

Business Papers

2nd Ordinary Council Meeting

Tuesday, 30 May 2017 5.00pm



Notice of Meeting

To the Lord Mayor and Aldermen

You are invited to attend a 2nd Ordinary Council Meeting to be held in the Council Chambers, Level 1, Civic Centre, Harry Chan Avenue, Darwin, on Tuesday, 30 May 2017, commencing at 5.00pm.

B P DOWD

CHIEF EXECUTIVE OFFICER

2nd Ordinary Council Meeting Tuesday, 30 May 2017 5.00pm

<u>Guests</u>

From 5.15pm

Representatives from the Landbridge Group will be in attendance from 5.15pm to brief the Council on Landbridge Luxury Hotel at the Open Section of the Meeting.

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CITY OF DARWIN

ONE HUNDRED AND THIRTEENTH ORDINARY MEETING OF THE TWENTY-FIRST COUNCIL

TUESDAY, 30 MAY 2017

MEMBERS: The Right Worshipful, Lord Mayor, Ms K M Fong Lim, (Chair); Member R K Elix; Member J A Glover; Member G J Haslett; Member R M Knox; Member G A Lambert; Member G Lambrinidis; Member S J Niblock; Member M Palmer; Member R Want de Rowe; Member E L

Young.

OFFICERS: Chief Executive Officer, Mr B P Dowd; General Manager Corporate Services, Dr D Leeder; General Manager Infrastructure, Mr L Cercarelli; General Manager Community & Cultural Services, Ms A Malgorzewicz; Executive Manager, Mr M Blackburn; Committee

Administrator, Mrs P Hart.

GUESTS: Representatives from the Landbridge Group will be in attendance from

5.15pm to brief the Council on Landbridge Luxury Hotel.

Enquiries and/or Apologies: Penny Hart E-mail: p.hart@darwin.nt.gov.au

PH: 8930 0670

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- 1. ACKNOWLEDGEMENT OF COUNTRY
- 2. THE LORD'S PRAYER
- 3. MEETING DECLARED OPEN
- 4. APOLOGIES AND LEAVE OF ABSENCE Common No. 2695036
- 4.1 Apologies
- 4.2 Leave of Absence Granted
- 4.3 Leave of Absence Requested
- 5. ELECTRONIC MEETING ATTENDANCE Common No. 2221528
- 5.1 Electronic Meeting Attendance Granted
- 5.2 <u>Electronic Meeting Attendance Requested</u>

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- 6. DECLARATION OF INTEREST OF MEMBERS AND STAFF Common No. 2752228
- 6.1 **Declaration of Interest by Members**
- 6.2 **Declaration of Interest by Staff**
- **CONFIRMATION OF MINUTES OF PREVIOUS MEETING/S** 7. Common No. 1955119
- 7.1 **Confirmation of the Previous Ordinary Council Meeting**

THAT the tabled minutes of the previous Ordinary Council Meeting held on Tuesday, 16 May 2017, be received and confirmed as a true and correct record of the proceedings of that meeting.

- BUSINESS ARISING FROM THE MINUTES OF PREVIOUS MEETING/S 8.
- 8.1 **Business Arising**
- **MATTERS OF PUBLIC IMPORTANCE** 9.
- **DEPUTATIONS AND BRIEFINGS** 10.
- 10.1 **Landbridge Luxury Hotel**

Common No. 3541995

Representatives from the Landbridge Group will be in attendance from 5.15pm to brief the Council on Landbridge Luxury Hotel.

11. **PUBLIC QUESTION TIME**

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12. CONFIDENTIAL ITEMS

Common No. 1944604

12.1 Closure to the Public for Confidential Items

THAT pursuant to Section 65 (2) of the Local Government Act and Regulation 8 of the Local Government (Administration) Regulations the meeting be closed to the public to consider the following Confidential Items and matters referred from Committees:-

<u>ltem</u>	<u>Regulation</u>	Reason
C26.1	8(c)(iv)	information that would, if publicly disclosed, be likely to prejudice the interests of the council or some other person
C32.1	8(c)(i)	information that would, if publicly disclosed, be likely to cause commercial prejudice to, or confer an unfair commercial advantage on, any person
C31.2	8(c)(iv)	information that would, if publicly disclosed, be likely to prejudice the interests of the council or some other person

12.2 <u>Moving Open Items Into Confidential</u>

12.3 <u>Moving Confidential Items Into Open</u>

13. PETITIONS

14. NOTICE(S) OF MOTION

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15. COMMITTEE REPORTS

15.1 COMMUNITY & CULTURAL SERVICES

(23/05/17)

Presentation of Report by Chair – Member R M Knox

Recommendations from the Community & Cultural Services Committee Meeting held on Tuesday, 23 May 2017.

- Walkway 81 Amsterdam Circuit to Trower Road
 Report No. 17C0031 MG:kl (23/05/17) Common No. 3525788
- A. THAT Report Number 17C0031 MG:kl entitled Walkway 81 Amsterdam Circuit to Trower Road, be received and noted.
- B. THAT Council conduct a six month trial to extend the closing time of Walkway 81 from 7pm to 9pm each night.
- C. THAT a further report be presented to Council at the conclusion of the trial to assess the outcomes and the impacts on the local residents.
- 2. Review of Nightcliff Jetty Car Park Opening Hours
 Report No. 17C0032 AM:kl (23/05/17) Common No. 2255268
- A. THAT Report Number 17C0032 AM:kl entitled Review of Nightcliff Jetty Car Park Opening Hours, be received and noted.
- B. THAT Council continue with the current closing regime of the Nightcliff Jetty Car Park between the hours of 11.00pm and 4.00am daily.
- C. THAT Council advise all stakeholders and consultation contributors of Council's decision to continue with existing closing times at the Nightcliff Jetty Car Park.

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Reports, recommendations and supporting documentation can be accessed via the City of Darwin Council Website at www.darwin.nt.gov.au, at Council Public Libraries or contact the Committee Administrator on (08) 8930 0670.

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- 3. 60th Anniversary of the City of Darwin
 Report No. 7C0021 AM:kl (23/05/17) Common No. 3536918
- A. THAT Report Number 17C0021 AM:kl entitled 60th Anniversary Celebrations of the City of Darwin, be received and noted.
- B. THAT Council endorse the draft 60th Anniversary of the City of Darwin Program at **Attachment C** to Report Number 17C0021 AM:kl entitled 60th Anniversary of the City of Darwin.

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15. **COMMITTEE REPORTS**

15.1 **COMMUNITY & CULTURAL SERVICES**

(23/05/17)

Presentation of Report by Chair – Member R M Knox

The Community & Cultural Services Committee resolved the following items under delegated authority.

4. Resolved Under Delegated Authority

Common No. 2752263

THAT Council receive and note the following decisions which were made by the Committee under delegated authority.

4.1 Nightcliff Pool Shade

Report No. 17C0029 MG:kl (23/05/17) Common No. 2191683

4.2 Review of Christmas Program 2016

Report No. 17C0015 KS:kl (23/05/17) Common No. 2946123

4.3 Guidelines, Standards and Outcome Measures for Australian **Public Libraries 2016**

Report No. 17P0001 KC:md (23/05/17) Common No. 1943023

4.4 **Quarter 2 and Quarter 3 Performance Report**

Report No. 17TC0027 VG:ph (23/05/17) Common No. 1230662

4.5 Notes Access and Inclusion Advisory Committee 8 March 2017

Document No. 3535520 (23/05/2017) Common No. 3535520

Minutes Dili Sister City Advisory Committee 8 March 2017 4.6

Document No. 3535522 (23/05/2017) Common No. 3535522

4.7 Minutes Haikou Sister City Advisory Committee 20 March 2017

Document No. 3535523 (23/05/2017) Common No. 3535523

4.8 Minutes Ambon Sister City Advisory Committee 21 March 2017

Document No. 3535524 (23/05/2017) Common No. 3535524

4.9 <u>Draft Minutes Bombing of Darwin and Military History Advisory</u>

Committee 19 April 2017

4.10 Minutes Youth Advisory Committee 4 May 2017

Document No. 3535521 (23/05/2017) Common No. 3535521

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15. COMMITTEE REPORTS

15.2 ENVIRONMENT & INFRASTRUCTURE

(23/05/17)

<u>Presentation of Report by Chair – Member G A Lambert</u>

Recommendations from the Environment & Infrastructure Committee Meeting held on Tuesday, 23 May 2017.

1. <u>Lakeside Drive Precinct Master Plan</u>

Report No. 17TS0048 DL:lf (23/05/17) Common No. 2952242

- A. THAT Report Number 17TS0048 DL:If entitled Lakeside Drive Precinct Master Plan, be received and noted.
- B. THAT the Lakeside Drive Precinct Master Plan, Lakeside Drive Community Garden Master Plan and Northern Ovals Access and Parking Plan provided at **Attachments B, C** and **D** respectively to Report Number 17TS0048 DL:If entitled Lakeside Drive Precinct Master Plan, be endorsed for the purposes of community consultation.
- C. THAT a further report be presented to Council on the outcomes of the community consultation process on the Lakeside Drive Precinct Master Plan, Lakeside Drive Community Garden Master Plan and Northern Ovals Access and Parking Plan.
- D. THAT Council undertake the following works by 31 December 2017, subject to community consultation outcomes;
 - a. install a water supply and fencing for the community gardens as indicated on **Attachment C** to Report Number 17TS0048 DL:If entitled Lakeside Drive Precinct Master Plan, and
 - b. implement one way flow and shared path re-alignment for Alawa Oval as indicated in **Attachment D** to Report Number 17TS0048 DL:If entitled Lakeside Drive Precinct Master Plan.

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2. Ross Smith Memorial Upgrade Proposal

Report No. 17TS0042 DL:lf (23/05/17) Common No. 3494266

- A. THAT Report Number 17TS0042 DL:If entitled Ross Smith Memorial Upgrade Proposal, be received and noted.
- B. THAT Council support the proposal to upgrade the Ross Smith Memorial and surrounding area provided at **Attachment A** to Report Number 17TS0042 DL:If entitled Ross Smith Memorial Upgrade Proposal, subject to the Milkwood tree being protected and retained, and operational impacts to Council being considered.

3. <u>City of Darwin Policy No. 048 – Footpaths and Shared Paths – Consultation Outcomes</u>

Report No. 17TS0047 NN:km (23/05/17) Common No. 2078949

- A. THAT Report Number 17TS0047 NN:km entitled City of Darwin Policy No.048 - Footpaths And Shared Paths - Consultation Outcomes, be received and noted.
- B. THAT Council rescind City of Darwin Policy No.048 Footpaths at **Attachment A** to Report Number 17TS0047 NN:km entitled City of Darwin Policy No.048 Footpaths And Shared Paths Consultation Outcomes.
- C. THAT Council adopt City of Darwin Policy No.048 Footpaths And Shared Paths at **Attachment C** to Report Number 17TS0047 NN:km entitled City of Darwin Policy No.048 Footpaths And Shared Paths Consultation Outcomes, including minor amendments.
- D. THAT a further report is prepared and presented to Council by November 2017 for consideration of the options available for the treatment of obsolete footpaths with consideration to community feedback received during the consultation period for City of Darwin Policy No. 048 Footpaths and Shared Paths.

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15. COMMITTEE REPORTS

15.2 ENVIRONMENT & INFRASTRUCTURE

(23/05/17)

Presentation of Report by Chair - Member G A Lambert

The Environment & Infrastructure Committee resolved the following items under delegated authority.

4. Resolved Under Delegated Authority

Common No. 2752299

THAT Council receive and note the following decisions which were made by the Committee under delegated authority.

- 4.1 Opportunities for Diversion of Tyres from Landfill
 Report No. 17TS0045 NN:km (23/05/17) Common No. 3344411
- 4.2 Quarter 2 and Quarter 3 Quarterly Performance Report
 Report No. 17TC0026 VG:ph (23/05/17) Common No. 1230662
- 4.3 <u>Darwin CBD Scramble Crossings Update</u>
 Report No. 17TS0025 DL:lf (23/05/17) Common No. 2145507

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15. COMMITTEE REPORTS

15.3 CORPORATE & ECONOMIC DEVELOPMENT

(22/05/17)

<u>Presentation of Report by Chair – Member G J Haslett</u>

Recommendations from the Corporate & Economic Development Committee held on Monday, 22 May 2017.

1. Revenue Policy – Rates Overpaid

Report No. 16A0118 MC:je (22/05/17) Common No. 2078949

- A. THAT Report Number 16A0118 MC:je entitled Revenue Policy Rates Overpaid, be received and noted.
- B. THAT the current Revenue Policy (**Attachment B**) be rescinded and the reviewed draft proposed new Revenue Policy (**Attachment A**), including clarification that rate account credit balances will be refunded if requested, be adopted.
- C. THAT the Council's accounting policy be that rates overpaid at 30 June in any financial year be recognised as a liability in the Annual Financial Statements.

2. Review of Financial Reserve Policy No. 067

Report No. 17A0024 MC:jg (22/05/17) Common No. 2078949

- A. THAT Report Number 17A0024 MC:jg entitled Financial Reserves Policy Review, be received and noted.
- B. THAT City of Darwin Policy No. 067 Financial Reserves Policy (current) as contained in **Attachment B** to Report Number 17A0024 MC:jg entitled Financial Reserves Policy Review, be rescinded.
- C. THAT City of Darwin Policy No. 067 Financial Reserves Policy as contained in **Attachment A** to Report Number 17A0024 MC:jg entitled Financial Reserves Policy Review be endorsed.

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15. COMMITTEE REPORTS

15.3 CORPORATE & ECONOMIC DEVELOPMENT

(22/05/17)

Presentation of Report by Chair - Member G J Haslett

The Corporate & Economic Development Committee resolved the following items under delegated authority.

3. Resolved Under Delegated Authority

Common No. 2752303

THAT Council receive and note the following decisions which were made by the Committee under delegated authority.

- 3.1 <u>Quarterly On-Street & Off-Street Parking Statistics January-</u> March 2017
- 3.2 Quarter 2 and Quarter 3 Performance Report
 Report No. 17TC0025 VG:ph (22/05/17) Common No. 1230662
- 3.3 <u>Unconfirmed Risk Management & Audit Committee Meeting</u>

 <u>Minutes 31 March 2017</u>

 (31/03/2017)

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16.1 OFFICERS REPORTS (ACTION REQUIRED)

ENCL: 2ND ORDINARY COUNCIL MEETING/OPEN AGENDA ITEM: 16.1.1

REVIEW OF COMMITTEE STRUCTURE

REPORT No.: 17TC0015 MB:ph COMMON No.: 375173 DATE: 30/05/2017

Presenter: Executive Manager, Mark Blackburn

Approved: Chief Executive Officer, Brendan Dowd

PURPOSE

The purpose of this report is to present a review of the committee structure to Council in line with the new organisation restructure.

LINK TO STRATEGIC PLAN

The issues addressed in this Report are in accordance with the following Goals/Strategies as outlined in the 'Evolving Darwin Towards 2020 Strategic Plan':-

Goal

5 Effective and Responsible Governance

Outcome

5.3 Good governance

Key Strategies

5.3.1 Demonstrate good corporate practice and ethical behaviour

KEY ISSUES

- City of Darwin is undergoing an organisational restructure
- Council's main Executive Committees are aligned with the current department structure, with an additional committee for Town Planning:
 - Community & Cultural Services
 - Environment & Infrastructure
 - o Corporate & Economic Development
 - Strategic Town Planning
- The Administrative Review and Risk Management & Audit Committees are required under the Local Government Act and are both Executive Committees with delegated authority.
- This report recommends re-aligning the committees to reflect the organisational restructure.

REPORT NUMBER: 17TC0015 MB:ph

SUBJECT: REVIEW OF COMMITTEE STRUCTURE

RECOMMENDATIONS

A. THAT Report Number 17TC0015 MB:ph entitled Review of Committee Structure, be received and noted.

- B. THAT Council, pursuant to Part 5.2 Section 54 (1) of the Local Government Act, abolish all current Executive Committees effective 30 June 2017.
- C. THAT Council, pursuant to Part 5.2 Section 54 (1) of the Local Government Act, establish the following committees to be effective as of 1 July 2017:
 - i. Executive Committees
 - a. City Operations Committee
 - b. City Performance Committee
 - c. City Life Committee
 - d. City Futures Committee
 - e. Administrative Review Committee
 - f. Risk Management & Audit Committee
 - g. Chief Executive Officer's Performance Evaluation Committee
- D. THAT Council note that members will be elected to these committees at the second meeting of the 22nd Council.

BACKGROUND

The Local Government Act provides Council with authority to create committees: Executive Committees that can carry out functions delegated by the Council; and Advisory Committees that report through Executive Committees. The current committee structure is as follows, with the top level Executive Committees and the second level Advisory Committees.

- Administrative Review
- Community & Cultural Services
 - Arts & Cultural Development
 - Bombing of Darwin & Military History
 - o Access and Inclusion
 - o Youth
 - Sister City Committees (Ambon, Anchorage, Dili, Haikou, Kalymnos)
- Environment & Infrastructure
- Corporate & Economic Development
- Strategic Town Planning
- Risk Management & Audit
- Chief Executive Officer's Performance Evaluation

The 21st council formed these committees in April 2012 at the start of their term. There have been administrative amendments to reflect changes of name and focus over the term of the council.

REPORT NUMBER: 17TC0015 MB:ph

SUBJECT: REVIEW OF COMMITTEE STRUCTURE

DISCUSSION

It is recommended that the Executive committees and responsibilities going forward be:

City Operations Committee

- Asset Management
- Building Services
- Capital Works
- Civil Works
- Design
- Development
- Fleet/Workshop
- Operations Administration & Stores
- Parks & Reserves
- Waste Management
- Public lighting

City Performance Committee

- Business Services (Contracts, Property Administration)
- Financial Management
- Information Technology
- People, Culture & Capability (HR)
- Records & Information Unit
- Risk, Audit & Safety
- Strategic Services (including compliance)

City Life Committee

- Access and Inclusion
- Arts and Culture
- Community Development
- Community Engagement
- Customer Services
- Darwin Entertainment Centre
- Darwin Safer City
- Families and Children
- Libraries
- Recreation, Leisure & Events
- Regulatory
- Youth Services

REPORT NUMBER: 17TC0015 MB:ph

SUBJECT: REVIEW OF COMMITTEE STRUCTURE

City Futures Committee

- City Resilience
- Climate Change & Environment
- International relations (formerly Sister Cities)
- Investment attraction/Economic Development/Tourism
- Planning Strategic, Statutory, Social
- On-street & Off-street Parking
- Smart City/Digital Delivery

There have been some changes to reporting responsibilities as a result of the organisational restructure. As Town Planning will be part of the new City Futures department, it is recommended that the Strategic Town Planning Committee be amalgamated into City Futures Committee.

Council are required to have an Administrative Review Committee and a Risk Management & Audit Committee. The Risk Management & Audit Committee will be under the responsibility of the Department of City Performance and will report back through the City Performance Committee. The Administrative Review Committee and Chief Executive Officer's Performance Evaluation Committee will be under the responsibility of the Office of the Chief Executive.

The Advisory Committees will continue to report back to Council through the relevant Executive Committees.

CONSULTATION PROCESS

In preparing this report, the following City of Darwin officers were consulted:

- Executive Leadership Team
- Committee Administrator
- Strategic Town Planner

POLICY IMPLICATIONS

Relevant policies will be amended as a result of this review.

BUDGET AND RESOURCE IMPLICATIONS

There are no budget implications as a result of this report: all handover and changes will be made within existing budget.

RISK/LEGAL/LEGISLATIVE IMPLICATIONS

Part 5.2 Council committees

54 Council committees

(1) A council may establish council committees.

REPORT NUMBER: 17TC0015 MB:ph

SUBJECT: REVIEW OF COMMITTEE STRUCTURE

(2) A council committee consists of the persons appointed by the council to be members of the committee.

(3) The members of a council committee may consist of, or include, persons who are not members of the council.

Note

A member of the council's staff is eligible for appointment as a member of a council committee (even though staff members may be disqualified from membership of the council itself).

- (4) The terms and conditions on which a person holds office as a member of a council committee are to be as determined by the council.
- (5) The council may abolish a council committee.

55 Nature of committee's functions

- (1) A council committee has the functions assigned to the committee by the council.
- (2) The assigned functions may be of an executive or advisory nature.
- (3) An executive committee carries out, on behalf of the council, functions delegated to it by the council.

Division 3 Delegation

32 Delegation

- (1) A council may delegate powers and functions.
- (2) A delegation may be made to:
 - (a) a local authority; or
 - (aa) a local board; or
 - (b) a council committee; or
 - (c) a local government subsidiary; or
 - (d) the CEO.

