

Summary by regions

Darwin	91
Jabiru	105
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Darwin

Current State

March 2017

Legal and Legislative

Housing

Infrastructure

Economic Opportunity

Governance



Legend

- Excellent
- Very Good
- Good
- Poor
- Very poor



Details

Region: Darwin
 Leasing Structures: Crown Lease, Special Purpose Lease

Governance Structure

Service Provider: Yilli Rreung Housing Aboriginal Corporation

Current number of Houses



x147

Number of residents per room



X 1.4

Average number permanent residents per room not including visitors

Recommendations

Legal and Legislative

Empower Town Camp residents by modifying the current lease type and purpose to enable wider uses of the land

Housing



x 2

Number of replacement houses



Cost of replacement houses
\$1.32m



Deferred Housing Maintenance Cost
\$15.46m

Infrastructure

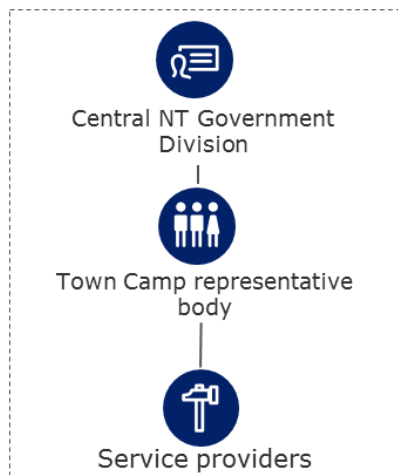


Deferred Maintenance Costs
\$2.61m



Cost to meet Design standard
\$29.78m

Governance



Economic development opportunities



Town Camp Services



Pooled Employment Services



Individual Employment



Indigenous Business

Costing estimates are a preliminary estimate only. Actual prices may be different to those used to prepare estimates. There is no guarantee that the works can or will be undertaken at the estimated price. Housing and Infrastructure colour indicators are based on the average condition of the assets assessed and does not take into account the cost to meet infrastructure design standards.

Darwin

Introduction

The Darwin region consists of the 6 Town Camp communities within the Greater Darwin area, and Amangal in Adelaide River. Though they are serviced by the same service provider they are quite different communities with different opportunities and aspirations. Some are family based, others are Aboriginal Public Housing estates, albeit without the same level of municipal services one would normally associate with an urban housing estate. Some have the ability, subject to Government planning approval, to leverage community land in long-term sub-leases, to provide a financial base that has the potential to reduce their reliance on public funds. Not all are in this position but all have the potential to provide quality permanent, accommodation.

There are a range of Governance models in place. These include one association in Administration for unpaid debts to a primary service provider, two that are managed by a very strong senior family member, through an Aboriginal Corporation, who has a clear vision for the future and does not welcome advice or interference from the current service provider. One that is very family focused, and has expressed the intention of remaining so. The others are struggling with managing visitation, especially when non-related people are placed there under a tenancy system they say they have no control of.

Land Tenure, Leasing and Legislation

Darwin & Adelaide River Town Camps

Town Camp owners and underlying tenure	<p>There is 1 town camp in Adelaide River and 6 in Darwin – 4 of those are on Special Purposes Leases in Perpetuity and 3 on Crown Leases in Perpetuity. Kulaluk and Minmarama Park exist on the same Crown Lease.</p> <p>Aboriginal Development Foundation Incorporated own the Adelaide River town camp and 3 Darwin Town Camps.</p> <ol style="list-style-type: none"> 1. Amangal (Adelaide River) – Special Purposes Lease 453 in perpetuity owned by Aboriginal Development Foundation Incorporated 2. Bagot – Crown Lease in Perpetuity 840 owned by Bagot Community Inc. 3. Knuckey Lagoon (11 Mile) – Special Purposes Lease 463 in perpetuity owned by Aboriginal Development Foundation Incorporated 4. Kulaluk – Crown Lease in Perpetuity 671 owned by Gwalwa Daraniki Association Inc. 5. Minmarama Park – as per no. 4 6. Palmerston (16 Mile) – Special Purposes Lease 578 in perpetuity owned by Aboriginal Development Foundation Incorporated 7. Railway Dam (1 Mile) – Special Purposes Lease 454 in perpetuity owned by Aboriginal Development Foundation Incorporated.
SPL/CL Purposes	<ul style="list-style-type: none"> • Aboriginal Communal Purposes • Aboriginal living and ancillary • Special Community Development • Purposes consistent with the zoning of the land • Aboriginal Communal Living • Aboriginal Camping Area and Ancillary
Planning scheme zones	<ul style="list-style-type: none"> • No zone • Community Living

	<ul style="list-style-type: none"> • Community Purpose • Multi zone – Conservation, Restricted Development, Community Living, Specific Use SD37, Specific Use SD44, Conservation, Public Open Space
Summary of land dealings	Gwalwa Darinki Association Inc. is the only owner to have granted any interests in its land. Part of the Crown Lease in Perpetuity 671 is privately long-term subleased for the operation of the Ludmilla McDonalds.
Level of Understanding	<p>Owner – rights and responsibilities</p> <p>There is a general level of understanding by the SPL/CL holders, but during consultations it was found that in many cases there was inactivity by the SPL/CL holder and/or there was limited capacity of the SPL/CL holder to drive change. This was found to be the main impediment to community development rather than any lack of understanding of rights and responsibilities as a SPL/CL holder.</p> <p>Residents – understanding of lease arrangement</p> <p>The level of understanding of residents was disparate – ranging from some having a sound understanding of the leasing arrangements and their rights/responsibilities, to others with a complete lack of understanding (for example, thinking they owned they house they lived in or considered that service providers were landlords with a right to deal with their tenancy of the house).</p>
Compliance with lease conditions and legislation	There is no compliance monitoring undertaken in respect of town camp SPLs and CLs, so compliance with conditions are unknown.
Impediments in lease conditions and suggested amendments	Purposes of SPLs and CLs are limited to the purposes identified above. Recommend this be amended, if required, to the purpose consistent with the proposed use of the land.
Legislative impediments for land dealings and suggested amendments	<p>Associations Act (NT)</p> <p>Prescribed property requires Ministerial consent. Recommend a streamlined/fast-track process for consent to ensure minimal delays to land dealings.</p> <p>Special Purposes Leases Act (NT)</p> <p>Section 9A – prohibition on subdivision. Recommend Act be amended to remove prohibition.</p> <p>Section 6(1) – any sublease, transfer, mortgage or surrender requires the Minister’s consent. Recommend a streamlined/fast-track process for consent to ensure minimal delays to land dealings.</p> <p>Recommend that the provisions of the Act are amended to reflect the same rights and obligations as crown lease holders have under the Crown Lands Act (NT).</p> <p>Crown Lands Act (NT)</p> <p>Sections 42 & 44 – Any subdivision would need to comply with the requirements set out in these sections. Recommend review of these sections to ensure references to Planning Act are correct and there is no ambiguity as to the operation of each section.</p> <p>Section 46 – dealings with the land require the Minister’s consent, which must be applied for in writing to the Minister. Recommend a streamlined/fast-track process for consent to ensure minimal delays to land dealings.</p> <p>Planning Act (NT)</p> <p>Any proposed development on the land must comply with the Planning Act, Regulations and NT Planning Scheme.</p> <p>The zoning rules are set out in Part 3 and Schedule 1 of the NT Planning Scheme. An application for the re-zoning of the land may be required where any potential development on the land is not consistent with the zone purposes.</p> <p>Unzoned land is not subject to land use controls under the Planning Act other than for:</p>

- Clearing of native vegetation in excess of 1 ha; or
- Subdivision or consolidation of the land.

So the Planning Act, Regulations and the NT Planning Scheme will still apply in respect of potential subdivision of unzoned land.

Stronger Futures in the Northern Territory Act 2012 (Cth)

Section 34 – gives the Commonwealth broad powers to amend NT legislation relevant to Town Camps land, land dealings, planning and infrastructure. Ideally, this section would be removed, however as this is Commonwealth legislation any changes are not at the NT Government’s discretion.

Native Title Act 1993 (Cth)

The Native Title Act is potentially relevant if section 47A applies to enliven any extinguishment of native title rights where the area is held expressly for the benefit of Aboriginal peoples and one or members of the claimant group occupy the area. Any potential native title rights and interests will need to be considered in greater depth prior to any prospective variations to the underlying tenure.

Native title has been found not to exist over the Bagot, Kulaluk, Minmarama Park and Railway Dam town camp land.

Residential Tenancies Act (NT)

Whilst not relevant to the current land dealings, if any form of long term residential leasing is considered akin to ‘home ownership’ then that form of leasing may require exemption from the Residential Tenancies Act (NT) if the legislative provisions are found to be at odds with the proposed long term leasing model (i.e. landlord’s obligation to repair, payment of rates and taxes, payment in advance and payment of a premium).

<p>Relevant legislation for lease holder</p>	<p>All of the leaseholders are incorporated associations under the <i>Associations Act</i> (NT)</p>
<p>Level of support provided to lease holder and suggested amendments</p>	<p>No specific support for aboriginal associations is provided by the Department of Business/Licensing NT and very limited support is provided in general to incorporated associations.</p> <p>Conversely, the Office of the Registrar of Indigenous Corporations provides considerable support for Aboriginal corporations including but not limited to training, assistance in preparing the rule book, pro bono legal services, fact sheets, guides, templates, in person assistance with the community and recruitment assistance.</p> <p>Recommend all incorporated associations transfer to incorporation under the <i>Corporations (Aboriginal and Torres Strait Islander) Act 2006</i> (Cth).</p>

Municipal and essential infrastructure

Sewerage

The above ground sewerage infrastructure (manhole covers, pump station compounds, etc.) in the Darwin Town Camps, including Amangal community at Adelaide River, was generally in good to very good condition. Below ground infrastructure could not be visibly inspected but from information sourced is believed to be generally in a poorer condition.

The sewerage infrastructure in Palmerston Town Camp was in good condition and appears to have recently been upgraded. The system utilises a temporary sewage pump station and is currently not connected to the town sewer. It is recommended that a new pump station and new rising main are constructed to connect the community's sewer network to the town sewer. Palmerston Town Camp is the only community in the Darwin region which has sewerage infrastructure that generally complies with relevant standards.

Bagot, Kulaluk, Minmarama Park and Railway Dam above ground sewerage infrastructure was in general in very good condition. However this was not the case for the underground network. PWC advised that there are infiltration issues at Bagot community which suggests the underground network is in poor condition and does not comply with relevant standards. PWC advised that they currently maintain the sewage pump station at Minmarama Park, however they do not own or maintain any assets within any other community. The sewerage infrastructure at these communities does not comply with relevant standards due to the size and location of the pipework. It is recommended that the internal reticulation networks are completely upgraded to current standards, with new house connections, manholes and connections to existing town sewer or pump stations.

The sewer networks at Knuckey Lagoon and Amangal (Adelaide River) currently use septic tanks. This does not comply with relevant standards. Both camps are located within a few kilometres of a town sewer network so they could be connected pending further investigations on the capacity of the town sewer. It is recommended that the sewerage infrastructure at Knuckey Lagoon and Amangal is upgraded to current standards with connections to the town sewer.

Water supply

The above ground water supply infrastructure for the Town Camps in the Darwin region, ranged from poor to good condition. Below ground infrastructure could not be visibly inspected but from information sourced is believed to be generally in a poor condition for the Town Camps in the Darwin region.

Common conditions on particular assets were apparent. Where communal taps were present, they were typically inoperable. Conversely, bulk water meters, which were found in all Town Camps in the Darwin region excluding Amangal and Palmerston Indigenous Village, were generally in good to very good condition.

The only camp that appears to have undergone significant infrastructure upgrades in recent years is Palmerston Town Camp. There is no indication any other Town Camps have had infrastructure upgrades under the SIHIP or Connecting Neighbours programs.

The water supply at all seven communities included in the Darwin region are non-compliant with PWC standards. This is commonly due to undersized pipes. The exception is Palmerston town camp which currently has a DN150 water

main, however a small section with a dead end does not comply with PWC standards. It is evident that the water mains for Railway Dam and Kulaluk are only DN50 which are substantially undersized. Amangal and Knuckey Lagoon both have dead end DN100 water mains, whilst Minmarama Park has a combination of DN100 and DN150 mains with network looping incorporated. The water reticulation network at Bagot community has several supply points and complex looping network. Repeated attempts to attain a reliable water reticulation plan including layout and pipe sizes, did not yield a detailed layout.

The undersized pipework also presents an issue with the water reticulation capacity. With the exception of Palmerston Indigenous Village and Bagot community, all the Town Camps have insufficient capacity under fire flow conditions.

It is proposed that all communities, aside from Palmerston Indigenous Village, have significant water supply upgrades with new looped mains constructed to PWC standards replacing the existing undersized water mains. Bulk water meters are recommended to be installed on the new water mains to measure the water usage for the entire community.

Roads and stormwater drainage

The road pavements in Bagot, Palmerston Indigenous Village and Railway Dam were all in good condition. These pavements generally comply with the relevant council standards as they have two lanes, with kerbs and gutters and side entry pits. The exception is the road at Railway Dam which does not have kerbs and gutters for the entire length, and hence there are no side entry pits.

The pavements throughout Knuckey Lagoon, Kulaluk, Amangal and Minmarama Park were overall in poor to very poor condition due to a number of defects, including edge breaks, potholes, undulation, unsealed sections, no kerbs or gutters, and no side entry pits.

The road furniture such as signs, footpaths, and carpark were also assessed. The road furniture at Knuckey Lagoon (signs), Kulaluk (signs and carpark), Palmerston Indigenous Village (carpark) and Railway Dam (signs) were in an overall good condition. Amangal had no road furniture.

A road safety audit is recommended to determine where additional road safety signage should be installed, particularly for the communities where there are currently no signs or line marking.

The road furniture at Bagot ranged from very poor to very good condition. The footpaths were generally in good or very good condition, however some were overgrown and covered in dirt or rubbish. The condition of the signs ranged from very poor to excellent. The carparks were generally in poor condition, including one carpark which was in very poor condition due to a number of large potholes.

The stormwater drainage at Bagot and Palmerston Town Camp generally comply with council requirements since side entry pits, kerbs and gutters, and underground drainage are utilised. There were some side entry pits that require a complete rebuild and many that require unblocking. The underground network could not be visibly assessed so blockages or damaged pipes could not be determined. The stormwater drainage assets assessed at the other Town Camps in Darwin included culverts and open drains. The condition of these varied with majority of the assets requiring a clean-up to remove blockages.

It is recommended that a long term design which incorporates a full two lane road network, with all appropriate road furniture, line marking, footpaths, signage, kerbs and gutters, side entry pits and underground drainage is constructed at Knuckey Lagoon, Railway Dam, Kulaluk, Minmarama Park and Amangal. This is likely to require the reinstatement of the base and subbase material, a seal with a two coat spray seal surface and construction of subsoil drainage, line marking and signage.

Community structures

Most of the Town Camps in Darwin and Adelaide River have a playground and basketball court (although Amangal only has a playground). These structures are generally in good condition however almost all required a general tidy up to remove overgrown flora, rubbish and/or graffiti. New shade cloths are required at Minmarama Park, Amangal, Palmerston Indigenous Village, and Bagot. The shade cloth at Kulaluk requires some repairs. There were no community structures at Railway Dam. Knuckey Lagoon has an area which appears to have previously been a playground, however there is no longer any equipment or shade cloth.

Electrical

Electrical infrastructure within Town Camps has been assessed considering AS/NZS3000 Wiring Rules and good industry practice. Supply arrangements have been assessed considering PWC Service, Installation and Metering Rules and Urban Residential Development (URD) Design Standards where possible and applicable.

The above ground electrical infrastructure in the Darwin Town Camps, including Amangal community at Adelaide River, is generally in good condition except for a minor number of items that were in poor condition as mentioned below. Cable connections, both buried and inside pits, were not assessed but are expected to be of a similar standard as the above ground works.

Maximum demand estimates (After Diversity Maximum Demand) indicate that upgrades are not required for the existing transformers at Bagot, Railway Dam, Palmerston Indigenous Village and Amangal communities.

The same estimates suggest higher demand than the installed transformer capacity in the Kulaluk, Knuckey Lagoon, and Minmarama Park communities. However PWC, who are aware of the loading of those transformers and have assessed the load states, are of the opinion that the transformers do not require immediate upgrades or replacement. It is recommended that these transformers are upgraded. The cost estimates include load monitoring, design and construction of the transformers which is a cost to PWC.

Distribution boards and pillars in all Darwin and Adelaide River Town Camps are generally in good condition. Only 6% are in poor condition, these being in Railway Dam, Amangal and Minmarama Park communities and it is recommended that these be replaced.

The overhead poles are of Welded Construction (Universal Pole construction) and steel LV distribution / consumer service poles. Overhead poles are assessed to be in good condition and generally comply with relevant standards and practices.

Approximately one third of street lights (of a low voltage underground feeder design) in Knuckey Lagoon, Kulaluk, Palmerston Indigenous Village, Railway

Dam and Minmarama Park communities are in poor condition. Note that the street lights in Kulaluk are solar type.

Street lights on overhead poles are in a poor condition, one in Kulaluk and one in Amangal. It is recommended that cage protection is added, after replacing covers and lamps of these street lights to achieve required illumination levels.

Prepaid meters are utilised in most Darwin communities and are generally in good condition. One in Bagot and one in Knuckey Lagoon are in poor condition and should be replaced. There are analogue meters in Railway Dam, Palmerston Indigenous Village and Minmarama Park that are in good condition.

Switchboards inside of metering panel are mostly in good condition. However, nearly one third are in poor condition in Bagot, Knuckey Lagoon, Kulaluk, Palmerston Indigenous Village, Railway Dam and Minmarama Park and need to be replaced/repared to alleviate safety issues.

Switchboards associated with dwellings are mostly in good condition. About 20% are in poor condition in all Darwin and Adelaide River Town Camps and need to be replaced/repared to alleviate safety issues.

The maintenance costs include repairing the above issues, undertaking load monitoring and upgrading the transformer at Knuckey Lagoon. The cost to PWC for the maintenance phase is \$138,000 (load monitoring, 1 transformer and 1 meter). The upgrades required to meet current design include new street lighting, and design and construction of new transformers and Minmarama Park and Kulaluk. The total cost for PWC is \$211,000 the remaining costs are for the installation of streetlights which is currently not in PWC's scope.

Communications

Details of communications infrastructure are held by Telstra and were not provided for this report. The telecommunications infrastructure accessed was the pits and any telephone booths. The condition of the underground communication cabling was not assessed however pits were visually inspected and there are a number of broken pit covers in poor condition that need to be replaced.

NBN roll-out maps indicates that NBN is currently available on application in all Darwin communities but not available in Amangal.

Cost estimates

The below shows a summary of the cost estimates to undertake the maintenance required to fix the existing infrastructure and the cost estimate to upgrade the existing network to meet current design standards and current demand. The estimates take into account a 30% contingency, are inclusive of GST, and a location factor has been applied to Town Camps outside of Darwin.

Infrastructure	Maintenance of existing infrastructure	Upgrades to meet current design
Sewerage	\$1,000	\$7,641,000
Water supply	\$10,000	\$6,897,000
Roadworks	\$1,561,000	\$5,590,000
Stormwater drainage	\$307,000	\$3,320,000
Community structures	\$80,000	\$29,000
Electrical	\$314,000	\$3,002,000
Communications	\$-	\$-
Miscellaneous provisions	\$342,000	\$3,308,000
Total (including GST)	\$2,615,000	\$29,787,000
Grand total	\$32,402,000	

The cost estimates are a preliminary estimate only. Since Aurecon has no control over the cost of labour, materials, equipment or services furnished by others, or over contractors' methods of determining prices, or over competitive bidding or market conditions, Aurecon cannot guarantee actual costs will not vary from these estimates.

Housing

Introduction

The Town Camps in Darwin and Adelaide River were surveyed between the 7th and the 15th of December 2016.

Current state of play

Housing summary and condition

The condition of housing stock is aging with 70% over 20 years old. None were identified as being less than 5 years old. The condition of the houses in the Darwin region covered a wide range however 20% were considered poor and below. The cleanliness of the residences is very poor. There is a large variety of construction types across the group so each should be considered individually.

Key findings

Compliance

While the building fabric of many of the houses is sound and the conditions were rated as average and above, the cleanliness of the majority of houses in Darwin are of serious concern and houses show a breach in compliance with the Residential Tenancy Act from both a tenants and Landlords perspective. It is very difficult to tell if housing is in compliance with the Building Code of Australia (BCA) or relevant Australian standards as these are specific to the time that they were approved and constructed and can't be assessed retrospectively.

The key points in the Residential Tenancy Act that we have assessed the houses against include:

- Premises not to be let unless habitable and safe
- Premises to be clean and suitable for habitation
- Premises to be secure

The houses in the Darwin region have numerous breaches in each of these areas.

Maintenance

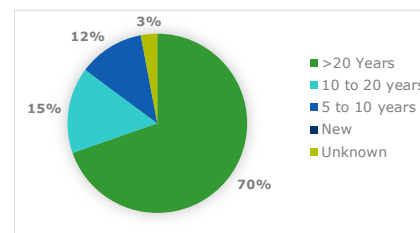
Darwin Town Camps have aging housing stock and Housing associations currently fail to keep up with service demands. Insufficient maintenance combined with neglect and ongoing abuse of the aging properties result in the inability to keep tenants in an acceptable standard of living.

