Council by 14 February 2019. Each year, by 30 June, Council is required to submit an acquittal form to the NT Government detailing whether any funds have been spent, and if so, the amount of funding remaining. by 30 June 2018, Council will not have spent any of the funding. The required acquittal form is attached for Council's approval.

Links with Strategic Plan

Priority # 1 – Everything you need

Legislative and Policy Implications

Not applicable to this report

Risks

Not applicable to this report.

Financial Implications

All works will be undertaken within the allocated budget for the shed of \$450,000. Council has until 14 February 2019 to expend the \$225,000 from the NT Government.

Should the shed construction not be expected to be complete by 14 February 2019, Council can request an extension on the grant funding.

Community Engagement

Not applicable to this report.

Recommending Officer: **Wendy Smith, Acting Director Infrastructure and Operations**

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

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Litchfield Council

2017-18 ACQUITTAL OF SPECIAL PURPOSE GRANT

Department of Housing and Community Development

File number: HCD2017/01687

Purpose of Grant: Towards the construction of a purpose built depot for the mobile work team at the Humpty Doo waste transfer station.

Date of Approval of Variation to Grant (if applicable) / /201__

INCOME AND EXPENDITURE ACQUITTAL FOR THE PERIOD ENDING 30 June 2018

Special Purpose Grant \$225,000
Other income _____

Total income _____

Expenditure (Specify accounts and attach copies of invoices and ledger entries)

An 'administration fee' is not to be apportioned to the grant for acquittal purposes.

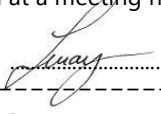
Total Expenditure _____ Nil _____

Surplus/(Deficit) \$ 225,000

We certify, in accordance with the conditions under which this grant was accepted, that the expenditure shown in this acquittal has been actually incurred and reports required to be submitted are in accordance with the stated purpose of this grant.

Acquittal prepared by ...Wendy Smith, Acting Director Infrastructure and Operations 20.../...06.../2018

Laid before the Council at a meeting held on ...27.../...06.../2018... **Copy of minutes attached.**

CEO or CFO  20...../...06.../2018

DEPARTMENTAL USE ONLY

Grant. amount correct? YES/NO

Expenditure conforms with purpose YES/NO

Minutes checked YES/NO

Balance of funds to be acquitted \$

Date next acquittal due / /

ACQUITTAL ACCEPTED YES/NO

Prepared by

Comments

Donna Hadfield – Manager Grants Program



Agenda Item Number:	15.3
Report Title:	PA2018/0075, a Planning Scheme Amendment Application to rezone from Zone R (Rural) to a Specific Use Zone that will facilitate strategic industrial development at Section 5544 (2658) Stuart Highway, Livingstone, Hundred of Strangways
Report Number:	18/00101
Meeting Date:	27/06/2018
Attachments:	Attachment A: Planning Scheme Amendment Application PA2018/0075. Attachment B: Proposed Specific Use Zone text from PA2018/0075. Attachment C: Council's letter of comment for PA2018/0075, a Planning Scheme Amendment Application to rezone from Zone R (Rural) to a Specific Use Zone that will facilitate strategic industrial development at Section 5544 (2658) Stuart Highway, Livingstone, Hundred of Strangways.

Purpose

The purpose of this report is to provide a summary and assessment to Council of PA2018/0075, a Planning Scheme Amendment Application to rezone from Zone R (Rural) to a Specific Use Zone that will facilitate strategic industrial development at Section 5544 (2658) Stuart Highway, Livingstone, Hundred of Strangways, included as Attachment A.

Summary

The proposal is for changes to the NT Planning Scheme, which requires an application.

The report also presents for Council information the Letter of Comment on PA2018/0075 provided to the consent authority on 15 June 2018, included as Attachment C.

This report concludes that Council should support the application overall, as while Council has concerns about some portions of the proposed Specific Use Zone, it is considered that these concerns can be adequately addressed with Council supporting the development of suitable industry within the municipality.

Recommendation

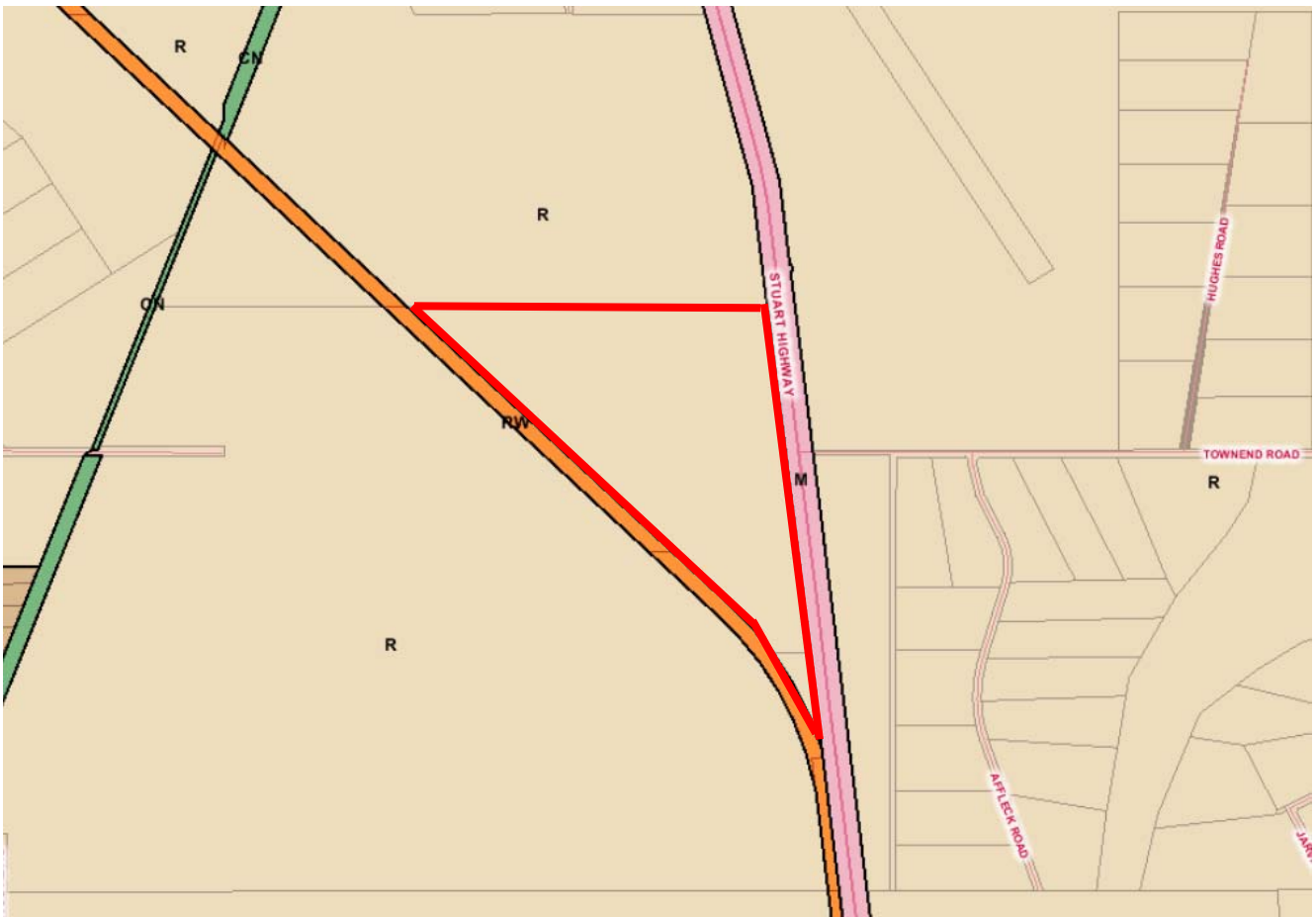
THAT Council receive for information Attachment B, Council's Letter of Comment for PA2018/0075, a Planning Scheme Amendment Application to rezone from Zone R (Rural) to a Specific Use Zone that will facilitate strategic industrial development at Section 5544 (2658) Stuart Highway, Livingstone, Hundred of Strangways, 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 90.51ha in total and in Zone R (Rural), with adjacent and surrounding lots to the property also in Zone R (Rural). The south western boundary of the subject site is the railway corridor in Zone RW (Railway).

The subject site is accessed from the Stuart Highway and approximately 36km away from Darwin CBD. On the western boundary is the Austral Railway. The AACo abattoir, which as of May 2018 is no longer operational, is situated on the other side of the railway line. The site appears to have some structures towards the southern boundary of the subject site and appears to have a section dedicated to agricultural uses.



Source: NT Atlas and Spatial Directory

Site Development History

The site was approved for intensive animal husbandry in 2009 as part of the original approval for the AACo facility, as a portion of the site was to be utilised for that facility.

There is no other formal development history for the subject site.

Current Proposal

The application is seeking to rezone the site from Zone R (Rural) to a Specific Use Zone that will facilitate strategic industrial development. The application specifies that the intention is for a development that will primarily support business associated with agricultural, horticultural and mining industries. The intent of the Specific Use Zone is to create specific development controls and requirements outside those required in the normal NT Planning Scheme. Attachment B outlines the requirements of the proposed Specific Use Zone.

Application Assessment

More information is required for clarity as it was unclear whether this application seeks to facilitate strategic industrial development for "agriculture, horticulture or mining industries" referring to agriculture and horticulture as land uses or whether it is intended to mean agriculture industries and horticulture industries. The clarification will greatly affect Council's overall understanding of the site as primarily for industries or primarily for rural agriculture and horticulture uses and uses supporting mining industries.

In addition to the above clarification, there are concerns over a number of other items proposed within the Specific Use Zone, detailed below.

Specific Use Zone, Item 4 – This item restricts development of the site for industrial type use to no more than 25% of the site. The intent of this item is unclear and more information is required to understand why the application only seeks to develop 25% of the total site for these uses. There are also concerns over the ability to calculate, and therefore regulate, this measure.

Specific Use Zone, Item 5 – This item allows all the land to be developed in accordance with the requirements Zone R without requiring consent. There is concern that some of the proposed permitted uses will conflict with other uses proposed for the site, namely the general industry uses, where offsite impacts are expected, and the fuel depot use. It does not seem appropriate to potentially allow sensitive uses such as single dwellings, a home-based childcare, a medical consulting rooms or domestic livestock (which are all permissible in Zone R) in an area that may be perceived to have the rights to practice activities more in line with general industry uses. Typically, the uses listed could be generalised as more sensitive uses. It is recommended that Council requests an amendment to this item to eliminate the ability to develop these more sensitive uses within close proximity to potential industrial uses to avoid to conflict with and negative amenity impacts from the industrial uses. It is not recommended for Council to encourage these sensitive uses in an area that that the application proposes for industrial uses.

Specific Use Zone, Item 10 – This item allows the consent authority to approve an application for subdivision that is consistent with the provisions for industrial subdivision for uses developed under subclauses 4, 5 and 6 of the proposed new zone. However, clauses 5 and 6

refer to rural uses while clauses 2, 3 and 4 refer to industrial uses. It is queried whether there is a referencing issue with this clause or whether more information is needed to understand the intent of this clause. Council does not necessarily support a subdivision for rural uses being developed according to the requirements for an industrial subdivision. If this is the case, more information to support that proposal is required.

Specific Use Zone, Item 11 – This item adjusts the minimum lot size to 1ha. For Zone R (Rural), the minimum lot size is 8ha, while for industrial uses the minimum lot size is 1225m². While this item permits a minimum lots size of 1ha, the rest of the NT Planning Scheme requires the minimum lots size for horticulture or agriculture uses as 2ha. It is not understood why the minimum lot sizes would not be consistent with the NT Planning Scheme for these two land uses, and there is also concern over the viability of these uses on smaller lots. It is recommended that more information is requested to support the proposed change of minimum lot size for horticulture and agriculture uses.

Conclusion

It is recommended that Council support the application overall, as while Council has concerns about some portions of the proposed Specific Use Zone, it is considered that these concerns can be adequately addressed with Council supporting the development of suitable industry within the municipality.

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 Officer: Wendy Smith, Acting Director Infrastructure and Operations

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

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NORTHERN TERRITORY OF AUSTRALIA
PROPOSAL TO AMEND NT PLANNING SCHEME
PA2018/0075

The Minister for Infrastructure, Planning and Logistics has accepted an application to amend the NT Planning Scheme made by Elton Consulting for exhibition. The application seeks to rezone Section 5544 Hundred of Strangways (2658 Stuart Highway, Livingstone) from Zone R (Rural) to Zone SU (Specific Use Zone).

The proposed amendment is intended to facilitate a strategic rural industrial development, including pipe manufacturing and ancillary uses.

Attached are:

- a locality map;
- extracts from the NT Planning Scheme relating to Zone R (Rural); and
- the proposed SU Zone

A copy of the application is available online at <https://www.ntlis.nt.gov.au/planning/lta.dar.list>

Period of Exhibition and Lodging a Submission

The exhibition period is from Friday 4 May 2018 to Friday 1 June 2018.

The suitability of the subject site for uses in accordance with the proposed zone is the primary consideration in the assessment of proposals to amend the NT Planning Scheme. Matters relating to the intended development of the site are addressed in the development application and assessment processes.

Written submissions about the proposed planning scheme amendment are to be received by 11.59pm on Friday 4 June 2018 and addressed to:

NT Planning Commission
GPO Box 1680
DARWIN NT 0801; or

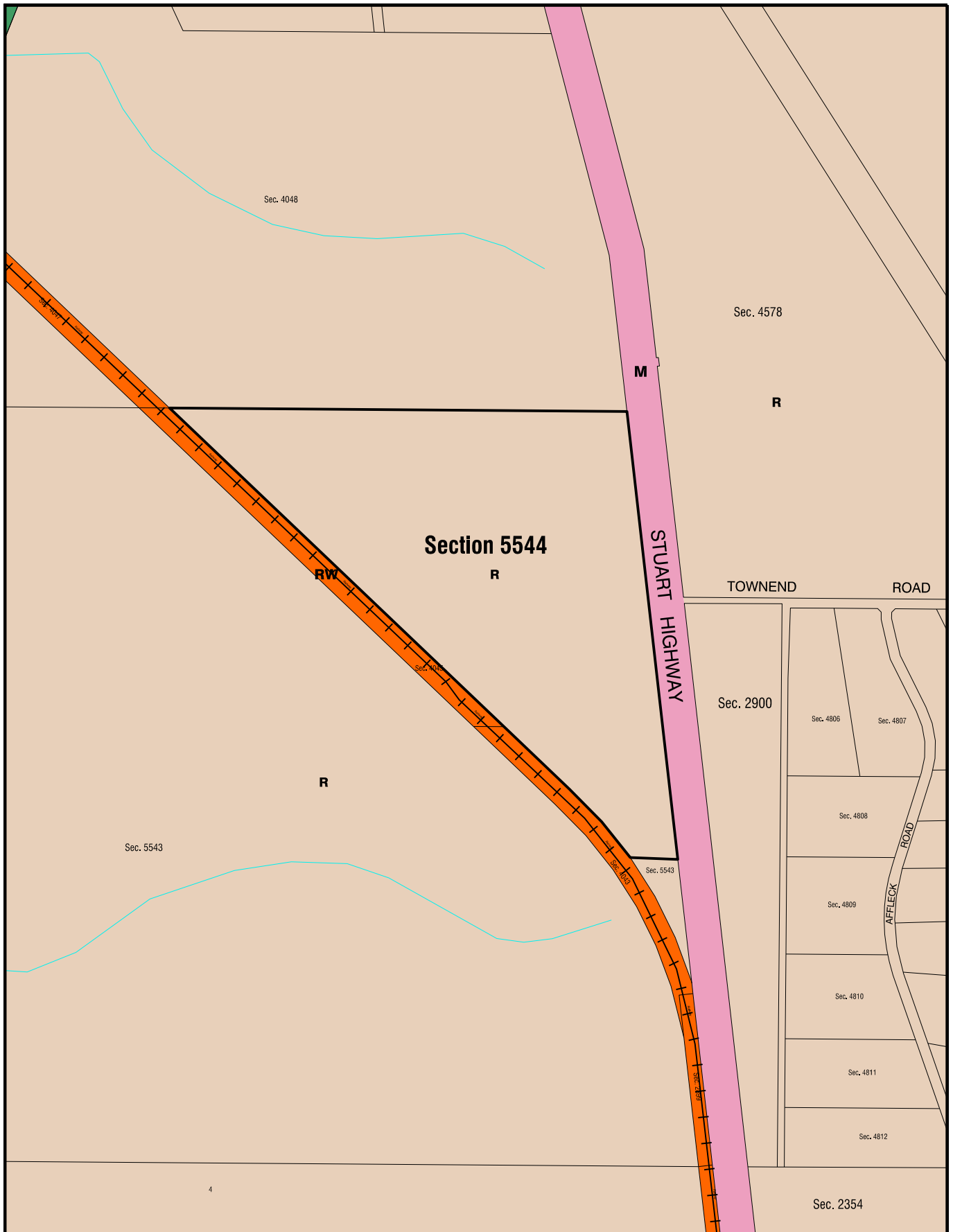
Email: planning.ntg@nt.gov.au; or

Online: <https://www.ntlis.nt.gov.au/planning/lta.dar.list>

Fax: (08) 8999 7189; or

Hand delivered to Lands Planning, Level 1 Energy House, 18-20 Cavenagh Street, Darwin.

For more information please contact Allison Hooper, Lands Planning on telephone (08) 8999 8963.



EXISTING ZONING PLAN
 NT PLANNING SCHEME
 AMENDMENT PA2018/0075
 REZONE SECTION 5544
 HUNDRED OF STRANGWAYS
 From Zone R (Rural)
 to Zone SU (Specific Use)



Department of Infrastructure, Planning and Logistics



Scale 1: 15000 @ A4



File No.: PA2018/0075

Date: 31-Aug-16

Drawing Name: Sec 5544 Strangways PSA.dgn

5.20 ZONE R – RURAL

1. 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.

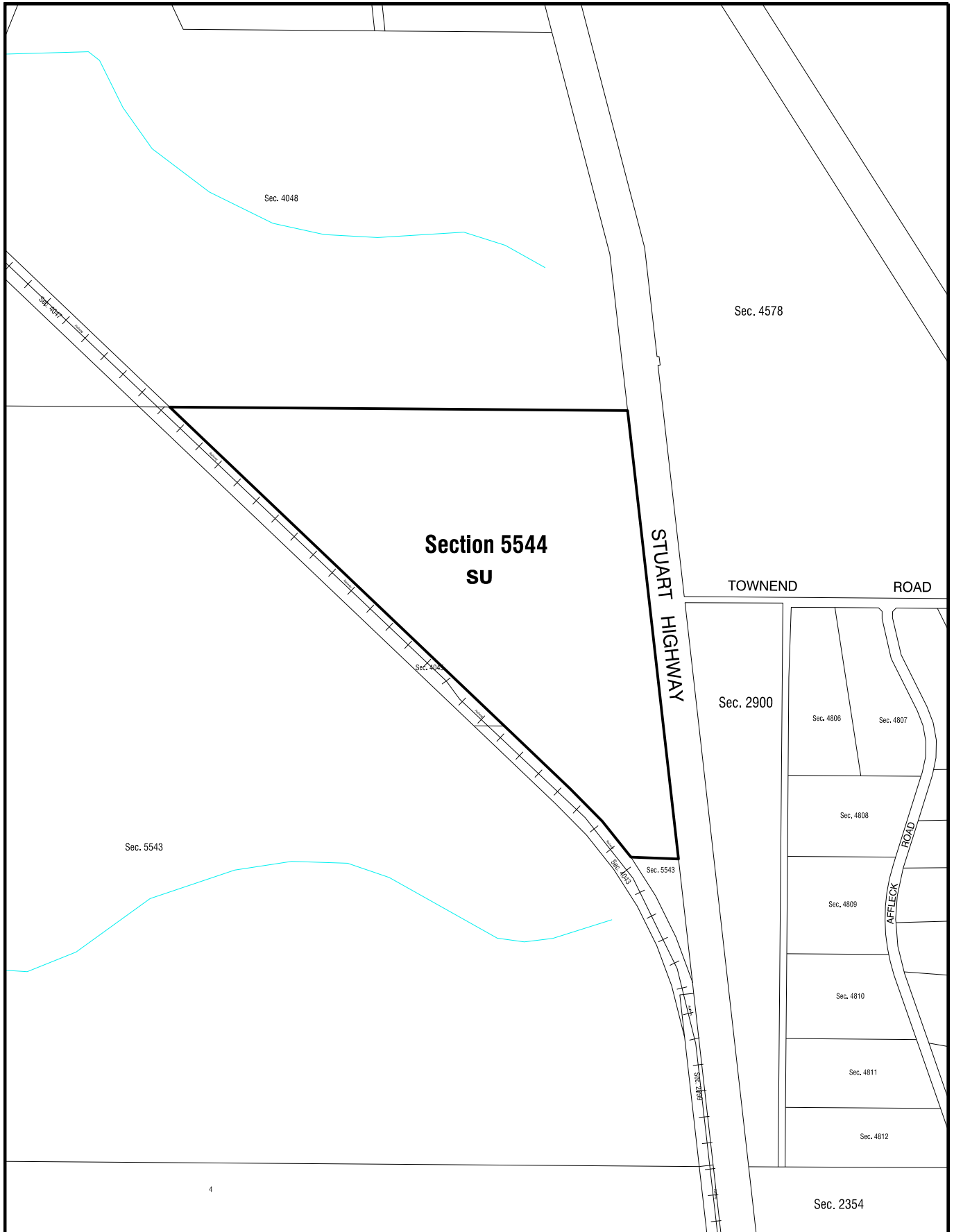
Clause 13.5 refers to the erection of mobile telephone communications towers.

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

abattoir	x	
agriculture	P	6.1, 10.1, 10.2
animal boarding	D	6.1, 10.1, 10.2
business sign	P	6.7
caravan park	x	
caretaker's residence	x	
car park	x	
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	P	6.1, 10.1, 10.2
education establishment	D	6.1, 6.5.1, 10.2
fuel depot	x	
general industry	x	
group home	P	7.1, 7.3, 7.10.5
home based child care centre	P	6.5.1, 7.10.6
home based contracting	P	7.10.8, 10.2
home based visitor accommodation	S	7.10.1
home occupation	P	7.10.7
horticulture	P	6.1, 10.2
hospital	x	
hostel	x	
hotel	x	
independent unit	P	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	x	
light industry	x	
medical clinic	x	
medical consulting rooms	P	6.5.1, 7.10.9
motel	x	
motor body works	x	
motor repair station	x	
multiple dwellings	x	
office	x	
passenger terminal	x	
place of worship	D	6.1, 6.5.1, 10.2
plant nursery	P	6.1, 6.5.1, 10.2
promotion sign	x	
recycling depot	x	
restaurant	D	6.1, 6.5.1, 6.6, 10.2
retail agricultural stall	P	6.1, 10.2
rural industry	D	6.1, 6.5.1, 10.2, 10.6
service station	x	
shop	x	
showroom sales	x	
single dwelling	P	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	
veterinary clinic	D	6.1, 6.5.1, 10.2
warehouse	x	

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



PROPOSED NT PLANNING SCHEME
 AMENDMENT PA2018/0075
 REZONE SECTION 5544
 HUNDRED OF STRANGWAYS
 From Zone R (Rural)
 to Zone SU (Specific Use)



Department of Infrastructure, Planning and Logistics



Scale 1: 15000 @ A4



File No.: PA2018/0075

Date: 21-Mar-18

Drawing Name: Sec 5544 Strangways PSA.dgn

Proposed Specific Use Zone Litchfield

Section 5544 Hundred of Strangways (2658 Stuart Highway, Livingstone)

1. The purpose of this zone is to facilitate the development of part of the land for uses related to or servicing the agriculture, horticulture or mining industries in northern Australia, and which address the rural character of the area.
2. Without consent, and in accordance with the purpose of the zone, the land may be used or developed for a **caretaker's residence, light industry** or a **business sign** in accordance with the requirements of Zone GI (General Industry).
3. With consent, and in accordance with the purpose of the zone, the land may be used or developed for the following purposes in accordance with Zone GI (General Industry):
 - i. **Fuel Depot**
 - ii. **General Industry**
 - iii. **Office**
 - iv. **Warehouse**
4. Development of Section 5544 in accordance with subclauses 2 and 3 is not to exceed more than 25% of the site. This includes development on any lots subdivided from the parent parcel. Development for the purposes of calculating this includes roads, accesses, buildings, outdoor storage and hardstand, and landscaping.
5. Without consent, the land may be used or developed in accordance with the requirements of Zone R (Rural).
6. With consent, the land may be used or developed for the following purposes in accordance with Zone R (Rural):
 - i. **Intensive Animal Husbandry**
 - ii. **Plant Nursery**
 - iii. **Restaurant**
 - iv. **Retail Agricultural Stall**
 - v. **Rural Industry**
 - vi. **Transport Terminal**
7. All other defined land uses within the NT Planning Scheme if proposed as the primary use of the land are prohibited.
8. Any land use established under subclauses 2 and 3, including hardstand and outdoor storage, shall be located a minimum of 20m from the boundary with the Stuart Highway. A minimum 10m of this setback, measured from the boundary, is to be a densely planted landscaping buffer that mitigates the visual impacts of the development from adjacent land and the Stuart Highway. There is to be a minimum 10m setback to all other boundaries, including any unit title boundaries.
9. Subdivision of the land is to be accordance with the requirements of Part 5 of the Northern Territory Planning Scheme as if the land were in Zone R (Rural).
10. Notwithstanding subclause 9, the consent authority may approve an application for subdivision that is consistent with the provisions for industrial subdivision of Part 5 of the Northern Territory Planning Scheme for a use or development established under subclauses 4, 5 or 6 of this zone.
11. The minimum lot size for a subdivision described in subclause 10 is 1 ha.

Section 5544 Hundred of Strangways Application for Rezoning

Client:
Bilba Group

Date:
15 January 2018

Contact:

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1 Introduction

1.1 Purpose of this Report

Elton Consulting has been engaged by Bilba Group to prepare a planning scheme amendment application for Section 5544 Hundred of Strangways to facilitate a development that primarily supports businesses associated with the agricultural, horticultural and mining industries.

The planning scheme amendment proposes a specific use zone that will guide land use and development as well as subdivision of the site. The future development of the site will be for a niche industry precinct which could not be adequately facilitated under a traditional zone. A specific use zone is required to give certainty to the proponent, community and Government.

1.2 The Project Proponent

The intended developer is Bilba Group, a group of privately owned Australian companies established in Darwin. Bilba Group comprises Northern Stock Water, Elsam Plastics, Joco Fencing and Great Northern Tanks. Bilba Group locally manufactures high quality poly pipe and irrigation products as well as retails and manufactures other related products and supplies them to large cattle stations, farms and mines throughout the Northern Territory, Queensland and the Kimberley region. Bilba Group is a significant proponent in this industry and understands that the agriculture, horticulture and mining industries are dependent on water and adequate and sustainable provisions of water supply is essential.

Bilba Group is seeking to continue to grow and support agriculture, horticulture and mining in the Northern Territory and across Northern Australia. A new operational base is required to meet the needs of Bilba Group, the broader industry as well as its customers. In 2015-16 the agricultural industry alone in the Northern Territory was valued at \$736 million¹ and a new base for the Bilba Group will ensure the companies are well placed to contribute to the growth and expansion of the industry.

Bilba Group is committed to innovation and development of the agricultural, horticultural and mining industries in Northern Australia. From its origins Bilba Group has established a reputation for innovation and quality, including being the first company in the Northern Territory to produce concrete cattle troughs locally.

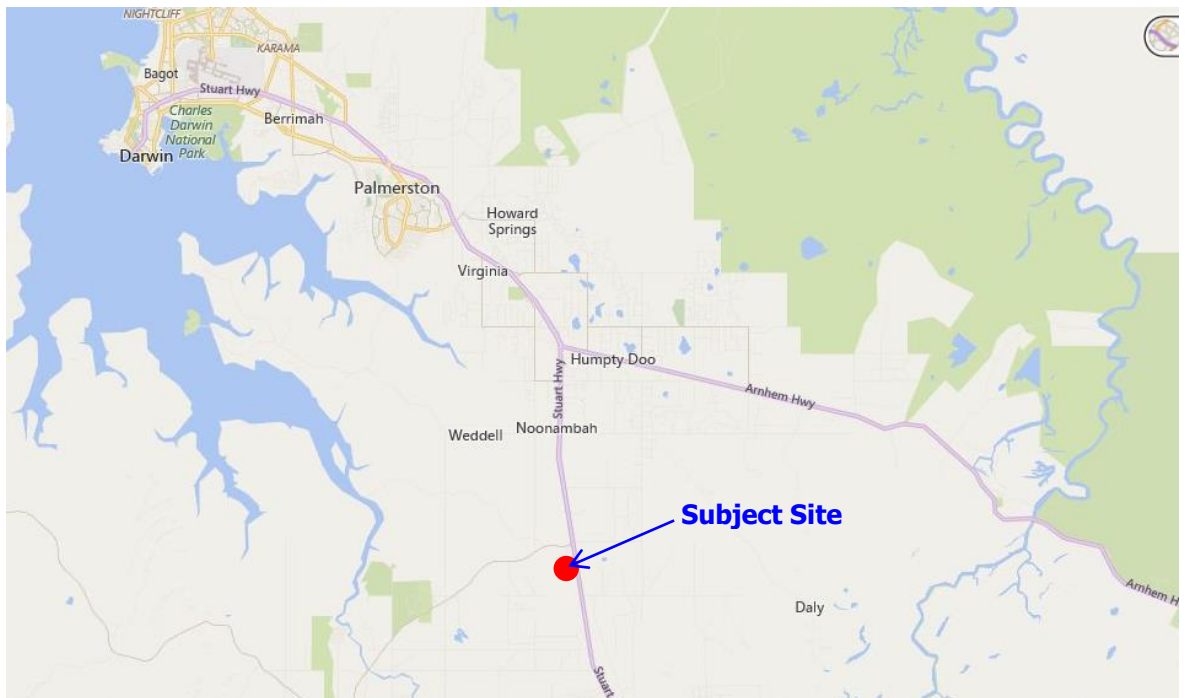
¹ "A Passion for Creating Agricultural Jobs." Northern Territory Government Newsroom. <http://www.newsroom.nt.gov.au/mediaRelease/24073> (retrieved 19 January 2018)

2 The Subject Site

2.1 Site Locality

The proposed site for the development is located in Livingstone in the Top End Rural Area which comprises approximately 8% of the Northern Territory population². The site is approximately 36km south east of Darwin CBD, 37km from Darwin International airport, and 23km south east of Palmerston CBD. The Humpty Doo Town Centre is located roughly 14km to the north east of the site. Immediately adjoining the site to the west is the AustralAsia Railway with the AACo abattoir site beyond that. The location is illustrated below.

Figure 1 Location



Source: Bing

² Northern Territory Government. "Northern Territory Economic Development Framework." 2017.

2.2 Site Details

The development proposal comprises:

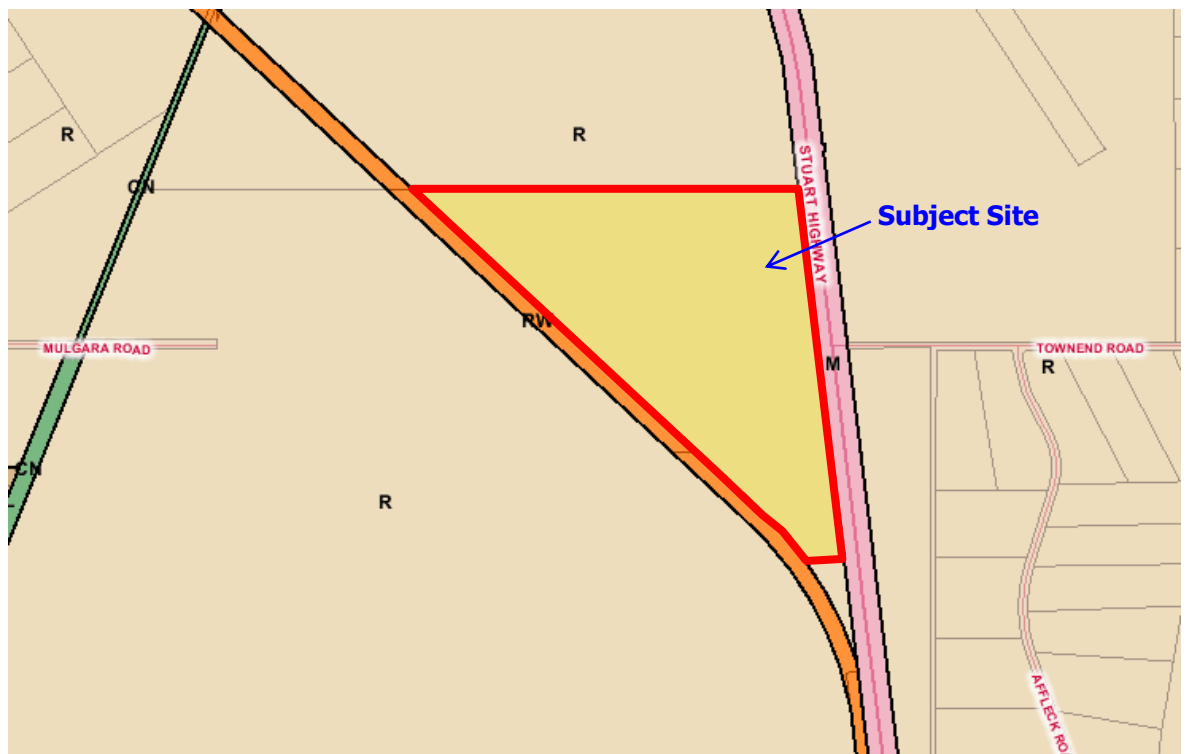
Registered Description	Section 5544, Hundred of Strangways
Address	2658 Stuart Highway, Livingstone, NT
Area	90.5 hectares (220 acres)
Current Zoning	Zone R (Rural)
Local Government Area	Litchfield

A copy of the current zoning map is at Figure 2 below. Permissible uses within Zone R include agriculture, horticulture, domestic livestock and plant nursery. Uses such as animal boarding, intensive animal husbandry, rural industry and transport terminal require consent to be established in Zone R.

A survey plan is provided at Appendix A.

It is noted that the site is outside of the Interim Development Control Order NO.22 relating to the Berry Springs Dolostone.

Figure 2 Current Zoning Map



Source: NT Atlas and Spatial Data Directory

2.3 Site Characteristics

The site has been cleared and has limited natural land constraints. Previous activities on the site include grazing, cultivation, pasture production and melon growing. The site is currently planted with improved pasture species including Jarra Grass and Tully Grass. Past investigations have revealed that there is no evidence of cattle dips or contamination on the site³.

The highest point of the site is in the north-eastern corner of the site. The site falls gently to the west towards the railway line.

An aerial image of the site is provided at Figure 3 below.

Figure 3 Aerial Photograph



Source: Nearmaps

2.4 Site Selection

The location of the site is seen as an advantage to the Bilba Group. It is considered far enough from the built-up areas of Palmerston and Darwin to reduce the impact of heavy vehicles on the community which is a priority for the Bilba Group. It is also accessible to the primary customers that are located rurally, regionally and remotely.

Being a future site for co-location of agricultural, horticultural and mining related businesses within the rural area is seen as a beneficial way to attract appropriately skilled and interested employees.

The development will also be highly accessible to local rurally based residents.

³ Northern Territory Environment Protection Authority. "Assessment Report 78". https://ntepa.nt.gov.au/_data/assets/pdf_file/0004/286879/Wellards_Darwin_ILEF_Draft_Environmental_Assessment.pdf (retrieved 15 January 2018)

2.5 Planning History

On 27 April 2016, the Litchfield Division of the Development Consent Authority approved a development permit (DP16/0175) to use and develop the land for the purpose of an intensive animal husbandry (Wellard Rural Export Facility). A copy of this permit and associated endorsed plans are at Appendix B.

Prior to the planning approval, an Environmental Impact Assessment under the *Environmental Assessment Act* was undertaken and completed on 11 March 2016. Key considerations determining the further assessment under the *Environmental Assessment Act* related to potential for odour emissions, contamination of surface water associated with animal effluent, contaminants and chemicals and compatibility with future residential development. These are not considered to be relevant considerations for the proposed development, especially with limitations on land use proposed in the specific use zone.

With regards to the recommendations of the Environmental Impact Assessment, these were primarily related to the ongoing use as a live export facility as opposed to the site itself and therefore do not specifically relate to the current proposed development. A copy of the recommendations of the Environmental Impact Assessment are provided at Appendix C.

3 Development Outline

3.1 Vision and Concept for the Site

The vision for the site is a business precinct that supports the agricultural, horticultural and mining industries.

Lot size and configuration along with the roads and accesses will cater for the specific needs of the Bilba Group businesses.

The site is located in a rural area and will seek to take advantage of its accessibility to its customers, yet be responsive to the surrounding area by incorporating setbacks and buffers. The design of the buildings and operations will be sympathetic to the rural character.

A preliminary concept plan has been prepared. This is provided at Appendix D.

3.2 Development Staging

It is anticipated that the first stage of the development will commence in mid-2018, with the establishment of the first of the Bilba Group's businesses, Elsam Plastics PE pipe manufacturing operation. This will likely be near the north-eastern boundary of the site and be setback from boundaries. The operation will be housed on a typical shed and would not be significantly distinguishable as a light industry activity from that of normal rural/agriculture/horticulture operations.

Construction of the Elsam Plastics PE pipe manufacturing operation will commence immediately after the relevant approvals have been obtained. Bilba Group has heavily invested in this aspect of its offerings, recognising how important high quality and efficient water systems are to the operations of its clients.

The Elsam Plastics PE pipe manufacturing operation is an extrusion process of materials brought onto the site (plastic beads). Is not a petrochemical process. There are no adverse odour or emissions associated with the process.

The remaining development will be dependent on growth within Bilba Group however strong growth and investment in the industries supported by State/Territory and Federal Governments strategies will be beneficial to the development. Latter stages of development are indicated to extend to the south parallel to the Stuart Highway.

3.3 Site Planning

Planning and design of the site has considered:

- » To take advantage of the triangular shaped allotment which is bounded by the AustralAsia Railway on one side.
- » The AACo abattoir is located on the opposite side of the railway which has been established by way of an Exceptional Development Permit in 2014.

- » AACo is the largest beef producer in Australia⁴ and the location of the abattoir is strategically located between its farms and export markets. Bilba Group recognise similar advantages for its businesses.
- » The development of Section 5544 will act as a buffer between the abattoir and the (future) development in the area. Being located within the NT EPA's recommended separation distance buffer from an abattoir, it is an ideal location for a non-sensitive land use that does not impact on more sensitive land uses such as the future residential development in the area.
- » The Stuart Highway will buffer the eastern boundary. The specific use zone will include the provision for specific landscaping outcomes including along the boundaries of Section 5544. This will ensure integration of the development into the rural character of the area as well as screening.
- » The current approved land use for the site of Intensive Animal Husbandry and sought to achieve better outcomes for the area from an amenity perspective as well the imposition on the future development of the surrounding land. This will be achieved by setbacks, landscaping, style of building and density.

⁴ "Our History." AACo. The Art of Australian Beef. <https://aaco.com.au/about-us/our-history> (retrieved 16 January 2018)

4 Proposed Rezoning & Development Process

4.1 Proposed Planning Approach

To facilitate the logical and expedited delivery of the development the following process is proposed.

Planning Scheme Amendment

The land is currently located in Zone R (Rural) which under the Northern Territory Planning Scheme allows for subdivision to a minimum of 8 hectares lots. The current zoning also allows as discretionary uses some industry type uses including Rural Industry and Transport Terminal. Rural Industry involves primary products and should not involve processes or treatments that will likely adversely affect the area.

The specific use zone will provide for establishment of specific land uses. Whilst not rural industry by definition in the Northern Territory Planning Scheme, the land uses will be limited to being agricultural, horticultural and mining related as well as excluding uses that involve processes or treatments that will likely adversely affect the area.

The specific use zone will also include bulk and location controls based on the Northern Territory Planning Scheme that are sympathetic to the Northern Territory Planning Scheme as it would relate to the rural area.

The specific use zone detailed below will also enable the creation of a range of suitable sized lots for the establishment of each of the individual operations.

Land Use Applications

As with all zones in the Northern Territory Planning Scheme, some of the proposed land uses will be permitted without consent and some will require planning consent. The permitted land uses will need to be compliant with the specific use zones provisions including setback, height, car parking and landscaping.