ENVIRONMENTAL IMPLICATIONS

Nil

COUNCIL OFFICER CONFLICT OF INTEREST DECLARATION

We the Author and Approving Officers declare that we do not have a Conflict of Interest in relation to this matter.

MARK BLACKBURN EXECUTIVE MANAGER

BRENDAN DOWD CHIEF EXECUTIVE OFFICER

For enquiries, please contact Mark Blackburn on 89300516 or email: m.blackburn@darwin.nt.gov.au.

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16.2 OFFICERS REPORTS (RECEIVE & NOTE)

ENCL: 2ND ORDINARY COUNCIL MEETING/OPEN AGENDA ITEM: 16.2.1

MONTHLY FINANCIAL REPORT - APRIL 2017

REPORT No.: 17A0058 MC:jg COMMON No.: 2476534 DATE: 30/05/2017

Presenter: Manager Finance, Miles Craighead

Approved: General Manager Corporate Services, Diana Leeder

PURPOSE

The purpose of this report is to provide a comparison of income and expenditure against the budget for the period ended 30 April 2017 in accordance with the Local Government (Accounting) Regulations.

LINK TO STRATEGIC PLAN

The issues addressed in this Report are in accordance with the following Goals/Strategies as outlined in the 'Evolving Darwin Towards 2020 Strategic Plan':-

Goal

5 Effective and Responsible Governance

Outcome

5.5 Responsible financial and asset management

Key Strategies

5.5.1 Manage Council's business based on a sustainable financial and asset management strategy

KEY ISSUES

- The monthly report meets Council's statutory requirements.
- The quarterly budget reviews provide additional accountability information to supplement the monthly financial reports.
- There are no overall concerns with Council's financial position.

RECOMMENDATIONS

THAT Report Number 17A0058 MC:jg entitled Monthly Financial Report - April 2017, be received and noted.

REPORT NUMBER: 17A0058 MC:jg

SUBJECT: MONTHLY FINANCIAL REPORT - APRIL 2017

BACKGROUND

Council has endorsed the format of the Monthly Financial Report. It is in compliance with the Local Government Accounting Regulations in respect of monthly financial reporting.

DISCUSSION

The following statements are included at **Attachment A**.

Overall Income Statement

All sources of Council's income (revenue) and all operating expenses.

Municipal Plan Summary

The Municipal Plan Summary follows a similar format to the statement of cash flows, but is based on working capital rather than cash. The actual transfers to and from cash backed reserves are now considered to be up to date. Elected Members can refer to the quarterly budget reviews for more detailed information on reserves.

Investments Report

Details all cash and investments held by institution and provide information on interest rate returns, maturities and policy compliance.

Accounts Receivable Report

Details rate receipt collection, outstanding general debtors and performance on rates recovery compared to the previous year. The report includes additional information on infringement debtors, rates arrears, rates struck and rates outstanding (bar chart).

CONSULTATION PROCESS

Nil

POLICY IMPLICATIONS

Nil

BUDGET AND RESOURCE IMPLICATIONS

Nil

RISK/LEGAL/LEGISLATIVE IMPLICATIONS

The information that is provided is considered to more than achieve statutory compliance as set out below:

Part 8 of the Local Government (Accounting) Regulations require that a monthly financial report is presented to Council.

Regulation 18 states:-

REPORT NUMBER: 17A0058 MC:jg

SUBJECT: MONTHLY FINANCIAL REPORT - APRIL 2017

1. The CEO must, in each month, lay before a meeting of the council a report, in a form approved by the council, setting out:

- a) The actual income and expenditure of the council for the period from the commencement of the financial year to the end of the previous month; and
- b) The forecast income and expenditure for the whole of the financial year
- 2. The report must include:
 - a) Details of all cash and investments held by the council (including money held in trust); and
 - A statement on the debts owed to the council including the aggregate amount owed under each category with a general indication of the age of the debts; and
 - c) Other information required by the Council.
- 3. If a council does not hold a meeting in a particular month, the report is to be laid before the council committee performing the council's financial functions for the particular month.

It should be noted that monthly financial reports are not independently audited, but are subject to internal control and review processes.

ENVIRONMENTAL IMPLICATIONS

Nil

COUNCIL OFFICER CONFLICT OF INTEREST DECLARATION

We the Author and Approving Officers declare that we do not have a Conflict of Interest in relation to this matter.

MILES CRAIGHEAD MANAGER FINANCE

DIANA LEEDER
GENERAL MANAGER
CORPORATE SERVICES

For enquiries, please contact Miles Craighead on 89300523 or email: m.craighead@darwin.nt.gov.au.

Attachments:

Attachment A: Monthly Financial Report – April 2017

ATTACHMENT A

Income Statement For the Period Ended 30/04/2017



		<u>2016/17</u>			
	Full Original	Full Amended	YTD	YTD v FAB	
	Budget \$'000	Budget \$'000	Actual \$'000	%	
% of year elapsed				83%	
Income from Continuing Operations					Comment
Rates & Annual Charges	67,235	67,235	67,428	100%	No issues
User Charges, Fees & Other	25,623	25,697	20,369	79%	Possible less revenue
Interest & Investment Revenue	2,656	2,656	2,219	84%	Issue (G Fund)
Grants & Contributions - Operating	5,355	5,343	5,945	111%	Will exceed budget
Total Income from Continuing Operations	100,868	100,931	95,962	95%	
Less Expenses from Continuing Operations					
Employee Costs	31,727	31,925	25,730	81%	No issues
Borrowing Costs	229	229	190	83%	No issues
Materials and Services	47,680	49,142	39,420	80%	Underspent YTD
Depreciation and Amortisation	22,397	22,397	19,724	88%	Will exceed budget
Total Expenses from Continuing Operations	102,034	103,693	85,064	82%	
Operating Result - Continuing Operations	(1,166)	(2,763)	10,897		
Grants & Contributions - Capital	10,564	4,943	278	6%	No issues
Income (Loss) from Asset Disposal	-	-	(208)	-1000%	Not budgeted
Net Operating Result For the Year	9,398	2,180	10,968		

Income Statement

Explanation of Columns: "Full Original Budget" and "Full Amended Budget" are full year. YTD Actual is year to date. YTD v FAB is the % of actuals achieved against the full year original budget.

Outlines income and operating expenses. Excludes capital expenditure and instead recognises depreciation expense. The net operating surplus or deficit for the reporting period is a measure of Council's financial performance. This figure is determined by deducting total operating expenses including depreciation from total operating revenue.

Operating income: Rates are recognised at the beginning of the year hence 100% achieved. Whilst interest overall is meeting target the Gen Fund interest is expected to be less. Operational grant income is exceeding target YTD with receipt of \$1.5M for Streetlighting maintenance not included in the budget. Fees and Other Revenue are below target. Infringements, development and waste income targets are unlikely to be met.

Operating expenses:

Overall expenditure is on target to meet budget. Employee Costs are below target due to staff vacancies and timing of leave entitlements. This is off-set by an increase in temporary labour/contractor costs. Borrowing costs is on track: 1st repayment of external loan has now occured, 2nd repayment due on May. Materials and Services are expected to yield savings overall, indicative savings from Cityworks & Parks & Reserve Sections. Depreciation and Amortisation: It is anticipated that actual depreciation will exceed original budget as the budget did not allow for factors such as the revaluation of buildings at 30/6/16. This will be addressed in the 4th quarter budget review. This will not affect Council budgeted cash flow/working capital position.

Capital income: \$4.48 m Commonwealth grant assured for Parap Pool not yet received. Mosquito Program Grant of \$84 k is expected to be received in last quarter of the year. Ryland Road (Black Spot project) grant income, Shamrock grant income, car parking contributions and Safer Streets Programme Milestone grant fundings have been received.

Loss on Asset Disposal: \$162k relates to disposals of vehicles in line with the plant replacement program. A review of residual value and depreciation rates of some fleet items is in progress. \$46k relates to renewal & disposal of walkways/driveways. Noting no issue for cash/fund flows.



Municipal Plan Summary For the Period Ended 30/04/2017

	Full Original Budget \$'000	2016/17 Full Amended Budget \$'000	YTD Actual \$'000	YTD v FAB
of year elapsed				83%
Funds From Operating Activities				
Net Operating Result From Above	9,398	2,180	10,968	
Add back depreciation (not cash)	22,397	22,397	19,724	
Add back Loss on Asset Disposal (non cash)		-	208	
Net Funds Provided (or used in) Operating Activities	31,795	24,577	30,900	
Funds From Investing activities				
Sale of Infrastructure, Property, Plant & Equipment	904	904	569	63%
Purchase of Infrastructure, Property, Plant & Equipment	(41,500)	(41,274)	(21,436)	52%
Net Funds Provided (or used in) Investing Activities	(40,596)	(40,370)	(20,868)	
Funds From Financing Activities				
Proceeds from borrowings & advances	1,764	-	-	0%
Repayment of borrowings & advances	(258)	(258)	(110)	43%
Net Funds Provided (or used in) Financing Activities	1,506	(258) -	110	
Net Increase (-Decrease) in Funds Before Transfers	(7,295)	(16,051)	9,922	
Transfers from (-to) Reserves	7,295	15,648	9,084	
Net Increase (-Decrease) in Funds After Transfers	-	(403)	19,007	

Municipal Plan Summary

Outlines Councils entire budget in accordance with the published municipal plan. It shows the effect on General Funds (original budget - break even/nil). It groups items into operating, investing and financing and has a very close relationship to cash flows, which is why it is presented in the same international format. It eliminates the depreciation calculation and discloses totals for asset sales and purchases as well as loan raising and repayments. Finally it discloses the transfers to & from cash backed reserves.

Net funds provided by operating activities: These will reduce throughout the year to equate more closely to budget as the rates struck are expended.

Sale of Plant & Equipment: This appears low and should increase once fleet purchases are achieved.

Proceeds from borrowings & advances: Relates to DEC Air Con External Loan. Likely to be a carry forward to 2017/18.

Purchase of Infrastructure, property etc. This is 52% spent compared to 83% of year elapsed. Is indicative of carry forward for any incomplete projects into 2017/18.

Transfers from (-to) reserves. This discloses the transfers to & from cash backed reserves. Details of the Reserve Report were provided in the 3rd Quarter Budget Variation Report.

 $\textbf{Manager Finance:} \ \ \text{There are no overall concerns in relation to the budgets}.$



As at 30 April, 2017 Council's short term cash position was as follows:

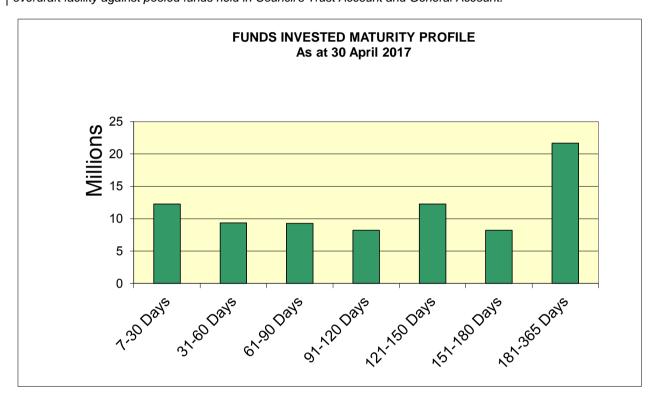
1. General Fund

 Cash at Bank
 \$ 3,329,681

 Short Term Investments
 \$ 79,812,159

 Total Funds
 \$ 83,141,840

Council has an arrangement with its financial institution the Commonwealth Bank of Australia to offset Council's overdraft facility against pooled funds held in Council's Trust Account and General Account.



\$592 852 40	
\$592,852.40	
	\$592,852.40 \$592,852.40



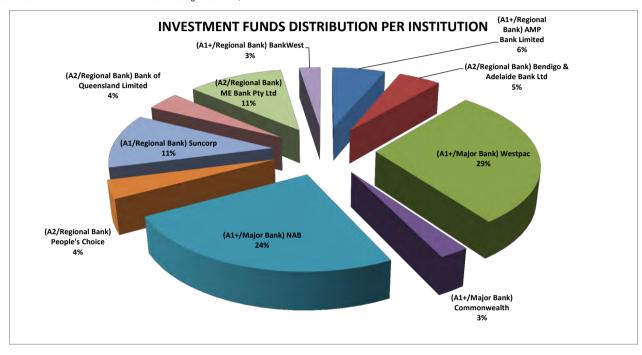
INVESTMENTS REPORT TO COUNCIL AS AT 30 APRIL 2017

Investment Policy Limits

Short Term	Policy Max.	Actual Portfolio
A1+	100%	58%
A1	45%	18%
A2	25%	24%
Unrated*	10%	0%

Counterparty	Policy Min.	Policy Max.	Actual Portfolio
Major Banks	15%	100%	56%
Regional Banks	0%	45%	40%
Credit Unions/Building Societies/ Other ADI's	0%	45%	4%

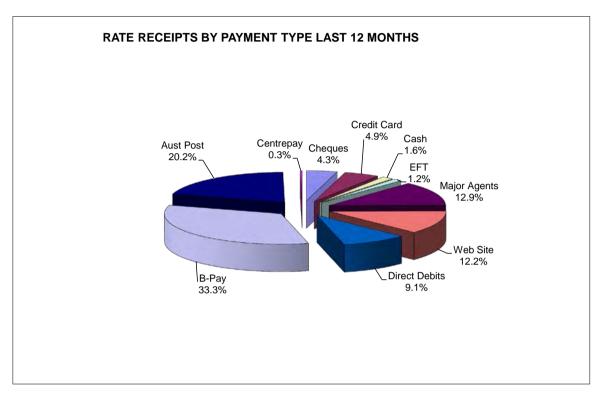
Note: City of Darwin's investment policy limit with any one bank cannot exceed 30% of the entire investment portfolio. *unrated institutions must be an "ADI" with an asset base greater than \$1B.