Visitors and amenities

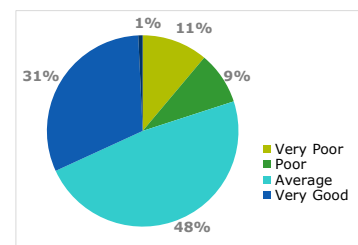
A review of the amenities of each house reveals that, apart from some extreme cases, the provided amenities per house are generally appropriate to the number of residents living in them. Overcrowding in Town Camps has often been blamed for the rapid deterioration of housing conditions. However, it appears that it is the temporary visitors that are causing additional stress on housing. Transient populations driven by seasonal and climatic occurrences, and events or activities tend to shy away from paid accommodation. The majority of these transient groups choose to stay with friends and families instead. This increases the pressure on the existing housing stock.

COST TO MEET THE CURRENT DEMANDS

The estimated cost to upgrade the current housing assets in Darwin Region to meet the standards of the Residential Tenancy Act, is \$16,778,849 (incl. GST).



The Darwin region – Age of housing



The Darwin region – Condition Summary

This amount includes the cost of replacing temporary shelters with 2 new houses.

This includes margins and adjustments. Refer to appendix for the complete costing report.

Town Camp	Refurbishment \$	New houses \$	Total cost \$
Darwin Bagot	6,041,068	-	6,041,068
Darwin Kulaluk	1,894,321	-	1,894,321
Darwin Minmarama Park	1,647,923	-	1,647,923
Darwin Knuckey Lagoons	1,823,982	1,320,304	3,144,286
Darwin Palmerston Town Camp	752,581	-	752,581
Darwin Railway Dam	1,237,774		1,237,774
Adelaide River Amangal	2,060,897	-	2,060,897
Total	15,458,545	1,320,304	16,778,849

Key options and recommendations

1. Upgrade existing housing to comply with the Residential Tenancy Act.
2. Develop a property maintenance plan
3. Establish alternative visitor's accommodation to reduce the impact of the transient populations on the housing stock.

Economic Development

Introduction

This section of the report identifies potential economic development opportunities and constraints for Town Camps in the Darwin region. The report considers the current economic and social realities of the Town Camps including the economic participation aspirations of current residents.

Key findings have been identified at a regional level and the general themes identified below do not speak for every Town Camp but rather provide an overall view. Strategic recommendations to address the findings have been outlined in detail.

Current state of play

The Town Camp residents in Darwin have probably progressed furthest down the path of economic development. The central location near the largest economic hub in the Northern Territory, and the commercial value of that land, gives them an inherent advantage over the residents in more remote locations.

Gwalwa Daraniki Association Incorporated is a successful example of the use of Town Camps land to provide financial benefits for the leaseholder and the Town Camps residents. Part of Minmarama Park Town Camp is subleased to McDonald's for the operation a restaurant. There are currently no town camp residents employed in this enterprise, however it is encouraging that the leaseholder is driven to underpin an income stream for Kulaluk and Minmarama Park and thus reduce dependency on welfare. Bagot are considering a potential development opportunity for a commercial shopping centre, although concerns in respect of the availability of alcohol will need to be addressed.

Two of the seven camps have developed strategic plans that encompass sustainable economic integration into the wider Darwin community. Although we note that the representative body of one Town Camp, Bagot, is in administration, the vision continues to be widely supported by the residents. The other Town Camp with a strategic plan, Knuckey Lagoons, has suffered from a lack of follow up and conflict between residents at different stages of transition. These issues will need to be resolved before economic opportunities can progress.

Palmerston is currently the fastest growing city in the Northern Territory. This presents employment opportunities in the construction of the new hospital and other residential developments. The Town Camp residents have expressed desires to be trained as fruit pickers and operate a local store or arts centre. Palmerston Indigenous Village entered into a Shared Responsibility Agreement (SRA) with the Federal Government (Department of the Prime Minister in Cabinet), however the document has no action plans, time lines, or resources allocated to it.

The aspirations of Amangal residents appears to be higher than other Town Camps, with a higher proportion of residents in active employment and many ideas being voiced for economic development options.

The exception is Railway Dam, due to the transient nature of the resident population, and a decision regarding the future use of the Town Camp land would be required before economic opportunities could be explored. Certainly there would be commercial interest in developing residential accommodation if the land is not used to build specialist crisis accommodation for visiting Indigenous persons.

Key findings and recommendations

Town Camp maintenance services

Residents in the majority of Town Camps across the Darwin region could become involved in service delivery. A grant has already provided Amangal residents with landscaping equipment including a tractor and associated garden equipment that could be utilised. If successful, this model could also be introduced in other Town Camps.

Pooled employment services

There are several Indigenous Corporations in the Darwin region that would be able to take on the required administration role for pooled employment services, such as Gwalwa Daraniki Association Incorporated, Yilli Rreung Housing Aboriginal Corporation and the replacement for Bagot Community Incorporated.

In addition, there is a wide range of industries requiring additional labour, both skilled and unskilled, including mining, offshore oil and gas production and public administration. The Town Camp residents of Amangal have also expressed an interest in developing eco and cultural tourism including bush tucker foraging and culture induction. All of these businesses could benefit from the utilisation of local labour through a model that provides flexibility for the employees.

Individual employment

There is potential for entry level employment in most Town Camps through Woolworths, McDonalds and other local businesses such as road works, mine maintenance and fruit/vegetable production. Enforceable training and employment clauses would need to be incorporated into funding and private development contracts to ensure participation of the Town Camp residents in the wider economy.

It is important to acknowledge the cross cultural learning that needs to occur for successful participation for both employers and employees. Bi-cultural competence will ensure lasting relationship can be created between indigenous employers and non-indigenous employers.

Development of Indigenous businesses

Due to the location of the Town Camps in the Darwin region the development of on and off-site Indigenous businesses that could utilise land and labour available in the Town Camps is possible.

The establishment of this option for economic development would require tapping into an investment pool, such as IBA, to obtain the necessary physical capital to get the business started, or investment and partnership with the private sector. Where investment is made by the private sector in partnership with Indigenous organisation and individual's, the use of local labour must be mandated. Agreements must be formulated with set parameters to impart lasting skills onto local residents.

Governance

Introduction

This section of the report identifies Governance structures in Town Camps in the Darwin region. The report considers the current structures and their effectiveness in developing Town Camps across Darwin.

Key findings have been identified at a regional level and the general themes identified below do not speak for every Town Camp but rather provide an overall view. Strategic recommendations to address the findings have been outlined in detail.

Current state of play

Governance structures within the Darwin region are characterised by confusion and uncertainty. In many cases the leaseholder is not involved in the day to day running of the Town Camps which is reducing the effectiveness of the governance structure and placing additional responsibilities on parties in wider support roles. For the Town Camps within the region there is no one agency or organisation that provides direction, support and funding to Town Camps. This means little support to assisting residents and Town Camps to pursue development opportunities in a coordinated fashion. There is a lack of formal roles and responsibilities which is creating uncertainty for all parties and contributing to the regions ineffective governance structures. Town Camps residents have a limited ability to control and take ownership for the space in which they live. Across the region there is typically no enforcement or compliance with lease conditions which has allowed the Town Camps condition to deteriorate. The original lease holding groups are typically ineffective and do not enforce their rights as a landlord. Further there is a lack of support for land ownership organisations especially when incorporated under the Associations Act.

Key recommendations

Holistic reform of Town Camp governance is required to effect lasting change to the living conditions of Town Camp Residents. To do this we recommend the creation of a Central NT Government Division charged with supporting the development of Town Camps across the Territory. The Central Division can then consolidate funding streams and enter into long term funding agreements with Town Camps. Following the Central Division the next step is to empower Town Camps residents by establishing active representative ownership groups. These bodies can then work to secure the Town Camp's space and pursue the development opportunities as decided by the Town Camp. With the support of the Central Division the governance structure can work to implement localised contracting to grow the capabilities of the Town Camps residents. The regional body should be incorporated under the Corporations (Aboriginal and Torres Strait Islander) Act 2006 (Cth) to ensure the right level of support is provided.

Jabiru

Current State

March 2017

Legal and Legislative



Housing



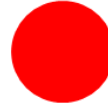
Infrastructure



Economic Opportunity



Governance



Legend

- Excellent
- Very Good
- Good
- Poor
- Very poor



Details

Region Jabiru
Land Estate in Fee

Governance Structure

Service Provider: Warnbi Aboriginal Corporation

Current number of Houses

x 12

Number of residents per room

x 2.7

Average number permanent residents per room not including visitors

Recommendations

Legal and Legislative

Estate in Fee – no need to change

Housing

x 0

Number of replacement houses



Cost of replacement houses
\$0



Deferred Housing Maintenance Cost
\$1.94m

Infrastructure

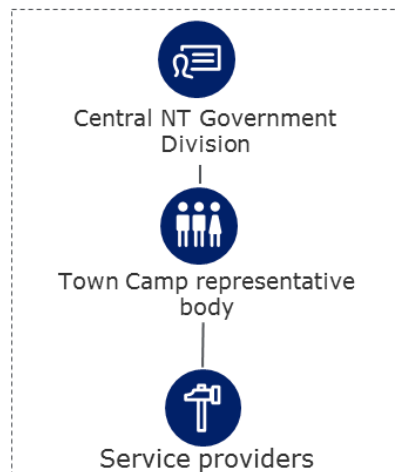


Deferred Maintenance Costs
\$166,000



Cost to meet Design standard
\$4.95m

Governance



Economic development opportunities



Town Camp Services

Important to Note: This lease is due to expire in January 2021 and the Traditional Owners have advised they will not support a further extension of this lease. Thus upgrades are not recommended unless changes to the lease terms are made.

Costing estimates are a preliminary estimate only. Actual prices may be different to those used to prepare estimates. There is no guarantee that the works can or will be undertaken at the estimated price. Housing and Infrastructure colour indicators are based on the average condition of the assets assessed and does not take into account the cost to meet infrastructure design standards.

Jabiru

Introduction

Manabaduma is the Town Camp community at Jabiru. It is the youngest of the Town Camps and dates from around 1978 when the ERA Ranger Mine came into production, built a town on their lease, and created an artificial lake for workers' recreation. Aboriginal people from surrounding communities and outstations began to camp temporarily near the lake and this eventually became a permanent camp community in the mid-1980s. Troppo designed housing was built in the late-1980s and is still standing today. The residents at Manabaduma are not traditional owners, like many of the residents in other Town Camp communities in the Northern Territory. Manabaduma however is unique. The lease on which the community sits is held by ERA as part of its mining operations. This lease will lapse in January 2021, and the land on which Manabaduma sits will revert back to the Traditional Owners, the Mirrar. The Mirrar are represented by the Gundjeihmi Aboriginal Corporation (GAC). GAC made it clear during the review that one of the first actions the Traditional Owners will take is to demolish Manabaduma, and send the current residents back to their own communities. GAC executive staff say the residents have no traditional ties to this place and are not welcome, and have never been welcome.

No visioning was done with the residents as the Team felt this would not only be pointless but would also be dishonest.

Land Tenure, Leasing and Legislation

Jabiru Town Camps	
Town Camp owners and underlying tenure	There is only 1 Jabiru town camp, Manabadurma which exists on an Estate in Fee Simple owned by the Director of National Parks.
SPL/CL Purposes	N/A
Planning scheme zones	Recreation and Future Use zoning. Jabiru town is not governed by the NT Planning Scheme, but rather has its own scheme – the Jabiru Town Plan.
Summary of land dealings	<p>The parcel is leased to the Jabiru Town Development Authority for 40 years and was further subleased to Jabiru Town Council in 2001 to expire at the same time as the head lease.</p> <p>The land is within the Kakadu National Park and the Jabiru Town Development Authority was established to maintain and develop the town of Jabiru so the purpose of the head lease was to give the Authority the power to undertake the development.</p> <p>The sublease to Jabiru Town Council was a delegation of local government responsibility. The Jabiru Town Council has now been amalgamated into the West Arnhem Regional Council.</p>
Level of Understanding	N/A
Compliance with lease conditions and legislation	N/A
Impediments in lease conditions and suggested amendments	N/A

<p>Legislative impediments for land dealings and suggested amendments</p>	<p>Aboriginal Land Rights (Northern Territory) Act 1976 (Cth) and Native Title Act 1993 (Cth)</p> <p>The Commonwealth settled the long-standing native title claim for the Jabiru town by making express provision for it in the ALRA by amendment in 2009, to be granted as Aboriginal freehold to the Kakadu Aboriginal Land Trust.</p> <p>The Commonwealth’s rights and the current land interests are to be protected by ensuring that the grant of land is conditional upon 99 year lease-backs being entered into. Under the ALRA, different parts of the land are going to be scheduled as Category A, B or C. The lease-back party may change dependent on that categorisation and can include lease-back to an Aboriginal Corporation, the Director of National Parks and the NT Government. Alternatively, the whole of the land can be leased back to the Director of National Parks.</p> <p>As yet, no land has been categorised into the Category A, B, or C designations as contemplated and we assume that negotiations in that respect are ongoing.</p> <p>What occurs in this regard is material to this review given the impact the designations could potentially have on the Jabiru town camp. Provided the land on which the town camp is situated is protected under any lease-back arrangements, there should be no concerns. However, this means that the residents of the town camp will always be subject to the conditions of those arrangements, as it will have no underlying ownership rights in respect of the land. The Town Camp tenure should be formalised by a sublease to an Aboriginal corporation established to protect the interests of the Town Camp residents.</p> <p>Planning Act (NT)</p> <p>Any proposed development on the land must comply with the Planning Act, Regulations and the Jabiru Town Plan.</p> <p>The Jabiru Town Plan provides the uses permitted with consent for the relevant zones.</p> <p>An application for the re-zoning of the land may be required where any potential development on the land is not consistent with these zone purposes.</p> <p>Residential Tenancies Act (NT)</p> <p>Whilst not relevant to the current land dealings, if any form of long term residential leasing is considered akin to ‘home ownership’ then that form of leasing may require exemption from the Residential Tenancies Act (NT) if the legislative provisions are found to be at odds with the proposed long term leasing model (i.e. landlord’s obligation to repair, payment of rates and taxes, payment in advance and payment of a premium).</p>
<p>Relevant legislation for lease holder</p>	<p>N/A</p>
<p>Level of support provided to lease holder and suggested amendments</p>	<p>N/A</p>

Municipal and essential infrastructure

Important to Note: This lease is due to expire in January 2021 and the Traditional Owners have advised they will not support a further extension of this lease. Thus upgrades are not recommended unless changes to the lease terms are made.

Sewerage

The sewer network at Manabadurma community is owned by the Director of National Parks, but is the responsibility of Warnbi Aboriginal Corporation to maintain. There were no drawings available that showed the sewer layout or pipe diameter, type or grade, so an assessment of the capacity or compliance could not be undertaken.

The condition assessment was limited to inspecting the condition of manhole covers, which overall were in good condition.

It is recommended that approximately 400 m of DN150 PVC reticulation main is installed and connected to the existing town sewer and constructed in accordance with PWC standards.

Water supply

The water reticulation network at Manabadurma community is owned by the Director of National Parks, but is the responsibility of Warnbi Aboriginal Corporation to maintain. There were no engineering drawings available that showing the water network layout and pipe sizes. Therefore, an assessment on the compliance and capacity could not be undertaken.

No firefighting services were present within the community. The only water supply assets found during the audit were residential lot water meters, the majority of which were assessed as being in poor condition due to missing/broken handles. Maintenance works are recommended to replace the missing handles.

It is recommended that a DN150 PVC looped water main is installed and constructed in accordance with PWC standards. It is also proposed that the community water usage is measured for the entire town camp using a bulk water meter rather than at individual houses with lot meters.

Roads and stormwater drainage

The roads at Manabadurma community were in poor condition. The roads were generally a one lane spray sealed road with no kerbs or gutters, line-marking, signs or other road furniture. There were numerous potholes, edge breaks, road deformation, and rubbish and dirt covering some parts of the road. There were no stormwater drainage assets at Manabadurma.

In order to allow for a longer term sustainable road network a significant upgrade would be required. It is recommended that a long term design which incorporates a full two lane road network, with all appropriate road furniture, line-marking, driveways, kerbs and gutters is constructed. This includes constructing stormwater drainage assets including underground pipes, to reduce the impact of flooding and ponding within the community.

Community structures

There are two community structures in Manabadurma, a BBQ area and a playground. Both are in poor condition and require maintenance, cleaning or

replacing. It is the current understanding that they are the responsibility of Warnbi Aboriginal Corporation to maintain.

Electrical

Electrical infrastructure has been assessed against AS/NZS3000 Wiring Rules and against PWC Service, Installation and Metering Rules and Urban Residential Development (URD) Design Standards where possible.

The above ground electrical infrastructure in the Manabadurma town camp is generally in good condition. Buried cable connections and inside pits were not assessed but are expected to be of a similar standard as the above ground works.

Maximum demand calculations indicate upgrades are not required for the existing transformer of Manabadurma town camp.

There is one pole mounted main distribution board and one distribution pillar in the Manabadurma town camp and they were visually assessed to be in good condition.

The overhead poles are of Weld Construction (Universal Pole construction) and steel LV distribution / service poles. Overhead poles were assessed to be in good condition and comply with relevant standards and practices.

The street lights generally were of a low voltage underground feeder design. There are also street lights on overhead poles that are all in good condition. It is recommended that cage protection is added to protect them.

Prepaid meters are utilised in Manabadurma town camp and are generally in good condition. Switchboards inside of metering panels are mostly in good condition and only three are in poor condition. These need to be replaced/repared to alleviate safety issues.

Switchboards associated with dwellings are mostly in good condition with only two found in poor condition. These need to be replaced/repared to alleviate safety issues.

The maintenance costs for PWC include \$13,000 for load monitoring. The upgrades to meet current design costs are for new street lighting which is not a cost to PWC.

Communications

Details of communications infrastructure are held by Telstra and were not provided for this report. The telecommunications infrastructure assessed was the pits and any telephone booths. The condition of the underground communication cabling was not assessed however the pits were found to be in good condition. There are two telephone booths in this town camp, one of which is extensively damaged and out of order and the other assessed to be in good condition

There is currently no availability of NBN services for the broadband network at Manabadurma town camp.

Future demand

As no new developments are currently planned for Manabadurma, there are no additional upgrades for any type of infrastructure required to cater for future demand.

Cost estimates

The table below shows a summary of the cost estimates to undertake the maintenance required to fix the existing infrastructure and the cost estimate to upgrade the existing network to meet current design standards and current demand. The estimates take into account a 30% contingency, are inclusive of GST, and a location factor has been applied to Town Camps outside of Darwin.

Infrastructure	Maintenance of existing infrastructure	Upgrades to meet current design
Sewerage	\$-	\$440,000
Water supply	\$2,000	\$1,756,000
Roadworks	\$107,000	\$883,000
Stormwater drainage	\$-	\$781,000
Community structures	\$9,000	\$32,000
Electrical	\$18,000	\$521,000
Communications	\$-	\$-
Miscellaneous provisions	\$30,000	\$543,000
Total (including GST)	\$166,000	\$4,956,000
Grand total	\$5,122,000	

The cost estimates are a preliminary estimate only. Since Aurecon has no control over the cost of labour, materials, equipment or services furnished by others, or over contractors' methods of determining prices, or over competitive bidding or market conditions, Aurecon cannot guarantee actual costs will not vary from these estimates.

Housing

Important to Note: This lease is due to expire in January 2021 and the Traditional Owners have advised they will not support a further extension of this lease. Thus upgrades are not recommended unless changes to the lease term are made.

Current state of play

Housing summary and condition

The housing stock is aging with all over 20 years old. The condition of all the houses in Jabiru were considered average. The cleanliness of the residences is very poor. All 12 houses were of similar construction consisting of raised or ground level steel frame, tinned roof and cladding.

Key findings

Compliance

While the building fabric of many of the houses is sound and the conditions were rated as average, the cleanliness of the majority of houses in Jabiru are of serious concern and houses show a breach in compliance with the Residential Tenancy Act from both a tenants and Landlords perspective. It is very difficult to tell if housing is in compliance with the Building Code of Australia (BCA) or relevant Australian standards as these are specific to the time that they were approved and constructed and can't be assessed retrospectively.

The key points in the Residential Tenancy Act that we have assessed the houses against include:

- Premises not to be let unless habitable and safe
- Premises to be clean and suitable for habitation
- Premises to be secure

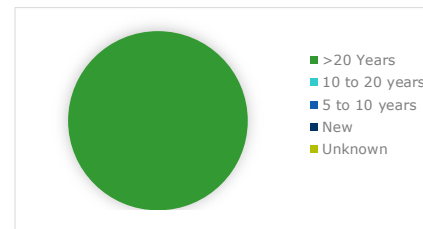
The houses in Jabiru have numerous breaches in each of these areas.

Maintenance

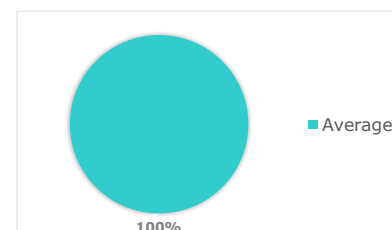
Jabiru camp has aging housing stock and the Housing association has difficulty keeping up with service demands. Insufficient maintenance combined with neglect and ongoing abuse of the aging properties result in the inability to keep tenants in an acceptable standard of living.

Visitors and amenities

A review of the amenities of each house reveals that the provided amenities per house are generally insufficient for the number of residents living in them. This is compounded by temporary visitors that are causing additional stress on housing. Transient populations driven by seasonal and climatic occurrences, and events or activities tend to shy away from paid accommodation. The majority of these transient groups choose to stay with friends and families instead. This increases the pressure on the existing housing stock.