Subdivision Applications

Subdivision applications will be undertaken on a staged basis across the site, with the size of each stage, and number of proposed allotments directly informed by feasibility assessments.

4.2 Proposed Planning Scheme Amendment

This planning scheme amendment seeks to introduce a specific use zone to provide certainty on development parameters, subdivision layout and to achieve the vision for the site.

The specific use zone is also provided at Appendix E.

5 Assessment against Relevant Commonwealth Legislation and Strategies

5.1 *Environmental Protection and Biodiversity Conservation Act*

The *Environmental Protection and Biodiversity Conservation Act* (EPBC Act) is the Australian Government's principal piece of environmental legislation. It provides protection for matters of National Environmental Significance and regulates certain activities concerning wildlife trade, heritage and areas owned or controlled by the Commonwealth Government.

The EPBC Act can be 'triggered' by certain activities outlined by the Act. The general rule is that actions that are likely to have a significant impact on a matter protected under Part 3 of the Act must be referred to the Minister for a decision on whether an environmental impact assessment is required.

The matters protected under Part 3 of the EPBC Act can be divided into two categories:

- » Matters of National Environmental Significance; and
- » Proposals involving the Commonwealth.

The relevant inclusion of each of the categories above are listed at Appendix F.

The most applicable matters protected under Part 3 of the EPBC Act are threatened species and ecological communities as well as heritage considerations.

No threatened species under the EPBC Act have been previously identified on the site. In addition, no matters relating to heritage have been identified.

5.2 Our North, Our Future White Paper on Developing Northern Australia

Our North, Our Future White Paper on Developing Northern Australia (White Paper) sets out the priorities for progress and growth in Northern Australia.

Implementation of the White Paper is being coordinated by The Office of Northern Australia within the Commonwealth Government. They are partnering with State/Territory Departments, Federal Government Departments and other key agencies to deliver the agenda.

Some of the actions included in the White Paper recognise that water infrastructure and secure water rights is integral to developing the land. Bilba Group are leaders in terms of the quality and efficiency of the water systems they manufacture and install. They see themselves at the end of the chain of water supply, delivering the water to the land and therefore are a key component of water infrastructure.

A suitable and competent workforce is also an aspect of the White Paper that is explored. The site has been intentionally selected by Bilba Group within the Greater Darwin Area and on a key transport route. It will also provide an opportunity for rural minded and experienced people to be employed locally which responds to the vision of the White Paper.

This proposed planning scheme amendment can achieve the principles and strategy for the Northern Territory.

6 Assessment against Relevant Legislation and Strategies

6.1 *Planning Act*

The object of the *Planning Act* is to plan for, and provide a framework of controls for, the orderly use and development of land. The objects to achieve this include strategic planning, effective controls and guidelines for the appropriate use of land, sustainability, protection of the environment, minimising adverse impacts, engagement with the community and fair and open processes. The Northern Territory Planning Scheme is the principle document for the delivery of these mechanisms.

Part 2, Divisions 2 to 5 of the Planning Act outline the manner of how the Northern Territory Planning Scheme can be amended.

Assessment

In accordance with the *Planning Act* it is requested that the proposal be placed on exhibition for a period of 28 days. This will allow the community and services authorities to make any comments in relation to the proposal.

6.2 *Heritage Act*

The Northern Territory contains a rich and diverse range of Aboriginal cultural heritage places, many of which are highly significant to contemporary Aboriginal culture.

Assessment

There are no declared places or objects listed in the Northern Territory Heritage Register located on the subject land.

6.3 Northern Territory Economic Development Framework

In 2017, the Northern Territory Government, released the Northern Territory Economic Development Framework (Framework). This Framework contains a work program for the Northern Territory Government to deliver policy and regulatory certainty for investors. The Northern Territory Government recognises in the Framework that strong private investment is critical to a modern, healthy economy and should be supported by government activity.

The Framework recognises agribusiness and energy and minerals as growth sectors expected to experience strong demand growth. High level actions are identified that will support the sectors.

Assessment

Bilba Groups proposal is considered to support ongoing private investment and growth in the economy in line with the Framework.

6.4 The Northern Territory Planning Scheme

6.4.1 Planning Principles and Frameworks

The Northern Territory Planning Scheme contains in Part 2 overarching planning principles and frameworks that use and development should have regard to (as informed by the Darwin Regional Land Use Plan 2015). These are relevant to considering a request for a planning scheme amendment as it can be demonstrated that future development that is expected to occur as a result of the amendment will be consistent with them.

For example, Northern Territory wide principles and framework include aspects such as promoting economic development, sustainable land use and maintaining amenity. It is considered that supporting the proposal will foster economic development in a critical growth sector with appropriate inclusions to protect the environment and amenity. The associated framework diagram shows the site is in an area of agriculture and urban activities.

The more specific principles and policies for the Darwin Region show the site as rural but adjoining and adjacent to urban. Principles seek to (amongst other things) provide a range of opportunities for industrial development. The framework diagram focusses major industry at the existing East Arm with future areas at Glyde Point and Middle Arm. East Arm has proven to be undesirable for the Bilba Group as it is disconnected to the rural, regional and remote areas, requires heavy vehicle movements through urban areas and the type of industry does not accord with the planning framework for East Arm which is related to port activities. The new areas are not feasible given the investment required to service the sites and the accessibility.

6.4.2 Litchfield Subregional Land Use Plan 2016

The Litchfield Subregional Land Use Plan 2016 (LSLUP) is a policy document contained with the Northern Territory Planning Scheme. It outlines the following statements of policy with respect to industrial land use in the region:

- » Facilitate industrial land uses within urban /peri-urban areas and rural activity centres to meet market demand;
- » co-locate compatible industrial activities to support industry and associated services;
- » require appropriate road connections to facilitate efficient traffic movement and convenient access to arterial roads; and
- » provide adequate buffers to mitigate adverse impacts on sensitive land uses.

Although shown as rural on the diagrams with LSLUP, the site is adjoining and adjacent to urban areas and therefore could be considered as peri-urban. The site is also proximate to the Berry Springs Rural Activity Centre.

One of the visions for the precinct is to co-locate agriculture, horticulture and mining related industries together, also adjacent to an existing non-rural use but somewhat related use, the AACo abattoir. Access to the Stuart Highway is possible and will be negotiated. The specific use zone also requires appropriate buffers. This development can also be seen to be an additional buffer to the existing AACo abattoir to uses in the area. In summary the proposal is considered to be largely consistent with LSLUP.

7 Servicing, Infrastructure & Amenity

7.1 Water infrastructure

The existing water infrastructure will likely require upgrades based on total loads at subdivision/development stage. It is expected that this could occur post the planning scheme amendment process. Early indications are the businesses will not place a high demand on water services. The developments will also collect their rain water for use of the site.

7.2 Sewer Infrastructure

The site is currently not reticulated and it is envisaged that on-site sewer disposal can occur at building stage in conjunction with the Department of Health and/or a licenced plumber.

7.3 Electrical services

To enable an electrical supply from the grid, Power and Water have advised that upgrades will be required. It is expected that this could occur post the planning scheme amendment process.

Bilba Group are also exploring options with respect to self-generation (subject to a gas supply), renewables and batteries.

7.4 Stormwater Management

Stormwater will be captured and appropriately managed to ensure the quality of the water leaving the site as well as water flows. A sensitive approach will be taken noting the sites stormwater can run into Hardy Creek and Berry Creek which both run into the Blackmore River and ultimately the Darwin Harbour.

The approach to stormwater management will be further informed and designed in consultation with Litchfield Council and the Department of Infrastructure, Planning and Logistics. The specific use zone can be tailored to restrict any land use that presents a high level of risk with regards to contaminating surface water.

Note that each subdivision, land use stage or building approval will have to demonstrate that stormwater drainage is sufficient to deal with the anticipated loads and potential contamination.

It is expected that erosion and sediment control will be managed as part of subdivision or land use permit conditions.

7.5 Communications

Telstra and NBN Corporation are responsible for approving the telecommunication infrastructure works required to service the development.

The project will coordinate with the authorities to provide a system of pipe and pit throughout the subdivision area to enable NBN Corporation to pull through fibre optic cable as part of individual stage of works.

7.6 Roads and Access

Roads and access to the standards of Litchfield Council and Department of Infrastructure, Planning and Logistics will be undertaken as part of the first stage of development. Legal access is currently provided by right of way over Lot 5543. The access to the right of way is suitable for vehicles up to triple road trains.

7.7 Traffic

The traffic for the current approved use of the site for a live export facility consisted mainly of heavy vehicles such as road trains with smaller vehicles associated with employees, visitors and non-cattle related deliveries. The proposal attracted an estimated 133 triple road trains and several smaller vehicles per 24 hours at its peak. The studies undertaken at the time revealed that the traffic generated by the proposed live export facility in addition to AACo would still see the intersection of the site and the Stuart Highway perform at either a satisfactory or good level of service⁵.

Bilba Group experiences a high and a low season with respect to its operations with accords with the dry season and the wet season in Darwin. Currently estimates are that the maximum daily movements would be 50 with less during the low season.

7.8 Amenity

Operation of the specific use zone will seek to avoid any adverse amenity impacts. The types of land uses that are permitted or require consent by Northern Territory Planning Scheme definition should not adversely affect the amenity of the surrounding locality by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or otherwise.

Landscaping and setbacks are included in the specific use zone to mitigate against visual impacts of the development. A minimum setback of 20m is proposed to the northern and eastern boundaries of Section 5544 to provide an adequate buffer distance to the neighbouring lots.

Compliance with Clauses 6.1, 6.5.1, 6.6 of the Northern Territory Planning Scheme as well as post-subdivision setbacks will ensure that the development is undertaken to a high standard and doesn't impose on the locality.

⁵ Northern Territory Environment Protection Authority. "Draft Environmental Impact Statement". https://ntepa.nt.gov.au/_data/assets/pdf_file/0004/286879/Wellards_Darwin_ILEF_Draft_Environmental_Assessment.pdf (retrieved 15 January 2018)

8 Summary and Conclusion

This Planning Scheme Amendment seeks to rezone Section 5544, Stuart Highway, Hundred of Strangways, Livingstone to a specific use zone to subdivide and develop the land as a precinct for businesses that support the agricultural, horticultural and mining industries.

This application has demonstrated that the proposal complies with the objectives of relevant strategic planning documents as well as high level Federal and Territory Governments policies and strategies.

It is therefore recommended that the proposed rezoning of the site be supported.

Appendices

A	Section 5544 Site Survey Plan
B	DP16/0175 Permit and Endorsed plans
C	DP16/0175 Environmental recommendations
D	Indicative Concept plan
E	Specific Use Zone Proposal
F	EPBC Act Part 3

A Survey Plan

B DP16/0175 Permit and Endorsed Plans

C Assessment Report 78 Recommendations

D Indicative Concept Plan

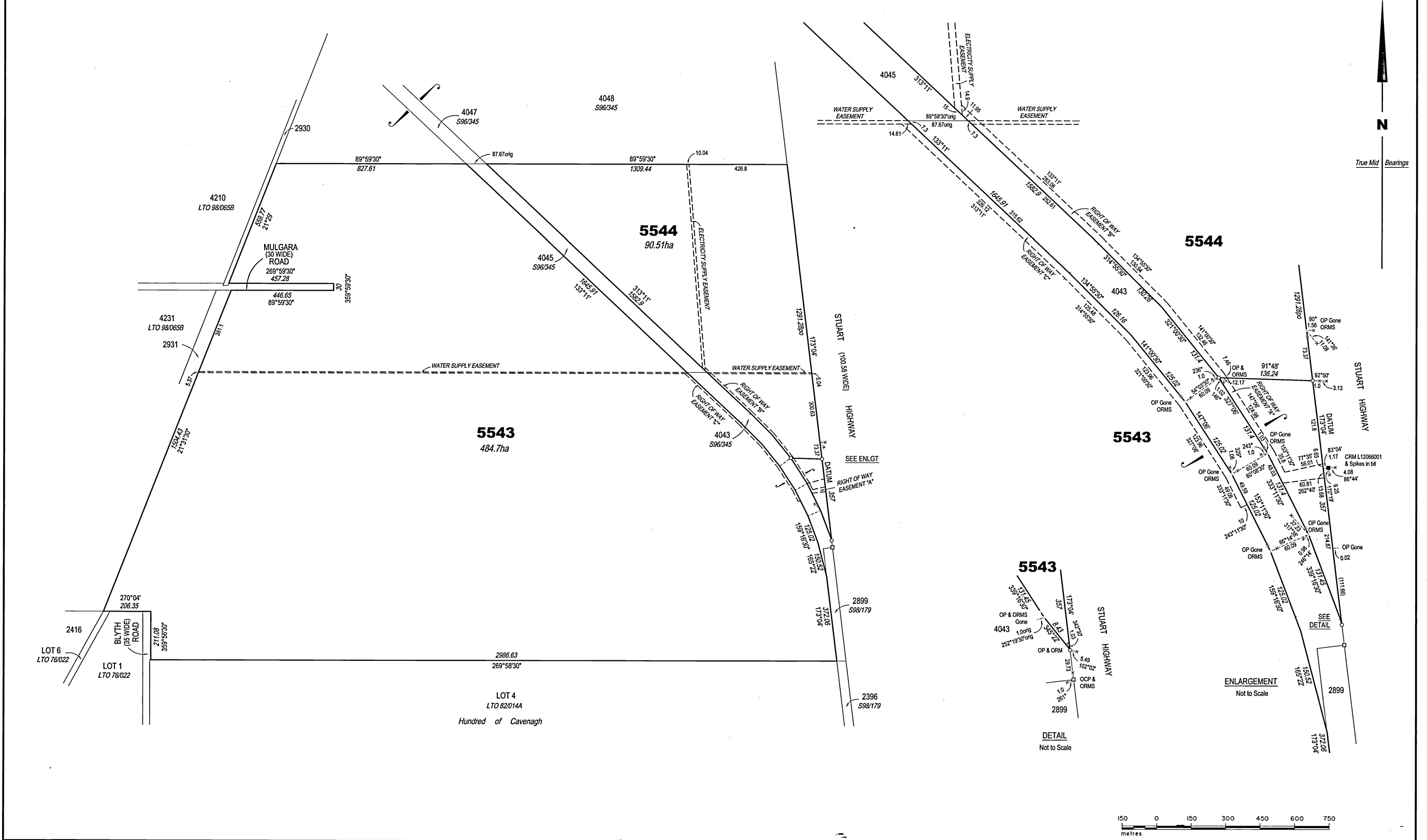
E Draft Specific Use Zone

F EPBC Act Part 3



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Supersedes LTO 2010/072



<p>SURVEYOR'S CERTIFICATE I, Keith Leslie Schulz, hereby certify that the survey represented on this plan was carried out by me or under my immediate supervision and was completed on 23/02/12 and that this survey has been executed in accordance with the Licensed Surveyors Act and the directions thereunder.</p> <p><i>KLS</i> 1/5/2012 Licensed Surveyor Date</p> <p>L.T.O. REGISTRATION Lodged on _____ at _____ Instrument Number _____ Registered on _____ at _____ by me _____ Registrar General</p>	<p>CONSENT OF PROPRIETOR OF REGISTERED INTEREST(S) Consent is hereby given to the proposed subdivision as depicted hereon.</p> <p><i>[Signature]</i> Scott Vallance Sole Proprietor of ALSTRALIA AND NEW ZEALAND GENERAL CONSENT FORM LIMITED 34/902 on _____ in the presence of _____ (Witness Signature) Name of Witness LANCY JSE Witness Address and Telephone No _____</p>	<p>SUBDIVISION APPLICATION TO THE REGISTRAR-GENERAL We hereby apply, pursuant to section 51 of the Land Title Act for issue of new titles in accordance with the subdivision hereon Executed for and on behalf of Suncode Pty Ltd (ACN 057 430 921)</p> <p><i>[Signature]</i> 4/2/2012 Peter A. Boyatt (dir.) <i>[Signature]</i> 4/2/2012 Malcolm McPherson (chkr/acc) Registered Proprietor(s) C.T. Volume 753 Folio 861(Sec 5409) 753 846(Sec 5410)</p>	<p>SURVEY APPROVAL I, Gary James West, the Surveyor-General, being satisfied that Part 5 of the Planning Act has been complied with:</p> <p>(i) approve the survey under section 49 of the Licensed Surveyors Act;</p> <p>(ii) acknowledge, on behalf of the Service Authorities designated, the vesting of the Service Easements shown hereon; and</p> <p>(iii) accept on behalf of the Service Authorities specified, the land designated as roads or reserves hereon vested pursuant to section 64 of the Planning Act and section 7 of the Control of Roads Act</p> <p><i>[Signature]</i> 28/06/12 Surveyor-General Date</p>	<p>Note Reference marks are at one metre unless otherwise shown Electricity Supply and Water Supply Easements are in favour of the Power and Water Corporation Right of Way Easements "A" is in favour of the Power and Water Corporation and Section 5544 Right of Way Easements "B" and "C" are in favour of the Power and Water Corporation Dimensions of unmarked boundaries are original</p>	<p>SECTIONS 5543 AND 5544 SUBDIVISION OF SECTIONS 5409 AND 5410 HUNDRED OF STRANGWAYS</p> <p>Drawn by Earl James & Associates (8197) 5.04.12 Examined by Earl James & Associates 30.04.12</p> <p>Map Reference AZIMUTH S96/345 Assumed from Observed at _____</p> <p>SCALE 1:7500 LTO 2012/066</p>
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WARNING - Damaged or creased plan will be rejected.

NORTHERN TERRITORY OF AUSTRALIA

Planning Act - sections 54 and 55

DEVELOPMENT PERMIT

DP16/0175

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Section 05544
Hundred of Strangways
2658 STUART HWY, LIVINGSTONE

APPROVED PURPOSE

To use and develop the land for the purpose of an intensive animal husbandry, in accordance with the attached schedule of conditions and the endorsed plans.

VARIATIONS GRANTED

Clause 6.1 (General Height Control)

BASE PERIOD OF THE PERMIT

Subject to the provisions of sections 58, 59 and 59A of the Planning Act, this permit will lapse two years from the date of issue.



ROBERT SHEWRING
Delegate
Development Consent Authority

27 / 04 / 2016

DEVELOPMENT PERMIT

DP16/0175

SCHEDULE OF CONDITIONS

CONDITIONS PRECEDENT

1. Stage 1

Prior to the endorsement of plans and prior to commencement of works (including site preparation), amended plans to the satisfaction of the consent authority must be submitted to and approved by the consent authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and two copies must be provided. The plans must be generally in accordance with the plans submitted with the application but modified to show elevations inclusive of details on the height, colours and finishes of all the buildings and structures proposed.

2. Prior to the endorsement of plans and prior to the commencement of works (including site preparation), the applicant is to prepare a traffic impact assessment report prepared in accordance with the Austroads document 'Guide to Traffic Management Part 12: Traffic Impacts of Developments'. The report must detail the development's traffic generation, trip distribution, traffic operation impact, the nature and timing of impacts, and recommended measures required to accommodate and/or mitigate the traffic impacts of the development, including construction traffic. All road sections and/or intersections where traffic generated by the development increases the existing traffic, existing proportion of heavy vehicle traffic or equivalent standard axels (ESAs) by 5% or more must be assessed. The report is to be to the approval of the Department of Transport, to the satisfaction of the consent authority.
3. Prior to the commencement of works, an Erosion and Sediment Control Plan (ESCP), is to be submitted to and approved by the consent authority on the advice of DLRM. All works relating to this permit are to be undertaken in accordance with the endorsed ESCP to the requirements of the consent authority, on the advice of DLRM. The ESCP is to be developed by a suitably qualified and experienced professional in erosion and sediment control planning, and in accordance with the IECA Best Practice Erosion and Sediment Control Guidelines 2008. The plan should detail methods and treatments for minimising erosion and sediment loss from the site during the construction phase. Information regarding ESCP content is available at www.austieca.com.au.
4. Prior to commencement of construction of water holding infrastructure, a Water Monitoring Plan, incorporating the monitoring of surface water quality and groundwater quality and quantity, must be submitted to and approved by the consent authority in consultation with and to the satisfaction of the Northern Territory Environment Protection Authority. The plan should allow for the collection of adequate water quality and quantity data. When approved, the plan will be endorsed and will then form part of the permit. The plan is to monitor the quality and quantity of:
 - a) Shallow transient groundwater associated with stormwater and wastewater infiltration; and
 - b) The aquifer from which the water supply will be extracted.
5. Prior to the commencement of works (including site preparation), a Construction Environmental Management Plan (CEMP) for the construction stage of the development and all of its components must be submitted to and approved by the consent authority upon the advice of the Department

of Health (Medical Entomology) and the Northern Territory Environment Protection Authority. When approved, the CEMP will be endorsed and will then form part of the permit. The use must at all times be conducted in accordance with the endorsed plan which must include:

- a) overall environmental objectives for the establishment of the use and techniques for their achievement during the construction period;
- b) detailed plans of all effluent dams on site demonstrating that the proposed treated effluent storage dams and associated infrastructure are designed to prevent mosquito breeding and have sufficient capacity to contain all potentially contaminated runoff and waste water in a 1 in 20 year ARI event and demonstrating procedures to ensure that no significant adverse environmental impacts occur as a result of the use including contingency measures in the event of imminent discharge or leakage of waste water or effluent;
- c) detailed plans of all stormwater dams on site designed to prevent mosquito breeding;
- d) proposed monitoring and reporting systems to be employed during the construction and establishment of the use; and
- e) identification of possible risks of operational failure and response measures to be implemented during the construction and establishment of the use.

6. **Stage 2**

Prior to the commencement of Stage 2 works the developer is to conduct a 'Level 3' odour impact assessment (odour modelling). The odour modelling shall be informed by the necessary operational and meteorological data collected at the site during Stage 1, and shall consider cumulative odour impacts. No Stage 2 works or use will be permitted until such time as the developer can demonstrate satisfactory management of odour during Stage 1 of the project and an acceptable assessment of the odour impacts for Stage 2 of the project.

Additionally, no Stage 2 works or use will be permitted until such time as the developer can demonstrate satisfactory management of all key environmental risks and impacts identified in the Northern Territory Environment Protection Authority Environmental Assessment Report No. 78 to the requirements of the Northern Territory Environment Protection Authority to the satisfaction of the consent authority.

GENERAL CONDITIONS

- 7. Before the use starts, an Operational Environmental Management Plan (OEMP) for the management of all facets of the Integrated Live Export Facility operation must be submitted to and approved by the consent authority on the advice of the Department of Health (Medical Entomology and Environmental Health Divisions) and Northern Territory Environment Protection Authority. When approved, the plan will be endorsed and will then form part of the permit. The use must at all times be conducted in accordance with the endorsed plan.

The OEMP must be consistent with all other relevant Plans and must include:

- a) overall environmental objectives for the operation of the use and techniques for their achievement and performance indicators as a basis for measuring achievement of environmental objectives;

- b) day to day management requirements for the use incorporating noise, odour and dust control principles and mechanisms as identified in the Wellard Environmental Impact Statement and the associated Northern Territory Environment Protection Authority Environmental Assessment Report No. 78 and its recommendations;
 - c) a stormwater management plan (a copy to be provided to Litchfield Council for their records);
 - d) a detailed Irrigation Management Plan (IMP) including but not limited to the following:
 - i. the fodder crop species to be used,
 - ii. the type of irrigator and the actual size, orientation and layout of the irrigation zones, including scaled plans; and
 - iii. the potential for redundancy in irrigation zones where the indicated crop performance levels are not being achieved with respect to nutrient uptake and soil integrity;
 - e) a weed management plan;
 - f) delineation of proposed grazing areas;
 - g) an Integrated Pest and Disease Management Program;
 - h) Proposed storage and treatment of compost generated as part of the operation;
 - i) Proposed monitoring and reporting systems including identification of possible risks of operational failure and response measures to be implemented to ensure that no significant adverse environmental impacts occur as a result of the use or in the event of imminent discharge or leakage of waste water or effluent;
 - j) a communication and consultation strategy; and
 - k) any other plan that may be required as a result of condition 9.
8. The design of the waste water treatment system must not result in any impact on the amenity of the locality through the generation of odours or impact on the natural values of the locality through contamination or failure events.
9. The owner shall:
- a) remove all dead livestock carcasses from the Integrated Live Export Facility site for appropriate treatment and/or disposal in an approved waste disposal facility;
- OR, and subject to written confirmation from the Northern Territory Environment Protection Authority that it is an acceptable substitution for condition 9 (a);
- b) prepare a livestock mortality management plan to be included as part of the OEMP for the on-site management and composting of occasional mortalities/euthanized animals and specific strategies involving federal authorities for more significant events.
10. Under the provisions of clause 14A of the Administrative Procedures of the Environmental Assessment Act, the proponent is obliged to advise the Northern Territory Environment Protection Authority of any changes to the proposal for determination of whether or not further assessment

is required. Management and composting of occasional mortalities/euthanized animals and specific strategies involving federal authorities for more significant events.

11. The works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.
12. The development must proceed in the order of stages as shown on the endorsed plans unless otherwise agreed in writing by the consent authority.
13. The developer must obtain legal access from the Stuart Highway to/from the site of the proposed development.
14. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply (for domestic and emergency purposes only), electricity facilities and telecommunication networks to the land shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
15. Any developments on or adjacent to any easements on site shall be carried out to the requirements of the relevant service authority to the satisfaction of the consent authority.
16. Any intersection and/or road upgrade works identified in the Traffic Impact Report and/or required to accommodate the proposed development shall be carried out by the Developer, at the developer's cost, to the standards and requirements of the Department of Transport, to the satisfaction of the consent authority.
17. Before the use starts an Operational Traffic Management Plan (detailing access routes, vehicle types and other relevant matters, including risk assessment) shall be submitted to the Department of Transport.
18. Where unfenced, the Stuart Highway Road frontage is to be appropriately fenced in accordance with the Department of Transport's standards and requirements to deter unauthorised vehicle movement, to the satisfaction to the consent authority.
19. Before the use or occupation of the development starts, the areas set-aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:
 - a) constructed;
 - b) properly formed to such levels that they can be used in accordance with the plans;
 - c) surfaced with an all-weather-seal coat;
 - d) line-marked to indicate each car space and all access lanes; and
 - e) clearly marked to show the direction of traffic along access lanes and driveways; to the satisfaction of the consent authority. Car spaces, access lanes and driveways must be kept available for these purposes at all times.
20. "No entry/no exit" signs and arrows directing the internal traffic movement on site shall be provided to the requirements and satisfaction of the consent authority.

21. Provision must be made on the land for the storage and collection of garbage and other solid waste. This area must be graded and drained and screened from public view to the satisfaction of the consent authority.
22. All waste material not required for further on-site processing must be regularly removed from the site to an approved facility. All vehicles removing waste must have fully secured and contained loads so that no wastes are spilled or dust or odour is created to the satisfaction of the consent authority.
23. No polluted and/or sediment laden run-off is to be discharged directly or indirectly into drains or to any watercourse.
24. The permit holder is to ensure water supply infrastructure and appropriate facilities established on the site are adequate for fire fighting purposes on the advice of the Power and Water Corporation and the Northern Territory Fire and Rescue Service to the satisfaction of the consent authority. Built water tanks nominated for fire management are to be adequately filled at all times.
25. Appropriate measures must be installed and used so vehicles leaving the site do not deposit mud or other materials on roadways to the satisfaction of the consent authority.
26. A landscaping plan shall be prepared and submitted for approval by the consent authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and two copies must be provided. The plan must show:
 - a) the areas nominated for landscaping;
 - b) a list of plant species;
 - c) the number of plants to be used per species and total number; and
 - d) identify areas where existing vegetation buffers are to be retained and distinguish these from areas to be landscaped.
27. Before the use or occupation of the development starts the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the consent authority.
28. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the consent authority, including that any dead, diseased or damaged plants are to be replaced.
29. Any floodlighting or security lighting provided on site should be shielded in a manner to prevent the lighting being noticeable or causing nuisance to Stuart Highway traffic.
30. Upon completion of any works within the Stuart Highway road reserve the road reserve shall be rehabilitated to the standards and requirements of the Department of Transport.
31. Soil erosion control and dust control measures must be employed throughout the construction stage of the development to the satisfaction of the consent authority.

NOTES

1. The Power and Water Corporation advises that the Water and Sewer Services Development Section (landdevelopmentnorth@powerwater.com.au) and Power Network Engineering Section (powerconnections@powerwater.com.au) should be contacted via email a minimum of 1 month prior to construction works commencing to determine the Corporation's servicing requirements, and the need for upgrading of on-site and/or surrounding infrastructure.
2. Professional advice regarding implementation of soil erosion control and dust control measures to be employed throughout the construction phase of the development are available from Department of Land Resource Management.
3. NT EPA advises that an Environment Protection Approval to construct and an Environment Protection Licence to operate will be required under the Waste Management and Pollution Control Act.
4. All proposed works (including the provision or connection of services) within, or impacting on the Stuart Highway road reserve shall be designed, supervised and certified on completion by a practicing and registered civil engineer, and shall be in accordance with the standards and specifications of the Department of Transport. Drawings must be submitted to the Transport Infrastructure Planning Division for approval and no works within, or impacting upon NT Government road reserves are to commence prior to gaining road agency approval.
5. A "Permit to Work Within a Road Reserve" may be required from the Department of Infrastructure before commencement of any work within the Stuart Highway road reserve.
6. The finish of any Prime Identification sign, if erected, must be such that, if illuminated, day and night readability is the same and is of constant display (i.e. not flashing or variable message). The sign must be positioned:
 - (a) so as not to create sun or headlight reflection to motorists; and
 - (b) be located entirely (including foundations and aerially) within the subject lot.Advertising signage, either permanent or temporary ie: 'A frame, vehicle or trailer mounted etc must not be erected or located within the road reserve.
7. Any proposed works which fall within the scope of the Construction Industry Long Service Leave and Benefits Act must be notified to NT Build by lodgement of the required Project Notification Form. Payment of any levy must be made prior to the commencement of any construction activity. NT Build should be contacted via email (info@ntbuild.com.au) or by phone on 08 89364070 to determine if the proposed works are subject to the Act.

Wellard Live Export Facility Environmental Impact Assessment

List of Recommendations

Recommendation 1

The Proponent shall ensure that the Integrated Live Export Facility is implemented in accordance with the environmental commitments and safeguards:

- identified in the final Environmental Impact Statement (draft EIS and Supplement) for the Integrated Live Export Facility
- identified in further information provided by the Proponent on the NT EPA's direction
- recommended in this Assessment Report 78.

The Northern Territory Environment Protection Authority considers that all safeguards and mitigation measures outlined in the Environmental Impact Statement are considered commitments by the Proponent.

Recommendation 2

The Proponent shall advise the Northern Territory Environment Protection Authority and the responsible Minister of any alterations to the Project, in accordance with clause 14A of the Environmental Assessment Administrative Procedures.

Recommendation 3

The Proponent shall revise the Odour Management Plan prior to the commencement of operations to incorporate:

- performance indicators as a basis for measuring achievement of the environmental objectives
- corrective management measures.

Recommendation 4

The Proponent shall conduct a 'Level 3' odour impact assessment (odour modelling) of stage 2 of the Project. The odour modelling shall be informed by the necessary operational and meteorological data collected at the site during stage 1, and shall consider cumulative odour impacts.

The odour impact assessment shall be provided to the Development Consent Authority and the Northern Territory Environment Protection Authority to inform decisions on expansion to stage 2.

Recommendation 5

It is recommended that approval of expansion to stage 2 of the Project (construction and operation) under the *Planning Act* and the *Waste Management and Pollution Control Act* be conditional upon the Proponent demonstrating:

- satisfactory management of odour during stage 1 of the Project
- an acceptable assessment of odour impacts for stage 2 of the Project.

Recommendation 6

The Proponent shall apply for an Environment Protection Approval under the *Waste Management and Pollution Control Act* prior to commencing construction on the Integrated Live Export Facility.

Once construction has been completed in accordance with the Environment Protection Approval, the Proponent shall apply for an Environment Protection Licence to operate the Integrated Live Export Facility.

Recommendation 7

The Proponent shall remove all dead livestock carcasses from the ILEF site for appropriate treatment and / or disposal in an approved waste disposal facility.

Recommendation 8

The Proponent shall revise the Surface Water Management Plan to include a surface water quality monitoring program with appropriately located monitoring sites including a control site that is not influenced by neighbouring businesses.

Contingencies shall be developed in the event that surface water quality management consistently fails to meet performance criteria.

Recommendation 9

Prior to commencement of construction, the Proponent shall submit to the NT EPA a detailed Irrigation Management Plan. The plan will form part of the Waste Management Plan for the site in accordance with approval and licensing requirements under the *Waste Management and Pollution Control Act*.

Recommendation 10

Prior to extracting groundwater for the ILEF, the Proponent shall obtain a Groundwater Extraction Licence under the *Water Act*.

Recommendation 11

The Proponent shall prepare a Groundwater Monitoring Program to the satisfaction of the NT EPA and the Controller of Waters to monitor the quality and quantity of:

- shallow transient groundwater associated with stormwater and waste water infiltration
- the aquifer from which water supply will be extracted.

Baseline data collection shall be sufficient to enable detection of impacts from the operational ILEF.

Recommendation 12

The Proponent shall submit a revised Erosion and Sediment Control Plan (ESCP) to the Development Consent Authority and the NT EPA prior to the commencement of works. The revised ESCP should:

- be developed by a suitably qualified and experienced professional in erosion and sediment control planning
- detail methods for minimising erosion and sediment loss from the Project
- reference appropriate ESCP guidelines.

Recommendation 13

The Proponent shall submit a revised Weed Management Plan to the Development Consent Authority prior to the commencement of works. The revised Weed Management Plan should outline measures for managing weeds during construction and operation of the Integrated Live Export Facility, including but not limited to:

- further identification of high risk weeds in and around the Integrated Live Export Facility site
- measures for controlling the spread of weeds from fodder production and manure composting.

The revised Weed Management Plan should be prepared to the satisfaction of the Department of Land Resource Management's Weed Branch and align with current Statutory Weed Management Plans.

Recommendation 14

Prior to the commencement of construction of the ILEF the Proponent shall:

prepare a Construction Environmental Management Plan and relevant, issue-specific management plans that incorporate clear performance criteria to measure achievement of performance objectives, and

- include monitoring programs to enable the performance criteria to be measured and provide for adequate performance reporting for the construction of stage 1 and stage 2 of the Project.
- An Operational Environmental Management Plan incorporating relevant issue-specific plans with adequate performance criteria, monitoring programs and reporting facilities shall be prepared for the operational phase.

All management plans must be prepared to the satisfaction of the Consent Authority and the NT EPA.

Recommendation 15

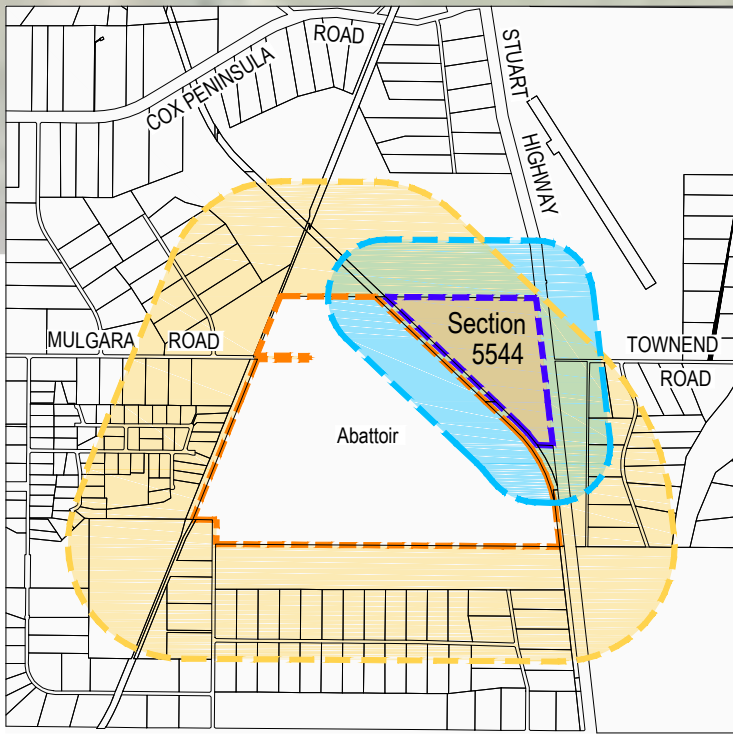
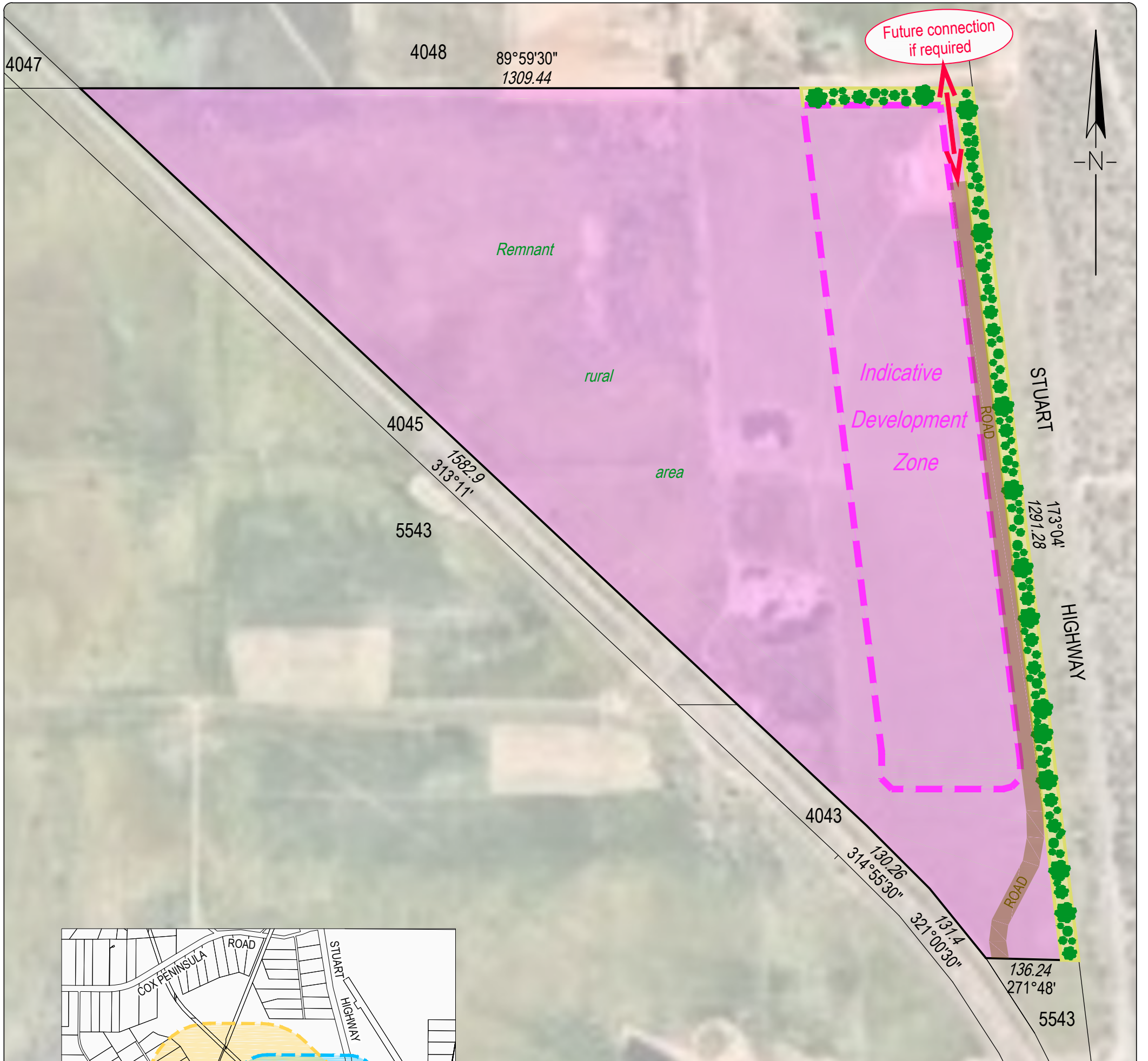
It is recommended that the Proponent prepare a communication and consultation strategy for the Project.