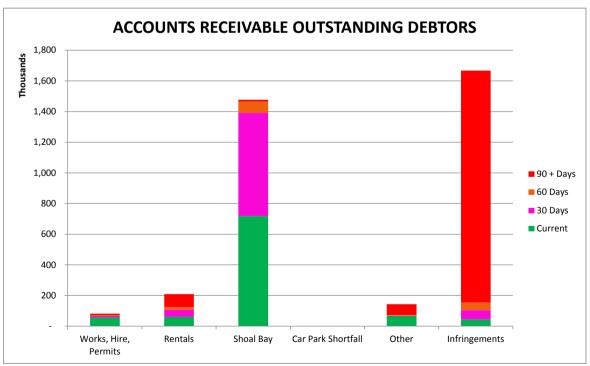


			IN	/ESTMENTS RE		COUNCIL AS AT 30 APRIL 2017 nent Portfolio	7				32
CREDIT	COUNTERPARTY	INV TYPE		AMOUNT	INTEREST RATE	MATURITY DATE	DAYS TO MATURITY		WEIGHTED AVERAGE RATE	INSTITUTION TOTALS	%
LT / ST											
	Major Banks Total @	Invested	\$	44,598,554.55	55.88%	of portfolio					
AA - / A1+	National Bank National Bank	TD TD	\$	1,000,000.00 1,037,159.57	2.66% 2.71%	May 2, 2017 June 6, 2017	2 37		0.000352165	\$ 19,484,383.59	24.41%
AA - / A1+	National Bank National Bank	TD TD	\$ \$	1,019,561.65 1,000,000.00	2.71% 2.71%	June 6, 2017 June 13, 2017	37 44		0.000346189 0.000339547		
	National Bank National Bank	TD TD	\$ \$	1,000,000.00 1,000,000.00	2.71% 2.71%	June 13, 2017 June 20, 2017	44 51		0.000339547 0.000339547		
	National Bank National Bank	TD TD	\$ \$	1,068,650.53 1,049,651.54	2.75% 2.75%	June 27, 2017 June 27, 2017	58 58		0.000368213 0.000361667		
AA - / A1+	National Bank	TD	\$	1,020,018.09	2.70%	July 4, 2017	65		0.000345066		
AA - / A1+	National Bank National Bank	TD TD	\$ \$	1,020,018.09 1,000,000.00	2.76% 2.77%	July 25, 2017 August 1, 2017	86 93		0.000352734 0.000347065		
	National Bank National Bank	TD TD	\$ \$	1,049,614.66 1,020,808.22	2.69% 2.72%	August 22, 2017 August 22, 2017	114 114		0.000353764 0.000347892		
AA - / A1+	National Bank National Bank	TD TD	\$	1,018,733.16 1,000,000.00	2.62% 2.60%	September 12, 2017 October 17, 2017	135 170		0.000334420 0.000325765		
AA - / A1+	National Bank	TD	\$	1,034,485.07	2.61%	November 14, 2017	198		0.000338295		
AA - / A1+	National Bank National Bank	TD TD	\$ \$	1,034,485.07 1,111,197.94	2.61% 2.60%	November 14, 2017 November 28, 2017	198 212		0.000338295 0.000361989		
AA - / A1+	National Bank	TD	\$	1,000,000.00	2.61%	December 12, 2017	226		0.000327018		
	Commonwealth Bank Commonwealth Bank	TD TD	\$ \$	1,000,000.00 1,000,000.00	2.60% 2.60%	May 2, 2017 May 16, 2017	2 16		0.000325765 0.000325765	\$ 2,000,000.00	2.51%
AA - / A1+		TD	\$	1,000,000.00	2.95%	April 26, 2017	-4	Not matured until 1/5/17		\$ 23,114,170.96	28.96%
AA - / A1+ AA - / A1+	Westpac	TD TD	\$ \$	1,019,626.85 1,019,626.85	2.75% 2.75%	May 16, 2017 May 23, 2017	16 23		0.000351322 0.000351322		
AA - / A1+ AA - / A1+		TD TD	\$ \$	1,019,626.85	2.75% 2.95%	May 23, 2017 May 30, 2017	23 30		0.000351322 0.000369618		
AA - / A1+	Westpac	TD	\$	1,000,000.00	2.95%	May 30, 2017	30		0.000369618		
AA - / A1+ AA - / A1+	Westpac	TD TD	\$ \$	1,000,000.00 1,000,000.00	2.95% 2.70%	May 30, 2017 July 11, 2017	30 72		0.000369618 0.000338294		
AA - / A1+ AA - / A1+		TD TD	\$ \$	1,000,000.00 1,000,000.00	2.70% 2.70%	July 18, 2017 July 18, 2017	79 79		0.000338294 0.000338294		
AA - / A1+ AA - / A1+	Westpac Westpac	TD TD	\$ \$	1,000,000.00 1,000,000.00	2.70% 2.73%	August 1, 2017 August 15, 2017	93 107		0.000338294 0.000342053		
AA - / A1+ AA - / A1+		TD TD	\$	1,000,000.00 1,016,684.93	2.73% 2.77%	August 15, 2017 August 29, 2017	107 121		0.000342053 0.000352856		
AA - / A1+ AA - / A1+	Westpac Westpac	TD TD	\$ \$	1,000,000.00 1,000,000.00	2.76% 2.76%	August 29, 2017 August 29, 2017	121 121		0.000345812 0.000345812		
AA - / A1+		TD TD	\$	1,000,000.00 1,000,000.00	2.77% 2.76%	September 5, 2017 September 5, 2017	128 128		0.000347065 0.000345812		
AA - / A1+ AA - / A1+	Westpac	TD TD	\$	1,000,000.00 1,018,986.30	2.77% 2.73%	September 12, 2017 September 26, 2017	135 149		0.000347065 0.000348547		
AA - / A1+ AA - / A1+	Westpac	TD TD	\$ \$	1,019,619.18 1,000,000.00	2.80% 2.80%	October 10, 2017 October 10, 2017	163 163		0.000357707 0.000350824		
	Westnac	TD	\$	1,000,000.00	2.74%	December 12, 2017	226		0.000343306		
AA - / A1+	vvestpac	10		32,193,150.77	40.34%	of portfolio					
AA - / A1+	Regional Banks Total @	Invested	\$	32,193,150.77	40.34%	of portfolio					
AA - / A1+ A+ / A1		Invested TD		32,193,150.77 1,000,000.00	40.34% 2.75%	of portfolio May 9, 2017	9		0.000344559 0.000344559	\$ 5,000,000.00	6.26%
A+ / A1 A+ / A1 A+ / A1 A+ / A1	Regional Banks Total @ AMP Bank Limited AMP Bank Limited	TD TD TD	\$ \$ \$ \$	1,000,000.00 1,000,000.00 1,000,000.00	2.75% 2.75% 2.75% 2.75%	of portfolio May 9, 2017 May 9, 2017 December 5, 2017	9 219		0.000344559 0.000344559	\$ 5,000,000.00	6.26%
A4 / A1 A+ / A1 A+ / A1	Regional Banks Total @ AMP Bank Limited AMP Bank Limited	Invested TD TD	\$ \$ \$	32,193,150.77 1,000,000.00 1,000,000.00	40.34% 2.75% 2.75%	of portfolio May 9, 2017 May 9, 2017	9		0.000344559	\$ 5,000,000.00	6.26%
A+/A1 A+/A1 A+/A1 A+/A1 A+/A1	Regional Banks Total @ AMP Bank Limited Bankwest	Invested TD TD TD TD TD	\$ \$ \$ \$ \$	32,193,150.77 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00	2.75% 2.75% 2.75% 2.75% 2.75%	of portfolio May 9, 2017 May 9, 2017 December 5, 2017 December 5, 2017	9 219 219		0.000344559 0.000344559 0.000344559		6.26%
A+ / A1 A+ / A1 A+ / A1 A+ / A1 A+ / A1 A+ / A1	Regional Banks Total @ AMP Bank Limited AMP Bank Limited AMP Bank Limited AMP Bank Limited Bankwest Bankwest Bendigo Adelaide Bank	Invested TD TD TD TD TD TD TD TD	\$ \$ \$ \$ \$ \$	1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00	2.75% 2.75% 2.75% 2.75% 2.75% 2.75% 2.60%	of portfolio May 9, 2017 May 9, 2017 December 5, 2017 December 5, 2017 January 2, 2018 November 28, 2017	9 219 219 247 212		0.000344559 0.000344559 0.000344559 0.000344559 0.000325765 0.000325765	\$ 2,000,000.00	
A+/A1 A+/A1 A+/A1 A+/A1 A+/A1 A-/A1+ AA-/A1+ A-/A2 A-/A2	Regional Banks Total @ AMP Bank Limited Bankwest Bankwest Bendigo Adelaide Bank Bendigo Adelaide Bank	Invested TD TD TD TD TD TD TD TD TD	\$ \$ \$ \$ \$ \$ \$ \$	32,193,150.77 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00	2.75% 2.75% 2.75% 2.75% 2.75% 2.75% 2.60%	of portfolio May 9, 2017 May 9, 2017 December 5, 2017 December 5, 2017 January 2, 2018 November 28, 2017 January 2, 2018 July 25, 2017 July 25, 2017	9 219 219 247 212 247		0.000344559 0.000344559 0.000344559 0.000344559 0.000325765 0.000325765	\$ 2,000,000.00	2.51%
A+ / A1 A+ / A1 A+ / A1 A+ / A1 A+ / A1 A+ / A1 AA - / A1+ A- / A2	Regional Banks Total @ AMP Bank Limited AMP Bank Limited AMP Bank Limited AMP Bank Limited Bankwest Bankwest Bendigo Adelaide Bank	Invested TD	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$	1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00	2.75% 2.75% 2.75% 2.75% 2.75% 2.75% 2.60% 2.60% 2.75%	of portfolio May 9, 2017 May 9, 2017 December 5, 2017 December 5, 2017 January 2, 2018 November 28, 2017 January 2, 2018 July 25, 2017	9 219 219 247 212 247 86 86		0.000344559 0.000344559 0.000344559 0.000344559 0.000325765 0.000325765	\$ 2,000,000.00	2.51%
A+ / A1 A+ / A1 A+ / A1 A+ / A1 A+ / A1 A+ / A1 A- / A1+ A- / A2 A- / A2 A- / A2 A- / A2 A- / A2 A- / A2	Regional Banks Total @ AMP Bank Limited Bankwest Bankwest Bendigo Adelaide Bank Bendigo Adelaide Bank Bendigo Adelaide Bank Bendigo Adelaide Bank Suncorp-Metway Limited	Invested TD	\$ \$	32,193,150.77 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00	40.34% 2.75% 2.75% 2.75% 2.75% 2.75% 2.60% 2.60% 2.75% 2.75% 2.75% 2.75%	of portfolio May 9, 2017 May 9, 2017 December 5, 2017 December 5, 2017 January 2, 2018 November 28, 2017 January 2, 2018 July 25, 2017 July 25, 2017 August 8, 2017 August 8, 2017 Coctober 17, 2017	9 219 219 247 212 247 86 86 100 100		0.000344559 0.000344559 0.000344559 0.000344559 0.000325765 0.000325765 0.000344559 0.000344559 0.000344559 0.000344559	\$ 2,000,000.00	2.51% 5.01%
A+ / A1 A+ / A1 A+ / A1 A+ / A1 A+ / A1 A+ / A1 AA - / A1+ AA - / A2 A- / A2	Regional Banks Total @ AMP Bank Limited Bankwest Bankwest Bendigo Adelaide Bank Bendigo Adelaide Bank Bendigo Adelaide Bank Bendigo Adelaide Bank Suncorp-Metway Limited Suncorp-Metway Limited Suncorp-Metway Limited	Invested TD	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	32,193,150.77 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00	2.75% 2.75% 2.75% 2.75% 2.75% 2.75% 2.75% 2.75% 2.75% 2.75% 2.75% 2.75% 2.60%	of portfolio May 9, 2017 May 9, 2017 December 5, 2017 December 5, 2017 January 2, 2018 November 28, 2017 January 2, 2018 July 25, 2017 July 25, 2017 August 8, 2017 August 8, 2017 October 17, 2017 November 7, 2017 November 7, 2017	9 219 219 247 212 247 86 86 100 100		0.000344559 0.000344559 0.000344559 0.000344559 0.000325765 0.000325765 0.000344559 0.000344559 0.000344559 0.000344559 0.00034759 0.000337701 0.00033771	\$ 2,000,000.00 \$ 4,000,000.00	2.51% 5.01%
AA - / A1+ A+ / A1 A- / A1+ A- / A2 A+ / A1	Regional Banks Total @ AMP Bank Limited Bankwest Bankwest Bendigo Adelaide Bank Bendigo Adelaide Bank Bendigo Adelaide Bank Suncorp-Metway Limited Suncorp-Metway Limited Suncorp-Metway Limited Suncorp-Metway Limited Suncorp-Metway Limited	Invested TD	\$	32,193,150.77 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00	2.75% 2.75% 2.75% 2.75% 2.75% 2.75% 2.75% 2.60% 2.75% 2.75% 2.75% 2.75% 2.75%	of portfolio May 9, 2017 May 9, 2017 December 5, 2017 December 5, 2017 January 2, 2018 November 28, 2017 January 2, 2018 July 25, 2017 July 25, 2017 August 8, 2017 August 8, 2017 October 17, 2017 November 7, 2017	9 219 219 247 212 247 86 86 100 100		0.000344559 0.000344559 0.000344559 0.00034559 0.000325765 0.000325765 0.000344559 0.000344559 0.000344559 0.00034859	\$ 2,000,000.00 \$ 4,000,000.00	2.51% 5.01%
AA - / A1+ A+ / A1 AA - / A1+ AA - / A1+ AA - / A2 A- / A2 A- / A2 A- / A2 A+ / A1	Regional Banks Total @ AMP Bank Limited Bankwest Bankwest Bankwest Bendigo Adelaide Bank Bendigo Adelaide Bank Bendigo Adelaide Bank Suncorp-Metway Limited	Invested TD	\$ \$	32,193,150.77 1,000,000.00 1,0	2.75% 2.75% 2.75% 2.75% 2.75% 2.75% 2.60% 2.60% 2.75% 2.75% 2.75% 2.75% 2.75% 2.60% 2.60% 2.60% 2.60% 2.60%	of portfolio May 9, 2017 May 9, 2017 December 5, 2017 December 5, 2017 January 2, 2018 November 28, 2017 January 2, 2018 July 25, 2017 July 25, 2017 August 8, 2017 August 8, 2017 October 17, 2017 November 7, 2017 November 7, 2017 November 21, 2017	9 219 219 247 212 247 86 86 100 100 170 191 191 205 205 212		0.000344559 0.000344559 0.000344559 0.000347565 0.000325765 0.000325765 0.000344559 0.000344559 0.000344559 0.00034759 0.00033770 0.00033770 0.00033770 0.000337765 0.000337765	\$ 2,000,000.00 \$ 4,000,000.00	2.51% 5.01%
AA - / A1+ A+ / A1 A- / A1+ AA - / A1+ AA - / A2 A- / A2 A- / A2 A+ / A1	Regional Banks Total @ AMP Bank Limited Bankwest Bankwest Bendigo Adelaide Bank Suncorp-Metway Limited	Invested TD	\$ \$\$\$\$\$\$ \$	32,193,150.77 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,001,7593.97 1,017,593.97 1,	2.75% 2.75% 2.75% 2.75% 2.75% 2.75% 2.75% 2.60% 2.75% 2.75% 2.75% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60%	of portfolio May 9, 2017 May 9, 2017 May 9, 2017 December 5, 2017 December 5, 2017 January 2, 2018 November 28, 2017 January 2, 2018 July 25, 2017 July 25, 2017 August 8, 2017 August 8, 2017 October 17, 2017 November 7, 2017 November 7, 2017 November 21, 2017 November 21, 2017 November 21, 2017 November 28, 2017 December 19, 2017 December 19, 2017	9 219 219 247 212 247 86 86 100 100 170 191 191 205 205 212 233 233		0.000344559 0.000344559 0.000344559 0.000344559 0.000325765 0.000325765 0.000344559 0.000344559 0.000344559 0.000337871 0.000337871 0.000337876 0.000325765 0.000325765	\$ 2,000,000.00 \$ 4,000,000.00	2.51% 5.01%
AA - / A1+ A+ / A1 A- / A1+ A- / A2 A+ / A1	Regional Banks Total @ AMP Bank Limited Bankwest Bankwest Bankwest Bendigo Adelaide Bank Bendigo Adelaide Bank Bendigo Adelaide Bank Bendigo Adelaide Bank Suncorp-Metway Limited	Invested TD	\$ \$\$\$\$\$\$ \$	32,193,150.77 1,000,000.00	2.75% 2.75% 2.75% 2.75% 2.75% 2.75% 2.60% 2.60% 2.75% 2.75% 2.75% 2.75% 2.60% 2.60% 2.60% 2.60% 2.60%	of portfolio May 9, 2017 May 9, 2017 December 5, 2017 December 5, 2017 Jecember 5, 2017 January 2, 2018 November 28, 2017 July 25, 2017 July 25, 2017 August 8, 2017 August 8, 2017 October 17, 2017 November 7, 2017 November 21, 2017 November 21, 2017 November 22, 2017 December 19, 2017 December 19, 2017	9 219 219 247 212 247 86 86 100 100 170 191 191 205 205 212 233 233 233		0.000344559 0.000344559 0.000344559 0.000344559 0.000325765 0.000325765 0.00034559 0.000344559 0.000344559 0.000344559 0.00037790 0.000337871 0.00033790 0.00033765 0.000325765 0.000325765 0.000325765	\$ 2,000,000.00 \$ 4,000,000.00 \$ 9,102,258.98	2.51% 5.01% 11.40%
AA - / A1+ A+ / A1 A- / A2 A- / A2 A- / A2 A+ / A1	Regional Banks Total @ AMP Bank Limited Bankwest Bankwest Bendigo Adelaide Bank Suncorp-Metway Limited	Invested TD	\$ \$\$\$\$\$\$ \$	32,193,150.77 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,001,7593.97 1,017,593.97 1,	2.75% 2.75% 2.75% 2.75% 2.75% 2.75% 2.75% 2.60% 2.75% 2.75% 2.75% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60%	of portfolio May 9, 2017 May 9, 2017 May 9, 2017 December 5, 2017 December 5, 2017 January 2, 2018 November 28, 2017 January 2, 2018 July 25, 2017 July 25, 2017 August 8, 2017 August 8, 2017 October 17, 2017 November 7, 2017 November 7, 2017 November 21, 2017 November 21, 2017 November 21, 2017 November 28, 2017 December 19, 2017 December 19, 2017	9 219 219 247 212 247 86 86 100 100 170 191 191 205 205 212 233 233		0.000344559 0.000344559 0.000344559 0.000344559 0.000325765 0.000325765 0.000344559 0.000344559 0.000344559 0.000337871 0.000337871 0.000337876 0.000325765 0.000325765	\$ 2,000,000.00 \$ 4,000,000.00 \$ 9,102,258.98	2.51% 5.01% 11.40%
AA - / A1+ A+ / A1 A- / A2 A- / A2 A- / A2 A+ / A1 A+ / A2 BBB+ / A2 BBB+ / A2	Regional Banks Total @ AMP Bank Limited Bankwest Bankwest Bankwest Bendigo Adelaide Bank Suncorp-Metway Limited Bank of Queensland Limited	Invested TD	\$ 55555 55 5555 55555555555555555555555	32,193,150.77 1,000,000.00 1,004,564,67 1,018,163,56 1,000,000.00	2.75% 2.75% 2.75% 2.75% 2.75% 2.75% 2.60% 2.75% 2.75% 2.75% 2.75% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60%	May 9, 2017 May 9, 2017 May 9, 2017 December 5, 2017 December 5, 2017 Jecember 5, 2017 January 2, 2018 November 28, 2017 January 2, 2018 July 25, 2017 July 25, 2017 August 8, 2017 August 8, 2017 October 17, 2017 November 7, 2017 November 7, 2017 November 21, 2017 November 21, 2017 December 19, 2017 December 19, 2017 July 4, 2017 July 4, 2017 September 24, 2017 Cotober 24, 2017 September 19, 2017	9 219 219 247 212 247 86 86 100 100 170 191 191 205 205 212 233 233 233 65 149 177		0.000344559 0.000344559 0.000344559 0.000344559 0.000325765 0.000325765 0.000344559 0.000344559 0.000344559 0.000337871 0.000337871 0.000337870 0.000337876 0.000325765 0.000325765 0.000325765 0.000325765	\$ 2,000,000.00 \$ 4,000,000.00 \$ 9,102,258.98 \$ 3,090,891.79	2.51% 5.01%
A4 - / A1 + A1 A+ / A2 A- / A2 A- / A2 A- / A2 A+ / A1 A+ / A2 A- / A2 A- / A2 A- / A2	Regional Banks Total @ AMP Bank Limited Bankwest Bankwest Bankwest Bendigo Adelaide Bank Suncorp-Metway Limited Bank of Queensland Limited Bank of Queensland Limited Bank of Queensland Limited Bank ME Bank ME Bank ME Bank	Invested TD	* * * * * * * * * * * * * * * * * * * *	1,000,000,00 1,000,000,00 1,000,000,00 1,000,000	2.75% 2.75% 2.75% 2.75% 2.75% 2.75% 2.75% 2.60% 2.60% 2.60% 2.75% 2.75% 2.75% 2.75% 2.75% 2.75% 2.75% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60%	of portfolio May 9, 2017 May 9, 2017 May 9, 2017 December 5, 2017 December 5, 2017 January 2, 2018 November 28, 2017 January 2, 2018 July 25, 2017 July 25, 2017 August 8, 2017 August 8, 2017 August 8, 2017 November 7, 2017 November 7, 2017 November 21, 2017 November 21, 2017 November 21, 2017 December 19, 2017 December 19, 2017 December 19, 2017 July 4, 2017 September 26, 2017 October 24, 2017	9 219 219 247 212 247 86 86 100 100 170 191 191 205 205 212 233 233 233 233 233 237		0.000344559 0.000344559 0.000344559 0.000344559 0.000325765 0.000325765 0.000344559 0.000344559 0.000344559 0.00034759 0.000337790 0.000337790 0.000325765 0.000325765 0.000325765 0.000325765	\$ 2,000,000.00 \$ 4,000,000.00 \$ 9,102,258.98 \$ 3,090,891.79	2.51% 5.01% 11.40% 3.87%
AA - / A1+ A+ / A1 A- / A2 BBB+ / A2	Regional Banks Total @ AMP Bank Limited Bankwest Bankwest Bankwest Bankwest Bendigo Adelaide Bank Bendigo Adelaide Bank Bendigo Adelaide Bank Bendigo Adelaide Bank Suncorp-Metway Limited Bank of Queensland Limited Bank ME Bank ME Bank ME Bank ME Bank ME Bank ME Bank	Invested TD		1,000,000.00 1,000,000.00	2.75% 2.75% 2.75% 2.75% 2.75% 2.75% 2.60% 2.75% 2.75% 2.65% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.75% 2.75% 2.75% 2.75% 2.75% 2.80%	of portfolio May 9, 2017 May 9, 2017 May 9, 2017 December 5, 2017 December 5, 2017 January 2, 2018 November 28, 2017 January 2, 2018 July 25, 2017 August 8, 2017 August 8, 2017 August 8, 2017 November 7, 2017 November 7, 2017 November 21, 2017 November 21, 2017 November 21, 2017 December 19, 2017 December 19, 2017 December 19, 2017 September 26, 2017 September 19, 2017 October 31, 2017	9 219 219 247 212 247 86 86 100 100 170 191 191 191 205 205 212 233 233 65 149 177 142 149 142 184		0.000344559 0.000344559 0.000344559 0.000344559 0.000325765 0.000325765 0.000344559 0.000344559 0.000344559 0.000347559 0.000337790 0.000337790 0.000335765 0.000325765 0.000325765 0.000325765 0.000325765 0.000325765 0.000325765 0.000325765 0.000325765	\$ 2,000,000.00 \$ 4,000,000.00 \$ 9,102,258.98 \$ 3,090,891.79	2.51% 5.01% 11.40% 3.87%
AA - / A1+ A+ / A1 A- / A2 BBB+ / A2	Regional Banks Total @ AMP Bank Limited Bankwest Bankwest Bankwest Bendigo Adelaide Bank Bendigo Adelaide Bank Bendigo Adelaide Bank Bendigo Adelaide Bank Suncorp-Metway Limited Bank of Queensland Limited Bank of Queensland Limited Bank of Queensland Limited Bank Gueensland Limited Bank Bank ME Bank	Invested TD		1,000,000.00 1,000,000.00	2.75% 2.75% 2.75% 2.75% 2.75% 2.75% 2.75% 2.60% 2.75% 2.60% 2.75% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.75%	of portfolio May 9, 2017 May 9, 2017 May 9, 2017 December 5, 2017 December 5, 2017 January 2, 2018 November 28, 2017 January 2, 2018 July 25, 2017 July 25, 2017 August 8, 2017 August 8, 2017 November 7, 2017 November 7, 2017 November 7, 2017 November 12, 2017 November 21, 2017 November 21, 2017 December 19, 2017 December 19, 2017 December 19, 2017 Cotober 31, 2017 Cotober 31, 2017 September 19, 2017 September 26, 2017 Cotober 31, 2017	9 219 219 247 212 247 86 86 100 100 170 191 191 205 205 212 233 233 233 65 149 177 142 149 142 184 184		0.000344559 0.000344559 0.000344559 0.000344559 0.000325765 0.000325765 0.000344559 0.000344559 0.000344559 0.000344559 0.000344559 0.000337790 0.000337871 0.000337871 0.000337876 0.000325765 0.000325765 0.000325765 0.000325765 0.000325765 0.000325765 0.000325765 0.000325765 0.000325765 0.000325765 0.00034506	\$ 2,000,000.00 \$ 4,000,000.00 \$ 9,102,258.98 \$ 3,090,891.79	2.51% 5.01% 11.40% 3.87%
AA - / A1+ A+ / A1 A- / A2 A- / A2 A- / A2 A- / A2 A+ / A1 BBB+ / A2	Regional Banks Total @ AMP Bank Limited Bankwest Bankwest Bankwest Bendigo Adelaide Bank Suncorp-Metway Limited Muncorp-Metway Limited Bank of Queensland Limited Bank of Queensland Limited Bank Gueensland Limited ME Bank	Invested TD		32,193,150.77 1,000,000.00	2.75% 2.75% 2.75% 2.75% 2.75% 2.75% 2.60% 2.60% 2.75% 2.65% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.75%	of portfolio May 9, 2017 May 9, 2017 May 9, 2017 December 5, 2017 December 5, 2017 Jecember 5, 2017 January 2, 2018 November 28, 2017 January 2, 2018 July 25, 2017 July 25, 2017 August 8, 2017 August 8, 2017 November 7, 2017 November 7, 2017 November 7, 2017 November 21, 2017 November 21, 2017 December 19, 2017 December 19, 2017 December 19, 2017 September 26, 2017 Cotober 31, 2017 September 26, 2017 September 26, 2017 Cotober 31, 2017 October 31, 2017	9 219 219 247 212 247 86 86 100 1000 170 191 191 205 205 212 233 233 233 65 149 177 142 149 142 184 184 186 186		0.000344559 0.000344559 0.000344559 0.000344559 0.000347559 0.000325765 0.000325765 0.000344559 0.000344559 0.000344559 0.000347559 0.000337790 0.000337871 0.000337871 0.000337876 0.000325765 0.000325765 0.000325765 0.000325765 0.000325765 0.000325765 0.000325765 0.000325765 0.000325765 0.000325765 0.000325765 0.000325765 0.000325765 0.000325765 0.000347065 0.000347065 0.000347065 0.00034306 0.00034306 0.000343306 0.000343306 0.00034306	\$ 2,000,000.00 \$ 4,000,000.00 \$ 9,102,258.98 \$ 3,090,891.79	2.51% 5.01% 11.40% 3.87%
A4 - / A1+ A+ / A1 A- / A2 A- / A2 A- / A2 A- / A2 A+ / A1 BBB+ / A2	Regional Banks Total @ AMP Bank Limited Bankwest Bankwest Bankwest Bendigo Adelaide Bank Suncorp-Metway Limited Bank of Queensland Limited Bank of Queensland Limited Bank of Queensland Limited Bank ME Bank	Invested TD		1,000,000.00 1,000,000.00	2.75% 2.75% 2.75% 2.75% 2.75% 2.75% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.75%	of portfolio May 9, 2017 May 9, 2017 May 9, 2017 December 5, 2017 December 5, 2017 Jecember 5, 2017 January 2, 2018 November 28, 2017 July 25, 2017 July 25, 2017 August 8, 2017 August 8, 2017 November 7, 2017 November 7, 2017 November 7, 2017 November 21, 2017 November 21, 2017 December 19, 2017 December 19, 2017 December 19, 2017 December 19, 2017 September 26, 2017 October 24, 2017 September 26, 2017 September 26, 2017 Cotober 31, 2017 October 31, 2017 October 31, 2017 October 3, 2017	9 219 219 247 212 247 86 86 100 100 170 191 191 205 205 212 233 233 233 233 233 45 149 177 142 144 144 184 184 186		0.000344559 0.000344559 0.000344559 0.000344559 0.000325765 0.000325765 0.000344559 0.000344559 0.000344559 0.000347559 0.000337790 0.000337790 0.000337790 0.000325765 0.000325765 0.000325765 0.000325765 0.000325765 0.000325765 0.000325765 0.000325765 0.000325765 0.000325765 0.000325765 0.000325765 0.000325765 0.000357665 0.00035765 0.00035765 0.00035765 0.00035765 0.00035765 0.00035765 0.00035765 0.00035765 0.00035765 0.00035765	\$ 2,000,000.00 \$ 4,000,000.00 \$ 9,102,258.98 \$ 3,090,891.79	2.51% 5.01% 11.40% 3.87%
AA - / A1+ A+ / A1 A- / A2 A- / A2 A- / A2 A+ / A1 BBB+ / A2	Regional Banks Total @ AMP Bank Limited Bankwest Bankwest Bankwest Bendigo Adelaide Bank Suncorp-Metway Limited Bank of Queensland Limited Bank Bank ME Bank	Invested TD		32,193,150.77 1,000,000.00 1,0	2.75% 2.75% 2.75% 2.75% 2.75% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.75% 2.75% 2.75% 2.75% 2.75% 2.75% 2.75% 2.75% 2.75% 2.75% 2.75% 2.75% 2.75% 2.75% 2.75% 2.60% 2.74% 2.74% 2.74% 2.74% 2.74% 2.74% 2.74% 2.74% 2.74% 2.74% 2.74% 2.74% 2.74% 2.76%	of portfolio May 9, 2017 May 9, 2017 May 9, 2017 December 5, 2017 December 5, 2017 Jecember 5, 2017 January 2, 2018 November 28, 2017 July 25, 2017 July 25, 2017 August 8, 2017 August 8, 2017 August 8, 2017 November 7, 2017 November 7, 2017 November 21, 2017 November 21, 2017 December 19, 2017 December 19, 2017 December 19, 2017 December 19, 2017 September 26, 2017 September 26, 2017 September 19, 2017 Cotober 31, 2017 Cotober 31, 2017 October 24, 2017	9 219 219 247 212 247 86 86 100 100 170 191 191 205 205 212 233 233 233 65 149 177 142 148 184 184 184 184 186 177		0.000344559 0.000344559 0.000344559 0.000344559 0.00034559 0.000325765 0.000325765 0.000344559 0.000344559 0.000344559 0.000344559 0.000344559 0.000347650 0.000337790 0.000337871 0.000337871 0.000337876 0.000325765 0.000325765 0.000325765 0.000325765 0.000325765 0.000325765 0.000325765 0.000347065 0.00034203 0.000347065 0.00034306 0.00034306 0.000343306 0.000343306 0.000343306 0.000343306 0.000343306 0.000343306 0.000343306 0.000343306	\$ 2,000,000.00 \$ 4,000,000.00 \$ 9,102,258.98 \$ 3,090.891.79 \$ 9,000,000.00	2.51% 5.01% 11.40% 3.87%
AA - / A1+ A+ / A1 A- / A2 BBB+ / A2	Regional Banks Total @ AMP Bank Limited Bankwest Bankwest Bankwest Bendigo Adelaide Bank Suncorp-Metway Limited Bank of Oueensland Limited Bank of Oueensland Limited Bank of Oueensland Limited Bank Me Bank	Invested TD		1,000,000.00 1,000	2,75% 2,75% 2,75% 2,75% 2,75% 2,75% 2,60% 2,60% 2,75% 2,75% 2,65% 2,60% 2,60% 2,60% 2,60% 2,60% 2,60% 2,60% 2,60% 2,60% 2,60% 2,60% 2,75% 2,75% 2,75% 2,75% 2,75% 2,75% 2,80%	of portfolio May 9, 2017 May 9, 2017 December 5, 2017 December 5, 2017 Jecember 5, 2017 January 2, 2018 November 28, 2017 January 2, 2018 July 25, 2017 August 8, 2017 August 8, 2017 August 8, 2017 November 7, 2017 November 7, 2017 November 7, 2017 November 12, 2017 November 21, 2017 November 21, 2017 December 19, 2017 December 19, 2017 December 19, 2017 December 19, 2017 September 26, 2017 Cotober 31, 2017 C	9 219 219 247 212 247 86 86 100 100 170 191 191 191 205 205 205 223 233 233 233 65 149 177 142 149 149 142 184 184 184 184 156 156 177		0.000344559 0.000344559 0.000344559 0.000344559 0.000325765 0.000325765 0.000344559 0.000344559 0.000344559 0.000338097 0.000337790 0.000337790 0.000335765 0.000325765 0.000325765 0.000325765 0.000325765 0.000325765 0.000325765 0.000325765 0.00034509 0.00034506 0.00034506 0.00034506 0.000347065 0.000347065 0.00034306 0.00034306 0.00034306 0.00034306 0.00034306 0.00034306 0.00034306 0.00034306 0.00034306 0.00034306 0.00034306	\$ 2,000,000.00 \$ 4,000,000.00 \$ 9,102,258.98 \$ 3,090.891.79 \$ 9,000,000.00	2.51% 5.01% 11.40% 3.87% 11.28%
AA - / A1+ A+ / A1 A- / A2 BBB+ / A2	Regional Banks Total @ AMP Bank Limited Bankwest Bankwest Bankwest Bendigo Adelaide Bank Suncorp-Metway Limited Bank of Queensland Limited Bank of Queensland Limited Bank of Queensland Limited Bank of Queensland Limited Bank ME Bank	Invested TD		32,193,150.77 1,000,000.00 1,0	2.75% 2.75% 2.75% 2.75% 2.75% 2.75% 2.75% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.75% 2.75% 2.60% 2.75% 2.75% 2.75% 2.75% 2.75% 2.85% 2.75% 2.85% 2.80%	of portfolio May 9, 2017 May 9, 2017 May 9, 2017 December 5, 2017 December 5, 2017 Jecember 5, 2017 January 2, 2018 November 28, 2017 January 2, 2018 July 25, 2017 July 25, 2017 August 8, 2017 August 8, 2017 August 8, 2017 November 7, 2017 November 7, 2017 November 7, 2017 November 19, 2017 December 19, 2017 December 19, 2017 December 19, 2017 December 19, 2017 September 26, 2017 Cotober 24, 2017 September 26, 2017 Cotober 31, 2017 October 32, 2017 October 32, 2017 October 24, 2017 October 24, 2017 October 24, 2017 October 24, 2017 October 31, 2017 October 32, 2017 October 32, 2017 October 24, 2017	9 219 219 247 212 247 86 86 100 100 170 191 191 205 205 201 233 233 233 65 149 177 142 149 1442 184 184 156 156 177		0.000344559 0.000344559 0.000344559 0.000344559 0.000325765 0.000325765 0.000344559 0.000344559 0.000344559 0.000344559 0.000337790 0.000337790 0.000325765 0.000325765 0.000325765 0.000325765 0.000325765 0.000325765 0.000325765 0.000325765 0.000325765 0.000325765 0.000325765 0.000325765 0.000325765 0.000325765 0.000325765 0.00034203 0.000347065 0.000347065 0.00034306 0.00034306 0.00034306 0.00034306 0.00034306 0.00034306 0.00034306 0.00034306	\$ 2,000,000.00 \$ 4,000,000.00 \$ 9,102,258.98 \$ 3,090,891.79 \$ 9,000,000.00	2.51% 5.01% 11.40% 3.87% 11.28%
AA - / A1+ A+ / A1 A- / A2 BBB+ / A2	Regional Banks Total @ AMP Bank Limited Bankwest Bankwest Bankwest Bendigo Adelaide Bank Suncorp-Metway Limited Bank of Queensland Limited Bank of Queensland Limited Bank of Queensland Limited Bank of Queensland Limited Bank ME Bank	Invested TD		32,193,150.77 1,000,000.00 1,0	2.75% 2.75% 2.75% 2.75% 2.75% 2.75% 2.75% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.75% 2.75% 2.60% 2.75% 2.75% 2.75% 2.75% 2.75% 2.85% 2.75% 2.85% 2.80%	of portfolio May 9, 2017 May 9, 2017 May 9, 2017 December 5, 2017 December 5, 2017 Jecember 5, 2017 January 2, 2018 November 28, 2017 January 2, 2018 July 25, 2017 July 25, 2017 August 8, 2017 August 8, 2017 August 8, 2017 November 7, 2017 November 7, 2017 November 7, 2017 November 19, 2017 December 19, 2017 December 19, 2017 December 19, 2017 December 19, 2017 September 26, 2017 Cotober 24, 2017 September 26, 2017 Cotober 31, 2017 October 32, 2017 October 32, 2017 October 24, 2017 October 24, 2017 October 24, 2017 October 24, 2017 October 31, 2017 October 32, 2017 October 32, 2017 October 24, 2017	9 219 219 247 212 247 86 86 100 100 170 191 191 205 205 201 233 233 233 65 149 177 142 149 1442 184 184 156 156 177		0.000344559 0.000344559 0.000344559 0.000325765 0.000325765 0.000325765 0.000344559 0.000344559 0.000344559 0.00034759 0.000337790 0.000337790 0.000337790 0.000325765 0.000325765 0.000325765 0.000325765 0.000325765 0.000325765 0.000325765 0.000325765 0.000325765 0.000325765 0.000325765 0.00035765 0.00035765 0.00035765 0.00035765 0.000347065 0.000347065 0.000347065 0.00034306 0.00034306 0.00034306 0.00034306 0.00034306	\$ 2,000,000.00 \$ 4,000,000.00 \$ 9,102,258.98 \$ 3,090.891.79 \$ 9,000,000.00	2.51% 5.01% 11.40% 3.87% 11.28%
AA - / A1+ A+ / A1 A- / A2 A- / A2 A- / A2 A- / A2 A+ / A1 BBB+ / A2	AMP Bank Limited Bankwest Bankwest Bankwest Bendigo Adelaide Bank Suncorp-Metway Limited Bank of Queensland Limited Bank ME Ba	Invested TD		1,000,000,00 1,000,000,00 1,000,000,00 1,000,000	2.75% 2.75% 2.75% 2.75% 2.75% 2.75% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.60% 2.75% 2.75% 2.75% 2.75% 2.75% 2.75% 2.75% 2.75% 2.75% 2.75% 2.75% 2.70% 2.70% 2.70% 2.70%	of portfolio May 9, 2017 May 9, 2017 December 5, 2017 December 5, 2017 December 5, 2017 Jecember 5, 2017 January 2, 2018 November 28, 2017 July 25, 2017 July 25, 2017 August 8, 2017 August 8, 2017 August 8, 2017 November 7, 2017 November 7, 2017 November 21, 2017 November 12, 2017 December 19, 2017 December 19, 2017 December 19, 2017 December 19, 2017 September 26, 2017 Cotober 24, 2017 September 19, 2017 September 19, 2017 Cotober 31, 2017 October 32, 2017 October 34, 2017	9 219 219 247 212 247 86 86 100 100 170 191 191 191 205 205 212 233 233 233 233 45 149 177 142 149 142 184 184 184 186 156 177		0.000344559 0.000344559 0.000344559 0.000344559 0.000325765 0.000325765 0.00034559 0.000344559 0.000344559 0.000344559 0.000344559 0.000347656 0.000337790 0.000337971 0.000337671 0.00033766 0.000325765 0.000325765 0.000325765 0.000325765 0.000325765 0.000325765 0.000325765 0.000325765 0.000325765 0.000325765 0.000325765 0.000325765 0.000325765 0.000325765 0.000325765 0.000325765 0.000325765 0.000325765 0.000325765 0.0003376411 0.000347065 0.000347065 0.00034506 0.00034506 0.00034506 0.00034506 0.00034506 0.00034506 0.00034506 0.00034506 0.000345264 0.000332030 0.000332030 0.000338294 0.000345214 2.771% Weighted Average	\$ 2,000,000.00 \$ 4,000,000.00 \$ 9,102,258.98 \$ 3,090,891.79 \$ 9,000,000.00 \$ 3,020,453.42 1.75% BBSW 90 Day Rate % Portfolio	2.51% 5.01% 11.40% 3.87% 11.28%
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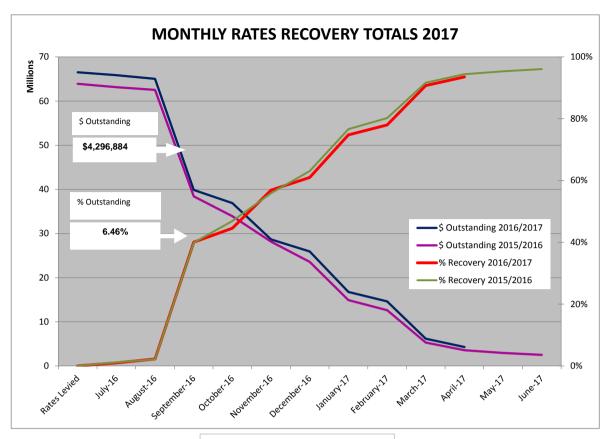