Jabiru - Age of housing



Jabiru - Condition Summary

COST TO MEET THE CURRENT DEMANDS

The estimated cost to upgrade the current housing assets in Jabiru Region to meet the standards of the Residential Tenancy Act, is \$1,944,777 (incl. GST).

This includes margins and adjustments. Refer to appendix for the complete costing report.

Key options and recommendations

1. Upgrade existing housing to comply with the Residential Tenancy Act.
2. Develop a property maintenance plan
3. Establish alternative facilities such as visitor's accommodation to reduce the impact of the transient populations on the housing stock.

Economic Development

Current state of play

The lease for this Town Camp is due to expire in January 2021 and the Traditional Owners have advised they will not support a further extension of this lease. Economic development opportunities for the current Town Camp residents within the region are not applicable as the region's only Town Camp will be closed in 2021.

Key findings and recommendations

Residents will need to be assisted to transition back to their own lands or to major urban areas. Resources should be spent to ensure people have a safe place to relocate to as this process takes place.

Governance

Current state of play

The Jabiru Town Camp is likely to close in 2021 once the lease expires. The residents living on the Town Camp are likely to relocate following the closure of the Town Camp. As a result a governance structure for Jabiru is not relevant for the future of the region's Town Camps.

Key recommendations

Holistic reform of Town Camp governance is required to effect lasting change to the living conditions of Town Camp Residents. To do this we recommend the creation of a Central NT Government Division charged with supporting the development of Town Camps across the Territory. The Central Division can then consolidate funding streams and enter into long term funding agreements with Town Camps. This Central Division could help the Town Camp residents of Jabiru to transition to other accommodation areas.

Katherine

Current State

March 2017

Legal and Legislative



Housing



Infrastructure



Economic Opportunity

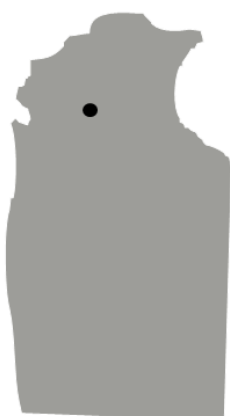


Governance



Legend

- Excellent
- Very Good
- Good
- Poor
- Very poor



Details

Region Katherine
 Land Aboriginal Freehold Special Purpose Lease Estate in Fee

Governance Structure



Service Providers:

- Kalano Aboriginal Housing Corporation
- Pine Creek Aboriginal Advancement Association
- Roper Gulf Regional Council

Current number of Houses



Number of residents per room



Average number permanent residents per room not including visitors

Recommendations

Legal and Legislative

Empower Town Camp residents by modifying the current lease type and purpose to enable wider uses of the land

Housing



Number of replacement houses



Cost of replacement houses
\$4.62m



Deferred Housing Maintenance Cost
\$6.53m

Infrastructure

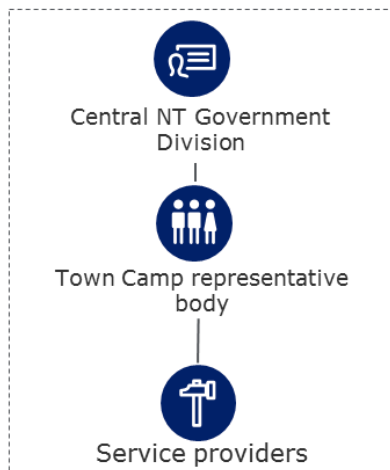


Deferred Maintenance Costs
\$2.56m



Cost to meet Design standard
\$31.79m

Governance



Economic development opportunities

- Town Camp Services
- Pooled Employment Services
- Individual Employment
- Indigenous Business

Costing estimates are a preliminary estimate only. Actual prices may be different to those used to prepare estimates. There is no guarantee that the works can or will be undertaken at the estimated price. Housing and Infrastructure colour indicators are based on the average condition of the assets assessed and does not take into account the cost to meet infrastructure design standards.

Katherine

Introduction

Though each of the Town Camp communities in the Katherine region are quite distinct, for the purposes of the review we have included Pine Creek and Mataranka in the Katherine region.

- The Pine Creek Compound is a small Town Camp community with no room to grow, and really no need to expand. It is a compound in name only and is set away from the rest of the town area on a small parcel of rural land behind the Historic Precinct. The residents are a tightly knit unit who have not taken up the offer to relocate to Kybrook Farm, the community managed by their service organisation, the Pine Creek Aboriginal Advancement Aboriginal Corporation (PCAAAC). Their housing is old and needs either replacement or major repairs and maintenance. Their municipal needs are minimal, and any resources directed into Pine Creek should benefit all members of the PCAAAC.
- Mulgga is quite different from the rest of the Town Camps in the Katherine region. Though situated in Mataranka, on the road to Bitter Springs, a major tourist attraction, it is regarded as an outstation of Jilkminggan, a larger community about 30 minutes away. The community needs an injection of funds because the temporary housing in which people are living does not meet even the most basic standards. There is no local Governance structure, except for the Victoria River/Daly River Shire (VicDaly). Investment in infrastructure and housing is likely to increase the size of the community substantially. Municipal services and land availability are issues, as is land tenure.
- Miali Brumby and Walpiri Camp (Geywulkgan) are located at either end of the Katherine major town centre and over time are likely to become embedded in industrial estates. Miali Brumby has almost reached its capacity for new housing, while Geywulkgan has plenty of room for developing additional housing for the growing Aboriginal population at Miali Brumby. Miali Brumby has young families, Geywulkgan is mostly adults without children, except for pulse occupation periods during major local social/cultural events. Miali Brumby has an adjoining agricultural lease which Kalano uses for training and income generation. Kalano has the capacity to become a local Indigenous Housing provider if required.

Land Tenure, Leasing and Legislation

Katherine Town Camps	
Town Camp owners and underlying tenure	<p>There are 2 Town Camps in Katherine – 1 on a Special Purposes Lease in Perpetuity and the other on a Crown Lease in Perpetuity.</p> <p>The Katherine Town Camps are owned by the same association, Kalano Community Association Inc.</p> <p>There is also 1 town camp in Mataranka on Aboriginal freehold pursuant to the Aboriginal Land Rights (Northern Territory) Act 1976 (Cth) and 1 town camp in Pine Creek which is on an Estate in Fee Simple.</p> <ol style="list-style-type: none"> 1. Miali Brumby (Kalano) – Special Purposes Lease 545 owned by Kalano Community Association Inc. 2. Warlpiri – Crown Lease in Perpetuity 2093 owned by Kalano Community Association Inc. 3. Mulgga (including transit camp) – Aboriginal freehold owned by Mataranka Aboriginal Land Trust 4. Pine Creek Compound – Estate in Fee Simple owned by The Pine Creek Aboriginal Advancement Association Incorporated

SPL/CL Purposes	<ul style="list-style-type: none"> Aboriginal Communal Living and ancillary Aboriginal living area
Planning scheme zones	<ul style="list-style-type: none"> No zone Community Living
Summary of land dealings	No registered interests have been granted by the owners in the parcels.
Level of Understanding	<p>Owner – rights and responsibilities</p> <p>There is a general level of understanding by the SPL/CL holders, but during consultations it was found that in many cases there was inactivity by the SPL/CL holder and/or there was limited capacity of the SPL/CL holder to drive change. This was found to be the main impediment to community development rather than any lack of understanding of rights and responsibilities as a SPL/CL holder.</p> <p>Residents – understanding of lease arrangement</p> <p>The level of understanding of residents was disparate – ranging from some having a sound understanding of the leasing arrangements and their rights/responsibilities, to others with a complete lack of understanding (for example, thinking they owned they house they lived in or considered that service providers were landlords with a right to deal with their tenancy of the house).</p>
Compliance with lease conditions and legislation	There is no compliance monitoring undertaken in respect of town camp CLs and SPLs, so compliance with conditions are unknown.
Impediments in lease conditions and suggested amendments	Purposes of SPLs and CLs are limited to the purposes identified above. Recommend this be amended, if required, to the purpose consistent with the proposed use of the land.
Legislative impediments for land dealings and suggested amendments	<p>Associations Act (NT)</p> <p>Prescribed property requires Ministerial consent. Recommend a streamlined/fast-track process for consent to ensure minimal delays to land dealings.</p> <p>Special Purposes Leases Act (NT)</p> <p>Section 9A – prohibition on subdivision. Recommend Act be amended to remove prohibition.</p> <p>Section 6(1) – any sublease, transfer, mortgage or surrender requires the Minister’s consent. Recommend a streamlined/fast-track process for consent to ensure minimal delays to land dealings.</p> <p>Recommend that the provisions of the Act are amended to reflect the same rights and obligations as crown lease holders have under the Crown Lands Act (NT).</p> <p>Crown Lands Act (NT)</p> <p>Sections 42 & 44 – Any subdivision would need to comply with the requirements set out in these sections. Recommend review of these sections to ensure references to Planning Act are correct and there is no ambiguity as to the operation of each section.</p> <p>Section 46 – dealings with the land require the Minister’s consent, which must be applied for in writing to the Minister. Recommend a streamlined/fast-track process for consent to ensure minimal delays to land dealings.</p> <p>Aboriginal Land Rights (Northern Territory) Act 1976 (Cth)</p> <p>Section 19 – aboriginal land cannot be bought, sold or mortgaged, only transferred to another land trust or surrendered to the Crown.</p> <p>An Aboriginal land owner is able to grant estates or interests in land vested in it to:</p> <ul style="list-style-type: none"> an Aboriginal or an Aboriginal and Torres Strait Islander corporation for residential, business or community purposes;

- the Commonwealth, Northern Territory or an Authority for any public purpose or to a mission for any mission purpose; or
- any person for any purpose.

Section 19(7) - Ministerial consent is required for grants of estates or interests in the land described above where the term exceeds 40 years.

Planning Act (NT)

Any proposed development on the land must comply with the Planning Act, Regulations and NT Planning Scheme.

The zoning rules are set out in Part 3 and Schedule 1 of the NT Planning Scheme. An application for the re-zoning of the land may be required where any potential development on the land is not consistent with the zone purposes.

Unzoned land is not subject to land use controls under the Planning Act other than for:

- Clearing of native vegetation in excess of 1 ha; or
- Subdivision or consolidation of the land.

So the Planning Act, Regulations and the NT Planning Scheme will still apply in respect of potential subdivision of unzoned land.

Stronger Futures in the Northern Territory Act 2012 (Cth)

Section 34 – gives the Commonwealth broad powers to amend NT legislation relevant to Town Camps land, land dealings, planning and infrastructure. Ideally, this section would be removed, however as this is Commonwealth legislation any changes are not at the NT Government’s discretion.

Native Title Act 1993 (Cth)

The Native Title Act is potentially relevant if section 47A applies to enliven any extinguishment of native title rights where the area is held expressly for the benefit of Aboriginal peoples and one or members of the claimant group occupy the area. Any potential native title rights and interests will need to be considered in greater depth prior to any prospective variations to the underlying tenure.

Residential Tenancies Act (NT)

Whilst not relevant to the current land dealings, if any form of long term residential leasing is considered akin to ‘home ownership’ then that form of leasing may require exemption from the Residential Tenancies Act (NT) if the legislative provisions are found to be at odds with the proposed long term leasing model (i.e. landlord’s obligation to repair, payment of rates and taxes, payment in advance and payment of a premium).

Relevant legislation for lease holder	All 3 leaseholders are incorporated associations under the Associations Act (NT).
Level of support provided to lease holder and suggested amendments	<p>No specific support for aboriginal associations is provided by the Department of Business/Licensing NT and very limited support is provided in general to incorporated associations.</p> <p>Conversely, the Office of the Registrar of Indigenous Corporations provides considerable support for Aboriginal corporations including but not limited to training, assistance in preparing the rule book, pro bono legal services, fact sheets, guides, templates, in person assistance with the community and recruitment assistance.</p> <p>Recommend that all incorporated associations transfer to incorporation under the Corporations (Aboriginal and Torres Strait Islander) Act 2006 (Cth).</p>

Municipal and essential infrastructure

Sewerage

The above ground sewerage infrastructure at Miali Brumby (Miali Brumby, Katherine) Warlpiri Transient Camp (Katherine), and Mulgga (Mataranka) is generally in good condition, while at Pine Creek Compound (Pine Creek) the infrastructure is in poor condition. Below ground infrastructure could not be visibly inspected but from information sourced is believed to be generally in a poor condition.

The internal reticulation networks in Miali Brumby, Warlpiri Transient Camp and Mulgga do not comply with PWC standards due to the pipe diameter and location. It is recommended that these Town Camps are upgraded with new reticulation mains, house connections, manholes, and connection to the existing town sewer or pump stations. The infrastructure at Pine Creek Compound generally complies with PWC standards in terms of pipe diameter, however there was no information available to assess the compliance of the sewage pump station. Only maintenance work to the existing manholes is recommended for the current use.

The capacity and compliance of the sewage pump stations at Pine Creek Compound, Miali Brumby, and Warlpiri could not be fully assessed as there were no information or drawings available. PWC advised that they believe the pump station at Miali Brumby is up to a reasonable standard.

Water supply

The water supply infrastructure assessed during the audit for the Town Camps in the Katherine region was generally in poor condition. Maintenance work is required on multiple fire hydrants, residential lot water meters and taps. The condition of the underground pipework could not be visibly inspected but from information sourced is believed to be generally in a poor condition.

The existing network capacities are all believed to be sufficient for current peak hour demands. However, the water reticulation networks are non-compliant with PWC standards and all networks are expected to have insufficient capacity for fire flow demands. Furthermore, it is understood that none of the Town Camps have firefighting services with sufficient coverage.

It is recommended that looped water mains are installed in the communities along with adequate firefighting services. It is understood that bulk water meters are currently used to measure the usage at each of the four communities. It is proposed that this continues following installation of the new internal water infrastructure.

Roads and stormwater drainage

All the communities in the Katherine region have poor or very poor pavements and require significant maintenance works and/or upgrades. The roads in Mulgga (Mataranka) are a combination of sealed and unsealed roads, with numerous potholes, undulations, and poor appearance due to a rocky surface. There was only one culvert at Mulgga, and there were no kerbs or gutters or side entry pits. The road at Pine Creek Compound was in very poor condition and there were no stormwater drainage assets. Similarly, the roads at Miali Brumby and Warlpiri Transient Camp were in an overall poor condition due to potholes, edge breaks, and surface cracking. There was some stormwater drainage assets adjacent the roads in Miali Brumby however they are not compliant to council standards.

The road furniture such as signs and footpaths etc. throughout the communities was also assessed. Pine Creek and Mulggan had overall poor condition for the road furniture whereas Miali Brumby had significant variety of road furniture ranging from very poor to very good condition. Warlpiri Transient Camp was the only camp to have consistently good road furniture. It is recommended a road safety audit is undertaken on all communities to determine where signage, line marking, etc. are required.

It is recommended that a long term design which incorporates a full two lane road network, with all appropriate road furniture, line-marking, kerbs and gutters is constructed in all Town Camps in the Katherine region. This is likely to require the reinstatement of the base and subbase material, a seal with a two coat spray seal surface and construction of subsoil drainage, line marking and signage. A footpath next to the road is also recommended to provide a safe trail for pedestrians.

Community structures

Warlpiri Transient Camp, Mulggan and Pine Creek do not have any community structures. The community structures at Miali Brumby included a basketball court, BBQ area, bus stop, shed (with no walls, currently used as a carpark), and a playground. All these community structures were in good or very good condition except for the BBQ area which will require maintenance as it is in very poor condition.

Electrical

Electrical infrastructure has been assessed against AS/NZS3000 Wiring Rules and against PWC Service, Installation and Metering Rules and Urban Residential Development (URD) Design Standards where possible.

The above ground electrical infrastructure in the four Town Camps in Katherine, Pine Creek and Mataranka is generally in good condition with some minor poor conditions as discussed below. Buried cable connections and inside pits were not assessed but are expected to be of a similar standard as the above ground works.

Maximum demand calculations indicate upgrades are not required for the existing transformer of Warlpiri Transient Camp, Miali Brumby and Pine Creek Compound communities. Demand calculations show that a demand of 174% of the installed capacity is required in Mulggan town camp. However PWC, who are aware of the loading of this transformer and have assessed the load states, are of the opinion that the transformer does not require immediate upgrades or replacement.

The overhead poles are of Weld Construction (Universal Pole construction) and steel LV distribution / service poles. The overhead poles were assessed to be in good condition and comply with relevant standards and practices. There is an overhead pole in Miali Brumby community that needs plant growth removed from the top of the pole.

The street lights generally were of a low voltage overhead pole mount. Nearly two thirds of the street lighting on overhead poles was in poor condition in Warlpiri Transient Camp, Miali Brumby, Pine Creek Compound and Mulggan Town Camps. It is recommended that cage protection is added after replacing covers and lamps of these street lights to achieve required illumination level.

There are floodlights around the sports area in Miali Brumby community that are in poor condition. It is recommended that these be replaced or removed.

Prepaid meters are utilised in Warlpiri Transient Camp, Miali Brumby, Pine Creek Compound and Mulgga Town Camps and are generally in good condition. There is an extensively damaged digital meter in very poor condition in the Mulgga community.

Switchboards inside of metering panel are mostly in good condition, but about 40% are in poor condition in Warlpiri Transient Camp, Miali Brumby and Mulgga communities. These need to be replaced/repared to alleviate safety issues.

Switchboards associated with dwellings are mostly in good condition about 20% are in poor condition in Miali Brumby and Pine Creek Compound that need to be replaced/repared to alleviate safety issues.

The maintenance costs for PWC include \$1,200 to replace a meter. The upgrades to meet current design costs are for new street lighting which is not a cost to PWC.

Communications

Details of communications infrastructure are held by Telstra and were not provided for this report. The telecommunications infrastructure accessed was the pits and any telephone booths that observed in Warlpiri, Kalano and Pine creek communities and are in poor condition. The condition of the underground communication cabling was not assessed.

NBN roll-out maps indicates that NBN is currently available on application in Miali Brumby community but not available in Warlpiri Transient Camp, Pine Creek Compound and Mulgga Town Camps.

Future demand

The future demand analysis showed that four additional houses are required to provide permanent accommodation for residents that are currently living in non-house dwellings at Mulgga. The type and location of houses, number of bedrooms, etc. will need to be determined by the Department of Housing and Community Development when this work is undertaken.

The location of the new houses is assumed to be close to the existing houses such that significant extension of the existing sewerage, water supply, and roadworks infrastructure would not be required. The additional houses will require minor works on the existing infrastructure including connections to sewerage, water supply and to the electrical network. Furthermore, a layover kerb will be required for access to the driveway. The cost estimates for these works have been allowed for in the upgrades for current demand.

No additional works are required for stormwater drainage and community structures due to the new houses.

No new developments are currently planned for the all other Town Camps in the Katherine and Pine Creek region. Therefore, no additional upgrades for any type of infrastructure required to cater for future demand.

Cost estimates

The table below shows a summary of the cost estimates to undertake the maintenance required to fix the existing infrastructure and the cost estimate to upgrade the existing network to meet current design standards and current demand. The estimates take into account a 30% contingency, are inclusive of GST, and a location factor has been applied to Town Camps outside of Darwin.

Infrastructure	Maintenance of existing infrastructure	Upgrades to meet current design
Sewerage	\$21,000	\$4,009,000
Water supply	\$3,000	\$4,928,000
Roadworks	\$2,046,000	\$8,115,000
Stormwater drainage	\$-	\$6,373,000
Community structures	\$18,000	\$-
Electrical	\$160,000	\$4,921,000
Communications	\$-	\$-
Miscellaneous provisions	\$320,000	\$3,452,000
Total (including GST)	\$2,568,000	\$31,798,000
Grand total	\$34,366,000	

The cost estimates are a preliminary estimate only. Since Aurecon has no control over the cost of labour, materials, equipment or services furnished by others, or over contractors' methods of determining prices, or over competitive bidding or market conditions, Aurecon cannot guarantee actual costs will not vary from these estimates.

Housing

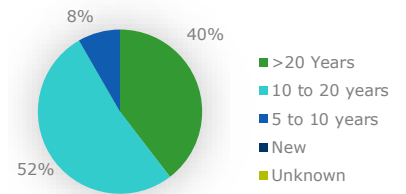
Introduction

The Katherine Town Camps were surveyed between the 29th of November and the 1th of December 2016.

Current state of play

Housing summary and condition

The current housing stock is aging with 40% over 20 years old and 52% between 10 and 20 years old. 8% of the housing stock is between 5 and 10 years old. The condition of the houses in Katherine covers a wide range. 42% of the houses was considered of average condition and 29% of the houses was considered to be in a very good condition. However, this rating does not take into account the cleanliness of the residences. The cleanliness of the residences is generally very poor. There is a large variety of construction types across the group so each should be considered individually.

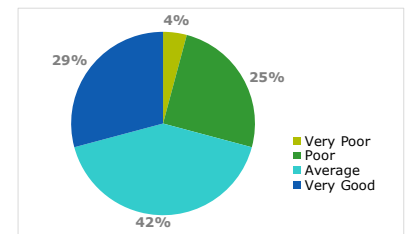


Katherine – Age of housing

Key findings

Compliance

While the building fabric of many of the houses is sound and the conditions were rated as average and above, the cleanliness of the majority of houses in Katherine are of serious concern and houses show a breach in compliance with the Residential Tenancy Act from both a tenants and Landlords perspective. It is very difficult to tell if housing is in compliance with the Building Code of Australia (BCA) or relevant Australian standards as these are specific to the time that they were approved and constructed and can't be assessed retrospectively.



Katherine – Condition Summary

The key points in the Residential Tenancy Act that we have assessed the houses against include:

- Premises not to be let unless habitable and safe
- Premises to be clean and suitable for habitation
- Premises to be secure

The houses in Katherine have numerous breaches in each of these areas.