Recommendation 16

The Proponent taking the proposed action is wholly responsible for the implementation of all conditions of approval and mitigation measures contained in the Environmental Management Plan and must ensure all staff and contractors comply with all requirements of conditions of approval and mitigation measures contained in the Environmental Management Plan.

Recommendation 17

It is recommended that approval of expansion to stage 2 of the Project (construction and operation) under the *Planning Act* and the *Waste Management and Pollution Control Act* be conditional upon the Proponent demonstrating satisfactory management of all key environmental risks and impacts identified in this Report.



 1000m buffer around Section 5543 (Abattoir)
 500m buffer around Section 5544

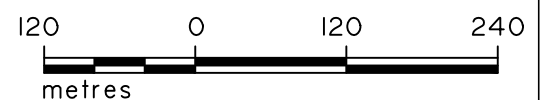
LOCATION PLAN
Not to Scale

LEGEND

- Specific Use area
- Landscaped buffer

Note

This plan has been prepared for discussion purposes only
Aerial image obtained from Nearmap



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SECTION 5544
HUNDRED OF STRANGWAYS

CONCEPT LAND USE PLAN

Client: **BILBA GROUP**

..... Licensed Surveyor:	Scale: 1:6000 (A3)
Date:	Datum:
Drawn by: SJH	
Date: 07.03.2018	Drawing No:
Cad File: 10555-4A.DWG	18/10555/4A

Proposed Specific Use Zone Litchfield

Section 5544 Hundred of Strangways (2658 Stuart Highway, Livingstone)

1. The purpose of this zone is to facilitate the development of part of the land for uses related to or servicing the agriculture, horticulture or mining industries in northern Australia, and which address the rural character of the area.
2. Without consent, and in accordance with the purpose of the zone, the land may be used or developed for a **caretaker's residence, light industry** or a **business sign** in accordance with the requirements of Zone GI (General Industry).
3. With consent, and in accordance with the purpose of the zone, the land may be used or developed for the following purposes in accordance with Zone GI (General Industry):
 - i. **Fuel Depot**
 - ii. **General Industry**
 - iii. **Office**
 - iv. **Warehouse**
4. Development of Section 5544 in accordance with subclauses 2 and 3 is not to exceed more than 25% of the site. This includes development on any lots subdivided from the parent parcel. Development for the purposes of calculating this includes roads, accesses, buildings, outdoor storage and hardstand, and landscaping.
5. Without consent, the land may be used or developed in accordance with the requirements of Zone R (Rural).
6. With consent, the land may be used or developed for the following purposes in accordance with Zone R (Rural):
 - i. **Intensive Animal Husbandry**
 - ii. **Plant Nursery**
 - iii. **Restaurant**
 - iv. **Retail Agricultural Stall**
 - v. **Rural Industry**
 - vi. **Transport Terminal**
7. All other defined land uses within the NT Planning Scheme if proposed as the primary use of the land are prohibited.
8. Any land use established under subclauses 2 and 3, including hardstand and outdoor storage, shall be located a minimum of 20m from the boundary with the Stuart Highway. A minimum 10m of this setback, measured from the boundary, is to be a densely planted landscaping buffer that mitigates the visual impacts of the development from adjacent land and the Stuart Highway. There is to be a minimum 10m setback to all other boundaries, including any unit title boundaries.
9. Subdivision of the land is to be in accordance with the requirements of Part 5 of the Northern Territory Planning Scheme as if the land were in Zone R (Rural).
10. Notwithstanding subclause 9, the consent authority may approve an application for subdivision that is consistent with the provisions for industrial subdivision of Part 5 of the Northern Territory Planning Scheme for a use or development established under subclauses 4, 5 or 6 of this zone.
11. The minimum lot size for a subdivision described in subclause 10 is 1 ha.

The matters protected under Part 3 of the EPBC Act.

Matters of National Environmental Significance include:

- » The world heritage values of declared World Heritage properties;
- » The heritage values of National Heritage places;
- » The ecological character of declared Ramsar wetlands;
- » Threatened species and ecological communities listed under the EPBC Act (except 'extinct' and 'conservation dependent' species, and 'vulnerable' ecological communities);
- » Migratory species listed under the EPBC Act;
- » Nuclear actions that are likely to have a significant impact on the environment; and
- » The Commonwealth marine environment (3 to 200 nautical miles off shore).

Proposals involving the Commonwealth include actions that are:

- » Carried out on Commonwealth land that are likely to have a significant impact on the environment anywhere;
- » Undertaken outside Commonwealth land that are likely to have a significant impact on the environment on Commonwealth land;
- » Undertaken by the Commonwealth or a Commonwealth agency anywhere in the world that are likely to have a significant impact on the environment anywhere; and
- » Likely to have a significant impact on the Commonwealth heritage values of a place listed on the Commonwealth Heritage List.

Proposed Specific Use Zone Litchfield

Section 5544 Hundred of Strangways (2658 Stuart Highway, Livingstone)

1. The purpose of this zone is to facilitate the development of part of the land for uses related to or servicing the agriculture, horticulture or mining industries in northern Australia, and which address the rural character of the area.
2. Without consent, and in accordance with the purpose of the zone, the land may be used or developed for a **caretaker's residence, light industry** or a **business sign** in accordance with the requirements of Zone GI (General Industry).
3. With consent, and in accordance with the purpose of the zone, the land may be used or developed for the following purposes in accordance with Zone GI (General Industry):
 - i. **Fuel Depot**
 - ii. **General Industry**
 - iii. **Office**
 - iv. **Warehouse**
4. Development of Section 5544 in accordance with subclauses 2 and 3 is not to exceed more than 25% of the site. This includes development on any lots subdivided from the parent parcel. Development for the purposes of calculating this includes roads, accesses, buildings, outdoor storage and hardstand, and landscaping.
5. Without consent, the land may be used or developed in accordance with the requirements of Zone R (Rural).
6. With consent, the land may be used or developed for the following purposes in accordance with Zone R (Rural):
 - i. **Intensive Animal Husbandry**
 - ii. **Plant Nursery**
 - iii. **Restaurant**
 - iv. **Retail Agricultural Stall**
 - v. **Rural Industry**
 - vi. **Transport Terminal**
7. All other defined land uses within the NT Planning Scheme if proposed as the primary use of the land are prohibited.
8. Any land use established under subclauses 2 and 3, including hardstand and outdoor storage, shall be located a minimum of 20m from the boundary with the Stuart Highway. A minimum 10m of this setback, measured from the boundary, is to be a densely planted landscaping buffer that mitigates the visual impacts of the development from adjacent land and the Stuart Highway. There is to be a minimum 10m setback to all other boundaries, including any unit title boundaries.
9. Subdivision of the land is to be accordance with the requirements of Part 5 of the Northern Territory Planning Scheme as if the land were in Zone R (Rural).
10. Notwithstanding subclause 9, the consent authority may approve an application for subdivision that is consistent with the provisions for industrial subdivision of Part 5 of the Northern Territory Planning Scheme for a use or development established under subclauses 4, 5 or 6 of this zone.
11. The minimum lot size for a subdivision described in subclause 10 is 1 ha.



31 May 2018

Lands Planning
Department of Infrastructure, Planning and Logistics
GPO Box 1680
Darwin NT 0801

RE: Letter of Comment Planning Scheme Amendment Application

PA2018/0075

**Section 5544 (2658) Stuart Highway, Livingstone, Hundred of Strangways
Rezone from Zone R (Rural) to a Specific Use Zone that will facilitate strategic industrial
development**

Thank you for the Planning Scheme Amendment Application referred to this office on 04/05/2018, 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 supports the granting of a Planning Scheme Amendment for the following reasons:

- a) Council supports the development of suitable industry within our municipality.
- b) There are not expected to be any negative effects upon Council's road reserve or waste services as a result of this proposal.

provided the following issues are adequately addressed, as Council cannot fully assess or give support for this rezoning proposal until additional information is provided on the following items:

- a) Attachment E, Specific Use Zone, item 4.

This item proposes to restrict development on the subject site to not exceed more than 25%. This includes development on any lots subdivided from the parent parcel, roads, accesses, building, outdoor storage, hardstand and landscaping.

Council requests more information be provided on the intent of this item and notes Council has concern that this item will be extremely difficult to measure appropriately or consistently.

Further, it is unclear whether "agriculture, horticulture or mining industries" refers to agriculture and horticulture as land uses or whether it is intended to mean agriculture

industries and horticulture industries, which greatly affects Council's overall understanding of the site as primarily for industries or primarily for rural agriculture and horticulture uses and uses supporting mining industries.

b) Attachment E, Specific Use Zone, item 5.

Item 5 proposes "*Without consent, the land may be used to develop in accordance with the requirements of Zone R (Rural)*". However, Items 2 and 3 also permit or require consent for light industry, general industry, and fuel depot uses.

Council has concerns regarding the compatibility of some uses permitted and expected in Zone R that may have a fundamental conflict with industrial uses, particularly general industry and fuel depot uses.

Specifically, there are a number of uses that would be considered sensitive receptors, such as single dwellings, home based childcare, independent unit, medical consulting rooms, group home and domestic livestock, that if developed in the area may lead to a perceived precluding of rights to develop general industry uses that may have offsite impacts on these uses. Likewise, if industry uses are developed, these uses may not be compatible with these sensitive receptor uses and compromise the ability for these uses to be developed in the future.

The application clearly states the intent of the site to be used to develop a variety of industries to support the agriculture, horticulture and mining industry. Council does not wish to encourage residential uses in an area endorsed for industrial use due to the potential conflicts between these uses, the potential resulting negative effects upon residential amenity, and the potential for the presence of larger residential uses to affect the use of the industrial land.

Should the Specific Use Zone be amended to eliminate the ability to develop these sensitive receptor uses, or place specific amenity provisions around their development, Council would reconsider support for these provisions within the Zone. In particular, Council would seek amendments to the provisions for single dwellings (which, if eliminated, would remove the ability to develop home based child care, home based contracting, home based occupation, independent unit and medical consulting rooms), group home and domestic livestock. The application is lacking information on how amenity for these uses would be protected with the additional uses proposed for the Zone.

c) Attachment E, Specific Use Zone, item 10.

Council has some confusion over this item, Council requests that more information be provided to clarify the intent of this item. Due to the complicated wording, Council requests clarification on the sub clauses referred to, and how that relates to the intent.

d) Attachment E, Specific Use Zone, item 11.

This item permits a minimum lot size of 1ha. However, for the remainder of the NT Planning Scheme, the minimum lot size for horticulture and agriculture uses is 2ha. Council requests more information to support the change of minimum lot size for these uses and has concerns on the viability of those uses on the smaller lot sizes. Council requests more information to support the proposed change of minimum lot size for horticulture and agriculture uses.

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
Acting Director Infrastructure and Operations



COUNCIL REPORT

Agenda Item Number:	15.4
Report Title:	PA2018/0100, a Planning Scheme Amendment Application to rezone from Zone RL (Rural Living) to Zone CP (Community Purpose) at Section 2284 (175) Bees Creek Road, Bees Creek, Hundred of Strangways
Report Number:	18/0084
Meeting Date:	27/06/2018
Attachments:	Attachment A: Planning Scheme Amendment Application. Attachment B: Council's letter of comment for PA2018/0100, a Planning Scheme Amendment Application to rezone from Zone RL (Rural Living) to Zone CP (Community Purpose) at Section 2284 (175) Bees Creek Road, Bees Creek, Hundred of Strangways.

Purpose

The purpose of this report is to provide a summary and assessment to Council of PA2018/0100, a Planning Scheme Amendment Application to rezone from Zone RL (Rural Living) to Zone CP (Community Purpose) at Section 2284 (175) Bees Creek Road, Bees Creek, Hundred of Strangways, included as Attachment A.

Summary

The proposal is for changes to the NT Planning Scheme, which requires an application.

The report also presents for Council endorsement the Letter of Comment provided to the consent authority on 22 June 2018, included as Attachment B.

This report concludes that Council should object to the application as it is considered that the proposed use of the site upon rezoning is more suitable for an Exceptional Development Permit, to limit the use of the site to that particular activity and to give oversight of the educational use. Council cannot support the rezoning of the site to permit such uses as community centre, education establishment and place of worship in a heavily residential area without restrictions on setbacks and evaluation of traffic concerns for Council's road assets.

Recommendation

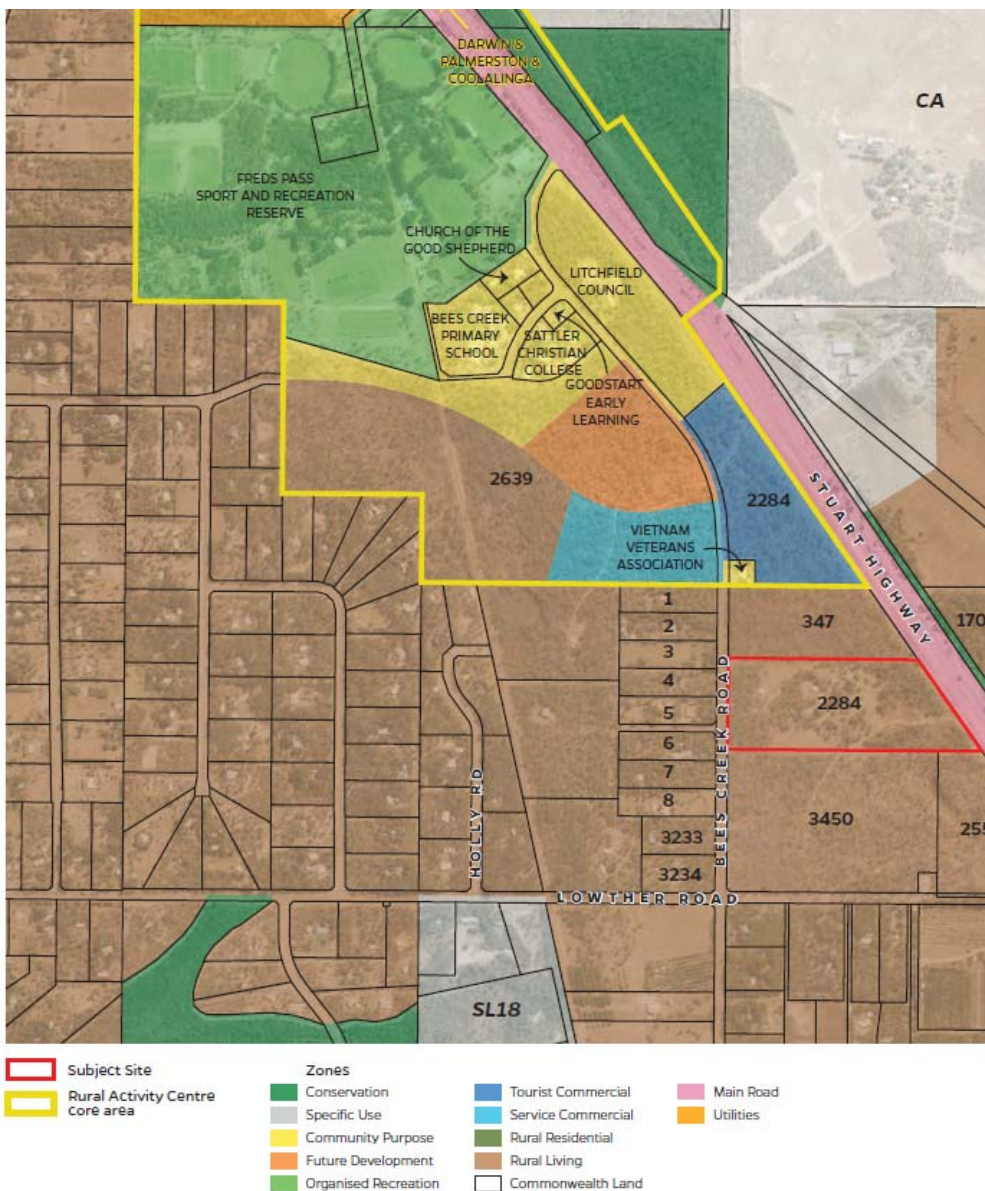
THAT Council endorse Attachment B, Council's Letter of Comment for PA2018/0100, a Planning Scheme Amendment Application to rezone from Zone RL (Rural Living) to Zone CP (Community

Purpose) at Section 2284 (175) Bees Creek Road, Bees Creek, Hundred of Strangways, the assessment of which is summarised above and reviewed in detail within the body of this report.

Background

Site and Surrounds

The subject site, 175 Bees Creek Road, is a 15.12ha parcel in Zone RL (Rural Living); all adjacent and surrounding lots to the property are also in Zone RL (Rural Living). The subject site is located approximately 250m outside the Freds Pass and Coolalinga Rural Activity Centre boundary, but within the boundary of rural residential transition area as part of the Area Plan. The site is 1km from the Sattler Christian College and 1.4km away from Freds Pass Reserve, which is in Zone OR (Organised Recreation) and consists predominately of community purpose and recreational uses. The subject site, owned by the National Critical Care and Trauma Response Centre and has multiple existing structures on-site.



Source: PA2018/0100

Site Development History

This site has had multiple development applications dating back to 1995:

- DV3910 – Approved - Group home and ancillary – 31 July 1990;
- 8111/95 – Approved - Building compliance check – 22 May 1995;
- NR95/0042 – Refused - Additional supporting accommodation – 30 November 1995;
- PA2002/0842 – Withdrawn - Crisis accommodation in 2 x demountables – 02/12/2002;
- DP03/0245 – Approved - Supporting accommodation - 10 single rooms and ablution facilities – 01/10/2003
- DP10/0163 – Approved - Supporting accommodation – 19 March 2010.
- PA2009/0107 – Withdrawn – extension of abandonment period to 21 months – 11/08/2016
- PA2017/0533 – Withdrawn - Trainee accommodation additions to existing supporting accommodation – 17/11/2017

Current Proposal

The current application is proposing that 175 Bees Creek Road be rezoned from Zone RL (Rural Living) to Zone CP (Community Purpose). The application appears to indicate that despite past approvals for group home and supporting accommodation, the site is currently operating as a training centre, possibly without planning approval. The application indicates the purpose of the rezoning is to allow for those training activities to continue, and possibly expand, in the future.

Rezoning the subject site to Zone CP (Community Purpose) will allow the following uses to be permitted without a development application, provided the use meets the requirements of the NT Planning Scheme:

- Business sign
- Caretaker's residence
- Childcare centre
- Community centre
- Education establishment
- Place of worship
- Supporting accommodation.

Rezoning the subject site to Zone CP (Community Purpose) will prohibit the following uses currently permitted in Zone RL:

- Domestic livestock
- Homebased child care centre
- Home based contracting
- Independent unit
- Group home
- Medical consulting room
- Retail agricultural stall
- Single dwelling.

Application Assessment

While the application indicates the site is currently used for these training activities, it is clear that past approvals have related to more residential uses, dating back 20 years, namely group home and supporting accommodation, both of which are allowable in Zone RL (Rural Living) and can be considered somewhat consistent with the use of the properties across the street and in the surrounding locality for residential purposes.

It is noted that the subject site is bordered to the north and south by vacant parcels in Zone RL (Rural Living) that are owned by the NT Government. While these sites are currently undeveloped, it would be expected that in the future the sites would be developed with rural living uses and the current publicly available Coolalinga/Freds Pass Rural Activity Centre Area Plan documents indicate the area should be a rural living transition zone rather than designated for community purpose uses.

While childcare centre, community centre and supporting accommodation are all allowed in the zone with a development application and Development Permit, these and other uses would not require a development application in Zone CP (Community Purpose) and there are concerns that the lack of controls around these uses may pose an issue for adjacent or nearby residents. In particular, the lack of any setbacks to boundaries and the amount of traffic that could be generated by community centres, education establishments and places of worship are of concern to Council in a primarily residential area.

Council is supportive of the current use of the site in its current format as a training centre with limited structures, heavy vegetation and large setbacks to adjacent and fronting lots. Council would also consider support for limited expansion of this use. However, Council considers that the appropriate method for approval of the current use of the site is through an Exceptional Development Permit limited to this particular use, rather than potentially permitted unrestricted use of the site for community, education and worship purposes. Council considers that there are more appropriate places within the municipality to locate those such services rather than in the middle of a residential area. Further, Council has concerns with the amount of traffic that those such uses could bring when unrestricted by Development Permit oversight that would have a negative effect on Council's road assets in this locality, where Council already has concerns over the use of the road by inappropriate vehicles for the standard of road.

Conclusion

It is recommended that Council object to the application as it is considered that the proposed use of the site upon rezoning is more suitable for an Exceptional Development Permit, to limit the use of the site to that particular activity and to give oversight of the educational use. Council cannot support the rezoning of the site to permit such uses as community centre, education establishment and place of worship in a heavily residential area without restrictions on setbacks and evaluation of traffic concerns for Council's road assets.

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 Officer: Wendy Smith, Acting Director Infrastructure and Operations

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
PROPOSAL TO AMEND NT PLANNING SCHEME
PA2018/0100

The Minister for Infrastructure, Planning and Logistics has accepted an application to amend the NT Planning Scheme made by Masterplan for exhibition. The application seeks to rezone Section 2284 Hundred of Strangways (175, Bees Creek Road, Bees Creek) from Zone RL (Rural Living) to Zone CP (Community Purpose).

The proposed amendment is intended to establish the use of the land for purposes of an educational establishment (training facility)

Attached are:

- a locality map;
- extracts from the NT Planning Scheme relating to Zone RL (Rural Living); and
- extracts from the NT Planning Scheme relating to Zone CP (Community Purpose).

Period of Exhibition and Lodging a Submission

The exhibition period is from Friday 25 May 2016 to Friday 22 June 2018.

The suitability of the subject site for uses in accordance with the proposed zone is the primary consideration in the assessment of proposals to amend the NT Planning Scheme. Matters relating to the intended development of the site are addressed in the development application and assessment processes.

Written submissions about the proposed planning scheme amendment are to be received by 11.59pm on Friday 22 June 2018 and addressed to:

NT Planning Commission
GPO Box 1680
DARWIN NT 0801; or

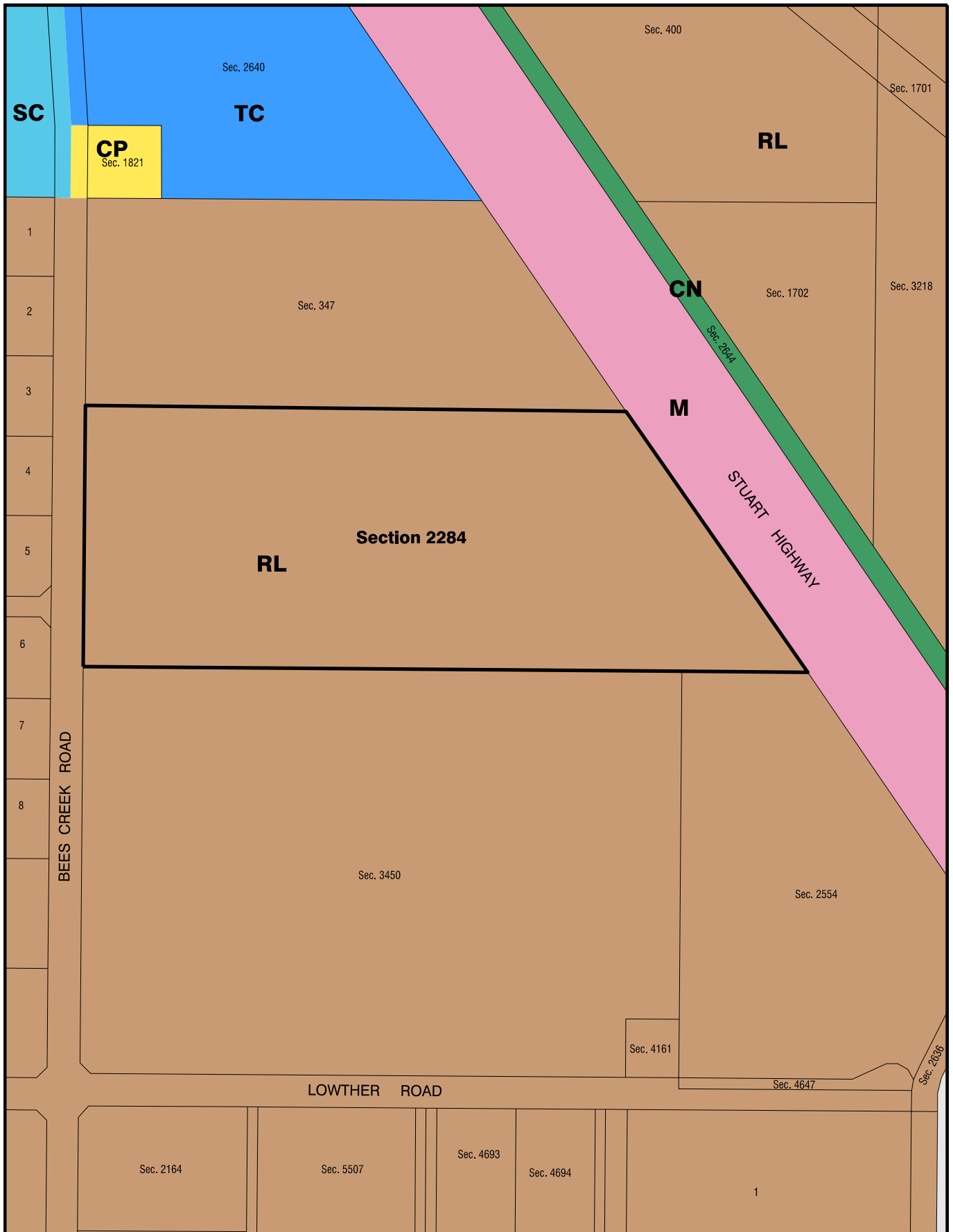
Email: planning.ntg@nt.gov.au; or

On line: <https://www.ntlis.nt.gov.au/planning/lta.dar.list>

Fax: (08) 8999 7189; or

Hand delivered to Lands Planning, Level 1 Energy House, 18-20 Cavenagh Street, Darwin.

For more information please contact George Maly, Lands Planning on telephone (08) 8999 3937.



EXISTING ZONING PLAN
 NT PLANNING SCHEME
 AMENDMENT PA2018/0100
 REZONE SECTION 2284
 HUNDRED OF STRANGWAYS
 From Zone RL (Rural Living)
 to Zone CP (Community Purpose)



Department of Infrastructure, Planning and Logistics



Scale 1: 5000 @ A4



File No.: PA2018/0100

Date: 9-Mar-18

Drawing Name: Sec 2284 PSA Strangways.dgn

5.19 ZONE RL – RURAL LIVING

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.

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.

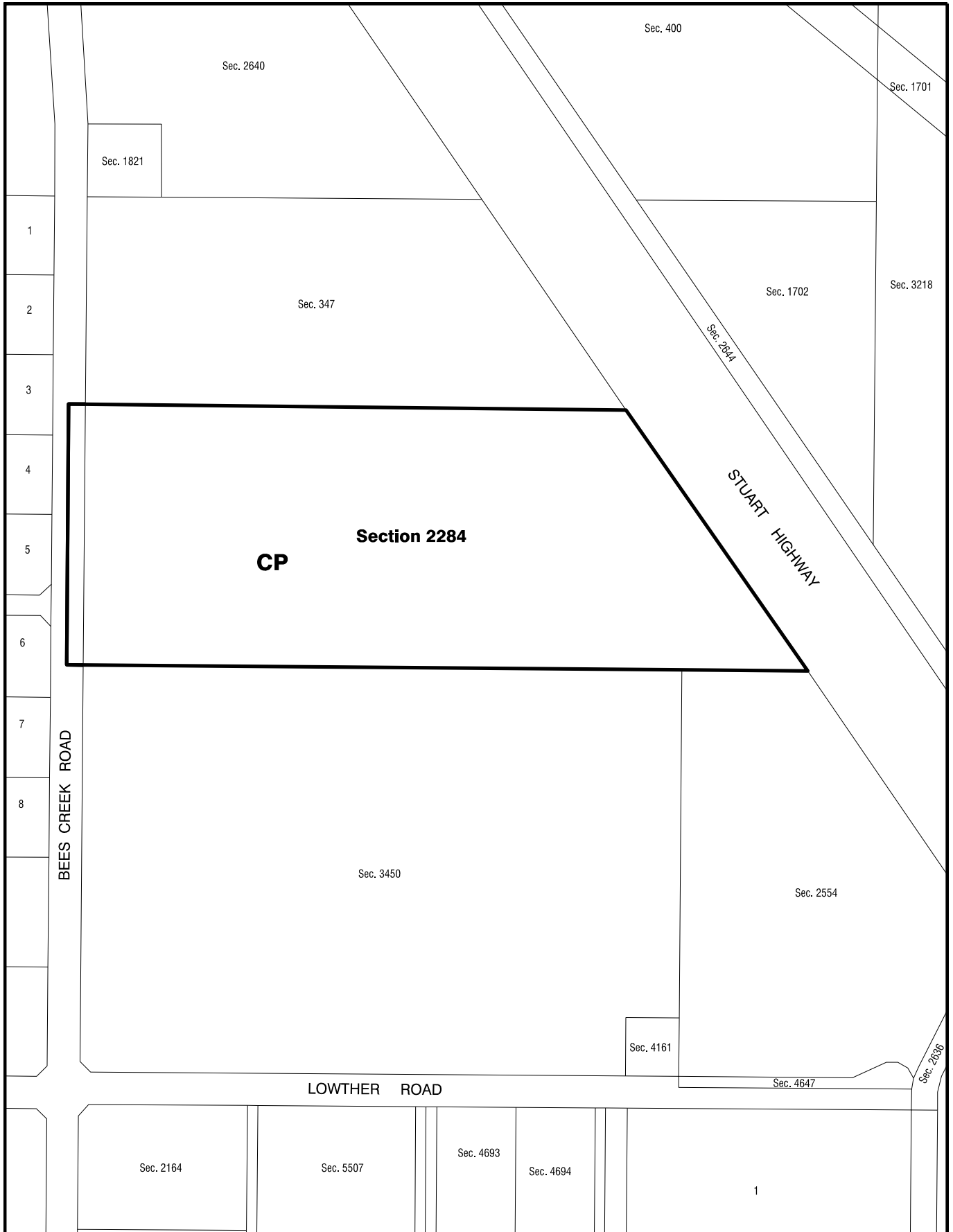
Clause 13.5 refers to the erection of mobile telephone communications towers.

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	P	6.7
caravan park	x	
caretaker's residence	x	
car park	x	
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	P	6.1, 10.1, 10.2
education establishment	x	
fuel depot	x	
general industry	x	
group home	P	7.1, 7.3, 7.10.5
home based child care centre	P	6.5.1, 7.10.6
home based contracting	P	7.10.8, 10.2
home based visitor accommodation	S	7.10.1
home occupation	P	7.10.7
horticulture	D	10.2
hospital	x	
hostel	x	
hotel	x	
independent unit	P	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	x	
light industry	x	
medical clinic	x	
medical consulting rooms	P	6.5.1, 7.10.9
motel	x	
motor body works	x	
motor repair station	x	
multiple dwellings	x	
office	x	
passenger terminal	x	
place of worship	x	
plant nursery	D	6.1, 6.5.1, 10.2
promotion sign	x	
recycling depot	x	
restaurant	x	
retail agricultural stall	P	6.1, 10.2
rural industry	D	6.1, 6.5.1, 10.2, 10.6
service station	x	
shop	x	
showroom sales	x	
single dwelling	P	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	
veterinary clinic	D	6.1, 6.5.1, 10.2
warehouse	x	

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



PROPOSED NT PLANNING SCHEME
AMENDMENT PA2018/0100
REZONE SECTION 2284
HUNDRED OF STRANGWAYS
 From Zone RL (Rural Living)
 to Zone CP (Community Purpose)



Department of Infrastructure, Planning and Logistics



Scale 1: 5000 @ A4



File No.: PA2018/0100
 Date: 9-Mar-18
 Drawing Name: Sec 2284 PSA Strangways.dgn

5.21 ZONE CP – COMMUNITY PURPOSES

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

Clause 6.8 refers to **Demountable Structures**.

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

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

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

Clause 7.10.2 refers to **caravans**.

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

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

ZONING TABLE – ZONE CP

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

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

Amendment No. 451 published in the NT News on 29.07.2016 omits and substitutes the table to clause 5.21

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

PLANNING REPORT

Proposal to Amend the NT Planning Scheme

175 Bees Creek Road, Bees Creek (Section 2284 Hundred of Strangways)



Prepared by February
MasterPlan SA Pty Ltd
ABN 30 007 755 277, ISO 9001:2015 Certified
Unit 33, 16 Charlton Court, Woolner NT 0820
Telephone: 8942 2600, masterplan.com.au

April 2018



1.0 INTRODUCTION

This report has been prepared on behalf of the land owners of 175 Bees Creek Road, Bees Creek (Section 2284 Hundred of Strangways). The proposal is to amend the NT Planning Scheme (the Scheme), pursuant to Section 13(1) of the Northern Territory *Planning Act* to rezone the land from Zone RL (Rural Living) to Zone CP (Community Purposes). The proposed amendment will formalise the use of the site for an education establishment by the National Critical Care and Trauma Response Centre (NCCTRC) and facilitate potential expansions in training services for the future.

In preparing this Planning Scheme Amendment Report, MasterPlan NT has examined the relevant documentation, inspected the subject land and locality, and considered the most relevant provisions of the Northern Territory *Planning Act*, the Scheme, the Darwin Regional Land Use Plan (DRLUP), Litchfield Subregional Land Use Plan (LSLUP) and the Draft Area Plan for Fred Pass and Coolalinga.

Included in the application are the Planning Scheme Amendment Report (contained herein), Land Owner Authorisation, and Title Documents.

Included in the Planning Scheme Amendment Report are the following:

- Attachment A Location and Zoning Plan;
- Attachment B Existing Zoning Plan;
- Attachment C Site Plan;
- Attachment D Proposed Zoning Plan.

1.1 Locality Description

The Coolalinga and Freds Pass Rural Activity Centre is parallel to both sides of the Stuart Highway. The Activity Centre incorporates the shopping centre at Coolalinga which includes a supermarket, medical services, a bakery, fast food outlets, service stations and a variety of speciality shops. The Coolalinga Shopping Centre is approximately 3.5 kilometres driving distance from the site.

In the immediate Freds Pass area are considerable community purpose uses and recreational opportunities. This includes the Sattler Christian College and Bees Creek Primary School, Bees Creek Preschool, Goodstart Early Learning Centre and the Anglican Church of the Good Shepherd all located approximately 900 metres directly north of the site. Further north of the site is the Freds Pass Sport and Recreation Reserve which provides fields for numerous types of sports including rugby and athletics, polo cross, soccer, AFL, cricket, paintball and archery. Immediately north of the site is a Vietnam Veterans NT Rural Sub Branch, and further north of the site is the Litchfield Council office.

A Location and Zoning Plan is at **Attachment A**.



There are large undeveloped land holdings directly north and north to north-west of the site. These are currently within Zone SC (Service Commercial), Zone TC (Tourist Commercial), Zone FD (Future Development), Zone CP (Community Purpose) and Zone RL (Rural Living).

Strategic planning documents, including the Darwin Regional Land Use Plan 2015 (DRLUP) the Litchfield Subregional Land Use Plan 2016 (LSLUP) identify these land parcels to the north and north-west of the site for potential future development as part of the Activity Centre. The Draft Area Plan for Freds Pass and Coolalinga indicates the potential suitability of the site, and land to the north, west and south of the site for rural residential uses.

The locality predominately maintains residential land uses of Zone RL and are typically 2.0 hectares in size, as is required in the zone.

1.2 Site Description and Land Use History

The site is 175 Bees Creek Road, Bees Creek (Section 2284 Hundred of Strangways) and within Zone RL (Rural Living). The Existing Zoning Plan is at **Attachment B**. The subject site is 15.12 hectares. The Site Plan is at **Attachment C**.

There are a number of facilities situated on the site, including residential and administrative, which were once used in association with community based land uses. The site's existing facilities were approved under the following development permits:

- DV3910 – Group Home and Ancillary – 31 July 1990;
- 8111/95 – Building Compliance Check – 22 May 1995; and
- DP10/0163 – Supported accommodation – 19 March 2010.

In review of the site's previous development permits it is clear that community based activities date back almost 20 years and all existing buildings located onsite had obtained a valid permit in association with their intended use. However, the previous, and most recently approved use of these facilities, for the purposes of supported accommodation, has now ceased. To note, the applicant does not intend to re-establish the site's previous land uses, nor will the intent be to provide supported accommodation or a group home in any form.

The site is connected to reticulated power and water services, and two septic systems to dispose of effluent, which have operated for many years without any known faults or failures. There is a bore located on the site. Access is from Bees Creek Road via a sealed culvert crossover with entry into the site controlled by an electronic gate.

There are no easements or encumbrances registered on the land title.



Our review of the available environmental documentation indicates that there are no constraints on the land, in accordance with the relevant categories of the NT Land Suitability Guidelines, which would prevent its continued use.

The site is well-vegetated and generally in its natural state. Somewhat elevated, the site appears to slope gently from west to east. There are no waterways or areas of land constrained by drainage and the separation of the site's existing effluent disposal system from water sources ensures potential of ground contamination is not an issue.

The application is for rezoning only, rather than physical development, and will not alter the environmental characteristics of the site.

The following photographs depict the characteristics of the site:



Photograph 1 – Existing access from Bees Creek Road



Photograph 2 – Aerial view of site

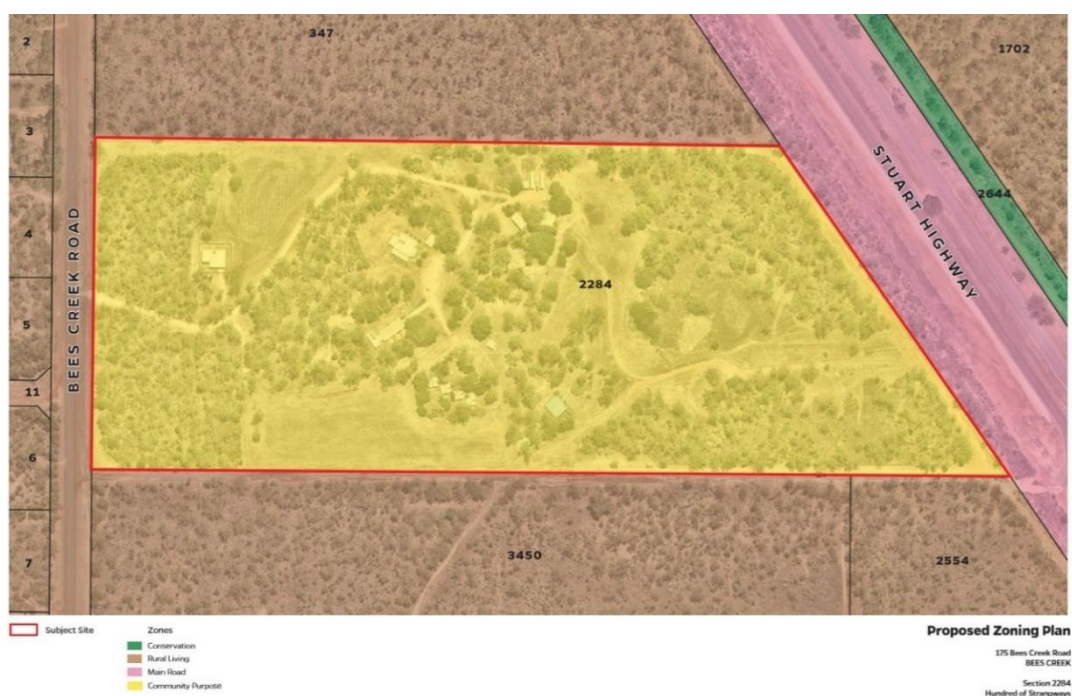


Photograph 3 – Sites existing buildings



2.0 DESCRIPTION OF PROPOSED AMENDMENT

The proposed amendment to the NT Planning Scheme is to rezone 175 Bees Creek Road, Bees Creek (Section 2284 Hundred of Strangways) from Zone RL to Zone CP. The purpose of the rezoning is to provide a suitable zone for the NCCTRC to provide training services. Training services are considered an 'education establishment' pursuant to the NT Planning Scheme and entirely appropriate for the community purpose zone. Further, the previous uses on the site have been community purpose related, albeit these previous land uses related to supported accommodation and a group home, neither of which will be re-instated as a result of this or any future application.



A Proposed Zoning Plan is at **Attachment D** and is depicted in **Figure 1**.