FINANCE DEPARTMENT SERVICE LEVEL REPORT TO COUNCIL FOR THE MONTH OF APRIL 2017

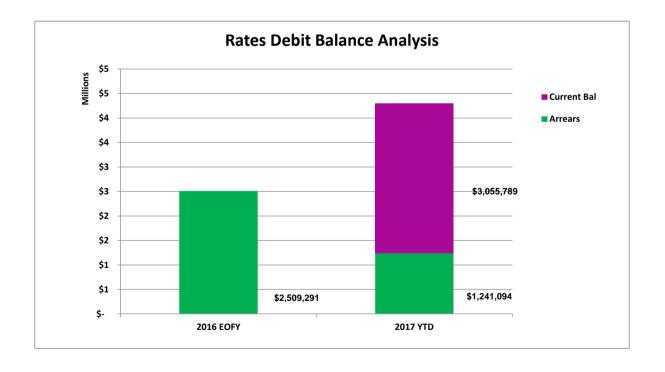




Pursuant to Local Government (Accounting) Regulations Sec 18(2)(b) the chart labelled "Accounts Receivable Outstanding Debtors" represents sundry debts owed to Council on an "aged" basis.



The chart labelled "Monthly Rates Recovery Totals" represents the amounts currently outstanding in Rates to Council, rates are either due or overdue and no further "ageing" is possible.



ENCL: 2ND ORDINARY COUNCIL MEETING/OPEN AGENDA ITEM: 16.2.2

PARAP POOL REDEVELOPMENT PROGRESS UPDATE REPORT MAY 2017

REPORT No.: 17C0033 AM:kl COMMON No.: 2918032 DATE: 30/05/2017

Presenter: General Manager Community & Cultural Services,

Anna Malgorzewicz

Approved: Chief Executive Officer, Brendan Dowd

PURPOSE

The purpose of this report is to provide Council with a progress report on the Parap Pool Redevelopment Project.

LINK TO STRATEGIC PLAN

The issues addressed in this Report are in accordance with the following Goals/Strategies as outlined in the 'Evolving Darwin Towards 2020 Strategic Plan':-

Goal

2 Vibrant, Flexible and Tropical Lifestyle

Outcome

2.3 Increased sport, recreation and leisure experiences

Key Strategies

2.3.2 Position Darwin as a host centre for local, national and international sport and other events

KEY ISSUES

- Monthly progress reports are provided to Council on this key capital project.
- Significant progress has been achieved since the last report to Council.
- City of Darwin has received bid documentation from Swimming Australia and a further meeting between NT Major Events, Swimming NT and Swimming Australia representatives is being arranged for the end of the month.
- Construction progress on the Parap site has reached 36% completion.
- An assessment has been completed on project cost variations.
- The public art commission is progressing with capacity building programs scheduled for upskilling of local artists.

REPORT NUMBER: 17C0033 AM:kl

SUBJECT: PARAP POOL REDEVELOPMENT PROGRESS UPDATE REPORT MAY

2017

RECOMMENDATIONS

THAT Report Number 17C0033 AM:kl entitled Parap Pool Redevelopment Progress Update Report May 2017, be received and noted.

BACKGROUND

PREVIOUS DECISIONS

DECISION NO.21\5215 (28/03/17)

Parap Pool Redevelopment Progress Report March 2017

Report No. 17C0023 AM:kl (28/03/17) Common No. 2918032

THAT Report Number 17C0023 AM:kl entitled Parap Pool Redevelopment Progress Report March 2017, be received and noted.

DECISION NO. 21\4787 (07/09/16)

Parap Pool Redevelopment - Award of Tender Contract

Report No. 16TS0152 NK:jg (07/09/16) Common No. 2918032

- A. THAT Council approve the reduction of project elements as detailed in **Attachment B** of Report Number 16TS0152 NK:jg entitled Parap Pool Redevelopment Award of Tender Contract.
- B. THAT Council meet the additional funds required for the Parap Pool redevelopment by allocation of \$223,000 from the anticipated end of year surplus funds and reallocation of \$780,000 from the 2016/2017 Capital Works program as detailed in Report Number 16TS0152 NK:jg entitled Parap Pool Redevelopment Award of Tender Contract.
- C. THAT Council endorse a contingency amount of \$1,400,000 (as detailed in Report Number 16TS0152 NK:jg entitled Parap Pool Redevelopment Award of Tender Contract and that the options for funding this be considered as part of the quarterly budget review process.
- D. THAT Council, pursuant to Section 32(2)(d) of the Local Government Act 2008, hereby delegates to the Chief Executive Officer, the power to finalise and enter into a contract for the redevelopment of the Parap Pool with Sunbuild Pty Ltd as described in report Number 16TS0152 NK:jd entitled Parap Pool Redevelopment Award of Tender Contract.

REPORT NUMBER: 17C0033 AM:kl

SUBJECT: PARAP POOL REDEVELOPMENT PROGRESS UPDATE REPORT MAY

2017

E. THAT Council approach the Northern Territory Government to assist with additional funding for the community elements and contingency.

F. THAT the decision be moved into Open after the contract has been awarded.

DECISION NO. 21\4351 (26/04/16)

Parap Pool Redevelopment - Progress Report

Report No. 16C0043 AM:kl (26/04/16) Common No. 2918032

B. THAT Council, pursuant to Section 32 (2) of the Local Government Act hereby delegates to the Chief Executive Officer power to finalise the funding agreement between the City of Darwin and the Northern Territory Government regarding the Parap Pool Redevelopment.

DECISION NO. 21\4069 (09/02/16)

Parap Pool Redevelopment - Master Plan

Report No. 16TS0030 LC:jw (09/02/16) Common No. 2918032

- B. THAT Council endorse the Parap Pool Redevelopment Master Plan Stage 1, being **Attachment B** to Report Number 16TS0030 LC:jw entitled Parap Pool Redevelopment Master Plan, and notes that the design and lodgement of a Development Application is proceeding.
- C. THAT Council note that the new amenities facility and the following community elements are estimated to cost \$5 million;
 - a. Children's water play area (wet activity)
 - b. Children's playground (dry activity area)
 - c. Shaded facilities to prepare and share food (community space)
 - d. Aquatic activity for children and youth (leisure water)
 - e. Outdoor shaded area for community and group exercise
- D. THAT Council not proceed with the new amenities facility and community elements unless the Northern Territory Government commits to substantially funding these components of the project.