Maintenance

Katherine Town Camps have aging housing stock and Housing associations currently fail to keep up with service demands. Insufficient maintenance combined with neglect and ongoing abuse of the aging properties result in the inability to keep tenants in an acceptable standard of living.

Visitors and amenities

A review of the amenities of each house reveals that, apart from some extreme cases, the provided amenities per house are generally appropriate to the number of residents living in them. Overcrowding in Town Camps has often been blamed for the rapid deterioration of housing conditions. However, it appears that it is the temporary visitors that are causing additional stress on housing. Transient populations driven by seasonal and climatic occurrences, and events or activities tend to shy away from paid accommodation. The majority of these transient groups choose to stay with friends and families instead. This increases the pressure on the existing housing stock.

COST TO MEET THE CURRENT DEMANDS

The estimated cost to upgrade the current housing assets in Katherine Region to meet the standards of the Residential Tenancy Act, is \$11,156,875 (incl. GST). This amount includes the cost of replacing temporary shelters with 4 new houses and 1 new house to allow for the overcrowding of permanent residents.

This includes margins and adjustments. Refer to appendix for the complete costing report.

Town Camp	Refurbishment \$	New houses \$	Total cost \$
Katherine Walpiri	1,631,076	-	1,631,076
Katherine Miali Brumby	3,083,321	-	3,083,321
Pine Creek Compound	633,270	-	633,270
Mataranka Mulgga	1,188,145	4,621,063	5,809,208
Total	6,535,812	4,621,063	11,156,875

Key options and recommendations

Housing recommendations

1. Upgrade existing housing to comply with the Residential Tenancy Act.
2. Develop a property maintenance plan
3. Establish alternative facilities such as visitor’s accommodation to reduce the impact of the transient populations on the housing stock.

Economic Development

Introduction

This section of the report identifies potential economic development opportunities and constraints for Town Camps in the Katherine region, including Pine Creek and Mataranka. The report considers the current economic and social realities of the Town Camps including the economic participation aspirations of current residents.

Key findings have been identified at a regional level and the general themes identified below do not speak for every Town Camp but rather provide an overall view. Strategic recommendations to address the findings have been outlined in detail.

Current state of play

The Town Camps in Pine Creek, Mataranka and Katherine are in a similar position, being restricted by the limitations of the local economy.

Miali Brumby is significantly larger than the other Town Camps in the region and is second in size only to Bagot in the Northern Territory. The residents do pay rent to Kalano Aboriginal Housing Corporation (“Kalano”) directly through Centrelink deductions, which is used to fund urgent repairs, although Kalano have still highlighted collection issues. It has childcare and aged care facilities, as well as a small convenience store and a market garden (Kalano Community Farm). Due to the size of this Town Camp there is no further room to expand,

however the residents demonstrate more positive behaviours that could be conveyed to and shared with the other Town Camp communities.

The residents of the three smaller Town Camps; Pine Creek, Mulgga and Walpiri are generally dependent on welfare and the unacceptable living standards in the majority of dwellings mean that their primary concerns relate to basic biological, physiological and safety needs.

Key findings and recommendations

Town Camp maintenance services

Service delivery to the Town Camps in this region present the most substantial economic opportunity. Participation in the Community Development Program (Work for the Dole) is generally high in this region, particularly Mulgga, and the residents suggested that these activities could be directed at specifically improving local conditions.

Pooled employment services

Kalano Aboriginal Housing Corporation are in a good position to take on the required administration role for pooled employment services. They have a building company that is currently suspended after the departure of the manager, but are keen to re-establish operations if the appropriate opportunity arose. There is an opportunity in Katherine within the defence base, which is currently upgrading housing stock.

Pine Creek and Mataranka are close to tourist areas, but this potential is not currently being exploited. There are opportunities to introduce bush tucker and other cultural experiences that would be suited to the pooled employment model. The Town Camp residents of Pine Creek have also expressed an interest in seasonal picking, road crews and mining labourers, which are all unskilled and to which the pooled employment model could be applied. Pine Creek Aboriginal Advancement Association is the leaseholder and the service provider and is therefore a candidate for administering the services, with adequate support and assistance.

Individual employment

There is potential for entry level employment in Miali Brumby through the childcare and aged care facilities or the local shop.

Long term training and employment programs would allow residents to develop skills and then take advantage of short-term pulse projects that frequently occur in the region. Further long term training could also align to long term employment organisations located in the Katherine region such as the defence base.

It is important to acknowledge the cross cultural learning that needs to occur for successful participation for both employers and employees. Bi-cultural competence will ensure lasting relationship can be created between indigenous employers and non-indigenous employers.

Development of Indigenous businesses

Kalano Community Farm operates as a market garden growing tomatoes on a commercial scale. They are expanding into other fruit/vegetables and installing hydroponic tunnels. The opportunity to support and further develop this initiative would be positive for the region.

The establishment of continued Indigenous Business opportunities would require tapping into an investment pool, such as IBA, to obtain the necessary physical capital to get the business started, or investment and partnership with the private sector. Where investment is made by the private sector in partnership with Indigenous organisation and individual's, the use of local labour must be mandated. Agreements must be formulated with set parameters to impart lasting skills onto local residents.

Governance, administration and service delivery of Town Camps

Introduction

This section of the report identifies Governance structures in Town Camps in the Katherine region. The report considers the current structures and their effectiveness in developing Town Camps across Katherine.

Key findings have been identified at a regional level and the general themes identified below do not speak for every Town Camp but rather provide an overall view. Strategic recommendations to address the findings have been outlined in detail.

Current state of play

The governance structure for the Katherine Town Camps are among the most stable. The region is unique in that the service provider is also the leaseholder for the Town Camps. This has produced benefits for the Town Camps and synergies in day to day management. The governance structure is far more representative of the population in comparison to other Town Camps and appears to be effective. While this model of governance appears to working quite well for there are a number of risks involved with giving all responsibility and funding to one entity. The region provides a good model to other Town Camps of a governance structure that engages Town Camp residents in governance and decision making.

Key recommendations

Holistic reform of Town Camp governance is required across the Territory to effect lasting change to the living conditions of Town Camp Residents. To do this we recommend the creation of a Central NT Government Division charged with supporting the development of Town Camps across the Territory. The Central Division can then consolidate funding streams and enter into long term funding agreements with Town Camps.

The Katherine region presents an advanced governance structure in comparison to other Town Camps regions. To some extent this structure has already empowered residents to make decisions representative of the Town Camp populations. With a Central Division supporting the development of the regions governance, Town Camps can begin secure the Town Camp's space and pursue the development opportunities as decided by the Town Camp. With the support of the Central Division the governance structure can work to implement localised contracting to grow the capabilities of the Town Camps residents. Control over space can also allow for firm tenancy agreement and visitors accommodation to account for transient visitors. The regional body representative of the various Town Camps should be incorporated under the Corporations (Aboriginal and Torres Strait Islander) Act 2006 (Cth) to ensure the right level of support is provided.

Elliott

Current State
March 2017

Legal and Legislative



Housing



Infrastructure



Economic Opportunity

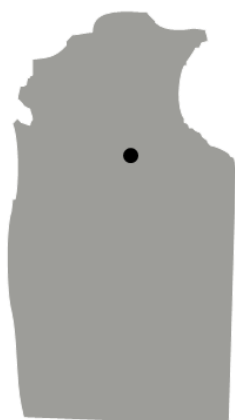


Governance



Legend

- Excellent
- Very Good
- Good
- Poor
- Very poor



Details

Region: Elliott
Leasing Structures: Aboriginal freehold Special Purpose Lease

Governance Structure

Service Provider: Barkly Regional Council

Current number of Houses

x 48

Number of residents per room

TBA*

Average number permanent residents per room not including visitors

Recommendations

Legal and Legislative

Empower Town Camp residents by modifying the current lease type and purpose to enable wider uses of the land

Housing

TBA*

Number of replacement houses

*Unable to assess due to unavailable population data



Cost of replacement houses
TBA*



Deferred Housing Maintenance Cost
\$6.81m

Infrastructure

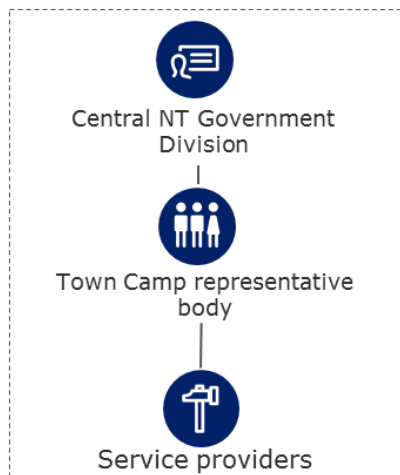


Deferred Maintenance Costs
\$396,000



Cost to meet Design standard
\$3.29m

Governance



Economic development opportunities



Town Camp Services

Costing estimates are a preliminary estimate only. Actual prices may be different to those used to prepare estimates. There is no guarantee that the works can or will be undertaken at the estimated price. Housing and Infrastructure colour indicators are based on the average condition of the assets assessed and does not take into account the cost to meet infrastructure design standards.

Elliott

Introduction

Elliott presents some unique challenges. At the half-way point between Alice Springs and Darwin it has a large number of Aboriginal people living in two physically separate, though socially connected Town Camps, Gurungu (Elliott North) and Wilunku (Elliott South). History placed people there and now they are deeply connected to place, but with no economic foundation on which to build. The small local businesses rely on the Aboriginal people to stay viable, and the Aboriginal people rely predominantly on Welfare. There is a strong belief among local people that a properly resourced and locally managed housing system would not only improve their lives, but would encourage their children to stay, and more family members to come. The attention Elliott has gathered over the past 2 years from national media has not been matched by any attention from the various Government housing providers, reflected in their eyes by the lack of action on building new houses and refurbishing the houses in which they are currently living. Isolation is a major issue for service providers. The Team struggled to fully engage with local people who say they are sick of talking about housing with no outcomes for them. Several trips were made for no results. Luckily on a one-to-one level there are some very strong Elliott residents who are keen to see some improvement.

Land Tenure, Leasing and Legislation

Elliott Town Camps	
Town Camp owners and underlying tenure	<p>There are 2 Elliott Town Camps one existing on a Special Purposes Lease in Perpetuity and the other on Aboriginal freehold pursuant to the <i>Aboriginal Land Rights (Northern Territory) Act 1976</i> (Cth).</p> <ol style="list-style-type: none"> 1. North Camp – Estate in Fee Simple pursuant to the <i>Aboriginal Land Rights (Northern Territory) Act 1976</i> (Cth) owned by the Gurungu Aboriginal Land Trust 2. South Camp – Special Purposes Lease 478 owned by the Commissioner of Consumer Affairs
SPL/CL Purposes	<ul style="list-style-type: none"> • Aboriginal Communal Living
Planning scheme zones	<ul style="list-style-type: none"> • Public Open Space and No Zone • MZ (Multi Zone) including areas of PS (Public Open Space), MD (Multiple Dwelling Residential), OR (Organised Recreation)
Summary of land dealings	<p>The incorporated association that owned the Special Purposes Lease (Wilyugoo Association Incorporated) was dissolved and that SPL now vests in the Commissioner pursuant to the Associations Act.</p>
Level of Understanding	<p>Owner – rights and responsibilities</p> <p>N/A</p> <p>Residents – understanding of lease arrangement</p> <p>The level of understanding of residents was disparate – ranging from some having a sound understanding of the leasing arrangements and their rights/responsibilities, to others with a complete lack of understanding (for example, thinking they owned they house they lived in or considered that service providers were landlords with a right to deal with their tenancy of the house).</p>
Compliance with lease conditions and legislation	<p>N/A</p>

<p>Impediments in lease conditions and suggested amendments</p>	<p>Purposes of SPLs and CLs are limited to the purposes identified above. Recommend this be amended, if required, to the purpose consistent with the proposed use of the land.</p>
<p>Legislative impediments for land dealings and suggested amendments</p>	<p>Associations Act (NT)</p> <p>The owner association of the SPL has been dissolved and the land now vests in the Commissioner pursuant to s 67 of the Act. The Commissioner has broad powers to deal with the property under s 68 of the Act and accordingly could transfer the SPL to an Aboriginal corporation that was set up by the residents of the town camp.</p> <p>Aboriginal Land Rights (Northern Territory) Act 1976 (Cth)</p> <p>Section 19 – aboriginal land cannot be bought, sold or mortgaged, only transferred to another land trust or surrendered to the Crown.</p> <p>An Aboriginal land owner is able to grant estates or interests in land vested in it to:</p> <ul style="list-style-type: none"> • an Aboriginal or an Aboriginal and Torres Strait Islander corporation for residential, business or community purposes; • the Commonwealth, Northern Territory or an Authority for any public purpose or to a mission for any mission purpose; or • any person for any purpose. <p>Section 19(7) - Ministerial consent is required for grants of estates or interests in the land described above where the term exceeds 40 years.</p> <p>Special Purposes Leases Act (NT)</p> <p>Section 9A – prohibition on subdivision. Recommend Act be amended to remove prohibition.</p> <p>Section 6(1) – any sublease, transfer, mortgage or surrender requires the Minister’s consent. Recommend a streamlined/fast-track process for consent to ensure minimal delays to land dealings.</p> <p>Recommend that the provisions of the Act are amended to reflect the same rights and obligations as crown lease holders have under the Crown Lands Act (NT).</p> <p>Planning Act (NT)</p> <p>Any proposed development on the land must comply with the Planning Act, Regulations and NT Planning Scheme.</p> <p>The zoning rules are set out in Part 3 and Schedule 1 of the NT Planning Scheme. An application for the re-zoning of the land may be required where any potential development on the land is not consistent with the zone purposes.</p> <p>Unzoned land is not subject to land use controls under the Planning Act other than for:</p> <ul style="list-style-type: none"> • Clearing of native vegetation in excess of 1 ha; or • Subdivision or consolidation of the land. <p>So the Planning Act, Regulations and the NT Planning Scheme will still apply in respect of potential subdivision of unzoned land.</p> <p>Stronger Futures in the Northern Territory Act 2012 (Cth)</p> <p>Section 34 – gives the Commonwealth broad powers to amend NT legislation relevant to Town Camps land, land dealings, planning and infrastructure. Ideally, this section would be removed, however as this is Commonwealth legislation any changes are not at the NT Government’s discretion.</p> <p>Native Title Act 1993 (Cth)</p> <p>The Native Title Act is potentially relevant if section 47A applies to enliven any extinguishment of native title rights where the area is held expressly for the benefit of Aboriginal peoples and one or members of the claimant group occupy the area. Any potential native title rights and interests will need to be considered in greater depth prior to any prospective variations to the underlying tenure.</p>

Residential Tenancies Act (NT)

Whilst not relevant to the current land dealings, if any form of long term residential leasing is considered akin to 'home ownership' then that form of leasing may require exemption from the Residential Tenancies Act (NT) if the legislative provisions are found to be at odds with the proposed long term leasing model (i.e. landlord's obligation to repair, payment of rates and taxes, payment in advance and payment of a premium).

Relevant legislation for lease holder	N/A
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Level of support provided to lease holder and suggested amendments	N/A
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Municipal and essential infrastructure

Sewerage

Elliott North Camp and South Camp's current sewage disposal system is via septic tanks. The internal condition of the septic tanks was not assessed.

As there is no town sewer in Elliott, constructing a sewer network to PWC standards within the communities would not be effective, unless dedicated sewage ponds and associated infrastructure is also constructed. However, if the community or the town is expected to have future developments, it is recommended that a sewer network is installed for the entire town, including the communities.

The cost estimates have focused only on upgrading the sewer network within the Town Camps (that is not for the entire Elliott township), assuming that a town sewer network would be provided at the same time a sewer network is provided to Elliott North Camp and Elliott South Camp.

Water supply

The water supply infrastructure assessed during the audit for the two Town Camps in Elliot was generally in good condition. The condition of the underground pipework could not be visibly inspected and no engineering drawings were attainable to confirm the water reticulation layout and pipe sizes. The limited information available was PWC's model of the existing network and a 10 year plan for water supply throughout the township of Elliot which encompasses the two Town Camps. The 10 year plan, dated 9 June 2015, is a three stage process to provide fire flows throughout all of Elliot. It is understood that upgrades under the 10 year plan have not yet been constructed.

The PWC model of the Town Camps details a looped network with a combination of DN100 and DN150 PVC pipes at both communities. The layout shown in the PWC model is not assumed to be precise. Both communities have a single supply point, and PWC have advised they currently maintain up until the bulk water meter. The bulk water meters were not assessed during the audits as they are located outside the community boundaries. It is proposed at that both communities continue to measure water usage with a bulk water meter.

Currently the networks are not compliant with PWC standards due to the use of DN100 mains. Additional non-compliant aspects may be evident with a detailed layout plan. As the 10 year plan details that further works are required to supply sufficient capacity for fire flow, it is assumed the water reticulation currently has insufficient capacity.

It is recommended as constructed drawings are produced for more reliable and detailed information. The 10 year plan suggests that external upgrades on headworks will be sufficient to provide sufficient capacity. No upgrades within the community are currently recommended however, analysis of as-constructed drawings (when available) for the existing networks may determine required upgrades.

Roads and stormwater drainage

All roads in the Elliott Town Camps were rated as good condition however the road furniture in the South Camp is noticeably better than the North Camp. It appears as though the road name signs have recently been installed in both Town Camps and most are in good or very good condition. The footpaths in Elliott North Camp are in very poor or poor condition, due to cracking, weeds, covered in dirt, sections of footpath not constructed, and the width of the footpath is too narrow for general council requirements.

It is recommended that maintenance is undertaken on the damaged signs and footpaths to bring them up to a better condition. It is recommended that footpaths are installed at Elliott South Camp.

Pavement cracking is predominant in both camps and Elliott North Camp has sections of gutter that are filled with dirt, ultimately reducing the effectiveness of the stormwater drainage network. It is recommended that the cracks are sealed to prevent further pavement damage, and the gutters cleaned out to improve the stormwater drainage network.

It is recommended a road safety audit is undertaken to determine where signage, line marking, etc. are required.

The side entry pits and culverts in both Town Camps were generally in poor condition due to broken lids and/or being blocked. A number of the culverts were blocked with two being blocked by more than 90%. It is recommended that blockages are removed from the side entry pits and culverts, lids and surrounding concrete is replaced for many side entry pits, and the swales upstream and downstream of the culverts are cleaned out and reshaped.

Community structures

The community structures within Elliott North Camp and Elliott South Camp are the responsibility of Barkly Regional Council to maintain.

The two communities in Elliott both have a basketball court. The court in the South Camp is in very good condition, whilst the North Camp which is in poor condition due to no shade structures, broken glass on the court, and no basketball hoops. The South Camp has a shed-like shade structure over the court whereas the North Camp is exposed to the weather.

The playgrounds in the North Camp are in good condition, while the playground in the South Camp is in poor condition. None of the playgrounds had shade structures, although it appears that the playground in the South Camp has provisions for a shade cloth. It is recommended that shade cloths are installed over all the playgrounds.

Electrical

Electrical infrastructure has been assessed against AS/NZS3000 Wiring Rules and against PWC Service, Installation and Metering Rules and Urban Residential Development (URD) Design Standards where possible.

The above ground electrical infrastructure in the two Elliott Town Camps is generally in good condition with some minor poor conditions as discussed below. Buried cable connections and inside pits were not assessed but are expected to be of a similar standard as the above ground works. The switchboards and meters could not be assessed due to access limitations.

The overhead poles are of Weld Construction (Universal Pole construction) and steel LV distribution / service poles. Overhead poles were assessed to be in good condition and comply with relevant standards and practices. There is an overhead pole in Elliott South Camp that is not connected to the existing overhead reticulation.

The street lights generally were of a low voltage overhead pole mount and mostly in good condition. About 20% of street lighting on overhead poles was in a poor condition in both Town Camps. It is recommended that cage protection is added after replacing covers and lamps of these street lights to achieve required illumination levels.

The cost estimates for maintenance works includes repairing the streetlights. No upgrades are required to meet current design standards.

Communications

Details of communications infrastructure are held by Telstra and were not provided for this report. The telecommunications infrastructure assessed was the pits and any telephone booths. The condition of the underground communication cabling was not assessed however pits are visually assessed to be in good condition, however a number of them were covered by soil and need to be cleaned.

There is currently no availability of NBN services for the broadband network in Elliott.

Future demand

As no new developments are currently planned for the two Town Camps in Elliott, there are no additional upgrades for any type of infrastructure required to cater for future demand.

Cost estimates

The table below shows a summary of the cost estimates to undertake the maintenance required to fix the existing infrastructure and the cost estimate to upgrade the existing network to meet current design standards and current demand. The estimates take into account a 30% contingency, are inclusive of GST, and a location factor has been applied to Town Camps outside of Darwin.

Infrastructure	Maintenance of existing infrastructure	Upgrades to meet current design
Sewerage	\$-	\$2,604,000
Water supply	\$11,000	\$277,000
Roadworks	\$234,000	\$-
Stormwater drainage	\$60,000	\$-
Community structures	\$19,000	\$34,000
Electrical	\$4,000	\$-
Communications	\$-	\$-
Miscellaneous provisions	\$68,000	\$379,000
Total (including GST)	\$396,000	\$3,294,000
Grand total	\$3,690,000	

The cost estimates are a preliminary estimate only. Since Aurecon has no control over the cost of labour, materials, equipment or services furnished by others, or over contractors' methods of determining prices, or over competitive bidding or market conditions, Aurecon cannot guarantee actual costs will not vary from these estimates.