We consider the proposal to offer the locality benefit, because:

- the rezoning from Zone RL will facilitate the use of the site as an education establishment, which is a direct benefit to the broader community, and a permitted use in Zone CP;
- additional land within Zone CP will provide short and long term social benefits for the area through the security of supply of suitable land for community purpose use;
- the availability of Zone CP land will encourage the development of community purpose uses, encouraging desirable land uses for the betterment of the locality; and



- community purpose activities are unlikely to detriment surrounding properties, will not cause adverse impacts by way of noise, odour, traffic, hours of operation or visual appearance, and will provide social benefit for ranging stakeholders.

In summary, the proposed rezoning is orderly and will increase the amenity of the locality whilst offering community uses that are typically considered as socially acceptable.

2.1 Access and Traffic

The site's existing access will not be compromised, nor will upgrades be required as part of the rezoning to Zone CP. As the site's existing uses will be retained and no physical change to the site is proposed, there will be no adverse impacts on local traffic along Bees Creek Road.

2.2 Interface with Adjoining Zones

The undeveloped nature of large adjoining sites provide opportunities to subdivide for future rural residential purposes. The east (rear) interface is the Stuart Highway within Zone M and a source of motor vehicle noise. The site's natural vegetated state provides buffers to the neighbouring allotments on the north, east and west. The undeveloped nature of the allotments to the north and south allow for an integrated development approach in the future which considers the users of both allotments. In addition, the site's existing facilities are setback significantly from both the western and eastern boundaries.

3.0 PLANNING CONTEXT

3.1 Northern Territory Planning Scheme

The proposed amendment to the Scheme will rezone 175 Bees Creek Road, Bees Creek (Section 2284 Hundred of Strangways) from Zone RL to Zone CP. The following provides comparisons between the purpose statements Scheme controls of Zone RL and Zone CP.

Clause 5.19 provides the following purpose statement of Zone RL:

"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."

Clause 5.21 provides the following purpose statement of Zone CP:

"1. The primary purpose of Zone CP is to provide for community services and facilities, whether publicly or privately owned or operated, including facilities for civic and government administration."

The notable difference being that there is a higher level of control of uses within Zone CP, being more restrictive to prevent incompatible uses on community land.



A change to Zone CP would *prohibit* the following uses, currently permitted within Zone RL:

- domestic livestock;
- group home;
- home based child care centre;
- home based contracting;
- independent unit;
- medical consulting room;
- retail agricultural stall; and
- single dwelling.

The intent of each zone contrasts significantly, however, the site's existing facilities were once used for community purposes, and in this time maintained a harmonious relationship with adjoining land uses. Whilst the rezoning will restrict the uses listed above, the intent is to utilise the land's previous community purpose facilities (with potential additional facilities) in accordance with Zone CP.

In rezoning the land to Zone CP the following uses will be permitted:

- business sign;
- caretakers residence;
- childcare centre;
- community centre;
- educational establishment;
- home occupation;
- place of worship; and
- supported accommodation.



If developed in the future, the uses listed above would provide the community with additional social amenities and facilities capable of integrating into the rural residential area efficiently and effectively. Land within Zone CP is generally considered a suitable interface with residential areas due to the compatibility of the uses within Zone CP with surrounding areas. Accordingly, it is considered unlikely that any land use conflicts will arise as a result of the rezoning.

3.2 Darwin Regional Land Use Plan 2015

The DRLUP discusses Rural Activity Centres in the Litchfield municipality and states that the Centre should provide for *“community facilities and urban residential lots and a transition of density to minimise impacts of these centres on the amenity of the majority of the established rural lifestyle areas.”* The subject site is not situated in the core of the Rural Activity Centre, however it is on the periphery and retains facilities previously used for community purpose activities.

The DRLUP states that *“community health care facilities and services will be integrated in urban and rural activity centres”*. The proposed rezoning will facilitate the better integration of the site’s community related facilities with future residential development envisaged in the DRLUP.

3.3 Litchfield Subregional Land Use Plan 2016

The LSLUP identifies the site as being on the periphery of the Coolalinga and Freds Pass Rural Activity Core Area and acknowledges the potential of this area generally to take advantage of existing community facilities in close proximity. The LSLUP also states that *“the land use concept (opposite page) proposes rural residential as a buffer between urban land uses and the rural areas adjacent to the rural activity centre”*. The subject site is situated both in proximity to land zoned for community use and within land zoned for rural residential development. The nature of uses within Zone CP are generally accepted as appropriate to residential property and no land use conflicts are expected.

Additionally, the LSLUP encourages rural residential lots to take advantage of community facilities in close proximity.

The LSLUP states:

“The concept plan identifies the future potential for areas of rural residential lots south of Freds Pass taking advantage of access to town water and proximity to the community facilities.”

On this basis, the proposal will offer advantage to future rural residential properties as the proposed use will provide social benefit to the community, local/state government and the wider population, thereby according with Zone CP and the intent of the LSLUP.



The site's existing characteristics provide physical buffers by way of building setback from the east and west boundary and natural vegetation on the site's north, east and west boundaries. On this basis, rezoning the land will allow any potential future development to be integrated into the locality with consideration of surrounding uses and activities that form part of the area's character.

Further, the Rural Activity Centre statements of policy identified in the LSLUP align closely with the proposal and are discussed below:

Policy A6 is to *"provide social infrastructure within rural activity centres*

- *facilitate community facilities such as schools, community centres, health clinics and aged care facilities within activity centres to meet the needs of the community;*
- *facilitate multi-purpose community facilities and shared use of existing facilities within activity centres; and*
- *identify and retain land within activity centres for future social infrastructure needs."*

The proposed development aligns with Policy A6 as it will create a zone appropriate for the proposed community activities in accordance with the requirements of Zone CP. The site was once used for community purpose activities and during this time maintained a harmonious relationship with surrounding land uses. The proposed community land uses are consistent with existing development in the community zoned areas and the proposed rezoning will complement those existing uses to the north.

3.4 Draft Area Plan for Fred Pass and Coolalinga

The Draft Area Plan for Fred Pass and Coolalinga is consistent with the LSLUP and DRLUP, encouraging rural residential development on the subject site. However, the Draft Planning Principles (September 2017) outline a number of planning principles, with principle 1.5 encouraging the development of community facilities.

"Objective 1.5 Provide for community facilities (hall, library etc)

- The design and development of community facilities should encourage use by a variety of user groups and be multipurpose in nature."*

The site retains facilities once utilised for community activities. Rezoning the land will not compromise the intent of the Draft Area Plan for Freds Pass and Coolalinga, nor would rezoning the land jeopardise existing or future development on adjoining properties. On this basis, the existing facilities and proposed use of such facilities for community purposes (educational establishment) is consistent with the provisions of Zone CP and should therefore be rezoned accordingly.



4.0 CONCLUSION

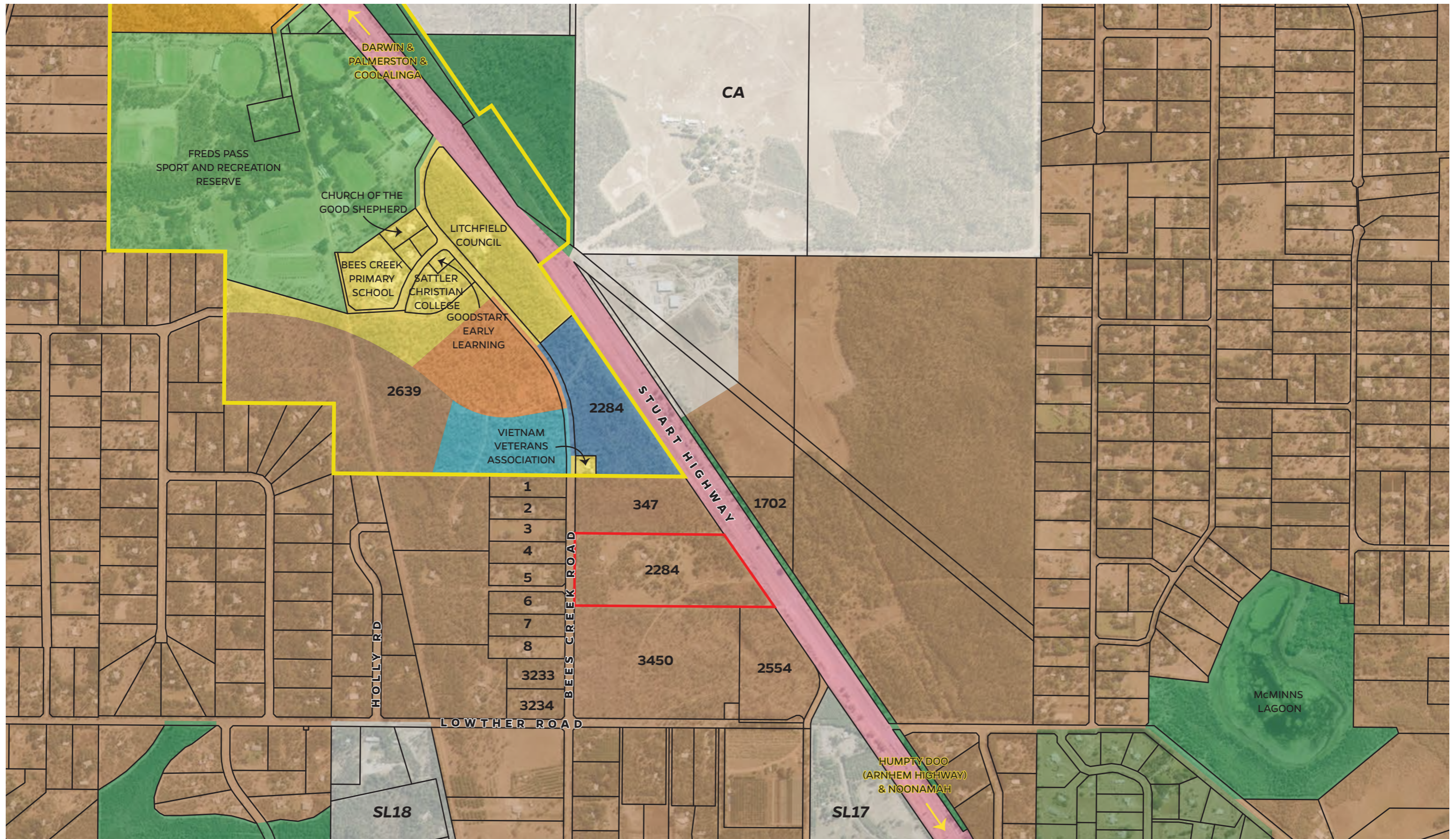
The proposed Scheme Amendment comprises the rezoning of the land from Zone RL (Rural Living) to Zone CP (Community Purpose). The following features of the Scheme Amendment support the proposal:

- the land is serviced by reticulated power and water services with an on-site effluent disposal system and is entirely unconstrained and physically suitable to support the proposed zone;
- the site has been used historically for community purpose activities and during this time maintained a harmonious relation with adjoining properties and land uses;
- the land is conveniently located in the south east of the Coolalinga and Freds Pass Rural Activity Centre and in close proximity to existing community purpose zones;
- there is no proposed physical change to the land; and
- the existing facilities have demonstrated consistency with the relevant policy documents and the long-term planning outcomes for the area.

Overall, we respectfully submit that the proposed amendment is appropriate and warrants favourable consideration.

Daniel McKenna

13 April 2018

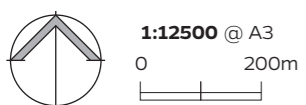


- | | | | | |
|---------------------------------|----------------------|--------------------|--------------------|-----------|
| Subject Site | Zones | Conservation | Tourist Commercial | Main Road |
| Rural Activity Centre core area | Specific Use | Service Commercial | Utilities | |
| | Community Purpose | Rural Residential | | |
| | Future Development | Rural Living | | |
| | Organised Recreation | Commonwealth Land | | |

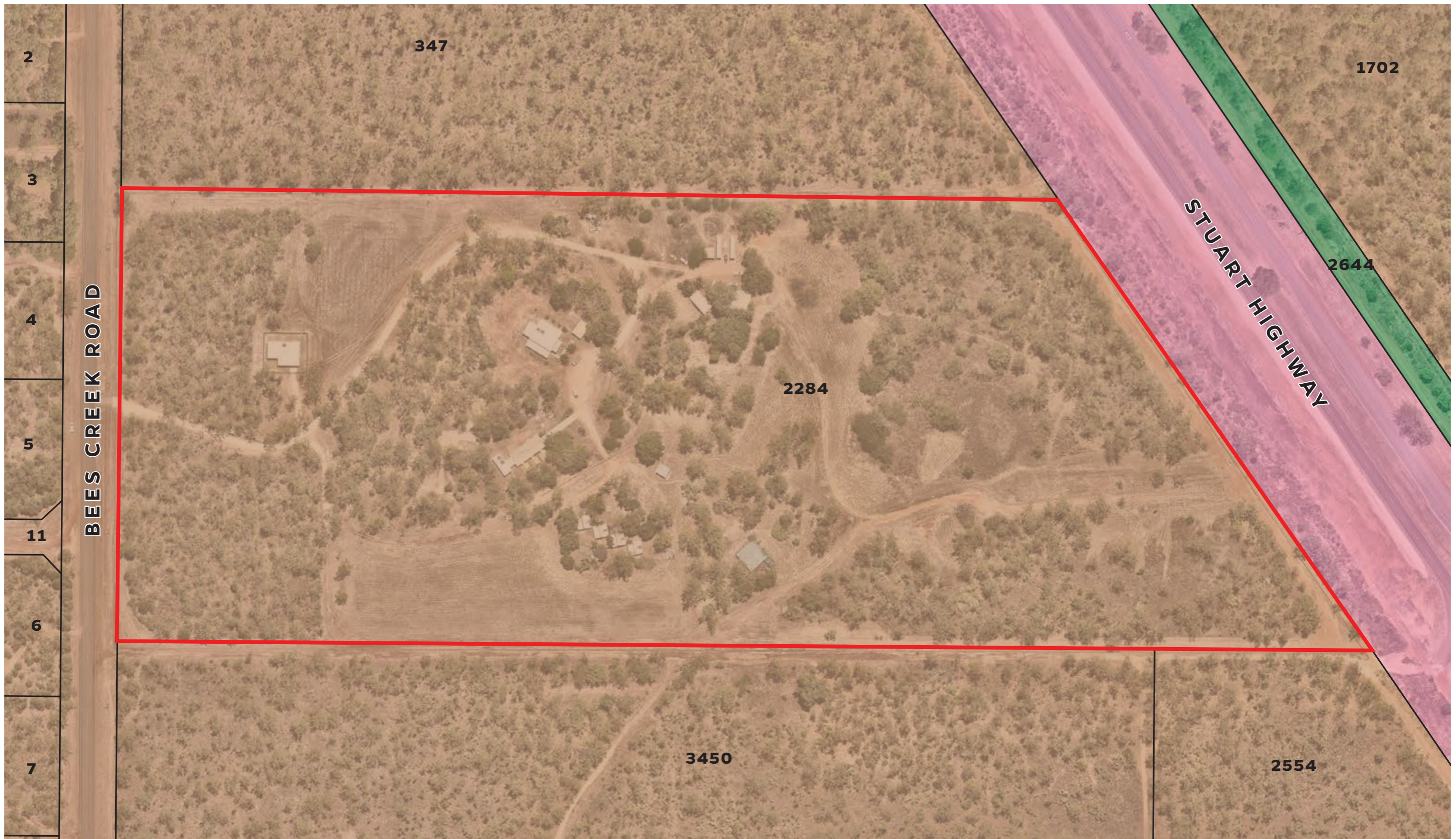
Location and Zoning Plan

175 Bees Creek Road
BEES CREEK

Section 2284
Hundred of Strangways






Information portrayed above was obtained through multiple sources and indicative only, however all efforts have been made to provide accurate data. All measurements approximate and require detailed survey to confirm.



 Subject Site

Zones

-  Conservation
-  Rural Living
-  Main Road

Existing Zoning Plan

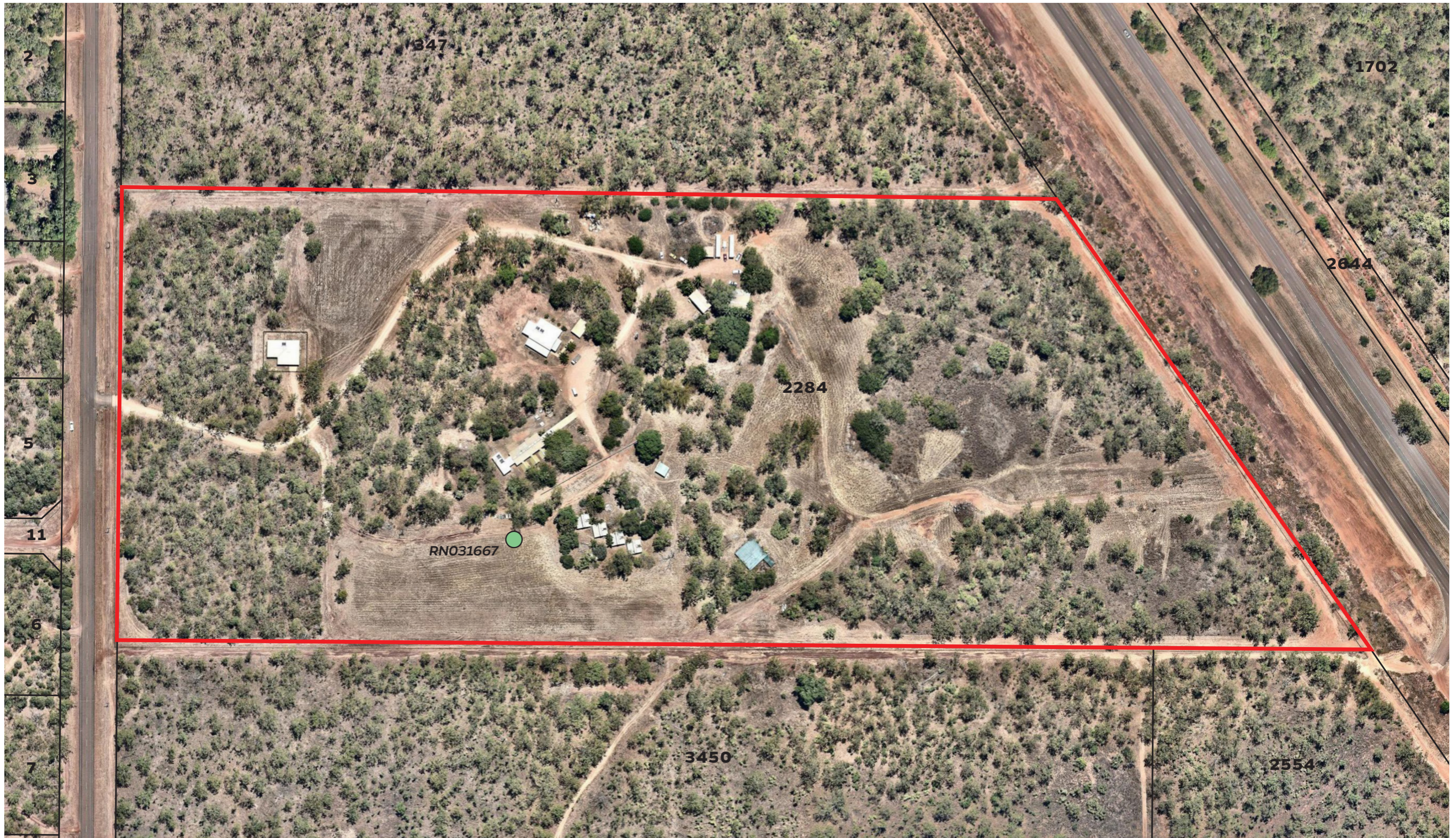
175 Bees Creek Road
BEES CREEK

Section 2284
Hundred of Strangways



Information portrayed above was obtained through multiple sources and indicative only, however all efforts have been made to provide accurate data. All measurements approximate and require detailed survey to confirm.

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 Subject Site

 Bore yield class 1.0-2.0L

Bore ID	Completion Date	Depth (m)	Yield (L/s)
RN031667	06/05/1998	73.0	1.2

Site Plan

175 Bees Creek Road
BEES CREEK

Section 2284
Hundred of Strangways



Information portrayed above was obtained through multiple sources and indicative only, however all efforts have been made to provide accurate data. All measurements approximate and require detailed survey to confirm.

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 Subject Site

Zones

-  Conservation
-  Rural Living
-  Main Road
-  Community Purpose

Proposed Zoning Plan

175 Bees Creek Road
BEES CREEK

Section 2284
Hundred of Strangways



Information portrayed above was obtained through multiple sources and indicative only, however all efforts have been made to provide accurate data. All measurements approximate and require detailed survey to confirm.

AUTHORISATION FOR MASTERPLAN NT TO ACT

Northern Territory Government (owner) and Department of Health (controlling agency) being the owner/registered proprietors of the subject land located at 175 Bees Creek Road, Bees Creek (section 02284 Hundred of Strangways plan(s) S 86/20) authorise MasterPlan NT to act on my behalf as the applicant/proponent in the matter as listed below:

Re-zoning of the subject land from Zone RL (Rural Living) to Zone CP (Community Purpose)

Signed: <i>h/cox</i>	Signed by (in print): <i>GREG COX</i>
Date: <i>20/2/18</i>	Role in department (in print): <i>A/SENIOR DIRECTOR INFRASTRUCTURE SERVICES</i>



22 June 2018

Lands Planning
Department of Infrastructure, Planning and Logistics
GPO Box 1680
Darwin NT 0801

RE: Letter of Comment Planning Scheme Amendment Application

PA2018/0100

**Section 2284 (175) Bees Creek Road, Bees Creek, Hundred of Strangways
Planning Scheme Amendment to rezone from Zone RL (Rural Living) to Zone CP
(Community Purpose)**

Thank you for the Planning Scheme Amendment Application referred to this office on 25/05/2018, 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 objects to the granting of a Planning Scheme Amendment for the following reasons:

Council is supportive of the current use of the site in its current format as a training centre with limited structures, heavy vegetation and large setbacks to adjacent and fronting lots. Council would also consider support for limited expansion of this use. However, Council considers that the appropriate method for approval of the current use of the site is through an Exceptional Development Permit limited to this particular use, rather than potentially permitted unrestricted use of the site for community, education and worship purposes as a result of rezoning to Zone CP (Community Purpose).

While the application indicates the site is currently used for these training activities, it is clear that past approvals have related to more residential uses, dating back 20 years, namely group home and supporting accommodation, both of which are allowable in Zone RL (Rural Living) and can be considered somewhat consistent with the use of the properties across the street and in the surrounding locality for residential purposes.

The subject and surrounding sites are clearly indicated in the current publicly available Coolalinga/Freds Pass Rural Activity Centre Area Plan documents as a rural living transition zone rather than designated for community purpose uses, which is in keeping with the existing rural residential properties in the locality.

While childcare centre, community centre and supporting accommodation are all allowed in the current zone with a development application and Development Permit, these and other uses would not require a development application in Zone CP (Community Purpose) and there are concerns that the lack of controls around these uses may pose an issue for adjacent or nearby residents. In particular, the lack of any setbacks to boundaries and the amount of traffic that could be generated by community centres, education establishments and places of worship are of concern to Council in a primarily residential area.

Council considers that there are more appropriate places within the municipality to locate those such services rather than in the middle of a residential area. Further, Council has concerns with the amount of traffic that those such uses could bring when unrestricted by Development Permit oversight that would have a negative effect on Council's road assets in this locality, where Council already has concerns over the use of the road by inappropriate vehicles for the standard of road.

~~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
Acting Director Infrastructure and Operations



Agenda Item Number:	15.5
Report Title:	PA2017/0341, a Planning Scheme Amendment Application to Introduce Provisions in the NT Planning Scheme for the Use of a Helicopter Landing Site
Report Number:	18/0085
Meeting Date:	27/06/2018
Attachments:	Attachment A: Planning Scheme Amendment Application PA2017/0341. Attachment B: Council's letter of comment for PA2017/0341, a Planning Scheme Amendment Application to Introduce Provisions in the NT Planning Scheme for the Use of a Helicopter Landing Site.

Purpose

The purpose of this report is to provide a summary and assessment to Council of PA2017/0341, a Planning Scheme Amendment Application to Introduce Provisions in the NT Planning Scheme for the Use of a Helicopter Landing Site, included as Attachment A.

Summary

The proposal is for changes to the NT Planning Scheme, which requires an application.

The report also presents for Council endorsement a Letter of Comment on PA2017/0341, included as Attachment B.

This report concludes that Council does not support the application as there is still no evidence provided with the application as to how the separation distances were determined, sensitivities around dwellings and domestic livestock are not captured, there are no specified acoustic protections for adjacent sties in Zone A (Agriculture) and Zone H (Horticulture), and there remains concern over the potential for the requirements as written to limit the adjacent lot's right to develop a portion of their land as permitted under the NT Planning Scheme.

Recommendation

THAT Council endorse Attachment B, Council's Letter of Comment for PA2017/0341, a Planning Scheme Amendment Application to Introduce Provisions in the NT Planning Scheme for the Use of a Helicopter Landing Site, the assessment of which is summarised above and reviewed in detail within the body of this report.

History

Currently, the NT Planning Scheme does not regulate helicopter landings when the helicopter is operated for private use. Commercial use of helicopters is considered to be covered by existing provisions for transport terminals and passenger terminals under the NT Planning Scheme. The use of a helicopter for emergency services does not require approval under the NT Planning Scheme.

Recently, a site in Knuckey Lagoon was the subject of a complaint due to the use of a helicopter landing site on a 1.85Ha residential site and a planning application was required for the site. The application was initially denied by the Development Consent Authority; however, upon multiple appeals, it was ultimately determined that the helicopter landing site could be operated on the site under specific conditions, including limiting the use to private and not commercial use.

The complaint and application brought to light that the NT Planning Scheme currently did not regulate the private use of helicopter. Thus, an amendment to the NT Planning Scheme to better regulate the use of private helicopters was proposed by the NT Government in late 2017.

Council submitted a letter of objection on 7 November 2017 to that proposed amendment, as the application presented no evidence as to how or why the measures proposed would adequately limit noise or dust from a helicopter landing site in such a way as to protect the amenity of the neighbouring lots and there was significant concern over the separation distances contained with the application to adjoining properties and dwellings.

A public hearing was held on the proposed amendment, at which Council presented the above concerns. Subsequently, the NT Government has prepared an amended version of the proposed NT Planning Scheme amendment for review and comment, which is the subject of this report.

Current Proposal

This proposal is for the altered amendment to the NT Planning Scheme. The revised amendment provides alterations that provide an increased focus on ensuring the protection of amenity of adjacent and surrounding dwellings.

In the previous version of the amendment, helicopters were considered a permitted use in five zones, provided that certain development standards were met. The revised amendment proposes to permit a helicopter landing site in the following zones, subject to meeting the proposed development controls:

- H – Horticulture
- A – Agriculture.

The application proposes a helicopter landing site as a discretionary use in the following zones:

- RL – Rural Living
- R – Rural
- FD – Future Development.

In those zones, an application to the consent authority would be required for any private helicopter use, and the application would be subject to compliance with the development controls or provision of special circumstances to justify non-compliance. This process allows for community concerns and service authority advice.

It is proposed to prohibit helicopter landing sites in all other zones.

The remaining proposed changes to the amendment are shown in below, with red text illustrating content unchanged since the 2017 version of the amendment and orange text showing proposed changes to that proposal.

7.10.10 Helicopter Landing Site

1. The purpose of this clause is to ensure that a **helicopter landing site (HLS)** is established and operated in a manner that does not detrimentally impact on the **amenity of adjoining and nearby property** and remains ancillary to the **single dwelling on a site**.
2. A HLS requires **consent** where proposed as an ancillary use or development when the primary use or development of the land is permitted without **consent**.
3. A HLS may be developed on the site of a **dwelling in Zones RL, R, H, A or FD** where:
 - (a) the use of the HLS is by a resident of the **dwelling**; or
 - (b) temporarily by a bona fide visitor;
 - (c) the distance from the centre point of the proposed HLS is not less than 50 metres from any boundary and the distance from the centre point of the proposed HLS to any dwelling on adjoining and nearby properties is more than 100 metres;
 - (d) the HLS is ~~not less~~ more than 500 metres from a building used for an **education establishment, child care centre or hospital**;
 - (e) use of the HLS is limited to helicopters of less than 2 tonnes all-up weight;
 - (f) helicopter operations do not take place before 7am or after sunset on a weekday and helicopter operations do not take place before 8am or after sunset on a weekend;
 - (g) the HLS is sealed and maintained, or is a watered grass area so that dust generated by the operation is appropriately managed to prevent its escape beyond the perimeter of the property;
 - (h) the property boundaries within 60 metres of the centre point of the HLS are landscaped to minimise the visual and acoustic impacts on the existing and future amenity of adjacent areas;
 - (i) not more than one helicopter is kept on the site; and
 - (j) appropriate facilities are provided for the storage and handling of fuel, including:
 - i. locating fuel storage units on hard stand, sealed areas; and
 - ii. providing appropriate firefighting equipment and spill management kits within close proximity of the storage area.
- ~~4. The consent authority may approve an application for a HLS that is not in accordance with sub-clause 2 only if it is satisfied the proposed HLS is appropriate to the site having regard to an acoustic report assessing the HLS impact on the residential amenity of adjoining and nearby property.~~
4. An application to the consent authority for a HLS must include an acoustic report that assesses and addresses impacts on:
 - (a) the residential amenity of nearby property; and/ or
 - (b) areas of environmental or cultural sensitivity (including bird nesting areas); and/ or
 - (c) facilities such as nursing homes, hospitals, child care centres or education establishments.

It is the responsibility of the helicopter operator to comply with the following guidelines and principles:

- the *CASA Guidelines for the Establishment and Operation of Onshore Helicopter Landing Sites*;
- the principles within the NT EPA guideline *Recommended Land Use Separation Distances*;
- the general environmental duty under Section 12 of the *Waste Management and Pollution Control Act (WMPC Act)*; and
- the National Airports Safeguarding Framework Guidelines F: 'Managing the Risk of Intrusion into the Protected Operational Airspace of Airports'.

Clause 10.2 outlines requirements for the clearing of native vegetation in Zones RL, R, H and A, and should be consulted when constructed a HLS.

Helicopter operations are to comply with any Department of Defence restricted airspace requirements.

Source: PA2017/0341

Application Assessment

The amendment to make a Helicopter Landing Site (HLS) a discretionary use in Zone RL (Rural Living), Zone R (Rural), and Zone FD (Future Development) is strongly supported, as is having the HLS as a prohibited use in all other zoning tables. This will ensure public notification of a proposed helicopter site in the rural living zones, prior to approval.

However, there are still concerns of a HLS being permitted in Zone A and Zone H, as these zones can still contain sensitive land uses, such as dwellings and, in the case of helicopters, domestic livestock, that may be affected by helicopter noise and dust.

Council's original, and continued, concerns with the amendment as proposed largely involves the lack of science around the separation distances for these sensitive uses. Council's comments in November 2017 queried why an acoustic study was not required to determine accurate effects on amenity and then be used to determine appropriate location of a helicopter on a site, if any. The revised amendment now specifies that an acoustic study will be required as part of any discretionary application (i.e. for Zones RL, R and FD), so the consent authority can assess the noise impacts on residential amenity. While the requirement for an acoustic study is strongly supported by Council, it is considered that the purpose of the study should be to determine whether or not there is an appropriate location for a HLS on the site that does not affect amenity for neighbouring lots. However, the current proposal continues to dictate acceptable distances from lot boundaries for the HLS, outside of the acoustic study. As previously addressed in the report to Council on the 15 November 2017, proposed items (c) and (d) still does not provide additional information on how the decision for the separation distances were arrived at. Therefore, Council considers the good faith effort to include the requirement for an acoustic report and would support additional amendments to the clause that would indicate acoustic studies or other scientific basis to determine the appropriate separation distances.

Additionally, there remain concerns with the potential for subclause (c) to limit development on adjacent blocks that are not part of the proposal, essentially limiting the ability of these owners to exercise the full potential of their lot with within the regulations of the NT Planning Scheme. Under the current proposal, the amendment essentially says that if a helicopter use is developed on an adjacent site, the landowners on the adjacent site could potentially expect negative effects upon their amenity for 50m of their own lot. While it would not prevent owners from developing in that 50m, it would indicate that there may be negative effects from a neighbouring use, which Council considers unacceptable. If 100m is the determined setback for negative effects due to noise and dust, then Council considers that a HLS should be a prohibited use in Zone RL (Rural Living) where lots are typically not more than 100m in width. Council strongly objects to the proposal to designate up to 50m of a private property adjoining a proposed HLS as off limits to further expansion of the existing dwelling or construction of an independent unit that would otherwise be permitted.

Further, none of the subclauses addresses the potential impact on domestic livestock from the use of a helicopter. Council is aware that many residents settle in the rural area so that they can keep horses or other animals on their property and heard from a helicopter owner at the Reporting Body Hearing on the original version of the amendment that helicopter noise could be a nuisance to these animals. There are concerns that none of the proposed separation distances addresses the presence of domestic livestock in any of the zones.

To resolve the above matters, it is recommended that subclause (c) be amended to note that the outcomes of the acoustic study noted in section 4 should be used to determine appropriate noise attenuation measures, including set the separation distances to the subject sites boundary, required to site the HLS or alternatively, additional science should be invested

into determining appropriate setbacks, rather than selecting 50m and 100m as setback distances because most Rural Living blocks are 100m wide.

Proposed item (h) has removed a reference to acoustic impacts being associated with the requirement of landscaping buffers proposals with distances less than 60m from the HLS centre point to the boundary, as there are limited benefits that landscaping has on noise. This item is now purely aimed at softening the visual impact that the HLS will have on the amenity. Council can support the change in this clause with the addition of a revised acoustic clause.

Proposed item (g) has now been amended to allow different surface types for the HSL. Initially, it was specifically required that the HLS be sealed; however, now it mentioned that it can either be sealed and maintained or be a watered grassed area. As a watered grassed area should control dust, Council can support this recommendation.

Conclusion

It is recommended that Council does not support the application as there is still no evidence provided with the application as to how the separation distances were determined, sensitivities around dwellings and domestic livestock are not captured, there are no specified acoustic protections for adjacent sties in Zone A (Agriculture) and Zone H (Horticulture), and there remains concern over the potential for the requirements as written to limit the adjacent lot's right to develop a portion of their land as permitted under the NT Planning Scheme.

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 Officer: Wendy Smith, Acting Director Infrastructure and Operations

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
PROPOSAL TO AMEND NT PLANNING SCHEME
PA2017/0341

Under section 25(2)(b) of the *Planning Act*, the Minister for Infrastructure, Planning and Logistics has decided to alter the proposal that was previously exhibited in October 2017 and to place the altered proposal on exhibition as per section 27(2).

The altered proposal seeks to amend the Northern Territory Planning Scheme by introducing provisions for the control of helicopter landing sites.

The proposed altered amendment will allow for the establishment and operation of helicopter landing sites in certain zones subject to provisions to protect the amenity of adjoining and nearby property and subject to the use remaining ancillary to the single dwelling on a site.

The proposed amendment will:

- i. introduce Clause 7.10.10 (Helicopter Landing Site);
- ii. alter Clause 2.9 (Ancillary Use and Development), Clause 3.0 (Definitions), Clause 5.0 (Zone Purpose and Tables) and the Zoning Matrix within the Background Material of the NT Planning Scheme;
- iii. make “Helicopter Landing Sites” a permitted use in Zones H (Horticulture) and A (Agriculture); and
- iv. make “Helicopter Landing Sites” a discretionary use in Zones RL (Rural Living), R (Rural) and FD (Future Development).

An explanation of the proposed changes is given in the attached Exhibition Package.

Period of Exhibition and Lodging a Submission

The exhibition period is from Friday 1 June 2018 to Friday 29 June 2018.

Written submissions about the proposed planning scheme amendment are to be received by 11:59pm on Friday 29 June 2018 and addressed to:

NT Planning Commission
GPO Box 1680
DARWIN NT 0801; or

Email: planning.ntg@nt.gov.au; or

Fax: (08) 8999 7189; or

Hand delivered to Level 1, Energy House, 18 – 20 Cavenagh Street, Darwin

For more information, please contact Lands Planning on telephone (08) 8999 8963.

**PROPOSAL TO INTRODUCE
PROVISIONS IN THE
NT PLANNING SCHEME
FOR THE USE OF A
HELICOPTER LANDING SITE**



June 2018

Revised exhibition document

1. Introduction

This document relates to the proposed altered amendment to the NT Planning Scheme seeking to introduce provisions on the establishment and operation of Helicopter Landing Sites in particular zones across the Northern Territory.

This document has been prepared to explain the proposed altered amendment to the NT Planning Scheme, with an increased focus on ensuring the protection of amenity of adjacent and surrounding dwellings. The proposed amendment will allow the use of a Helicopter Landing Site in some zones as a permitted use subject to compliance with certain requirements and as a discretionary use in other zones, which will require consent from the consent authority in order to proceed.

The introduction of these provisions will require a number of changes to the Planning Scheme. Drafts of these changes are set out and explained below, including the specific siting and operating requirements.

This exhibition document draws on the exhibition package that was publicly exhibited in October 2017. The text is largely the same as the previous exhibition document, with minor differences in layout to simplify readability and further discussion around the provisions themselves, with particular emphasis on the revised controls.

2. Draft Changes to the NT Planning Scheme

For the relevant clause:

- **blue text** relates to the current text in the NT Planning Scheme;
- **red text** relates to the proposed changes to the NT Planning Scheme that were shown in the proposal exhibited from Friday 13 October Friday 10 November 2017; and
- **orange text** relates to the proposed alterations to the previously exhibited proposal.

2.1 Part 1 – Clause 2.9, Ancillary Use and Development

Explanation of Amendment

The new text to Clause 2.9 will ensure that consent is required if a Helicopter Landing Site is proposed as an ancillary use or development when the primary use or development of the site is permitted without consent.

1. Unless expressly provided by this Planning Scheme, where a use or development of land is permitted without **consent**, an ancillary use or development which would require **consent** if proposed as the primary use or development, is also permitted without consent provided it complies with the provisions of the clause (if any) specified opposite the use or development in the relevant zoning table.
2. Where the ancillary use or development of land would be prohibited if proposed as the primary use or development, the ancillary use or development is permitted only with **consent**.

2.2 Part 1 – Clause 3.0, Definitions

Explanation of Amendment

A new definition of Helicopter Landing Site is inserted into the table of definitions. The use of a site by a helicopter that is engaged in the provision of emergency services operations for hospitals, police, fire services and search and rescue activities is exempted from approval. The commercial use of helicopters is subject to the existing requirements in the NT Planning Scheme for **Transport Terminals** or **Passenger Terminals**.

“**habitable room**” means any room of a **dwelling** other than a bathroom, laundry, toilet, pantry, walk-in wardrobe, corridor, stair, lobby, photographic darkroom, clothes drying room or other space of a specialised nature occupied neither frequently nor for extended periods;

“**helicopter landing site**” means a place that may be used for the purposes of landing or taking-off of helicopters, other than as a commercial enterprise and does not include a helicopter engaged in the provision of emergency service operations, **transport terminal**, or **passenger terminal**.

“**heritage object**” means a heritage object within the meaning of the *Heritage Conservation Act*;

2.3 Part 3 – Clause 5, Zone Purpose and Tables

Explanation of Amendment

“helicopter landing site” to be inserted as a **prohibited (x)** use in the zoning tables for the following zones:

- 5.1 – SD (Single Dwelling Residential);
- 5.2 – MD (Multiple Dwelling Residential);
- 5.3 – MR (Medium Density Residential);
- 5.4 – HR (High Density Residential);
- 5.5 – CV (Caravan Parks);
- 5.6 – CL (Community Living);
- 5.7 – CB (Central Business);
- 5.8 – C (Commercial);
- 5.9 – SC (Service Commercial);
- 5.10 – TC (Tourist Commercial);
- 5.11 – LI (Light Industry);
- 5.12 – GI (General Industry);
- 5.13 – DV (Development);
- 5.14 – PS (Public Open Space);
- 5.15 – OR (Organised Recreation);
- 5.18 – RR (Rural Residential);
- 5.21 – CP (Community Purpose);
- 5.22 – CN (Conservation);
- 5.23 – HT (Heritage);
- 5.24 – RD (Restricted Development);
- 5.25 – Water Management (WM); and
- 5.27 – T (Township).