REPORT NUMBER: 17C0033 AM:kl

SUBJECT: PARAP POOL REDEVELOPMENT PROGRESS UPDATE REPORT MAY

2017

DISCUSSION

Significant advancements have been made on the project since the last report to Council. As the shade structure nears completion, the facility now has a strong presence on Ross Smith Avenue, Parap. Progress in May to key elements of the project includes;

- 50m pool concrete pool 'shell' 100% poured and leak testing in progress;
- Shade structure concrete footings 100% complete;
- Shade structure steel rafters 100% complete;
- Shade membrane steel rafters 60% complete;
- Building A administration, amenities; building concrete base slab 100%;
- Building A blockwork walls 40% complete;
- Building B concrete base slab 100% complete;
- 25m pool; leak testing complete and passing; preparation for tiling ongoing

As expected, works on site have accelerated significantly as a result of the dry weather. Time pressures imposed on the construction program by the extended wet season are an ongoing focus of the contractor.

Currently, Building A and B remain behind the original schedule by approximately 4 weeks. Blockwork and concrete are now well underway to both structures and all efforts concentrated on regaining lost time. Tiling of the 25m pool shall commence in June per the schedule set at project commencement.

Following the wet season, the agreed total 'adjustment of time' is 37 working days as a result of lost time to wet weather. This adjustment shifts the date for practical completion from the original completion date of 27 September 2017 to 9 November 2017. There is no consequence to cost of construction resulting from this adjustment.

The contractor has completed 90% of the civil works component of the project. This has enabled the project superintendent to complete an assessment of positive and negative cost variations resulting from: a) latent underground material conditions; b) review of minor structural elements.

Latent conditions mentioned in this scenario are poor quality existing soils which were not able to be built upon. This unsuitable soil was predominantly discovered beneath the old pool and building structures following demolition and therefore was not identified during testing prior to project commencement.

All reasonable measures, including geotechnical (soil) testing, were adopted ahead of commencement to reduce the project exposure to unnecessary risk. The lack of uniformity identified in the unsuitable soil in part explains the absence of this 'poor' soil from the soil testing reports prepared for the project.

REPORT NUMBER: 17C0033 AM:kl

SUBJECT: PARAP POOL REDEVELOPMENT PROGRESS UPDATE REPORT MAY

2017

The impact of this variation is shown in the budget and resource section which outlines the cost of the variation which has been assessed and approved.

The design for the public art component has been amended, with the requirement to rotate the placement of the entrance sculpture 90 degrees in response to recommendations from the traffic assessment report that considered pedestrian visibility. The size of the area on which the sculpture sits has been increased to $48m^2$ and the colour of the artwork has been changed to fall in line with the façade so that both are now white powder-coated aluminium. The opposite side of the sculpture will still have a reflective surface and the architects have also chosen to use reflective material (mirror Alucobond) in some sections of the façade. The sculpture is under construction at Arafura Fabrications and will be completed by the end of May. The artwork for the façade has been finalised and the imagery emphasises the iconic black line at the bottom of a swimming pool.

As per contractual obligations, artist, Jill Chism and the Arts and Cultural Development Coordinator have developed a professional development program for local artists. On Saturday 3 June 2017 a master class will be hosted at Browns Mart Rehearsal Room for up to eight artists who are participating in the Darwin Fringe 'Pitch Your Tent' project. A series of one-on-one discussions and studio meetings have been scheduled from May to August 2017, to assist Darwin artist, Andy Ewing, who was awarded the 2016 Peer Review Prize.

Council's existing contract for the management of its three swimming pools concludes on 31 December 2017. Tender documentation for the new Pool Management Contract is being prepared by Council's Contract and Recreation Teams, with the tender expected to be issued in June 2017.

Bid documentation has been received from Swimming Australia and a meeting is to be arranged at the end of the month between City of Darwin, NT Major Events, Swimming NT and representatives from Swimming Australia regarding a national fixture being hosted at the Parap Pool during 2018 and beyond.

CONSULTATION PROCESS

In preparing this report, the following City of Darwin officers were consulted:

- Manager, Recreation, Events and Customer Service
- Manager, Capital Works
- Senior Project Officer Capital Works

In preparing this report, the following External Parties were consulted:

Swimming NT

REPORT NUMBER: 17C0033 AM:kl

SUBJECT: PARAP POOL REDEVELOPMENT PROGRESS UPDATE REPORT MAY

2017

POLICY IMPLICATIONS

City of Darwin Policy No. 046 – Recreation and Healthy Lifestyle, provides a framework for the design, development and management of facilities that support pursuits to encourage healthy lifestyles and community connectedness.

BUDGET AND RESOURCE IMPLICATIONS

INCOME		BUDGET	
CW Grant	\$ 4,480,000	Design & Supervision	\$ 960,000
CoD Matched	\$ 4,480,000	Construction	\$14,000,000
NTG	\$ 5,000,000		
2016/17 Capital Budget	\$ 780,000		
2016 EOY Surplus	\$ 223,000		
TOTAL	\$14,963,000	TOTAL	\$14,960,000

EXPENDITURE TO DATE	COST TO COMPLETE
\$6,077,000	\$8,883,000

^{*}All amounts are GST Exclusive

At its September 2016 meeting, Council also endorsed a contingency amount of \$1,400,000 (as detailed in Report Number 16TS0152 NK:jg entitled Parap Pool Redevelopment - Award of Tender Contract) and that the options for funding this be considered as part of the quarterly budget review process.

Project cost variations – resulting predominantly from latent underground conditions – have been assessed at \$237,500. Funding for these costs are to be identified in the fourth quarter budget review.

RISK/LEGAL/LEGISLATIVE IMPLICATIONS

There are a number of risks regarding the project including:

- Budget constraints;
- Timeframe for completion; and
- Community expectations.

Risks and mitigation measures are continually monitored and reviewed as the project proceeds. Decision making points for the project have been identified to ensure critical milestones are presented to Council in a timely manner for resolution in order to comply with the conditions of the Australian Government funding agreement. A further milestone report is scheduled for completion at the end of the month.

REPORT NUMBER: 17C0033 AM:kl

SUBJECT: PARAP POOL REDEVELOPMENT PROGRESS UPDATE REPORT MAY

2017

ENVIRONMENTAL IMPLICATIONS

The design for the redevelopment will take into consideration environmental measures, subject to budget availability. This will include measures for temperature control of the two water tanks, solar power, energy, water efficient devices and pool shade. These measures will assist in modifying environmental conditions for the comfort of all users and forms part of FINA compliance requirements.

The Master Plan features the retention of the established Beauty Leaf trees and sensitive landscaping throughout both the internal and external areas of the facility.

COUNCIL OFFICER CONFLICT OF INTEREST DECLARATION

We the Author and Approving Officers declare that we do not have a Conflict of Interest in relation to this matter.

ANNA MALGORZEWICZ

<u>GENERAL MANAGER</u>

<u>COMMUNITY & CULTURAL</u>

<u>SERVICES</u>

BRENDAN DOWD CHIEF EXECUTIVE OFFICER

For enquiries, please contact Anna Malgorzewicz on 89300633 or email: a.malgorzewicz@darwin.nt.gov.au.

Reports, recommendations and supporting documentation can be accessed via the City of Darwin Council Website at www.darwin.nt.gov.au, at Council Public Libraries or contact the Committee Administrator on (08) 8930 0670.

ONE HUNDRED AND THIRTEENTH ORDINARY COUNCIL MEETING – OPEN SECTION

TUESDAY, 30 MAY 2017 PAGE ORD05/20

17. TOWN PLANNING REPORT/LETTERS

ENCL: 2ND ORDINARY COUNCIL MEETING/OPEN AGENDA ITEM: 17.1

COUNCIL RESPONSES TO PLANNING APPLICATIONS - MAY 2017

REPORT No.: 17TS0043 BS:hd COMMON No.: 2547669 DATE: 30/05/2017

Presenter: Manager Design, Planning & Projects, Drosso Lelekis

Approved: Acting General Manager Infrastructure, Nik Kleine

PURPOSE

The purpose of this report is to present to Council for consideration, Development Applications and other planning matters that were responded to between 6 May and 19 May 2017.

LINK TO STRATEGIC PLAN

The issues addressed in this Report are in accordance with the following Goals/Strategies as outlined in the 'Evolving Darwin Towards 2020 Strategic Plan':-

Goal

1. Collaborative, Inclusive and Connected Community **Outcome**

- 1.4 Improved relations with all levels of government and significant stakeholders **Key Strategies**
- 1.4.2 Play an active role in strategic and statutory planning processes

KEY ISSUES

- A summary of City of Darwin responses to the Development Consent Authority for Development Applications exhibited between 6 May and 19 May 2017 is provided.
- A summary of City of Darwin responses to other planning matters responded to between 6 May and 19 May 2017 is provided.
- A comparison of City of Darwin responses for planning-related Development Applications and the Development Consent Authority outcomes is included.

REPORT NUMBER: 17TS0043 BS:hd

SUBJECT: COUNCIL RESPONSES TO PLANNING APPLICATIONS - MAY 2017

RECOMMENDATIONS

A. THAT Report Number 17TS0043 BS:hd entitled Council Responses to Planning Applications - May 2017, be received and noted.

- B. THAT Council endorse the responses to the Development Consent Authority within **Attachments A, B** and **C** to Report Number 17TS0043 BS:hd entitled Council Responses to Planning Applications May 2017.
- C. THAT Council note responses to other planning matters at **Attachment D** to Report Number 17TS0043 BS:hd entitled Council Responses to Planning Applications May 2017.
- D. THAT Council note the cross-reference table of the Development Consent Authority outcomes at **Attachment E** to Report Number 17TS0043 BS:hd entitled Council Responses to Planning Applications May 2017.

BACKGROUND

City of Darwin responded to 12 Development Applications exhibited between 6 May and 19 May 2017.

City of Darwin responded to two other planning matters between 6 May and 19 May 2017.

DISCUSSION

Development Applications

Of the 12 Development Applications, City of Darwin officers recommend supporting 9 (either subject to normal or specific conditions) and did not support or objected to 3 applications. This represents rates of 75% of the applications being supported and 25% of the applications not being supported or objected to.

Development Applications supported, subject to normal Council conditions

The table below describes the Development Applications that are supported by City of Darwin officers, subject to Council's normal Development Permit conditions in regard to issues including, but not necessarily limited to, waste collection, access and stormwater drainage.

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

REPORT NUMBER: 17TS0043 BS:hd

SUBJECT: COUNCIL RESPONSES TO PLANNING APPLICATIONS - MAY 2017

Property Address	Description of Development Proposal
Lots 10176,10177,10178, 10187 - Town of Darwin	Excavation, fill remediation and seawall works associated with future development
41 & 2 Stokes Hill Road & Kitchener Drive, Darwin	
Lot 7423 - Town of Darwin 5 Cardona Court, Darwin	Alterations and additions to an existing multiple dwelling (rooftop patio enclosure)
3 Cardona Court, Darwin	(Installing an awning to private yard on top of apartment block)
Lot 5902 - Town of Darwin	Shade sail addition to an existing multiple dwelling with a reduced side setback
31 Paspaley Place, Larrakeyah	(Unit 2) (Requires 900mm, proposes 200mm Shade is existing and is located within the property adjacent the marina)
Lot 6693 - Town of Sanderson	Carport addition to an existing single dwelling with a reduced front setback
17 Baudin Court, Karama	(Requires 4.5m, proposes 3m to closest corner, increasing to approx. 5m from front boundary)
Lot 11942- Town of Nightcliff 2 Patrick Street, Muirhead	Subdivision to create 2 units and common property
Lot 2450 - Town of Darwin	Unit title scheme subdivision to create 18 units and common property
166 Smith Street, Larrakeyah	dritts and common property
Lot 3460 - Town of Nightcliff	Carport addition to an existing single dwelling with a reduced side setback
24 Yeadon Circuit, Moil	
	(Requires 1.5m, proposes 1.2m at the rear and 2.9m at the front of the structure)

REPORT NUMBER: 17TS0043 BS:hd

SUBJECT: COUNCIL RESPONSES TO PLANNING APPLICATIONS - MAY 2017

Development Applications supported subject to specific matters being adequately resolved:

The table below describes the Development Applications that are supported by City of Darwin officers subject to the following specific matters being adequately resolved.

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

Property Address	Description of Development Proposal	Specific Matters
Lot 6845 - Town of Darwin	Alterations and additions to an existing warehouse and offices (Amended	The design of the proposed Snell Street access is to City of Darwin standards.
47 Bishop Street, Woolner (Old Bunnings site)	application)	Any works within Snell Street requires separate approvals from City of Darwin.
(Old Bullillings site)		The Fire Booster services must not have doors that open into the footpath. A detailed landscaping plan to both Bishop and Snell Streets is
Lots 10176,10177,10178 - Town of Darwin 41 & 2 Stokes Hill Road & Kitchener Drive, Darwin	Subdivision and consolidation to create 6 lots	required. Pedestrian access to the foreshore is removed, City of Darwin requests that clear and equitable access through the site be provided for pedestrians.

Development Application that has not been supported or objected to:

The table below describes the Development Applications that have been objected to or not supported by City of Darwin officers, for the reasons outlined below.

Response to this Development Application are provided at **Attachment C** to this report.

REPORT NUMBER: 17TS0043 BS:hd

SUBJECT: COUNCIL RESPONSES TO PLANNING APPLICATIONS - MAY 2017

Property Address	Description of Development Proposal	Objected / Not Supported
Lot 5021 - Town of Darwin 2 Railway Street, Parap	Woolworths Service Station	Objected to Not in line with the Inner Suburbs Area Plan. Access and amenity concerns.
Lot 7245 - Town of Nightcliff 9 Calvert Street, Tiwi	Additions to an existing single dwelling with a reduced front setback	Requires 6m, proposes 5.47m. Front wall is blank, and contains small windows approx. 1.8m above ground level, resulting in increased building massing and elimination of passive surveillance from the premises to the street and park adjacent.
Lot 6959, 6960 & 6961 - Town of Sanderson 54 Fitzmaurice Drive, 4 Timor Court & 7 Glyde Court Leanyer	Amendment to proposed rezoning from Zone RL (Rural Living) to a Specific Use Zone	Not Supported Rezoning may conflict with odour and biting insect buffers. Requested Area Plan to precede the rezoning.

Other Planning Matters

Below are summaries of two planning matters that have been received and responded to by City of Darwin.

Responses to these matters are provided at **Attachment D**.

Review of Dual Occupancy in Zone SD (Single Dwelling Residential)

The Minister for Infrastructure, Planning and Logistics commissioned an independent review of the changes made to the Northern Territory Planning Scheme to allow for more than one dwelling to be built on lots larger than 1000m² on Zone SD (Single Dwelling Residential).

Council officers strongly objected to the proposal for the following reasons:

REPORT NUMBER: 17TS0043 BS:hd

SUBJECT: COUNCIL RESPONSES TO PLANNING APPLICATIONS - MAY 2017

 The tropical landscape character and traditional housing styles that create Darwin's identity will likely be significantly altered if second dwellings are allowed on SD lots.

- The recently introduced Area Plans provide a clear direction on where urban growth can be accommodated.
- Development outside the Area Plans may cause difficulties for Council to predict where future demand on infrastructure and services will occur.

If dual occupancy is approved then:

- Clauses within the Planning Scheme should be strictly applied.
- Dual occupancy should be discretionary rather than permitted.
- Dual occupancy should be assessed concurrently with a subdivision application.
- Dual occupancy should not occur within odour buffers, primary storm surge areas, secondary storm surge areas or land affected by biting insects.
- Dual occupancy should not be allowed within existing Specific Use Zones.
- Independent units should be prohibited where dual occupancy has occurred.
- It would be appropriate for Area Plans to be amended to reflect the proposal.

Darwin International Airport - Preliminary Draft 2017 Master Plan

The Airports Act 1996 requires Darwin International Airport (DIA) to prepare a 20 year Master Plan to guide development of the existing and proposed airport land uses and facilities.

Council officers note that development within the DIA lease area is not assessed under the Northern Territory Planning Scheme. However, City of Darwin will continue working together with the DIA in relation to adjacent land in respect to:

- Advertising signs viewable from public areas external to airport land
- Stormwater and run-off management
- Weed management
- Fire management
- Soil erosion
- Stormwater management
- Other opportunities as they arise

Cross Reference Table

A comparison of Council letter responses and the Development Consent Authority outcomes for hearings held on Friday 24 March and Friday 7 April is provided in **Attachment E**.

REPORT NUMBER: 17TS0043 BS:hd

SUBJECT: COUNCIL RESPONSES TO PLANNING APPLICATIONS - MAY 2017

CONSULTATION PROCESS

In preparing this report, the following City of Darwin officers were consulted:

- Strategic Town Planner
- Town Planner
- Planning Officer

POLICY IMPLICATIONS

Relevant Council policies are noted in individual letter responses.

BUDGET AND RESOURCE IMPLICATIONS

Budget implications may arise from individual development applications, including payment in lieu of car parking, payment of various contribution plans, and long term upgrading of infrastructure and services as a result of accumulative development.

RISK/LEGAL/LEGISLATIVE IMPLICATIONS

Risks, legal and legislative implications, if applicable, are noted in individual letter responses.

ENVIRONMENTAL IMPLICATIONS

Environmental implications, if applicable, are noted in individual letter responses.

COUNCIL OFFICER CONFLICT OF INTEREST DECLARATION

We the Author and Approving Officers declare that we do not have a Conflict of Interest in relation to this matter.

DROSSO LELEKIS

MANAGER DESIGN, PLANNING &
PROJECTS

NIK KLEINE ACTING GENERAL MANAGER INFRASTRUCTURE

For enquiries, please contact Cindy Robson on 8930 0528 or email: c.robson@darwin.nt.gov.au.

REPORT NUMBER: 17TS0043 BS:hd

SUBJECT: COUNCIL RESPONSES TO PLANNING APPLICATIONS - MAY 2017

Attachments:

Attachment A: Letters of support, subject to normal Council conditions, for

Development Applications not yet considered by the Development

Consent Authority.

Attachment B: Letters of conditional support to Development Applications not yet

considered by the Development Consent Authority.

Attachment C: Letters not supporting or objecting to Development Applications not

yet considered by the Development Consent Authority.

Attachment D: Letter responses to other Planning Applications.

Attachment E: Cross reference table of City of Darwin responses and the

Development Consent Authority outcomes.

ATTACHMENT A



Civic Centre Harry Chan Avenue GPO Box 84 Darwin NT 0801 P 08 8930 0300

Darwin NT 0800 E darwin@darwin.nt.gov.au F 08 8930 0311

12 May 2017

Please quote: 3524957 DB:hd Your reference: PA2017/0187

Mr Tony Brennan Acting Manager Urban Planning Department of Infrastructure, Planning & Logistics **GPO Box 1680** DARWIN NT 0801

Dear Mr Brennan

Parcel Description: Lots 10176,10177,10178 - Town of Darwin

41 & 2 Stokes Hill Road & Kitchener Drive,

Darwin

Unit title schemes subdivision to create 6 units **Proposed Development:**

and common property

Thank you for the Development Application referred to this office 27 April 2017, concerning the above. This letter may be placed before City of Darwin's, Ordinary Council Meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

City of Darwin acknowledges that this application is not within City of Darwin Municipality. In addition, it is noted that this application is solely for the purposes of land division and further assessment will be required for subsequent development.

City of Darwin provides the following comments, pursuant to Section 47 of the Northern Territory Planning Act for consideration by the Authority:

- i). City of Darwin does not object to the granting of a Development Permit provided the following issue is adequately addressed:
 - It is noted that the proposed land division will restrict public access to a). the foreshore due to safety concerns. City of Darwin advises that pedestrian access to the foreshore is considered valuable to the community as indicated in both the Northern Territory Planning Scheme and the Darwin City Centre Master Plan.

In the event that access to the foreshore is removed, City of Darwin requests that clear and equitable access through the site be provided for pedestrians, in accordance with the Northern Territory

Planning Scheme and the Darwin City Centre Master Plan.