Housing

Introduction

The Town Camps in Elliott, Elliott North Camp (Gurungu) and Elliot South Camp (Wilyugu) were not surveyed by the project team. The housing conditions in the Elliott Town Camps were assessed by *HK (Harris Kmon) Solutions* in 2015 for the Department of Local Government and Community Services. A copy of the Elliott Town Camp Inspection Reports 2015 is included in the appendices.

The secondary data provided was integrated into this investigation for ease of comparison and analysis. Please note, the reports did not contain demographic information. Therefore, there are limitations on the data analysis.

Current state of play

Housing summary and condition

The Elliott housing stock is aging, based on a visual assessment of the images included in the Elliott Town Camp Inspection Reports 2015. The housing stock is aging with 77% over 20 years old.

67% of houses were considered to be of an average condition and the remaining 33% were considered to be of a poor condition. This rating does not take into account the cleanliness of the residences and does not mean they comply with the Residential Tenancies act.

The majority of the houses have been constructed either as blockwork on a concrete slab construction, with sheet metal roofing material or, as elevated steel framed floor and walls construction.

Key findings

Compliance

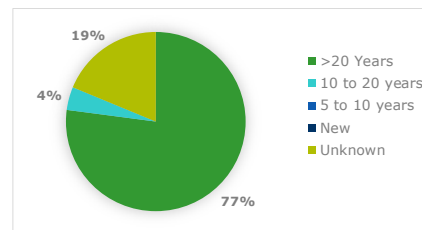
While the building fabric of many of the houses is sound and the conditions were rated as average and above, the cleanliness of the majority of houses in Elliot is a serious concern and houses show a breach in compliance with the Residential Tenancy Act from both a tenants and landlords perspective. It is very difficult to tell if housing is in compliance with the Building Code of Australia (BCA) or relevant Australian standards, as these are specific to the time that they were approved and constructed and can't be assessed retrospectively.

- Premises not to be let unless habitable and safe
- Premises to be clean and suitable for habitation
- Premises to be secure

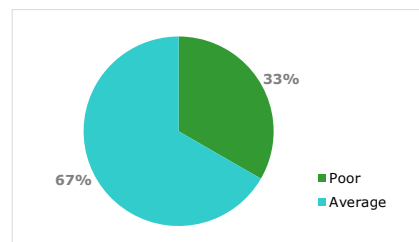
The houses in Elliott have numerous breaches in each of these areas.

Maintenance

Elliott camps have aging housing stock and Housing associations currently fail to keep up with service demands. Insufficient maintenance combined with neglect and ongoing abuse of the aging properties result in the inability to keep tenants in an acceptable standard of living.



Elliott – Age of housing



Elliott – Condition Summary

Visitors

As we have no population data for Elliott an assessment of the residents and visitors in respect to the amenities of each house cannot be done.

COST TO MEET THE CURRENT DEMANDS

The estimated cost to upgrade the current housing assets in Elliott Region to meet the standards of the Residential Tenancy Act, is \$6,814,344 (incl. GST).

This includes margins and adjustments. Refer to appendix for the complete costing report.

Town Camp	Refurbishment \$	New houses \$	Total cost \$
Elliot South Camp	1,795,400	-	1,795,400
Elliot North Camp	5,018,944	-	5,018,944
Total	6,814,344	-	6,814,344

Key options and recommendations

Housing recommendations

1. Upgrade existing housing to comply with the Residential Tenancy Act.
2. Develop a property maintenance plan
3. Establish alternative facilities such as amenity blocks and shelters to reduce the impact of the transient populations on the housing stock.

Economic Development

Introduction

This section of the report identifies potential economic development opportunities and constraints for the Town Camp in Elliott. The report considers the current economic and social realities of the Town Camps including the economic participation aspirations of current residents.

Key findings have been identified at a regional level and the general themes identified below do not speak for every Town Camp but rather provide an overall view. Strategic recommendations to address the findings have been outlined in detail.

Current state of play

The current combined population of Elliott’s Town Camps is estimated to be over five times the maximum number of full time equivalent positions available. The economy is reliant on welfare and this is unlikely to change without radical intervention. The simple economic reality for Elliot is that pathways to economic development will be significantly constrained as a result of its remote location.

Key findings and recommendations

Town Camp maintenance services

Economic development opportunities in Elliott are likely to always centre on the delivery of services to Town Camps. While basic maintenance of buildings and surrounds could remain under the management of service providers, there needs to be provision for residents to participate in this service provision. This would mobilise the residents through the development of a local pool of labour. In the region this is the only realistic opportunity for economic participation.

Governance

Introduction

This section of the report identifies Governance structures in Town Camps in the Elliott region. The report considers the current structures and their effectiveness in developing Town Camps across Elliott.

Key findings have been identified at a regional level and the general themes identified below do not speak for every Town Camp but rather provide an overall view. Strategic recommendations to address the findings have been outlined in detail.

Current state of play

Governance structures within the Elliott region are characterised by confusion and uncertainty. In many cases the leaseholder is not involved in the day to day running of the Town Camps which is reducing the effectiveness of the governance structure. For the Town Camps within the region there is no one agency or organisation that provides direction, support and funding to Town Camps. This means little support to assisting residents and Town Camps to pursue development opportunities in a coordinated fashion. There is a lack of formal roles and responsibilities which is creating uncertainty for all parties and contributing to the regions ineffective governance structures. Town Camps residents have a limited ability to control and take ownership for the space in which they live. Across the region there is typically no enforcement or compliance with lease conditions which has allowed the Town Camps condition to deteriorate. The original lease holding groups are typically ineffective and do not enforce their rights as a landlord.

Key recommendations

Holistic reform of Town Camp governance is required to effect lasting change to the living conditions of Town Camp Residents. To do this we recommend the creation of a Central NT Government Division charged with supporting the development of Town Camps across the Territory. The Central Division can then consolidate funding streams and enter into long term funding agreements with Town Camps. Following a Central Division the next step is to empower Town Camps residents by establishing active representative ownership groups. Once a representative ownership group is formed the group can then work to securing the Town Camp's space and pursue the development opportunities as decided by the Town Camp. With the support of the Central Division the governance structure can work to implement localised contracting to grow the capabilities of the Town Camps residents. The regional body should be incorporated under the Corporations (Aboriginal and Torres Strait Islander) Act 2006 (Cth) to ensure the right level of support is provided.

Tennant Creek

Current State

March 2017

Legal and Legislative



Housing



Infrastructure



Economic Opportunity

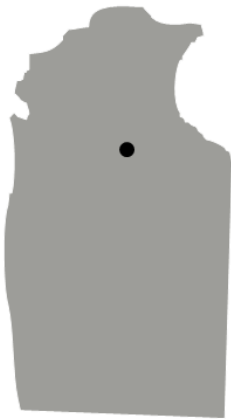


Governance



Legend

- Excellent
- Very Good
- Good
- Poor
- Very poor



Details

Region: Tennant Creek
Leasing Structures: Crown Lease

Governance Structure

- Tenancy:** Far North - T & J Contractors and maintenance
- Essential Services:** Barkly Regional Council
- Maintenance:** Harvey Developments

Current number of Houses



Number of residents per room



Recommendations

Legal and Legislative

Empower Town Camp residents by modifying the current lease type and purpose to enable wider uses of the land

Housing



Number of replacement houses



Cost of replacement houses
\$2.34m



Deferred Housing Maintenance Cost
\$8.19m

Infrastructure

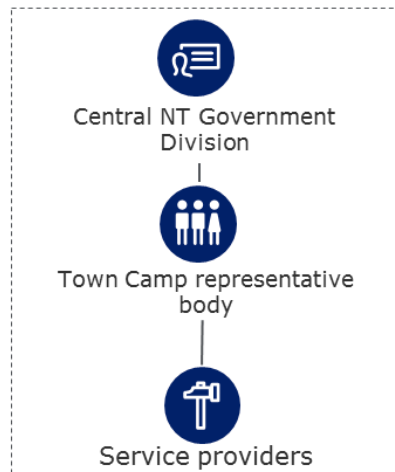


Deferred Maintenance Costs
\$595,000



Cost to meet Design standard
\$2.18m

Governance



Economic development opportunities



Town Camp Services

Costing estimates are a preliminary estimate only. Actual prices may be different to those used to prepare estimates. There is no guarantee that the works can or will be undertaken at the estimated price. Housing and Infrastructure colour indicators are based on the average condition of the assets assessed and does not take into account the cost to meet infrastructure design standards.

Tennant Creek

Introduction

Tennant Creek is unique, as are the Town Camp communities that are located within it. Tennant Creek has always been a boom or bust Town, highly dependant on mining operations for economic activity. The Town Camp community housing was generally in poor condition but not crowded. The Team was told that the number of empty houses was due to funerals over the November/December period, ceremonial business, and a population that is constantly on the move. Welfare benefits provide a regular income, and Royalties provide a pulse income. Local people use the Royalty money to buy vehicles and travel around the region to meet their social/cultural commitments. That means that at various times Tennant Creek will be full, and overcrowding will be a problem, and at other times the Town Camp communities will be nearly empty. It is difficult to identify any prospective economic opportunities for Town Camp community residents, in a region where long-term economic stability seems a distant dream. The only financial stability in town comes from Welfare.

Land Tenure, Leasing and Legislation

Tennant Creek Town Camps	
Town Camp owners and underlying tenure	<p>There are 7 Town Camps in Tennant Creek which are all on Crown Leases in Perpetuity and are all owned by Julalikari Housing Incorporated.</p> <ol style="list-style-type: none"> 1. Dump Camp (Marla Marla) – Crown Lease in Perpetuity 1114 owned by Julalikari Housing Incorporated 2. Kargaru – Crown Lease in Perpetuity 1103 owned by Julalikari Housing Incorporated 3. Munji-Marla (Blueberry Hill) – Crown Lease in Perpetuity 1191 owned by Julalikari Housing Incorporated 4. Ngalpa Ngalpa – Crown Lease in Perpetuity 1994 owned by Julalikari Housing Incorporated 5. Tingkarli – Crown Lease in Perpetuity 1122 owned by Julalikari Housing Incorporated 6. Village Camp and The Village – Crown Leases in Perpetuity 1114 and 1192 owned by Julalikari Housing Incorporated 7. Wuppa Camp – Crown Lease in Perpetuity 1123 owned by Julalikari Housing Incorporated
SPL/CL Purposes	<ul style="list-style-type: none"> • Aboriginal Residential Complex and Ancillary • Aboriginal Residential Area and Ancillary • Aboriginal Communal Living • Residential, commercial and all purposes ancillary in accordance with the NT Planning Scheme • Aboriginal Residential Complex (Tingkarli) • Aboriginal Residential Complex (Wuppa)
Planning scheme zones	Community Living
Summary of land dealings	<p>All of the Town Camps are subleased to the Chief Executive Officer (Housing) for the purposes of providing public housing. The Chief Executive Officer (Housing) enters into a Public Housing Tenancy Agreements on a fixed term basis with the residents of the public housing on the Town Camps.</p> <p>Some of the areas that are not used for public housing on Kargaru, Munji-Marla (Blueberry Hill), Ngalpa Ngalpa, Tingkarli, Village Camp and Wuppa Camp are underleased to Julalikari Council Aboriginal Corporation for community buildings and spaces, child care centres, and ceremonial and traditional Aboriginal purposes.</p>

<p>Level of Understanding</p>	<p>Owner – rights and responsibilities</p> <p>There is a general level of understanding by the SPL/CL holders, but during consultations it was found that in many cases there was inactivity by the SPL/CL holder and/or there was limited capacity of the SPL/CL holder to drive change. This was found to be the main impediment to community development rather than any lack of understanding of rights and responsibilities as a SPL/CL holder.</p> <p>Residents – understanding of lease arrangement</p> <p>The level of understanding of residents was disparate – ranging from some having a sound understanding of the leasing arrangements and their rights/responsibilities, to others with a complete lack of understanding (for example, thinking they owned they house they lived in or considered that service providers were landlords with a right to deal with their tenancy of the house).</p>
<p>Compliance with lease conditions and legislation</p>	<p>There is no compliance monitoring undertaken in respect of town camp SPLs and CLs, so compliance with conditions are unknown.</p>
<p>Impediments in lease conditions and suggested amendments</p>	<p>Purposes of SPLs and CLs are limited to the purposes identified above. Recommend this be amended, if required, to the purpose consistent with the proposed use of the land.</p>
<p>Legislative impediments for land dealings and suggested amendments</p>	<p>Associations Act (NT)</p> <p>Prescribed property requires Ministerial consent. Recommend a streamlined/fast-track process for consent to ensure minimal delays to land dealings.</p> <p>Crown Lands Act (NT)</p> <p>Sections 42 & 44 – Any subdivision would need to comply with the requirements set out in these sections. Recommend review of these sections to ensure references to Planning Act are correct and there is no ambiguity as to the operation of each section.</p> <p>Section 46 – dealings with the land require the Minister’s consent, which must be applied for in writing to the Minister. Recommend a streamlined/fast-track process for consent to ensure minimal delays to land dealings.</p> <p>Planning Act (NT)</p> <p>Any proposed development on the land must comply with the Planning Act, Regulations and NT Planning Scheme.</p> <p>The zoning rules are set out in Part 3 and Schedule 1 of the NT Planning Scheme. An application for the re-zoning of the land may be required where any potential development on the land is not consistent with the zone purposes.</p> <p>Unzoned land is not subject to land use controls under the Planning Act other than for:</p> <ul style="list-style-type: none"> • Clearing of native vegetation in excess of 1 ha; or • Subdivision or consolidation of the land. <p>So the Planning Act, Regulations and the NT Planning Scheme will still apply in respect of potential subdivision of unzoned land.</p> <p>Stronger Futures in the Northern Territory Act 2012 (Cth)</p> <p>Section 34 – gives the Commonwealth broad powers to amend NT legislation relevant to Town Camps land, land dealings, planning and infrastructure. Ideally, this section would be removed, however as this is Commonwealth legislation any changes are not at the NT Government’s discretion.</p> <p>Native Title Act 1993 (Cth)</p> <p>Native Title has been extinguished on this parcel.</p> <p>Residential Tenancies Act (NT)</p> <p>Whilst not relevant to the current land dealings, if any form of long term residential leasing is considered akin to ‘home ownership’ then that form of leasing may require exemption</p>

	<p>from the Residential Tenancies Act (NT) if the legislative provisions are found to be at odds with the proposed long term leasing model (i.e. landlord’s obligation to repair, payment of rates and taxes, payment in advance and payment of a premium).</p>
Relevant legislation for lease holder	<p>The leaseholder is an incorporated association under the Associations Act (NT).</p>
Level of support provided to lease holder and suggested amendments	<p>No specific support for aboriginal associations is provided by the Department of Business/Licensing NT and very limited support is provided in general to incorporated associations.</p> <p>Conversely, the Office of the Registrar of Indigenous Corporations provides considerable support for Aboriginal corporations including but not limited to training, assistance in preparing the rule book, pro bono legal services, fact sheets, guides, templates, in person assistance with the community and recruitment assistance.</p> <p>Recommend that all incorporated associations transfer to incorporation under the Corporations (Aboriginal and Torres Strait Islander) Act 2006 (Cth).</p>

Municipal and essential infrastructure

Sewerage

The above ground sewerage infrastructure in the Tennant Creek Town Camps is generally in good condition. Below ground infrastructure could not be visibly inspected but from information sourced is believed to be generally in a poor condition at the camps that have not been upgraded recently.

The sewer network at Blueberry Hill, Dump Camp, Kargaru, Ngalpa Ngalpa, Village Camp, and Wuppa has recently been upgraded as part of the SIHIP program. The infrastructure at Tingkarli was not upgraded according to PWC. The sewerage infrastructure complies with PWC standards at all Town Camps in terms of pipe diameter. PWC have noted that they maintain up to the house connections at all Town Camps (except for Tingkarli) however as there are no easements, PWC have no legal right to access the infrastructure.

As the sewerage infrastructure has been upgraded at all of the Town Camps except for Tingkarli, it is recommended that the network is upgraded at Tingkarli to meet PWC standards. This includes upgrading the size of the pipes, with new manholes and housing connections, and upgrading the pump station.

The pump stations at Village Camp, Ngalpa Ngalpa and Tingkarli are all in good or very good condition, noting that the internals of the pump stations could not be inspected at the time. PWC have advised they are responsible for maintaining the pump stations, although the pump station at Tingkarli currently does meet PWC standards. The pump stations at Village Camp and Ngalpa Ngalpa also do not comply with PWC standards in terms of minimum velocity in the rising main and emergency overflow storage. It is recommended that the pumps are upgraded so that the minimum velocity in the rising main meets PWC standards and emergency overflow storage is provided in accordance with PWC standards.

Water supply

The condition of the water supply infrastructure within the Tennant Creek Town Camps was generally in good condition. The condition of underground pipework could not be visibly assessed, but from information sourced is believed to be generally in good condition. All the communities in Tennant Creek have had major infrastructure upgrades, including the water supply under the SIHIP program. PWC have advised they currently maintain the water supply assets to the house meters at all seven of the Tennant Creek Town Camps, although there is no formal agreement to undertake this maintenance.

The recommended maintenance is nearly exclusively for clearing soil and debris away from water meters and fire hydrant covers, as well as repainting fire hydrant covers.

The existing networks are typically DN150 PVC main with network looping and multiple supply points. The water supply networks are all generally compliant with PWC standards. Non-compliance for the networks would be due to the layout and some sections being outside of the road reserve. It is understood that no formal easements are located within the town camp boundaries.

The capacity of the networks are all believed to be sufficient for current populations.

Whilst no upgrade works to increase capacity is foreseen, it is proposed that the communities should change from having water usage measured at individual houses to measuring for the entire community. Therefore, it is necessary to

modify some of the existing networks such that each community has a single supply point. The secondary, and in some cases third, supply points would need to be disconnected and dead ends extended to create loops. A bulk water meter can then be installed on the remaining supply point and used to measure the water usage for the entire town camp.

Roads and stormwater drainage

The road infrastructure in the Tennant Creek Town Camps is reportedly owned by Julalikari Housing Incorporated, however is the responsibility of Far North - T&J Contractors to maintain.

The road pavements throughout the Tennant Creek Town Camps were generally rated in good condition. Almost all of the roads experienced bleeding defects, had gutters filled with dirt and/or had poor general appearance. It is recommended that the roads are generally tidied up to remove debris and the gutters cleared out to prevent blockages in the stormwater drainage.

The signs at all the camps ranged from very poor to good condition. It is recommended that the damaged signs are replaced. The footpaths were generally in good or very good condition, however most footpaths were covered in dirt and/or weeds and require a general tidy up.

The roads within the Tennant Creek Town Camps generally comply with the standard design philosophy of having a two lane sealed road with kerbs, gutters, side entry pits, and underground stormwater drainage. A number of side entry pits were blocked and require clearing. No major upgrades are recommended.

A road safety audit is recommended for all communities to determine where signage, line marking, etc. are required.

Community structures

The only Town Camps in Tennant Creek that have community structures are Kargaru and Village Camp. Both Town Camps have playgrounds which are in poor condition due to broken equipment, lack of suitable flooring, and lack of a shade cloth or shade structures over the equipment.

It is recommended that at Village Camp the playground is relocated to beneath the existing shade structure, and at Kargaru a shade cloth is installed over the equipment. Both playgrounds will require some repairs to the existing play equipment.

Electrical

Electrical infrastructure has been assessed against AS/NZS3000 Wiring Rules and against PWC Service, Installation and Metering Rules and Urban Residential Development (URD) Design Standards where possible.

The above ground electrical infrastructure in the Tennant Creek Town Camps is generally in good condition except street lighting that is mostly in poor condition. Buried cable connections and inside pits were not assessed but are expected to be of a similar standard as the above ground works.

Maximum demand calculations indicate upgrades are not required for the existing transformers at all seven communities.

The overhead poles are of Weld Construction (Universal Pole construction) and steel LV distribution / service poles. Overhead poles were assessed to be in good condition and comply with relevant standards and practices.

Four street lights (of a low voltage underground feeder design) in Kargaru were in poor condition. Also over half of the street lighting on overhead poles were in poor condition in Blueberry Hill, Dump Camp, Kargaru, Ngalpa Ngalpa, Village Camp, Tingkarli and Wuppa. It is recommended that cage protection is added after replacing covers and lamps of these street lights to achieve required illumination level.

Prepaid meters are utilised in Tennant Creek communities and are generally in good condition. Switchboards inside of metering panels are mostly in good condition a few in poor condition in Ngalpa Ngalpa, Village Camp and Tingkarli. These need to be replaced/repared to alleviate safety issues.

Switchboards associated with dwellings are mostly in good condition with only about 10% in poor condition in Dump Camp, Kargaru, Ngalpa Ngalpa and Village Camp. These need to be replaced/repared to alleviate safety issues.

There are no maintenance works required on PWC assets. There are no recommended upgrades to meet current design standards, since these camps have recently been upgraded.

Communications

Details of communications infrastructure are held by Telstra and were not provided for this report. The telecommunications infrastructure accessed was the pits and any telephone booths. The condition of the underground communication cabling was not assessed however pits were visually inspected and it was found that there are a number of pits with broken covers that need to be replaced.

NBN roll-out maps indicates that NBN is currently available on application in all Tennant Creek communities.

Future demand

The future demand analysis showed that 3 additional houses are required, one each at Kargaru, Village Camp and Wuppa. This will provide permanent accommodation for residents that are currently living in non-house dwellings. The type and location of house, number of bedrooms, etc. will need to be determined by the Department of Housing and Community Development when this work is undertaken.