“helicopter landing site” to be inserted as a **permitted (P)** use in the zoning tables for the following zones:

- 5.16 – H (Horticulture); and
- 5.17 – A (Agriculture).

“helicopter landing site” to be inserted as a **discretionary (D)** use in the zoning tables for the following zones:

- 5.19 – RL (Rural Living);
- 5.20 – R (Rural); and
- 5.26 – FD (Future Development).

A reference to proposed clause **7.10.10 Helicopter Landing Site** will also be inserted adjacent to the use in the zoning table.

The difference between the current and the former proposal in terms of permissibility, is that consent will now be required for a Helicopter Landing Site (i.e. it will become **discretionary**) in Zones RL (Rural Living), R (Rural) and FD (Future Development). The need to gain consent in these zones means that the community will have the opportunity to comment and the consent authority will be given the opportunity to seek further advice from service authorities on the safety implications of operating a helicopter.

The proposal has retained the use or development of a Helicopter Landing Site as **permitted** in Zones H (Horticulture) and A (Agriculture) as these zones allow for primary production and are usually on large land parcels. Consent will still be required from the consent authority in these zones if a Helicopter Landing Site does not fully comply with the proposed provisions.

2.4 Part 4 – Clause 7.10.10, Helicopter Landing Sites

Explanation of Amendment

A new clause is proposed to be inserted that will set out the requirements for the establishment and use of a Helicopter Landing Site (HLS) at Clause 7.10.10 of the NT Planning Scheme.

Controls are in place on the ancillary nature of the HLS, separation to other uses, helicopter restrictions, hours of operation, dust suppression, landscaping, proper storage and management of fuel and acoustic reports to protect sensitive uses, in addition to a reference to applicable guidelines.

Ancillary nature of HLS

A HLS must be on the site of a dwelling and its use must remain ancillary to the dwelling. Use of the HLS is restricted to the resident of the dwelling or temporarily by a bona fide visitor for private transportation purposes. The commercial use of helicopters is already subject to the NT Planning Scheme requirements for Passenger Terminal or Transport Terminal.

Separation distances

The proposed minimum separation distances from surrounding dwellings are in place to ensure that the impacts of helicopter operation on amenity are appropriately mitigated. In order to protect the amenity of sensitive uses such as education establishments, child care centres and hospitals from helicopter operations, a minimum separation distance of 500 metres is required.

Helicopter restrictions

A limitation will apply on the types of helicopters that can use the HLS to those less than 2 tonnes all-up – a weight which includes the occupants, fuel quantity, engine fluids and removable equipment or cargo. This limitation accommodates the most commonly used helicopters in the Northern Territory for private use. No more than one helicopter may be kept on the site.

Hours of operation

The hours of operation are essentially restricted to daylight hours to limit noise impacts, with reduced hours of operation on weekends.

Dust suppression and landscaping

In order to limit dust nuisance to adjoining properties, the HLS must either be sealed or grassed and watered to prevent dust generation. Appropriate landscaping must also be provided to reduce the visual impact on adjoining properties in the event that the HLS is located within 60 metres of the property boundaries. A reference to the inclusion of landscaping for the purpose of addressing acoustic impacts has been deleted in recognition of the limited benefit that landscaping has on the mitigation of noise.

Fuel management

Fuel is to be stored on hard stand areas and appropriate firefighting equipment and spill management kits are to be kept on the site. The introduction of measurable standards that outline the appropriate storage and handling of fuel has been introduced in response to comments from Litchfield Council.

Acoustic report

An acoustic report will be required as part of any application in order to allow the consent authority to consider noise impacts of the HLS on residential amenity, areas of natural or cultural sensitivity and other sensitive land uses (nursing homes, hospitals, child care centres and schools are given as likely examples).

Further guidelines

The notes proposed to accompany the provisions have been broadened to show that it is the responsibility of the helicopter operator to comply with:

- the CASA (Civil Aviation Safety Authority) Guidelines for the Establishment and Operation of Onshore Helicopter Landing Sites (CAAP 92-2 (1));
- the NT Environment Protection Authority's guideline for Recommended Land Use Separation Distances from sensitive land uses;
- general environmental duties described within the *Waste Management and Pollution Control Act*, and
- aviation controls that protect against intrusion into protected airspace associated with an airport.

The flight operation, including flight paths of helicopters, is not subject to the requirements of the NT Planning Scheme and is managed through two statutory bodies; the Civil Aviation Safety Authority (CASA) and Airservices Australia.

Summary

The proposal has been altered in response to submissions received, with the altered proposal considered to better cover the possible amenity issues presented by a HLS to more clearly draw attention to a more complete list of related applicable guidelines.

The new clause to be inserted into the NT Planning Scheme is set out on the following page.

7.10.10 Helicopter Landing Site

1. The purpose of this clause is to ensure that a **helicopter landing site (HLS)** is established and operated in a manner that does not detrimentally impact on the **amenity** of adjoining and nearby property and remains ancillary to the **single dwelling on a site**.
2. A HLS requires **consent** where proposed as an ancillary use or development when the primary use or development of the land is permitted without **consent**.
3. A HLS may be developed on the **site of a dwelling** in Zones RL, R, H, A or FD where:
 - (a) the use of the HLS is by a resident of the **dwelling**; or
 - (b) temporarily by a bona fide visitor;
 - (c) the distance from the centre point of the proposed HLS is not less than 50 metres from any boundary and the distance from the centre point of the proposed HLS to any dwelling on adjoining and nearby properties is more than 100 metres;
 - (d) the HLS is ~~not less~~ more than 500 metres from a building used for an **education establishment, child care centre or hospital**;
 - (e) use of the HLS is limited to helicopters of less than 2 tonnes all-up weight;
 - (f) helicopter operations do not take place before 7am or after sunset on a weekday and helicopter operations do not take place before 8am or after sunset on a weekend;
 - (g) the HLS is sealed and maintained, or is a watered grass area so that dust generated by the operation is appropriately managed to prevent its escape beyond the perimeter of the property;
 - (h) the property boundaries within 60 metres of the centre point of the HLS are landscaped to minimise the visual ~~and acoustic~~ impacts on the existing and future **amenity** of adjacent areas;
 - (i) not more than one helicopter is kept on the **site**; and
 - (j) appropriate facilities are provided for the storage and handling of fuel, including:
 - i. locating fuel storage units on hard stand, sealed areas; and
 - ii. providing appropriate firefighting equipment and spill management kits within close proximity of the storage area.
- ~~4. The consent authority may approve an application for a HLS that is not in accordance with sub-clause 2 only if it is satisfied the proposed HLS is appropriate to the **site** having regard to an acoustic report assessing the HLS impact on the residential **amenity** of adjoining and nearby property.~~
4. An application to the consent authority for a HLS must include an acoustic report that assesses and addresses impacts on:
 - (a) the residential **amenity** of nearby property; and/ or
 - (b) areas of environmental or cultural sensitivity (including bird nesting areas); and/ or
 - (c) facilities such as nursing homes, **hospitals, child care centres or education establishments**.

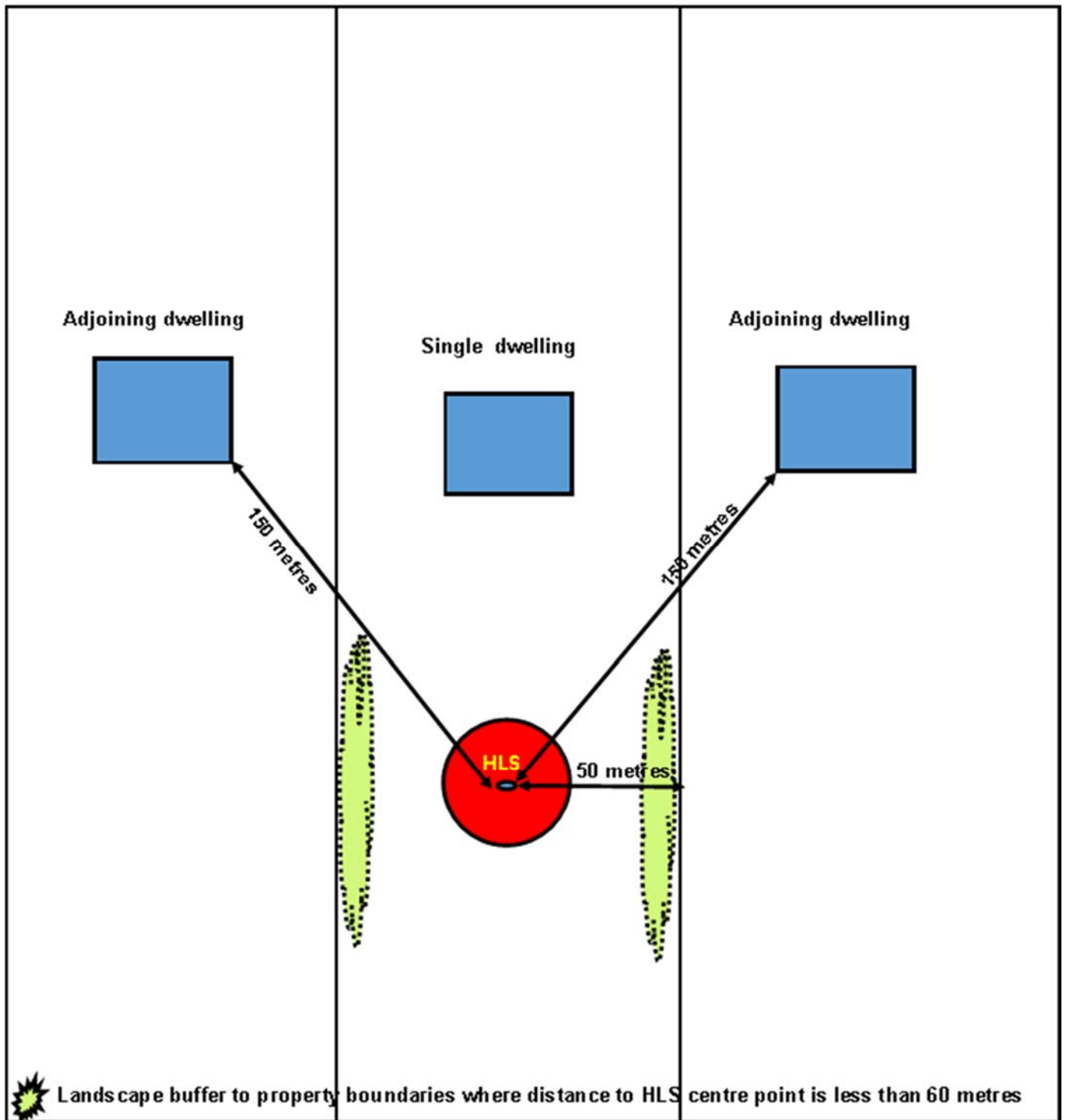
It is the responsibility of the helicopter operator to comply with the following guidelines and principles:

- the *CASA Guidelines for the Establishment and Operation of Onshore Helicopter Landing Sites*;
- the principles within the NT EPA guideline *Recommended Land Use Separation Distances*;
- the general environmental duty under Section 12 of the *Waste Management and Pollution Control Act (WMPC Act)*; and
- the National Airports Safeguarding Framework Guidelines F: 'Managing the Risk of Intrusion into the Protected Operational Airspace of Airports'.

Clause 10.2 outlines requirements for the clearing of native vegetation in Zones RL, R, H and A, and should be consulted when constructed a HLS.

Helicopter operations are to comply with any Department of Defence restricted airspace requirements.

Explanatory diagram showing minimum Helicopter Landing Site (HLS) distances to boundaries and adjoining dwellings.



Note: all distances are measured from the centre point of the Helicopter Landing Site (HLS)

29 June 2018

Lands Planning
Department of Infrastructure, Planning and Logistics
GPO Box 1680
Darwin NT 0801

RE: Letter of Comment Planning Scheme Amendment Application

**PA2017/0341
Introduce Provisions in the NT Planning Scheme for the
Use of a Helicopter Landing Site (HLS)**

Thank you for the Planning Scheme Amendment Application referred to this office on 01/06/2018, 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 can provide positive endorsement of some aspects of the revised amendment, but ultimately does not support the granting of a Planning Scheme Amendment in the current form, as detailed below:

- a) The amendment to make a Helicopter Landing Site (HLS) a discretionary use in Zone R (Rural), and Zone FD (Future Development) is strongly supported, as is having the HLS as a prohibited use in all other zoning tables. This will ensure public notification of a proposed helicopter site in the rural living zones, prior to approval.
- b) However, there are still concerns of a HLS being permitted in Zone A and Zone H, as these zones can still contain sensitive land uses, such as dwellings and, in the case of helicopters, domestic livestock, that may be affected by helicopter noise and dust.
- c) Additionally, there are concerns with the proposal related to 100m required setbacks, detailed later under item (e), that leads Council to recommending support for making a HLS a prohibited use in Zone RL (Rural Living), due to typical lot dimensions.
- d) Council's original, and continued, concerns with the amendment as proposed largely involves the lack of science around the separation distances for these sensitive uses. Council's comments in November 2017 queried why an acoustic study was not required to determine accurate effects on amenity and then be used to determine appropriate location of a helicopter on a site, if any. The revised amendment now specifies that an acoustic study will be required as part of any discretionary application (i.e. for Zones RL, R and FD), so the consent authority can assess the noise impacts on residential amenity.

While the requirement for an acoustic study is strongly supported by Council, it is considered that the purpose of the study should be to determine whether or not there is an appropriate location for a HLS on the site that does not affect amenity for neighbouring lots. However, the current proposal continues to dictate acceptable distances from lot boundaries for the HLS, outside of the acoustic study. Proposed items (c) and (d) still does not provide additional information on how the decision for the separation distances were arrived at. Therefore, Council considers the good faith effort to include the requirement for an acoustic report and would support additional amendments to the clause that would indicate acoustic studies or other scientific basis to determine the appropriate separation distances.

- e) Additionally, there remain concerns with the potential for subclause (c) to limit development on adjacent blocks that are not part of the proposal, essentially limiting the ability of these owners to exercise the full potential of their lot within the regulations of the NT Planning Scheme. Under the current proposal, the amendment essentially says that if a helicopter use is developed on an adjacent site, the landowners on the adjacent site could potentially expect negative effects upon their amenity for 50m of their own lot. While it would not prevent owners from developing in that 50m, it would indicate that there may be negative effects from a neighbouring use, which Council considers unacceptable. If 100m is the determined setback for negative effects due to noise and dust, then Council considers that a HLS should be a prohibited use in Zone RL (Rural Living) where lots are typically not more than 100m in width. Council strongly objects to the proposal to designate up to 50m of a private property adjoining a proposed HLS as off limits to further expansion of the existing dwelling or construction of an independent unit that would otherwise be permitted.
- f) Further, none of the subclauses addresses the potential impact on domestic livestock from the use of a helicopter. Council is aware that many residents settle in the rural area so that they can keep horses or other animals on their property and heard from a helicopter owner at the Reporting Body Hearing on the original version of the amendment that helicopter noise could be a nuisance to these animals. There are concerns that none of the proposed separation distances addresses the presence of domestic livestock in any of the zones.
- g) To resolve the above matters, it is recommended that subclause (c) be amended to note that the outcomes of the acoustic study noted in section 4 should be used to determine appropriate noise attenuation measures, including set the separation distances to the subject sites boundary, required to site the HLS, or alternatively, additional science should be invested into determining appropriate setbacks, rather than selecting 50m and 100m as setback distances because most Rural Living blocks are 100m wide.
- h) Proposed item (h) has removed a reference to acoustic impacts being associated with the requirement of landscaping buffers proposals with distances less than 60m from the HLS centre point to the boundary, as there are limited benefits that landscaping has on noise. This item is now purely aimed at softening the visual impact that the HLS will have on the amenity. Council can support the change in this clause with the addition of a revised acoustic clause.
- i) Proposed item (g) has now been amended to allow different surface types for the HSL. Initially, it was specifically required that the HLS be sealed; however, now it

mentioned that it can either be sealed and maintained or be a watered grassed area. As a watered grassed area should control dust, Council can support this recommendation.

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
Acting Director Infrastructure and Operations

DRAFT



Agenda Item Number:	15.6
Report Title:	Land Acquisition and Road Opening associated with the Realignment of Freds Pass Road between Beaumont Road and Strangways Road
Report Number:	18/0094
Meeting Date:	27/06/2018
Attachments:	Nil

Purpose

The report requests approval to acquire 780m² of land from 150 Freds Pass Road at a cost of \$10,000.00, and to proceed with the road opening process over this land to provide necessary additional road reserve to accommodate the realignment of Freds Pass Road to provide a safer roadway.

Summary

A section of Freds Pass Road is required to be realigned in order to provide safer road environment. Council has applied for and received Black Spot funding from the NT Government for this project.

This upgrade requires acquisition of 780m² of land at 150 Freds Pass Road to accommodate a new road layout that reduces the severity of the curve in this location. A road opening over this land is required in order to establish the appropriate road reserve.

It is recommended that Council approve the purchase of the land and approve the road opening over that land, including carrying out all necessary documentation to finalise the road opening.

Recommendation

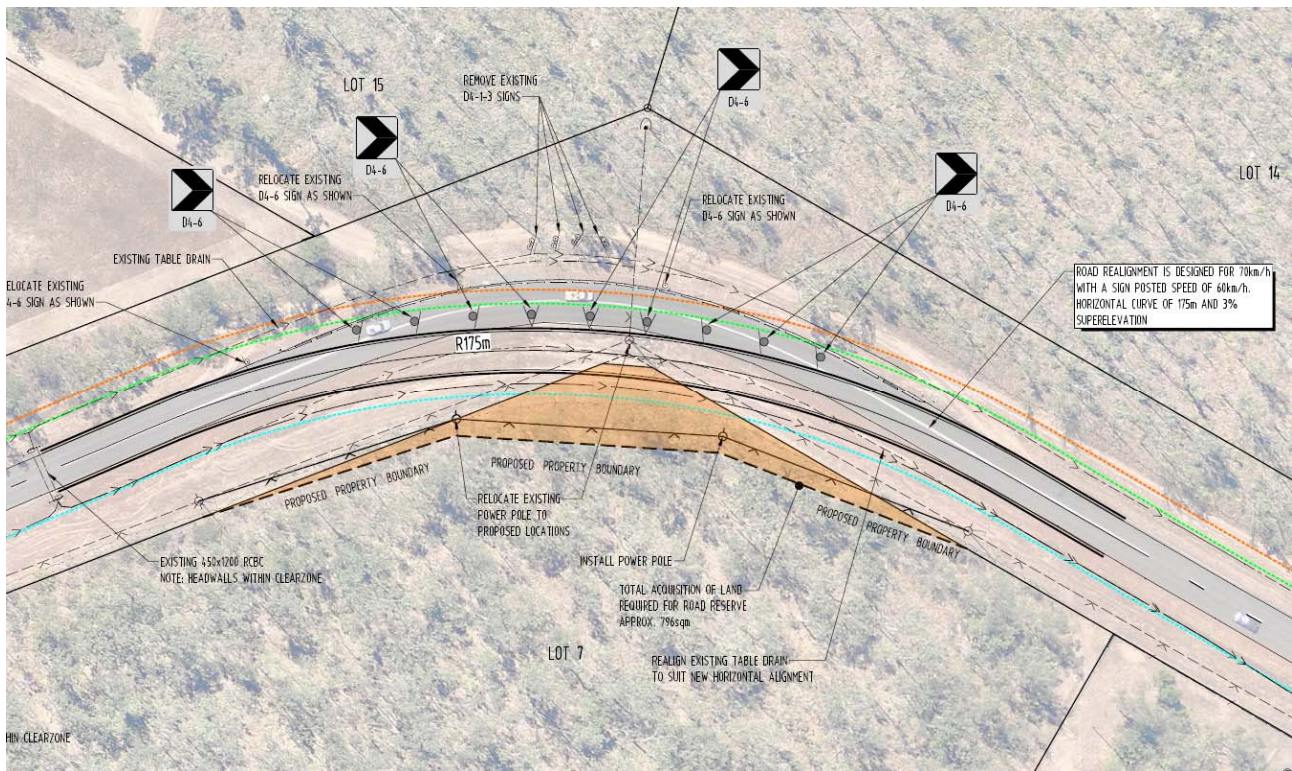
THAT Council:

1. approve the purchase of 780m² from Lot 7 (150) Freds Pass Road at a cost of \$10,000, upon signed agreement from the landowner and upon the conclusion of the road opening process; and
2. proceed with a road opening over this portion of land and authorise all appropriate documents to be signed and common seal affixed by the Mayor and Chief Executive Officer for the opening of the new road reserve.

Background

Freds Pass Road currently has a curved section adjacent to 150 Freds Pass Road, which has been identified as a hazardous design with risks of vehicle collisions and rollovers. The area has been identified as a black spot; three incidents have occurred at this area due to the unsafe layout. Council risks additional accidents in this area of a potentially more severe nature due to the recent installation of a large open drainage channel in this area.

The proposed new design for this bend changes the curve radius to allow a wider curve to provide better line of sight and safer driving environment under the current speed limit, as shown in the following image. This new design requires the road reserve to be extended on the southern side into the adjoining property at Lot 7 (150) Freds Pass Road. Council is required to open a road over the 780m² required to expand the road reserve.



To expand the road over this area of land, Council must acquire the land from the land owner. A qualified valuer has examined the site and other similar properties in the locality and placed a value of \$10,000 on this section of land. Discussions with the landowner have indicated that the owner is willing to allow Council to acquire the land based upon the property at 150 Freds Pass Road retaining a minimum 5 acres of land, that the bore not be disturbed, and being paid fair market value for the land. It is therefore recommended that Council acquire the land from the landowner for the \$10,000 valuation.

As noted, a road opening is required to separate the land from the parcel and create it as road reserve. Council’s approval is sought to carry out the road opening process and assume the ownership of the additional 780m² of road reserve.

Links with Strategic Plan

Priority # 1 – Everything you need

Legislative and Policy Implications

The Local Government Act sets out the process for opening a road. Council’s Land Acquisition Policy addresses land acquisition.

Risks

The upgrading of the curved section of Freds Pass Road will reduce the risk of vehicle collisions and rollovers.

Financial Implications

Council has received Black Spot funding from the NT Government to cover the costs associated with the physical road upgrades. Land acquisition costs have been allocated in Council's proposed 2018/19 operational budget.

Community Engagement

There will be a 28-day public consultation period in line with the Local Government Act, and Council will advertise the road opening by:

- a) Publishing the notification on Council's website;
- b) Placing a hard copy at Council's front desk; and
- c) Advertising the notification in the local newspaper.

If Council receives objections related to the road opening, a further report will be put to Council to consider those objections prior to proceeding with the road opening.

At the conclusion of the road opening process, a notification is required to be published in the Government Gazette.

Recommending Officer: **Wendy Smith, Acting Director Infrastructure and Operations**

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 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.



Agenda Item Number:	15.7
Report Title:	June 2018 Summary Planning and Mining Report
Report Number:	18/0091
Meeting Date:	27/06/2018
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 May 2018 to 8 June 2018.

Summary

For the noted period, Council provided comments on 10 development applications, none of which are provided as full reports in this Council agenda. Of the applications, 1 was supported subject to normal Council conditions, and 9 were supported subject to specific issues being adequately addressed.

For the noted period, Council provided comments on 5 mining applications, 1 of which was an EMEL application and 4 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 June 2018 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; and
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 May 2018 to 8 June 2018.

Council Outcome on Development Applications	No. Applications
Development applications supported, subject to normal Council conditions	1
Development applications supported, subject to specific issues being adequately addressed	9
Development applications not supported/objected to for reasons related to Council issues	0
Development applications objected to for reasons not directly related to Council issues	0

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.

Development Applications supported, subject to normal Council conditions

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 Address	Purpose and Summary
PA2018/0170 Section 5752 (12) Spencely Road, Humpty Doo, Hundred of Strangways.	Shed addition to existing warehouse with a reduced rear setback. The application seeks to move an existing shed that is located in the centre of the lot, to the south-west corner. The proposal seeks a waiver of the setback requirements allowing a 3m x 3m setback to the rear and side. The proposal has provided an adequate special circumstance for seeking a waiver of the setback requirements, which is to provide the ability to manoeuvre large vehicles through dual driveways that Council previously approved.

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
<p>PA2018/0191</p> <p>Section 3489 (70) Kinnerley Road, Virginia</p>	<p>Telecommunications 52.5m high telecommunications facility with associated antennas and equipment shelter.</p> <p>This application proposes to develop a telecommunications facility in the north-east corner of the site. This lot is Crown Land and currently vacant with no driveway crossovers constructed. The application proposes a 30m setback from the eastern boundary and a 30m back from the street front/northern boundary. The developed area is proposed to total 270sqm.</p>	<p>Council requires more information on the location of the proposed driveway crossover and prefers the new structures onsite to be screened to the greatest extent possible from the street front.</p>
<p>PA2018/0177</p> <p>Section 2890 (285) Peacock Road, Darwin River, Hundred of Cavenagh.</p>	<p>Clearing of native vegetation.</p> <p>The subject site totals 64.72ha, with 25.33ha used for mango trees, which are predominantly located on the southern boundary (Spencer Road), eastern boundary and partially on the northern boundary. This application is proposing that 5.04ha of native vegetation be cleared in the centre of the subject site, leaving a 50m strip of vegetation along the western and northern boundary. Clearing of this vegetation allows for future plantation of more mangoes and also provides improved growing conditions for the existing mango trees.</p>	<p>Council supports this application the development of suitable industry within the municipality. This application is within an IDCO area, so Council supports the application provided that Water Recourses determined the water usages for the proposal were allowable.</p>

Application Number and Address	Purpose and Summary	Specific Issues to be Addressed
<p>PA2018/0168</p> <p>Section 3939 (105) Power Road, McMinns Lagoon, Hundred of Strangways.</p>	<p>Subdivision to create 2 lots.</p> <p>The subject site is in Zone RL (Rural Living) and is proposing to subdivide the property into two rectangular shaped lots, one 2.4ha and the other 4.6ha. The application complies with the minimum lots size requirements of the NT Planning Scheme and has provided a Land Suitability Assessment that contends that there is more than 1ha of unconstrained land available on both sites.</p>	<p>Council has requested additional information to ensure the proposal is compliant with the requirements of the NT Planning Scheme, as our internal GIS mapping system shows the subject site to be predominately waterlogged without evidence of 1ha of unconstrained land for both lots. Council has also requested that additional information is provided regarding the driveway crossovers, ensuring that they are to be installed to Council's Standards.</p>
<p>PA2018/0171</p> <p>Section 1600 (160) Reedbeds Road, Berry Springs, Hundred of Cavenagh.</p>	<p>Shed addition to existing single dwelling within an Interim Development Control Order area (IDCO No.22).</p> <p>The proposed shed has proposed significant setbacks of 200m from the southern boundary and 250m from the eastern boundary and is to be used to park tractors and machinery.</p>	<p>Council has concern that the plans submitted do not reflect what is shown on Council's aerial mapping data and therefore requires the applicant to submit scaled plans detailing all existing structures on the site. Amended plans were submitted to Council 18 May 2018 for review, however there remains to be a discrepancy between the information provided and Council's aerial mapping data. This application is within an IDCO area, so Council supports the application provided that Water Recourses determined there is no deterrent effects to the water allocations for that IDCO area.</p>

Application Number and Address	Purpose and Summary	Specific Issues to be Addressed
<p>PA2018/0189</p> <p>Lot 166 (27) Aldridge Street, Southport, Townsite of Southport.</p>	<p>Single dwelling in an Interim Development Control Order area (IDCO No. 22)</p> <p>The proposal seems compliant with the expected uses for that locality and an application is only required due to the area being within an IDCO.</p>	<p>Council supports this application however requires more information on the connection to Council's road reserve and the location of the rain water tank and outfall pipe.</p>
<p>PA2018/0162</p> <p>Lot 24 (35) Andrews Road, Humpty Doo, Hundred of Strangways.</p>	<p>Subdivision to create 2 lots.</p> <p>This lot is in Zone RL (Rural Living) and meets the minimum lot size requirements of the NT Planning Scheme. The lots are proposed to be rectangular in shape, both roughly 2.65ha in size and with connectivity to Council's road reserve from Andrews Road. The lot is currently vacant.</p>	<p>The application contends there is a minimum of one hectare of unconstrained land per lot, however, Council's internal GIS mapping systems show the entire block to have waterlogged soils so has required a stormwater management plan be submitted at condition precedent stage.</p>
<p>PA2018/0197</p> <p>Lot 7 (225) Trippe Road North, Hundred of Strangways.</p>	<p>Excavation and Fill.</p> <p>The intention of this application is to reshape the site and manage the off-site effects from past mining activities and works. Council has received comments from the public in regards to the earthwork activity taking place on this site. It is understood that this is a temporary measure for a more permanent solution to be proposed at a later date in line with the permissible uses of Zone RL (Rural Living).</p>	<p>Council has significant concerns over the potential off site stormwater drainage effects and has requested an earthworks management plan and stormwater management plan at Condition Precedents stage to properly determine if there are any negative effects as a result of this proposal.</p>

Application Number and Address	Purpose and Summary	Specific Issues to be Addressed
<p>PA2018/0206</p> <p>Section 1523 (1030) Kentish Road, Berry Springs, Hundred of Cavenagh.</p>	<p>Subdivision to create four lots within an Interim Development Control Order area (IDCO No.22).</p> <p>All four lots have been proposed to access from Kentish Road, appear to be on unconstrained land, and appear consistent with the requirements of the NT Planning Scheme. The proposed lot C will have an existing dwelling and many other structures on the site and total an area of 12.5ha while the remaining proposed lots are 8.1ha and 8.2ha in size and vacant.</p>	<p>The proposal seems compliant with the expected uses for that locality. Council has requested more information on the driveway crossover locations and technical specifications. This application is within an IDCO area, so Council supports the application provided that Water Recourses determined there is no deterrent effects to the water allocations for that IDCO area.</p>
<p>PA2018/0208</p> <p>Section 2651 (195) Hopewell Road, Berry Springs, Hundred of Cavenagh.</p> <p>Unit 2675 (199) Doris Road, Berry Springs, Hundred of Cavenagh.</p> <p>Unit 2679 (199) Doris Road and Common Property, Berry Springs, Hundred of Cavenagh.</p>	<p>Subdivision and consolidation to create two lots (boundary re-alignment) and a Unit Title Scheme (UTS) subdivision to create nine units and common property within an Interim Development Control Order area (IDCO No. 22).</p> <p>This application is requesting to realign the boundary between Unit 2679 and Section 2651 to create an additional width of 6m on Unit 2679 for a total 12m wide setback between the new boundary and proposed cabin sites. If approved, this proposal will allow for development of service infrastructure that is required for each of the proposed cabin on Section 2676. There will be no physical changes to the characteristics of the land</p>	<p>This application is within an IDCO area, so Council supports the application provided that Water Recourses determined there is no deterrent effects to the water allocations for that IDCO area. As there are no physical changes to the characteristics of the land, and no water logging concerns, Council does not require any stormwater information at Condition Precedent stage.</p>

Application Number and Address	Purpose and Summary	Specific Issues to be Addressed
	nor to the access arrangements to Section 2651.	

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

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

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
EMP31876 NT Portion 8199 (860) Gunn Point Road, Koolpinyah.	EMP To extract Type 2 gravel, sand and soil. The proposed activity notes that extraction will be by clearing the vegetation with a bulldozer, stripping and stockpiling the top 100mm of topsoil for end rehabilitation.	Council supports the granting of this EMP provided some issues are adequately addressed.
EMP31877 NT Portion 8199 (860) Gunn Point Road, Koolpinyah.	EMP To extract Type 2 gravel, sand and soil. The proposed activity notes that extraction will be by clearing the vegetation with a bulldozer, stripping and stockpiling the top 100mm of topsoil for end rehabilitation.	Council supports the granting of this EMP provided some issues are adequately addressed.

Application Number and Address	Type of Application and Proposed Mined Material	Comments Provided
<p>EMEL31885</p> <p>NT Portion 4477 (1230) Goode Road, Wak Wak.</p> <p>2750 Arnhem Highway, Beatrice Hill, Wak Wak.</p>	<p>EMEL</p> <p>To extract sand, gravel and fill material.</p> <p>The proposed activity notes that this application seeks to identify target areas within the EMEL and to use shovel and hand-auger to determine quality and depth of target material, with possible trenching.</p>	<p>Council has no comments in relation to the proposed EMEL.</p>
<p>EMP31888</p> <p>NT Portion 4477 (1230) Goode Road, Wak Wak.</p>	<p>EMP</p> <p>To extract sand, gravel and fill material.</p> <p>The proposed activity notes that the applicant will search for areas suitable for extractive activities, clear the area and stockpile topsoil and vegetation separately. They will extract material to a depth of 2 metres. Once an area has been completed, the applicant will start extraction on the next area as well as rehabilitate the area completed before it.</p>	<p>Council supports the granting of this EMP provided some issues are adequately addressed.</p>
<p>EMP31891</p> <p>NT Portion 4477 (1230) Goode Road, Wak Wak.</p>	<p>EMP</p> <p>To extract sand.</p> <p>The proposed activity notes that sand will be removed from the site and loaded onto trailers for transportation. Rates of extraction will be based on weather conditions, accessibility and demand for the product.</p>	<p>Council supports the granting of this EMP provided some issues are adequately addressed.</p>

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 Officer:

Wendy Smith, Acting Director Infrastructure and Operations

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 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.

Attachment A

Responses to Development Applications supported, subject to normal Council conditions

4 May 2018

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

RE: Letter of Comment Development Application

**PA2018/0170
Section 5752 (12) Spencely Road, Humpty Doo, Hundred of Strangways
Shed addition to existing warehouse with a reduced rear setback**

Thank you for the Development Application referred to this office on 20/04/2018, 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 supports the granting of a Development Permit for the following reasons:

- a) The proposal provides an adequate special circumstance for non-compliance with the NT Planning Scheme and seeks a waiver to reduce the rear setback for the ability to manoeuvre large vehicles in a forward gear on the subject site.
- b) The use appears compatible with the surrounding uses for that locality.
- c) There are not expected to be any negative effects upon Council infrastructure as a result of this proposal.

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) 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. The plan shall include details of site levels and Council's stormwater drainage connection point(s).
 - i. The plan shall demonstrate that stormwater run-off is capable of being discharged across the lot surface to the main drainage system or to an approved alternate connection.
 - ii. Litchfield Council stormwater discharge guidelines do not allow concentrated discharge of stormwater from rural lots to adjoining properties or the road reserve. All stormwater is to be channelled, piped or dispersed via sheet flow to the road reserve.

- iii. The plan shall demonstrate that the drainage system is designed to cater for both initial storm events (Q5) and major storm events (Q100).
- iv. The applicant's plans shall demonstrate that no contaminated water shall enter any waterway or Litchfield Council's drainage system.

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:

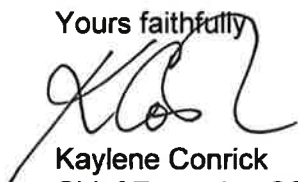
- a) The kerb crossovers and/or driveways to the site are to meet the technical standards of Litchfield Council. The owner shall remove disused crossovers; provide footpaths/cycleways, as required by Litchfield Council; collect stormwater and discharge it to the drainage network; and undertake reinstatement 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 within a Road Reserve Permit – Works Associated with a Development 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 road 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



Kaylene Conrick
Chief Executive Officer

Attachment B

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

5 June 2018

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

RE: Letter of Comment Development Application

PA2018/0191

**Section 3489 (70) Kinnerley Road, Virginia, Hundred of Strangways
52.5m high telecommunications facility with associated antennas and equipment shelter**

Thank you for the Development Application referred to this office on 18/05/2018, 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 supports 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 Council's waster services and stormwater infrastructure as a result of this proposal.
- c) The subject site will only have one crossover and driveway post development.

provided the following issues are adequately addressed:

- a) Council requires more information on the location of the proposed driveway crossover as detailed below.
- b) Council prefers the new structures onsite be screened to the greatest extent possible from the street frontage.

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 driveway crossovers to be 3.5m in width.
 - ii. There appears to be a discrepancy on the measurements of the driveway location between the drawings submitted and Council's internal GIS mapping system. Council requires revised drawings be submitted that accurately show

the proposed crossover and driveway location. Council notes that the driveway will need to be a minimum of 75m away from the north east boundary of the subject 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) 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 within a Road Reserve Permit – Works Associated with a Development 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 road 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



Wendy Smith
Acting Director Infrastructure and Operations



21 May 2018

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

RE: Letter of Comment Development Application

**PA2018/0177
Section 2890 (285) Peacock Road, Darwin River, Hundred of Cavenagh
Clearing of Native Vegetation**

Thank you for the Development Application referred to this office on 03/05/2018, 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 supports the granting of a Development Permit for the following reasons:

- a) Council supports the development of suitable industry within our municipality.
- b) The use appears compatible with surrounding development and provides substantial buffers to adjacent sites.
- c) 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:

- d) The application notes that a water licence for the proposed future use has been granted. Council supports appropriate use of water resources within the municipality. As such, Council's support for the application is predicated on an appropriate water licence being granted for the proposed future farming use.

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 within a Road Reserve Permit – Works Associated with a Development 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 road 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



Kaylene Conrick
Chief Executive Officer

4 May 2018

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

RE: Letter of Comment Development Application

**PA2018/0168
Section 3939 (105) Power Road, McMinns Lagoon, Hundred of Strangways
Subdivision to create two lots**

Thank you for the Development Application referred to this office on 27/04/2018, 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 supports the granting of a Development Permit for the following reasons:

- a) The proposal meets the minimum required lot sizes for Zone RL (Rural Living) as per the requirements of the NT Planning Scheme.
- b) There are not expected to be any negative effects upon Council's road reserve and waste services as a result of this proposal.

provided the following issues are adequately addressed:

- a) The driveway crossover shall be constructed to meet the requirements of Litchfield Council as detailed below.
- b) The application contends there is a minimum of one hectare of unconstrained land per lot. Council supports the protection of constrained land within the municipality and supports full assessment of constrained and unconstrained land by suitably qualified professionals, including the Department of Environment and Natural Resources.

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 either separate driveway crossovers for each lot that are a minimum of 30m apart or one shared crossover 8m in width, 4m within the

boundary of each lot. The preferred crossover shall be dimensioned on the plans.

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 13A, 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) Prior to finalisation of engineering design and specifications for the proposed and affected roads, a Road Safety Audit, prepared by a suitability certified traffic auditor, shall be approved by Litchfield Council.
- d) Soil erosion control and dust control measures must be employed throughout the construction stage of the development to the satisfaction of the consent authority.
- e) 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 within a Road Reserve Permit – Works Associated with a Development 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 road 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



Kaylene Conrick
Chief Executive Officer



4 May 2018

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

RE: Letter of Comment Development Application

PA2018/0171

**Section 1600 (160) Reedbeds Road, Berry Springs, Hundred of Cavenagh
Shed addition to existing single dwelling within an Interim Development Control Order
area (IDCO No. 22)**

Thank you for the Development Application referred to this office on 27/04/2018, 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 supports the granting of a Development Permit for the following reasons:

- a) The use appears compliant with surrounding development and provides substantial buffers to adjacent sites.
- b) There is 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 notes that the site plan does not accurately reflect what is on the shown to be on the site through Council's aerial mapping data. Council requests that an accurately scaled site plan be provided detailing existing structures and the proposed shed addition.
- b) 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) 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 within a Road Reserve Permit – Works Associated with a Development 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 road 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



Kaylene Conrick
Chief Executive Officer



24 May 2018

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

RE: Letter of Comment Development Application

PA2018/0189

**Lot 166 (27) Aldridge Street, Southport, Townsite of Southport
Single dwelling in an Interim Development Control Order area (IDCO No. 22)**

Thank you for the Development Application referred to this office on 10/05/2018, 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 supports 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) The proposal clearly states that there will be a rainwater tank onsite, however this information is not shown on the plans. In order to adequately assess stormwater drainage for the site, this feature as well as the location of the outfall pipe needs to be shown on the plans. Council will require a Condition Precedent for a stormwater drainage plan as detailed below.
- c) 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 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 plan 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 within a Road Reserve Permit – Works Associated with a Development 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 road 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



Kaylene Conrick
Chief Executive Officer

24 May 2018

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

RE: Letter of Comment Development Application

**PA2018/0162
Lot 24 (35) Andrews Road, Humpty Doo, Hundred of Strangways
Subdivision to create 2 lots**

Thank you for the Development Application referred to this office on 10/05/2018, 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 supports the granting of a Development Permit for the following reasons:

- a) The proposal meets the minimum required lot sizes for the Zone RL (Rural Living) as per the requirements of the NT Planning Scheme.
- b) There are not expected to be any negative effects upon Council's road reserve and waste services as a result of this proposal.