The Northern Territory Planning Scheme Clause 14.1.1 objective 4 states that the Darwin Waterfront should "Provide a safe, secure and equitable built environment and public domain that includes:

- a) A legible street structure which connects with the adjacent street network...
- d) Pedestrian and cycle paths which are well connected to existing adjacent routes;"

The Statement of Effect acknowledges that the Darwin City Centre Masterplan envisages "a design rationale to link the green (vegetation) and blue (water) networks ... (and) assist in achieving the city recreation loop." It also considers Goyder Park to be "an important node within the pedestrian circulation hub to enhance connections between the Darwin Waterfront, Jervois Park, the Esplanade and the CBD."

As can be seen from the below Figure 1, the proposed road layout creates a pedestrian route with multiple acute angles between the end of the City Walk and Jervois Road. This may impede direct sightlines and legibility for pedestrians, including the many tourists that disembark from the adjoining cruise terminal. Subsequently, this could detract from the connectivity and walkability of the area.

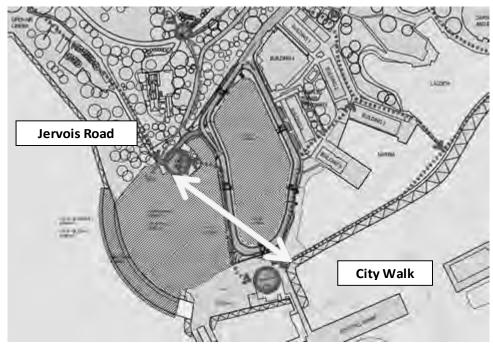


Figure 1 (annotated "Proposed Pedestrian Circulation") yellow line added.

.../3

As per Figure 1 (annotated "Proposed Pedestrian Circulation"), City of Darwin requests that additional consideration be given to create "... paths which are well connected to existing adjacent routes", to increase legibility for the general public, and to provide for a City Recreation loop, which is envisaged to flow around the perimeter of the City.

Connectivity can also be enhanced through an emphasis on legibility, sightlines, wayfinding signage and the overall quality of the pedestrian environment.

- ii). It is acknowledged that this application is not within the City of Darwin Municipality; however, the Consent Authority may wish to consider the following:
 - a). An Environmental and Construction Management Plan (ECMP) be required. addressing the following:
 - waste management,
 - traffic control.
 - haulage routes,
 - storm water drainage,
 - any use of City of Darwin land, and
 - how this land will be managed during the construction phase.

Note: Sediment control measures should be established and maintained, to prevent silt and sediment escaping the site or producing erosion.

- b). Engineering design and specifications for the proposed and affected roads, including:
 - street lighting,
 - stormwater drainage,
 - vehicular access,
 - pedestrian/cycle corridors, and
 - street-scaping and landscaping of nature strips.
- c). Any easements or reserves required for the purposes of stormwater drainage, roads, access or for any other purpose, be made available free of cost.

City of Darwin considers it prudent to ensure the developer provide public assets constructed to the City of Darwin's minimum standards to ensure that any future transfer of ownership would conform with Council's standards and may simplify such a process.

.../4

In considering this application, the Development Consent Authority is requested to take into account any implications of the *Disability Discrimination Act* (Cth) or the *Anti-Discrimination Act* (NT) with regard to access for the disabled.

If you require any further discussion in relation to this application, please feel free to contact me on 8930 0528.

Yours faithfully

CINDY ROBSON

E darwin@darwin.nt.gov.au

F 08 8930 0311

19 May 2017

Please quote: 3529381 BS:hd Your reference: PA2017/0170

Mr Tony Brennan Acting Manager Urban Planning Department of Infrastructure, Planning & Logistics **GPO Box 1680** DARWIN NT 0801

Dear Mr Brennan

Parcel Description: Lot 7423 - Town of Darwin

5 Cardona Court. Darwin

Proposed Development: Alterations and additions to an existing multiple

dwelling (rooftop patio enclosure)

Thank you for the Development Application referred to this office 4 May 2017, concerning the above. This letter may be placed before City of Darwin's, Ordinary 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:

- i). City of Darwin does not object to the granting of a Development Permit.
- ii). City of Darwin requests that should a Development Permit be issued, that the following be provided as a condition precedent:
 - City of Darwin requests that the Authority require a schematic plan a). demonstrating how stormwater collected on site is discharged to City of Darwin's stormwater drainage system.

Should this application be approved, the following conditions pursuant to the Planning Act and City of Darwin's responsibilities under the Local Government Act are also recommended for inclusion in the Development Permit issued by the Development Consent Authority.

In considering this application, the Development Consent Authority is requested to take into account any implications of the Disability Discrimination Act (Cth) or the Anti-Discrimination Act (NT) with regard to access for the disabled.

If you require any further discussion in relation to this application, please feel free to contact me on 8930 0528.

Yours faithfully

CINDY ROBSON

E darwin@darwin.nt.gov.au

F 08 8930 0311

12 May 2017

Please quote: 3525433 BS:hd Your reference: PA2017/0183

Mr Tony Brennan Acting Manager Urban Planning Department of Infrastructure, Planning & Logistics **GPO Box 1680** DARWIN NT 0801

Dear Mr Brennan

Parcel Description: Lot 5902 - Town of Darwin

31 Paspaley Place, Larrakeyah

Proposed Development: Shade sail addition to an existing multiple

dwelling with a reduced side setback (Unit 2)

Thank you for the Development Application referred to this office 28 April 2017, concerning the above. This letter may be placed before City of Darwin's, Ordinary Council Meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

No issues are raised for this Development Application in relation to matters that fall within the responsibility of City of Darwin.

In considering this application, the Development Consent Authority is requested to take into account any implications of the Disability Discrimination Act (Cth) or the Anti-Discrimination Act (NT) with regard to access for the disabled.

If you require any further discussion in relation to this application, please feel free to contact me on 8930 0528.

Yours faithfully

CINDY ROBSON

Civic Centre Harry Chan Avenue Darwin NT 0800

GPO Box 84 Darwin NT 0801

E darwin@darwin.nt.gov.au

P 08 8930 0300F 08 8930 0311

19 May 2017

Please quote: 3529523 BS:hd Your reference: PA2017/0192

Mr Tony Brennan
Acting Manager Urban Planning
Department of Infrastructure, Planning & Logistics
GPO Box 1680
DARWIN NT 0801

Dear Mr Brennan

Parcel Description: Lot 6693 - Town of Sanderson

17 Baudin Court, Karama

Proposed Development: Carport addition to an existing single dwelling

with a reduced front setback

Thank you for the Development Application referred to this office 5 May 2017, concerning the above. This letter may be placed before City of Darwin's, Ordinary 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:

i). City of Darwin does not object to the granting of a Development Permit.

City of Darwin comments on issues for which it is the sole responsible authority, under the Local Government Act and associated By-Laws:-

- a). City of Darwin requests that the Authority require a schematic plan demonstrating that stormwater run-off is capable of being discharged across the lot surface to the main drainage system or to an approved alternate connection. The applicant's plans fail to demonstrate how on-site stormwater will be collected and discharged to City of Darwin's drainage network.
 - City of Darwin stormwater discharge guidelines do not allow concentrated discharge of stormwater from a single dwelling lot to adjoining properties or the road reserve. All stormwater is to be piped or dispersed via sheet flow to the road reserve.

Should this application be approved, the following conditions pursuant to the *Planning Act* and City of Darwin's responsibilities under the *Local Government Act* are also recommended for inclusion in the Development Permit issued by the Development Consent Authority.

- Designs and specifications for landscaping of the road verges adjacent to the property shall be submitted for approval by the General Manager Infrastructure, City of Darwin and all approved works shall be constructed at the applicant's expense, to the requirements of City of Darwin.
- All developments on/or adjacent to any easements on-site, in favour of City of Darwin shall be carried out to the requirements and satisfaction of the General Manager Infrastructure, City of Darwin.
- Any proposed stormwater connections to City of Darwin stormwater system or proposed works on/over City of Darwin property shall be subject to separate application to City of Darwin and shall be carried out to the requirements and satisfaction of the General Manager Infrastructure, City of Darwin.

In considering this application, the Development Consent Authority is requested to take into account any implications of the *Disability Discrimination Act* (Cth) or the *Anti-Discrimination Act* (NT) with regard to access for the disabled.

If you require any further discussion in relation to this application, please feel free to contact me on 8930 0528.

Yours faithfully

CINDY ROBSON

E darwin@darwin.nt.gov.au

F 08 8930 0311

19 May 2017

Please quote: 3529527 DB:hd Your reference: PA2016/0704

Mr Tony Brennan Acting Manager Urban Planning Department of Infrastructure, Planning & Logistics **GPO Box 1680** DARWIN NT 0801

Dear Mr Brennan

Parcel Description: Lot 11942 - Town of Nightcliff

2 Patrick Street, Muirhead

Proposed Development: Subdivision to create 2 units and common

property

Thank you for the Development Application referred to this office 5 May 2017, concerning the above. This letter may be placed before City of Darwin's, Ordinary Council Meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

No issues are raised for this Development Application in relation to matters that fall within the responsibility of City of Darwin.

In considering this application, the Development Consent Authority is requested to take into account any implications of the Disability Discrimination Act (Cth) or the Anti-Discrimination Act (NT) with regard to access for the disabled.

If you require any further discussion in relation to this application, please feel free to contact me on 8930 0528.

Yours faithfully

CINDY ROBSON

E darwin@darwin.nt.gov.au

F 08 8930 0311

12 May 2017

Please quote: 3532352 BS:hd Your reference: PA2017/0180

Mr Tony Brennan Acting Manager Urban Planning Department of Infrastructure, Planning & Logistics **GPO Box 1680** DARWIN NT 0801

Dear Mr Brennan

Parcel Description: Lot 2450 - Town of Darwin

166 Smith Street, Larrakeyah

Proposed Development: Unit title scheme subdivision to create 18 units

and common property

Thank you for the Development Application referred to this office 10 May 2017, concerning the above. This letter may be placed before City of Darwin's, Ordinary Council Meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

No issues are raised for this Development Application in relation to matters that fall within the responsibility of City of Darwin.

In considering this application, the Development Consent Authority is requested to take into account any implications of the Disability Discrimination Act (Cth) or the Anti-Discrimination Act (NT) with regard to access for the disabled.

If you require any further discussion in relation to this application, please feel free to contact me on 8930 0528.

Yours faithfully

CINDY ROBSON

E darwin@darwin.nt.gov.au

F 08 8930 0311

19 May 2017

Please quote: 3532366 BS:hd Your reference: PA2017/0211

Mr Tony Brennan Acting Manager Urban Planning Department of Infrastructure, Planning & Logistics GPO Box 1680 DARWIN NT 0801

Dear Mr Brennan

Parcel Description: Lot 3460 - Town of Nightcliff

24 Yeadon Circuit, Moil

Proposed Development: Carport addition to an existing single dwelling

with a reduced side setback

Thank you for the Development Application referred to this office 10 May 2017, concerning the above. This letter may be placed before City of Darwin's, Ordinary 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:

- i). City of Darwin does not object to the granting of a Development Permit.
- ii). City of Darwin requests that should a Development Permit be issued, that the following be provided as a condition precedent:
 - A dilapidation report covering infrastructure within the road a). reserve to the satisfaction of the General Manager Infrastructure, City of Darwin at no cost to Council.
 - The crossover and driveway shall meet City of Darwin b). requirements.

City of Darwin comments on issues for which it is the sole responsible authority, under the Local Government Act and associated By-Laws:-

City of Darwin requests that the Authority require a schematic plan c). demonstrating that stormwater run-off is capable of being discharged across the lot surface to the main drainage system or

to an approved alternate connection. The applicant's plans fail to demonstrate how on-site stormwater will be collected and discharged to City of Darwin's drainage network.

1). City of Darwin stormwater discharge guidelines do not allow concentrated discharge of stormwater from a single dwelling lot to adjoining properties or the road reserve. All stormwater is to be piped or dispersed via sheet flow to the road reserve.

Should this application be approved, the following conditions pursuant to the Planning Act and City of Darwin's responsibilities under the Local Government Act are also recommended for inclusion in the Development Permit issued by the Development Consent Authority.

- All developments on/or adjacent to any easements on-site, in favour of City of Darwin shall be carried out to the requirements and satisfaction of the General Manager Infrastructure, City of Darwin.
- Any proposed stormwater connections to City of Darwin stormwater system or proposed works on/over City of Darwin property shall be subject to separate application to City of Darwin and shall be carried out to the requirements and satisfaction of the General Manager Infrastructure, City of Darwin.

In considering this application, the Development Consent Authority is requested to take into account any implications of the Disability Discrimination Act (Cth) or the Anti-Discrimination Act (NT) with regard to access for the disabled.

If you require any further discussion in relation to this application, please feel free to contact me on 8930 0528.

Yours faithfully

CINDY ROBSON

STRATEGIC TOWN PLANNER

63



Civic Centre Harry Chan Avenue GPO Box 84 Darwin NT 0801 Darwin NT 0800

E darwin@darwin.nt.gov.au

F 08 8930 0311

12 May 2017

Please quote: 3480072 BS:hd Your reference: PA2017/0055

Mr Tony Brennan Acting Manager Urban Planning Department of Infrastructure, Planning & Logistics **GPO Box 1680** DARWIN NT 0801

Dear Mr Brennan

Parcel Description: Lot 6845 - Town of Darwin

47 Bishop Street, Woolner

Proposed Development: Alterations and additions existing

warehouse and offices

Thank you for the Development Application referred to this office 5 May 2017, concerning the above. This letter may be placed before City of Darwin's, Ordinary 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:

- i). City of Darwin does not object to the granting of a Development Permit provided the following issues are adequately addressed:
 - The location of the proposed Snell Street access will be in close a). proximity to an existing power pole and City of Darwin on-street car parks. Any works in the road reserve affecting City of Darwin infrastructure, including the proposed access, and/or the removal of any on-street car parks in Snell Street, requires separate approvals from City of Darwin prior to any works commencing.
 - b). It is noted that the Fire Booster services in Bishop Street have access doors which open out into the footpath. Services must not have doors that open into the footpath.
 - c). City of Darwin has noted that the applicant has included a further nine on-street car parks in the revised application. Car parks within the road reserve are for public use, and City of Darwin does not support the use of these car parks to offset any on-site car parking shortfalls.

- d). The development has expanses of blank walls fronting both Bishop and Snell Streets. The application has also failed to include detailed landscaping plans to the street frontages. It is therefore requested that landscaping plans be provided to ensure that the street frontages of the development comply with Clause 6.12 Landscaping.
- ii). City of Darwin requests that should a Development Permit be issued, that the following be provided as a condition precedent:
 - a). A dilapidation report covering infrastructure within the road reserve to the satisfaction of the General Manager Infrastructure, City of Darwin at no cost to Council.
 - b). Access to the site from Snell Street shall meet City of Darwin requirements, particularly the width of the proposed crossover. City of Darwin is requesting that the applicant provide an engineer's traffic assessment detailing adequate access sightlines for pedestrians, cyclists and vehicles.
 - c). Prior to the endorsement of plans and prior to the commencement of works (including site preparation), approval by Council is required for any element of the building (separate to awnings) that is designed to be constructed or installed over City of Darwin road reserve.
 - d). City of Darwin requests that the Authority require a schematic plan demonstrating all stormwater to be collected on the site and discharged underground to City of Darwin's stormwater drainage system. The applicant's plans fail to demonstrate how on-site stormwater will be collected and discharged underground to City of Darwin's drainage network.
 - The plan shall include details of site levels and City of Darwin's stormwater drain connection point/s. The plan shall also indicate how stormwater will be collected on the site and connected underground to City of Darwin's system.
 - 2). City of Darwin requires a stormwater drainage plan to confirm that it is technically feasible to collect stormwater on the site and dispose of it into City of Darwin's stormwater drainage system. It is also necessary to ensure that no stormwater will sheet-flow into the road reserve or onto adjoining properties.

e). Waste

City of Darwin requests that the Authority require a Waste Management Plan demonstrating waste disposal, storage and removal in accordance with City of Darwin's Waste Management Policy 054.

A copy of City of Darwin's Waste Management Policy 054 may be viewed on City of Darwin's website or by contacting City of Darwin's Infrastructure department.

f). Site Construction

City of Darwin requests that an Environmental and Construction Management Plan (ECMP) be required.

The ECMP should specifically address the following:

- waste management,
- traffic control,
- haulage routes,
- storm water drainage,
- use of City of Darwin land, and
- how this land will be managed during the construction phase;

to the satisfaction of the General Manager Infrastructure, City of Darwin.

Note: Sediment control measures are to be established and maintained, to prevent silt and sediment escaping the site or producing erosion.

Building rubbish or debris must not be placed, or be permitted to be placed, on any adjoining public reserve, footway, road or private land, without first obtaining a works approval from City of Darwin.

g). Street Trees, Verge Plantings and Footpaths

Verge plantings, footpaths and all other works are required to be upgraded in accordance with City of Darwin policies and are subject to a separate approval from City of Darwin. City of Darwin requests that the applicant first seek all required approvals from City of Darwin for any proposed works within the road reserve.

iii). Should the above issues be adequately addressed, City of Darwin offers the following comments:

<u>City of Darwin comments on issues for which it is the sole responsible authority,</u> under the Local Government Act and associated By-Laws:-

a). Building Identification

In accordance with City of Darwin By-Laws, prior to occupation, the applicant shall ensure that a building number is displayed in a position clearly visible from the street. The number must be visible against the background on which it is placed, to the satisfaction of the General Manager Infrastructure, City of Darwin and at no cost to City of Darwin.

Should this application be approved, the following conditions pursuant to the Planning Act and City of Darwin's responsibilities under the Local Government Act are also recommended for inclusion in the Development Permit issued by the Development Consent Authority.

- Designs and specifications for landscaping of the road verges adjacent to the property shall be submitted for approval by the General Manager Infrastructure, City of Darwin and all approved works shall be constructed at the applicant's expense, to the requirements of City of Darwin.
- The location, design and specifications for proposed and affected crossovers shall be provided at the applicant's expense, to the satisfaction of the General Manager Infrastructure, City of Darwin.
- Kerb crossovers and driveways to the site shall be provided and disused crossovers removed, public footpath and cycleways shall be provided, stormwater shall be collected and discharged into City of Darwin's drainage network, and reinstatement works carried out, all of which is to be provided at the applicant's expense and to the requirements and satisfaction of the General Manager Infrastructure, City of Darwin.
- Sight lines shall be provided at crossovers to public streets, to the satisfaction of the General Manager Infrastructure, City of Darwin. No fence or tree exceeding 0.6 metres in height shall be placed in front of the sight line.
- Car parking spaces and internal driveways shall meet the requirements of the relevant Australian Standard and be line-marked and sealed with an impervious material.
- The total number of required disabled car parking bays shall be met on site.
- All developments on/or adjacent to any easements on-site, in favour of City of Darwin shall be carried out to the requirements and satisfaction of the General Manager Infrastructure, City of Darwin.
- Waste bin storage and pick-up shall be provided in accordance with City of Darwin Policy Number 54 - Waste Management.

- Any proposed signage for the site shall be subject to a separate assessment in accordance with City of Darwin Policy Number 42 – Outdoor Advertising Signs Code.
- Any proposed works on/over City of Darwin property shall be subject to separate application to City of Darwin and shall be carried out to the requirements and satisfaction of the General Manager Infrastructure, City of Darwin.
- Any proposed stormwater connections to City of Darwin stormwater system or proposed works on/over City of Darwin land shall be subject to a separate application to City of Darwin and shall be carried out to the requirements and satisfaction of the General Manager Infrastructure, City of Darwin.

In considering this application, the Development Consent Authority is requested to take into account any implications of the *Disability Discrimination Act* (Cth) or the *Anti-Discrimination Act* (NT) with regard to access for the disabled.

If you require any further discussion in relation to this application, please feel free to contact me on 8930 0528.

Yours faithfully

CINDY ROBSON

F 08 8930 0311

12 May 2017

Please quote: 3524957 DB:hd Your reference: PA2017/0187

Mr Tony Brennan Acting Manager Urban Planning Department of Infrastructure, Planning & Logistics **GPO Box 1680** DARWIN NT 0801

Dear Mr Brennan

Parcel Description: Lots 10176,10177,10178 - Town of Darwin

41 & 2 Stokes Hill Road & Kitchener Drive,

Darwin

Proposed Development: Unit title schemes subdivision to create 6 units

and common property

Thank you for the Development Application referred to this office 27 April 2017, concerning the above. This letter may be placed before City of Darwin's, Ordinary Council Meeting. Should this letter be varied or not endorsed by Council, you will be advised accordingly.

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In the event that access to the foreshore is removed, City of Darwin requests that clear and equitable access through the site be provided for pedestrians, in accordance with the Northern Territory

Planning Scheme and the Darwin City Centre Master Plan.