The location of the new houses is assumed to be close to the existing houses such that significant extension of the existing sewerage, water supply, and roadworks infrastructure would not be required. The additional houses will require minor works on the existing infrastructure including connections to sewerage, water supply and to the electrical network. Furthermore, a layover kerb will be required for access to the driveway. The cost estimates for these works have been allowed for in the upgrades for current demand.

No additional works are required for stormwater drainage and community structures due to the new houses.

No new developments are currently planned for the all other Town Camps in the Tennant Creek region. Therefore, no additional upgrades for any type of infrastructure required to cater for future demand.

Cost estimates

The table below shows a summary of the cost estimates to undertake the maintenance required to fix the existing infrastructure and the cost estimate to upgrade the existing network to meet current design standards and current demand. The estimates take into account a 30% contingency, are inclusive of GST, and a location factor has been applied to Town Camps outside of Darwin.

Infrastructure	Maintenance of existing infrastructure	Upgrades to meet current design
Sewerage	\$1,000	\$1,185,000
Water supply	\$14,000	\$688,000
Roadworks	\$192,000	\$-
Stormwater drainage	\$54,000	\$7,000
Community structures	\$64,000	\$-
Electrical	\$134,000	\$-
Communications	\$-	\$-
Miscellaneous provisions	\$136,000	\$305,000
Total (including GST)	\$595,000	\$2,185,000
Grand total	\$2,780,000	

The cost estimates are a preliminary estimate only. Since Aurecon has no control over the cost of labour, materials, equipment or services furnished by others, or over contractors' methods of determining prices, or over competitive bidding or market conditions, Aurecon cannot guarantee actual costs will not vary from these estimates.

Housing

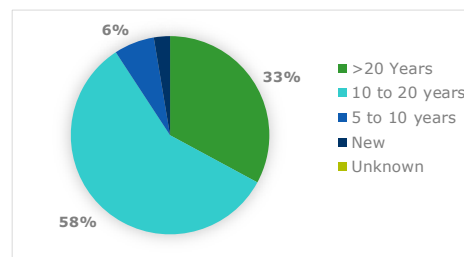
Introduction

The Tennant Creek Town Camps were surveyed between the 5th of December 2016 and the 10th of January 2017.

Current state of play

Housing summary and condition

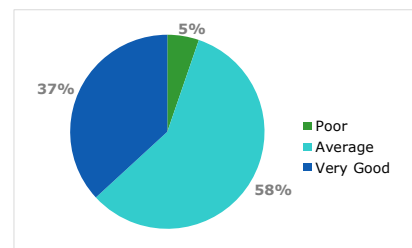
The housing stock is aging with 33% over 20 years old and 58% being 10 to 20 years old. Some houses were constructed recently to increase the housing stock in the Town Camps.



Tennant Creek – Age of housing

Although 58% of houses were considered to be of an average condition this rating does not take into account the cleanliness of the residences and does not mean they comply with the residential tenancies act.

The majority of the houses have been constructed in blockwork on a concrete slab with sheet metal roofing material. Only some houses have steel framed walls with metal sheet cladding.



Tennant Creek – Condition Summary

Key findings

Compliance

While the building fabric of many of the houses is sound and the conditions were rated as average and above, the cleanliness of the majority of houses are of serious concern and houses show a breach in compliance with the Residential Tenancy Act from both a tenants and Landlords perspective. It is very difficult to tell if housing is in compliance with the Building Code of Australia (BCA) or relevant Australian standards as these are specific to the time that they were approved and constructed and can't be assessed retrospectively.

The key points in the Residential Tenancy Act that we have assessed the houses against include:

- Premises not to be let unless habitable and safe
- Premises to be clean and suitable for habitation
- Premises to be secure

The houses in region have numerous breaches in each of these areas.

Maintenance

Tennant Creek camps have aging housing stock and Housing associations currently fail to keep up with service demands. Insufficient maintenance combined with neglect and ongoing abuse of the aging properties result in the inability to keep tenants in an acceptable standard of living.

Visitors

A review of the amenities of each house reveals that, apart from some extreme cases, the provided amenities per house are generally appropriate to the number of residents living in them. Overcrowding in Town Camps has often been blamed for the rapid deterioration of housing conditions. However, it appears that it is the temporary visitors that are causing additional stress on housing. Transient populations driven by seasonal and climatic occurrences, and events or activities tend to shy away from paid accommodation. The majority of these transient groups choose to stay with friends and families instead. This increases the pressure on the existing housing stock.

COST TO MEET THE CURRENT DEMANDS

The estimated cost to upgrade the current housing assets in Region to meet the standards of the Residential Tenancy Act, is \$10,528,033 (incl. GST). This amount includes the cost of replacing current shelters with 3 new houses.

This includes margins and adjustments. Refer to appendix for the complete costing report.

Town Camp	Refurbishment \$	New houses \$	Total cost \$
Tennant Creek Blueberry Hill	229,779	-	229,799
Tennant Creek Dump Camp	778,053	-	778,053
Tennant Creek Kargaru	1,164,488	792,182	1,956,670
Tennant Creek Ngalpa Ngalpa	1,908,319	-	1,908,319
Tennant Creek Village Camp	1,336,268	792,182	2,128,450
Tennant Creek Tingkarli	1,128,749	-	1,128,749
Tennant Creek Wuppa	1,646,993	751,018	2,398,011
Total	8,192,651	2,335,382	10,528,033

Key options and recommendations

1. Upgrade existing housing to comply with the Residential Tenancy Act.
2. Develop a property maintenance plan
3. Establish alternative facilities such as amenity blocks and shelters to reduce the impact of the transient populations on the housing stock.

Economic Development

Introduction

This section of the report identifies potential economic development opportunities and constraints for the Town Camp in Tennant Creek. The report considers the current economic and social realities of the Town Camps including the economic participation aspirations of current residents.

Key findings have been identified at a regional level and the general themes identified below do not speak for every Town Camp but rather provide an overall view. Strategic recommendations to address the findings have been outlined in detail.

Current state of play

Town Camps in Tennant Creek are dependent on welfare and generally the residents have limited aspirations to participate in the local economy.

The exception is Ngalpa Ngalpa, whose residents are generally highly educated people that either hold, or have held, managerial positions in government or in Julalikari Council Aboriginal Corporation (Julalikari).

Far North T&J Contractors offer employment opportunities to the residents of the Town Camps. For one of the camps they have been endeavouring to employ a resident as a handyman. While this opportunity is open to a resident, no one has expressed interest in the position.

The Tennant Creek region is remote and is not likely to draw linkages with major population and economic centres of the Territory. The economic activity in Tennant Creek comprises of primarily non-Indigenous enterprises employing non-Indigenous personnel.

There is a history of tension between the various Aboriginal nations represented in the Town Camps, as well as poor planning and implementation of programs in Tennant Creek. We note that Julalikari are currently under review by ORIC in relation to compliance and financial management.

Key findings and recommendations

Town Camp maintenance services

The simple economic reality for the Town Camps residents is that pathways to economic integration will be significantly constrained as a result of Tennant Creek's location and future Indigenous economic opportunities are likely to always centre on the delivery of services to Town Camps. While basic maintenance of buildings and surrounds could remain under the management of service providers, there needs to be provision for residents to participate in this service provision.

Residents of Tingkarli Town Camp are interested in seeing development of Indigenous led night patrols.

Pooled employment services

At Kargaru Town Camp there is a nursery, run by Julalikari, which could provide training and employment opportunities for pooled labour. It has received substantial funding, however our inquiries did not identify any Kargaru resident who understood its function or ever worked there.

In order to develop more comprehensive employment opportunities we recommend that funding and private development contracts should include enforceable training and Indigenous employment clauses with set parameters to impart lasting skills onto local residents. This will begin to engage residents of the region in service delivery which can lead the region down a path to economic development.

Governance, administration and service delivery of Town Camps

Introduction

This section of the report identifies Governance structures in Town Camps in the Tennant Creek region. The report considers the current structures and their effectiveness in developing Town Camps across Darwin.

Key findings have been identified at a regional level and the general themes identified below do not speak for every Town Camp but rather provide an overall view. Strategic recommendations to address the findings have been outlined in detail.

Current state of play

Governance structures within the Tennant Creek region are characterised by confusion and uncertainty. There is a complicated lease holding structure that is reducing the effectiveness of the governance structure and contributing to uncertainty for Town Camps across the region. For the Town Camps within the region there is no one agency or organisation that provides direction, support and funding to Town Camps. This means little support to assisting residents and Town Camps to pursue development opportunities in a coordinated fashion. There is a lack of formal roles and responsibilities which is creating uncertainty for all parties and contributing to the regions ineffective governance structures. Town Camps residents have a limited ability to control and take ownership for the space in which they live. Across the region there is typically no enforcement or compliance with lease conditions which has allowed the Town Camps condition to deteriorate. Further there is a lack of support for land ownership organisations especially when incorporated under the Associations Act.

Key recommendations

Holistic reform of Town Camp governance is required to effect lasting change to the living conditions of Town Camp Residents. To do this we recommend the creation of a Central NT Government Division with supporting the development of Town Camps across the Territory. The Central Division can then consolidate funding streams and enter into long term funding agreements with Town Camps. Following an Central Division the next step is to empower Town Camps residents by establishing active representative ownership groups. Once a representative ownership group is formed the group can then work to secure the Town Camp's space and pursue the development opportunities as decided by the Town Camp. With the support of the Central Division the governance structure can work to implement localised contracting to grow the capabilities of the Town Camps residents

Alice Springs

Current State

March 2017

Legend

- Excellent
- Very Good
- Good
- Poor
- Very poor

Legal and Legislative



Housing



Infrastructure



Economic Opportunity



Governance



Details

Region

Alice Springs

Leasing Structures

Crown Lease

Governance Structure



Service Providers:

- Tangentyere Council Incorporated
- Ingkerreke Outstation Resource Service



Tenancy management:

- Zodiac

Current number of Houses



x285

Number of residents per room



x 1.2

Average number permanent residents per room not including visitors

Recommendations

Legal and Legislative

Empower Town Camp residents by modifying the current lease type and purpose to enable wider uses of the land

Housing



x 0

Number of replacement houses



Cost of replacement houses
\$0



Deferred Housing Maintenance Cost
\$24.31m

Infrastructure

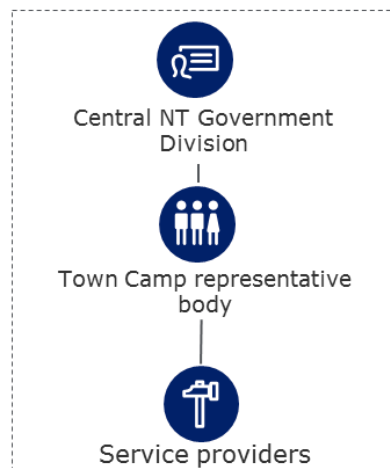


Deferred Maintenance Costs
\$1.31m



Cost to meet Design standard
\$33.26m

Governance



Economic development opportunities



Town Camp Services



Pooled Employment Services



Individual Employment



Indigenous Business

Costing estimates are a preliminary estimate only. Actual prices may be different to those used to prepare estimates. There is no guarantee that the works can or will be undertaken at the estimated price. Housing and Infrastructure colour indicators are based on the average condition of the assets assessed and does not take into account the cost to meet infrastructure design standards.

Alice Springs

Introduction

Alice Springs presents some real challenges for developing and maintaining a public housing program. Many residents do not see that they live in public housing, but rather Aboriginal housing, for which they bear no maintenance responsibility, and in many instances, pay no rent for. The organisation that represents them, Tangentyere Council, has been a fierce advocate for Town Camp community residents, for 40 years. Tangentyere were not happy with the decision to undertake the review and actively opposed elements of it. After consultation by the Northern Territory Government the organisation agreed to participate but using a different methodology. The original methodology was designed to provide an independent, place based, vision for each of the Town Camp communities from information gathered by local Aboriginal people. Tangentyere’s resistance made this more difficult than anticipated, and the modified process has provided a collective vision for Town Camp communities in Alice Springs. Wherever possible place based information has been provided to give a unique snap shot.

Land Tenure, Leasing and Legislation

Alice Springs Town Camps

Town Camp owners and underlying tenure	<p>There are 18 Alice Springs Town Camps in total. 15 of those are on Special Purposes Leases in Perpetuity, 1 of them is an Estate in Fee Simple and 2 are on Crown Leases in Perpetuity.</p> <p>Anthelk-Ewlpaye Association Incorporated owns 3 of the Town Camps being Charles Creek, Kunoth and Hoppys which exist on the same Special Purposes Lease.</p> <p>Mount Nancy Housing Association Incorporated owns 2 of the Town Camps being Basso Camp and Mt Nancy.</p> <ol style="list-style-type: none"> 1. Akngwertnarre (Morris Soak) – Special Purposes Lease 438 owned by Akngwertnarre Association Incorporated 2. Anthelk Ewlpaye (Charles Creek) – Special Purposes Lease 426 owned by Anthelk-Ewlpaye Association Incorporated 3. Anthepe – Special Purposes Lease 412 owned by Anthepe Housing Association Incorporated 4. Aper-Alwerrkng (Palmer’s Camp) – Special Purposes Lease 459 owned by Aper-Alwerrkng Association Incorporated 5. Basso Camp (Alice Springs) – Special Purposes Lease 554 owned by Mount Nancy Housing Association Incorporated 6. Ewyenper Atwatye (Hidden Valley) – Special Purposes Lease 473 owned by Ewyenper-Atwatye Association Incorporated 7. Hoppys – Special Purposes Lease 426 owned by Anthelk-Ewlpaye Association Incorporated 8. Iparpa Irrpalpe (South Road) – Special Purposes Lease 493 owned by Iparpa Aboriginal Corporation 9. Ilperle Tyathe (Walpiri) – Special Purposes Lease 450 owned by Ilperle Tyathe Association Incorporated 10. Ilpiye Ilpiye (Golder’s) – Estate in Fee Simple owned by Commonwealth of Australia 11. Ilyiperenye (Old Timers) – Special Purposes Lease 550 owned by Ilperenye Association Incorporated 12. Inarleng (Little Sisters) – Crown Lease in Perpetuity 1112 owned by Inarleng Community Incorporated 13. Karnte – Crown Lease in Perpetuity 1111 owned by Karnte Aboriginal Corporation
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	<p>14. Kunoth – Special Purposes Lease 426 owned by Anthelk-Ewlpaye Association Incorporated</p> <p>15. Mpwetyerre (South Terrace) – Special Purposes Lease 543 owned by Mpwetyerre Aboriginal Corporation</p> <p>16. Mt Nancy – Special Purposes Lease 409 owned by Mount Nancy Housing Association Incorporated</p> <p>17. Nyewente (Trucking Yards) – Special Purposes Lease 449 owned by Nyewente Association Incorporated</p> <p>18. Yarrenty Arltere (Larapinta Valley) – Special Purposes Lease 536 owned by Yarrenty-Altere Association Incorporated</p>
SPL/CL Purposes	<ul style="list-style-type: none"> • Communal Settlement, Camping and Ancillary • Aboriginal Communal Purposes • Aboriginal Communal Living • Aboriginal Communal Living, Craft Complex and Ancillary • Aboriginal residential living area and ancillary • Aboriginal Residential Housing Area • Establishment, Development and maintaining a communal settlement for the use of Mount Nancy Housing Association
Planning scheme zones	<ul style="list-style-type: none"> • Community Living • Multiple Dwelling
Summary of land dealings	<p>Town camp leasing to EDTL</p> <p>All of the Town Camps apart from Ilpiye Ilpiye (17 in total) are subleased for 40 years to the Executive Director of Township Leasing as a result of action taken by the Commonwealth pursuant to <i>Northern Territory National Emergency Response Act 2007</i> (Cth).</p> <p>Those subleases are then underleased from the EDTL to the NTA for 3 years which term expired in 2012. These underleases currently exist on a month to month holding over.</p> <p>The NTA further underleases parts of the town camp land to Chief Executive Officer (Housing) for public housing management for the same term as the previous underlease, which also now exists on a month to month holding over. This underlease covers all Town Camps other than Nyewente (Trucking Yards).</p> <p>The Chief Executive Officer (Housing) enters into a Public Housing Tenancy Agreement on a fixed term basis with the residents of the public housing on Town Camps.</p> <p>Estate in Fee Simple owned by Commonwealth</p> <p>Instead of entering into the long term leasing with EDTL, Ilpiye Ilpiye was compulsorily acquired by the Commonwealth pursuant to the <i>Northern Territory National Emergency Response Act 2007</i> (Cth). The compulsory acquisition was a part of an agreement struck between Ilpiye-Ilpiye Aboriginal Corporation (the town camp owner), the Commonwealth and the Northern Territory which would involve the land being separated into 3 parts as follows:</p> <ul style="list-style-type: none"> • One part being granted as freehold to Northern Territory for the provision of public housing and home ownership opportunities (e.g. a rent to buy scheme); • One part being granted as freehold to Ilpiye-Ilpiye Aboriginal Corporation as a serviced 10 lot subdivision as part of the Alice Springs municipality; and • The last part being maintained as conservation area and a sacred site.
Level of Understanding	<p>Owner – rights and responsibilities</p> <p>There is a general level of understanding by the SPL/CL holders, but during consultations it was found that in many cases there was inactivity by the SPL/CL holder and/or there was limited capacity of the SPL/CL holder to drive change. This was found to be the main impediment to community development rather than any lack of understanding of rights and responsibilities as a SPL/CL holder.</p>

	<p>Residents – understanding of lease arrangement</p> <p>The level of understanding of residents was disparate – ranging from some having a sound understanding of the leasing arrangements and their rights/responsibilities, to others with a complete lack of understanding (for example, thinking they owned they house they lived in or considered that service providers were landlords with a right to deal with their tenancy of the house).</p>
<p>Compliance with lease conditions and legislation</p>	<p>There is no compliance monitoring undertaken in respect of town camp SPLs and CLs, so compliance with conditions are unknown.</p>
<p>Impediments in lease conditions and suggested amendments</p>	<p>Purposes of SPLs and CLs are limited to the purposes identified above. Recommend this be amended, if required, to the purpose consistent with the proposed use of the land.</p>
<p>Legislative impediments for land dealings and suggested amendments</p>	<p>Associations Act (NT)</p> <p>Prescribed property requires Ministerial consent. Recommend a streamlined/fast-track process for consent to ensure minimal delays to land dealings.</p> <p>Special Purposes Leases Act (NT)</p> <p>Section 9A – prohibition on subdivision. Recommend Act be amended to remove prohibition.</p> <p>Section 6(1) – any sublease, transfer, mortgage or surrender requires the Minister’s consent. Recommend a streamlined/fast-track process for consent to ensure minimal delays to land dealings.</p> <p>Recommend that the provisions of the Act are amended to reflect the same rights and obligations as crown lease holders have under the <i>Crown Lands Act</i> (NT).</p> <p>Crown Lands Act (NT)</p> <p>Sections 42 & 44 – Any subdivision would need to comply with the requirements set out in these sections. Recommend review of these sections to ensure references to Planning Act are correct and there is no ambiguity as to the operation of each section.</p> <p>Section 46 – dealings with the land require the Minister’s consent, which must be applied for in writing to the Minister. Recommend a streamlined/fast-track process for consent to ensure minimal delays to land dealings.</p> <p>Planning Act (NT)</p> <p>Any proposed development on the land must comply with the <i>Planning Act, Regulations</i> and NT Planning Scheme.</p> <p>The zoning rules are set out in Part 3 and Schedule 1 of the NT Planning Scheme. An application for the re-zoning of the land may be required where any potential development on the land is not consistent with the zone purposes.</p> <p>Unzoned land is not subject to land use controls under the <i>Planning Act</i> other than for:</p> <p>Clearing of native vegetation in excess of 1 ha; or</p> <p>Subdivision or consolidation of the land.</p> <p>So the <i>Planning Act, Regulations</i> and the NT Planning Scheme will still apply in respect of potential subdivision of unzoned land.</p> <p>Stronger Futures in the Northern Territory Act 2012 (Cth)</p> <p>Section 34 – gives the Commonwealth broad powers to amend NT legislation relevant to Town Camps land, land dealings, planning and infrastructure. Ideally, this section would be removed, however as this is Commonwealth legislation any changes are not at the NT Government’s discretion.</p> <p>Native Title Act 1993 (Cth)</p> <p>The Native Title Act is potentially relevant if section 47A applies to enliven any extinguishment of native title rights where the area is held expressly for the benefit of Aboriginal peoples and one or members of the claimant group occupy the area. Any</p>

potential native title rights and interests will need to be considered in greater depth prior to any prospective variations to the underlying tenure.

Residential Tenancies Act (NT)

Whilst not relevant to the current land dealings, if any form of long term residential leasing is considered akin to 'home ownership' then that form of leasing may require exemption from the Residential Tenancies Act (NT) if the legislative provisions are found to be at odds with the proposed long term leasing model (i.e. landlord's obligation to repair, payment of rates and taxes, payment in advance and payment of a premium).

Relevant legislation for lease holder	<p>3 of the leaseholders are Aboriginal corporations incorporated under the <i>Corporations (Aboriginal and Torres Strait Islander) Act 2006</i> (Cth).</p> <p>The remaining 14 leaseholders are incorporated associations under the <i>Associations Act</i> (NT).</p>
Level of support provided to lease holder and suggested amendments	<p>No specific support for aboriginal associations is provided by the Department of Business/Licensing NT and very limited support is provided in general to incorporated associations.</p> <p>Conversely, the Office of the Registrar of Indigenous Corporations provides considerable support for Aboriginal corporations including but not limited to training, assistance in preparing the rule book, pro bono legal services, fact sheets, guides, templates, in person assistance with the community and recruitment assistance.</p> <p>Recommend that all incorporated associations transfer to incorporation under the <i>Corporations (Aboriginal and Torres Strait Islander) Act 2006</i> (Cth).</p>

Municipal and essential infrastructure

Sewerage

The above ground sewerage infrastructure in the 18 Alice Springs Town Camps is generally in good to very good condition. Below ground infrastructure could not be visibly inspected but from information sourced is believed to be generally in a poor condition, except for those that have recently been upgraded.