Provided the following issues are adequately addressed:

- a) The application contends there is a minimum of one hectare of unconstrained land per lot, however, Council's internal GIS mapping systems shows the entire block to have waterlogged soils. Council supports the protection of constrained land within the municipality and therefore will require a schematic stormwater management plan as detailed below.

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) 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. The plan shall include details of site levels and Council's stormwater drainage connection point(s).

- i. The plan shall demonstrate that stormwater run-off is capable of being discharged across the lot surface to the main drainage system or to an approved alternate connection.
- ii. Litchfield Council stormwater discharge guidelines do not allow concentrated discharge of stormwater from rural lots to adjoining properties or the road reserve. All stormwater is to be channelled, piped or dispersed via sheet flow to the road reserve.
- iii. The plan shall demonstrate that the drainage system is designed to cater for both initial storm events (Q5) and major storm events (Q100).
- iv. The applicant's plans shall demonstrate that no contaminated water shall enter any waterway or Litchfield Council's drainage system.

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 13A, 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 within a Road Reserve Permit – Works Associated with a Development 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 road 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



Kaylene Conrick
Chief Executive Officer

6 June 2018

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

**LITCHFIELD
COUNCIL**



Community effort is essential

RE: Letter of Comment Development Application

PA2018/0197

**Lot 7 (225) Trippe Road North Road, Humpty Doo, Hundred of Strangways
Excavation and Fill**

Thank you for the Development Application referred to this office on 25/05/2018, 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 supports the granting of a Development Permit for the following reasons:

- a) Council supports protection of the natural environment, including minimising disruptions to the natural landscape. Council has recently received inquiries regarding the excavation and fill works on the subject property and the potential effect on neighbouring properties and Council assets. It is understood that the proposed excavation and fill, or reshaping of the site, under this application will manage off site effects from past site works.

provided the following issues are adequately addressed:

- a) Council has significant concerns over the potential off site stormwater drainage effects as a result of this proposal. Council will require an earthworks management plan and a stormwater management plan be submitted as condition precedents, prior to any works on site, to accurately assess if there will be any negative stormwater effects as a result of this proposal.

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) Prior to the endorsement of plans and prior to the commencement of works, a schematic plan demonstrating the proposed earthworks to be undertaken on site, including the levels of cut and fill proposed, shall be submitted in conjunction with the required stormwater management plan below, and approved by Litchfield Council.
- 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. The plan shall include details of site levels and Council's stormwater drainage connection point(s).

- i. The plan shall demonstrate that stormwater run-off is capable of being discharged across the lot surface to the main drainage system or to an approved alternate connection.
- ii. Litchfield Council stormwater discharge guidelines do not allow concentrated discharge of stormwater from rural lots to adjoining properties or the road reserve. All stormwater is to be channelled, piped or dispersed via sheet flow to the road reserve.
- iii. The plan shall demonstrate that the drainage system is designed to cater for both initial storm events (Q5) and major storm events (Q100).
- iv. The applicant's plans shall demonstrate that no contaminated water shall enter any waterway or Litchfield Council's drainage system.

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 within a Road Reserve Permit – Works Associated with a Development 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 road 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



Silke Maynard
Acting Chief Executive Officer

6 June 2018

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

RE: Letter of Comment Development Application

**PA2018/0206
Section 1523 (1030) Kentish Road, Berry Spring, Hundred of Cavenagh
Subdivision to create four lots within an Interim Development Control Order area (IDCO
No. 22)**

Thank you for the Development Application referred to this office on 25/05/2018, 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 supports the granting of a Development Permit for the following reasons:

- a) The proposal meets the minimum required lots sizes for Zone R (Rural) as per the requirements of the NT Planning Scheme.
- b) There are not expected to be any negative effects upon Council's infrastructure as a result of this proposal.

provided the following issues are adequately addressed:

- a) The driveway crossovers shall be constructed to meet the requirements of Litchfield Council as detailed below.
- b) 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 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 requests amended dimensioned plans that show the location of the proposed driveway crossovers for each lot.
 - ii. Council requires driveway crossovers to be 4m in width within the boundary of each lot.

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 14, 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 within a Road Reserve Permit – Works Associated with a Development 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 road 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



Kaylene Conrick
Chief Executive Officer

6 June 2018

LITCHFIELD
COUNCIL



Community effort is essential

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

RE: Letter of Comment Development Application

PA2018/0208

**Section 2651 (195) Hopewell Road, Berry Springs, Hundred of Cavenagh
Unit 2675 (199) Doris Road, Berry Springs, Hundred of Cavenagh
Unit 2679 (199) Doris Road and Common Property, Berry Springs, Hundred of Cavenagh
Subdivision and consolidation to create two lots (boundary re-alignment) and a Unit
Title Schemes subdivision to create nine units and common property within an Interim
Development Control Order area (IDCO No. 22)**

Thank you for the Development Application referred to this office on 25/05/2018, 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 supports the granting of a Development Permit for the following reasons:

- a) The application appears to comply with the NT Planning Scheme provisions for a unit title subdivision.
- b) There are not expected to be any negative effects upon Council's 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) **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 14, 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) 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 within a Road Reserve Permit – Works Associated with a Development 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 road 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



Kaylene Conrick
Chief Executive Officer

Attachment C

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

Attachment D

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

23 May 2018

**LITCHFIELD
COUNCIL**



Community effort is essential

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

Dear Stephanie

RE: Letter of Comment Mining Application

**EMP31876 & EMP31877
NT Portion 8199 (860) Gunn Point Road, Koolpinyah
to extract: Type 2 gravel, sand and soil**

Thank you for the Extractive Mineral Permit Application referred to this office on 01/05/2018, 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 supports 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
Acting Director Infrastructure and Operations

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



10 May 2018

Damian Hokin
Department of Primary Industry and Resources
GPO Box 4550
Darwin NT 0801

Dear Damian

RE: Letter of Comment Mining Application

EMEL31885
NT Portion 4477 (1230) Goode Road, Wak Wak
2750 Arnhem Highway, Beatrice Hill, Wak Wak
To Extract: Sand, gravel, fill material.

Thank you for the Extractive Mineral Exploration Licence Application referred to this office on 24/04/2018, 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 has no comments in relation to the proposed EMEL.

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

6 June 2018

**LITCHFIELD
COUNCIL**



Community effort is essential

Damian Hokin
Department of Primary Industry and Resources
GPO Box 4550
Darwin NT 0801

Dear Damian

RE: Letter of Comment Mining Application

**EMP31888
NT Portion 4477 (1230) Goode Road, Wak Wak
To extract sand, gravel and fill material.**

Thank you for the Extractive Mineral Permit Application referred to this office on 23/05/2018, 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 supports 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
Acting Director Infrastructure and Operations

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ABN: 45 018 934 501

24 May 2018

**LITCHFIELD
COUNCIL**



Community effort is essential

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

Dear Stephanie

RE: Letter of Comment Mining Application

**EMP31891
NT Portion 4477 (1230) Goode Road, Wak Wak
To extract sand**

Thank you for the Extractive Mineral Permit Application referred to this office on 17/05/2018, 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 supports 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
Acting Director Infrastructure and Operations

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

Agenda Item Number:	15.8
Report Title:	RFT18-163 Freds Pass Road Upgrade - Award
Report Number:	18/0089
Meeting Date:	27/06/2018
Attachments:	Nil

Purpose

To award the contract for the Freds Pass Road Upgrade in front of Humpty Doo Primary School, following an advertised tender process for RFT18-163 Freds Pass Road Upgrade.

Summary

The request for tender RFT18-163 Freds Pass Road Upgrade was publicly advertised on Tenderlink on 04/05/2018 and closed on 31/05/2018. This contract is a Schedule of Rates contract, with an allowable completion time of 12 weeks.

Two tenders were received, and the schedule of rates submitted by each tenderer was used by Council to confirm a total expenditure over the 12-week life of the contract. The tenderers were:

Company	Address
Allan King and Sons	109 Pruen Road, Berrimah NT 0828
BMD Urban	39 Georgina Crescent, Yarrowonga NT 0830

Based on an assessment of the tenders in accordance with the assessment criteria specified by Council in the RFT, the tender submitted by Allan King and Sons was considered the preferred tenderer at \$690,213.00 by providing value for money.

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

Recommendation

THAT Council award a contract for RFT18-163 Freds Pass Road Upgrade to Allan King and Sons in accordance with their submitted tender, at \$690,213 (GST inclusive) over the 12-week contract.

Background

Contract Background

The Principal from the Humpty Doo Primary School approached Council to see what action could be taken to improve the safety of their students accessing the school by crossing Freds Pass Road. A road safety assessment was undertaken by Council and Council applied for a Government Grant to improve the safety issue. Council was successful in obtaining a grant for \$1,220,500.

Since receiving the original grant, the original scope of works has changed, due in part to the NT Government's plans for the Humpty Doo Rural Activity Centre Area Plan and possible changes to the road hierarchy and design in the overall Humpty Doo locality. As such, Council has been able to recognise savings from the original grant money. Council has requested that the Minister for Infrastructure, Planning and Logistics transfer the savings (\$420,038) from the Freds Pass Road Upgrade Project to enable other Council infrastructure upgrade projects to be completed.

Tender Submissions

The RFT called for a Schedule of Rates for the Freds Pass Road Upgrade based on a Unit Rate.

The RFT set the following percentile weightings to each section of required responses:

Price:	25%
Local Content:	20%
Past Performance:	25%
Timeliness:	10%
Capacity:	20%

Tender Evaluation

A three-person tender assessment panel (TEP) comprising Wendy Smith, Acting Director Infrastructure and Operations, Herb Backers, Road Network Manager, and Narayan Subedi, Asset Management Officer, carried out an assessment of each submitted tender against the criteria set out in the RFT. Council also engaged probity advisory services from KPMG Darwin to supervise the tender evaluation process from a probity perspective.

The TEP agreed to a Tender Evaluation and Probity Plan. The TEP considered any possible risks associated with the work and determined that the tenderer had properly understood and tendered for the works. Based on an assessment of the tender and in accordance with the assessment criteria, the tender submitted by Allan King and Sons achieved the highest score and was subsequently considered a preferred tender.

Links with Strategic Plan

Priority # 1 – Everything you need

Legislative and Policy Implications

Council's tendering processes are undertaken in accordance with the NT Local Government Act and procurement general instructions, as well as Council's Procurement Policy.

Risks

When completed, these works will provide a safer environment for both parents and students when accessing the Humpty Doo Primary School, thus reducing risks to residents in this locality.

Financial Implications

These works are funded through the Improving Strategic Local Roads Infrastructure Program (ISLRIP) fund, which awarded Council \$1,220,500 for the works.

Community Engagement

Consultation has been undertaken with the Humpty Doo Primary School, Department of Education, Department of Infrastructure, Planning and Logistics Transport Division, and Buslink, to ensure the works plan offers a safe alternative for students and parents during the construction phase.

Recommending Officer: **Wendy Smith, Acting Director Infrastructure and Operations**

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 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:	15.9
Report Title:	Draft Municipal Plan & Budget 2018-19 Submissions
Report Number:	18/0092
Meeting Date:	27/06/2018
Attachments:	A - Table of Submissions received B – Recommendation for Amendments by Officers

Purpose

This report presents submissions received on Council's Draft Municipal Plan 2018-19 and recommendations amendments to the draft plan.

Summary

In line with legislative requirements Council resolved at its meeting held on the 18 April 2018 to release its Draft Municipal Plan 2018-19 inviting public comment. The draft plan was placed on public exhibition from 20 April to 21 May 2018 with 11 submissions received.

A copy of all submissions has been provided to Councillors under separate cover. Attached to this report is a summary of those submissions with responses, see Attachment A.

Suggested minor changes, resulting in amendments to the draft budget and editorial changes to the document are provided in Attachment B.

At the Special Council Meeting 30 May 2018 Council resolved to hold a further workshop on the Draft Municipal Plan and Budget 2018/19 to identify savings and changes, these are presented for Council consideration in this report.

Recommendation

THAT Council authorises the Chief Executive Officer to make editorial changes, as necessary; and makes the following amendments to the Draft Municipal Plan and Budget 2018-19:

1. add a note of clarification to the figure of registered dogs on page 9 of the plan;
2. remove references to charge commercial waste companies depositing a Litchfield resident's waste at a Waste Transfer Station;
3. include in its Budget for 2018-19:
 - income and expenditure for a \$2,000 Road Safety Grant;
 - reserve transfer and expenditure for a \$15,000 Stronger Communities Program grant; and
 - \$30,000 to fund a Rating Review;
4. remove from its Draft Budget 2018-19:
 - \$30,000 for the development of an Irrigation and Landscaping plan for Thorak Regional Cemetery;

- expenses for the free Microchipping service to the value of \$6,000;
 - \$10,000 for de-sexing vouchers for residents; and
 - \$20,000 for the review of the Council's website;
5. reduce funding in its Draft Budget 2018-19:
 - for the Women in Business Network by \$4,000; and
 - for catering for Chambers events by \$4,000;
 6. include Elected Member Allowances at the level of 2017-18 allowances in the 2018-19 Budget;
 7. reduce the Key Performance Indicators for Regulatory Services to
 - Increase by registered Dogs greater than 10%; and
 - Percentage of registered de-sexed dogs to greater than 45%.

Background

At its 18 April 2018 meeting, Council endorsed its Draft Municipal Plan 2018-19 and Budget to be placed on public exhibition for 21 days, inviting public comments.

The 11 public submission received include the following topics:

- Sealing of Oxford Road, Berry Springs;
- Works to Whitewood Road, Howard Springs;
- Upgrade of Playground Equipment at Howard Park Recreation Reserve;
- Support for Mira Square;
- Sealing and street lighting at Southport;
- Rural emphasis in the Municipal Plan document;
- Council to focus on basic services;
- Review of the need for a Rating Review
- Cost of Administration of Council;
- Success of Animal Management (Dog Registration);
- Consideration of takeover of Library Services;
- Establishment of an Aquatic Facility;
- Cost effectiveness of Mobile Work Force;
- Waste Strategy;
- Cash for Containers option on Waste Transfer Stations;
- Management of wetlands;
- New initiatives for scholarships;
- Financial impact of Rate increases;
- Women in Business program; and
- Financial management of Council.

Attachment A to this report identifies the responses and suggested amendments regarding these submissions in detail. Overall the following amendments have been suggested out of the public submissions:

- Add a note of clarification to the figure of registered dogs on page 9 of the plan;
- Remove references to charge commercial waste companies depositing a Litchfield resident's waste at a Waste Transfer Station;

The NTG Department of Housing and Community Development has provided suggestions (not compulsory) regarding minor edits. As a result, the following items are recommended to be amended in the Draft Municipal Plan and Budget 2018-19:

- Editorial changes (as outlined in Attachment B);
- Including income and expenditure for a \$2,000 Road Safety Grant for signage and safety education at Howard Park Reserve; and
- Including income and expenditure for a \$15,000 Stronger Communities Program grant for the upgrade of the kitchen in both halls at Howard Park Reserve.

At the Special Council Meeting 30 May 2018 Council resolved to hold a further Councillor workshop to work through public submissions and to review the Draft Budget to identify savings. This workshop was held on 6 July 2018. The following amendments to the Draft Budget 2018-19 have been identified by Councillors at the workshop for Council's consideration:

- Remove the Thorak Regional Cemetery \$30k Landscape and Irrigation Plan;
- Reduce the Litchfield Women's in Business annual budget from \$10 k to \$6K;
- Remove the increase for elected members and retain the allowance provided to elected members at the 2017/18 amounts;
- Reduce the catering budget for chambers functions by \$4k;
- Remove free microchipping (\$6k) and dog de-sexing vouchers (\$10k) for residents;
- Remove \$20k Website review project; and
- Include \$30k to undertake a Rating Review commencing in 2018/19 and concluding in 2019/2020.

Links with Strategic Plan

A well-run Council

Legislative and Policy Implications

Under Part 3.2 of the *Local Government Act* the Municipal Plan is to contain the following:

- A service delivery plan for the period to which the municipal plan relates;
- Council's Budget;
- Indicators for judging the standard of its performance.

The Municipal Plan must also contain, or incorporate by reference:

- Any long-term, community or strategic plan adopted by Council for the relevant period
- to which the municipal plan relates;
- The Council's long-term financial plan; and
- The Council's most recent assessments of:
 - Constitutional arrangements presently in force and whether they provide the most effective representation for the area;
 - Opportunities and challenges for local government service delivery in the Council's area;
 - Possible changes to the administrative and regulatory framework for delivering services within Council's area; and
 - Whether possibilities exist for improving local government service delivery by cooperation with other councils, government agencies or other organisations.

Litchfield Council Draft Municipal Plan 2018-19 complies with the above requirements.

Council must adopt a legally compliant budget. The Draft 'balanced' Budget 2018/19 is presented in accordance with Part 10.5, Section 127 (3) of the *Local Government Act*.

Risks

Council is required to adopt a Municipal Plan by the 31 July of each year under Section 24 Local Government Act.

Financial Implications

Amendments to the Draft Municipal Plan 2018/19 and Budget, as presented to Council will have the following financial implications in summary:

	Endorsed DRAFT Budget 2018-19 April 2018	Identified Amendments Increase (Decrease)	Amended DRAFT Budget 2018-19 June 2018
Operational Revenue	\$15,084,437	\$2,000	\$15,086,437
Capital Revenue	\$3,638,411	\$0	\$3,638,411
Total Revenue	\$18,722,848	\$2,000	\$18,724,848
Operating Expenditure	\$13,940,066	(\$43,779)	\$13,896,287
Capital Expenditure	\$6,573,733	\$15,000	\$6,588,733
Total Expenditure	\$20,513,799	(\$28,779)	\$20,485,020
Net Transfer from Reserves	\$1,790,951	(\$30,779)	\$1,760,172
Balance Surplus/Deficit	\$0	\$0	\$0

Community Engagement

The Draft Municipal Plan 2018/19 was placed on public exhibition and promoted through the following means:

- Advertisement in the NT News 1 May 2018 in the public notice section;
- Boosted post on Facebook, reaching 4,165 people with 51 people interacting with the post including sharing;
- Numerous mentions on the Mayor's weekly radio spots on Territory FM;
- Mention on the Mayor's monthly radio spot on ABC Darwin;
- Included in the Mayor's monthly article in The Sun Newspaper on 10 April 2018 and 1 May 2018;
- Discussed by Councillors at the Freds Pass Show and over Mix 104.9 in live interview with the Mayor;
- Copies displayed at the front counter at Council's office;
- Advertised on Community Notice Boards within the Municipality.

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

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.

2018/2019 Litchfield Council Municipal Plan Submissions

Topic	Name	Submission Summary	Response	RECOMENDATION
Sealing of Oxford Road, Berry Springs	1. Sam Foster, Berry Springs	Given the financial impact resident would be happy for the road to remain unsealed.	Council's Sealing of Roads Policy states that all Council roads should be sealed and provides a list of factors to consider in determining priority for sealing of roads.	<p>3 residents representing 5 of 12 properties have submitted regarding the Sealing of Oxford Road</p> <p>No change to Municipal Plan.</p>
	2. Ron Day, R & J Family Trust	Developer rejects having to pay further to monies previously paid to the contribution fund for the sealing of Oxford Road. Developer sights offers previously made to Council to assist with an upgrade to Oxford Road which were not accepted. Grading of Oxford Road post subdivision has almost isolated access to Solice Place which is impacting on property sales.	<p>Council is proposing to use a combination of Developer Contribution Funds, a Special Rate for all properties having direct access onto Oxford Road, and Council Financial Reserves funding to seal the road.</p> <p>Recent heavy rains have scoured the intersection in question, which will be rectified at the next grading cycle, scheduled for June 2018.</p>	
	3. Daniel and Charmaine Thorneycroft, Berry Springs	<p>Disagrees with the additional charge to ratepayers to fund the sealing of Oxford Road given they already pay rates and that the Developers have made substantial contributions to fund improvements to the road.</p> <p>Resident requests for plans to be provided to owners for consideration.</p> <p>Resident questions finance arrangements around Finn Road upgrade and would like information on Council's nomination of roads in the re-seal program.</p>	<p>Council's Sealing of Roads Policy states that all Council roads should be sealed and provides a list of factors to consider in determining priority for sealing of roads.</p> <p>Council' Sealing of Road Policy INF05 states that Council may apply Special Rate for each allotment to defray the cost of sealing a road, or part thereof, where there is a public benefit.</p>	

2018/2019 Litchfield Council Municipal Plan Submissions

Topic	Name	Submission Summary	Response	RECOMENDATION
Works to Whitewood Road, Howard Springs	Theo and Leona Tsikouris, Howard Springs	Proposed works to Whitewood Road are inadequate and do not address safety issues for road users, pedestrians or bicycle riders.	<p>Whitewood Road, between Hicks Road and Hillier Road is a historic road reserve that is only 20m in width.</p> <p>This width does not allow room for a safe cycle path and footpath as well as the required seal and stormwater drainage.</p> <p>To provide room for a cycle and footpath in this location, Council would need to acquire land from the adjoining properties on at least one side of the road to widen the road reserve. Land acquisition and the associated road opening would be a time and cost consuming process and is not currently part of Council's long-term plan for this area.</p> <p>The NT Government's plans for the broader locality of Howard Springs, including links to new hospital and City of Palmerston, include the addition of a cycle path along the Madsen Road corridor, which generally has a 30m or wider road reserve, to the east of Hamilton Road. A long-term consideration for Council may be the continuation of this future link to the west from Hamilton Road to Hicks Road.</p>	No change to Municipal Plan.

2018/2019 Litchfield Council Municipal Plan Submissions

Topic	Name	Submission Summary	Response	RECOMENDATION
Upgrade of Playground at Howard Park Recreation Reserve	Kiya Gill, Humpty Doo	The Playground at Howard Park Recreation Reserve is in poor condition and requires repairs and upgrades. Shade, water fountains and rubbish bins also required at the facility.	<p>In 2017 Council conducted a community survey on Howard Park Recreation Reserve. The condition of the Playground was raised in the survey results. Council has applied for a Special Purpose Grant from NTG to upgrade the Howard Park Playground. Council will be advised of the outcome of the Grant in June 2018.</p> <p>If unsuccessful, Council will consider other funding options.</p> <p>Further, Playground Audits have been scheduled for 2018/19.</p>	No change to Municipal Plan.
Mira Square, Southport	Denis Davey, Southport	Further detail sought on the \$5,000 budgeted to be spent on Mira Square improvements.	<p>Council's support for the development of Mira Square will continue in a strong partnership with the Progress Association.</p> <p>\$5,000 has been allocated in the 2018/19 budget to continue work to secure the land from NTG and commence design work on a community facility at Mira Square.</p>	No change to Municipal Plan.
Southport roads	Denis Davey, Southport	Resident would like to see funding of road sealing and installation of street lights at intersections in Southport.	<p>Council has undertaken studies on the sealing of roads in Southport and is continuing to work on the details and costing of these works.</p> <p>The roads at Southport are of a rural characteristic and in line with the</p>	No change to Municipal Plan

2018/2019 Litchfield Council Municipal Plan Submissions

Topic	Name	Submission Summary	Response	RECOMENDATION
			Council's Development and Subdivision Standards, streetlights are not proposed for Southport.	
Rural emphasis	Gerry Wood, Howard Springs	There is no mention of 'rural' in the Municipal Plan. Resident feels there is no distinction between an urban and rural council.	<p>Council recognises in its Strategic Plan 2018-2022 the unique characteristics of the Municipality.</p> <p>Over the next 40 to 50 years Litchfield is earmarked to play an important role in accommodating urban growth within the Darwin Region with its urban development zones Holtze, Weddell and Murrumujuk.</p> <p>Council does also mention the rural activity centres of Berry Springs, Howard Springs, Humpty Doo and Coolalinga.</p> <p>Council's vision is for Litchfield to be 'The best place to live in the Top End.' Either in the urban or rural areas of the Municipality.</p>	No change to Municipal Plan.
Council should provide basic services only	Gerry Wood, Howard Springs	Litchfield Council needs to keep to the basics and focus on rural services such as roads, reserves, weed and waste management.	<p>Council's strategic priorities reflected in the Draft Municipal Plan address those areas. With 7 out of the 9 key outcomes being:</p> <ul style="list-style-type: none"> - Roads and transport - Waste and cleanliness - Recreation - Development and open space - Animals and wildlife - Natural environment 	No change to Municipal Plan.

2018/2019 Litchfield Council Municipal Plan Submissions

Topic	Name	Submission Summary	Response	RECOMENDATION
			- Water and drainage	
Rating Review	Gerry Wood, Howard Springs	Questions the need for a rating review and does not support moving to a UCV based rating system.	At the Council meeting of 16 May 2018, Council accepted the Litchfield Council – Review of its Basis of Rating Report dated 2 March 2017 which was conducted by an independent consultant and outlines the need for Council to review its Rating Strategy.	No change to Municipal Plan.
Cost of Administration	Gerry Wood, Howard Springs	Council's administration costs and staffing numbers need to be reviewed.	<p>As part of the annual Budget preparation Council reviews staffing levels and administration cost.</p> <p>The Draft Municipal Plan document highlights on page 20 the increase in staffing levels over time with an increase of 4.47 Fulltime Equivalent over the last 5 years.</p> <p>The 2018/19 budget includes only one new fulltime positions (for 12 months) - a Customer Service Trainee position.</p> <p>The Operational Expenditure has increased by 1.3% from the 2017/18 Budget, keeping administration cost under restraint in accordance with the Long Term Financial Plan.</p>	No change to Municipal Plan.
Animal Management	Gerry Wood, Howard Springs	Only 20% of dogs have been registered since Animal Management	Of the 7948 dogs on Council's microchip database, 2747 of these have been	

2018/2019 Litchfield Council Municipal Plan Submissions

Topic	Name	Submission Summary	Response	RECOMENDATION
		By-Laws came in to effect. Should the fees to register a dog be calculated differently for easier administration and higher participation rates.	<p>recorded as deceased or having left the municipality.</p> <p>2921 have been registered with Council (issued a registration tag) and the remaining 2,280 dogs on our database are deemed to be registered for the 2017/18 financial year and the dog owners will be sent a renewal notice in late July/early August advising them of the requirement to renew their dog's registration.</p>	To add to the figure of registered dogs on page 9 note identifying a further 2,280 as being registered for 2017/18 without the issue of a tag.
Community Engagement	Gerry Wood, Howard Springs	The role of community engagement should be the responsibility of the Mayor and Councillors.	<p>Community engagement is broader than communications and media liaison.</p> <p>Our community engagement is coordinated by one staff member and undertaken by all staff, Mayor and Councillors. It is a planned process, often for a specific purpose and generally involves working with the community to shape or inform Council decisions.</p> <p>Our examples of community engagement activities include face to face pop up stalls on specific issues such as dog management and waste management planning, surveys, establishing and managing community reference groups.</p> <p>Council representation at markets and shows, as well as all the background work</p>	No change to Municipal Plan.

2018/2019 Litchfield Council Municipal Plan Submissions

Topic	Name	Submission Summary	Response	RECOMENDATION
			<p>associated with planning projects is part of community engagement.</p> <p>Sponsorship and Council partnerships are also managed by Council's Community Engagement Officer, as well as Council's communications including website, noticeboards and social media.</p> <p>Council is committed to effective community engagement and open and accountable governance, please see out Community Engagement Strategy on our website.</p>	
Library Services	Gerry Wood, Howard Springs	Library Services are already provided to residents by the NT Government. Such services cost a lot of money and Council should not be seeking to take over this service.	Council is currently in discussion with NT Library regarding library services and will consider this item at the June Council meeting.	No change to Municipal Plan.
Aquatic Facility	Gerry Wood, Howard Springs	An aquatic facility in the rural area was a promise of a former NT Government. Such a facility would be costly to construct and operate and as such should be an NT Government initiative.	<p>Council has undertaken and Aquatic Facility Needs Study and is advocating for Government contribution to undertake a Feasibility Study in the coming year.</p> <p>This study will identify the financial impact and operating models for an aquatic facility.</p> <p>Council has not resolved to build a pool at this stage.</p>	No change to Municipal Plan.

2018/2019 Litchfield Council Municipal Plan Submissions

Topic	Name	Submission Summary	Response	RECOMENDATION
Mobile Work Force	Gerry Wood, Howard Springs	Council should consider if outsourcing to contractors would be a more effective option than maintaining an internal mobile workforce.	At the Council Meeting of 16 May 2018, Council resolved to be presented at the 27 June 2018 meeting, with a report on the process, cost and timing to undertake a Service Review of the Mobile Work Force to determine whether the service should continue to be provided by Council's in-house staff team or, if the service should be undertaken via an external contract	No change to Municipal Plan.
Waste Strategy	Gerry Wood, Howard Springs	The proposed charges to waste management companies for the disposal of resident's waste at Council Waste Transfer Stations is unfair given the Council has already been paid for this service by the ratepayer.	At the Council Meeting of 16 May 2018, Council resolved not to charge private waste collectors for waste collected from residents within the Litchfield Municipality.	All references to charge commercial waste companies depositing a Litchfield residents waste at a Waste Transfer Station to be removed from Municipal Plan document.
Cash for Containers	Gerry Wood, Howard Springs	A mobile Cash for Containers plant should be set-up near waster transfer stations to encourage recycling of applicable items.	The Cash for Containers received at the Waste Transfer Stations fund Council's Community Grants Scheme. There is also a commercial Cash for Container operator in close proximity to the Humpty Doo Waste Transfer Station.	No change to Municipal Plan.
Management of natural areas	Gerry Wood, Howard Springs	Council should consider taking on the management and maintenance of Girraween Lagoon, similar to the way it manages McMinns Lagoon.	McMinns Lagoon is Council owned land and a recreation reserve managed by an independent Association.	No change to Municipal Plan.

2018/2019 Litchfield Council Municipal Plan Submissions

Topic	Name	Submission Summary	Response	RECOMENDATION
		The areas wetlands, including creeks and rivers should be a focus for this Council.	<p>Giraween Lagoon is currently privately-owned land.</p> <p>Council believes that the management of conservation area is a main focus of the Department of Environment and Natural Resources. Furthermore, Council is recognising the importance of local flora and fauna by advocating and partnering with key organisations such as NT Natural Resource Management.</p>	
New initiatives	Aisla Connolly, Humpty Doo	<p>For community and economic prosperity new initiatives such as the below should be considered:</p> <ul style="list-style-type: none"> • the provision of a scholarship for Litchfield youth to continue further studies (industries such as horticulture are in dire need for local staff); and • an investment in a campaign to train and promote the Litchfield municipality's horticulture industry, to the locals, as an employment opportunity. 	<p>Organisations are eligible to apply for up to \$5,000 through Council's Community Grants Scheme. The current year's Scheme is open for applications until the 8 June 2018.</p> <p>Council would be interested in talking to and working with relevant businesses and industry bodies to contribute to local economic growth initiatives.</p>	No change to Municipal Plan.
Partnership opportunities with NT Farmers	Greg Owens, NT Farmers	NT Farmers Association, the peak body representing the interest of all plant-based industries in the NT identify the following potential		

2018/2019 Litchfield Council Municipal Plan Submissions

Topic	Name	Submission Summary	Response	RECOMENDATION
		<p>partnering opportunities with Litchfield Council for 2018/2019 :</p> <ul style="list-style-type: none"> • “The Sweetest Job campaign (approx. \$10,000 investment); and • Scholarships for Litchfield school leavers towards further education in horticulture and agriculture (approx. \$2,000 investment). 	<p>Council would be interested in talking to and working with relevant businesses and NT Farmers to contribute to local economic growth initiatives.</p> <p>NT Farmers is eligible to apply for up to \$5,000 through Council’s Community Grants Scheme.</p>	No change to Municipal Plan.
Financial impact of rate increase to Ratepayers	Daniel Skewes	What factual evidence does Council have that ratepayers will feel a low impact from the proposed rate rise, residents are already counting every dollar.	<p>As demonstrated on page 38 in the Draft Municipal Plan under Social and Economic Impact Statement of Rating Strategy, Council has considered the Weekly Household Income and other ABS Census Data 2016 available.</p> <p>Furthermore, Council takes the number of rates assessments on Financial Hardship Arrangements with Council into consideration.</p> <p>The proposed rate increase for residential properties equates to \$0.92 per week.</p>	No change to Municipal Plan

2018/2019 Litchfield Council Municipal Plan Submissions

Topic	Name	Submission Summary	Response	RECOMENDATION
Litchfield Women in Business	Daniel Skewes	What is the financial benefit to Council of its \$10,000 sponsorship of the Women in Business Network.	<p>Litchfield Council recognises the importance of supporting, making connections, promoting businesses and gaining new skills to business success. It has facilitated the establishment of this Network to support women to be successful in business.</p> <p>A strong and successful business sector contributes to the liveability of the Litchfield municipality to be the Best Place to Live in the Top End.</p> <p>Council's Strategic Plan outlines one of the key outcomes of Community and Economic Prosperity and Council uses this measure to progress this outcome.</p>	No change to Municipal Plan
Financial Management	Daniel Skewes	Council shows a lack of financial restraint, spending in excess of income whilst the rural area is going through severe downturn.	<p>Council is aware of the financial restraints it has and addresses those challenges of service delivery in its Long Term Financial Plan.</p> <p>Overall Council's Operating expenses are lower than the Operating Income, meaning Council delivers ongoing services within the income generated. Financial reserves are only utilised to support the improvement and renewal of assets.</p>	No change to Municipal Plan

2018/19 Recommendations for Amendments by Council Officers	
Topic	Amendment
Budget updates	<p>Application for \$2k Road Safety Grant submitted. Notification of grant status to be received by EOM May 2018. Grant would cover safety signage and road safety themed event.</p> <p>Adjust Income and Expenditure, no bottom line impact.</p> <p>\$15,000 Howard Park Reserve kitchen upgrade grant funded, increase in expenditure and transfer from unexpended grant reserves (funds received in 2017/18), no bottom line impact.</p>
Change to final Waste Strategy	<p>At the Council Meeting of 16 May 2018, Council resolved to adopt the Waste Strategy 2018-2023 with the amendment to remove the introduction of commercial waste charge on all loads delivered by private waste collectors</p> <p>Removal of references to Commercial Waste Charge (from Waste Strategy report)</p>
Editorial changes	<p>Corrections required to Org. Chart page 21 “Works Controller” position is “Works Administrator” “Senior Ranger Supervisor” is “Regulatory Services Manager” “Records Mgt & Customer Service” position is “Records Management Officer””</p> <p>Colours in Pie Chart – Page 9 Colours are too similar (Rates & Other Revenue) and require changing for easier recognition of break-up. Front cover colour scheme to be changed from blue to green.</p> <p>Page 20 Total Employee Costs add clarifying note that the cost for the Customer Service Trainee position is budgeted under New Initiatives, as this is a 12 month contract only and not considered a permanent addition to staffing cost.</p> <p>Page 29 Due to the reduction in funding for Animal services reduce the Key Performance Indicators for the increase in registered dogs from greater than 20% to greater than 10%; and the percentage of registered de-sexed dogs from greater than 65% to greater than 45%.</p> <p>Page 36 Infrastructure Maintenance Update total value of current value assets to \$261 million</p> <p>Page 44 Adjust wording on top of page to identify that Council sets elected members’ allowances.</p>

Attachment B

	<p>Page 58 Depreciation Update depreciation for 2018/19 to \$16,749,678 and amend the following years accordingly</p>
	<p>Page 58 Operating under heading Capital Spend Reduce number by Capital Grants due clarify the funding of Capital Works</p>



Agenda Item Number:	15.10
Report Title:	Community Event on Council Land
Report Number:	18/0098
Meeting Date:	27/06/2018
Attachments:	Letter from Humpty Doo Scout Group June 2018

Purpose

This report presents for Council approval a community event on Council owned land at 320 Arnhem Highway, Humpty Doo.

Summary

Council received a request from Humpty Doo Scouts for a community event on 320 Arnhem Highway, Humpty Doo on the 14 June 2018. The Scouts asked for approval to hold a community event with approximately 30-40 stalls for car boots, a jumping castle, dunking machine, food stalls and a car wash. This event successfully took place in the dry seasons of 2016 and 2017.

Through an unrelated incident at that site towards the end of the 2016 dry season, Council resolved at the 21 September 2016 meeting to dis-allow public events on Council land until appropriate policy, procedures and by-laws were in place.

This decision was conveyed to the Scouts, and they re-stated their preference for use of the site over alternative sites in Humpty Doo or elsewhere. How Council can accommodate this request is the subject of this report.

Recommendation

THAT Council:

1. agrees to provide the Humpty Doo Scouts with permission to hold a one-off community event on August 11 2018 on 320 Arnhem Highway, Humpty Doo providing the Event Organiser satisfactory meets Council requirements to ensure the safety of the people at the event and the general community affected by the event, including:
 - a. An Event Plan incorporating a site plan;
 - b. A Traffic Management Plan, including a car parking diagram;
 - c. A risk Management Plan, including current public liability insurance certificate; and
 - d. Any other documentation requested by Council
2. delegates to the Chief Executive Officer or her delegate to sign-off on the documentation outline above, to provide the appropriate permission; and
3. acknowledges that this permission is once off and does not guarantee access to the site for future events.

Background

This matter is presented to Council due to the standing resolution 16/0203, which related to a report at the September 2016 Council highlighting problems with events, signage and food stalls on Council land, and where Council subsequently resolved the following:

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.*

At this stage Council is not in a position to draft policies that will sufficiently address the risks associated with events on Council owned land, but acknowledges the benefits of community events.

Council has provided the Scouts with suggestions for alternate locations in recreational reserves, that are designated community space. In a phone call to Council, the organiser of the event stated that the alternate locations would not be suitable for the event and it would be their strong preference to hold a community event in the Humpty Doo area.

The event organiser has provided traffic and risk management plans to Council to better manage public risk and ensure it is a safe event for the community. In June 2017 Council resolved under similar circumstances to issue a once off permission to the Humpty Doo Scouts and no issues have been reported from the event.

Considering resolution 16/0203, Council could resolve to allow the event on Council land and for officers to engage with the organiser to ensure all necessary plans are adhered to before allowing the event to proceed as per previous years.

Links with Strategic Plan

Priority # 2 – A great place to live

Legislative and Policy Implications

No policies in place.

Risks

Adoption of this proposal will enable the event to take place, yet reinforce Council 's original position until such time that appropriate By-laws are in place.

Humpty Doo Scouts have submitted traffic and risk management plans to foresee any risks and ensure the safety of the community through a successful event.

Financial Implications

Nil

Community Engagement

Nil

Recommending Officer: **Silke Maynard, Director of Community and Corporate Services**

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.

HUMPTY DOO SCOUT GROUP

Humpty Doo Village Green
85 Challoner Circuit
PO Box 442
Humpty Doo NT 0836

Phone: Mark Casburn
Email: caso495@gmail.com

14th June 2018

Jessica Watts
Community Development Officer
Litchfield Council
Bees Creek Road, Freds Pass NT 0822

Dear Jessica,

Our traffic management plan for the up and coming Scout car boot sale on Saturday 11th August On the vacant lot across the road from the Humpty Doo shopping centre will consist of the following; The existing Freds pass road speed is 60 km per hour which is appropriate.

Previous experience with the same event has shown that the traffic is at a steady rate and manageable with the existing 60 km speed limit.

We will position signage to alert drivers that there is a scout event underway.

The existing council off road parking arrangement is more than adequate for the size of our event.

The event supervisor will monitor the flow of traffic into the parking area and if required as a ticketed traffic controller (with the correct PPE) will direct the parking to expedite the flow of traffic from the Freds pass road.

Signage: Size - approx. 900mm x 600mm on a portable tripod or frame

- : Details – “SCOUT EVENT PLEASE SLOW DOWN”
- : Position – Eastern side of Freds pass road halfway between the Arnhem Highway and the existing car park entrance
- . – Western side of Freds pass road halfway between Humpty Doo primary school and Challoner Circuit
- . – Northern side of Challoner Circuit halfway between the Bottle-o entrance and Freds Pass road.