The Northern Territory Planning Scheme Clause 14.1.1 objective 4 states that the Darwin Waterfront should "Provide a safe, secure and equitable built environment and public domain that includes:

- a) A legible street structure which connects with the adjacent street network;
- d) Pedestrian and cycle paths which are well connected to existing adjacent routes;"

The Statement of Effect acknowledges that the Darwin City Centre Masterplan envisages "a design rationale to link the green (vegetation) and blue (water) networks ... (and) assist in achieving the city recreation loop." It also considers Goyder Park to be "an important node within the pedestrian circulation hub to enhance connections between the Darwin Waterfront, Jervois Park, the Esplanade and the CBD."

As can be seen from the below Figure 1, the proposed road layout creates a pedestrian route with multiple acute angles between the end of the City Walk and Jervois Road. This may impede direct sightlines and legibility for pedestrians, including the many tourists that disembark from the adjoining cruise terminal. Subsequently, this could detract from the connectivity and walkability of the area.

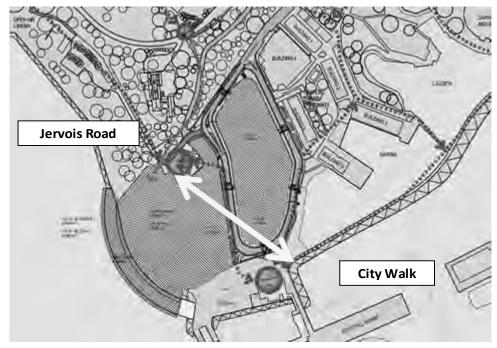


Figure 1 (annotated "Proposed Pedestrian Circulation") yellow line added.

.../3

As per Figure 1 (annotated "Proposed Pedestrian Circulation"), City of Darwin requests that additional consideration be given to create "... paths which are well connected to existing adjacent routes", to increase legibility for the general public, and to provide for a City Recreation loop, which is envisaged to flow around the perimeter of the City.

Connectivity can also be enhanced through an emphasis on legibility, sightlines, wayfinding signage and the overall quality of the pedestrian environment.

- ii). It is acknowledged that this application is not within the City of Darwin Municipality; however, the Consent Authority may wish to consider the following:
 - a). An Environmental and Construction Management Plan (ECMP) be required. addressing the following:
 - waste management,
 - traffic control.
 - haulage routes,
 - storm water drainage,
 - any use of City of Darwin land, and
 - how this land will be managed during the construction phase.

Note: Sediment control measures should be established and maintained, to prevent silt and sediment escaping the site or producing erosion.

- b). Engineering design and specifications for the proposed and affected roads, including:
 - street lighting,
 - stormwater drainage,
 - vehicular access,
 - pedestrian/cycle corridors, and
 - street-scaping and landscaping of nature strips.
- c). Any easements or reserves required for the purposes of stormwater drainage, roads, access or for any other purpose, be made available free of cost.

City of Darwin considers it prudent to ensure the developer provide public assets constructed to the City of Darwin's minimum standards to ensure that any future transfer of ownership would conform with Council's standards and may simplify such a process.

.../4

In considering this application, the Development Consent Authority is requested to take into account any implications of the *Disability Discrimination Act* (Cth) or the *Anti-Discrimination Act* (NT) with regard to access for the disabled.

If you require any further discussion in relation to this application, please feel free to contact me on 8930 0528.

Yours faithfully

CINDY ROBSON



ATTACHMENT C73

Civic Centre Harry Chan Avenue Darwin NT 0800

GPO Box 84 Darwin NT 0801

E darwin@darwin.nt.gov.au

P 08 8930 0300 F 08 8930 0311

12 May 2017

Please quote: 3450155 CR:hd Your reference: PA2016/0762

Mr Tony Brennan
Acting Manager Urban Planning
Department of Infrastructure, Planning & Logistics
GPO Box 1680
DARWIN NT 0801

Dear Mr Brennan

Parcel Description: Lot 5021 - Town of Darwin

2 Railway Street, Parap

Proposed Development: Service Station

Thank you for the revised Development Application referred to this office 27 April 2017, concerning the above. This letter may be placed before City of Darwin's, Ordinary 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:

i). City of Darwin notes the revised application and strongly objects to the granting of a Development Permit pursuant to Section 49 of the Northern Territory Planning Act and reiterates the following previous comments:

a). Strategic Land Use

The Darwin Inner Suburbs Area Plan proposes that this site, along with the adjoining lots to the north-east (Lots 5020 & 3998), have potential for change to medium density residential. Undertaking a service station use on this site would potentially limit the ability for the remaining portion of this site and directly adjoining land uses to transition to medium density residential in the future.

b). Clause 8.3 - Setbacks for Commercial Uses

The application indicates that the proposed building would be setback less than 2 metres from the boundary of adjoining Lot 5020 to the northeast of the site. Clause 8.3 requires a 5 metre setback to residential uses and the Consent Authority must not consent to a commercial use that does not have a minimum 3 metre landscaped buffer to adjoining

residential uses. Given this requirement, the proposed development is likely to restrict any residential uses on the adjoining site, which is the preferred future use nominated in the Darwin Inner Suburbs Area Plan.

c). Amenity

The proposed use is to operate 24 hours per day and will require adequate lighting for on-site safety and functionality. The site is adjoined by residential buildings on the opposite of Railway Street and despite the Statement of Effect noting that the Quantitative Light Spill Assessment concludes that the resulting Lux levels will be below expected, it is considered that an expansive block of lighting, as required for this use, should be substantially screened by mature vegetation. It is requested that any approved landscaping plan take this into account.

d). Stormwater Drainage

While the site is not in an identified flood area, the site is located in a relatively flat area and any additional hard surface on the site may increase stormwater run-off. It is requested that a condition of any approval should be that pre-development stormwater drainage flows be no greater than post-development flows.

Due to the proposed use, hydrocarbon interceptors will be required to capture and filter any stormwater drainage from potentially affected areas of the site. A stormwater drainage plan to the satisfaction of the General Manager Infrastructure is also required as a condition precedent on any approval.

e). Signage

The signage included in the development application does not comply with City of Darwin's Outdoor Advertising Signs Code and should be removed from the plans for separate approval.

Given the proximity of the signage to a traffic light controlled intersection, any signage will be assessed accordingly and will also require prior approval from the Northern Territory Government, being the road owner.

f). Landscaping in the road verge

Plans submitted with the application note to "retain selected trees on Railway Street for added screening."

Verge plantings, footpaths and all other works are required to be upgraded in accordance with City of Darwin policies and are subject to a separate approval from City of Darwin. City of Darwin requests that the applicant first seek all required approvals from City of Darwin for any proposed works within the road reserve.

- ii). City of Darwin requests that should a development permit be issued, that the following be provided as a condition precedent:
 - a). A dilapidation report covering infrastructure within the road reserve to the satisfaction of the General Manager Infrastructure, City of Darwin at no cost to Council.
 - b). Prior to the endorsement of plans and prior to the commencement of works (including site preparation), approval by Council is required for any works to be constructed or installed over City of Darwin road reserve.
 - c). City of Darwin requests that the Authority require a schematic plan demonstrating all stormwater to be collected on the site and discharged underground to City of Darwin's stormwater drainage system. The applicant's plans fail to demonstrate how on-site stormwater will be collected and discharged underground to the City of Darwin's drainage network.
 - The plan shall include details of site levels and City of Darwin's stormwater drain connection point/s. The plan shall also indicate how stormwater will be collected on the site and connected underground to City of Darwin's system.
 - 2). City of Darwin requires a stormwater drainage plan to confirm that it is technically feasible to collect stormwater on the site and dispose of it into City of Darwin's stormwater drainage system. It is also necessary to ensure that no stormwater will sheet-flow into the road reserve or onto adjoining properties.

d). Waste

City of Darwin requests that the Authority require a Waste Management Plan demonstrating waste disposal, storage and removal in accordance with City of Darwin's Waste Management Policy 054.

The applicant's plans fail to demonstrate adequate waste management, this includes:

- any access gates to the bin enclosure not being locked,
- there shall be no step between the bin enclosure and the collection area to allow for ease of access,
- the bin enclosure shall include a hose and wash down area with a drain connected to City of Darwin's stormwater system, and

 an unimpeded concrete access path to the bin enclosure from the development.

A copy of City of Darwin's Waste Management Policy 054 may be viewed on the City of Darwin's website or by contacting City of Darwin's Infrastructure department.

e). Site Construction

City of Darwin requests that an Environmental and Construction Management Plan (ECMP) be required.

The ECMP should specifically address the following:

- waste management,
- traffic control,
- haulage routes,
- storm water drainage,
- use of City of Darwin land, and
- how this land will be managed during the construction phase;

to the satisfaction of the General Manager, Infrastructure, City of Darwin.

Note: Sediment control measures are to be established and maintained, to prevent silt and sediment escaping the site or producing erosion.

Building rubbish or debris must not be placed, or be permitted to be placed, on any adjoining public reserve, footway, road or private land, without first obtaining a works approval from the City of Darwin.

iii) Should the above issues be adequately addressed, the City of Darwin offers the following comments:

The City of Darwin comments on issues for which it is the sole responsible authority, under the Local Government Act and associated By-Laws:-

a). Street Trees, Verge Plantings and Footpaths

The proposal includes plantings, new concrete footpaths and other works within City of Darwin verges, along Railway Street. Verge plantings, footpaths and all other works are required to be upgraded in accordance with City of Darwin policies and are subject to a separate approval from City of Darwin. City of Darwin requests that the applicant first seek all required approvals from City of Darwin for any proposed works within the road reserve.

b). Protection of Street Trees

All street trees shall be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction,

shall be replaced, to the satisfaction of the General Manager Infrastructure, City of Darwin.

A Tree Protection Zone (TPZ) shall be constructed for all existing trees to be retained within the development, in accordance with Australian Standards - AS 4970-2009 Protection of Trees on Development Sites.

Copies of AS 4970-2009 Protection of Trees on Development Sites can be obtained from the Australian Standards web site.

c). Building Identification

In accordance with City of Darwin By-Laws, prior to occupation, the applicant shall ensure that a building number is displayed in a position clearly visible from the street. The number must be visible against the background on which it is placed, to the satisfaction of the General Manager Infrastructure, City of Darwin and at no cost to City of Darwin.

Should this application be approved, the following conditions pursuant to the Planning Act and the City of Darwin's responsibilities under the Local Government Act are also recommended for inclusion in the Development Permit issued by the Development Consent Authority.

- Designs and specifications for landscaping of the road verges adjacent to the property shall be submitted for approval by the General Manager Infrastructure, City of Darwin and all approved works shall be constructed at the applicant's expense, to the requirements of City of Darwin.
- The location, design and specifications for proposed and affected crossovers shall be provided at the applicant's expense, to the satisfaction of the General Manager Infrastructure, City of Darwin.
- Kerb crossovers and driveways to the site shall be provided and disused crossovers removed, public footpath and cycleways shall be provided, stormwater shall be collected and discharged into City of Darwin's drainage network, and reinstatement works carried out, all of which is to be provided at the applicant's expense and to the requirements and satisfaction of the General Manager Infrastructure, City of Darwin.
- Sight lines shall be provided at crossovers to public streets, to the satisfaction of the General Manager Infrastructure, City of Darwin. No fence or tree exceeding 0.6 metres in height shall be planted in front of the sight line.
- Any gate over an access to a public road shall be placed on the subject site at least 4.5 metres from the face of the kerb line of the adjoining public road.

- Car parking spaces and internal driveways shall meet the requirements of the relevant Australian Standard and be line-marked and sealed with an impervious material.
- The total number of required disabled car parking bays shall be met on site.
- All developments on/or adjacent to any easements on-site, in favour of City of Darwin shall be carried out to the requirements and satisfaction of the General Manager Infrastructure, City of Darwin.
- Waste bin storage and pick-up shall be provided in accordance with City of Darwin Policy Number 54 - Waste Management.
- Further, subject to conditions of subdivision to the satisfaction of service authorities.
- Any proposed signage for the site shall be subject to a separate assessment in accordance with City of Darwin Policy Number 42 – Outdoor Advertising Signs Code.
- Any proposed awnings at the site shall be subject to City of Darwin Policy Number 37 - Awnings, Balconies and Verandahs on Council Property.
- Any proposed works on/over City of Darwin property shall be subject to separate application to City of Darwin and shall be carried out to the requirements and satisfaction of the General Manager Infrastructure, City of Darwin.
- Any proposed stormwater connections to City of Darwin stormwater system or proposed works on/over City of Darwin property shall be subject to separate application to City of Darwin and shall be carried out to the requirements and satisfaction of the General Manager Infrastructure, City of Darwin.

In considering this application, the Development Consent Authority is requested to take into account any implications of the *Disability Discrimination Act* (Cth) or the *Anti-Discrimination Act* (NT) with regard to access for the disabled.

If you require any further discussion in relation to this application, please feel free to contact me on 8930 0528.

Yours faithfully

CINDY ROBSON

STRATEGIC TOWN PLANNER

F 08 8930 0311

12 May 2017

Please quote: 3525371 BS:hd Your reference: PA2017/0177

Mr Tony Brennan Acting Manager Urban Planning Department of Infrastructure, Planning & Logistics GPO Box 1680 DARWIN NT 0801

Dear Mr Brennan

Parcel Description: Lot 7245 - Town of Nightcliff

9 Calvert Street, Tiwi

Proposed Development: Additions to an existing single dwelling with a

reduced front setback

Thank you for the Development Application referred to this office 27 April 2017, concerning the above. This letter may be placed before City of Darwin's, Ordinary 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:

- i). City of Darwin does not support the granting of a Development Permit for the following reason:
 - The scale of the extension within the front setback will increase building a). massing and eliminate passive surveillance from the front of the premises to the street and park adjacent to these premises. This will have an undue impact on the amenity and visual aesthetics to the streetscape.
- ii). City of Darwin requests that should a Development Permit be issued, that the following be provided as a condition precedent:
 - A dilapidation report covering infrastructure within the road a). reserve to the satisfaction of the General Manager Infrastructure, City of Darwin at no cost to Council.

iii). Should the above issues be adequately addressed, City of Darwin offers the following comments:

City of Darwin comments on issues for which it is the sole responsible authority, under the Local Government Act and associated By-Laws:-

- a). City of Darwin requests that the Authority require a schematic plan demonstrating that stormwater run-off is capable of being discharged across the lot surface to the main drainage system or to an approved alternate connection. The applicant's plans fail to demonstrate how on-site stormwater will be collected and discharged to City of Darwin's drainage network.
 - City of Darwin stormwater discharge guidelines do not allow concentrated discharge of stormwater from a single dwelling lot to adjoining properties or the road reserve. All stormwater is to be piped or dispersed via sheet flow to the road reserve.

Should this application be approved, the following conditions pursuant to the Planning Act and City of Darwin's responsibilities under the Local Government Act are also recommended for inclusion in the Development Permit issued by the Development Consent Authority.

- Designs and specifications for landscaping of the road verges adjacent to the property shall be submitted for approval by the General Manager Infrastructure, City of Darwin and all approved works shall be constructed at the applicant's expense, to the requirements of City of Darwin.
- All developments on/or adjacent to any easements on-site, in favour of City of Darwin shall be carried out to the requirements and satisfaction of the General Manager Infrastructure, City of Darwin.
- Any proposed stormwater connections to City of Darwin stormwater system or proposed works on/over City of Darwin property shall be subject to separate application to City of Darwin and shall be carried out to the requirements and satisfaction of the General Manager Infrastructure, City of Darwin.

In considering this application, the Development Consent Authority is requested to take into account any implications of the *Disability Discrimination Act* (Cth) or the *Anti-Discrimination Act* (NT) with regard to access for the disabled.

If you require any further discussion in relation to this application, please feel free to contact me on 8930 0528.

Yours faithfully

CINDY ROBSON

STRATEGIC TOWN PLANNER

Civic Centre Harry Chan Avenue GPO Box 84 Darwin NT 0801 Darwin NT 0800

E darwin@darwin.nt.gov.au

P 08 8930 0300 F 08 8930 0311

31 May 2017

Please quote: 3248180 DB:hd Your reference: PA2015/0174

Ms Stephanie Breuer NT Planning Commission GPO Box 1680 DARWIN NT 0801

Dear Ms Breuer

Parcel Description: Lots 6959, 6960 & 6961 - Town of Sanderson

54 Fitzmaurice Drive, 4 Timor Court & 7 Glyde

Court, Leanyer

Proposed Development: Rezone from Zone RL (Rural Living) to a specific

use zone

Thank you for the Development Application referred to this office 30 October 2015 and the proposed amendment referred to this office 4 May 2017, concerning the above. This letter may be placed before City of Darwin's Ordinary 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:

i). City of Darwin does not support the rezoning for the following reasons:

a). The Northern Territory Planning Commission has prepared Area Plans for the Inner and Mid Suburbs of Darwin and it is expected that the process for preparing an Area Plan for the northern suburbs will commence in the near future. Area Plans help guide decisions on planning for land uses and the necessary infrastructure upgrades required to support these uses.

As this proposal and the precedent it sets for the remaining RL lots is likely to have wider impacts on surrounding amenity, road network and demand on existing social and physical infrastructure, it is considered premature in the absence of an Area Plan and other guiding documents for the implementation of these upgrades.

This is of particular concern given the recent Development Application proposing to rezone Section 4224 from Public Open Space to Utilities, under Development Application PA2017/0002. Council is concerned that encroachment of either zone could potentially cause undue conflict between land uses.

- b). The traffic impact assessment provided with the application is out of date and does not take into account works that have been undertaken since its preparation. This proposal will increase density and therefore generate further traffic. Any upgrades to the road network or any other infrastructure required to facilitate the increase in density resulting from this proposed rezoning are to be undertaken to the satisfaction and at no cost to the City of Darwin.
- c). The City of Darwin supports Power and Water Corporation's request for the extent of the land within the 700m Waste Water Treatment Plant odour buffer to be limited to Zone RR (Rural Residential) development and would not support a proposal that included any SD (Single Dwelling Residential) or MD (multiple dwelling residential) development within that buffer line. Council notes that the proposed amendments to SD48 (2)(e)(i) prevents SD and MD from being proposed within these buffers.

In considering this application, the Development Consent Authority is requested to take into account any implications of the *Disability Discrimination Act* (Cth) or the *Anti-Discrimination Act* (NT) with regard to access for the disabled.

If you require any further discussion in relation to this application, please feel free to contact me on 8930 0528.

Yours faithfully

CINDY ROBSON STRATEGIC TOWN PLANNER



ATTACHMENT D84

Civic Centre Harry Chan Avenue Darwin NT 0800

GPO Box 84 Darwin NT 0801

E darwin@darwin.nt.gov.au

P 08 8930 0300 F 08 8930 0311

19 May 2017

Please quote: 3531986 DB:hd

Mr Martin Klopper Project Director Elton Consulting PO Box 280 HAWTHORN VIC 3122

Email: dualoccupancy@elton.com.au

Dear Mr Klopper

Review of Dual Occupancy in Zone SD (Single Dwelling Residential)

Thank you for advising City of Darwin of the 'dual occupancy policy review' for the previously proposed Northern Territory Planning Scheme (the Scheme) Amendment to allow dual occupancy development in Zone SD (Single Dwelling Residential). A staff member from the City of Darwin attended your focus group in Darwin on 6 May 2017.

Council provided a detailed response, dated 29 April 2016, strongly objecting to the Northern Territory Planning Commission (the Commission) in response to the Dual Occupancy in Zone SD (Single Dwelling Residential) - Discussion Paper. City of Darwin appreciates that this submission along with the letter reiterating its position, dated 10 June 2016, will form part of this review.

Given that there are no significant changes from the previous proposal Council has no additional information to provide on the matter. Council's strong objection to dual occupancy in its current form remains. A summary of Council's comments on the proposal are outlined below.

- Council considers that the retention of the established tropical landscape character and the traditional housing styles unique to Darwin are integral to its identity.
- The Darwin Regional Land Use Plan 2015 (Land Use Plan), Darwin Inner Suburbs Area Plan (Inner Area Plan), Darwin Mid Suburbs Area Plan (Mid Area Plan) and Compact Urban Growth Policy (CUG Policy) all provide a clear direction on where urban growth can be accommodated.