Morris Soak, Hidden Valley, Larapinta Valley, Trucking Yards, and Ipiye Ipiye Town Camps have recently had major upgrades to the sewerage infrastructure as part of the SIHIP program. The sewer network in these five communities are now compliant with relevant standards however there are no easements over the sewerage infrastructure.

The sewerage infrastructure in Anthepe, Palmers Camp, Ilperle Tyathe, Mount Nancy and Kunoth generally complies with relevant standards, (as determined from available drawings). The capacity calculations show that there is sufficient capacity for the current number of dwellings. A new compliant reticulation main constructed in accordance with relevant standards is recommended for Ilperle Tyathe and Kunoth to replace the existing systems. It is recommended that the existing pump stations at Palmers Camp and Mount Nancy are decommissioned and removed, and new gravity mains constructed to connect to the nearby town sewer. No upgrades are recommended for Anthepe for the current number of houses, although if the community is expected to expand then the sewer network should be upgraded.

The sewerage infrastructure at Ilparpa, Ilyiperenye (Old Timers), Inarlange (Little Sisters), Abbotts Camp and Hoppys does not comply with relevant standards as the pipe diameter is less than DN150. The sewerage infrastructure at Bassos does not comply as septic tanks are being used and there are no connections with the town sewer. It is recommended that the sewerage infrastructure in these camps is upgraded to meet current standards.

Water supply

The above water supply infrastructure of the Alice Springs Town Camps is generally in good condition. The condition of underground pipework could not be visibly assessed, but from information sourced is believed to be generally in good condition for camps recently upgraded.

Morris Soak, Hidden Valley, Larapinta Valley, Inarlange, Trucking Yards, Karnte, and Ipiye Ipiye Town Camps have recently had major upgrades to the water infrastructure as part of the SIHIP program. It is understood that all the upgrades were conducted to PWC standards, thus are currently compliant. The capacity of the water supply in these communities is sufficient and expected to be adequate for fire flow demands. Despite upgrades in recent years, all of the communities require some form of maintenance works. However, the works generally minor maintenance issues relating to repainting fire hydrants or clear excessive vegetation from water meters.

Hoppys, Charles Creek and Kunoth are all serviced by a common water main running through all three of these communities. PWC have advised this main is a part of their network and continues on the supply other sections of Alice Springs. The poses a major risk as PWC have no legal right to prevent others working on the main within the camps. Whilst a possible solution is that a bypass water main is installed, it is expected that it will not be economically viable to construct. Currently the water reticulation is non-compliant with PWC standards.

The remaining communities (Anthepe, Palmers, Bassos, Ilparpa, Walpiri, Old Timers, Abbots and Mount Nancy) are non-compliant with PWC standards, predominantly due to undersized water mains with dead ends. Compliant looped water mains are recommended to be installed in accordance to PWC standards. Generally, additional fire hydrants will be required to provide adequate coverage throughout the communities.

It is proposed that each town camp measures the water usage for the entire community with a bulk water meter, with the exception of Ilpiye Ilpiye which is understood to have been formally subdivided and is no longer viewed as a single lot. For the communities which have not recently been upgraded this is proposed to be incorporated along with the upgrade works. However for the seven communities which have had the water supply upgraded (excluding Ilpiye Ilpiye), associated works involves disconnecting multiple supply points and ensuring these are suitably looped.

Roads and stormwater drainage

The roads and stormwater drainage infrastructure at Hidden Valley, Larapinta Valley, Trucking Yards and Ilpiye Ilpiye has recently been upgraded as part of the SIHIP program. The roads are now two lanes, sealed, with kerbs and gutters, and side entry pits. The infrastructure complies with council standards however has not been approved by Alice Springs Town Council.

The roads and stormwater drainage infrastructure at all other Town Camps does not comply as most camps consist of a single lane sealed road, with no kerbs or stormwater drainage infrastructure.

The roads at Morris Soak, Charles Creek, Old Timers, Little Sisters, Kunoth, and Abbots have roads in poor condition due to defects such as surface cracking, edge breaks, potholes and general appearance (rubbish, graffiti, etc.).

Bassos, Hoppys, Ilparpa, Ilperle Tyathe, Karnte, Mount Nancy, and Trucking Yards were in good condition, although almost all roads experienced defects such as surface cracking, edge breaks, and potholes. Trucking Yards, although recently upgraded, had signs in very poor and poor condition which reduced the overall rating of the roadworks.

The stormwater drainage assets varied between each town camp. The drainage at Trucking Yards, Hidden Valley, Ilpiye Ilpiye and Larapinta Valley were in very good to excellent condition and complied with council standards. The drainage infrastructure at Akngwertnarre and Karnte which included culverts, swales and letterbox pits were in good condition, although there were no kerbs and gutters or side entry pits so the network does not comply with council requirements.

All other Town Camps in the Alice Springs region had stormwater drainage assets (generally only culverts and swales) in poor or very poor condition mainly due to blockages, or had no drainage infrastructure.

It is recommended that a long term design which incorporates a full two lane road network, with all appropriate road furniture, line-marking, kerbs and gutters, and side entry pits is constructed in all Alice Springs communities which have not recently been upgraded. This is likely to require the reinstatement of the base and subbase material, a seal with a two coat spray seal surface and construction of subsoil drainage, line marking and signage. A footpath next to the road is also recommended to provide a safe trail for pedestrians.

Community structures

The community structures in the Alice Springs Town Camps varied. Almost all camps (except for Bassos) had a playground and the conditions of these were generally good to very good. Approximately half of the Town Camps had BBQ areas and basketball courts, also mostly in good to very good condition. Some camps had bubbler facilities or a shaded sitting area with conditions varying from very poor to very good. The most common issues were the shade cloths having tears, and that the general appearance was poor, based on rubbish lying around the site, graffiti, or broken equipment.

Electrical

Electrical infrastructure has been assessed against AS/NZS3000 Wiring Rules and against PWC Service, Installation and Metering Rules and Urban Residential Development (URD) Design Standards where possible.

The above ground electrical infrastructure in the 18 Alice Springs Town Camps is mostly in good condition, with only a small number in poor condition. Buried cable connections and inside pits were not assessed but are expected to be of a similar standard as the above ground works. The switchboards and meters at Bassos were not inspected.

Maximum demand calculations indicates upgrades are not required for the existing transformer of Morris Soak, Anthepe, Charles Creek, Palmers, Hidden Valley, Ilparpa, Walpiri, Old Timers, Bassos, Karnte, Abbotts, Mount Nancy, Trucking Yards and Kunoth communities.

Load monitoring to determine the detailed demand profile is recommended for Larapinta Valley and Little Sisters communities' transformers. Note that the transformer supplying Hoppys community is not within the community boundary and it is not shown in Power and Water's asset information.

Demand calculation of the Ilpiye Ilpiye transformer showed it to be at 135% of full load capacity of the specified current transformer in Power and Water asset information. Thus current needs cannot be met. There is a recently installed transformer in this town camp (NTEC 8673) that is not updated in Power and Water asset information.

The overhead poles are of Weld Construction (Universal Pole construction) and steel LV distribution / service poles. Overhead poles were assessed to be in good condition and comply with relevant standards and practices in all Town Camps of Alice Springs.

The street lights generally were of a low voltage overhead feeder design. Most of the lights were in good condition with only 5% in poor condition in Morris Soak (overhead feeder), Charles Creek, Palmers, Little Sisters and Ilpiye Ilpiye (underground feeder). About 15% of street lighting on overhead poles were in poor condition in Morris Soak, Hidden valley, Karnte, Larapinta Valley, Little Sisters and Mount Nancy. It is recommended that cage protection is added after replacing covers and lamps of mentioned street lights to achieve required illumination level.

The maintenance cost to PWC are \$68,000 which includes load monitoring at Illpeye Illpeye, Inarlenge, Abbotts and Hoppys. This also includes one new meter. The cost of upgrades to meet current design standards consists primarily of new streetlighting and \$56,000 is for design of a new transformer at Inarlenge.

Communications

Details of communications infrastructure are held by Telstra and were not provided for this report. The telecommunications infrastructure accessed was the pits and any telephone booths. The condition of the underground communication cabling was not assessed however pits were visually inspected and it was found that there are a number of pits with broken covers that need to be replaced.

NBN roll-out maps indicates that NBN is currently available on application in Morris Soak, Charles Creek, Palmers, Walpiri, Old Timers, Bassos, Larapinta Valley, Little Sisters, Abbots, Mount Nancy, Trucking Yards, Hoppys and Kunoth communities. NBN pits were already installed in Ilpiye Ilpiye.

There is currently no availability of NBN services for the broadband network at Anthepe, Hidden Valley, Ilparpa, or Karnte.

Future demand

As no new developments are currently planned for all Town Camps surrounding Alice Springs, there are no additional upgrades for any type of infrastructure required to cater for future demand.

Cost estimates

The table below shows a summary of the cost estimates to undertake the maintenance required to fix the existing infrastructure and the cost estimate to upgrade the existing network to meet current design standards and current demand. The estimates take into account a 30% contingency, are inclusive of GST, and a location factor has been applied to Town Camps outside of Darwin.

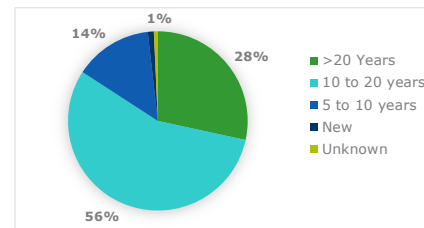
Infrastructure	Maintenance of existing infrastructure	Upgrades to meet current design
Sewerage	\$7,000	\$5,161,000
Water supply	\$40,000	\$3,902,000
Roadworks	\$412,000	\$8,336,000
Stormwater drainage	\$102,000	\$7,438,000
Community structures	\$249,000	\$-
Electrical	\$221,000	\$4,707,000
Communications	\$-	\$-
Miscellaneous provisions	\$286,000	\$3,718,000
Total (including GST)	\$1,317,000	\$33,262,000
Grand total	\$34,579,000	

The cost estimates are a preliminary estimate only. Since Aurecon has no control over the cost of labour, materials, equipment or services furnished by others, or over contractors' methods of determining prices, or over competitive bidding or market conditions, Aurecon cannot guarantee actual costs will not vary from these estimates.

Housing

Introduction

The Town Camps in Alice Springs were surveyed between the 21st of November 2016 and the 16th of March 2017. During the first visit to Alice Springs our survey team was removed under instruction from the client until further notice. Access to Alice Springs was granted after January 12th, 2017 and a team returned for inspection from the 16th to the 25th of January. Residents were still resistant to the inspections and this limited the number of surveys that could be completed in the region. A third visit was organized from 13th to the 16th of March 2017. This visit increased the overall number of houses surveyed in Alice Springs, however the team was again presented with resistance from the residents and access was not always granted.

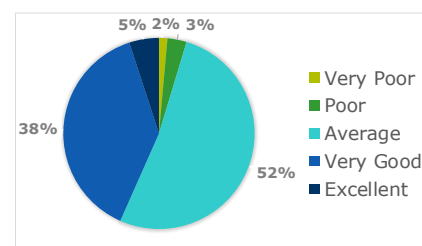


Alice Springs – Age of housing

Current state of play

Housing summary and condition

56%, of the housing stock is between 10 and 20 years old. 28% of the housing stock is older than 20 years. The condition of houses covered a wide range, however 90% were identified as very good or average. This rating does not take into account the cleanliness of the residences and it doesn't mean they comply with the residential tenancy act. Overall, the cleanliness of residences is very poor. There is a variety of construction types however the majority of the houses have been constructed in blockwork on a concrete slab with sheet metal roofing.



Alice Springs – Condition Summary

Key findings

Compliance

While the building fabric of many of the houses is sound and the conditions were rated as average and above, the cleanliness of the majority of houses in Alice Springs is a serious concern and houses show a breach in compliance with the Residential Tenancy Act from both the tenants and landlords perspective. It is very difficult to tell if housing is in compliance with the Building Code of Australia (BCA) or relevant Australian standards as these are specific to the time that they were approved and constructed and cannot be assessed retrospectively.

The key points in the Residential Tenancy Act that we have assessed the houses against include:

- Premises not to be let unless habitable and safe
- Premises to be clean and suitable for habitation
- Premises to be secure

The houses in Alice Springs have numerous breaches in each of these areas.

Maintenance

Alice Springs camps have a diverse housing stock. Housing associations currently seem to fail to keep up with service demands for both the ageing houses and the relatively new housing stock. Insufficient maintenance combined with neglect and ongoing abuse of the properties result in the inability to keep tenants in an acceptable standard of living.

Visitors

A review of the amenities of each house reveals that, apart from some extreme cases, the provided amenities per house are generally appropriate to the number of residents living in them. Overcrowding in Town Camps has often been blamed for the rapid deterioration of housing conditions. However, it appears that it is the temporary visitors that are causing additional stress on housing. Transient populations driven by seasonal and climatic occurrences, and events or activities tend to shy away from paid accommodation. The majority of these

transient groups choose to stay with friends and families instead. This increases the pressure on the existing housing stock.

COST TO MEET THE CURRENT DEMANDS

The estimated cost to upgrade the current housing assets in Alice Springs Region to meet the standards of the Residential Tenancy Act, is \$24,315,284 (incl. GST).

This includes margins and adjustments. Refer to appendix for the complete costing report.

Town Camp	Refurbishment \$	New houses \$	Total cost \$
Alice Springs Akngwertnarre	891,296	-	891,296
Alice Springs Anthelk Ewlpaye Charles Creek	1,121,449	-	1,121,449
Alice Springs Anthepe	1,324,477	-	1,324,477
Alice Springs Aper Alwerrkngge Palmers	598,324	-	598,324
Alice Springs Ewyenper Atwatye	4,636,649	-	4,636,649
Alice Springs Ilparpa Sthra	766,649	-	766,649
Alice Springs Ilperle Tyathe Walpiri	867,796	-	867,796
Alice Springs Ilperenye Old Timers	825,135	-	825,135
Alice Springs Bassos	281,923	-	281,923
Alice Springs Karnte	1,513,113	-	1,513,113
Alice Springs Yarrenty Altere	2,690,766	-	2,690,766
Alice Springs Inarlenge Little Sisters	1,711,644	-	1,711,644
Alice Springs Mpwetyerre Abbotts	618,968	-	618,968
Alice Springs Mt Nancy	1,093,840	-	1,093,840
Alice Springs Nyewente	2,101,260	-	2,101,260
Alice Springs Hoppys	1,518,738	-	1,518,738
Alice Springs Iрпиye	1,361,802	-	1,361,802
Alice Springs Kunoth	391,456	-	391,456
Total	24,315,284	-	24,315,284

Key options and recommendations

1. Upgrade existing housing to comply with the Residential Tenancy Act.
2. Develop a property maintenance plan

3. Establish alternative facilities such as amenity blocks and shelters to reduce the impact of the transient populations on the housing stock.

Economic Development

Introduction

This section of the report identifies potential economic development opportunities and constraints for the Town Camp in Alice Springs. The report considers the current economic and social realities of the Town Camps including the economic participation aspirations of current residents.

Key findings have been identified at a regional level and the general themes identified below do not speak for every Town Camp but rather provide an overall view. Strategic recommendations to address the findings have been outlined in detail.

Current state of play

The consultation process for Alice Springs limited the place based economic analysis compared to what was performed in the other Town Camps. Nevertheless Alice Springs presents a partially diversified economic platform. Residents are engaged in the various levels of the economic development continuum.

Key findings and recommendations

Town Camp maintenance services

Service delivery to the Town Camps in this region present the most substantial economic opportunity. The engagement of local residents in Town Camp maintenance services can be the first step in the journey down a pathway of economic participation.

In order to develop more comprehensive employment opportunities we recommend that funding and private development contracts should include enforceable training and Indigenous employment clauses with set parameters to impart lasting skills onto local residents. This will begin to engage residents of the region in service delivery which can lead the region down a path of economic development.

Pooled employment services

With large number of potential workers pooled employment services have the potential to be developed in the Alice Springs region. These labour pool can be directed to undertake maintenance services or to take advantage of economic development opportunities.

Individual employment

There is potential for individual employment in all levels of government and in local Indigenous organisation. Indeed there are residents already engaged in individual employment in the Alice Springs region.

Long term training and employment programs would allow residents to develop skills that could help them enter into individual employment opportunities in the Alice Springs region.

It is important to acknowledge the cross cultural learning that needs to occur for successful participation for both employers and employees. Bi-cultural

competence will ensure lasting relationship can be created between indigenous employers and non-indigenous employers.

Development of Indigenous businesses

Due to the location of the Town Camps in the Alice Springs region the development of on and off-site Indigenous businesses that could utilise land and labour available in the Town Camps, is possible.

The establishment of this option for economic development would require tapping into an investment pool, such as IBA, to obtain the necessary physical capital to get the business started, or investment and partnership with the private sector. Where investment is made by the private sector in partnership with Indigenous organisation and individual's, the use of local labour must be mandated. Agreements must be formulated with set parameters to impart lasting skills onto local residents.

Governance

Introduction

This section of the report identifies Governance structures in Town Camps in the Alice Springs region. The report considers the current structures and their effectiveness in developing Town Camps across Alice Springs.

Key findings have been identified at a regional level and the general themes identified below do not speak for every Town Camp but rather provide an overall view. Strategic recommendations to address the findings have been outlined in detail.

Current state of play

Governance structures within the Alice Springs region are characterised by confusion and uncertainty. There is a complicated leasing structure that makes the allocation of roles and responsibilities and day to day management of the Town Camps difficult. For the Town Camps within the region there is no one agency or organisation that provides direction, support and funding to Town Camps. This means little support to assisting residents and Town Camps to pursue development opportunities in a coordinated fashion. There is a lack of formal roles and responsibilities which is creating uncertainty for all parties and contributing to the regions ineffective governance structures. Town Camps residents have a limited ability to control and take ownership for the space in which they live. Across the region there is typically no enforcement or compliance with lease conditions which has allowed the Town Camps condition to deteriorate. Further there is a lack of support for land ownership organisations especially when incorporated under the Associations Act.

Key recommendations

Holistic reform of Town Camp governance is required to effect lasting change to the living conditions of Town Camp Residents. To do this we recommend the creation of a Central NT Government Division charged with supporting the development of Town Camps across the Territory. The Central Division can then consolidate funding streams and enter into long term funding agreements with Town Camps. Following a Central Division the next step is to empower Town Camps residents by establishing active representative ownership groups. Once a representative ownership group is formed the group can then work to securing the Town Camp's space and pursue the development opportunities as decided by the Town Camp. With the support of the Central Division the governance structure can work to implement localised contracting to grow the capabilities of the Town Camps residents

Borroloola

Current State

March 2017

Legal and Legislative



Housing



Infrastructure



Economic Opportunity



Governance



Legend

- Excellent
- Very Good
- Good
- Poor
- Very poor



Details

Region: Borroloola
 Leasing Structures: Crown Lease, Aboriginal Freehold

Governance Structure

Service Delivery: Mabunji Aboriginal Resource Association Incorporated

Current number of Houses

x 86

Number of residents per room

TBA*

Average number permanent residents per room not including visitors

Recommendations

Legal and Legislative

Empower Town Camp residents by modifying the current lease type and purpose to enable wider uses of the land

Housing

TBA*

Number of replacement houses

*Unable to assess due to unavailable population data



Cost of replacement houses
TBA*



Deferred Housing Maintenance Cost
\$14.44m

Infrastructure

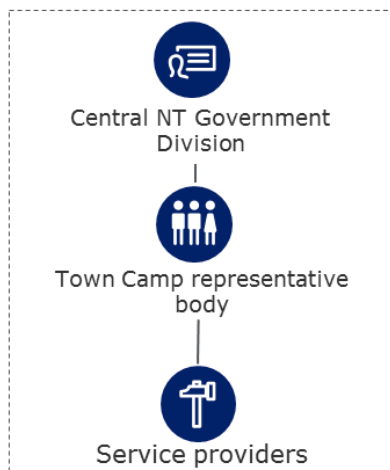


Deferred Maintenance Costs
\$1.31m



Cost to meet Design standard
\$33.26m

Governance



Economic development opportunities

- Town Camp Services
- Pooled Employment Services
- Individual Employment
- Indigenous Business

Costing estimates are a preliminary estimate only. Actual prices may be different to those used to prepare estimates. There is no guarantee that the works can or will be undertaken at the estimated price. Housing and Infrastructure colour indicators are based on the average condition of the assets assessed and does not take into account the cost to meet infrastructure design standards.

Borrooloola

Introduction

The Borrooloola region is unique in terms of its remoteness and its economic potential. The area has both a pastoral and mining history, and at various times in the region’s history, the Aboriginal people have been fundamental to the viability of the pastoral industry. They are still fundamental to the viability of many of the local businesses who depend for most of their income on the purchasing patterns of local Aboriginal people living on Welfare.