Yours faithfully,

Mark Casburn
Chairman



COUNCIL REPORT

Agenda Item Number:	15.11
Report Title:	Natural Disaster Relief and Recovery Arrangements (NDRRA) January Monsoonal Trough and Cyclone Marcus
Report Number:	18/0099
Meeting Date:	27/06/2018
Attachments:	Nil

Purpose

This report provides Council with an update on the expenditure and programming of works both to be undertaken and those completed as a result of the January 2018 Monsoonal Trough event and Cyclone Marcus on 17 March 2018.

Summary

Council has received correspondence from the NT Government that the Monsoonal Trough – January 2018 has been declared a Natural Disaster from the Federal Government’s Natural Disaster Relief and Recovery Arrangements (NDRRA) (Event No. AGRN815) and that Cyclone Marcus – March 2018 has been declared a Natural Disaster from NDRRA (Event no. AGRN800).

The NDRRA Funding is administered by the Department of Housing and Community Development and provided to local government bodies for the recovery of local government assets and services after natural disaster events.

All NDRRA claims are to be considered on a case by case basis in collaboration with NT Treasury and the Federal Government.

Any claim under NDRRA for relief and recovery assistance measures will not include betterment or improvements to existing essential public assets, only replacing the asset in its previous condition.

Recommendation

THAT Council:

1. notes the expenditure and progress of the recovery works completed for Cyclone Marcus; and
2. endorses the commencement of works for roads affected by the Monsoonal Trough - January 2018, estimated to cost \$1,866,750.25, without the approval from NDRRA.

Background

January 2018 Monsoonal Trough

The Monsoonal Trough (AGRN 815) event from January 2018 has been declared a Natural Disaster by the Federal Government. Council has provided the estimate and relevant information to allow assessment of the claim by the Federal Government (NDRRA).

In this event, Council assets were affected at Thorak Regional Cemetery, Brougham Road, Trippe Road North, Bunday Road, and Finn Road. A summary of works required for each asset is provided below, along with photos where relevant.

During the Monsoonal Trough in January, on two occasions the **Thorak Regional Cemetery** had to pump water from graves prior to, during and/or after services. The additional labour and hiring costs for the pumping of water was due to failure of Cemetery's water pump. The expenditure was accounted for in the daily maintenance and expenditure at Thorak Regional Cemetery.

The unsealed section of **Brougham Road**, which is located between Old Bynoe Road and Leonino Road, was damaged due to severe flooding. The reconstruction of 2.25km requires the replacement of both the sub-base and base-course, and the replacement of select materials around culverts and headwalls. The total estimated cost for the pavement reconstruction is \$756,528.75.



Brougham Road Damage Picture 1



Brougham Road Damage Picture 2

Trippe Road North needs imported road base material to construct a new sub-base and new base-course. This work will include the importation of dump rock (10,000 tonnes) with Geotextile to reinstate road levels to accommodate the loss of 300 lineal metres of road of up to 1.5 metres deep. A detailed design will need to be undertaken for Trippe Road North due to the depth of the washout and the reinstatement of the original creek line. The total estimated cost for the floodway repairs is \$861,562.50.



Trippe Road North Damage Picture 1



Trippe Road North Damage Picture 2

At **Bundey Road**, the pavement is saturated as a result of the rising water table due to extreme heavy rainfall. Repairs to this road require the removal of saturated materials to be replaced with new material and seal (40m in length x 8m wide). The total estimated cost for the floodway repairs is \$29,133.00.



Bundey Road Damage Picture 1

Damage from severe flooding to **Finn Road** requires flood remediation works of 1,725m³ to reinstate the natural creek alignment to prevent further reoccurring erosion of the roadway. The total estimated cost for the pavement reconstruction is \$195,526.00.



Finn Road Damage Picture 1



Finn Road Damage Picture 2

Given the unknown timing of NDRRA Funding Application approvals and the inability of the Department of Housing and Community Development to confirm the timing, these claims will most likely be approved by the Federal Government and NT Treasury combined. It is essential that Council addresses and carry out these works prior to the up and coming wet season to ensure no further damage is caused. Council's current risk is that these roads will become impassable to all road users and that the cost of the remedial work will increase if these works are not undertaken prior to conditions changing.

Furthermore, the funding application to NDRRA will include \$24,000 for project management. External project supervision is required as in-house resources are committed to capital works and maintenance programs as identified in the Municipal Plan 2018-19.

March 2018 Cyclone Marcus

The Cyclone Marcus (AGRN 800) event from March 2018 was declared a Natural Disaster by the Federal Government. Council has provided an estimate and relevant information to allow assessment of the claim by the Federal Government (NDRRA), with the final application to be prepared once all expenses are concluded.

Road Reserves

The costs associated with the clearing of Council roads and removal of fallen trees within the road reserves include engagement of qualified Tree Arborists and Traffic Management Control during the clean-up and the hiring of trucks, cranes and plant and equipment, amounting to an estimated \$637,000.

Once the all clear was granted, Council's Road Network crew were arranging all roads to be cleared for traffic within 72 hours after Cyclone Marcus. To date, one hundred of Council's roads were affected, with vegetation removed from road reserves by mid-June.

There were no adverse incidents recorded, with all motorists obeying the traffic management and adhering to signage. Council is grateful to the wider community for their assistance throughout the clean-up of Cyclone Marcus.

Waste Transfer Stations

Mulching of all green and timber waste received from the public as a result of Cyclone Marcus is currently underway at Council's Waste Transfer Stations. It is estimated that Council accepted 1980 trailer loads at Humpty Doo Waste Transfer Station and 4061 trailer loads at Howard Springs Waste Transfer Station. The current mulching of all excess green and timber waste is expected to cost \$110,000, split across Waste Transfer Stations as follows:

- Howard Springs - \$60,000;
- Humpty Doo - \$40,000; and
- Berry Springs - \$10,000.

Recreation Reserves

Council's Recreation Reserves have had tree loppers attending to fallen trees and removing debris around the reserves, costing \$95,681.82 to date. The McMinns Lagoon Reserve is still currently flooded in areas and may need an additional \$5,000 once water resides.

An insurance claim is currently in progress with Council's Insurance Provider, which will attract an excess of up to \$25,000. This claim will include all of Council's assets damaged during Cyclone Marcus. To date the list of claims are as follows:

- Damage to field lighting at Freds Pass Reserve's Litchfield Football Club costing \$7,700;
- Fencing damage at Freds Pass Reserve – awaiting quote;
- Power pole and electrical infrastructure damage at Freds Pass Reserve's Archery and Paint Ball areas costing \$7,865;
- Shade sail at Freds Pass Reserve's Lakeview Hall costing \$3,498;
- Shade sail at Knuckey Lagoon Reserve – awaiting quote;
- Fence damage at Knuckey Lagoon Reserve – awaiting quote;
- Shade sail at Howard Park Reserve's skate park – awaiting quote; and
- Shade sails at Humpty Doo Village Green's skate park and BBQ Area costing \$12,290.

Thorak Regional Cemetery

Thorak Regional Cemetery had eighteen trees down, with two significant trees removed on the Sunday after Cyclone Marcus. These two trees were removed and woodchipped to allow for a Cremation Service to take place at the Cemetery on Monday morning following the Saturday cyclone. The staff at the Cemetery had the clean-up under control within one-week after Cyclone Marcus, with the exception being removal of one large tree.

There were three incidents noted of fallen trees colliding with and damaging the headstones. These headstones are not Council's responsibility; therefore, there is no further action to be taken by Council.

An insurance claim of \$10,000 is currently active for the repair of Thorak Regional Cemetery's fence that was damaged by fallen trees. This claim will be grouped with the above insurance claim for numerous repairs at Council's Recreation Reserve to ensure Council is only liable for one excess. In addition, there is extensive drainage and irrigation damage in two places, which is currently awaiting a review of quotes received.

All Council departments have completed assessments from both the Monsoonal Trough (AGRN 815) and Cyclone Marcus (AGRN 800) to ensure all damage assessments are reported and claimed where applicable.

Links with Strategic Plan

A well-run Council

Legislative and Policy Implications

- Federal Government's Natural Disaster Relief and Recovery Arrangements (NDRRA)
- Council's Emergency Management Plan for Cyclone Marcus – March 2018 (Event no. AGRN800).

Risks

Council's risk is that NDRRA does not accept Council's funding applications and therefore, Council would be liable for costs associated with repairing the essential public assets to the original condition. Council believes the claims satisfy the requirements for the funding applications; however, NDRRA assess all Northern Territory claims from all agencies together and can deny all claims if unsatisfied with the evidence provided by any agency.

Financial Implications

Council will need to accommodate the initial expenditure required to carry out the completion of all the works prior to the commencement of the next wet season. This will most likely be without confirmation of approval from NDRRA for Council's funding applications.

Should Council be unsuccessful in gaining NDRRA funding, cost will need to be funded from the Disaster Recovery and Asset Reserves.

If the noted essential public assets are left in their current state over the next monsoonal period, these assets will be destroyed and additional Council funds will be required without opportunity for external disaster recovery funding.

Community Engagement

Nil.

Recommending Officer: **Wendy Smith, Acting Director of Infrastructure and Operations**

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 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.



Agenda Item Number:	15.12
Report Title:	Improving the Productivity of the Mango Industry Project
Report Number:	18/0100
Meeting Date:	27/06/2018
Attachments:	Attachment A – <i>Matters More: Improving the Productivity of the Mango Industry in Litchfield Municipality</i>

Purpose

This report presents to Council the economic business case for seeking external funding to upgrade and seal four key mango farms and packing shed roads in the South Ward of the Litchfield Municipality.

The report also seeks Council's endorsement to advocate for external funding to realise the project and Council's in-principle support to provide up to \$5m funding as part of the total project cost.

Summary

The mango industry in the Litchfield Municipality accounts for almost 24% of the Australian mango output.

Four roads in the South of the Litchfield Municipality, approximately 13.5 kilometres, are identified as key strategic mango industry roads. These roads are currently unsealed which impacts on the mango industry's productivity.

In a partnership project with NT Farmers and the NT Mango Industry Association, Council commissioned Matters More Economic Consultancy to develop a business case for sealing roads in the mango growing area of Litchfield.

The business case concludes that the project benefits are robust and would deliver a a quantified return on investment of 9%.

The investment required to seal the roads is \$20.1m. The proposal is to seek \$10m from the Federal Government, \$5m from the Territory Government and for Council to provide \$5m funding, including property owner contributions.

With Council endorsement, the next step should be a series of meetings with Territory and Federal Government seeking funding support for the project.

Recommendation

THAT Council:

1. receives and notes the Business Case *Improving the Productivity of the Mango Industry in Litchfield Municipality*;
2. endorses seeking external funding to realise the *Improving the Productivity of the Mango Industry Project* (the sealing of 13.5kms of the four key mango industry roads), estimated to cost approximately \$20.1m;
3. provides in-principle support to contribute up to \$5m to the project. This in-principle support would require a Council resolution and budget allocation, at a later date, to proceed with the project; and
4. endorses the *Improving the Productivity of the Mango Industry Project*, as one of Council's Top 3 Advocacy Projects.

Background

Council has 100kms of unsealed roads across the Municipality and Council's Sealing of Roads policy (INF05) states that all roads within the municipality should be sealed.

In late 2017, it was identified that the four Litchfield unsealed local roads (below) were key roads for the NT Mango Industry:

Road	Length Kilometres
Chibnall Road	5.4
Mocatto Road	3.2
Horsnell Road	1.74
Kentish Road	3.2

The mango industry in Australia produces some 50,000 to 65,000 tonnes of fresh mangoes each season. Mangoes are the main horticultural crop in the NT, worth a combined annual total of about \$88.5m.

The Northern Territory accounts for 45% of Australia's production. The Darwin region accounts for 24% of Australian production (54% of NT production) with almost all from the Litchfield Municipality.

Litchfield's mango production is sent to markets in South Australia, NSW and Victoria. A proportion of product is sent to new and growing markets in South East Asia and in the Middle East.

A partnership project has been established with NT Farmers and the NT Mango Industry Association to upgrade and seal four lengths of unsealed road (approximately 13.5km) in the south of Litchfield Municipality to improve the productivity of the NT Mango Industry.

The project aims to improve the productivity of the Litchfield mango industry by addressing three key problems:

1. The corrugations and potholes on unsealed roads damage the mangoes, reducing their market value.
2. The dust from traffic on unsealed roads is impeding pollination and encouraging the proliferation of mites.

3. The roads are also increasing equipment failure and damage, as well as risking driver and worker safety.

Council engaged Marianne Stoettrup, Matters More Economic Consultancy to develop a business case for sealing roads in the mango growing area of Litchfield, NT. The business case work was undertaken in collaboration with Dr Kevin Johnson, and Geospatial Analyst, Daniel Hernandez with Geografia, a firm working in data analytics, focusing on demographic, and economic and spatial analysis.

An initial problem definition workshop was held on Friday 2 March 2018 at NT Farmers Coolalinga with representatives from the Litchfield Mango Industry located on the said roads and Regional Development Australia NT (RDANT). Cr Barden and the Chief Executive Officer attended the workshop with Mayor Bredhauer officially welcoming participants and joining the group post workshop.

From the workshop the consultants have been working on the Business Case. To understand the full cost of sealing the roads and prepare for funding opportunities, Council commissioned Byrne Consulting, Darwin to undertake full design and Quantity Surveyor assessment of the unsealed roads. This work has now been incorporated into the Business Case. The project is estimated to cost \$20.1m.

The report finds that even with input cost changes, the project benefits are robust, with a quantified return on investment of 9%.

The report concludes that the sealing of the four mango roads in Litchfield will provide overall benefits to the agricultural industry and the municipality in terms of productivity gains, employment and financial returns.

To progress the project and attract funding, Council will need to advocate strongly to Territory and Commonwealth Governments. An important opportunity currently exists in the lead up to the next federal election.

Potential federal funding avenues include Building Better Regions Fund, Regional Growth Fund and Roads of Strategic Importance Program. All these funding programs require rigorous economic and cost benefit analysis, which the Matters More report provides.

. Links with Strategic Plan

Priority # 1 – Everything you need

Legislative and Policy Implications

Council's Policy INF05 Sealing of Roads states that:

All roads within the municipality should be sealed, with prioritisation for sealing of unsealed roads being evaluated and weighted against the following criteria:

- Number of properties directly serviced by the road

- Connectivity provided by the road to other roads within the municipality
- Safety of the current state of the road in an unsealed manner
- Access to external funding for sealing
- Economic stimulus benefits to the municipality
- Accessibility in an unsealed state
- Effect of sealing on Council's current maintenance system
- Importance to the locality.

Risks

The cost to seal 13.5 kilometres of four key mango roads is \$20.1m. The capacity of Council to undertake this project independently is nil. Council has commissioned important economic analysis to support a strong funding application to both the Territory and Federal Governments for a total of \$15m.

The opportunity exists now, with an upcoming election, to get the project in front of key federal government agents and ministers.

Financial Implications

The project is estimated to cost \$20.1m. It is proposed to seek to secure \$10m from the Federal Government, \$5m from NT Government with Council contributing up to \$5m, which would include a contribution from property owners located on the four roads.

Council's contribution could come from Council's financial Asset Reserve. At the earliest, a Council contribution would be required in 2019/2020 financial year. The proposed balance of the Asset Reserve as per 30 June 2019 is \$8.7m according to the Draft Budget 2018-19. A financial commitment of \$5m towards this project might require a review of income sources, this could include a review of rating income and/or borrowing activities.

Applications to the Federal Government must be shovel ready, meaning any design or planning work is completed. All four roads have been fully designed, including Geo Technical work and Quantity Surveyor (QS) costed, this work has cost approximately \$273,000 and has been funded out of the current financial year's budget.

The economic business case commissioned by Council has been undertaken at a cost of \$55,330, excluding GST.

Community Engagement

The sealing of the four mango roads is a partnership project with NT Farmers and the Mango Industry Association.

Recommending Officer: **Kaylene Conrick, Chief Executive Officer**

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

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Improving the Productivity of the Mango Industry in Litchfield Municipality

Upgrade and seal gravel roads to mango farms and packing sheds
Business Case

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Executive Summary

- The Northern Territory mango production accounts for 45% of Australian output. Darwin region accounts for 24% of Australian production, almost all from Litchfield.
- Over the last 40 years, the mango industry has consolidated from small individual hobby farms into larger farms with packing sheds and with a focus on high quality product.
- The poor state of key mango industry roads is constraining productivity.
- Product is sent to markets in South Australia, NSW and Victoria. A proportion of product is sent to new and growing markets in South East Asia and in the Middle East.
- The sealing of 13.5 kms of gravel road in Litchfield municipality in the Northern Territory has emerged as a high priority for the agriculture and horticulture industry to improve domestic productivity and quality and to expand in emerging international markets.
- The project is a partnership with NT Farmers and has the support of the Northern Territory Government and Regional Australia Development NT.
- The project is to seal the following roads:
 - Chibnall Road between Old Bynoe and Leonino Road
 - Mocatto Road between Whitstone and Acacia Gap Road
 - Horsnell Road between Elizabeth Valley Road and Alverly
 - Kentish Road between Hopewell Road and end of seal.
- The intention of the project is to address fundamental problems that are undermining the capacity of the mango industry to deliver more, high quality fruit to growing markets.
- The methodology for assessing the economic benefit of this project follows federal government guidelines for transport project assessments to demonstrate alignment to key policy objectives. Assessment guidelines specify the use of 4% and 7% as discount rates.
- This economic appraisal assesses the financial and economic viability of the project. It is based on a construction estimate of \$20.1 million and NPV benefits of \$33.9 million (4% discount rate) and \$24.1 million (7% discount rate). This gives benefit cost ratios of 1.7 and 1.2 respectively, indicating that it is a good investment as the ratio is over 1.0.
- In conclusion there is a very strong positive return on investment of 9%, making this project an attractive investment for stimulating economic activity in the Northern Territory.
- Further analysis shows that the project will provide overall benefits to the agricultural industry and the municipality through productivity gains, employment and financial returns.
- Sensitivity testing of the impact of input cost changes ($\pm 10\%$) on the benefit cost ratio show that it remains over 1.0 for all discount rates.
- In summary, even with input cost changes, the project benefits are robust and, with a quantified return on investment of 9%, the project is a wise investment for Northern Territory.

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1. Introduction



- ✓ The sealing of 13.5 kms of gravel road over four roads in Litchfield municipality, NT has emerged as a high priority for the agriculture and horticulture industry.
- ✓ The project is a partnership with NT Farmers and has the initial support of the Northern Territory Government and Regional Development Australia.
- ✓ The methodology for assessing the economic benefit of this project follows federal government guidelines for transport project assessments.

1 Introduction

This business case provides the rationale for the sealing of four gravel roads in Litchfield municipality, NT.

This project ('the project') emerged as a high priority through workshops and consultation with the agriculture and horticulture industry in Litchfield municipality, with Territory Government and Regional Development Australia.

A business case study was commissioned by Litchfield Council to analyse the feasibility of the project to seal roads servicing mango growers and packing sheds. The development of the business case was carried out with the assistance of NT Farmers and the Mango Growers Association. This report summarises these findings.

1.1 NT STRATEGIC INVESTMENT FRAMEWORK

Prior to proceeding to the business case, the project was considered against the identified priorities of the Northern Territory Government, and agency-level strategic priorities.

The project then progressed to this strategic business case, which outlines the high-level benefits of the project and the opportunities to encourage and leverage investment by the

mango farmers themselves into increased productive capacity and high-quality production.

1.2 THE PROJECT

This report presents the business case for sealing the following roads and lengths in Litchfield municipality (see Figure 1):

1. Chibnall Road between Old Bynoe and Leonino Road 5.4km;
2. Mocatto Road between Whitstone and Acacia Gap Road 3.2km;
3. Horsnell Road between Elizabeth Valley Road and Alverly 1.74km; and
4. Kentish Road between Hopewell Road and the end of seal 3.2km.

The intention of the project is to address three fundamental problems that are undermining the capacity of the mango industry to deliver more, high quality fruit to growing markets. These problems are:

1. The corrugations and potholes on the unsealed roads damage the mangoes, reducing their market value.
2. The dust from traffic on the unsealed roads is impeding pollination and encouraging the proliferation of mites, both of which reduce tonnes/hectare.

3. The roads are also increasing equipment failure and damage, as well as risking driver and worker safety.

1.3 OBJECTIVE OF THIS REPORT

This business case has been prepared to assist Council with funding applications for contributory funding from the Northern Territory and Federal Government.

1.4 METHODOLOGY

To assess the project and develop the business case, we used a process that drew on the Australian Transport Assessment and Planning (ATAP) Guidelines and Investment Management standards.

The methodology included the following steps:

1. Site visit.
2. Development of a problem definition and investment logic map.
3. Facilitation of a benefits assessment workshop with industry, local government and other relevant stakeholder participation.

4. Preliminary analysis of key benefits identified in the benefits map to establish whether benefits are sufficient to proceed with business case.
5. Development of business case.
6. Benefit cost analysis.
7. Estimation of economic impacts and benefits¹.

Through the process, we consulted with mango growers, Litchfield Council infrastructure department, NT Farmers Association, Regional Development Australia Northern Territory (RDANT), and Australian Mango Industry Association. Furthermore, Council consulted with NT Department of Infrastructure Planning and Logistics General Manager Transport and Civil Services Division and other potential funding contributors.

The study area for the business case is Litchfield municipality. The roads covered by the project are in Litchfield's south. The map shows the road locations (Figure 1).

A workshop was held on 2 March 2018 to refine the Investment Logic Map² (Figure 2) and develop the Investment Benefits Map (Figure 3).

¹ To ensure transparency in the analysis, we used the University of Adelaide's WISER input output model to estimate direct and indirect benefits of the project.

² The Investment Logic Map (ILM) is a one-page, flowchart style map of the logic behind the investment in the project. It specifies the problems that will be solved, the benefits of doing so and the strategic interventions necessary. The ILM is a part of the Victorian State Government's investment management standards and has been used around Australia to guide business case development. See dtf.vic.gov.au/infrastructure-investment/investment-management-standard for more information.

Figure 1: Study Area Map

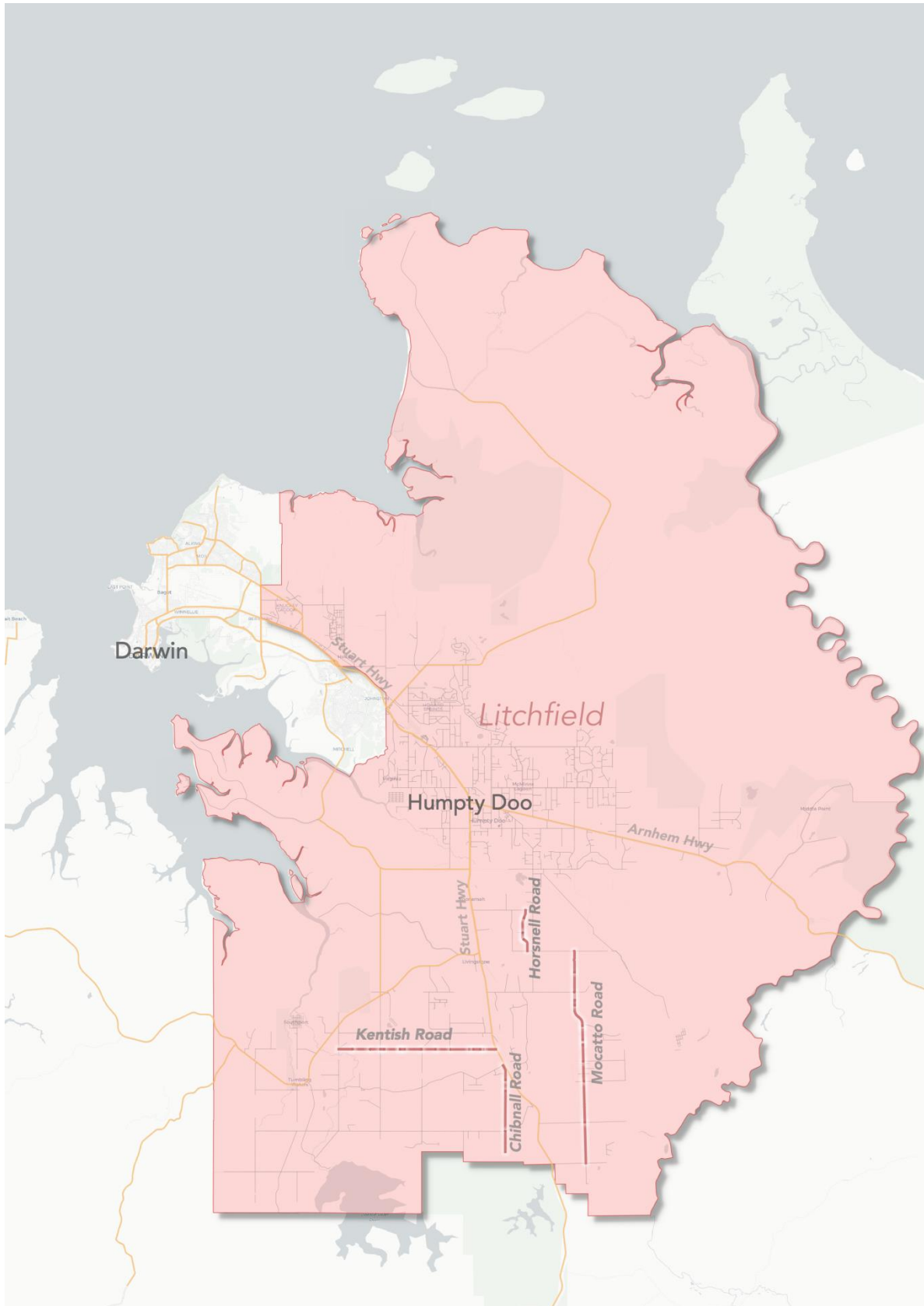


Figure 2: Investment Logic Map

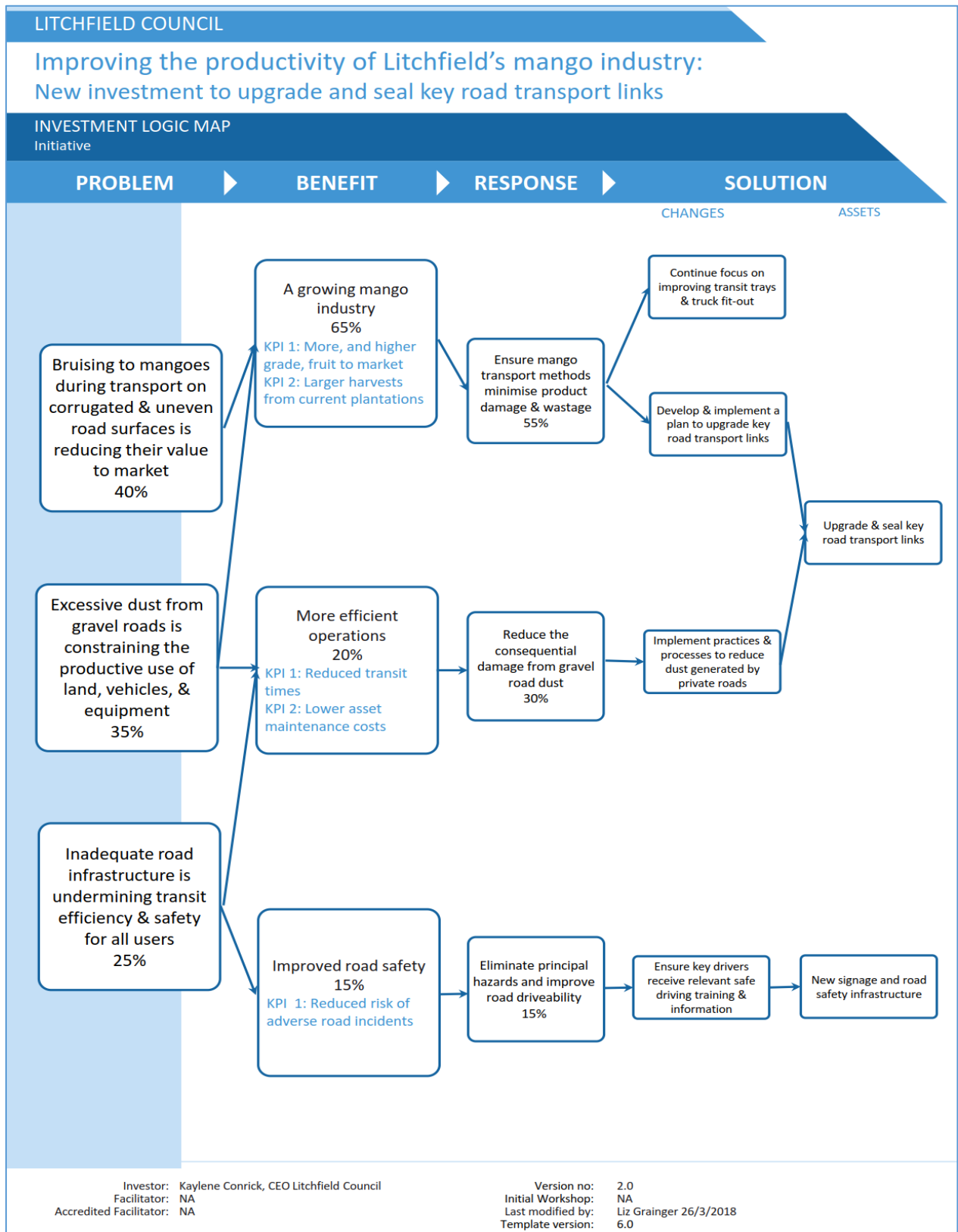
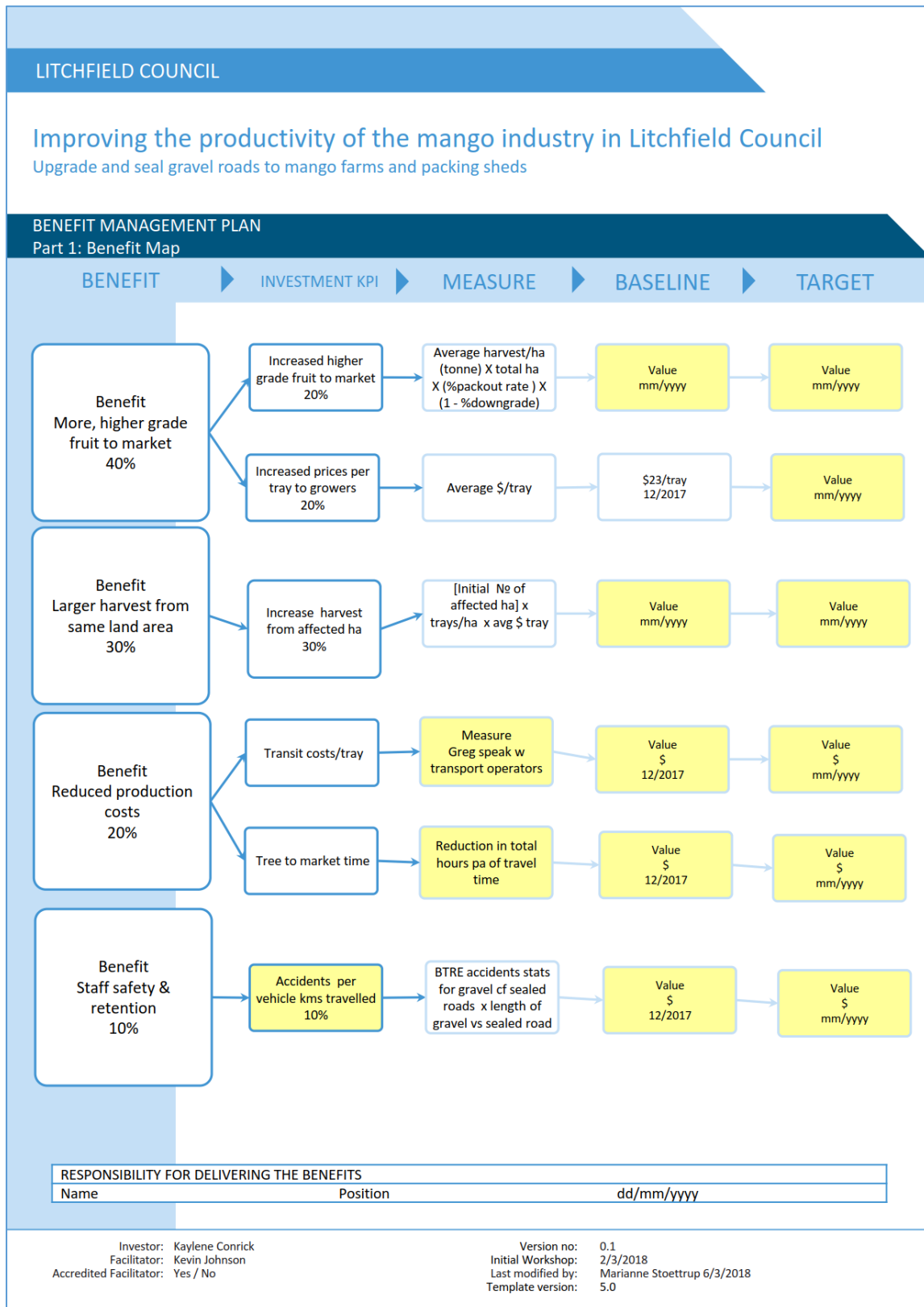
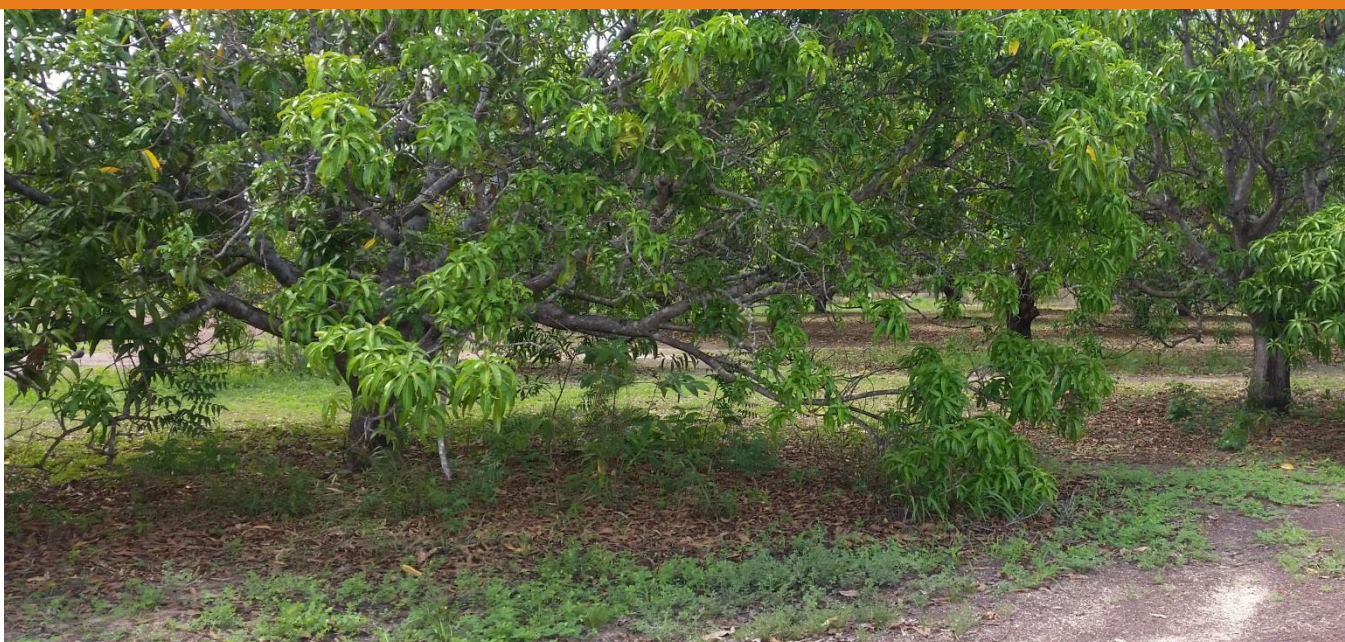


Figure 3: Benefits Management Plan



2. The Strategic Context



- ✓ Over the last 40 years, the mango industry has consolidated from small individual hobby farms into larger farms with packing sheds and a focus on high quality product.
- ✓ Product is sent to markets in South Australia, NSW and Victoria. A proportion of product is sent to new and growing markets in South East Asia and in the Middle East.
- ✓ Northern Territory mango production accounts for 45% of Australian output. Darwin region accounts for 24% of Australian production, almost all from Litchfield.

2 Strategic Context

The strategic context for the project considers the potential value of the industry to Australia and the impetus to encourage agribusiness activity in the NT.

2.1 INDUSTRY FOCUS

The mango industry in Australia produces some 50,000 to 65,000 tonnes of fresh mangoes each season. Total Australian production volume has increased by an average of 10.5% per annum over the last 3 years (Table 1).

Industry forecasts are for the value of the mango production in Australia to grow from \$153 million in 2013 to \$280 million by June 2022. This is an average annual growth rate of 7%, making it a very important growth industry for Australian agriculture. Although a growth industry, the domestic market is very profitable, and therefore there has been little incentive for the industry to seek export markets. Currently only about 10 per cent is exported (going to markets in Hong Kong, New Zealand, Singapore and the United Arab Emirates³), but proactive growers are exploring direct sales channels for higher quality product in export markets.

³ According to the NT Farmers’ Federation this equates to 4 million trays per annum. Increasing exports through collaboration 2016

⁴ HortInnovation Mango Strategic Investment Plan 2017-2021.

Table 1: Fresh Mango Production and Export

Year ending	2013	2014	2015
Production (tonnes)	54,090	51,069	66,087
Production value (\$ million)	138	146	190
Export volume (tonnes)	4,604	5,275	7,012
Export value (\$ million)	16	20	25

Source: Mango Strategic Investment Plan

The NT’s 125 mango growers produce 45% of Australian mangoes⁴ (Figure 4).

Figure 4: Mango Industry in Australia



Source: Mango Strategic Investment Plan

Major producing areas in the Northern Territory include Darwin (54% of NT's production), Katherine and Mataranka. Litchfield accounts for almost all of the Darwin area production.

2.1.1 Complementary harvests

Mango growing is highly seasonal. Most of the mangoes in the NT are harvested between October and December, with a small proportion coming to market earlier in August and September.

The Western Australian season is slightly later, the Queensland season later again (high yields in November, December and January), while NSW and Victoria come to market in January and February. Having mango production across several states ensures availability for an extended period, which improves domestic demand and creates the potential for more exports.

2.2 INDUSTRY STRATEGIC PLAN

The Mango Strategic Investment Plan 2017-2021 (SIP) is funded by an industry-led levy of 1.893cents per kg of harvested mangoes.

The SIP focuses on four key outcomes:

8. Increased industry productivity through increased yields and reduced costs per hectare.
9. Increased grower profitability through increased consumer demand for Australian mangoes.
10. Increased R&D and extension capacity and resources supporting industry development.
11. Improved sustainability and management of risks.

Several strategies sit under these four objectives. They support the delivery of one or several of the desired outcomes. Among other areas, the strategies focus on:

1. Grower productivity;
2. Tree management;
3. Disease management; and
4. Development of export markets.

2.2.1 Gentle fruit handling

One of these strategies (and a particularly relevant one for this project) is the implementation of best practice supply chain management throughout the industry. The objective is to achieve greater consistency in handling and transport of mangoes to ensure high quality product.

As stated in the SIP:

Harvest and postharvest handling of a mango crop is labour intensive and complex because of the fragile nature of the fruit leading to losses from disease and blemishes. Careful postharvest handling throughout

the supply chain is critical to maintaining fruit quality.

Maintaining fruit quality contributes both to grower productivity and to the development of export markets.

2.2.2 Other relevant issues

The SIP also mentions the following challenges:

1. Ageing industry
2. Poor quality fruit at times
3. Climate variability and weather impact on production and marketing cycle
4. High production costs
5. Access to skilled labour and seasonal pickers for harvest

These challenges are noted because the project has the potential to address at least of a couple of the challenges for the Litchfield mango growers.

2.2.3 Export prospects

In recognition of the need to develop exports markets, in 2014, the five-year Australian Mango Export Plan was developed by the Australian Mango Industry Association (AMIA). The Northern Territory, Queensland and Western Australian governments assisted.

Currently some 43% of exported mangoes go to Hong Kong, with most of the rest to one of four other countries (Table 2).