- Development beyond that identified by the Inner Area Plan and the Mid Area Plan could cause difficulties for Council to properly plan for social and physical infrastructure to meet future demand and prepare funding mechanisms when it is not understood where the majority of the growth will occur.
- Council expects that if dual occupancy mechanisms are pursued that the proposed provisions within Clause 6.4.2, Site Coverage of the Planning Scheme be strictly applied to dual occupancy development proposals rather than allowing for amendments.
- Council recommends that if dual occupancy mechanisms are to be pursued, that dual occupancy proposals be a discretionary item rather than a permitted item under the Planning Scheme.
- Council recommends that if dual occupancy mechanisms are to be pursued, that dual occupancy proposals are to be assessed concurrently with a subdivision application.
- Council recommends that if dual occupancy mechanisms are to be pursued, that dual occupancy should not occur within Odour Buffers, Primary Storm Surge Areas (PSSA) and Secondary Storm Surge Areas (SSSA) or land affected by biting insects.
- City of Darwin wants to ensure that dual occupancy development would not be allowed within existing Specific Use Zones of City of Darwin given that the social and physical infrastructure within those zones could be impacted upon.
- As Council previously suggested, independent units should be prohibited where dual occupancy has occurred to reduce negative impacts that intensified development would cause on the environment and social and physical infrastructure.

For the reasons discussed above, Council again recommends that if dual occupancy mechanisms are to be pursued, that dual occupancy proposals be a discretionary use and assessed against the performance criteria of the CUG Policy, rather than the size of the lot being the sole determinant as per the previous and current proposals.

If the Commission and the Northern Territory Government consider that dual occupancy is an appropriate mechanism to cater for future growth demands in its proposed format, then it would be appropriate for the Land Use Plan, Inner Area Plan, Mid Area Plan and CUG Policy to be amended to reflect the subject proposal to ensure that all statutory and strategic planning documents align with one another and provide clear and consistent guidance.

Furthermore, it may be appropriate for the Department to better understand future housing stock needs prior to deciding upon the proposed amendment. For example, is greater housing density required to cater for the disabled, elderly, first home buyers, empty nesters, singles or young families? To achieve this understanding, the development of a Housing Strategy for the Northern Territory may be appropriate to ensure that deliverables align with needs.

Council thanks you for the opportunity to provide comment on the subject proposal and is interested in furthering discussions to address the issues raised in this response.

If you have any further queries please contact me on 8930 0528 or c.robson@darwin.nt.gov.au.

Yours faithfully

CINDY ROBSON

STRATEGIC TOWN PLANNER

Civic Centre Harry Chan Avenue GPO Box 84 Darwin NT 0801

Darwin NT 0800 E darwin@darwin.nt.gov.au F 08 8930 0311

Please quote: 3405720 DB:hd

P 08 8930 0300

31 May 2017

Mr Ian Kew Chief Executive Officer **Darwin International Airport** PO Box 40996 CASUARINA NT 0811

Via email: masterplan@ntairports.com.au

Dear Mr Kew

Darwin International Airport – Preliminary Draft 2017 Master Plan

Thank you for the request for comment referred to this office 7 March 2017, concerning the above. City of Darwin would like to thank the Darwin International Airport (DIA) for its thorough and well prepared Preliminary Draft Master Plan.

City of Darwin requests that the following matters be considered within the Final Master Plan for the DIA:

Airport Land Use

City of Darwin acknowledges that the Darwin International Airport is governed under the Airport Act 1996 and Airport Regulations 1997. Subsequently, a Development Assessment, pursuant to the Northern Territory Planning Act, is not required. However, Council request that any advertising visible from public areas external to the airport land be in accordance with the requirements of Council's Outdoor Advertising Signs Code 2007.

Aircraft Noise Management

As noted previously, the City of Darwin has no technical comments in relation to the endorsed joint civil-military 2042 ANEF contours. However, where it is considered that additional impacts may occur to sensitive land uses, it is suggested that landowners and residents are informed of the long-term ANEF modelling changes.

Environmental Management

It is noted that the Master Plan refers to having stormwater management and surface and groundwater protection measures in place, where any future development or works within the airport land are likely to result in increased stormwater run-off into City of Darwin infrastructure, prior consultation and approval is required.

City of Darwin encourages continued and enhanced collaboration with DIA in respect to environmental management on adjoining and adjacent land, as per the 5 year Action Plan and sections 3 and 4 of the Preliminary Draft Master Plan (Table 11). Collaborations with Council could include:

- Weed management
- fire management
- soil erosion
- stormwater and run-off management
- research opportunities

City of Darwin keenly anticipates the release of the final Master Plan and looks forward to working further with the DIA.

If you have any further queries please contact myself on 8930 0528 or c.robson@darwin.nt.gov.au.

Yours sincerely

CINDY ROBSON
STRATEGIC TOWN PLANNER

CROSS REFERENCE SHEET – Meeting 291 – Friday 24 March 2017

ATTACHMENT E 89

Note: City of Darwin requested precedent conditions have been included in each Development Permit.

DCA ITEM NUMBER & SUBJECT DESCRIPTION	SUMMARY OF ISSUES	DEVELOPMENT CONSENT AUTHORITY RESPONSE		
ITEM 1 PA2016/0572 Lot 7820 (4) Blake Street, The Gardens Town of Darwin	24 x 1, 54 x 2, 37 x 3 bedroom multiple dwellings, a caretakers residence and ground level commercial tenancies in a seven storey building (comprising 2 towers) plus one level of basement car parking In October 2016, City of Darwin strongly objected to the Development Application and the Development Consent Authority deferred the application at that time. City of Darwin officers have since been working with the developer on Council issues.	adjourn the hearing of the application.		
ITEM 2 PA2017/0030 Lot 2753 (42) Parap Road, Parap Town of Darwin	Change of use from veterinary clinic to shop City of Darwin raised no issues with this Development Application	The Development Consent Authority consented to the application and issued a Development Permit.		

DCA ITEM NUMBER & SUBJECT DESCRIPTION	SUMMARY OF ISSUES	DEVELOPMENT CONSENT AUTHORITY RESPONSE
ITEM 3 PA2017/0028 Lot 1837 (27) Bishop Street, Woolner Town of Darwin	Change of use from warehouse, showroom sales and office to leisure and recreation and office City of Darwin supported the granting of a Development Permit provided the following issue is adequately addressed: Car Parking — Council requested further evidence demonstrating that sufficient on-site car parking will be available during the times that the proposed uses will operate	the application and issued a Development Permit Further Conditions Precedent: The applicant is to submit a Parking Management Plan detailing:
ITEM 4 PA2016/0702 Lot 12006 (26) Fuhrmann Street, Muirhead Town of Nightcliff	 Subdivision to create 18 lots City of Darwin requested that the Development Consent Authority defer the Development Application for the following reasons: Infrastructure such as street lights, street trees and indented on-street car parking bays, vehicle access and stormwater is not included with the application The subdivision design be amended to ensure compliance in regard to breeze ways Council does not support multiple crossovers to these lots and vehicle access from the public road shall be located to ensure that the lot's street frontage has a minimum continuous length of 6.5 metres 	The Development Consent Authority consented to the application and issued a Development Permit.

CROSS REFERENCE SHEET – Meeting 292 – Friday 7 April 2017

Note: City of Darwin requested precedent conditions have been included in each Development Permit.

DCA ITEM NUMBER & SUBJECT DESCRIPTION	SUMMARY OF ISSUES	DEVELOPMENT CONSENT AUTHORITY RESPONSE		
ITEM 1 PA2017/0070 Lot 831 (6) Chapman Road, Rapid Creek Town of Nightcliff	Subdivision to create 2 lots City of Darwin did not object to the granting of a Development Permit	The Development Consent Authority consented to the application and issued a Development Permit.		
ITEM 2 PA2017/0077 Lot 1211 (13) Lambell Terrace, Larrakeyah Town of Darwin	Subdivision to create 3 lots City of Darwin objected to the granting of a Development Permit for the following reasons: Reduced private open space Driveways reduced to a maximum width of 3m The development does not comply with the front setback requirements	The Development Consent Authority consented to the application and issued a Development Permit.		

DCA ITEM NUMBER & SUBJECT DESCRIPTION	SUMMARY OF ISSUES	DEVELOPMENT CONSENT AUTHORITY RESPONSE		
ITEM 3 PA2017/0064 Lot 1275 (65) Matthews Road, Wulagi Town of Sanderson	Carport addition to existing single dwelling with a reduced front setback City of Darwin did not support the granting of a Development Permit for the following reason: • Any deviation to the setback would likely detract from the overall visual aesthetics of the streetscape and amenity of the street.	the application and issued a Development Permit. Relevant Condition Precedent: • Front setback is to be increased by an additional 500mm to measure a distance of 2.35 metres to		
ITEM 4 PA2016/0699 Lot 8106 (6) Carey Street, Darwin Town of Darwin	Change of use of level 16 from a serviced apartment to a function area City of Darwin objected to the granting of a Development Permit for the following reasons: • Car Parking shortfall • Car parking management • Noise	the application and issued a Development Permit.		

ENCL: 2ND ORDINARY COUNCIL MEETING/OPEN AGENDA ITEM: 17.2

SIGNAGE APPLICATION – HENBURY SCHOOL – LOT 7422 (326) TROWER ROAD, TIWI

REPORT No.: 17TS0052 BS:hd COMMON No.: 3532698 DATE: 30/05/2017

Presenter: Manager Design, Planning & Projects, Drosso Lelekis

Approved: Acting General Manager Infrastructure, Nik Kleine

PURPOSE

The purpose of this report is for Council to consider an application for a permanent free-standing advertising sign containing changeable magnetic text for Henbury School at Lot 7422 (326) Trower Road, Tiwi.

LINK TO STRATEGIC PLAN

The issues addressed in this Report are in accordance with the following Goals/Strategies as outlined in the 'Evolving Darwin Towards 2020 Strategic Plan':-

Goal

1. Collaborative, Inclusive and Connected Community

Outcome

- 1.4 Improved relations with all levels of government and significant stakeholders **Key Strategies**
- 1.4.2 Play an active role in strategic and statutory planning processes

KEY ISSUES

- Henbury School has submitted an application for one free-standing advertising sign, 0.9 metres over the permitted height as detailed within the City of Darwin Policy No. 042 - Outdoor Advertising Signs Code (Signs Code).
- Messages on the sign panel can be manually changed.
- It is recommended that Council approve this application, as the Henbury School is situated on a large lot and the size of the sign is consistent with the use of the land and other school signs in the area.
- The advertising sign is not illuminated and is not expected to unduly affect the amenity of the area.
- The advertising sign is located within private property.

REPORT NUMBER: 17TS0052 BS:hd

SUBJECT: SIGNAGE APPLICATION - HENBURY SCHOOL - LOT 7422 (326)

TROWER ROAD, TIWI

RECOMMENDATIONS

A. THAT Report Number 17TS0052 BS:hd entitled Signage Application - Henbury School - Lot 7422 (326) Trower Road, Tiwi be received and noted.

B. THAT Council approve the application from Henbury School for a non-illuminated free-standing advertising sign located within Lot 7422 (326) Trower Road, Tiwi, and that a Signs Permit be issued, as the proposed advertising sign is located on a large allotment zoned Community Purpose, and the sign's size is consistent with the use of the land and other schools signage in the area.

DISCUSSION

Applicant	Henbury School	
Type of Advertising (inc. temp/perm/illuminated)	Permanent	✓
Type of Sign (Business/Election/Promotion etc.)	Business and Promotion	
Type of Structure (Free Standing/ Fascia/ Wall/ Projecting etc.)	Free-standing	~

Business Sign Details

Business advertising is permitted to one sign at a height of 3m, without the need to obtain a Council Sign Permit.

This proposal is for one advertising sign to a total height of 3.9m, in Zone CP.

Sign Type	Advertising Type	Width (m)	Height (m)	Signage Area (m²)	Total height (m)	Illuminated	
Free- Standing	Business and Promotion	1.9	1.5	2.85	3.9	No	*
Location of Sign			On private property			✓	
Existing Signage		Dripstone Middle School					

Complies - ✓ Discretionary, requires Council Approval - ♥

REPORT NUMBER: 17TS0052 BS:hd

SUBJECT: SIGNAGE APPLICATION - HENBURY SCHOOL - LOT 7422 (326)

TROWER ROAD, TIWI



Location of sign

Henbury School is seeking Council's consent to install one free-standing sign incorporating a sign panel, in which manual changeable messages can be displayed. The advertising sign is to advertise and promote events for the school, using magnetic lettering, with each letter being 80 millimetres high. The proposed advertising signage concept is provided at **Attachment A**.

The School is located within Zone CP (Community Purpose), and the Signs Code permits one business advertising sign to a maximum height of 3 metres within private property, without the requirement to apply to City of Darwin for a signs permit.

As the proposed sign has a total height of 3.9 metres, Council is required to consider and make a determination on the submitted sign application. Although the advertising sign has a total height of 3.9 metres, the signage panel itself is approximately 1.5 metres high by 1.9 metres wide, totalling 2.85 square metres.

The advertising sign has been proposed to be placed within private property, fronting the Trower Road and Henbury Avenue intersection.

REPORT NUMBER: 17TS0052 BS:hd

SUBJECT: SIGNAGE APPLICATION - HENBURY SCHOOL - LOT 7422 (326)

TROWER ROAD, TIWI

Conclusion

It is recommended that Council approve this sign application as the Henbury School is situated on a large allotment zoned community purpose, and the sign's size is consistent with the use of the land and other schools signage in the area. The advertising sign is not illuminated and is not expected to unduly affect the amenity of the area.

CONSULTATION PROCESS

In preparing this report, the following City of Darwin parties were consulted:

- Strategic Town Planner
- Planning Officer

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

Henbury School

POLICY IMPLICATIONS

The proposed advertising signs exceed the complying controls detailed within the Signs Code, resulting in the application being discretionary under City of Darwin Policy No.042 - Outdoor Advertising Signs Code and as such, this sign application requires Council consent.

BUDGET AND RESOURCE IMPLICATIONS

There are no budget and resource implications expected for City of Darwin resulting from this application.

RISK/LEGAL/LEGISLATIVE IMPLICATIONS

The proposed advertising sign is not expected to have significant risk, legal or legislative implications for City of Darwin.

REPORT NUMBER: 17TS0052 BS:hd

SUBJECT: SIGNAGE APPLICATION - HENBURY SCHOOL - LOT 7422 (326)

TROWER ROAD, TIWI

ENVIRONMENTAL IMPLICATIONS

The proposed advertising sign is not expected to have significant environmental implications for City of Darwin.

COUNCIL OFFICER CONFLICT OF INTEREST DECLARATION

We the Author and Approving Officers declare that we do not have a Conflict of Interest in relation to this matter.

DROSSO LELEKIS

MANAGER DESIGN, PLANNING

& PROJECTS

NIK KLEINE <u>ACTING GENERAL MANAGER</u> INFRASTRUCTURE

For enquiries, please contact Cindy Robson on 8930 0528 or email: c.robson@darwin.nt.gov.au.

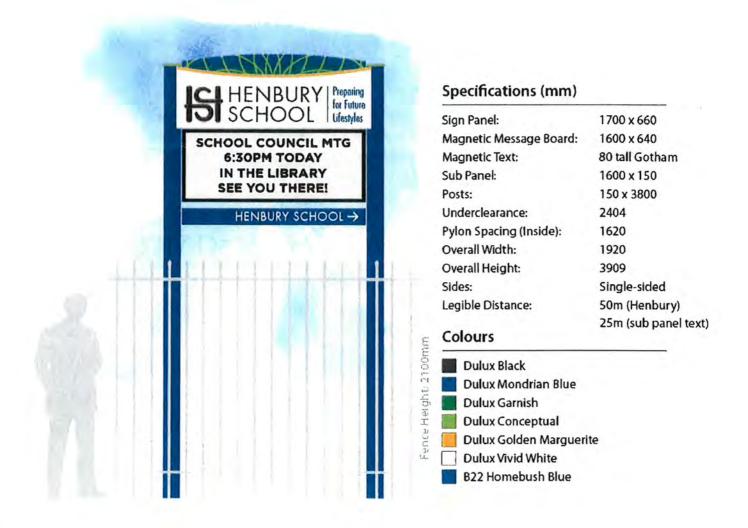
Attachments:

Attachment A: Sign Application - Henbury School - Lot 7422 (326) Trower Road,

Tiwi

Design Specifications

28115-1 Henbury School Magnetic Message Board Sign Revision 4



Sides:

Quantity:

Installation:

Danthonia to arrange installation

Lead Time:

3 weeks

Notes:

Lighting: None

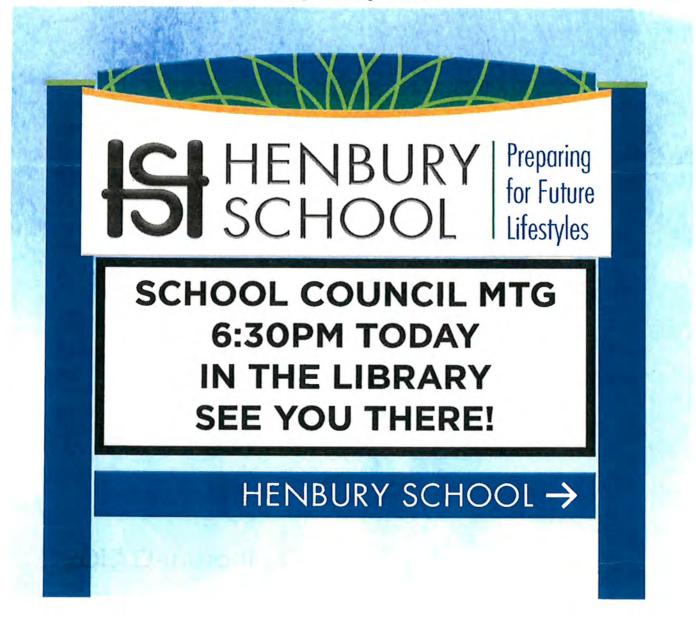
Frangibility:

Not Frangible

Coatings: Anti-Graffiti

Design Detail

28115-1 Henbury School Magnetic Message Board Sign Revision 4



Sign Location

28115-1 Henbury School Magnetic Message Board Sign

Any markings not to scale. Location indicated is approximate. Exact sign location to be determined by designated contact person at time of installation. Approximate Lat/Long: (-12.36864, 130.88302).









Reports, recommendations and supporting documentation can be accessed via the City of Darwin Council Website at www.darwin.nt.gov.au, at Council Public Libraries or contact the Committee Administrator on (08) 8930 0670.

ONE HUNDRED AND THIRTEENTH ORDINARY COUNCIL MEETING – OPEN SECTION

TUESDAY, 30 MAY 2017 PAGE ORD05/21

18. INFORMATION ITEMS AND CORRESPONDENCE RECEIVED

18.1 Response from Chief Minister to Letter Regarding Ministerial Portfolio for Local Government

Document No. 3541946 (16/05/17) Common No. 3513882

The letter is **Attachment A**.



Parliament House State Square Darwin NT 0800 chief.minister@nt.gov.au GPO Box 3146 Darwin NT 0801 Telephone: 08 8936 5500 Facsimile: 08 8936 5576

LGANT Members PO Box 2012 PARAP NT 0804

Dear LGANT members

I refer to the letter dated 6 April 2017 from the executive and members of the Local Government Association of the Northern Territory (LGANT) representing the Northern Territory local government sector:

This government does recognise Local Government as a legitimate sphere of government in the Australian Federation.

The Hon Gerry McCarthy MLA is the Minister for Local Government and a change to his title would have no effect on his responsibilities.

Minister McCarthy has recently delivered a \$5 million Strategic Infrastructure Fund, increased funding for Special Purpose Grants and increased Operational Subsidies for Local Government through the budget process, despite a considerable cut in GST funding to the Territory.

The Territory Government is a very strong supporter of local government and I am proud to lead a government which has increased funding to the sector in the recent Territory Budget.

The actions and policies of this government will demonstrate the importance we place on the local government sector and I look forward to working in respectful partnership to deliver better outcomes for the people we represent.

Thank you once again for your letter, and I wish you the best in the upcoming local government elections.

Yours sincerely

MICHAEL GUNNER

16/5/17



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ONE HUNDRED AND THIRTEENTH ORDINARY COUNCIL MEETING – OPEN SECTION
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ORD05/22

19. REPORTS OF REPRESENTATIVES

20. QUESTIONS BY MEMBERS

21. GENERAL BUSINESS

22. DATE, TIME AND PLACE OF NEXT ORDINARY COUNCIL MEETINGCommon No. 2695130

THAT the next Ordinary Meeting of Council be held on Tuesday, 13 June 2017, at 5:00pm (Open Section followed by the Confidential Section), Council Chambers, 1st Floor, Civic Centre, Harry Chan Avenue, Darwin.

23. CLOSURE OF MEETING TO THE PUBLIC

Common No. 2695131

THAT pursuant to Section 65 (2) of the Local Government Act and Regulation 8 of the Local Government (Administration) Regulations the meeting be closed to the public to consider the Confidential Items of the Agenda.

24. ADJOURNMENT OF MEETING AND MEDIA LIAISON