In Borrooloola, there are over 43 businesses operating that should be reliant on local Aboriginal labour but aren’t. The Job Network provider appears to have been unsuccessful in engaging either Aboriginal people or employers in changing the economic foundations in the region. The major employer of staff in the region, MacArthur River Mine, has a patchy record on local employment. The mine appears to have no clear Aboriginal Employment policies that might see a greater number of people from the Town Camp communities gaining meaningful work. The local resource centre, Mabunji, is the major employer of Aboriginal people in the township.

Residents were keen to participate in the review, thanks to the support of Mabunji, and they clearly articulated their aspirations. People want more houses, and in some cases, infrastructure so that they and their children can live a quality life and not be forced to move or to share overcrowded houses. People were adamant they wanted control over who came to live in their Town Camp communities. They were happy for all other decisions to be made by the Housing Provider.

Land Tenure, Leasing and Legislation

Borrooloola Town Camps	
Town Camp owners and underlying tenure	<p>There are 4 Town Camps in Borrooloola – 3 on Crown Leases in Perpetuity and 1 on Aboriginal freehold pursuant to the <i>Aboriginal Land Rights (Northern Territory) Act 1976</i> (Cth).</p> <ol style="list-style-type: none"> 1. Garawa 1 – Crown Lease in Perpetuity 1053 owned by Garawa No. 1 Camp Aboriginal Corporation 2. Garawa 2 – Crown Lease in Perpetuity 1054 owned by Garawa No. 2 Housing Aboriginal Corporation 3. Mara – Estate in Fee Simple pursuant to <i>Aboriginal Land Rights (Northern Territory) Act 1976</i> (Cth) owned by Narwinbi Aboriginal Land Trust 4. Yanyula – Crown Lease in Perpetuity 869 owned by Rrumburriya Malandari Housing Association Incorporated
SPL/CL Purposes	<ul style="list-style-type: none"> • Aboriginal residential • Aboriginal Communal Living and Ancillary
Planning scheme zones	<ul style="list-style-type: none"> • MZ (Multi Zone) including areas of RD (Restricted Development), PS (Public Open Space), MD (Multiple Dwelling Residential), CP (Community Purposes), HT (Heritage), CN (Conservation), U (Utilities) and WM (Water Management) • MZ (Multi Zone) including areas of MD (Multiple Dwelling Residential), PS (Public Open Space), CP (Community Purposes) and FD (Future Development) • No Zone • MZ (Multi Zone) including areas of MD (Multiple Dwelling Residential), PS (Public Open Space), FD (Future Development), WM (Water Management) and CN (Conservation)

<p>Summary of land dealings</p>	<p>The owner of the Aboriginal freehold parcel, Narwinbi Aboriginal Land Trust, over which the Mara town camp exists privately leases (or has leased previously) parts of the land to:</p> <p>Mabunji Aboriginal Resource Association Incorporated for crèche, child care centre, education establishment and ancillary uses; and</p> <p>Rrumburriya Malandari Council Aboriginal Corporation for siting, construction, maintenance and operation of buildings to be used as a respite care centre and ancillary facilities including staff accommodation; and</p> <p>Northern Land Council for offices, meeting places, residential accommodation and for carrying out its functions under the ALRA (now expired).</p>
<p>Level of Understanding</p>	<p>Owner – rights and responsibilities</p> <p>There is a general level of understanding by the SPL/CL holders, but during consultations it was found that in many cases there was inactivity by the SPL/CL holder and/or there was limited capacity of the SPL/CL holder to drive change. This was found to be the main impediment to community development rather than any lack of understanding of rights and responsibilities as a SPL/CL holder.</p> <p>Residents – understanding of lease arrangement</p> <p>The level of understanding of residents was disparate – ranging from some having a sound understanding of the leasing arrangements and their rights/responsibilities, to others with a complete lack of understanding (for example, thinking they owned they house they lived in or considered that service providers were landlords with a right to deal with their tenancy of the house).</p>
<p>Compliance with lease conditions and legislation</p>	<p>There is no compliance monitoring undertaken in respect of town camp SPLs and CLs, so compliance with conditions are unknown.</p>
<p>Impediments in lease conditions and suggested amendments</p>	<p>Purposes of SPLs and CLs are limited to the purposes identified above. Recommend this be amended, if required, to the purpose consistent with the proposed use of the land.</p>
<p>Legislative impediments for land dealings and suggested amendments</p>	<p>Associations Act (NT)</p> <p>Prescribed property requires Ministerial consent. Recommend a streamlined/fast-track process for consent to ensure minimal delays to land dealings.</p> <p>Crown Lands Act (NT)</p> <p>Sections 42 & 44 – Any subdivision would need to comply with the requirements set out in these sections. Recommend review of these sections to ensure references to Planning Act are correct and there is no ambiguity as to the operation of each section.</p> <p>Section 46 – dealings with the land require the Minister’s consent, which must be applied for in writing to the Minister. Recommend a streamlined/fast-track process for consent to ensure minimal delays to land dealings.</p> <p>Aboriginal Land Rights (Northern Territory) Act 1976 (Cth)</p> <p>Section 19 – aboriginal land cannot be bought, sold or mortgaged, only transferred to another land trust or surrendered to the Crown.</p> <p>An Aboriginal land owner is able to grant estates or interests in land vested in it to:</p> <ul style="list-style-type: none"> • an Aboriginal or an Aboriginal and Torres Strait Islander corporation for residential, business or community purposes; • the Commonwealth, Northern Territory or an Authority for any public purpose or to a mission for any mission purpose; or • any person for any purpose. <p>Section 19(7) - Ministerial consent is required for grants of estates or interests in the land described above where the term exceeds 40 years.</p>

Planning Act (NT)

Any proposed development on the land must comply with the Planning Act, Regulations and NT Planning Scheme.

The zoning rules are set out in Part 3 and Schedule 1 of the NT Planning Scheme. An application for the re-zoning of the land may be required where any potential development on the land is not consistent with the zone purposes.

Unzoned land is not subject to land use controls under the Planning Act other than for:

- Clearing of native vegetation in excess of 1 ha; or
- Subdivision or consolidation of the land.

So the Planning Act, Regulations and the NT Planning Scheme will still apply in respect of potential subdivision of unzoned land.

Stronger Futures in the Northern Territory Act 2012 (Cth)

Section 34 – gives the Commonwealth broad powers to amend NT legislation relevant to Town Camps land, land dealings, planning and infrastructure. Ideally, this section would be removed, however as this is Commonwealth legislation any changes are not at the NT Government’s discretion.

Native Title Act 1993 (Cth)

The Native Title Act is potentially relevant if section 47A applies to enliven any extinguishment of native title rights where the area is held expressly for the benefit of Aboriginal peoples and one or members of the claimant group occupy the area. Any potential native title rights and interests will need to be considered in greater depth prior to any prospective variations to the underlying tenure.

Residential Tenancies Act (NT)

Whilst not relevant to the current land dealings, if any form of long term residential leasing is considered akin to ‘home ownership’ then that form of leasing may require exemption from the Residential Tenancies Act (NT) if the legislative provisions are found to be at odds with the proposed long term leasing model (i.e. landlord’s obligation to repair, payment of rates and taxes, payment in advance and payment of a premium).

Relevant legislation for lease holder	<p>2 of the leaseholders are Aboriginal corporations incorporated under the <i>Corporations (Aboriginal and Torres Strait Islander) Act 2006</i> (Cth).</p> <p>The remaining leaseholder is an incorporated association under the <i>Associations Act</i> (NT).</p>
Level of support provided to lease holder and suggested amendments	<p>No specific support for aboriginal associations is provided by the Department of Business/Licensing NT and very limited support is provided in general to incorporated associations.</p> <p>Conversely, the Office of the Registrar of Indigenous Corporations provides considerable support for Aboriginal corporations including but not limited to training, assistance in preparing the rule book, pro bono legal services, fact sheets, guides, templates, in person assistance with the community and recruitment assistance.</p> <p>Recommend that all incorporated associations transfer to incorporation under the <i>Corporations (Aboriginal and Torres Strait Islander) Act 2006</i> (Cth).</p>

Municipal and essential infrastructure

Sewerage

The above ground sewerage infrastructure in the four Borroloola Town Camps is generally in good condition. Below ground infrastructure could not be visibly inspected but from information sourced is believed to be generally in a poor condition.

The sewerage infrastructure in Mara and Yanyula was upgraded in 2006 as part of the Connecting Neighbours program and generally complies with PWC standards. The sewerage infrastructure at Garawa 1 and Garawa 2 has not been upgraded and PWC have expressed concerns about the infrastructure's ability to continue to meet demand, and to provide an acceptable level of service to Garawa 1 and Garawa 2. PWC have noted that the existing network does not meet current PWC standards and presents servicing and health risks.

No upgrades are required to the Mara and Yanula camps, although it should be noted that there are dwellings in Mara that are currently not serviced by the sewer network as there are no dedicated bathroom facilities at these dwellings.

It is recommended that the sewerage infrastructure at Garawa 1 and Garawa 2 is upgraded to a compliant reticulation main, including new house connections, manholes and connection to the existing pump station. It is also recommended that the pumps in the pump station are upgraded so that the minimum velocity for self-cleansing in the sewer rising main can be achieved, and emergency overflow storage is installed in the pump station compound.

PWC have advised that the assets that have been upgraded have not been handed over to PWC although they provide emergency maintenance on an in-kind basis.

Water supply

The water supply infrastructure assessed during the audit of the four Borroloola Town Camps is generally in poor condition. A common issue with the water assets in Borroloola is the residential lot water meters having damaged handles. The majority of the required maintenance works is replacing handles.

The water supply infrastructure at all four Town Camps in Borroloola was upgraded as part of the Connecting Neighbours program, however, Garawa 1 and Garawa 2 are still not connected to the town water network. The existing supply to Garawa 1 and Garawa 2 is via a local bore which feeds into a storage tank. There are concerns about the condition of the storage tank and the ability of the supply to meet demands. It is proposed that the Borroloola town network is extended across the river, connecting to Garawa 1 and Garawa 2 as a matter of urgency. Mara and Yanyula are both connected the town water network.

Each town camp is viewed as a large individual lot and it is proposed they be measured as such. Therefore the installation of a bulk water meter is proposed for each community. Associated works includes disconnecting the secondary supply points and creating network looping to avoid dead ends.

Roads and stormwater drainage

The road pavements at the Mara, Yanyula, Garawa 1 and Garawa 2 communities are in very poor to poor condition due to numerous potholes, edge breaks, pavement failure and almost all roads are only one lane.

There was very minimal road furniture at these Town Camps, with only two signs being found, both of which were in poor condition and requiring a replacement or maintenance. There are also no footpaths at the Borroloola Town Camps.

Similarly, there were no stormwater drainage assets found at Mara, Yanyula or Garawa 2, while there were a number of floodways along the Garawa 1 access road. Stormwater drainage issues were prevalent at all Town Camps and the road pavement is visibly failing as a result.

It is recommended that a long term design which incorporates a full two lane road network, with all appropriate road furniture, line-marking, kerbs and gutters is constructed at all Borroloola communities. This is likely to require the reinstatement of the base and subbase material, a seal with a two coat spray seal surface and construction of subsoil drainage, line marking and signage. A footpath next to the road is also recommended to provide a safe trail for pedestrians.

Community structures

The community structures throughout Borroloola consisted of a playground in each of the communities. All of the playgrounds are rated in good condition with the exception of Garawa 1 which has a playground in poor condition. A general clean-up of the playgrounds is required to remove rubbish and weeds, etc. A new shade cloth is required at the Garawa 1 playground.

Electrical

Electrical infrastructure has been assessed against AS/NZS3000 Wiring Rules and against PWC Service, Installation and Metering Rules and Urban Residential Development (URD) Design Standards where possible.

The above ground electrical infrastructure in the four Borroloola Town Camps is generally in good condition except street lighting that is mostly in poor condition. Buried cable connections and inside pits were not assessed but are expected to be of a similar standard as the above ground works. The switchboards and meters could not be assessed due to access limitations.

Maximum demand calculations indicate Mara and Garawa 2 community transformers should be upgraded as current needs are not being met. Load monitoring to determine the detailed demand profile is recommended. Two transformers are connected to the Yanyula community reticulation. It was noted that the one in the southern road of community is not modelled in Power and Water's asset information. No upgrades are required for the existing transformer of Garawa 1 community.

The overhead poles are of Weld Construction (Universal Pole construction) and steel LV distribution / service poles. Overhead poles were assessed to be in good condition and comply with relevant standards and practices.

The street lights generally were of a low voltage overhead feeder design. There are some broken covers and lamps of street lights on overhead poles where cage protection was missing. It is recommended that cage protection is added after replacing covers and lamps of these street lights to achieve required illumination level.

The cost to PWC for maintenance is \$180,000 which includes load monitoring in all Town Camps. Approximately \$107,000 of the upgrades to meet current design standards is for PWC to undertake the design of new transformers at Mara and Garawa 2. All other costs are for new street lighting.

Communications

Details of communications infrastructure are held by Telstra and were not provided for this report. The telecommunications infrastructure accessed was the pits and any telephone booths. The condition of the underground communication cabling was not assessed however pits were visually inspected and it was found that there are a number of pits with broken covers that need to be replaced.

There is currently no availability of NBN services for the broadband network at Borroloola.

Cost estimates

The table below shows a summary of the cost estimates to undertake the maintenance required to fix the existing infrastructure and the cost estimate to upgrade the existing network to meet current design standards and current demand. The estimates take into account a 30% contingency, are inclusive of GST, and a location factor has been applied to Town Camps outside of Darwin.

Infrastructure	Maintenance of existing infrastructure	Upgrades to meet current design
Sewerage	\$-	\$2,116,000
Water supply	\$30,000	\$9,364,000
Roadworks	\$2,796,000	\$6,594,000
Stormwater drainage	\$3,000	\$6,847,000
Community structures	\$26,000	\$-
Electrical	\$295,000	\$4,259,000
Communications	\$-	\$-
Miscellaneous provisions	\$447,000	\$3,571,000
Total (including GST)	\$3,597,000	\$32,751,000
Grand total	\$36,348,000	

The cost estimates are a preliminary estimate only. Since Aurecon has no control over the cost of labour, materials, equipment or services furnished by others, or over contractors' methods of determining prices, or over competitive bidding or market conditions, Aurecon cannot guarantee actual costs will not vary from these estimates.

Housing

Introduction

The Borroloola Town Camps including Mara, Garawa 1, Garawa 2 and Yanyula were not surveyed by the project team. The housing conditions of Borroloola Town Camps were assessed by *Big River Housing Pty Ltd* in 2015 for the Department of Local Government and Community Services. A copy of the Borroloola Town Camp Inspection Reports 2015 is included in the appendices.

The secondary data provided was integrated into this investigation for ease of comparison and analysis. Please note, the reports did not contain demographic information. Therefore, there are limitations on the data analysis.

Current state of play

Housing summary and condition

The Borroloola housing stock is aging, based on a visual assessment of the images included in the Borroloola Town Camps Inspection Report 2015. The majority appear to be more than 20 years old. 34% of the houses in Borroloola were considered to be of very poor condition, 36% were considered average and 25% were in poor condition. This rating does not take into account the cleanliness of the residences and does not mean they comply with the Residential Tenancies Act. There is a large variety of construction types across the group so each should be considered individually.

Key findings

Compliance

All houses have varying levels of dilapidation, from cosmetic repairs, cleanliness and hygiene, through to structural concerns. The cleanliness of the majority of houses in Borroloola is a serious concern and houses show a breach in compliance with the Residential Tenancy Act from both the tenants and landlords perspective. It is very difficult to tell if housing is in compliance with the Building Code of Australia (BCA) or relevant Australian standards as these are specific to the time that they were approved and constructed and cannot be assessed retrospectively.

The key points in the Residential Tenancy Act that we have assessed the houses against include:

- Premises not to be let unless habitable and safe
- Premises to be clean and suitable for habitation
- Premises to be secure

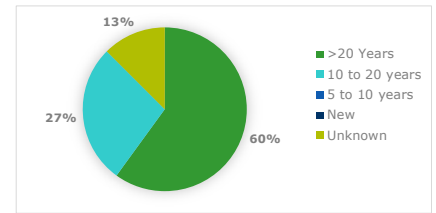
The houses have numerous breaches in each of these areas.

Maintenance

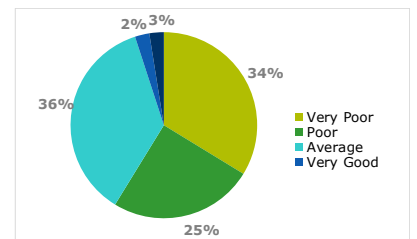
Borroloola Town Camps have aging housing stock and housing associations currently fail to keep up with service demands. Insufficient maintenance combined with neglect and ongoing abuse of the aging properties result in the inability to keep tenants in an acceptable standard of living.

Visitors and amenities

As we have no population data for Borroloola an assessment of the residents and visitors in respect to the amenities of each house cannot be done.



Borroloola - Age Summary



Borroloola - Condition Summary

COST TO MEET THE CURRENT DEMANDS

The estimated cost to upgrade the current housing assets in Borroloola Region to meet the standards of the Residential Tenancy Act, is \$14,440,770 (incl. GST).

This includes margins and adjustments. Refer to appendix for the complete costing report.

Town Camp	Refurbishment \$	New houses \$	Total cost \$
Borroloola Mara	4,254,910	-	4,254,910
Borroloola Garawa 1	3,105,724	-	3,105,724
Borroloola Yanyula	4,864,860	-	4,864,860
Borroloola Garawa 2	2,215,275	-	2,215,275
Total	14,440,770	-	14,440,770

Key options and recommendations

1. Upgrade existing housing to comply with the Residential Tenancy Act.
2. Develop a property maintenance plan
3. Establish alternative facilities such as amenity blocks and shelters to reduce the impact of the transient populations on the housing stock.

Economic Development

Introduction

This section of the report identifies potential economic development opportunities and constraints for the Town Camp in Borroloola. The report considers the current economic and social realities of the Town Camps including the economic participation aspirations of current residents.

Key findings have been identified at a regional level and the general themes identified below do not speak for every Town Camp but rather provide an overall view. Strategic recommendations to address the findings have been outlined in detail.

Current state of play

The economic integration of local residents has been diminishing in recent years due to the employment of external parties to perform work in the Borroloola region. The Borroloola region has a number of Town Camps residents engaged in active employment across local organisations.

Currently economic opportunities exist across Town Camp services, pooled employment and individual employment opportunities. However these opportunities are limited by the remote location of the region. Additionally the regions resident's aspirations are typically far more concerned with essential needs than economic integration.

Key findings and recommendations

Town Camp maintenance services

All future economic opportunities start with engaging local residents in the service delivery of Town Camps. This is an opportunity to encourage residents in economic participation. To do this it is recommended that funding provided to service providers and contractors be contingent upon the employment of local residents with set parameters that impart lasting skills.

This pathway has the potential to build the skills of residents and the culture of employment leading to pooled employment services, individual employment and finally the development of indigenous business.

Pooled employment services

There are a range of other employment opportunities with the pastoral industry and mineral prospects, which could benefit from pooled employment services. Mabunji Aboriginal Resource Association Incorporated is well placed to take on the required administration role for pooled employment services.

Individual employment

The Town Camps are located closely to the local service providers and other services like RJCP, crèche, playgroup, Northern Land Council, Batchelor training centre, Sea Rangers, the Aged care facility, a community court and mining operations, all of which have to potential to generate additional employment opportunities.

It is important to acknowledge the cross cultural learning that needs to occur for successful participation for both employers and employees. Bi-cultural competence will ensure lasting relationship can be created between indigenous employers and non-indigenous employers.

Governance, administration and service delivery of Town Camps

Introduction

This section of the report identifies Governance structures in Town Camps in the Borroloola region. The report considers the current structures and their effectiveness in developing Town Camps across the region.

Key findings have been identified at a regional level and the general themes identified below do not speak for every Town Camp but rather provide an overall view. Strategic recommendations to address the findings have been outlined in detail.

Current state of play

The governance structure across the region is reasonably stable. In some cases there are issues between the service provider and the leaseholder which usually stem from misalignment of the leaseholder's expectations and the service providers actions. Ultimately the current governance structures within the Borroloola region are characterised by confusion and uncertainty. In many cases the leaseholder is not involved in the day to day running of the Town Camps which is reducing the effectiveness of the governance structure and placing additional responsibilities on parties in wider support roles. For the Town Camps within the region there is no one agency or organisation that provides direction, support and funding to Town Camps. This means little support to assisting residents and Town Camps to pursue development opportunities in a coordinated fashion. There is a lack of formal roles and responsibilities which is creating uncertainty for all parties and contributing to the regions ineffective governance structures. Town Camps' residents have a limited ability to control and take ownership for the space in with they live. Across the region there is typically no enforcement or compliance with lease conditions which has allowed the Town Camps condition to deteriorate. The original lease holding groups are typically ineffective and do not enforce their rights as a landlord. Further there is a lack of support for land ownership organisations especially when incorporated under the Associations Act.

Key recommendations

Holistic reform of Town Camp governance is required to effect lasting change to the living conditions of Town Camp Residents. To do this we recommend the creation of a Central NT Government Division charged with supporting the development of Town Camps across the Territory. The Central Division can then consolidate funding streams and enter into long term funding agreements with Town Camps. Following a Central Division the next step is to empower Town Camps residents by establishing active representative ownership groups. Once a representative ownership group is formed the group can then work to securing the Town Camp's space and pursue the development opportunities as decided by the Town Camp. With the support of the Central Division the governance structure can work to implement localised contracting to grow the capabilities of the Town Camps residents. The regional body should be incorporated under the Corporations (Aboriginal and Torres Strait Islander) Act 2006 (Cth) to ensure the right level of support is provided.