Table 2: Mango Exports by Country 2014-16 (tonnes)

Market	2014	2015	2016
Hong Kong	2,360	2,707	3,010
Singapore	784	953	869
New Zealand	469	886	834
UAE	596	813	805
Lebanon	193	422	423
Other	873	1,231	1,064
Total	5,275	7,012	7,006

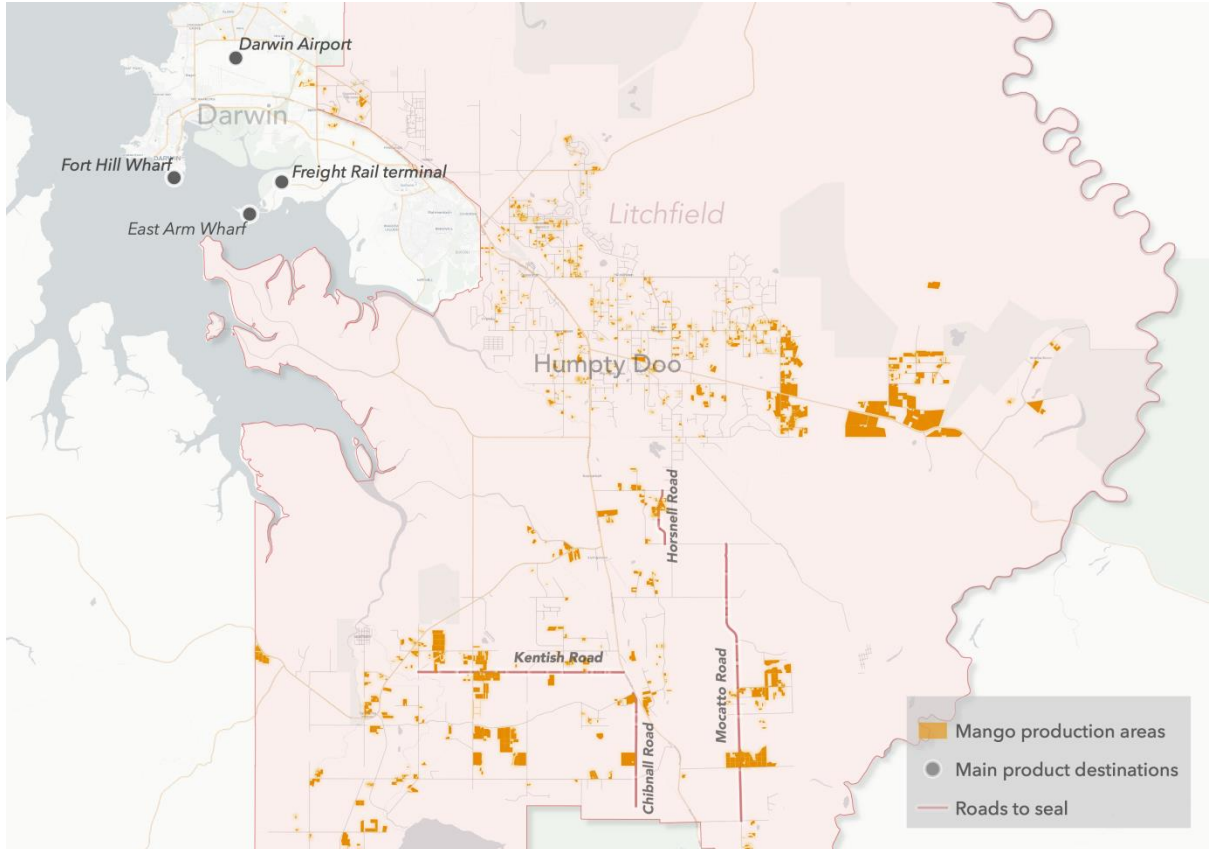
Source: Mango Strategic Investment Plan

There is industry consensus that these and other markets (e.g. the USA) can grow significantly as the freight capacity is expanded, export channels are developed and market connections and supply chains are strengthened.

The NT accounted for 690 tonnes (\$3.3 million) of total exports in 2015/16. Queensland, in comparison, exported 5,465 tonnes of mango to the value of \$23.2 million. Given the proximity of Darwin to most of the current markets, export prospects for the NT are particularly promising. Given the proximity of Litchfield growers to Darwin, they would greatly benefit from developing NT export prospects.

The strategic locational advantage of Litchfield's mango industry is shown in Figure 5.

Figure 5: The Strategic Locational Advantage of Litchfield's Mango Industry



2.3 POLICY RELEVANCE

2.3.1 10 year Infrastructure Plan

The project is most relevant to the NT Government's 10-year Infrastructure Plan. This sets out the priority projects for 2017-2026. The plan notes that *"regional economic development is constrained by a lack of infrastructure, which affects development costs, contributes to project risk and impacts the ability to get products to markets."*

Two key points to note from the Plan are:

1. Secure and reliable supply chains are critical to economic growth; and

Mangoes are the major horticultural crop in the NT, worth a combined annual total of about \$88.5 million.

The relevant investment needs for the agribusiness sector identified in the Plan are:

1. Maintain and improve the regional road network to support industry; and
2. Develop processing, cold chain infrastructure and logistics support for key agriculture industries including mangoes, other fruit, fish and seafood.

2.4 THE LITCHFIELD MANGO STORY

The mango industry in Litchfield has grown and consolidated over the last 40 years. Initially, mangoes were grown on small holdings as a side crop, but over this period farming

practices have improved and become more sophisticated and through consolidation, larger irrigated properties account for a large share of the municipality's production.

Darwin region with 2.1 million trays accounts for 24% of Australian production, and Litchfield accounts for almost all of Darwin's production.

2.4.1 How it works in Litchfield

Mango production is concentrated in areas east of Humpty Doo and in the southern part of Litchfield. Mangos are trucked from farms to local, large on-farm packing sheds, where they are graded and then road freighted directly to Australian markets or transhipped by rail through Darwin. Quality mangoes are shipped by trays and the rest is pulped for juice or other products.

Product is sent to markets in South Australia, NSW and Victoria. A proportion of product is sent to new and growing markets in South East Asia and in Middle East.

To maximise returns and respond to market demand growth, the focus of the local industry has shifted to higher quality product. This requires a more controlled production process, particularly for transport, as mangoes easily sustain damage during transport.

3. The Project



- ✓ The project is to seal the following roads:
 - Chibnall Road between Old Bynoe and Leonino Road
 - Mocatto Road between Whitstone and Acacia Gap Road
 - Horsnell Road between Elizabeth Valley Road and Alverly
 - Kentish Road between Hopewell Road and end of seal.
- ✓ The intention of the project is to address fundamental problems that are undermining the capacity of the mango industry to deliver more, high quality fruit to growing markets.

3 Description of the Project

The project is to upgrade and seal four lengths of unsealed road in the south of Litchfield municipality. Along these roads there are substantial mango farms and packing sheds where own and neighbouring producers' fruit is packed for market. The unsealed roads are used either to move fruit from orchards to the packing sheds, or from the sheds to market. The roads are also the access routes for staff and supply chain inputs.

An Investment Logic Map was prepared to summarise the priority problems caused by the unsealed roads; the strategic interventions necessary to address these problems; and the benefits of doing so (see Figure 2).

3.1 PROBLEMS FOR THE LOCAL MANGO INDUSTRY

The key problems the project is intended to address are outlined below. Each problem is described in terms of the cause and consequence.

3.1.1 Gravels roads corrugations and potholes are reducing the value of mangoes to market

Transportation of mangoes to and from packing sheds occurs along 15km of unsealed roads. As with most unsealed roads in the NT, vehicle impact and weathering creates

potholes and corrugations. Notwithstanding costly and carefully designed packing trays, transport along these roads, therefore, damages the fruit.

Bruising is usually not apparent until the fruit is unloaded at the market and results in a downgrade of the fruit to a lower price point. However, by this stage, producers have often already committed significant sums to harvest and deliver what should be class 1 fruit to market. By contrast, class 2 fruit often does not warrant delivery to distant market. The regrading, therefore, can represent a significant loss to the producer, both financially and reputationally.

Estimates of the higher revenue for producers, through class 1 fruit reaching the markets are based on commercial-in-confidence data provided by the producers located adjacent to the roads covered by the project. The percentage of fruit that is bruised on sealed roads has been used as the comparison.

Annual increase in revenue to the producers is shown in Table 3.

In summary, sealing of these roads would reduce bruising sufficient to increase revenue for the relevant producers by an estimated \$1.115 million p.a.

Table 3: Revenue Increase to Producers from Reduced Quality Downgrade

Damage	Estimated loss pa
Bruising appearing at market	\$488,633
Bruising to fruit to be packed entering the packing shed over unsealed roads	\$517,750
Part loads of other growers' fruit travelling over unsealed roads	\$109,593
Total	\$1,115,976

Source: NT Farmers

3.1.2 Gravel road dust is reducing mango farm productivity

Dust from unsealed roads affects mango tree pollination to a depth of 60m from the roadside. Not only does the dust reduce pollination, it also increases the incidence of mites in the fruit. Producers tend not to harvest fruit from the first 60m adjacent to the unsealed roads. Trees bear insufficient volume or quality of fruit to cover harvesting costs.

An estimate of the increase in revenue to the producers from increasing their productive area (i.e. harvesting from this 60m wide strip)

on currently owned orchards is provided in Table 4.

Table 4: Revenue Increase from Increased Productive Area

Damage	Estimated loss pa
Loss of production due to dust from unsealed roads	\$308,155

Source: NT Farmers

3.1.3 Gravel roads are reducing safety

There are a range of other consequences across the supply chain. These can be broadly described as efficiency losses.

Firstly, mango producers on unsealed roads are compelled to use freight contractors with special air suspension on the vehicles in lieu of the standard spring or coil suspension⁵.

The need to use transport companies with air suspension vehicles reduces the choice in transport providers for the mango producers and reduces competition. While, there are no direct cost savings, the decreased supply of freight contractors limits the choice of mango producers located on unsealed roads.

It is not possible to quantify the impact to mango producers, but any reduction in market competition is likely to have a negative impact on the end freight costs.

⁵ Air suspension is a system of rubber and polyurethane bags, inflated by a compressor, which substitute for other suspension. Fragile loads suffer less damage when air suspension is used.

Another efficiency loss is the safety of workers accessing the farms and packing sheds. Unsealed roads have a higher rate of traffic accidents and this is particularly concerning given that many of the farm workers are backpackers with limited experience driving in Australia.

Table 5 shows the average number of accidents per year 2011 to 2015 in Litchfield. Accidents have been attributed to sealed and unsealed roads using GIS data and assuming that Northern Territory roads are sealed.

Table 5: Average Accidents per year 2011 – 2015 Litchfield

Accidents	Sealed	Un-sealed
Annual fatalities per year	4.2	0
Annual serious injury per year	70	1.2
Annual injury per year	7	1
Annual no injury per year	102.8	2.75

Source: Litchfield and Geografia

Table 6 shows the parameter values associated with serious injury accidents. The data does not enable the calculation of a benefit from a reduction in accident rate between sealed and unsealed roads. However, anecdotal evidence from local residents indicate the accident rate on unsealed roads is significantly higher. It is speculated that the remoteness of the area

and access to local assistance lead to underreporting of non-fatal accidents.

Table 6: Serious Injury Accident Costs – 2013 values

Cost Component	Costs
Total Human Cost	\$335,078
Total Vehicle Costs	\$13,241
General Costs	\$151,632

Source: ATAP (Note; General costs cover travel delays, insurance administration, police, property and fire)

Anecdotally, sealing the roads has the potential to reduce road accident rates equating to a reduction in cost for staff, deliveries and farmers.

Finally, there is additional wear and tear of vehicles and equipment⁶ because of the unsealed roads (due to both vibration from travel and the dust produced). This is based on the experience of farmers and residents using unsealed roads, that the lifespan of a vehicle used on unsealed roads is one third of that for vehicles only used on sealed roads.

The combined revenue loss from these problems caused by the unsealed roads cannot be quantified due to lack of quality data.

⁶ This includes staff vehicles, farm machinery and transport vehicles.

4. Analysis



- ✓ The economic appraisal assesses the financial and economic viability of the project.
- ✓ The appraisal is based on a construction estimate of \$20.1 million and net present value (NPV) benefits of \$33.9 million (4% discount rate) and \$24.1 million (7% discount rate).
- ✓ This gives benefit cost ratios of 1.7 and 1.2 respectively.
- ✓ There is a very strong positive return on investment of 9%, making this project an attractive investment for stimulating economic activity in the Northern Territory.

4 Analysis

This section assesses the financial and economic viability of the project. The methodology follows the Australian Transport Assessment and Planning Guidelines, which outline best practice for transport planning and assessment in Australia. Guidance is provided on the monetised and non-monetised potential benefits and costs to include in the cost benefit analysis. The guidelines also identify what can be considered secondary economic impacts. The appraisal is undertaken in real terms, using the recommended discount rates.

4.1 METHODOLOGY & ASSUMPTIONS

4.1.1 Methodology

The components required for the economic appraisal were identified in the Investment Logic Mapping, where the stakeholders identified and estimated the major benefits that could be attributed to the project.

Costs and benefits are calculated using discount rates to estimate the net present value of future dollar values. The sum of the annual discounted present values of the stream of benefits or costs is called the 'present value' of that stream. The net present value (NPV) of a project is the difference

between the discounted stream of benefits and the discounted stream of costs⁷. The NPV is given by:

$$NPV = \sum_{t=0}^n B_t - OC_t - IC_t(1+r)^t$$

where:

- t is time in years
- n is number of years during which benefits and costs occur
- r is the discount rate
- B_t is benefits in year t
- OC_t is infrastructure operating costs in year t
- IC_t is investment costs in year t .

Dividing the NPV of benefits with the NPV of costs gives the cost benefit ratio. Although Cost Benefit Analyses (CBAs) are normally undertaken from the point of view of society as a whole, this appraisal is undertaken from the point of view of NT, given the relatively low interdependency of the NT economy with other States and Territories.

4.1.2 Assumptions

The economic appraisal of these benefits and costs is undertaken using the following

⁷ ATAP, Cost Benefit Analysis 10.4

parameters, which have been adopted through discussion with Litchfield Council and regard to NT standard practice⁸:

- Price year – the year in which all monetary values e.g. construction costs are presented. This is usually 4th Quarter of the previous year in which the assessment is based and in this case is 4Q2017;
- Construction year – construction is estimated to take up to 12 months and to occur in 2019;
- Road opening year – the construction is assumed to be completed for road reopening to traffic at the start of 2020;
- Evaluation period – this is usually 30 years for road projects. This enables the results of the CBA to be directly compared with other road CBAs for funding purposes;
- Discount rate – these are currently set at real rates of 4% and 7% for transport related projects, which provides a range in NPV⁹.

A positive NPV means that the project represents an improvement in economic efficiency compared with the existing conditions.

To then calculate the benefit cost ratio (BCR) the present value of net benefits is divided by the present value of costs.

A BCR greater than one implies a positive NPV.

4.1.2.1 Road construction costs

Construction cost of the project has been estimated at approximately \$20 million (Table 7).

Table 7: Road Construction Costs

Road Name	Cost Estimate (Mar 2018)
Horsnell Road	\$5,526,677
Kentish Road	\$3,692,672
Mocatto Road	\$5,814,980
Chibnall Road	\$5,041,504
Total	\$20,075,833

Source: Litchfield Council. Note: all costs inclusive of GST

The costs are based on road design and survey work undertaken by Byrne Consulting. The design and survey work has been completed for all four roads. There are no additional permit requirements as there will be no land acquisition in connection with the road works. All works are within the existing road reserve. The project is therefore ready to commence construction when capital funding has been granted.

⁸ ATAP, Cost Benefit Analysis Section 10.3

⁹ A discount rate of 7% is clearly higher than current real interest rates. If the NPV is positive at that level, it clearly demonstrates the value of the project.

4.1.2.2 Road maintenance costs

The saving in road operation and maintenance has been included in this economic appraisal as a benefit. This is because the ongoing maintenance costs of unsealed roads are higher by a ratio of some \$4.5:\$1 over a 30 year period.

Maintenance costs for sealed roads vary more between individual years and are quite high in years that require a new bitumen seal, which is necessary every 10 to 15 years.

Maintenance costs have been estimated over the full 30 year period and then annualised to provide an average figure that is comparable between the sealed and unsealed road sections.

Table 8 summarises the maintenance cost estimates for 13.3km of unsealed roads and Table 9 for the equivalent length of sealed road.

Table 8: Maintenance Cost Unsealed Road

Maintenance Task	Frequency	Cost
Grading	6 weeks	\$25/km + mobilisation costs
Grade and Water Roll (where produce is grown adjacent to the road)	quarterly	\$1500/km

Maintenance Task	Frequency	Cost
Pre-wet season full maintenance grade	Annual	\$450/km + mobilisation costs
Corrugation fix (Rip, Reform, Recompact)	Yearly	\$5500/km
Regravel with top up of subbase, gravel top up and compact	Every 5 years	\$19/m ²
Estimated total for 13.3km of road over 30 year period		\$19.4million

Source: Litchfield Council & Matters More

Table 9: Maintenance Cost Sealed Road

Maintenance Task	Frequency	Cost
Renewal of line marking ²	2 years after completion, then every 5 years	\$5-\$7 per metre
Shoulder and drainage	Every 3 – 5 years	\$1400/km of road side
Bitumen seal	Every 10 – 15 years	\$\$9.90 - \$15/m ² + mobilisation and demobilisation costs
Estimated total over 30 year period		\$4.3million

Source: Litchfield Council & Matters More

The maintenance cost estimates indicate that the approximate annual maintenance cost saving would be in the order of \$501,000pa over a 30-year period.

4.2 ECONOMIC APPRAISAL

4.2.1 Net present value

Table 10 summarises the full suite of costs and benefits to be evaluated.

Net present value calculations are done with two discount rates to provide results that are robust in case of a real interest rate increase. Assessment guidance specifies use of the 4% and 7% discount rates. It is worth noting that both of these discount rates are higher than the current cash rate in Australia.

NPV (7% discount rate) of benefits;

= \$24,125,384 or \$24.1 million (rounded)

NPV (4% discount) of benefits:

= \$33,860,154 or \$33.9 million (rounded)

Table 10: Summary of Costs and Benefits

	Components of the costs benefit analysis	Period it occurs	Costs & Benefits 2018 dollars
Cost	Capital costs	Year 0	-\$20,075,833
Benefit	Increased revenue to producers from reduced fruit bruising	Every year from Year 1 to 30	\$1,115,976
Benefit	Increased revenue from increased production	Every year from Year 1 to 30	\$308,155
Benefit	Benefit of reduced maintenance to roads covered by the project	Every year from Year 1 to 30	\$501,000
Benefit	Value of staff safety through reduced road accidents	Every year from Year 1 to 30	Not quantifiable

4.2.2 Benefit Cost Ratio

The benefit cost ratio (BCR) is calculated by dividing the total discounted value of the benefits by the total discounted value of the costs.

$$\begin{aligned} \text{BCR @ 4\%} &= \$33.9 \text{ mio}/\$20.1 \text{ mio} \\ &= 1.69 \end{aligned}$$

$$\begin{aligned} \text{BCR@ 7\%} &= \$24.1\text{mio}/\$20.1 \text{ mio} \\ &= 1.19 \end{aligned}$$

A BCR ratio over 1.0 indicates that the net present value of the sum of the project benefits is greater than the sum of costs, and that it is therefore a good investment.

4.3 ECONOMIC IMPACT ASSESSMENT

Economic impact assessment differs from a cost benefit analysis in that it is focused on the changes in the wider economy that results from the project. In this case, it looks at the impacts on the industry that is involved in the delivery of the project (the construction industry), and on the industry that is the main benefactor of the project (the agricultural/horticultural industry). It also

takes flow-on effects through the wider economy into account¹⁰.

4.3.1 The economic impact model

The University of Adelaide economic impact model¹¹ was used to estimate the impact of construction and operational phases on Litchfield's economy. The results of this are documented below.

To quantify the impact at the national level, a national Input Output model was constructed. In view of the fact that the NT economy is relatively self-contained (particularly with respect to road construction activity), it can be assumed that most of the economic impact occurs within the NT.

Key inputs for the model are:

1. A one- year construction phase with a total estimated expenditure of \$20.1million.
2. Ongoing operational benefit to the mango industry of \$1.42million (see Section 4.2.1).

4.3.2 Impact on Litchfield

Table 11 and Table 12 summarise the impact results for Litchfield for both construction and operational impacts. For the latter, this is a result of improved productivity in the mango

¹⁰ The economic impact assessment focuses on the effect on the mango production industry and not indirect effects, such as fewer traffic accidents.

¹¹ See <http://eiat.aurin.org.au/#/eiat/impact>. This model was used to ensure a transparent process.

industry enabling additional employment. Key findings are:

- A total impact on local GRP¹² of \$12.3m from construction and \$1m for operational impacts; and
- A total impact on employment of 109 full time equivalent (FTE) jobs during construction and 10.5 FTEs ongoing.

Table 11: Litchfield Construction Economic Impact Estimates

	Direct	Indirect	Total
GRP	\$6.3m	\$6.1m	\$12.3m
FTEs	59	50	109

Source: WISeR Economic Impact Analysis Tool

Table 12: Litchfield Operational Economic Impact Estimates

	Direct	Indirect	Total
GRP	\$0.6m	\$0.4m	\$1.0m
FTEs	7	3.5	10.5

Source: WISeR Economic Impact Analysis Tool

In 2016, Litchfield’s GRP was estimated at \$2.22b (NIEIR) and the total local FTE count, 11,686. This makes the construction impact

equivalent to 0.55% of the Shire’s GRP and 0.9% of all FTEs (or 33% of heavy and civil engineering construction FTEs¹³).

The ongoing operational impact equates to 0.05% of the Shire’s economy and 0.09% of all jobs (or 2% of all agriculture FTEs).

These findings are corroborated by independent forecasts by the NT Farmers Association. The expectation is that there will be increased investment and employment on farm and in the packing sheds over the 30-year horizon of the project.

On farm permanent employment is forecast to increase by 6–10 staff, and harvest workers by 28 staff (4.7FTE) during the harvest period. The model output (10.5 FTEs) is more conservative than this market intelligence.

The improved profitability of the harvests is also expected to induce new investment in orchard areas. Two existing farms have the capacity to expand orchards by 40,000 trees (320 ha in total). This would increase the value of the mango crop by approximately 5,800 trays or \$136,000 per annum once trees reach maturity seven years after planting. The other farms will be looking at expanding their area under cultivation by buying or leasing existing farms or greenfield developments (subject to water availability). This information has not

¹² Gross Regional Product.

¹³ This only refers to direct FTEs in construction.

been factored into the model to reduce the risk of double counting.

In addition, the four existing packing shed operators are committed to substantial further investment subject to the road sealing. This includes:

- More harvest machines;
- Investment in new technology for digitising traceability, cool chain monitoring, increased use of NIR¹⁴ maturity testing and reporting, colour system graders; and
- Integrated pest management systems.

These flow-on effects have not been monetised but indicate the results of this analysis are very likely to underestimate the benefits to the economy (in Litchfield municipality and beyond).

4.3.3 Impact on Australia

Table 13 and Table 14 summarise the total impact results for Australia. Key findings are:

- A total impact on GDP of \$31m from construction and \$1.2m for operational impacts; and
- A total impact on employment of 139 FTEs during construction and 5 FTEs ongoing.

¹⁴ Near Infrared analysis is a cost-effective, non-invasive spectroscopic technique to test food samples (e.g. for ripeness).

¹⁵ The Geografia inter-industry model used for this does not provide separate direct and indirect impact results.

Table 13: National Construction Economic Impact Estimates

	Direct	Indirect	Total
GDP	-	-	\$31m
FTEs	39	100	139

Source: Geografia, 2018.¹⁵

Table 14: National Operational Economic Impact Estimates

	Direct	Indirect	Total
GDP	-	-	\$1.2m
FTEs	4	1	5

Source: Geografia, 2018

4.3.4 Other impacts

The CSIRO Futures research on agribusiness (CSIRO, 2017) suggests this sector is one of only a few major growth drivers for Australia. This is not (as previously thought) as a food bowl producing at volume, but as a niche producer with a focus on high value products. Mangoes are part of this landscape.

As explained in Section 3, road sealing is directly related to the quality of product. As there is a delay before bruising appears, downgrading can occur upon delivery to the

buyer, thereby risking reputational damage for the growers.

4.4 RISK ASSESSMENT

Since the values that are part of the cost benefit analysis are forecasts, they are associated with a level of uncertainty. That is, there is a risk they may be higher or lower than forecast for the analysis.

As part of the risk assessment, a sensitivity analysis was undertaken to determine whether the project would be feasible with different cost and benefit assumptions.

4.4.1 Sensitivity analysis

Sensitivity analysis has been undertaken on the following components:

1. Construction cost
2. Benefits of reduced bruising
3. Benefits of increased productive area
4. Benefits of reduced road maintenance costs

4.4.1.1 Construction cost

Although the construction costs are based on detailed design, there is the risk that construction cost may have increased if there is some lengthy delay before construction eventuates. Construction costs have been tested at a sensitivity of 10% increase in costs. Under this assumption, the BCR at both 4% and 7% discount rate remains above 1.0.

4.4.1.2 Reduced bruising

The value of the project has been assessed in the event that the benefits of reduced bruising during transport to packing sheds and/or markets are lower than estimated. This could occur if the overall production from the farms located on the roads decline (e.g. a grower or packing shed goes out of business), or if fire or disease impacts on the orchards and thereby reduces the production. The impact on the BCR has been measured at a 10% decline in benefits achieved, under both discount rate scenarios, the BCR remains above 1.0.

4.4.1.3 Increased productive area

The sensitivity of benefits from the increased production area (the area that is no longer affected by dust from the unsealed road) has also been measured. It is possible that there could be a delay in realising the benefits. For example, if it takes longer than expected for the trees to fully recover from the dust (in year 3 or 4 instead of year 1). Again, a 10% in benefits achieved from increasing the productive area still returns a BCR above 1 for both discount rates.

4.4.1.4 Reduced road maintenance costs

Table 15 summarises the results of the sensitivity analysis at 10% change for the four scenarios outlined in Section 4.4.1.

Sensitivity of the BCR result to different assumptions about the reduced road maintenance costs is estimated.

Table 15: Sensitivity Analysis at 10% Change

Component	Current value	Sensitivity	BCR @4%	BCR @ 7%
Construction Cost	\$20.1 million	+10%	1.5	1.1
Benefits of reduced bruising (from year 1)	\$1,115,976 pa	-10%	1.6	1.1
Benefit of increased production area (from year 1)	\$308,155 pa	-10%	1.7	1.2
Road maintenance cost savings not realised to full extent (from year 1)	\$501,000 pa	-10%	1.6	1.2

There is a risk that the cost to maintain sealed roads increases more than expected. For example, if it becomes difficult to source the aggregate that is used to reseal roads or other inputs. The BCR impact is again tested if the maintenance costs savings are reduced by 10%. BCRs remain above 1 for both discount rates.

The sensitivity analysis shows that at 10% increase in costs or decline in benefits, the BCR of the project remains greater than 1 in all cases.

The project is most sensitive to:

- increases in construction costs; and
- reduction in achieved benefits from reduced bruising to the fruit.

4.4.2 Risk management

Risk management strategies to ensure a successful outcome of the project should be focused on controlling the construction costs tightly to ensure there is no overrun. Council’s engineering department should be consulted on the best strategies for managing the construction process. This includes gauging views on:

- The least risky time of year for the construction where weather events are will have a minimal impact on the construction period; and
- Negotiating a fixed cost construction contract with the preferred provider.

5. Conclusion



- ✓ Analysis of the sealing of four roads in Litchfield shows that it will provide overall benefits to the agricultural industry and the municipality.
- ✓ The benefit cost ratio of the project at a discount rate of 4% is 1.69. At a 7% discount rate, it is 1.19.
- ✓ Tests of the impact of input cost changes ($\pm 10\%$) on the benefit cost ratio show that it remains over 1 for all discount rates.
- ✓ This project provides an attractive 9% p.a. return on investment
- ✓ In summary, even with input cost changes, the project benefits are robust and, therefore is a wise investment for Northern Australia.

5 Summary and Conclusion

5.1 THE MANGO INDUSTRY

The mango industry has grown over the last 40 years. During this time, it has consolidated into larger farms with packing sheds and focused on higher quality product, primarily for the domestic market.

The Darwin region accounts for 24% of Australian production, and Litchfield accounts for almost all of Darwin's production.

The CSIRO Futures research (CSIRO, 2017) suggests agribusiness is one of only a few major growth drivers for Australia. This is not (as previously thought) as a food bowl producing at volume, but as a niche producer with a focus on high value products. As a high value, in-demand product, mangoes are clearly part of this future.

Sealing four roads in Litchfield Shire will have significant benefits for the mango industry in Litchfield. Currently, bruising that appears at delivery of packaged product to market as a result of transport on unsealed roads, is reducing the quality of the product. A downgrade from grade 1 to grade 2 effectively halves the value of a tray of mangoes and this affects the reputation of growers in Litchfield and NT generally.

The cost to seal four roads totalling 13.5kms is estimated at \$20.1million. Survey and design of the road improvements were completed by

Litchfield Council at a cost of approximately \$272,000, so works could commence immediately and deliver benefits for the mango harvest in late 2018 and early 2019.

5.2 THE ANALYSIS

The analysis shows that the project will provide overall benefits to the agricultural industry and the municipality.

The benefit cost ratios of the project are:

1. **1.69 at a discount rate of 4%.**
2. **1.19 at a 7% discount rate.**

Analysis was undertaken to test the robustness of the benefit cost ratio to increases in costs and decreases in benefits. Cost increases of 10% and benefit decreases of 10% were tested. In all instances, the benefit cost ratio remained over 1.0 for both 4% and 7% project discount rates, indicating that the project benefits are quite robust.

The internal rate of investment is 9%, which is very attractive in the current low interest environment.

5.3 CONCLUSION

The project will bring significant benefit to Litchfield and provide impetus for further growth of the mango industry, generating employment and GDP for the municipality and the NT.

References

ABS, 2016, **Census 2016**, Australian Bureau of Statistics, Canberra

Australian Mango Industry Association, 2018, **Mango Harvest Forecast January 2018**

Australian Government Department of Agriculture and Water Resource, April 2016, **The Australian Mango Industry, increasing exports through collaboration, Collaborative Case Study 6.**

CSIRO, 2017 **CSIRO Futures: Food & Agribusiness**, Canberra

Department of Infrastructure, Regional Development and Cities, 2017, **Australian Transport Assessment and Planning Guidelines.**

Frankhauser & Associates, 2018, **Investment Management Facilitator Training, Part 1 & Part 2.**

Horticulture Innovation Australia, 2017, **Australian Horticulture Statistics Handbook – Fruit 2016/17**

HortInnovation, 2017, **Mango Strategic Investment Plan 2017 – 2021**

Northern Territory Government, 2016, **10-year Infrastructure Plan.**

NT Farmers, **Position Paper – Freight and Transport**

Reserve Bank of Australia, April 2018, Statement by Philip Lowe, Governor: **Monetary Policy Decision**



Agenda Item Number:	15.13
Report Title:	Acquittal of Special Purpose Grants
Report Number:	18/0087
Meeting Date:	27/06/2018
Attachments:	A - Acquittal Form Howard Park Reserve Irrigation Upgrade B – Acquittal Form Purchase and Installation of Solar System C – Expense listing Howard Park Reserve Irrigation Upgrade D – Expense listing Purchase and Installation of Solar System

Purpose

This report presents for Council approval partial acquittal forms for the Litchfield Council Solar System Installation and Howard Park Reserve Irrigation System Special Purpose Grants.

Summary

Council received a Special Purpose Grant from the NTG Department Housing and Community Development 20 June 2017 for the upgrade to the Irrigation System at Howard Park Reserve. Most works were undertaken in the 2017/18 financial year, with some funds remaining for expending in the 2018/19 financial year. A total of \$20,000 have been received in funding with \$13,585 spent as at 20 June 2018.

Council received a Special Purpose Grant from the NTG Department Housing and Community Development 28 May 2018 for the installation of Litchfield Council Solar System. Works have commenced in the 2017/18 financial year, with remaining funds to be expended in the 2018/19 financial year. A total of \$78,720 have been received in funding with \$28,625 spent as at 20 June 2018.

Recommendation

THAT Council approve the partial acquittal forms of the Special Purpose Grants for the installation of Litchfield Council Solar System to the value of \$28,720 as at 20 June 2018 and the upgrade to the Irrigation System at Howard Park Reserve to the value of \$13,585 as at 30 June 2018.

Background

As part of the funding agreement Special Purpose Grants need to be partially acquitted on or before the 30 June of each calendar year the funds are held by Council. Any acquittal provided to the funding body need to be approved by Council. Attachment A and B are the partial acquittal forms for the above-mentioned projects.

Further to the partial acquittal form the report provides a detailed listing of expenditures to date (Attachment C and D) identifying the works undertaken to date, which include:

- Commencement of the purchase and install of a solar photo-voltaic (PV) system on Council's main office building at Bees Creek Road, Freds Pass. 40% Deposit paid, whilst awaiting the approval from Power Water for the installation of the system.
- Commencement of the upgrade to the irrigation system at the Howard Park Recreation Reserve. First stage of improvement to the valves, pumps and installation of a weather station being finalised, with more improvements scheduled for the irrigation system. Quotes being sought for further improvements.

Links with Strategic Plan

Priority # 2 – A great place to live

Legislative and Policy Implications

Nil

Risks

Council needs to partially acquit these grants as at 30 June 2018 in line with the funding agreement.

Financial Implications

The remaining funds for the improvement of the Irrigation System at Howard Park Reserve is \$6,415 and the remaining funds for the implementation of the Solar System at Litchfield Council Office is \$50,095, these will be expended after 1 July 2018 and the final acquittal process will be presented to Council thereafter.

Community Engagement

Nil

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

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.

Litchfield Council

2017-18 ACQUITTAL OF SPECIAL PURPOSE GRANT

Department of Housing and Community Development

File number: 2013/01482

Purpose of Grant: Upgrade to the irrigation system at the Howard Park Recreation Reserve

Date of Approval of Variation to Grant (if applicable) / /201__

INCOME AND EXPENDITURE ACQUITTAL FOR THE PERIOD ENDING 30 June 2018

Special Purpose Grant	\$20,000
Other income	_____
Total income	<u>\$20,000</u>
Expenditure (Specify accounts and attach copies of invoices and ledger entries)	
An 'administration fee' is not to be apportioned to the grant for acquittal purposes.	
	_____ \$13,585
Total Expenditure	<u>\$13,585</u>
Surplus/(Deficit)	<u>\$ 6,415</u>

We certify, in accordance with the conditions under which this grant was accepted, that the expenditure shown in this acquittal has been actually incurred and reports required to be submitted are in accordance with the stated purpose of this grant.

Acquittal prepared by Karina Gates, Finance Manager ...20/06./2018

Laid before the Council at a meeting held on 27/06/2018 **Copy of minutes attached.**

CEO or CFO 20./06./2018

DEPARTMENTAL USE ONLY

Grant. amount correct?	YES/NO	
Expenditure conforms with purpose		YES/NO
Minutes checked		YES/NO
Balance of funds to be acquitted		\$
Date next acquittal due		/ /

ACQUITTAL ACCEPTED YES/NO

Prepared by

Comments

Donna Hadfield – Manager Grants Program

Litchfield Council

2017-18 ACQUITTAL OF SPECIAL PURPOSE GRANT

Department of Housing and Community Development

File number: HCD2017/01687

Purpose of Grant: Purchase and install a solar photo-voltaic (PV) system on Council's main office building at Freds Pass.

Date of Approval of Variation to Grant (if applicable) / /201__

INCOME AND EXPENDITURE ACQUITTAL FOR THE PERIOD ENDING 30 June 2018

Special Purpose Grant	\$78,720
Other income	
Total income	\$78,720

Expenditure (Specify accounts and attach copies of invoices and ledger entries)
An 'administration fee' is not to be apportioned to the grant for acquittal purposes.

Total Expenditure	\$28,625
Surplus/(Deficit)	\$ 50,095

We certify, in accordance with the conditions under which this grant was accepted, that the expenditure shown in this acquittal has been actually incurred and reports required to be submitted are in accordance with the stated purpose of this grant.

Acquittal prepared by ..Karina Gates, Finance Manager20/06/2018

Laid before the Council at a meeting held on 27/06/2018 **Copy of minutes attached.**

CEO or CFO 20/06/2018

DEPARTMENTAL USE ONLY

Grant. amount correct?	YES/NO	
Expenditure conforms with purpose		YES/NO
Minutes checked		YES/NO
Balance of funds to be acquitted	\$	
Date next acquittal due	/	/

ACQUITTAL ACCEPTED YES/NO

Prepared by
.....
Comments

Donna Hadfield – Manager Grants Program

Work Order

Transaction Listing by Work Order

Posting Year: 2018



Litchfield LIVE

Program - c_wo007 20/06/2018 1:00:49PM

Work Orders:	4561 to 4561	Classification 1:	All Records	Classification 3:	All Records
Task Code:	0 to 999999	Classification 2:	All Records	Classification 4:	All Records
Posting Period:	1 to 12				

Work Order Description

4561 Irrigation for Howard Park Reserve - NTG Special Purpose Grant \$20k

Task	Description	Transactions	Committed	Oncost	Actual Val	Total Value	GST
130	Capital Purchase	3	6,792.39	0.00	6,792.39	13,584.78	679.24

Trans Dte	Reference	Mod Account	Account Description	Transaction Description	Committed	Oncost	Actual Val	Total Value	GST
15/11/17	12270	PU 165	THINK WATER	Howard Park Recreation Reserve Irrigation Upgrade Pricing as per quote and scope of works Dated 17 M arch 2017 Our Ref:TQ19840 (Issue #:3) **50% Depos t**	6,792.39	0.00	0.00	6,792.39	0.00
15/11/17	12270	PU 165	THINK WATER	Howard Park Recreation Reserve Irrigation Upgrade Pricing as per quote and scope of works Dated 17 M arch 2017 Our Ref:TQ19840 (Issue #:3) **50% on com pletion of project**	6,792.39	0.00	0.00	6,792.39	0.00
16/11/17	T1120957	AP 165.01	THINK WATER	Howard Park Recreation Reserve Irrigation Upgrade Pricing as per quote and scope of works Dated 17 M arch 2017 Our Ref:TQ19840 (Issue #:3) **50% Depos t**	(6,792.39)	0.00	6,792.39	0.00	679.24

Total Transactions Task Capital Purchase					3	6,792.39	0.00	6,792.39	13,584.78	679.24
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Work Order

Transaction Listing by Work Order

Posting Year: 2018

Litchfield LIVE

Program - c_wo007 20/06/2018 12:57:58PM

Work Orders:	4589 to 4589	Classification 1:	All Records	Classification 3:	All Records
Task Code:	0 to 999999	Classification 2:	All Records	Classification 4:	All Records
Posting Period:	1 to 12				

Work Order Description

4589 Solar System Installation - SPG

Task	Description	Transactions	Committed	Oncost	Actual Val	Total Value	GST
110	Capital - Construction	2	42,938.11	0.00	28,625.40	71,563.51	2,862.54

Trans Dte	Reference	Mod Account	Account Description	Transaction Description	Committed	Oncost	Actual Val	Total Value	GST
31/05/18	13638	PU 1388	COUNTRY SOLAR NT	Supply and commissioning of a 53kWp DC commercial solar system for the Litchfield Council building a t 7 Bees Creek Road, Bees Creek. 40% deposit (\$31,487.94) is required upon accepting the offer to trigger the project scheduling and component ordering.	71,563.51	0.00	0.00	71,563.51	0.00
01/06/18	INV-0827	AP 1388.01	COUNTRY SOLAR NT	Supply and commissioning of a 53kWp DC commercial solar system for the Litchfield Council building a t 7 Bees Creek Road, Bees Creek. 40% deposit (\$31,487.94) is required upon accepting the offer to trigger the project scheduling and component ordering.	(28,625.40)	0.00	28,625.40	0.00	2,862.54

Total Transactions Task Capital- Construction	2	42,938.11	0.00	28,625.40	71,563.51	2,862.54
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COUNCIL AGENDA

LITCHFIELD COUNCIL MEETING

Wednesday 27 June 2018

16 Common Seal

17 Other Business

18 Public Questions

19 Confidential Items

- 19.1 Application to write off legal charges
- 19.2 Application to write off rates and penalty interest
- 19.3 Community Grants Scheme 2017-18
- 19.4 RFT18-163 Freds Pass Upgrade – Award

20 Close of Meeting